

# Teignbridge Local Plan Part 1 (2020-2040)

Quality as Standard

DRAFT PLAN



**PlanTeignbridge**  
LOCAL PLAN REVIEW 2020-2040

MARCH 2020

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## Local Plan Part 1 (2020-2040): Quality as Standard

Draft Plan - March 2020

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**Fig 1. Location of Teignbridge**

- 1.1** Teignbridge is a mainly rural district in South Devon, located between Exeter and Torbay and the south eastern area of Dartmoor. It covers 260 square miles (67,387 hectares), and boasts a diverse mix of coast, countryside, seaside resorts, market towns, villages, and moorland. It is home to over 131,000 people, living in around 62,000 homes (ONS 2018).
- 1.2** Around 100 square miles of the district lies within the Dartmoor National Park, which is an independent governmental body to conserve and enhance the special qualities of the National Park. It is a separate planning authority to the rest of Teignbridge and therefore the policies within this plan only cover the area outside of the National Park.



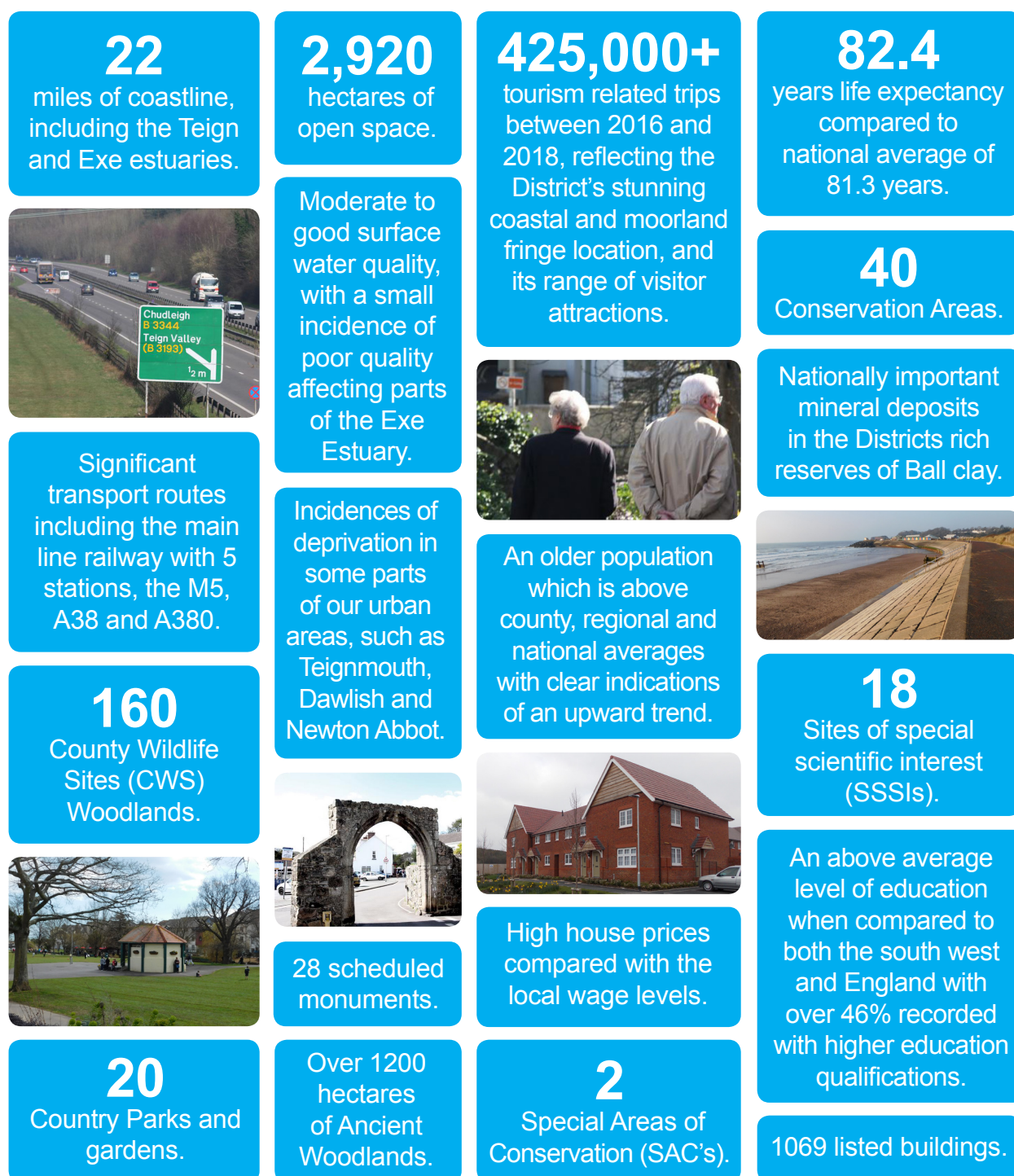


## Teignbridge District Council Local Plan 2020-40

### Key Diagram of District

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**Fig 2. Characteristics of Teignbridge**

### About this Plan

- 1.3** This document is the Draft Local Plan (Part 1) for Teignbridge. It is the second step in our update to the existing Local Plan which was adopted in May 2014. Within the next few years this plan – alongside the Local Plan (Part 2) and the Greater Exeter Strategic Plan – will replace the existing Local Plan in full.
- 1.4** These 3 plans, together with any adopted neighbourhood plans and the Devon Minerals and Waste Plans will form the Development Plan for Teignbridge.

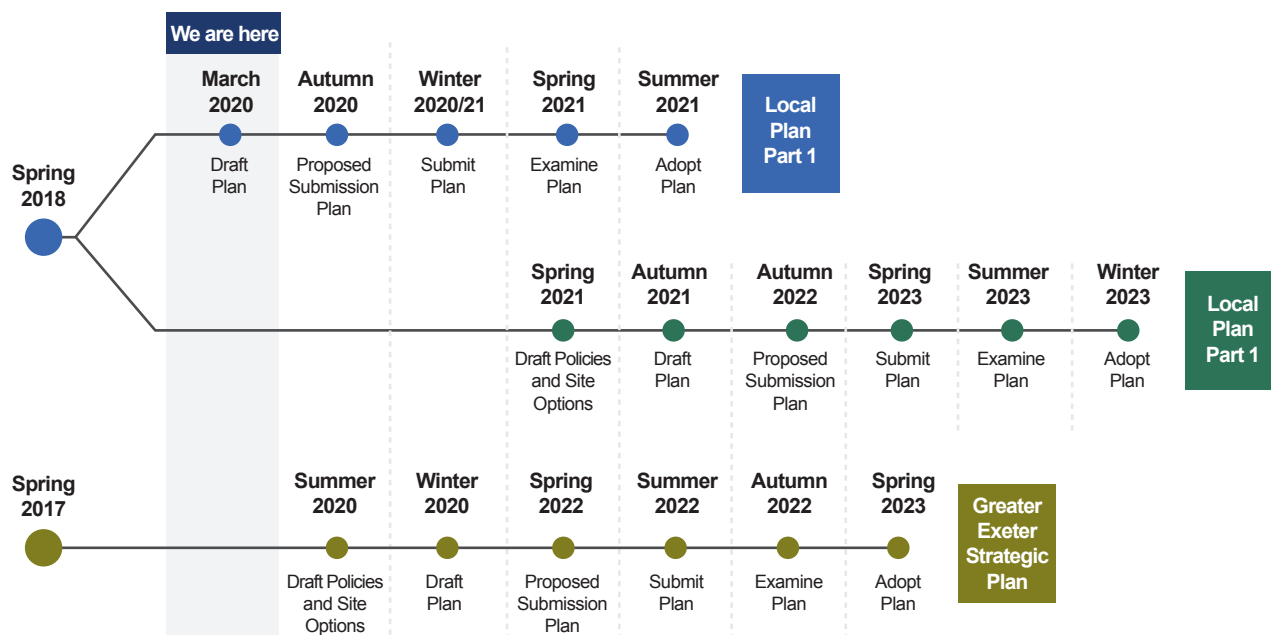


Fig 3. Timetables

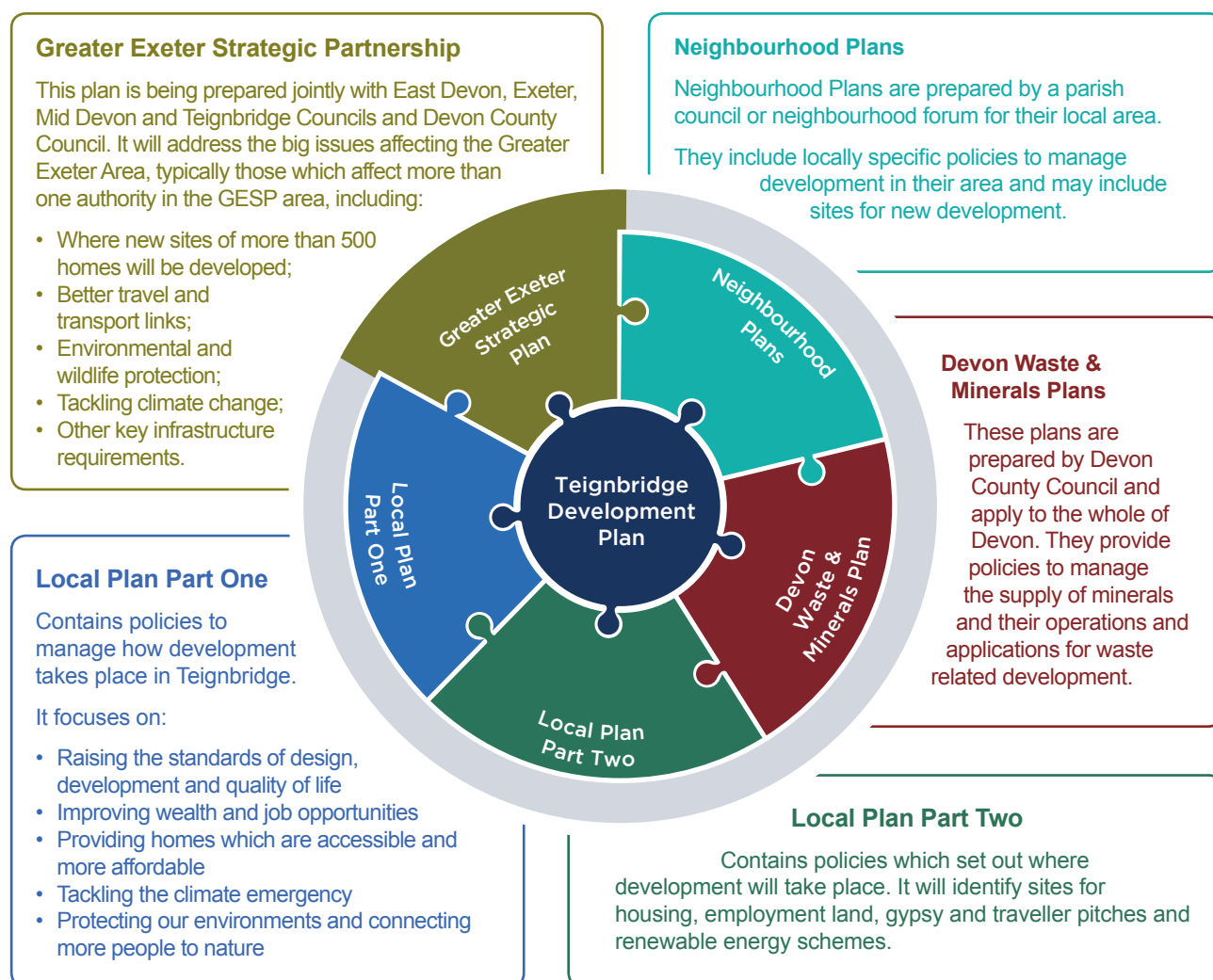


Fig 4. Development Plan



- 1.5 Together, these plans will guide what development can and cannot happen in Teignbridge as well as the pattern and location of future development in Teignbridge.
- 1.6 The Development Plan is the starting point for all planning decisions in Teignbridge. Planning decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 1.7 This Draft Local Plan is consistent with national policy, relevant legislation and guidance and also endorses the priorities and policies set out in our adopted neighbourhood plans.
- 1.8 The plan has been prepared taking into account our statutory Duty to Co-operate, which ensures that planning issues that cross local authority boundaries are considered effectively and appropriately. This 'Duty' has been largely fulfilled through joint working as part of the Greater Exeter Strategic Plan, and regular meetings held with other Devon authorities. Following consultation on the draft Local Plan (Part 1) the officers will prepare a Statement of Common Ground to be agreed with our Duty to Cooperate Partners. This will be kept up to date as the plan progresses through to submission (as statutorily required).
- 1.9 The 2011 Localism Act introduced a Duty to Support communities preparing neighbourhood plans. To date, the support and advice Teignbridge has provided has assisted 8 neighbourhood plans to be written and adopted. Neighbourhood plans must be consistent with the strategic policies in the Local Plan. Once adopted, neighbourhood plans are a material consideration when making decisions on planning applications.
- 1.10 The Authority will publish an Annual Monitoring Report (AMR) which will test the effectiveness of the Local Plan and measure performance against any specific targets set.
- 1.11 Under relevant legislation, Local Plans must be accompanied by a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA). These very similar requirements are usually integrated into one document/process. SA/SEA considers the effects of the plan on the environment, people and the economy, considers reasonable alternatives, proposes measures to mitigate harmful effects, and sets out monitoring measures. In this way sustainability is considered in plan preparation. The SA/SEA has been published alongside this Draft Plan for consultation.
- 1.12 The local plan will need to be screened under the Habitat Regulations and may be subject to Appropriate Assessment before it is submitted. A Habitats Statement has been prepared as an initial examination of the issues. A full screening/Appropriate Assessment will follow as the plan progresses.

## Our Vision and Objectives

### Vision

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

**1.13** To achieve this, the Local Plan has established a suite of policies which collectively aim to make Teignbridge a more sustainable place for all. The policies contained within this plan, and the saved policies of the Local Plan 2013-2033 (until superseded by the Local Plan Part 2: 2020-2040) are underpinned by the following strategic objectives:



**Fig 5. Strategic Objectives**

**1.14** Part 1 of the Local Plan updates and introduces new policies to ensure that these strategic objectives can be secured by managing how new development and change of use takes place.

### Reading this Plan

**1.15** This plan sets out the policies which will be used to make decisions on planning applications. It does not include details about the level of additional development requirements, their distribution or specific site allocations. These details will be provided through the Greater Exeter Strategic Plan and the Local Plan (Part 2) 2020-2040.

**1.16** The plan is divided into six different chapters which are listed on the follow page:

Chapter	Summary of content
<b>Sustainable Communities</b>	This chapter provides the overarching sustainability policies of the plan, setting out the key criteria to be taken into account when assessing applications for development.
<b>Climate Change</b>	Policies which aim to tackle the 'climate emergency' by: requiring carbon neutral development; supporting low carbon and renewable energy schemes; and supporting other measures which will assist in the transition to a carbon neutral district, such as sustainable transport, Electric Vehicle charging points and energy storage facilities.
<b>Design and Wellbeing</b>	A suite of design policies which aim to raise the standards of design, development and quality of life. This chapter includes policies relating to natural infrastructure, sustainable neighbourhoods, health and wellbeing, parking, street and building design and other detailed design matters.
<b>Economy</b>	This chapter provides policies which encourage business development throughout Teignbridge and support digital infrastructure. It updates our town centre policies, proposing a more 'fit for purpose' policy framework which reflects the way in which people are now using and experiencing town centres.
<b>Homes</b>	Providing more high quality homes which are accessible, suitable and affordable for each of our generations is the main theme of this chapter. It proposes that all affordable homes to rent are at social rental levels (i.e. 45-60% below market value) and that new homes should be built to higher accessibility (lifetime homes) standards. It provides more opportunities for custom and self build projects and sets out detailed policies relating to householder developments.
<b>Environment</b>	The policies in this chapter ensure a healthy, well-connected and diverse environment. It includes policies relating to our protected wildlife sites (such as the South Hams Special Area of Conservation and Exe Estuary Special Protection Area and Special Area of Conservation), heritage assets, flood risk, landscape and pollution.

**Table 1. Summary of contents**

- 1.17** Each chapter contains a suite of policies and these are highlighted through coloured boxes followed by supporting text. The supporting text explains the purpose and reasoning behind the policy and provides additional detail to the applicant to guide them towards successfully meeting the policy requirements.
- 1.18** The policies are divided between those considered strategic and non-strategic. Strategic policies set out the overarching principles and approach to the pattern, scale and quality of development in the district. They should not cover detailed matters which are more appropriately dealt with through neighbourhood plans or non-strategic policies. Non-strategic policies provide more in-depth guidance for applicants to meet the aims of sustainable development. A list of all the policies and whether they are strategic or non-strategic is provided in paragraph 2.12.
- 1.19** Once the Local Plan 2020-2040 is adopted, decisions on applications must be judged against the policies in the Local Plan (and other relevant development plan documents). The Local Plan should be read as a whole. No single policy can be used in isolation, and all relevant policies, together with National Policy, Neighbourhood Plans, Supplementary Planning Documents and any other material planning considerations may be relevant in making a planning decision.

## Understanding the Plan

**1.20** There are key words in the plan which make a big difference to how it will be applied:

**‘Will’ or ‘must’** is used where there is a specific legal, regulatory or policy requirement that must be complied with.

**‘Should’** is used for minimum good practice guidance

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

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

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

## About this Consultation

**1.22** This is the second stage of consultation on the Local Plan. An Issues paper was published in May 2018 for an 8 week period. During this time, various events were held across the district and we welcomed over 850 members of the public through our doors to discuss the plan with them. We received 144 formal responses to the consultation and have looked at all of these in putting together this second iteration of the plan.

**1.23** This document covers only Part 1 of the Local Plan. Part 2 will be prepared separately and published at a later date. The Greater Exeter Strategic Plan is also being prepared and indicative timescales for both plans are shown at Figure 2.

## How can I comment on the Plan?

**1.24** Comments can be made using an online form or downloading the questions to complete and return but email or post. We can only accept comments in writing via:

**Website:** [www.teignbridge.gov.uk/localplanreview](http://www.teignbridge.gov.uk/localplanreview)

**Email:** [localplanreview@teignbridge.gov.uk](mailto:localplanreview@teignbridge.gov.uk)

**Post:** Local Plan Review, Spatial Planning & Delivery, Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX

**1.25** We welcome comments from anyone and everyone who wants to get involved in how future development is managed in Teignbridge. We want to hear from residents, community groups, visitors and businesses, as well as developers, national organisations and other organisations.

## Where can I view the Draft Local Plan?

**1.26** You can view the Draft Local Plan at:

- [www.teignbridge.gov.uk/localplanreview](http://www.teignbridge.gov.uk/localplanreview)
- At Parish and Town Council Offices
- Libraries
- Teignbridge District Council Offices, Forde House, Brunel Road, Newton Abbot

## Useful Terms

<b>Affordable housing</b>	Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers).
<b>Air Quality Management Areas (AQMA)</b>	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.
<b>Brownfield land</b>	See previously developed land.
<b>Climate change</b>	Term used to describe the process that is underway whereby changes in regional and global climate patterns are becoming increasingly apparent. These changes are attributed largely to the increased levels of atmospheric carbon dioxide produced by the use of fossil fuels.
<b>Climate change mitigation</b>	Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.
<b>Climate change adaptation</b>	The need to change the way we live or do things in order to prepare for the effects of climate change. Examples of adaptation include improving flood defences, or the design of housing to use 'grey water'.
<b>Coastal Change Management Areas (CCMA)</b>	Coastal areas identified through the Local Plan as likely to be affected by coastal change (physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion).
<b>Commitments</b>	Sites with planning permission or allocated for development in a development plan.
<b>Community Infrastructure Levy (CIL)</b>	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
<b>Community facilities</b>	Land and buildings used to help meet health, educational and social needs in terms of developing and maintaining the health and wellbeing of everyone in the community.
<b>Conservation Area</b>	Areas designated for their special architectural and historic character.
<b>Critical Drainage Area</b>	An area with critical drainage problems (which has been formally notified to the Local Authority by the Environment Agency). Within Critical Drainage Areas, proposed development may present risks of flooding on-site and/or off-site if the surface water runoff is not effectively managed.
<b>Curtilage</b>	The curtilage of a property is the land immediately surrounding and closely associated with it. It usually refers to a residential curtilage, which is the immediate domestic garden ground associated with a dwelling, but it can be used to refer to land associated with other buildings.



<b>Custom and Self Build</b>	Custom and self-build housing projects are those where someone directly organises the design and construction of their own home. This can take a “hands on” approach involving a traditional DIY self-build home, to projects where the “self-builder” employs someone to build their home for them, or where the “self-builder” works with a developer as an individual or a group to help deliver their own home.
<b>Dartmoor National Park</b>	Dartmoor National Park is an area of land designated as a National Park, which includes parts of Teignbridge, South Hams, West Devon and Mid Devon. It has its own Local Planning Authority and produces its own Local Plan.
<b>Development Plan</b>	A Development Plan is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been adopted, and published spatial development strategies, together with any regional strategy policies
<b>Devon Carbon Plan</b>	A plan which is being prepared by the Devon Climate Emergency Response Group to set out what residents, businesses and organisations will need to do in order to reduce carbon emissions in Devon.
<b>Edge of settlement</b>	Sites that lie adjacent to a settlement limit of an urban area, town or village.
<b>Employment and Skills Plan</b>	A plan prepared by developers of major sites which contains targets for a range of employment, volunteering and development activities to be sought from the development. This will help provide opportunities for more people to experience and join the industry, helping to secure the future workforce.
<b>Energy Hierarchy</b>	A classification of sustainable energy options, prioritising in order those that make the greatest reduction in carbon demand.
<b>Entry Level Exception Sites</b>	A site that provides entry-level homes suitable for first time buyers (or equivalent, for those looking to rent), in line with paragraph 71 of the National Planning Policy Framework.
<b>European Protected Wildlife Sites</b>	Sites protected under European legislation, including Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas.
<b>Greater Exeter Strategic Plan</b>	A strategic plan being prepared jointly by Teignbridge, East Devon, Exeter and Mid Devon District Councils and Devon County Council. It will form part of the Development Plan for Teignbridge, setting out how much new employment and housing growth is required and site allocations to meet this need.
<b>Gypsies and Travellers</b>	Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

<b>Habitats Regulation Assessment (HRA)</b>	The Habitats Directive requires an appropriate assessment where a plan or project is likely to have a significant effect upon a European site, either individually or in combination with other projects.
<b>Housing and Economic Land Availability Assessment (HELAA)</b>	All local planning authorities are required by national planning policy and guidance to maintain an up-to-date picture of the amount of land that is available for new development, including land for housing and economic development. This process is known as the Housing and Economic Land Availability Assessment (HELAA). The HELAA is a technical assessment, not a policy-making document. This was previously done through a Strategic Housing Land Availability Assessment (SHLAA).
<b>Heritage asset</b>	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
<b>Historic environment</b>	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
<b>Infrastructure</b>	The physical structures and facilities (e.g. buildings, roads, and power supplies) needed for development.
<b>Infrastructure Delivery Plan (IDP)</b>	This identifies the infrastructure that will support Local Plan delivery.
<b>Landscape Character Assessment</b>	The process of identifying and describing variation in character of the landscape. Landscape Character Assessments identify and explain the combination of elements and features that make landscapes distinct from one another by mapping and describing Landscape Character Types and Areas.
<b>Local connection</b>	A person or household who have a connection to a local area, by way or residence, employment or family connections (see 6.48).
<b>Locally designated heritage asset/ Locally listed</b>	These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'.
<b>Local planning authority (LPA)</b>	The public authority whose duty it is to carry out specific planning functions for a particular area.
<b>Local policies</b>	Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.

<b>Market housing</b>	Private housing for rent or for sale, where the price is set in the open market.
<b>Material consideration</b>	A material consideration is a matter that should be taken into account in deciding a planning application or on an appeal against a planning decision. Material considerations can include (but are not limited to): Overlooking/loss of privacy; loss of light or overshadowing; parking; highway safety; traffic; noise; effect on listed building and conservation area; layout and density of building; design, appearance and materials; Government policy; disabled persons' access; proposals in the Development Plan; previous planning decisions (including appeal decisions); nature conservation. However, issues such as loss of view, or negative effect on the value of properties are not material considerations.
<b>Modern Methods of Construction (MMCs)</b>	Modern methods of construction (MMC) is a term used to describe a number of construction methods which differ from 'traditional' construction. Other terms that are commonly used include off-site construction, factory-built, industrialised or system building and pre-fabrication.
<b>Nationally Described Space Standards</b>	These are minimum space standards set out by national government, including room size, ceiling heights and storage areas. They can be included within Local Plan policy and would apply to all residential development within that area.
<b>National Planning Policy Framework (NPPF)</b>	The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.
<b>National Planning Practice Guidance (NPPG)</b>	The National Planning Policy Guidance provides additional guidance to Local Planning Authorities to ensure the effective implementation of the planning policy set out in the National Planning Policy Framework.
<b>National policy</b>	This refers to the National Planning Policy Framework and accompanying Planning.
<b>Natural infrastructure (NI)</b>	A network of multi-functional green space and watercourses/ waterbodies, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
<b>Neighbourhood plans</b>	A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area.
<b>Off-highway parking</b>	Vehicle or cycle parking that is provided outside of the property's individual plot or title boundary. This will include parking squares, communal parking blocks or courtyards, and on street parking.
<b>On-highway parking</b>	Vehicle or cycle parking for a house that is within its individual plot or title boundary. This will include garages, driveways, carports and dedicated parking for apartments. For non-residential buildings it is parking provided within the plot or title boundary.



<b>Older people</b>	People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
<b>Open space</b>	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport, active leisure, relaxation and can act as a visual amenity.
<b>People with disabilities</b>	People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.
<b>Planning obligation</b>	A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
<b>Previously developed land</b>	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, where provision for restoration has been made through development control procedures; land in built-up areas such as 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.
<b>Rapid Health Impact Assessment</b>	An assessment tool which identifies the potential health impacts of proposed development.
<b>Renewable energy</b>	A form of energy that comes from natural or environmental sources or processes, e.g. solar, hydro, wind, biomass, tidal etc.
<b>Rent to Buy</b>	Rent to buy is a government scheme that provides new build homes for rent at 80% of market price for up to 5 years, to allow occupiers to save and to either purchase the property after this period or enter into shared ownership.
<b>Residential density</b>	The amount of homes per hectare of developable land.
<b>Rural exception sites</b>	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the Local Planning Authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

<b>Section 106 (S106) agreement</b>	See Planning obligation
<b>Setting of a heritage asset</b>	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
<b>Settlement limit</b>	A notional boundary that is drawn around an existing urban area, town or village, outside which is regarded for planning purposes as countryside.
<b>Shoreline Management Plans (SMP)</b>	A plan providing a large-scale assessment of the risk to people and to the developed, historic and natural environment associated with coastal processes.
<b>Special Areas of Conservation (SAC)</b>	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
<b>Special Protection Areas (SPA)</b>	Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the European Birds Directive.
<b>Site of Special Scientific Interest (SSSI)</b>	A Site of Special Scientific Interest (SSSI) is a formal conservation designation. Usually, it describes an area that's of particular interest to science due to the rare species of fauna or flora it contains - or even important geological or physiological features that may lie in its boundaries.
<b>Strategic Environmental Assessment (SEA)</b>	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
<b>Strategic plan</b>	A plan which sets out the strategic policies for an area in the form of an individual or joint local plan. The Greater Exeter Strategic Plan is being prepared as a strategic plan.
<b>Strategic policies</b>	Policies and strategic site allocations which address strategic priorities.
<b>Suitable Alternative Natural Green Spaces (SANGS)</b>	Green, recreational space that is of a quality and type suitable to be used as mitigation for a development which would otherwise result in recreational impacts on a European Protected wildlife site.
<b>Supplementary Planning Documents (SPD)</b>	Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

<b>Sustainability Appraisal (SA)</b>	A sustainability appraisal is an appraisal of the economic, environmental, and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development objectives.
<b>Sustainable transport modes</b>	Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.
<b>Sustainable Drainage Systems (SuDS)</b>	Systems used within new developments to manage rainfall in a manner which mimics the natural characteristics of a site's pre-development (i.e. greenfield) conditions in order to manage the risk of flooding up and downstream.
<b>"Teignbridge Rule"</b>	This phrase refers to the requirement, as set out in the Adopted Local Plan, for 5% Custom and self build plots to be provided on all developments of 20 or more homes.
<b>Town centre</b>	Area defined on the local authority's policies map, including the core and secondary activity areas. They are predominantly occupied by main town centre uses. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.
<b>Travellers</b>	See Gypsies and Travellers
<b>Travelling Showpeople</b>	Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.
<b>Undeveloped Coast</b>	Open stretches of inland areas which are designated for their special character along the coastline of Teignbridge. Development is restricted within the undeveloped coast.
<b>Viability Assessment</b>	A process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it.
<b>Water Framework Directive</b>	A legal framework which seeks to achieve good qualitative and quantitative status of all water bodies.

**Table 2. Useful Terms**

## Use Classes

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes' which are detailed below. These are referred to in various places throughout the plan. 'Change of use' can occur within the same use class or from one use class to another. Depending on the specifics of any proposed change of use, including any building work associated with the proposal, it may require an application for planning permission or prior approval.

Part A	
<b>A1 Shops</b>	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes
<b>A2 Financial and Professional Services</b>	Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops - these are now classed as "sui generis" uses (see below)
<b>A3 Restaurants and Cafes</b>	For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes
<b>A4 Drinking Establishments</b>	Public houses, wine bars or other drinking establishments (but not night clubs) including drinking establishments with expanded food provision
<b>A5 Hot Food Takeaways</b>	For the sale of hot food for consumption off the premises.
Part B	
<b>B1 Business</b>	Uses which can be carried out in a residential area without detriment to its amenity. This class is formed of three parts: <ul style="list-style-type: none"> <li>• B1(a) Offices - Other than a use within Class A2 (see above)</li> <li>• B1(b) Research and development of products or processes</li> <li>• B1(c) Industrial processes</li> </ul>
<b>B2 General Industrial</b>	Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste)
<b>B8 Storage or distribution</b>	This class includes open air storage.

Part C	
<b>C1 Hotels</b>	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels)
<b>C2 Residential institutions</b>	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres
<b>C3 Dwellinghouses</b>	<p>This class is formed of three parts</p> <ul style="list-style-type: none"> <li>• C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child</li> <li>• C3(b) covers up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems</li> <li>• C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger</li> </ul>
<b>C4 Houses in multiple occupation</b>	Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
Part D	
<b>D1 Non-residential institutions</b>	Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres
<b>D2 Assembly and leisure</b>	Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

Sui Generis	
<p><b>‘Sui generis’ is a Latin term that, in this context, means ‘in a class of its own’.</b></p>	<p>Certain uses are specifically excluded from classification by legislation, and therefore become ‘sui generis’. These are:</p> <ul style="list-style-type: none"> <li>• theatres</li> <li>• amusement arcades/centres or funfairs</li> <li>• launderettes</li> <li>• fuel stations</li> <li>• hiring, selling and/or displaying motor vehicles</li> <li>• taxi businesses</li> <li>• scrap yards, or a yard for the storage/distribution of minerals and/or the breaking of motor vehicles</li> <li>• ‘Alkali work’ (any work registerable under the Alkali, etc. Works Regulation Act 1906 (as amended))</li> <li>• hostels (providing no significant element of care)</li> <li>• waste disposal installations for the incineration, chemical treatment or landfill of hazardous waste</li> <li>• retail warehouse clubs</li> <li>• nightclubs</li> <li>• casinos</li> <li>• betting offices/shops</li> <li>• pay day loan shops</li> </ul> <p>Other uses become ‘sui generis’ where they fall outside the defined limits of any other use class.</p> <p>For example, C4 (Houses in multiple occupation) is limited to houses with no more than six residents. Therefore, houses in multiple occupation with more than six residents become a ‘sui generis’ use.</p>

**Table 3. Use Classes**





### SC1: Sustainable Development

All development will take account of the social, economic and environmental benefits of the proposal, its scale and magnitude of impact, the status of any legally protected features affected and any associated mitigation. Subject to other Development Plan policies which may determine the suitability of the location for the proposed development and provide more specific or overriding requirements in a particular case, proposals will be required to perform well against the following criteria:

- a) accessibility by walking, cycling and public transport for main travel purposes particularly for work, health, shopping, leisure and education, and other day to day needs;
- b) mitigating and adapting to the impacts of climate change;
- c) opportunities for decentralised, renewable or low carbon energy supply;
- d) road safety and congestion;
- e) development which promotes social wellbeing and interaction through safe and accessible mixed use developments and strong neighbourhood centres;
- f) access to necessary services, facilities and infrastructure taking account of plans to provide infrastructure;
- g) health, safety and environmental effects of noise, smell, dust, light, vibration, fumes or other forms of pollution or nuisance arising from the proposed development, including from associated traffic both during construction and once occupied;
- h) impact on the residential amenity of existing and committed dwellings, particularly privacy, outlook and natural light;
- i) impact from existing or committed developments on the health, safety or amenity of occupants or users of the proposed development;
- j) protecting and where possible enhancing the character, appearance and historic interest of affected landscapes, seascapes, settlements, street scenes, buildings, open spaces, trees and other environmental assets;
- k) impact on biodiversity and geodiversity;
- l) minimising the impact of development on soils through the use of appropriate construction techniques which would not result in the over-compaction, pollution or reduction in the quality of soil;
- m) if possible, construction and demolition materials are re-used on the site; and
- n) the impact on mineral extraction, forestry and agricultural production.

**2.1** In order to ensure that development promotes the environmental, social and economic requirements of sustainable development, this policy includes a range of issues to be considered for all planning applications. The criteria are broad ones, in order to ensure that they are widely applicable. Any decision will be one which balances the various issues set out. The criteria generally avoid repetition of other policies (such as those relating to design) since the policies of the plan need to be read as a whole.

**2.2** There are likely to be other policies relevant to an application, and these may override

or provide more detailed guidance for a particular application. They may also rule out the principle of that particular use in that particular location. This general set of criteria is to be read in that context.

- 2.3** A number of the criteria may require evidence to be submitted with a planning application for a decision to be made. Applicants are advised to contact the planning authority for advice on this.

### **SC2: Settlement Limits and the Countryside**

Within the settlement limits defined on the Policies Map development will be permitted where it is consistent with the role of the settlement in the Local Plan 2013-2033 (until superseded by the Local Plan Part 2: 2020-2040) and other development plan policies, taking account of other material considerations.

Land outside defined settlement limits is classed as the countryside. In the countryside, development and investment is carefully managed to provide attractive, accessible and biodiverse landscapes, improve the sustainability of settlements and support the communities living there to become more resilient to climate change.

In assessing development proposals in the countryside, particular account will be taken of the:

- a) distinctive characteristics and qualities of the landscape in accordance with the District's Landscape Character Assessment;
- b) integrity of the natural infrastructure and biodiversity networks;
- c) physical and visual break between closely adjoining settlements;
- d) impact on overall travel patterns arising from the scale and type of development proposed;
- e) relevant policies included within adopted Neighbourhood Development Plans; and
- f) need to ensure that development in the countryside does not have an adverse effect on the integrity of a European Protected wildlife site.

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

- g) Exceptions Sites and Local Needs Housing in accordance with policies H6-H8
- h) Adopted Neighbourhood Plan allocations;
- i) replacement dwellings, travelling show people plots, Gypsy and Traveller pitches, and rural workers' dwellings;
- j) agricultural, forestry, equine, industry, business, warehousing, leisure and tourist uses at a scale appropriate to its setting and location;
- k) local shops;
- l) transport, communication, renewable and low carbon energy, energy storage and other infrastructure and community facilities;
- m) development to support biodiversity and geodiversity;
- n) alterations and extensions to existing dwellings and other buildings within one of the uses in criteria (d) – (m) above; and
- o) coastal and flood protection.



- 2.4** Part 2 of the Local Plan will review and update the spatial strategy for the district, and include new proposals and policies for where development will take place. Until Part 2 is in place, the distribution of development will continue to be based on the following strategy, with their roles defined as per the adopted Local Plan policies S14-S21.

**Strategy:**

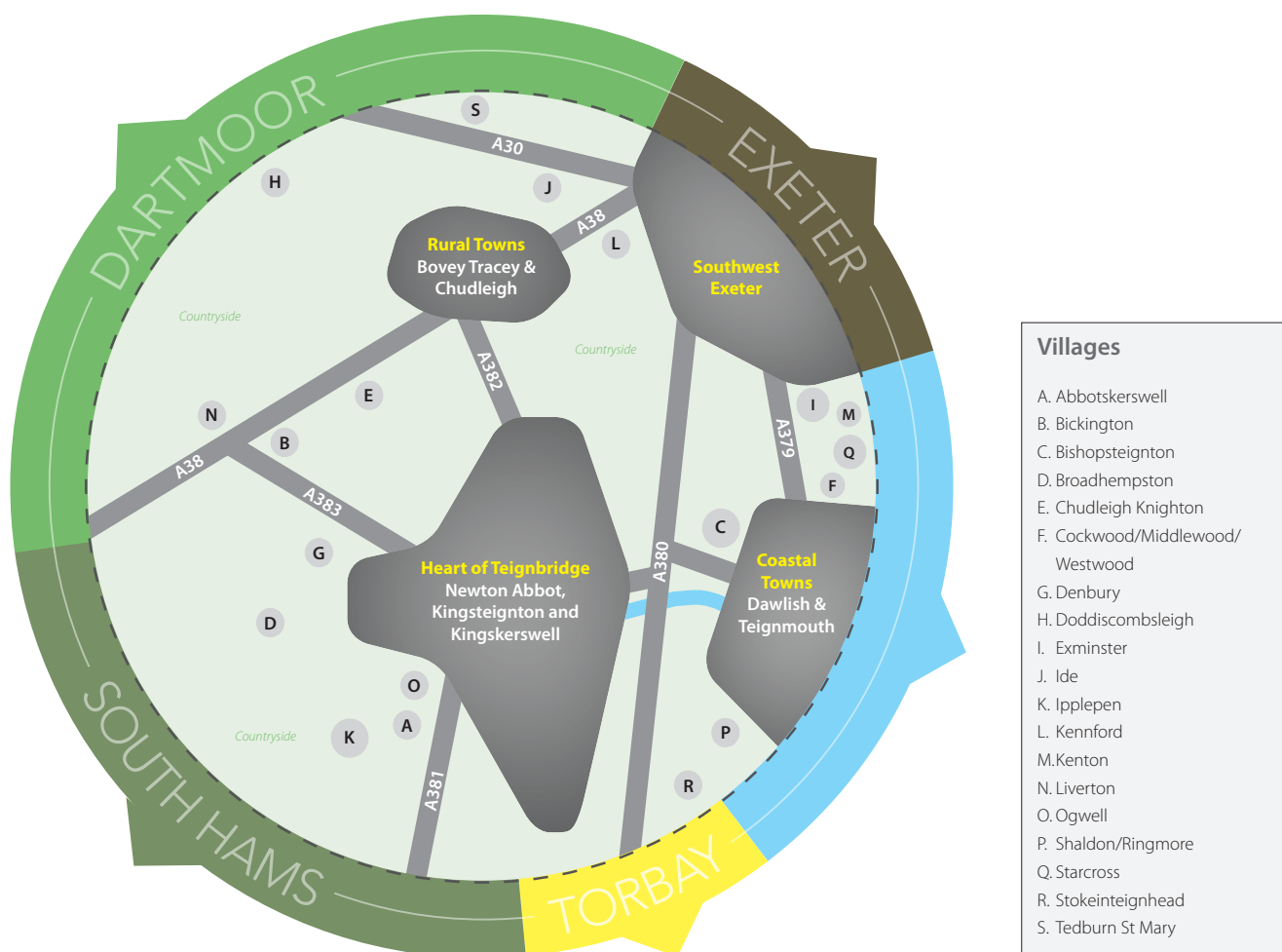
- Focus the majority of housing, employment and other development at the Heart of Teignbridge (the settlements of Kingskerswell, Kingsteignton and Newton Abbot);
- Provide for development at the towns of Bovey Tracey, Chudleigh, Dawlish and Teignmouth, reflecting their individual needs, locally generated visions and sustainability requirements;
- Create an urban extension to the South West of Exeter; and
- Support small scale development in the villages to meet their local needs for affordable housing, employment and community facilities and permit limited development in the open countryside providing for an attractive, accessible and biodiverse landscape and a resilient economy.

**Roles:**

- Newton Abbot will be the business, educational, leisure and retail centre for South Devon as part of the Heart of Teignbridge. It will be an active community whose members are involved in building an exciting future based on tradition, sustainability, enterprise and openness to change. (Adopted Policy S14).
- Kingsteignton will become a town with an individual character as part of the Heart of Teignbridge, a sustainable, thriving and prosperous place, where current and future generations have access to the homes, jobs and community facilities that they need (Adopted Policy S15).
- Kingskerswell will develop as a thriving, sustainable village as part of the Heart of Teignbridge where current and future generations have access to the homes, jobs and community facilities they need (Adopted Policy S16).
- Dawlish will be a sustainable, thriving and prosperous place that supports a high quality of life for all its residents. It will regenerate as a premier year round visitor resort, be safe from flood risk, adaptable to climate change and have reduced carbon dependence, be an area with a high quality natural environment and protected important wildlife interests (Adopted Policy S17).
- Teignmouth will support new homes, jobs and services and function as a seaside resort that is well connected and accessible, a centre for water sports, leisure and culture and a well designed town, safe from flood risk, adaptable to climate change and with reduced carbon dependence (Adopted Policy S18).
- Bovey Tracey will continue to attract the investment needed to enable its economy and community to flourish. Policy objectives will ensure Bovey Tracey will be a place where current and future generations have access to homes, jobs and community facilities whilst protecting the area's assets (Adopted Policy S19).

- Chudleigh will develop as a thriving, sustainable market town where current and future generations have access to the homes, jobs and community facilities they need. Investment and development will be guided to enable its economy and community to flourish, promote greater self sufficiency in jobs, provide community facilities and enhance the town centre (Adopted Policy S20).
- The following settlements are defined as villages, having close access to a shop, public house, village hall, school, and daily public transport services; Abbotskerswell, Bickington, Bishopsteignton, Broadhempston, Chudleigh Knighton, Cockwood/Middlewood/ Westwood, Denbury, Doddiscombsleigh, Exminster, Ide, Ipplepen, Kennford, Kenton, Liverton, Ogwell, Shaldon/Ringmore, Starcross, Stokeinteignhead, Tedburn St Mary (Adopted Policy S21).

**2.5** Settlement limits have been defined for Newton Abbot, Kingsteignton, Kingskerswell, South West Exeter, Teignmouth, Dawlish, Bovey Tracey, Chudleigh and the larger villages. The limits incorporate existing built up areas and areas which are either allocated in the local plan or neighbourhood plans for development, or which have planning permission as of January 2020.



**Fig 6. Teignbridge Settlements**

- 2.6** Within these settlement limits development proposals will generally be supported. This will act to focus development at the most sustainable locations in the plan area. However, all proposals will still need to ensure that they comply with other relevant policies of local and neighbourhood plans unless material considerations indicate otherwise.
- 2.7** A review of all the current settlement limits has been carried out and revised limits are shown on the Policies Map. This has been done to reflect the various incremental changes to physical features on the ground which have taken place over the last 20 years since settlement limits were last reviewed and to address any errors or inconsistencies in the original boundary.

### **SC3: Ashburton and Buckfastleigh**

The Council will work with Dartmoor National Park Authority to ensure that development and infrastructure proposals for Ashburton and Buckfastleigh continue to reflect the duty to cooperate and the role of Teignbridge District Council as the local housing authority and infrastructure provider within the towns. Policies of this Local Plan which refer to settlement limits will be read to include settlement boundaries for Ashburton and Buckfastleigh defined in the Dartmoor National Park's Development Plan.

- 2.8** The towns of Ashburton and Buckfastleigh are within Dartmoor National park, lying outside but close to or adjoining the Teignbridge Local Plan area. Teignbridge District Council provides services for the towns, but it is not the planning authority. In accordance with the Duty to Cooperate, the Council will work with the National Park Authority over cross boundary issues such as landscape, the South Hams Special Area of Conservation, infrastructure provision, the use of S106 and Community Infrastructure Levy, and development proposals near to the boundary. In particular, while there are no defined settlement limits for these towns within the Teignbridge Local Plan, policies such as SC2 which refer to settlement limits will also apply to the settlement boundaries defined within the Dartmoor National Park's Development Plan.

### **SC4: Neighbourhood Plans**

The Council positively encourages the preparation of neighbourhood plans and will support parishes and towns in preparing these to help meet local needs and community ambitions.

Emerging neighbourhood plans will be given weight in the decision-making process depending on their stage of preparation and the extent of unresolved objections.

- 2.9** Applications within a made neighbourhood plan area will be determined in accordance with the policies contained within that neighbourhood plan. As per the current Neighbourhood Planning Regulations 2012 (and subsequent amendments), where there is conflict between a local plan policy and a neighbourhood plan policy, priority will be given to the most recently adopted document or the neighbourhood plan where all of the following apply.
- i) The Local planning authority has a demonstrated housing land supply under 5 years but above 3 years; and
  - ii) District-wide housing delivery was at least 45% of that required over the previous 3 years; and
  - iii) The neighbourhood plan was made within the last 2 years; and
  - iv) The neighbourhood plan allocates for housing.

- 2.10** Neighbourhood Planning was introduced by the Localism Act in 2011 to allow local communities to prepare their own plans for managing how and where development takes place within their areas. It is a voluntary process led by willing Town and Parish Councils and provides the community with an opportunity to address the very local issues that affect them through the statutory plan making process. Since it was introduced, 16 parishes in Teignbridge have been designated as neighbourhood areas, the first step in preparing a neighbourhood plan.
- 2.11** The Localism Act 2011 also placed a requirement on Local Authorities to support communities in the production of Neighbourhood Plans. With the help of dedicated support from the Council, there have been 6 neighbourhood plans adopted and a further 2 expected to be adopted early 2020. At least another 3 are being actively prepared by communities and are being supported by the Neighbourhood Planning Officer. The council has also established its own neighbourhood planning consultancy service, Teignplanning, which provides additional support on a chargeable basis for local communities. This is over and above the statutory support currently provided which continues to be available free of charge.
- 2.12** Neighbourhood planning provides communities with significant scope to write policies which manage the development and use of land within their designated neighbourhood area. In accordance with the Neighbourhood Planning Act (2017), neighbourhood plans have to be in general conformity with the strategic policies of the Local Plan but can amend and override the non-strategic policies of the Local Plan. For the purposes of neighbourhood planning, the Local Plan policies are defined as follows:

## **STRATEGIC POLICIES**

### **Local Plan Part 1: 2020-2040**

All Sustainable Place policies: SC1-SC6  
 Climate Change policies: CC1-CC5  
 Design and Wellbeing policies: DW1, DW9, DW10, DW22, DW23  
 Economy policies: EC1-EC3 and EC6-EC12  
 Homes policies: H1-H7 and H9  
 Environment policies: EN1-EN4, EN6-EN14 and EN16-EN17

### **Local Plan 2013-2033 (strategic policies to be saved) until adoption of Local Plan Part 2**

Strategy: S3, S4, S10, S14-S21  
 Heart of Teignbridge: HT1-HT3  
 Newton Abbot: NA1-NA4 and NA8 to NA12  
 Kingsteignton: KS1, KS3 and KS6  
 Kingskerswell: KK1 and KK4  
 Edge of Exeter: SWE1 to SWE3  
 Dawlish: DA2 and DA7; and  
 Chudleigh: CH1

## **NON-STRATEGIC POLICIES**

### **Local Plan Part 1: 2020-2040**

Design and Wellbeing policies: DW2-DW8; DW11-DW21  
 Climate Change policy: CC6  
 Economy policies: EC4 and EC5  
 Homes policies: H8, H10-H16  
 Environment policies: EN5 and EN15

**Local Plan 2013-2033 (non-strategic policies to be saved) until adoption of Local Plan Part 2**

Newton Abbot: NA5 and NA6

Kingsteignton: KS4, KS5 and KS8

Kingskerswell: KK2, KK3 and KK5

Dawlish: DA4-DA6 and DA9-DA12

Bovey Tracey: BT1-BT6

Chudleigh: CH2-CH9

**SC5: Infrastructure**

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

The Council will:

- a) in consultation and co-operation with infrastructure providers, take account of infrastructure capacity and need in decisions on the location of development;
- b) relevant infrastructure providers and local communities in ongoing infrastructure planning, prioritisation, funding and co-ordinated delivery;
- c) assess the potential for demand management, more efficient use of existing infrastructure and joint infrastructure provision;
- d) use the Community Infrastructure Levy and other mechanisms to bring infrastructure forward;
- e) whilst recognising potential for development viability considerations, ensure that new development is provided with appropriate infrastructure as early in the development as possible. Connections to existing footpaths and cycleways should be delivered prior to occupation;
- f) ensure that the provision of new infrastructure will only be approved where the planning authority has ascertained that it would not adversely affect the integrity of any European Protected wildlife sites; and
- g) ensure all mitigation for impacts to European Protected wildlife sites and sufficient contributions to ensure provisions remain in the long term, are secured for Habitat Regulations mitigation measures as a critical priority.

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

**Transport**

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

**Green Infrastructure**

- e) Sports pitches and other recreational open space
- f) Country parks and other informal greenspace forming part of a wider network
- g) Habitat creation and enhancement

- h) New allotments and community growing space

#### **Public Services**

- i) New schools and enhancements to existing schools
- j) Primary health care facilities
- k) Extra care housing for vulnerable people
- l) Improved leisure facilities
- m) Community buildings

#### **Economy**

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

#### **Energy and Waste**

- r) Energy storage & transfer
- s) Waste and water management facilities
- t) Energy production

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

**2.15** In preparing plans and allocating sites for development, we work with communities and our infrastructure providers (such as Devon County Council for transport and education, South West Water for sewage and water supplies, the NHS for healthcare facilities, and many others). From this information we prepare an Infrastructure Delivery Plan which provides details about what new infrastructure we are planning for, when it is required and how we plan to deliver it.

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

**2.17** Infrastructure is funded in several ways:

<b>Community Infrastructure Levy (CIL)</b>	The CIL is a planning charge on new development which is taken to help deliver infrastructure to support development in the area. It ensures that each development contributes fairly to the cost of infrastructure and provides greater certainty to developers on their planning-related costs. Teignbridge adopted a Community Infrastructure Levy in 2014 and we have since demanded over £4m from development as a result. Some of this money has already been used to help fund valuable infrastructure, including Dawlish Countryside Park and contributions to education facilities.
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<b>Planning obligations</b>	Also known as Section 106 agreements, planning obligations are legal obligations attached to land that is the subject of a planning permission. Whereas CIL monies can be used for infrastructure across the whole of Teignbridge and can be unrelated to the development from which they are taken, planning obligations can only be required to directly mitigate or compensate for the negative impacts of the development and must be used solely for that purpose.
<b>Central government funding</b>	There are various central government funding streams available to help bring forward new development and the infrastructure needed to support it. Teignbridge has recently seen success with £55m of funding from Homes England being secured to provide green spaces, transport and energy, and community infrastructure at South West Exeter, £4.9m from Homes England to deliver a link road through the Secmaton Lane development in Dawlish, £6.5m from the Local Transport Board towards road widening and cycle path along the A382 between Drumbridges and Newton Abbot, and a further £3m towards an all-user link road and cycle path improvements at Houghton Barton and along Ashburton Road. Access to this funding relies on us having a good track record of delivering the homes that we need and working constructively with developers to ensure we get as much as possible from the development before asking for external funding.

**Table 4. Infrastructure Funding**

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

### **SC6: Viability**

To ensure that developments provide the necessary planning requirements to create and maintain sustainable settlements and neighbourhoods, deviation from policy requirements on grounds of viability will only be considered appropriate where one or more of the following have occurred to a significant degree since the adoption of the relevant development plan(s):

- a) Additional infrastructure or abnormal development costs which could not reasonably have been foreseen at the time of the development plan's adoption.
- b) Adverse changes in building costs relative to sales values.
- c) Worsening of local market conditions such as a prolonged recession or an extraordinary local event demonstrably affecting development values.

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

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

Where policy requirements are not met due to an agreed viability reason the viability of the proposal will be reviewed every three years in accordance with the requirements of this policy to seek to achieve full policy compliance in later development phases.

- 2.19** The viability of individual developments and plan policies should be tested at the plan making stage. This is to ensure that the plan as a whole can be delivered, and that developers pay a fair price for the land. The preparation of the Teignbridge Local Plan, and the subsequent preparation of the Greater Exeter Strategic Plan, will take this approach.
- 2.20** Currently, this draft plan has aspirational targets in terms of how many and what type of affordable homes we want to deliver. We also have ambitious policies on achieving carbon neutrality, high quality design, accessible housing, tree planting and a high speed digital network. All of these have to be considered, alongside the need for essential infrastructure (including schools, health care, cycleways, footpaths, roads) as well as our statutory requirements for biodiversity net gain (i.e. leaving the natural environment in a measurably better state than before the development took place) and protection of our European Protected wildlife sites.
- 2.21** Following consultation on this draft version of the plan, we will ask expert viability consultants to test all of these requirements and aspirations currently included within the plan. Carrying out a viability assessment during the plan making stage will increase the likelihood that policy compliant development will come forward delivering the infrastructure, affordable housing and build-quality required to provide great places. Depending on the outcome of the viability assessment, policies which contain a target or requirement which adds a financial burden to development may change from what is currently included within this draft plan. It may also lead to a review of the CIL charging schedule. All policies within the Plan which have a financial cost to them (above standard construction and other known associated development costs<sup>2</sup>) are therefore highlighted as follows.

#### Example Policy X1

All development will be required to include x% affordable housing.

*The requirements of this policy will be included within a viability assessment of the whole plan and may change as a result in a future version of the plan.*

- 2.22** The policies with viability implications are listed in the table below.

<b>CC2:</b> Carbon Statements	<b>H4:</b> Homes Suitable for All
<b>CC3:</b> Electric Vehicle Infrastructure	<b>H6:</b> Rural Exception Sites
<b>CC4:</b> Sustainable Transport	<b>H7:</b> Entry Level Exception Sites
<b>DW9:</b> Natural Infrastructure	<b>H8:</b> Local Needs Housing in Rural Areas
<b>DW16:</b> Urban Greening	<b>EN10:</b> Biodiversity
<b>EC8:</b> High Speed Digital Networks	<b>EN13:</b> European Protected Wildlife Sites
<b>H1:</b> Affordable Housing Targets	

**Table 5. Policy Viability Implications**

*2. Including professional fees etc (see viability report for standard/expected costs)*



**2.23** We also recognise that circumstances change which can affect development viability. In certain cases therefore, it may be appropriate to review the viability of proposals at the planning application stage to help to ensure that much needed development can still come forward in an appropriate way. This process will need to be carefully justified and comprehensive evidence of changes to development costs will need to be provided. The viability review mechanism in Policy SC6 will ensure that later phases of development have the best chance of meeting policy targets whilst remaining viable.

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

**2.25** In such circumstances, the Council will require applicants to disclose the transfer values assumed for the sale of affordable homes, supported by evidence such as indicative offers from affordable housing providers.

**2.26** When assessing financial viability, the following key principles will be used:

- Viability is assessed at the plan-making stage and therefore deviation from policy requirements on affordable housing and other contributions will only be considered where circumstances are considerably different and justifiable.
- As per the Planning Practice Guidance (para 002), the 'price paid for land is not a relevant justification for failing to accord with relevant policies in the plan' and landowners and site purchasers should consider this when agreeing land transactions.
- Policy requirements which result in additional costs but which enhance the overall value of the development (for example design and infrastructure) will be balanced against other costs of the development (for example the provision of affordable housing) but which reduce the overall value of the development.
- Benchmark Land Values (BLV) will be used as the basis for viability testing. The BLV will usually be based upon the Existing Use Value plus a premium (EUV+), but may sometimes be based on the Alternative Use Value, plus a premium. The EUV does not include 'hope' value for any future use.
- Planning Practice Guidance states that the '*premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to fully comply with policy requirements*'. It is therefore a minimum return that would persuade a reasonable landowner to sell the land.



- 3.1** Our day-to-day activities and lifestyles such as heating and powering our homes and using our cars are releasing significant quantities of greenhouse gases into the atmosphere, affecting the climate in ways that could threaten how we live both today and in the future. Greenhouse gas emissions are the collective name for a range of gases that trap some of the sun's warmth within the earth's atmosphere and the most prevalent greenhouse gas is carbon dioxide. The effects of climate change include shifts in our seasons, hotter drier summers, warmer wetter winters, rising sea levels and more extreme weather events such as droughts, flash floods and strong winds.
- 3.2** Legislation requires development plans to include policies that contribute to the mitigation of, and adaptation to climate change, with national planning policy confirming that planning plays a key role in meeting the challenges of climate change and the transition to a low carbon future.
- 3.3** Nationally, the Climate Change Act 2008, as amended, contains legally binding targets for the UK to bring all greenhouse gas emissions to carbon neutral by the year 2050. This position follows advice from the Committee on Climate Change in the Net Zero report which concluded that: *'...net zero is necessary, feasible and cost-effective. Necessary to respond to the overwhelming evidence of the role of greenhouse gases in driving global climate change, and to meet the UK's commitments as a signatory of the 2015 Paris Agreement.'* Of particular significance in the Net Zero report is the modelled potential reduction in greenhouse gas emissions by sector. The most applicable for local context being power, homes, industry and transport sectors. Therefore, direct emissions from dwellings could reduce from 85 million tonnes of CO<sub>2</sub> in 2017 to 19 million tonnes by 2050 under core measures identified for future development.
- 3.4** The Council has identified that transitioning to a carbon neutral future should be a key driver of the Local Plan Review. This sits in line with the Council's own Climate Declaration of becoming carbon neutral by 2025. Through the planning function, steps will be taken to ensure that future growth and development in the district is managed in a way which significantly reduces both production and consumption emissions. The greatest contributor to carbon emissions in Teignbridge is transport. The majority of developments will therefore need to provide a Carbon Statement, demonstrating how they are contributing to meeting this target (see CC2).
- 3.5** Policies tackling energy and climate change can have wider medium to long-term economic and social benefits potentially including: a shift towards a low carbon economy; tackling energy security and fuel poverty; revenue from renewable energy generation; and health and wellbeing improvements. The local economy is already transforming and businesses are wanting to invest in low carbon solutions. Setting ambitious local policies to reduce carbon emissions can add much needed clarity and certainty and provide an economic stimulus to the area.
- 3.6** Development plans are one of the areas that local authorities can have a major influence on reducing carbon emissions at a local level. However, much of the progress will be met by decisions taken at a national and international level, such as the continued decarbonisation of the country's energy supply.

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

### **Box 1: Climate Change Targets**

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

- reduce emissions by at least 100% of 1990 levels (net zero) by 2050
- contribute to global emission reductions, to limit global temperature rise to as little as possible above 2°C.

### **Carbon Targets**

To meet these targets, the government has set five-yearly carbon budgets which currently run until 2032. They restrict the amount of greenhouse gas the UK can legally emit in a five year period. The UK is currently in the third carbon budget period (2018 to 2022).

<b>Budget</b>	<b>Carbon budget level</b>	<b>Reduction below 1990 levels</b>
1st carbon budget (2008 to 2012)	3,018 MtCO <sub>2</sub> e	25%
2nd carbon budget (2013 to 2017)	2,782 MtCO <sub>2</sub> e	31%
3rd carbon budget (2018 to 2022)	2,544 MtCO <sub>2</sub> e	37% by 2020
4th carbon budget (2023 to 2027)	1,950 MtCO <sub>2</sub> e	51% by 2025
5th carbon budget (2028 to 2032)	1,725 MtCO <sub>2</sub> e	57% by 2030

**Table 6. Carbon Targets**

UK emissions were 44% below 1990 levels in 2018. The first carbon budget (2008 to 2012) was met, as was the second (2013 to 2017) and the UK is on track to outperform the third (2018 to 2022). However, it is not on track to meet the fourth (2023 to 2027). To meet future carbon budgets and the 100% target for 2050 it will require ambitious and challenging measures. The Council's own Climate Declaration target of becoming carbon neutral by 2025 will help us towards achieving these reductions at a local level.

The carbon budget targets are national, rather than local, targets. However the Local Plan will respond to these targets in order to contribute to the overall reduction required in carbon emissions.

- 3.8** The transition period to carbon neutral emissions will involve the adoption of a range of technologies (not all of which will be zero carbon initially) to provide the route towards the zero carbon goal. Emerging technologies such as hydrogen fuel cell development may also play an increasing role during the plan period. Hydrogen made with renewable energy is completely carbon free.
- 3.9** A further consideration is land use change and forestry which is a valuable offsetting component. If tree cover in the plan area is increased by at least 5% over the period to 2040 there will be considerable benefits to overall carbon reduction. Supporting initiatives

will comprise of tree, hedge and woodland planting where this does not conflict with other policies in the plan. The Greater Exeter Strategic Plan will set out ambitious targets for achieving this at a strategic scale across the wider area.

- 3.10** The forthcoming Devon Carbon Plan will provide a practical framework for new joint initiatives with partner authorities to deliver a range of actions.

#### **CC1: Resilience**

The Council will work with communities, developers and infrastructure providers to ensure that the future impact of climate change and fossil fuel scarcity is minimised through adaptations and mitigation. In particular:

- a) taking account of likely climate change impacts in assessing the flood risk of developments;
- b) buildings, communities and infrastructure should take account of the likely changes in temperature, rainfall and wind in their design;
- c) use or contamination of energy, water, soil and materials should be minimised;
- d) production of local food, renewable energy and local building materials should be maximised; and
- e) the mix of uses and activities within communities, settlements and across Teignbridge will be guided towards a balance which improves self-sufficiency. Decisions on development proposals should take particular account of the amount of employment, housing, services and facilities within walkable areas, including the preference for mixed use proposals where appropriate.

- 3.11** Communities are places where people live, work, shop, learn and meet their other social and economic needs. Encouraging communities to be able to cope with future economic, social and environment changes is important, and the proposals and policies of the plan seek to promote such resilience. Particular issues are the impact of climate change and the potential continued increases in energy prices.



- 3.12** Settlements with limited facilities generate higher travel demand, as people are required to leave to carry out certain activities. It is therefore an important part of sustainable development to promote a greater range of jobs and services in the places where people live. The promotion of self sufficiency therefore considers what settlements need in this context.
- 3.13** Greater self sufficiency will also give improved access to jobs, homes and services for people who do not own a car and therefore support social sustainability. Finally, with significant increases in energy costs likely, reduced need to travel will create more resilient communities for the future. Specific proposals for the settlements should take this approach on board.

## CC2: Carbon Statements

To ensure that developments within Teignbridge are carbon neutral, all developments which propose the construction of new homes or non-residential floorspace will be required to submit a Carbon Statement to the local planning authority for approval and implementation.

*The requirements of this policy will be included within a viability assessment of the whole plan and may change as a result in a future version of the plan.*

Proposals should achieve these carbon reductions broadly in compliance with the following Energy Hierarchy by demonstrating that they:

### For Transport:

- a) Reduce as far as feasible transport emissions associated with the development, depending on its location.

### For Energy Demand:

- b) Minimise energy demand across the development and avoid temperature discomfort through:
  - i. Use of passive design, solar master planning and effective use of on-site landscaping and natural Infrastructure;
  - ii. Use of the “fabric first” approach to reduce energy demand and minimise carbon emissions necessary for the operation of the building;
  - iii. Use of low carbon solutions where additional energy is required for building services such as heating, ventilation and air conditioning limiting use of natural gas; and
  - iv. Storage of on-site renewable energy generation.

### For Renewables:

- c) Maximise the proportion of energy from renewable or low carbon sources through:
  - i. Ensuring that opportunities for on-site or nearby renewable energy generation have been identified, considered and implemented where appropriate;
  - ii. connection to a local decentralised energy scheme are exploited; and
  - iii. Ensuring that the ability to install future solar PV or vehicle-to-grid connections is not precluded.

Where it is not feasible or viable to deliver carbon reduction requirements on-site, methods such as off-site provision will be considered. This will need to be through a specific deliverable proposal or financial contributions to a future carbon offsetting fund.

The Carbon Statement will demonstrate that proposals are designed, constructed and perform to deliver carbon neutral development\*.

*(carbon neutral’ development means development where emissions from all regulated energy use are eliminated or off-set. This definition may be reviewed in the future).*



- 3.14** The government has set out plans for the Future Homes (FH) Standard, including proposed options to increase the energy efficiency requirements for new homes in 2020. The FH Standard will require new build homes to be future proofed with low carbon heating and very high fabric standards. It is expected that new development will comply with these regulations as part of their efforts to be carbon neutral.
- 3.15** Policy CC2 concentrates on development-specific requirements. This suggests a requirement is set at a 100% reduction in carbon emissions which will facilitate comprehensive delivery of net zero carbon homes from 2023 following Local Plan Review adoption.
- 3.16** The revised carbon reduction level will help deliver very high fabric standards, with for instance triple glazing and minimal heat loss from walls, ceilings and roofs. Together with requirements that travel is minimised, heating comes from renewable sources (e.g. electric heat pumps or district heating) and that cabling is in place to fit roof top photo-voltaic (PV) and a storage battery (to avoid penetrating the fabric post build), developments can go a significant way to becoming carbon neutral.
- 3.17** To evidence this a “mock” Standard Assessment Procedure (SAP), Simplified Building Energy Model (SBEM) or Dynamic Simulation Model (DSM) test is required as part of the submitted Carbon Statement, and subsequently through the “real” SAP, SBEM or DSM test as the development passes through Building Control. In terms of future solar PV systems, basic provisions should include a free spare-way on the electricity board, AC ducting, DC ducting, communications ducting and a sensible location for a solar inverter and/or energy storage system. In achieving carbon emission reductions, the draft policy proposes following an energy hierarchy of interventions, as set out below.
- 3.18** The policy allows flexibility as to how the overarching net zero requirement is met, but, through the energy hierarchy, as set out below, advocates a “fabric first” approach before considering on-site renewable generation or off-site contributions. The hierarchy gives a sensible structure to the Carbon Statement required by the policy and is additional to meeting Part L of the 2013 Building Regulations. The Council will publish further guidance for the production of the Carbon Statements in due course.

### **Energy Hierarchy**

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

Development location is the most significant way to reduce carbon emissions from new development. By ensuring easy access to jobs and basic services/facilities by active travel and high quality public transport links, this can reduce the need to travel by private car. Digital connectivity is also key to reducing the need to travel by enabling home working and access to online services.

### **Main principles:**

Minimise energy demand across the development and avoid temperature discomfort:

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

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

- Clean on-site energy should reduce unavoidable carbon emissions associated with any residual regulated energy use. As much of this energy requirement as possible should be delivered from renewable or low carbon sources e.g. through solar photo-voltaic (PV) panels, ground/air source heat pumps, or connection to a local decentralised energy network such as district heating network.
- It is important that buildings are designed to be “PV and heat pump ready” so that an occupier can easily install PV panels or a heat pump without needing to make unreasonable or prohibitively expensive alterations to the fabric of the building or electricity grid connection. In addition, it will be important to enable electric vehicles to discharge to the grid (vehicle to grid) and help meet the power needs of the building. In both cases, this will require ensuring a three phase electricity grid connection is provided to enable greater capacity, flexibility and two-way flows.
- The use of materials both in terms of embodied carbon and energy efficiency should be demonstrated. Such an approach will generally comprise of better specification of mainstream construction material (i.e. steel and concrete) Their energy and carbon content can be reduced by specifying them properly and sourcing them responsibly. Together with specification of alternative materials like sustainable timber and hempcrete in which full advantage can be taken of low embodied energy content to help increase long-term carbon sequestration.
- Off-site measures are a potential option for developments to reduce their net carbon emissions by contributing financially to carbon reductions elsewhere in the plan area, for instance through specific alternative identified proposals or a carbon offsetting fund that will demonstrate additionality to increase greenhouse gas emissions reductions where on-site measures are not practical/viable.
- Carbon offsetting could be used to fund a large-scale retrofit programme, large-scale renewable energy installations, community energy projects, and heat network expansions for instance.

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

- In-use performance should align with designed intent. Often, building performance and emissions reductions are not realised “in use”. This performance gap, results in far less carbon reduction than anticipated, increased costs for building users, and the need for expensive retrofit.
- Policy CC2 aims to ensure that the in use performance of buildings is as close as possible to the way they were expected to perform. This is best achieved through

implementing relevant credits of a recognised quality regime (such as Passivhaus or the Building Research Establishment's (BRE) Quality Home Mark / BREEAM) and monitoring in-use data. Where a performance gap is identified, enforcement action will be taken.

### **CC3: Electric Vehicle Infrastructure**

Residential and commercial development proposals will include the infrastructure to be ready for electric vehicles (EV-ready), in accordance with the following specific points:

*The requirements of this policy will be included within a viability assessment of the whole plan and may change as a result in a future version of the plan.*

- a) All off highway vehicle parking spaces in new residential developments will be fitted with an electric vehicle charging point or provided with a three phase electricity connection and ducted circuit in a suitable position to enable an electric vehicle charging point to be easily installed in the future;
- b) Where residential development includes on highway parking, a plan will be required, setting out how sufficient charging infrastructure is to be provided and maintained;
- c) Non-residential developments with 10 or more off-highway vehicle parking spaces will include at least 30% with electric vehicle charging points or a proportion equal to electric vehicle market share (whichever is higher at the time of a full or reserved matters application);
- d) Developers promoting strategic scale development will work with appropriate energy companies, distribution network operators and the district council to ensure the development of relevant and appropriate smart energy infrastructure is planned to provide current and future electric vehicle capacity (for example energy storage and management and renewable generation);
- e) All dwellings with a likely maximum load in excess of 7.5 KW will be connected to the grid with a three phase electricity connection which will extend to electric vehicle charging points, to enable improved management of electricity supply during periods of high demand;
- f) The provision of rapid and ultra-rapid electric vehicle charging points and hydrogen fuelling facilities, particularly in highly accessible locations will be supported. New or significantly altered petrol filling stations/other facilities serving the travelling public will include provision of at least 2 fast electric vehicle chargers;
- g) Sited so that they integrate positively with the built environment and do not affect the significance, character, setting or local distinctiveness of a heritage asset.

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

**3.21** Policy CC3(a) requires new allocated (i.e. those off a highway) parking spaces to be at

least electric vehicle ready, meaning that a suitable electrical supply or circuit will need be installed to the parking space during construction, allowing residents to easily install the appropriate charging infrastructure suitable for their vehicle's needs.

**3.22** Within item (b), sufficient provision of charging infrastructure is also identified as a requirement for unallocated parking as agreed via a parking plan. This will be expected to comply fully with design and parking guidance as set out in Chapter 4.

**3.23** Item (c) requires 30% of non-residential parking spaces to include electric vehicle charging points. This target and the associated threshold of 10 on-plot parking spaces is considered to be suitable and achievable, allowing growth of the EV market without having a disproportionate impact on development viability. Should EV market share rise to higher than 30% during the life time of the plan, at least a proportion reflecting the latest market share should be provided.



**3.24** Item (d) seeks to ensure developers engage with appropriate organisations to future proof development for our future energy needs. This may mean planning for and putting aside appropriate parcels of land for future energy storage and sub-stations to enable future EV capacity or smart infrastructure such as smart metering facilities.

**3.25** Item (e) Electricity grid connections to be “three phase” to enable greater capacity, flexibility and two-way flows in order to support smart energy management such as vehicle to grid flows at peak times of demand. A standard requirement of one charging point per dwelling will be expected. It will be necessary to embrace further technical innovations as they become more viable as costs fall, such as new charger facilities and autonomous vehicles.

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

**3.27** The hydrogen network is expected to grow exponentially during the next decade. Hydrogen is derived from natural gas, delivered by tanker. At the filling station it is kept in canisters in a secure area behind the pump. Fill-ups take 3-5 minutes and drivers are able to travel three hundred miles on a 700-bar fill-up.



#### **CC4: Sustainable Transport**

The transport system will offer businesses, communities and individuals safe and sustainable travel choices, helping to deliver a carbon neutral, successful and resilient economy, and stronger, healthier communities through an integrated approach to transport and development which accounts for likely demographic changes.

*The requirements of this policy will be included within a viability assessment of the whole plan and may change as a result in a future version of the plan.*

Proposals should seek to maximise the use and efficiency of existing transport facilities and where necessary provide mitigating measures to deal with the impacts of development on the transport network, both within and outside the plan area. For major developments a majority of trips should be made by walking, cycling and public transport.

The impact of new development on travel issues will be assessed and development will be located and designed to:

- a) promote public transport, cycling and walking as transport modes of choice, minimising dependence on cars;
- b) provide and link to strengthened, improved and extended public transport, cycling and walking networks and natural infrastructure networks;
- c) promote connected, safe, resilient street networks, providing new roads or road improvements where these mainly bring economic, environmental, safety or community benefits;
- d) minimise the negative impacts of transport including air and noise pollution and road safety through travel plans, demand management, improvement to existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles, cars and other vehicles;
- e) provide infrastructure for electric vehicles in accordance with policy CC3;
- f) reduce the need to travel;
- g) support community-based transport initiatives; and
- h) provide car sharing parking spaces and bicycle sharing facilities.

Proposals to reduce the harmful visual effect of highway related structures by reducing unnecessary traffic signs and street lighting should be implemented where safety allows.

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

**3.28** Development must mitigate its traffic impacts, including its environmental impacts and impacts on amenity and health. Measures designed to encourage people to make sustainable travel choices, such as car clubs, car sharing, infrastructure / facilities for



electric charging plug-in points and other ultra-low emissions vehicles, provision of cycle lanes and parking and encouraging the accelerated uptake of cleaner fuels and technologies resulting in carbon and vehicle emission reductions can assist with reducing these impacts.

**3.29** Major developments will be required to demonstrate they have maximised opportunities for sustainable travel and will make adequate provision to mitigate the likely impacts through provision of a transport assessment and travel plan. All other developments will be required to submit a transport statement.

**3.30** Well-designed developments may actively help to enhance air quality, manage exposure and reduce overall emissions, therefore reducing possible health impacts. Further information on addressing air quality, including air quality management areas, noise and health impacts is contained in Chapter 7.



### **CC5: Renewable and Low Carbon Energy**

Development of low carbon and renewable energy schemes, and smart energy networks will be supported in principle. Community owned low/zero carbon energy projects, which maximise the use of the resource, will, in particular be considered favourably, and are encouraged to be included in neighbourhood plans.

Other non-renewable forms of energy generation will only be permitted where it can be demonstrated that:

- a) there is no reasonable prospect of allocated renewable energy facilities being delivered to meet demand; and
- b) all reasonable opportunities for using zero or low emissions technology have been taken.

Proposals should avoid, or where reasonable, minimise and mitigate impacts upon local amenity and the natural and historic environment. Development will need to ensure that it does not have an adverse effect on the integrity of a European Protected wildlife site.



- 3.29** The scale of resource available for solar energy in the local area is significant and largely untapped. Due to the constrained nature of the on-shore wind resource, large-scale solar photovoltaic (PV) arrays are likely to provide the best value for money in terms of the carbon saved for the investment required and would provide significant local economic advantages.
- 3.30** Future allocations could include land for solar PV / thermal arrays within and adjoining larger mixed use, housing and employment sites. PV proposals should wherever possible be accompanied with some means of longer term storage, such as electrolysis which can then be fed through a fuel cell to generate electricity when required.
- 3.31** The National Planning Policy Framework requires suitable areas for new wind development to be clearly identified in the development plan (local plan or neighbourhood plan) and have the backing of local communities. Therefore, we think communities should be encouraged to develop their own low carbon/renewable energy proposals, including wind energy, through neighbourhood plans. The benefits of which can include community ownership, revenue, and local jobs.
- 3.32** Smart Energy Networks (including energy storage and management infrastructure) are key to enabling local/decentralised smart energy networks and the proliferation of electric vehicles (EVs), enabling the grid to flexibly and efficiently function. These development schemes will not be suitable for diesel powered generators in the need for providing flexibility for services. On this basis, we suggest such developments should be considered as low carbon/renewable energy development for the purposes of draft policy CC5. Such infrastructure should be located to maximise co-location opportunities e.g. providing grid balancing to renewable generation or EV charging opportunities.

#### **CC6: Energy Storage**

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

- a) at a suitable distance from residential areas and avoid, or where reasonable, minimise and mitigate impacts upon local amenity, biodiversity and the natural

- and historic environment;
- b) where the standard of highways and road safety is appropriate;
- c) to ensure the maintenance or enhancement of the character, appearance and historic interest of affected landscapes, buildings, trees and other environmental assets;
- d) where they protect the best and most versatile agricultural land and soils from significant, inappropriate and unsustainable development;

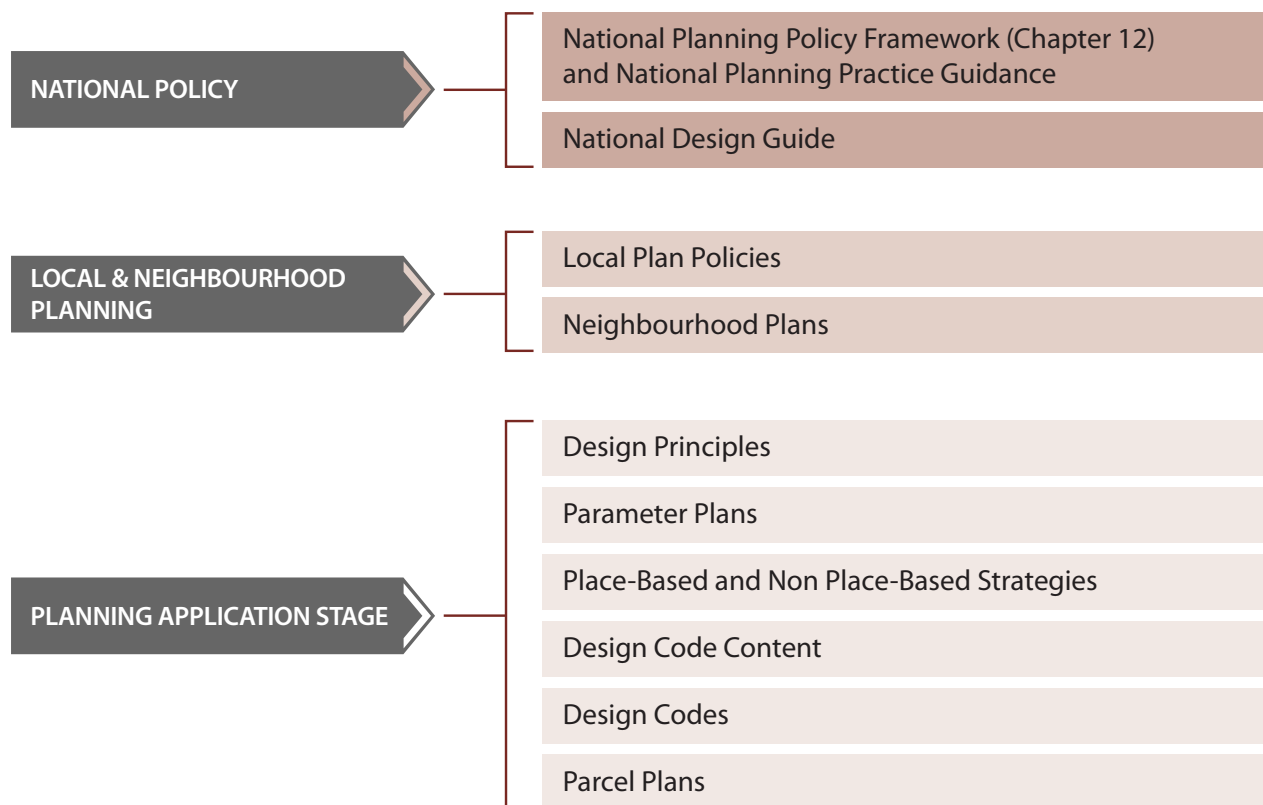
Development will need to ensure that it does not have an adverse impact on the integrity of European Protected wildlife sites.

- 3.33** With the significant rise in power generated by renewable sources such as wind and solar, comes a variable or intermittent power supply to the national grid. This can result in difficulties balancing energy supply with demand. Energy storage facilities provide the opportunity to store excess energy at times of low demand and feedback into the grid when demand is higher. Future need for such energy storage facilities is only expected to increase with the continuing decarbonisation of the grid and the rise of plug-in vehicles.
- 3.34** The Local Plan Review will support energy storage schemes which best meet the energy needs of the district, maximise renewable energy use whilst maintaining amenity and environmental safeguards.
- 3.35** National policy is still evolving about energy storage. The National Planning Policy Framework refers only to policy for associated energy infrastructure and indicates the planning system should help to support such facilities in relation to renewable and low carbon energy.
- 3.36** Storage encompasses a wide range of technologies, lithium-ion batteries and pumped hydro-electric are the dominant technology types for storage schemes at present. Favoured locations have tended to be close to a suitable sub-station in order to provide grid services which can be brownfield or greenfield sites. In addition, storage co-located with renewables is an emerging business model that may see more uptake in the near future and is recognised in Policy CC6.
- 3.37** The overall scale of energy storage developments is expected to be commensurate with immediate physical surroundings, particularly in the case of new build. Furthermore, proposals must take full account of any impacts on existing developments of health, safety and environmental effects of noise, vibration or other forms of nuisance. A suitable distance for energy storage facilities from existing residential areas will be required to mitigate against noise impacts.





- 4.1** Achieving well designed places is increasingly recognised as key to creating better places in which to live and work, improving sustainability, and making new development more acceptable to communities. National policy is elevating its importance by requiring local plans to prepare policies which ensure the creation of high quality buildings and places and enabling permission to be refused for proposals which are poorly designed (NPPF paragraph 130).
- 4.2** In October 2019, the government published a National Design Guide, which sets out the characteristics of well-designed places and demonstrates what good design means in practice. It should be used by everyone involved in shaping places including in plan-making and decision making. National Planning Practice Guidance has been updated to reflect this Guide and encourages appropriate policies to be included within:
- a plan's vision, objectives, and overarching strategic policies
  - non-strategic policies in local or neighbourhood plans
  - supplementary planning documents, such as local design guides, masterplans or design codes, which provide further detail on specific design matters
- 4.3** High quality design can best be achieved by taking a proactive and collaborative approach at each stage of the planning process. This starts with setting out clear design expectations at the plan making stage through policies and design guides so that they can be used throughout the planning application stage to shape the design of individual development proposals. The following diagram shows how the different levels and stages of the planning system will influence the design of development:



**Fig 7. Quality Development Process**






















**4.4** Policies DW1-DW21 set out the design requirements for the district at a broad level. There are no site specific design requirements included within this plan, although these may be introduced through subsequent neighbourhood plans, Local Plan Part 2 or the Greater Exeter Strategic Plan.

**4.5** It is our intention that this Design and Wellbeing Chapter will provide a local design guide for Teignbridge as encouraged by national policy. The supporting text adds detail to the policies of the Local Plan and uses a range of illustrations to highlight good and bad examples of design, and checklists to ensure that all design issues are addressed.

Please refer to Appendix 2 for Building Design guidance.

### DW1: Quality Development

To ensure high quality urban design and development a series of Design Principles, Parameter Plans, Place-Based Strategies, Non Place-Based Strategies, Design Codes and Parcel Plans will be required, commensurate with the scale of development, as per Figure x:

OUTLINE / FULL APPLICATION	500+ Homes	10-499 Homes	2-9 Homes*
Design Principles			
Parameter Plans			
Place-Based Strategies			
Non-Place-Based Strategies			
Design Code Content			
DISCHARGE OF CONDITIONS	500+ Homes	10-499 Homes	2-9 Homes*
Design Code			
RESERVED MATTERS	500+ Homes	10-499 Homes	2-9 Homes*
Parcel Plans			

**Fig 8. Application Design Requirements**

*\*on custom & self build sites only*

Development should accord with the following overarching principles:

- integrating with and, where possible, enhancing the character of the adjoining built and natural environment, particularly affected heritage assets;
- making the most effective and efficient use of land;
- create clearly distinguishable, well defined and designed public, private and communal spaces which are attractive, accessible, durable and safe and provide a stimulating, well integrated environment with a strong sense of place;



- d) allow for permeability, safety and ease of movement within the site and with adjacent areas, placing the needs of pedestrians, cyclists and public transport above those of the motorist;
- e) create a place which is easy to find your way around with streets defined by a well structured building layout that includes urban blocks, buildings, boundaries and landscape with an overarching sense of hierarchy;
- f) well integrated building layouts and street design take priority over parking, roads and utilities, so highway requirements do not dominate the site's appearance and function;
- g) the buildings exhibit design quality using materials appropriate to the area, locally sourced if feasible;
- h) create inclusive layouts which promote health, well-being, community cohesion and public safety and are usable by different age groups and people with disabilities;
- i) provision of an appropriate range of dwelling types taking account of demographic changes;
- j) incorporate public art into the fabric and infrastructure of major development where this can contribute to design objectives and help to reinforce local identity and a sense of place, in line with a clear strategy and budget as agreed by the Local Planning Authority;
- k) respect the distinctive character of the local landscape, seascape, protecting and incorporating key environmental assets of the area, including topography, landmarks, views, trees, hedgerows, wildlife habitats, heritage assets and skylines;
- l) ensure that the development is usable by different age groups and people with disabilities;
- m) fully integrate Sustainable Drainage Systems to achieve high quality amenity, create and sustain biodiversity, manage flood risk and protect and maintain the natural water cycle, and manage run-off quality to prevent pollution; and
- n) have regard to any matters of detail contained in approved masterplans for allocated sites and/or specific design requirements included within adopted neighbourhood plans.

**4.6** Policy DW1 sets out clearly the process that applicants will have to follow in preparing their proposals. Following and evidencing this logical design process will lead to a much better outcome for the development as well as help to ensure the support of proposals when they are submitted. The following table sets out the main requirements of Design Principles, Parameter Plans, Place-Based Strategies, Non Place-Based Strategies, Design Codes and Parcel Plans as required by DW1.



Design Principles	<p>Outline applications should make a clear commitment to achieving high quality urban design across the proposal area and should contain a set of overarching written principles/commitments that can be used as a check for subsequent reserved matters applications.</p> <p>The Design Principles will vary depending on the scale of the development but should relate to the following themes:</p> <ul style="list-style-type: none"> <li>• Neighbourhood facilities</li> <li>• Walkability</li> <li>• Accessibility by bike and public transport</li> <li>• Street and movement network</li> <li>• Natural infrastructure</li> <li>• Tenures</li> <li>• Landscape</li> </ul> <p>Once agreed at the outline stage, the Design Principles will be non-negotiable at later stages of the application process.</p>
Parameter Plans	<p>There are two key plans which are required at the outline stage which set out the location of land uses and their scale:</p> <ul style="list-style-type: none"> <li>• <b>Land use:</b> This plan should show where mixed-use residential and non-residential uses will be, whilst defining locations for open space, play, and sport, neighbourhood facilities etc.</li> <li>• <b>Scale:</b> This plan should show building scales which reflect any relevant findings of the Environmental Statement findings as well as key urban design priorities that contribute towards good place making.</li> </ul>
Place-Based Strategies	<p>In order to achieve good urban design the above parameter plans should be underpinned by a series of strategies that relate to how those land uses will come forward in a well designed manner.</p> <p>Typical place-based strategies include:</p> <ul style="list-style-type: none"> <li>• Neighbourhood structure/ Masterplan</li> <li>• Utilities strategy, Sub stations and pumping stations etc</li> <li>• Density</li> <li>• Movement</li> <li>• Recreational movement</li> <li>• Heritage and archaeology</li> <li>• Legibility</li> <li>• Drainage</li> <li>• Scale</li> <li>• Hierarchy (streets and buildings)</li> <li>• Public art</li> <li>• Character</li> <li>• Environmental Health</li> <li>• Landscape</li> <li>• Urban parks</li> <li>• Play</li> <li>• SuDS</li> <li>• Health, wellbeing, cohesion and safe communities strategy</li> <li>• Ecology</li> <li>• Earthworks management</li> <li>• Sports</li> </ul> <p>There may be other strategies depending on the specifics of the application.</p>

**Table 7. Application Design Requirements**

Non Place-Based Strategies	<p>Non place based strategies are those that relate to different aspects of the development and are there to steer a design response relative to things like their function, or location These are not related to specific locations on the plan but to the different types of place or design issue that would be expected to be found across the development and thus indicate different responses that would be appropriate dependent on the type of location. Such as:</p> <ul style="list-style-type: none"> <li>• Materials</li> <li>• Bicycles</li> <li>• Highway design</li> <li>• Vehicle parking</li> <li>• Electric vehicle charging</li> <li>• Public art</li> <li>• Block type principles</li> <li>• Building Character</li> <li>• Parking</li> <li>• Refuse</li> <li>• Street Character</li> <li>• Tree planting</li> <li>• Topography</li> <li>• Drainage</li> <li>• Civic space</li> <li>• Mixed use strategy</li> <li>• Civic Buildings and Space</li> <li>• Utilities</li> <li>• Health, wellbeing, cohesion and safe communities strategy</li> </ul>
	<p><b>Menu of Types</b></p> <p>As well as these, a range of types suitable for use within the development should be supplied. These are not exclusive, as other types may be put forward in latter stages but they provide the benchmark for quality against which the Design Code can be developed. Essential information that needs to be included is:</p> <ul style="list-style-type: none"> <li>• Street design types</li> <li>• Boundary types</li> <li>• Setback types</li> <li>• Building types</li> <li>• Block types</li> </ul>
Design Code Content	<p>The purpose of a Design Code is to satisfy all parties that developments will be of sufficient design quality and that consistency in design is achieved where it is needed (including multi plot custom and self build developments). The parameters to be addressed in a Design Code should be clearly set out at the outline stage. These are likely to include those listed in the Design Codes row below, although it should be noted that some of these may not be relevant to a particular development and that ranges can be used to enable some flexibility.</p> <p>There is some overlap with Design and Access Statements and it is therefore possible that the two could be combined as long as all of the information required is provided.</p>

<b>Design Codes</b>	<p>Between the Outline and Reserved Matters stages, applicants will be required to discharge a condition providing a Design Code for the development.</p> <p>Where land is proposed to come forward over a period of time or for different users (such as multi plot custom and self build sites) the preparation of design codes for the design and layout of infrastructure, plot arrangements and landscaping will normally be expected to ensure that development has a holistic approach across different development parcels. Such codes should include suitable approaches to:</p> <ul style="list-style-type: none"> <li>• Street design</li> <li>• Lighting</li> <li>• Building scale</li> <li>• Building form</li> <li>• Colour</li> <li>• Materials</li> <li>• Boundaries</li> <li>• Landscape design</li> <li>• Parking and servicing</li> <li>• Boundary treatments</li> <li>• Building setbacks and plot arrangements</li> </ul>
<b>Parcel Plans</b>	<p>Parcel Plans provide the fine grain level of detail, translating all of the above information into illustrative plans which show the layout and design of each individual parcel of development.</p>

**Table 8. Design Guidance**

## **DW2: Easy to Navigate Places**

New development will be composed and structured to be distinctive, memorable, interesting, reflective of local character so that it is easy to navigate and visually stimulating. In order to achieve places which are easy to navigate, the layout of new development will:

- a) Retain and integrate local landscape and built environment features that make a positive contribution to the identity of the site and locality;
- b) Create new and maintain existing visual links between significant existing and proposed buildings, landmarks, landscape features, open space and areas of new development;
- c) Locate civic/community buildings in prominent positions, such as at the termination of vistas, key junctions or adjacent to public open space;
- d) Reinforce the hierarchy of streets through scale, architecture and design;
- e) Ensure that private and public spaces are clearly distinguishable; and
- f) Ensure that private spaces are defensible and public spaces benefit from natural surveillance.

- 4.7** To create places which are easy to navigate, attention needs to be paid to the structure, composition, layout and combination of features, both built and natural, of a development. Poorly designed layouts that are not composed to reflect a hierarchy of spaces and routes, or do not include memorable features and/or buildings, result in a “rabbit warren” effect where new development is composed of very similar looking roads and houses. This creates places which are difficult for people to find their way around.



## Movement Network

### DW3: Street Character and Form







In order to achieve high quality street character and form, major development will be required to demonstrate how it has been considered alongside building design, through the following principles.

Streets will be designed so that they:

- are well defined, accessible, safe, visually stimulating, incorporate key buildings, and create attractive and overlooked public areas that benefit from natural surveillance and secure private areas;
- are easy to navigate with a clear hierarchy of route and space networks, well positioned landmark buildings and features and memorable views;
- reflect their likely levels of use, including primary, secondary and tertiary routes where appropriate;
- avoid excessively standardised, formulaic or engineered highway solutions and single access points which serve large numbers of properties;
- integrate all elements, such as building height, detail, materials and setback, street width, design, materials and alignment, boundary treatments and pavement types all contribute to and reinforce the hierarchy of routes and spaces;
- prioritise building layout over roads and parking and avoid the use of private roads/drives;
- allow easy access to areas of open space and avoid private frontages adjacent to such areas;
- are inclusive and prioritise movement by the following hierarchy, ensuring places are well connected throughout the site and with the surrounding area:
  - people on foot and those with disabilities,
  - cyclists,
  - public transport vehicles and stops, and
  - the car or other private motorised vehicles
- are aligned to reflect the site's context and route hierarchy, using sight lines, direction and variation in width to reinforce this and to influence vehicle speeds; and
- include junctions which enable easy onward movement for pedestrians and cyclists and, which include, where appropriate, landmark buildings, open spaces or identifying features, such as reducing carriageway width, raising road level across the junction or changing surface materials.



- 4.8** Street character is derived from the combination of the street itself, the buildings and spaces that enclose it, front gardens or boundaries, planting and distinctive features. Well designed streets create welcoming spaces that are attractive, distinctive, accessible and safe.
- 4.9** Streets and spaces should be easy to move around and well connected to the surrounding area. In order to be easy to navigate, streets should integrate well with surrounding routes and be composed to follow a hierarchy that reflects their likely level of use, to create a logical sequence of movement through the site and beyond. Where appropriate, development should be composed of Primary, Secondary and Tertiary streets/roads and include walking and cycling routes. Primary streets, such as The Avenue in Newton Abbot, tend to pass through and link neighbourhood centres, other primary streets and important destinations, and provide access to public transport. These roads tend to be busy roads, which are wider, have longer lines of sight and are enclosed by more formal or larger scale buildings. They may need to provide for segregated cycle movement. Secondary streets, such as Devon Square in Newton Abbot, are designed for slower car speeds and allow for safe on-road cycle movement. Building scale, design and enrichment tends to reflect this slightly lower status. Tertiary streets, such as Chelson Road in Newton Abbot, are designed for the slowest car speeds and may include Mews streets, where surfaces are shared between vehicles, cyclists and pedestrians. These are the most intimate streets, where buildings may immediately front onto the pavement and take on a more informal form.
- 4.10** Buildings in new development may be scaled using the table below as a general guide for likely predominant ranges. Storey heights are expressed as parameters in order to be responsive to local conditions, design intent and the sense of enclosure required.

	Primary Network			Secondary Network	Tertiary Network	
	High Streets 	Major Urban Thoroughfares 	Avenues/ Principal Streets 	Secondary Link Streets 	Fine Grained Streets 	Mews 
Ref DGLS2 linetypes						
Inside a village or neighbourhood centre boundary	2 - 3.5	2 - 3.5	2 - 3.5	2 - 3.5	2 - 3	2 - 2.5
Inside a town centre boundary	3 - 5	2.5 - 5	2.5 - 4	2.5 - 3	2 - 3	2 - 2.5
Outside a town or neighbourhood centre boundary but not adjacent to an open space	X	2.5 - 3.5	2 - 3.5	2 - 3	1 - 3	1 - 2.5
Adjacent to an open space	3 - 5	2.5 - 5	2.5 - 4	2.5 - 3	2 - 3	x
At places of significance for legibility	3 - 5	3 - 5	3 - 5	2.5 - 4	2.5 - 3	x

**Table 9. Scale ranges derived from research of towns and villages within Teignbridge.**

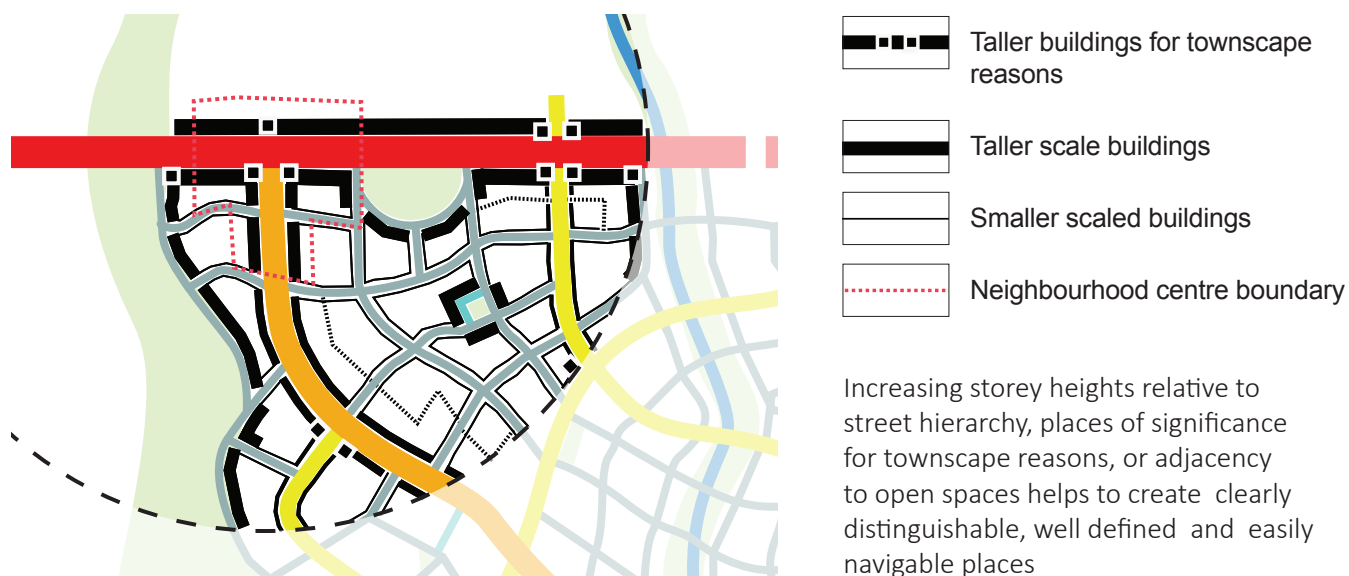


Diagram to show how a strategy for building height could be expressed to reinforce legibility and route hierarchy.



The main route through Chudleigh neighbourhood centre is defined predominantly by 2.5-3 storey buildings.



Courtenay Park, Newton Abbot is edged with 2.5-3 storey buildings. These frame the park edge and provide a sense of overlooking that helps keep the park feeling safe and overlooked.

- 4.11** Streets should be designed as public spaces and places in their own right and include a network of interconnected spaces and routes for pedestrians and cyclists as well as vehicles. Well defined public and private areas, with active and overlooked public areas and secure private areas, create places that are safe and easily understood. Poor design solutions include those that do not integrate with their surroundings or use standardised or overly engineered solutions. It is paramount that road design is integrated with the design of buildings and open spaces, in order to prevent the domination of roads and parking within a development.

- 4.12** New developments should make provision for sustainable methods of transport including bus routes, footways, cycle routes and bridleways and proposals should not unduly limit opportunities for future connections and growth. Consideration should be given to how linkages relate to the wider route network in terms of an overall hierarchy, and how key routes and junctions are defined through their scale and enclosure, use of views, spaces and stopping places, and local landmarks. In residential areas or where pedestrian activity is high, the design of new vehicle routes should aim to keep traffic speeds below 20mph.
- 4.13** Proposed boundary treatments have an important influence on local character. Careful consideration needs to be given to the type, height and level of privacy required, how they define the street or space and maintain and enhance local character, and the potential impact of occupants' permitted development rights on the maintenance of these treatments.
- 4.14** The layout and design of buildings should also take into account the need to create a sense of safety and security. Development should normally have the main access to a building at the front, facing the street. Doors and windows should provide surveillance onto public areas; blank facades should be avoided. Private areas should be clearly defined through appropriate boundary treatment, and care taken to limit opportunities for the criminal to gain easy access to the rear of buildings and other private spaces.



Simple arrangements and detailing to buildings, boundaries and highway informed by local context help to retain a rural character and reinforce a sense of place



Good highway design, parking, boundary, landscape arrangements and well co-ordinated materials across wall and ground surfaces, create an attractive residential street with a distinct character.



Sherford Main Street: Highway, buildings, landscape and boundaries designed and scaled to communicate its function as the primary route through the town. Consistent themes reinforce character and sense of place.

#### **DW4: Good Building Design**

Development will achieve high quality, sustainable and inclusive building design. Development will maintain and enhance the character, appearance and historic interests of settlements, streetscenes, groups of buildings, individual buildings and the landscape and, reinforce the hierarchy of networks and spaces, through the following:

##### **1. Context**

- a) Sensitive siting that responds to local identity, whether urban or rural, and the relationship between existing buildings in the streetscene or landscape, including



- views and vistas, whilst making efficient and effective use of land and topography;
- b) Relating the design, scale and materials of the building to its function and location within the network or space hierarchy;
- c) Using materials, and applying them in a way, that reflects those that reinforce local character, such as stone, render, cob, brickwork, slate and thatch, which are applied in a way that references local character or used with innovation;
- d) Reinforcing aspects that make a positive contribution to an area's character and locally distinctive identity.

## **2. Architectural Quality**

- e) Building design and features relate to locally distinctive development, and reinstate local distinctiveness where it has been eroded, or represent an innovative design that will positively contribute to the character, appearance and local identity of an area;
- f) Building scale, proportion, massing and formality responds to the neighbouring and surrounding properties and reinforces road hierarchy;
- g) Elevations respond to their surroundings and position within the road hierarchy through levels of enrichment (including decorative details such as projecting gables, roof articulation, cill and lintel details, plinths and render banding), balance and proportion, and uniformity/irregularity;
- h) Fenestration that is appropriate, in terms of size, proportion and arrangement, to the architectural design of the building and responds to local context and identity;
- i) Opportunities for solar gain are maximised where possible;
- j) Features that could erode from good design, such as external services, vents, plant, antennae, meter housing, expansion joints, pipework and render beads are out of public view or are designed to complement the building; and
- k) Principal entrances are located where they benefit from natural surveillance, and are easily identifiable from the public realm.

**4.15** Building character hinges on good building design insofar as the manner in which a building relates to its setting, the spaces it creates inside and outside the building and how it functions for its users and, for the purpose for which it is intended.

**4.16** In many Teignbridge settlements there has been a subtle, localised, historic evolution of building types and use of materials as a result of available local skills, crafts, traditions and materials. It has led to locally distinctive development that can be seen in older settlements. However, with volume building providing economies of scale, the close association of local builders with suppliers of local materials has often been lost as well as opportunities for innovative and individual designs.

**4.17** The type and variety of designs and materials used, the amount and type of enrichment and functional elements such as the position and type of doors and windows, flues, chimneys, gutters and flashings all influence the local identity of an area and can help to reinforce network hierarchy. All new development should respond to its local context and be visually attractive as a result of good architecture and appropriate landscaping. This does not mean that all buildings should replicate past designs. Original and innovative designs that reinforce the sense of place and help raise the standard of design will be encouraged.

- 4.18** In all cases, the quality of the architecture should be appropriate to the type of building, style and position, reinforcing the hierarchy of the network, spaces or building itself. For example, civic buildings will be designed to create landmarks through prominent position and detailing, whereby a garden shed will be designed to be subordinate to the dwelling it serves, through scale, detail and materials.

#### **DW5: Design of Employment, Retail and Civic Buildings**

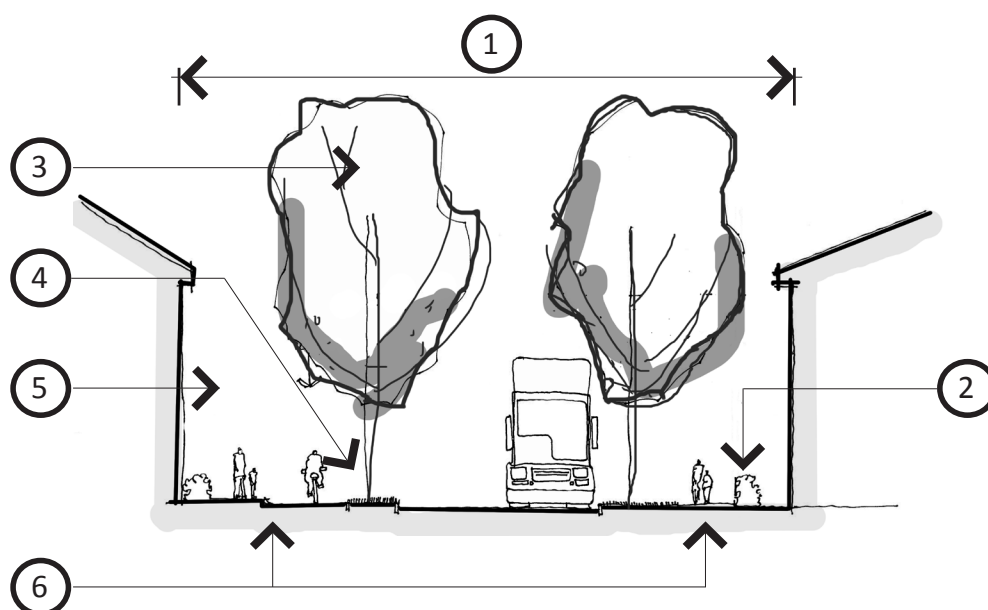
Major retail and employment developments and civic buildings will be designed so that.

- a) They integrate with, and where possible, enhance the character of the adjoining built and natural environment;
- b) Buildings exhibit design quality using materials, form, scale, proportion, layout, detail and landscaping appropriate to the surrounding area;
- c) They respect and draw inspiration from the local historic environment responding positively to the character and distinctiveness of the area, including settings and street patterns;
- d) Where appropriate, to celebrate their public function, capture a sense of civic pride and be responsive to local and wider views;
- e) They can be adapted to suit a range of business uses should the use class change in the future;
- f) Areas which are visible to the public are attractive and feel safe;
- g) Collective boundary treatments which edge public areas support a sense of continuity and integrate well with other structures. They should not appear defensive;
- h) Communal and public spaces reinforce a sense of place and are multifunctional where possible;
- i) SuDS features are properly integrated;
- j) Front entrances relate to the street and/or public areas. Long blank sides to public areas that provide no overlooking should be avoided;
- k) Pedestrian and cycle users are prioritised with dedicated networks.

- 4.19** Civic buildings are classed as buildings and facilities which carry a civic (or community) responsibility and can include schools and colleges, surgeries and medical centres, community halls, churches, meeting places, leisure centres, sports clubs and play areas.

- 4.20** Civic buildings, as well as major retail and employment development, play an important role in the way in which an area is used and perceived. Sometimes these uses do not sit comfortably alongside the places where people live because of how they function. For some uses, it will not be possible to locate them near to residential development because of the amount of noise, smells, dust or heavy goods vehicle movements they will create. However, most civic buildings and some types of employment and retail development are compatible with everyday living and this mix of uses, particularly within town centres, should be encouraged. Where this happens, these buildings and spaces should integrate with the surrounding built and natural environment, be safe places, and easy for people to walk and cycle around or get to by public transport.





Key design areas affecting the character of public realm/access infrastructure.

1. Areas that are visible to the public should be designed to be attractive and to feel safe.
2. Boundary treatments that edge public areas should support a sense of continuity and integrate well with other structures. They should not appear defensive or create a sense that there is a fear of crime.
3. The design of common non-plot areas should be designed holistically to reinforce a sense of place and to maximise multifunctionality.
4. Integrate SuDS features where appropriate.
5. Front entrances should relate to the street and/or public areas. Long blank sides to public areas that provide no sense that the area is being overlooked should be avoided.
6. Pedestrian and cycle users should be prioritised with networks designed-in for them from the outset.



Layouts should be set out to ensure that safe and convenient access is available for all users. Buildings and landscaping should be arranged to create attractive places to visit and work.

## **DW6: Shop Fronts and Advertisements**

Existing shop fronts of historic interest and significance (including those in conservation areas) will be retained wherever possible. Replacement or significant alteration of existing traditional shop fronts would only be found acceptable where it would preserve or enhance the character of the heritage asset and complement the wider area and neighbouring buildings.

### **1. Shop Fronts**

All new shop fronts should ensure:

- a) They enhance the visual amenity and interest of the area and reflect and complement the local character in terms of size, colour, design, materials and architectural features;
- b) Fascia's are included at an appropriate scale in relation to the shop front and upper floors and do not span more than one property or obscure or require the removal of original detailing or upper floor windows;
- c) They enhance natural surveillance and create visual interest through an active frontage;
- d) Shop security features, such as shutters and grills, are appropriately designed and internally fitted to complement the character of the host building and street scene and enable a degree of internal visibility
- e) Illuminated fascia signs are only permitted for businesses operating in the night-time economy where they do not adversely affect residential amenity.

### **2. Traditional Shop Fronts**

Traditional shop fronts will be retained, restored and reinstated to enhance their historic interest and better reveal their significance. Replacement, alterations or reinstatement of a traditional shop front must meet criteria a) to e), where relevant, and ensure:

- f) Traditional features such as stall risers, transoms lights, columns, pilasters, mullions and recessed doorways are repaired and retained or where not feasible, replaced as close to the original design, materials and location as possible
- g) Original materials are utilised with traditional styling, colours and finishes
- h) Where illumination is necessary, utilises unobtrusive external lighting which is sympathetic in its design and location to the character of the shop front and neighbouring properties and keeps the number of light fittings to a minimum.
- i) Historic signs, adverts, blind boxes and other features which contribute to its character are retained
- j) Fascia boards are appropriately angled to maximise readability from the street.

3. Newly created shop fronts inside or within the setting of Conservation Areas should seek to mirror the high quality traditional shop fronts of nearby properties. They must complement the host property in terms of scale, materials, architectural detailing and meet the requirements of criteria a) to j) where this would lead to an enhancement in the significance of the Conservation Area.

4. Shop unit conversions to a residential use on the ground floor of traditional shop units should ensure the traditional shop front fenestrations are retained.

#### 5. Outdoor Advertisements

Outdoor advertisements which require consent will be approved where:

- k) They have no detrimental impact on public safety;
- l) They do not represent an over proliferation of unnecessary advertisements singularly or cumulatively;
- m) They have no adverse impact on amenity; and
- n) They maintain or enhance the character of the conservation area.

**4.21** Shop fronts are an important component of a town's or neighbourhood's character and identity. Together they make a valuable contribution towards a place's distinctive image. Attractive and well designed shop fronts can help to promote a town positively, encouraging people to visit, live and work in an area, and can contribute to a place's attraction, commercial success and prosperity.

### **A Positive Image**

**4.22** As shops change hands or need refitting, there can be significant pressure to update and modify shop fronts. Without sensitive design, successive changes may fail to project a positive image for the retail unit or the street and can undermine a place's appearance and attraction. Common problems include: alterations of a hasty or temporary nature, clashing or dominantly coloured or over sized components, badly maintained units, or design that pays little regard to the building, street and area within which it is located.

### **Cultural or Historic significance**

**4.23** A shop front may provide a reference to an areas traditions, or form part of a historic feature that is nationally or locally significant. A sensitive approach to design is likely to be required in instances where they:

- Form part of a Listed Building.
- Lie within a Conservation Area.
- Contain, or are important features in their own right.
- Are representative of a local or wider style.

### **Traditional Shop Front Styles**

**4.24** It is important to try to understand what features of a shop front make a positive contribution to the character of the unit or the area. The period when the original building or street was constructed can help to provide useful clues for future proposals.

### **Georgian Shop Front Styles: Generally between early 1700 - mid 1800**

A typical form may have a simple frame to the windows comprising of vertical columns or pilasters supporting a horizontal component known as the entablature. The design is likely to be based on Greek or Roman proportions, made from timber and may have projecting bow windows with small leaded panes in Crown glass (blown glass). Timber shutters are often found.

### **Victorian Shop Front Styles: Generally between mid 1800 - early 1900**

A typical form may follow the essence of the Georgian style but with increased ornament and functionality with additional components such as roller blinds. Larger planes of glass are likely. Materials other than timber start to be used more extensively.

### **20th Century Shop Fronts: Early 1900 - 2000**

Many good shop fronts present today are based on simplified designs from earlier periods. Some shop fronts make a valuable contribution to an area's character because they are representative of local building practices. Cultural influences such as the Art Nouveau movement may also be significant.

## **Design Principles**

### **Context:**

- 4.25** A shop front is normally part of a building within a street in a shopping area. Proposals involving alterations should consider the impact that they will have on the individual building and the surrounding area and should aim to enhance the quality where it is poor.



☒ Facias should not span more than one property or obscure or require the removal of original detail such as facias, pilasters or consoles.

☒ Facias should not be over large obscuring important detail in the building or be located or extend above the first floor.

☒ Shop fronts should be good neighbours, complementing each other and the buildings that contain them.

### **Retain, Repair, Reinststate:**

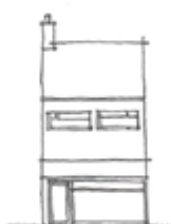
- 4.26** Unaltered traditional style shop fronts that are typical and good examples of their time should be retained as should traditional features such as stall risers and cornices as they provide a valuable source of reference and identity in an area. Sensitive repairs are often preferable, but where necessary, features should be replaced as close to the original as possible. Where missing, features should be reinstated in a manner that is in sympathy with its surroundings.

### Glazing:

- 4.27** Many modern or poorly designed shop fronts use areas of glazing in a large single panes that extend to the ground. Stall risers can make a significant contribution to the proportions of a shop front and the character of an area and should be retained where they are an important feature.



☒ A lack of vertical framing means that the upper floors appear poorly supported. No stall riser makes the building appear to have no base.



☒ The vertical proportions have been lost in this example. The building appears poorly supported and without a base.



☒ The shop front comprises a logical arrangement of vertical and horizontal elements that complement the scale and aspect of the building.

### Materials:

- 4.28** The materials used should complement the style and period of the building and the area. Generally, traditional shop fronts require the use of natural materials; styled, coloured, and finished in traditional ways. Timber sections for mullions and transoms are rarely square, colours are often recessive. The options for modern designs may be greater but the finish and colour of materials should be complementary, rather than contrasting with the surroundings. Illuminated facias and signs are often inappropriate.

### Access:

- 4.29** Proprietors of shops should consider the requirements of all groups of people who may wish to access their goods or services. The Disability Discrimination Act (2005) requires that 'reasonable adjustments' are made so that disabled people can use them. Access considerations may influence the proportions, colour, dimensions, and character of the proposals so are likely to form a key component of many alterations.

## DW7: Creating Neighbourhoods

Neighbourhoods should be designed and built to:

- be structured so the majority of homes have good access to a neighbourhood centre, and a range of local jobs and facilities within approximately 800m distance or a 10 minute walk via a permeable, easy to navigate network of convenient routes for pedestrians and cycles;
- be distinguishable, well defined and designed, with public and private spaces that are attractive, safe and stimulating, accessible, and usable by people of all ages and abilities;
- be inclusive, promoting health, well-being, community cohesion and safety;
- respect and draw inspiration from the local historic environment responding positively to the character and distinctiveness of the area; and
- have regard to the Police Secured by Design principles to reduce opportunities for crime and antisocial behaviour.



Neighbourhood centres should be:

- f) delivered within a timely manner so as to provide essential services for early occupiers of the development;
- g) well-defined, with a clustered mix of community facilities and non-residential uses that are compatible with, and complement those within the local area;
- h) located where there is likely to be the greatest footfall, traffic movement and good access to public transport;
- i) have shop units designed to be flexible and adaptable to a range of business uses; and
- j) designed to create civic pride, be high quality, have a clear approach to character and be comfortable and safe for their users, by:
  - i. the prominent positioning of civic buildings and community spaces;
  - ii. the inclusion of high quality materials of construction in public realm areas including surfaces, landscaping for buildings; and
  - iii. designing for and prioritising of pedestrian and cycling amenity and comfort over vehicles.

**4.30** The design of neighbourhoods, the siting of neighbourhood centres and mix of community facilities and services are essential components of effective place-making, and should accord with the relevant sections of the Teignbridge Urban Design Guide.

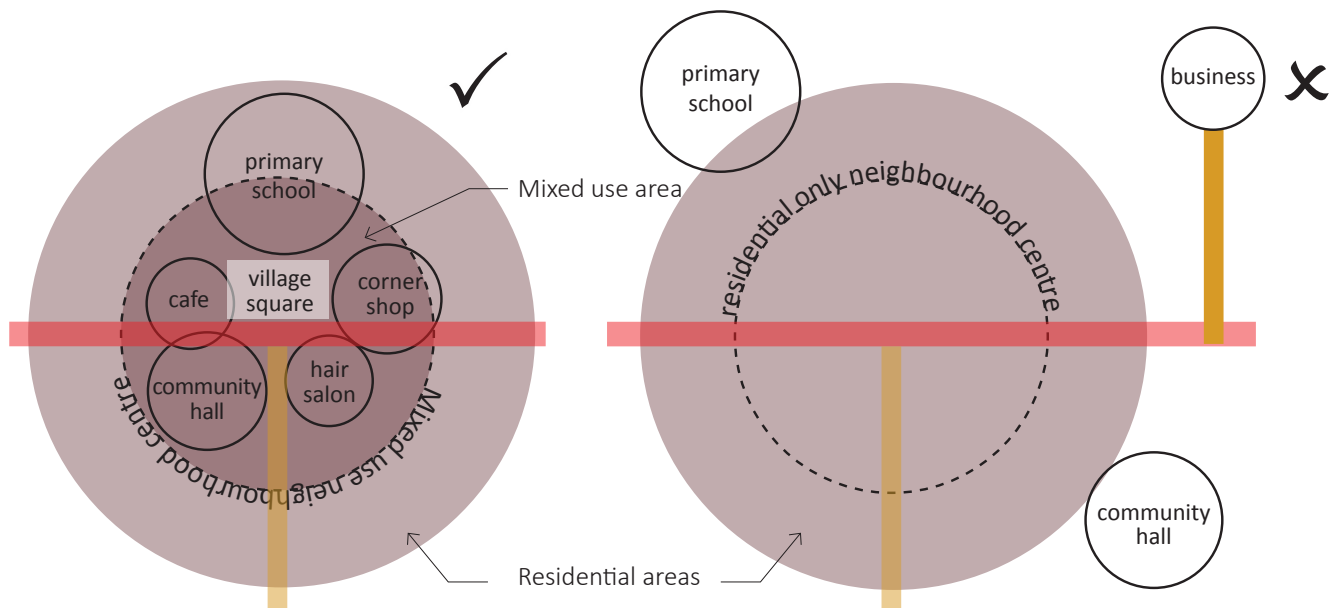
**4.31** A neighbourhood is a notional area of development that is local in scale and based around a nominal 10 minute walk or an 800m distance where access to a range of facilities, jobs and public transport is possible.



**4.32** A neighbourhood centre is a focal point for a neighbourhood that is accessible throughout the neighbourhood via road and safe routes for pedestrians and cyclists. It provides a mix of community and non-residential services for the neighbourhood, with good access to public transport. As such it should be conceived and designed in a manner that promotes its use by people of all ages and abilities thereby encouraging social interaction and benefiting the health and wellbeing of its users.

**4.33** The community facilities that comprise a neighbourhood centre should meet the needs and/or gaps in provision in the locality, and can include schools and colleges, surgeries and medical centres, community halls, places of worship, meeting places, play areas and sport and leisure facilities. These facilities should be distinguishable, well-defined while integrating with, and where possible enhancing the character of the adjoining built and natural environment.

**4.34** Designs for neighbourhoods should draw inspiration from the historic environment, respecting the characteristics, valued features and special qualities of the local landscape and streetscape. It is these features that give an area a 'sense of place' and make it distinct, recognisable and different from other areas.



- Plan to cluster local facilities and compatible non-residential uses within mixed use neighbourhood centre areas. Residents will benefit from good access to a variety of shops and facilities from each journey.
- Isolated non-residential uses and facilities perpetuate single purpose destination trips and are unlikely to create a walkable neighbourhood or support variety and vibrancy within the neighbourhood centre.

### DW8: Healthy Active Places

Major residential and commercial development will be designed to enable people of all ages and abilities to use and enjoy their neighbourhood environment in a way that has a positive impact on their physical and mental wellbeing. Development proposals should incorporate the following where relevant:

- distinguishable, well defined and designed public and private spaces that are attractive, accessible, safe and stimulating;
- permeable and easy to navigate corridors that incorporate elements of natural infrastructure; with good lighting, smooth plain surfaces, frequent seating that prioritise walking, cycling, wheelchairs, prams, mobility vehicles and routes to public transport;
- a clear hierarchy of streets that are easy to navigate with distinctive features at junctions. These should be defined by varied urban form features (e.g. public art, trees and street furniture) and architecture that reflects local character and contribute to navigation and way-finding;
- inclusive layouts promoting health, well-being, community cohesion and public safety;

- e) provision of a clustered mix of services and facilities within a walkable area, with buildings designed to reflect their uses;
- f) designs, features and spaces usable by all different age groups and abilities;
- g) public seating, toilets in public buildings and bus shelters that are suitable for older people and people with disabilities;
- h) frequent pedestrian crossings with audible and visual cues suitable for older people;
- i) clear dementia friendly signage throughout the development including public buildings;
- j) links to strengthened, improved and extended public transport, cycling and walking networks and natural infrastructure networks;
- k) have regard to the LGA and Innovations in Dementia guidance: Dementia Friendly Communities (2015 and subsequent revisions);
- l) have regard to the Police Secured by Design principles to reduce opportunities for crime and antisocial behaviour; and
- m) for developments of 500 homes or more or other development creating 2,500sqm or more of non-residential floorspace, undertake a Rapid Health Impact Assessment (HIA).

**4.35** It is important that development is designed to provide and promote opportunities for people to be both physically and socially active. This has multiple benefits for a person's health and wellbeing. The Local Plan provides a strong policy framework for integrating health benefits into new development.

**4.36** The following checklist is a useful tool for developers to use when planning their developments. It is largely derived from the Healthy Urban Planning Checklist (London Healthy Urban Development Unit NHS 2014). A healthy development can be achieved when these considerations are met and exceeded:

**4.37** Much of the information needed to complete the checklist will be contained in documents submitted with a planning application required to validate the application. The checklist seeks to bring together existing information and assessments to demonstrate that health, as a material planning consideration, has been considered and addressed.

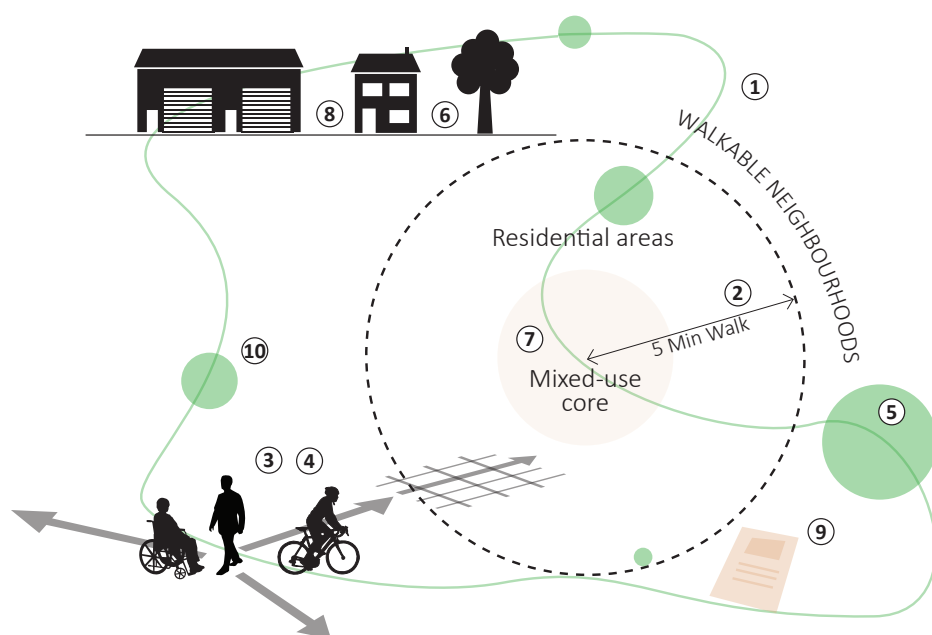
**4.38** For development proposals comprising 500 or more residential units, a Rapid Health Impact Assessment (HIA) will also be required in addition to the checklist. The HIA provides an essential 'prevention' intervention at the beginning of the planning process to identify where the potential health issues may arise, in order that health impacts are avoided, reduced or mitigated, and that health and wellbeing is promoted across all aspects of the planning function. The aim is to identify the main impacts and prompt discussion about the best ways of dealing with them to maximise the benefits and avoid any potential adverse impacts.

**4.39** A Rapid HIA is a resource efficient model as it uses existing evidence to quickly assess the impacts of a development plan or proposal and recommend measures to address negative impacts and maximise benefits. The assessment matrix identifies eleven topics or broad determinants:

- a) Housing quality and design
- b) Access to healthcare services and other social infrastructure
- c) Access to open space and nature
- d) Air quality, noise and neighbourhood amenity
- e) Accessibility and active travel
- f) Crime reduction and community safety
- g) Access to healthy food
- h) Access to work and training
- i) Social cohesion and lifetime neighbourhoods
- j) Minimising the use of resources
- k) Climate change.



4.40 The HIA tool does not identify all issues related to health and wellbeing, but focuses on the built environment and issues directly or indirectly influenced by planning decisions. Health impacts may be short-term or temporary, related to construction, or longer-term related to the operation and maintenance of a development.



- 1. Accessible neighbourhoods
- 2. Walkable communities with daily needs within easy reach
- 3. Interconnected routes prioritising active travel modes
- 4. All infrastructure designed to encourage physical activity
- 5. Well managed open spaces
- 6. Accessible and attractive streets to spend time in and move through
- 7. Co-location of community facilities
- 8. Buildings designed to enable active lifestyles
- 9. Promoting physical activity
- 10. Multifunctional open spaces

Active Place design is a thread that runs through the design of a place that helps people to be active or become more active as part of their daily lives

### DW9: Natural Infrastructure

The Council will continue to establish and safeguard a network of attractive, usable, accessible and multi-functional natural spaces and corridors for the movement of people and species, place-making and the provision of ecosystem services, through the determination of planning applications, infrastructure investments and by partnership working. These should all be informed by the Council's Natural Infrastructure Strategy.





Employing Active Place principles encourages all users to follow more active and healthy patterns of movement and activity that endure throughout life and can lead to fun and positive experiences.



Well designed street and pedestrian environments promote active place principles by providing comfortable social spaces within which to move through and spend time.

Natural Infrastructure provided as part of new development will where appropriate:

- a) be designed-in from the outset, ensuring that the development is planned around people and not the car. Layouts will include a well-designed and interconnected network of:
  - pedestrian and cycle routes,
  - childrens' and young people's play spaces,
  - parks, playing pitches,
  - natural green space,
  - biodiversity enhancement,
  - allotments,
  - sustainable drainage,
  - tree planting,
  - landscape sensitivity, and
  - mitigation for impacts on European Protected wildlife sites;
- b) reflect the diverse needs of all residents of a community in planning for new



natural infrastructure taking into account the size of the development, the site's characteristics, location, historic patterns and features, existing footpaths and cycleways and current or likely future deficits. Where surpluses exist, element(s) of the required natural infrastructure provision may be provided off-site in accordance with paragraph (c), in a suitable accessible location that serves the local community;

- c) where appropriate promote ease of public access through good, safe access and seamless integration with the movement network. Private spaces and drives must not be located at the edges of public open spaces;
- d) use the Fields in Trust Standards publication 'Guidance for Outdoor Sport and Play - Beyond the Six Acre Standard' (2015 and subsequent revisions) as the starting point for provisions. Capacity and accessibility of, and opportunities for improvements to existing nearby provision should also be taken into consideration;
- e) integrate, the historic features and patterns of the site, its setting and access to heritage assets into site natural infrastructure planning;
- f) mitigate against risk(s) associated with coastal erosion and have consideration for the relevant Shoreline Management Plan;
- g) use sustainable drainage solutions that are integrated into the natural infrastructure provision to mitigate any flood risk;
- h) protect and enhance ecological networks by connecting new and existing biodiversity hubs wherever possible;
- i) provide accessible natural green space unless it is not compatible with achieving biodiversity compensation and/or net gain;
- j) have regard to Police secured by Design principles to reduce opportunities for crime and anti-social behaviour;
- k) where relevant, protect and extend existing natural infrastructure assets, enhancing their function and overall accessibility to the network;
- l) where necessary, provide appropriate Suitable Alternative Natural Green Spaces (SANGS) required by Habitat Regulations Assessments to relieve recreational pressure on European Protected wildlife sites;
- m) protect and enhance the ecological, landscape and recreational value of coastal areas and watercourses. Development proposals that are likely to have an adverse impact on these functions (including across their catchments) and setting of the coast, watercourses and their corridors will not be permitted; and
- n) demonstrate how it supports the achievement of Water Framework Directive objectives and has followed guidance from the Environment Agency on implementation of the River Basin Management Plan. In particular, all necessary actions should be taken to avoid any downstream adverse impact on water quality objectives and ecological status that may arise from their proposed development.

**4.41** For the purposes of this Local Plan, the term 'natural infrastructure' combines features sometimes referred to as 'green and blue infrastructure'. Natural infrastructure includes parks, public open spaces, coastal areas, nature reserves, biodiversity networks, biodiversity hubs (containing high concentrations of protected nature sites), soils, green roofs, green walls, street trees, allotments, meadows, wetlands, streams, rivers, sustainable drainage systems (SuDS), canals and lakes.

**4.42** The key features of natural infrastructure are that it is a network of integrated spaces and features, not just individual elements; and that it is 'multi-functional', providing multiple benefits simultaneously.

These can be to:

- support people's mental and physical health and wellbeing;
- encourage active travel;
- make attractive well designed places to live;
- cool urban areas during hot weather;
- protect against climate change by helping to reduce flood risk, storing water for droughts, or preventing soil erosion;
- protect and increase biodiversity and provide ecological networks;
- contribute towards delivering biodiversity net gain;
- encourage local food growing, healthy eating, and healthy food environments;
- attract economic and social investment;
- reduce water run-off during periods of heavy rain by providing sustainable drainage systems and solutions;
- provide natural carbon storage;
- use land efficiently by providing multiple benefits simultaneously; and
- increase environmental resilience.

**4.43** The extent to which natural infrastructure provides these benefits depends on how it is designed and maintained, and the maturity and health of the elements (such as trees) that form it.

**4.44** This policy ensures that natural infrastructure needs are delivered in accordance with the Teignbridge Natural Infrastructure Strategy (currently in preparation) and the Teignbridge Open Space Needs Assessment (2017).

**4.45** Provision of natural infrastructure and movement networks should consider the setting and access to heritage assets, safe management of any flood risk that would endanger users, and reducing opportunities for crime and anti-social behaviour. For example, by clearly defining boundaries between public and private space, and by ensuring open spaces and movement routes are appropriately overlooked.

**4.46** In order to define what constitutes good quality green space, a Natural Infrastructure Checklist has been created, informed by national and local guidance and by input from local specialists. This checklist should be used by developers when planning green and blue infrastructure as it provides clear guidance and a framework designed to inform and support the delivery of good quality provision.

**4.47** The provision of public open space through development is a long standing and key objective of planning. The requirements for provision of play spaces for children and young people, which need to be close to the dwellings being served, are set out in the policy and should be provided within new housing sites. In the case of the larger allocations, specific requirements may also be included in site allocation policies. Sometimes elements of public open space and natural infrastructure are too large to be provided within housing sites, and in such cases it may be considered appropriate to provide them off-site through an appropriate investment source, unless a specific allocation in the Local Plan states otherwise.

**4.48** The use of Fields in Trust Guidance for Outdoor Sport and Play (2015) as a starting point to assess likely level of provision will ensure that provision of outdoor sport, play and informal open space is of a sufficient size to enable effective use. Figure 7 provides further details about the recommended space standards.

#### **DW10: Design of Natural Infrastructure**

The design of natural infrastructure will provide a network of multifunctional natural spaces and corridors that create environmental and quality of life benefits for the community and habitats for wildlife by ensuring:

- a) proposals incorporate/deliver the principles and projects set out in the Natural Infrastructure Strategy for Teignbridge;
- b) it responds to opportunities to enhance existing or create new natural infrastructure assets and connections. This could be demonstrated in natural infrastructure context plans and masterplans showing the proposed roles and connections in relation to the wider natural infrastructure network;
- c) there is sufficient space for the mix of natural infrastructure features and functions within the proposed spaces;
- d) inclusive layouts which promote health, well-being community cohesion and public safety;
- e) distinguishable, well defined spaces that are attractive, safe, stimulating and accessible by people of all ages and abilities, particularly those with mental or physical disabilities, and carers;
- f) publicly accessible natural infrastructure with interconnected pedestrian, cycle and vehicular networks integral to proposals;
- g) necessary wildlife buffer zones and connections are allowed for and can be maintained;
- h) lighting design and levels are compatible with wildlife;
- i) buildings provide surveillance of public spaces and multifunctional corridors so they feel safe, are well elevated and provide a positive outlook to those spaces;
- j) property boundaries visible from public areas are durable for the lifetime of the development, attractive when implemented and likely to be maintained in an attractive and coordinated manner for the future;
- k) street and parking arrangements do not undermine function or appearance of the natural infrastructure; and
- l) landscape proposals are designed to seamlessly integrate their different features and function, are attractive and can be easily maintained.

**4.49** The siting and design of natural infrastructure is an integral and essential component of effective place-making. A well-integrated natural infrastructure network should function for both wildlife and people. Effective delivery of natural infrastructure relies on a co-ordinated, place-based approach which is sensitive to local needs and aspirations, existing and future biodiversity networks and the local landscape and topology. The starting point for planning new natural infrastructure should always be the consideration of existing landscape, green and blue infrastructure and biodiversity elements across a development site and beyond. If the location and design of new development is based on an understanding of what is already there it provides an opportunity to strengthen, and improve the quality of existing networks of natural infrastructure.



A well integrated GI Network - functioning for wildlife and people

- |                              |   |  |
|------------------------------|---|--|
| 1 Play areas and leisure     | 5 Interconnected street network           | 8 Wildlife commuting and foraging routes |
| 2 Water management           | 6 Outward facing block structures         |  |
| 3 Food production            | 7 Existing habitats retained and enhanced |  |
| 4 Safe footpath/cycle routes |   |  |

**4.50** Plan positively for the design of GI by including strategies or proposals for the following where relevant to the envisaged development:

- |   |   |
|---|---|
| • Landscape character and historic interest   | • Public art                                      |
| • Retained features   | • Play and sports facilities                      |
| • Access for all and movement   | • Trees   |
| • Boundary treatments   | • Lighting and surveillance                       |
| • Utilities   | • Relationship between buildings and green spaces |
| • Hard and soft landscape materials   | • Public events, users and activities             |
| • Surface and path treatments   | • Ownership                                       |
| • Furniture (incl seating, bollards, bins, cyclestands, structures and shelters etc.) | • Monitoring, management and maintenance          |
| • Signage, nameplates and banners   |   |
| • Water features and drainage design  |   |

Many Teignbridge GI constraints and opportunities can be found on the council's web site.



### DW11: Natural Green Space

Where required and appropriate, to mitigate the effect of development on wildlife, natural green space will:

- a) be designed to include areas of new and enhanced semi-natural habitat to benefit priority habitats and species, and to mitigate the impact of development;
- b) be site specific, located and designed to account for the nature and scale of potential impacts on existing habitats and species;
- c) ensure adequate space between built form and green features to enable the green features to function well for their intended purpose (i.e. allowing space for biodiversity, habitat growth, drainage and paths for movement and maintenance access);
- d) benefit from natural surveillance;
- e) be capable of being maintained by a single management body into the future;
- f) include plant species which are predominantly native, are of local provenance and resilient to the anticipated impacts of climate change; and
- g) be publicly accessible unless it is not compatible with achieving biodiversity compensation and/or net gain.




**4.51** Natural green spaces are areas where the main function is to mitigate for the impact of development on wildlife. Public access is a requirement but the main focus is on wildlife and where this is not compatible, the use of the space for wildlife should take precedence.



Public access within Natural Green Space areas should be designed and managed to retain the habitat value envisaged at the outset. For instance natural play can be encouraged where it is consistent with the mitigation role of the land. Information boards can help to explain the natural and cultural value of areas to encourage appropriate patterns of use.



Applicants must be realistic about the benefits to wildlife of amenity park land and the recreational value of wildlife areas in calculating on-site mitigation for the development and any residual need for off-site contributions.

	High wildlife value low amenity value
	Medium wildlife value medium amenity value
	Low wildlife value high amenity value



Poorly designed Natural Green Spaces often include:

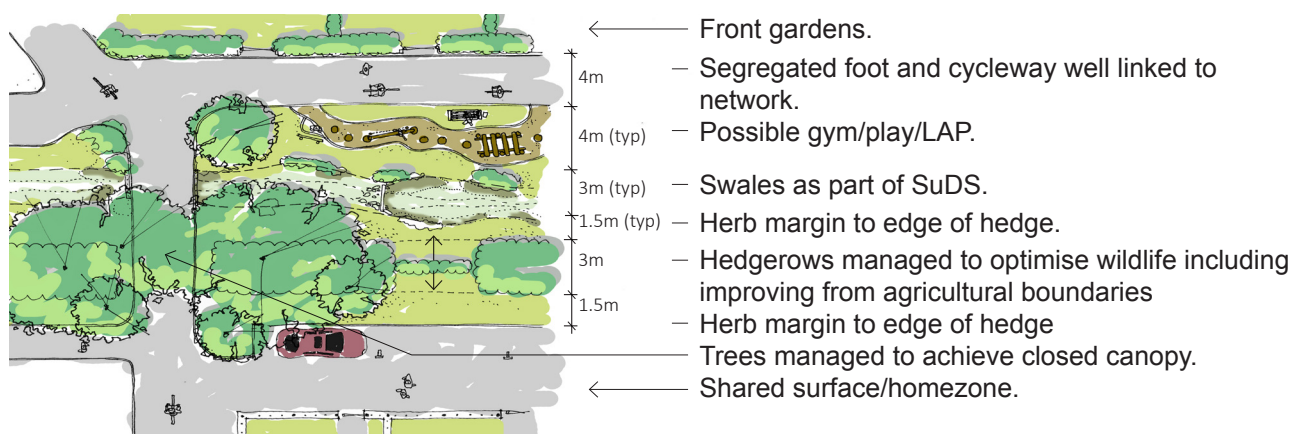
- Gardens within wildlife buffer areas. Gardens are extremely unlikely to deliver the specific habitat and species conditions required
- Areas that are designed for wildlife but are then managed for people using intensive maintenance techniques that reduce their wildlife value
- Areas that are designed for wildlife that aren't managed sympathetically for people, feel unsafe, reduce use and attract antisocial behaviour

### DW12: Natural Corridors

In schemes requiring linked networks of natural corridors, these will be provided to ensure that they remain as critical corridors for movement, drainage and wildlife habitat functions by:

- arranging corridors so that they take in existing ecological features and patterns of use such as species rich hedgerows, watercourses and bat flyways, and are designed and maintained to maximise biodiversity value while providing space for movement and compatible leisure activities;
- ensuring that any site specific habitat/multifunction requirements can be achieved within the proposed widths (typically a minimum width of 13m should be allowed, unless survey data indicates otherwise, excluding footpaths, roads and cycleways);
- being maintained as part of the public realm with maintenance and management plans to cover all operations needed to develop and retain habitat and other value;
- incorporating a suitable mix of other natural infrastructure functions.

**4.52** Natural corridors are critical components of an effective linked network of green and blue spaces that have movement, drainage and wildlife habitat functions. They are attractive spaces that often contain green features like hedgerows, trees and grassland and/or drainage features like streams, rivers, ditches, ponds or SuDS features



Cross sections and typical details can be used to establish parameters and show how compatible uses can be accommodated in the proposed spaces

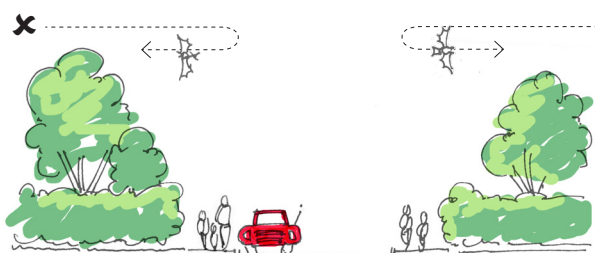
### Design for connectivity

Some European protected species such as dormice and bats rely on the connectivity of green networks for food gathering, movement and habitat.

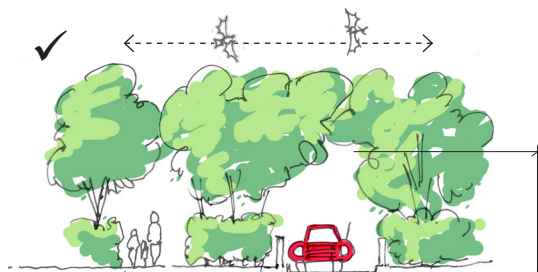
Hedgerows that form strategic flyways as part of the South Hams Special Area of Conservation require special consideration.

Aim to design continuously linked linear habitat features. Where breaches for movement or other reasons are needed, ensure canopy closure.

Increasing the width of planting at the point at which a breach is made improves the chances of successful habitat connectivity.



Avoid creating large gaps in important hedgerows



Find design solutions that achieve canopy closure and minimise the width of breaches needed

### Avoid severance from light sources

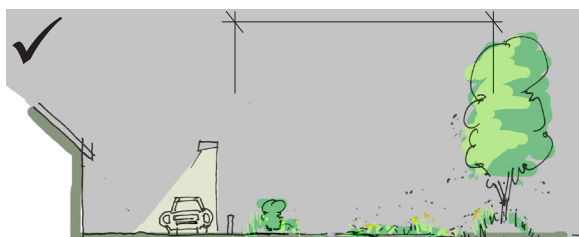
Light levels greater than bright moonlight can deter the movement of bats. The proximity of development to bat flyways and especially any associated lighting should be designed to enable bats to move and feed.

As a rule of thumb, light levels should be no more than 0.5 lux at 5m from the face of the bat commuting feature.

Allowing 20m corridor width in the early layout stages of design can help ensure that adequate space is available for biodiversity and other uses such as SuDS, movement and play. There may be areas where more or less space is required depending on the uses and function of the corridor.



Ensure that light direction and levels do not have the effect of severing feeding and movement routes for bats by spilling onto features that they use.



Reducing or omitting public and private amenity lighting as well as ensuring adequate distances from important green features can help to ensure that their wildlife function is retained.

### DW13: Parks and Recreation

Urban parks and play spaces for children and young people which provide important focal points for recreation, socialising and gathering will be designed so that they:

- a) integrate with, maintain or enhance the character of the adjoining built and natural environment;
- b) are distinguishable, well defined spaces that are attractive, safe, stimulating and accessible by people of all ages and abilities, particularly children and young people, older people, disabled and carers;
- c) become part of the overall natural infrastructure and layout of the site;
- d) are well integrated within new development such that they have a clear sense of purpose and identity;
- e) have the appropriate level of play for the anticipated number and age ranges of children and young people, suitably equipped to meet the needs of the area;
- f) form a component of the wider network of spaces, including informal active or passive recreation and socialising. Designs should make best use of existing features and provide suitable access. Larger parks should include facilities to promote healthy living such as circular walking routes, trim trails, green gyms and multi-wheeled activity surfaces where appropriate; and
- g) are accessible by sustainable travel modes.

**4.53** Urban parks and play areas provide important places within new developments where people can gather, socialise and exercise. Within larger developments, the two can often be combined to provide a key focal point for the community (e.g. Courtenay Park, Newton Abbot).

#### Urban Parks

**4.54** Urban parks are landscaped amenity green spaces that function as focal points and gathering places and can include a formal structure, flower beds, sensory areas, exercise equipment and public art. They can also be provided as smaller spaces that are more informal in layout and character and have few formal facilities.







Poorly designed Urban Parks tend to:

- Be designed at the edges of development or as left over space with a poor sense of character or clearly defined function
- Occupy land that is unsuitable for the proposed function without design intervention to make it appropriate
- Have edges that are defined by the backs or sides of property
- Be located on land left over after planning and feel secondary in character, function or position.

Urban Parks of different character reflecting their locations uses or functions:

- 1. Courtenay Park - Newton Abbot.** Implemented as part of the historic town plan responding to the link between St Paul's Church and the station. Clear sense of identity, buildings and boundaries define and frame the park edge, paths follow desire lines and link well to access points into the space. Play is well overlooked.
- 2. Victoria Gardens - Newton Abbot.** A new park within the centre of the town providing high quality space for visitors to relax and socialise
- 3. Mill Marsh Park - Bovey Tracey.** A centrally located and successfully integrated park that includes play, gym, natural features, cycle track, formal trees and caters for uses from community events to private picnics.
- 4. Widecombe Village Green.** An urban park sitting comfortably with its rural, moorland, setting providing a village green function for social or passive recreation

## Children's and Young People's Space

**4.55** These are outdoor areas where the main purpose is to provide focused opportunities for children and young people to play and socialise. They should be provided as attractive, accessible, age-appropriate spaces that are robust and fit for purpose.

Play Space Standards					
	Approx Age range (Years)	Catchment target (Metres) (Max walking distance to residential front door)	Minimum distance from edge of activity zone to residential elevation (Metres)	Minimum distance between activity zone and residential property boundary (Metres)	Activity zone size (m <sup>2</sup> )
Pocket Play	0-6	100		5	100
Typical standards (See image overleaf)	<ul style="list-style-type: none"> <li>• Located throughout development areas, meeting catchment targets (above),</li> <li>• Used to enhance site features or act as focal points</li> <li>• Uncluttered and free from higher or moderate risk hazards</li> <li>• Features to indicate that play is positively encouraged</li> <li>• Planting and features to stimulate all senses</li> <li>• Features to allow children to claim as theirs</li> <li>• Signed to identify space is for children and to discourage dogs</li> <li>• Landscaped and with a well defined, low, (circa 600 mm) boundary perimeter</li> <li>• Means to control the speed of entering or leaving for children</li> <li>• Provides a stimulating environment aiding counting, learning colours, physical coordination, balance and cognitive development</li> <li>• See Pocket Play Provision standards for additional design and quality standards at <a href="http://Teignbridge.gov.uk">Teignbridge.gov.uk</a></li> </ul>				
Childrens Play Space Standards	0-12	400	20	10	400
Typical standards (See image overleaf)	<ul style="list-style-type: none"> <li>• Provides a suitable mix of furniture including seats, bins, and cycle parking</li> <li>• Surfaced with grass or hard surface together with impact absorbing safety surfacing beneath and around play equipment or structures as appropriate</li> <li>• Contains signs that follow the industry standards</li> <li>• Designed to provide a diverse, stimulating and challenging play experience that seeks to include equipment for balancing, rocking, climbing, overhead activity, sliding, swinging, jumping, rotating, imaginative play, social play, and play with natural materials such as sand and water (where appropriate).</li> <li>• See Children's Play Spaces standards for additional design and quality standards <a href="http://Teignbridge.gov.uk">Teignbridge.gov.uk</a></li> </ul>				
Combined Children's and Young People's Play Space (inclusive family provision)	0-Young Adults	1000		30	1000
Typical standards (See image overleaf)	<ul style="list-style-type: none"> <li>• Provides a suitable mix of furniture including seats, bins, and cycle parking</li> <li>• Quality appropriate to intended level of performance, designed to appropriate technical standards</li> <li>• Located where they are of most value to the development adhering to catchment requirements</li> <li>• Sufficiently diverse recreational use for the whole development/catchment and should include opportunities for: formal play spaces (provision for all ages and abilities), wheeled sports, ball games (MuGA), sports zone, and natural play space. As set out in the 'Combined Children's and Younger People's Play Space' items A -E.</li> <li>• These activities carry their own quality standards - see <a href="http://Teignbridge.gov.uk">Teignbridge.gov.uk</a></li> </ul>				

**Table 10. Play Space Standards**



Typical Play Standards for a Children's and Young People's Space			
Area	Activity	Open Space Classification	Facilities Summary
A	Natural Play Space	Children's and Young People's Space Activity Zone	Bee walls, insect hotels, rockeries, log piles, natural themed seating, nest boxes, natural bird baths, native trees and shrubs, willow play features, sensory play, play landscapes
B	Wheeled Sports	Children's and Young People's Space	Wheeled sports opportunities e.g. skate bowl, pump track, street furniture, landscaped activity zones
C1	Formal Play Area 0-6 Years	Children's and Young Peoples Space	Play zone for toddlers providing: 1) Stimulating, inclusive and fun play to help toddler development 2) Range of sensory planting and play experiences(formal and informal) that will stimulate: sight, touch, sound and smell
C2	Formal Play Area 6-12 Years	Children's and Young People's Space	Formal playground equipment and play experiences for juniors providing stimulating, inclusive and fun play with challenges to include: balancing, rocking, climbing, overhead activity, sliding, swinging, jumping, crawling, rotating, imaginative play and social play
C3	Formal Play Area 12-16 Years	Children's and Young People's Space	Play zone offering formal playground equipment and play experiences for seniors to include: balancing, rocking, climbing, overhead activity, sliding, swinging, jumping, crawling, rotating, imaginative play and social play
D	Sports Zone	Children's and Young People's Space	Zone/s providing the following types of experiences: outdoor gym, table tennis, trim trail station, safe parkour
E	MUGA (multi use games area)	Children's and Young People's Space	Open access MUGA measuring 20 x 40m, to provide a range of sporting opportunities including: netball, mini tennis, five-a-side football, walking sports
F	Sheltered Seating	Ancillary	Protected central resting and socialising space

**Table 11. Typical Play Standards for a Children's and Young People's Space**

The development scale will determine the activity area requirements for each formal play area. (Refer to Recommended Space Standards table)



Illustrative layout of combined play zone (ref table above).

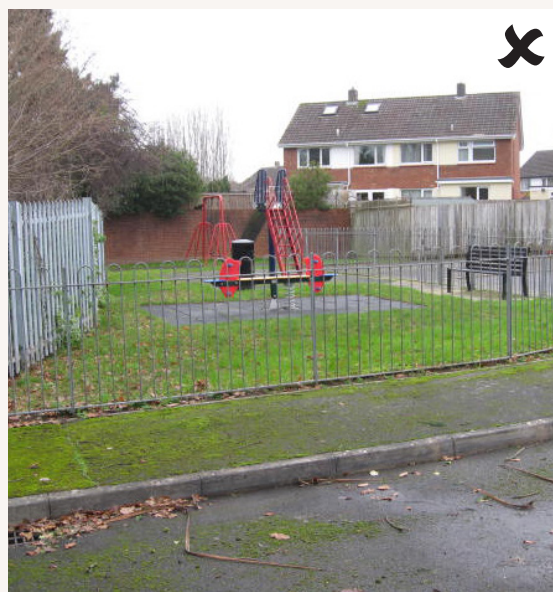
Recommended Space Standards							
			Children's and Younger People's Space (combined provision)				
Scale of Development (Dwellings)	Pocket Play (0-6 years)	Children's Play Space (0-12 Years)	Natural Play (A)	Wheeled Sports (B)	Formal Play (0-16) (C1,C2&C3)	Sports Zone (D)	MUGA/ Ball Sports opportunities
0-9	✓						
10-99	✓	✓					
100-130	✓ *Formal play including C1	✓ *including formal play C2		✓ 300m <sup>2</sup> (min)	✓ 400m <sup>2</sup> (min)		✓ 300m <sup>2</sup> (min) ball sports opportunities
131-199	✓	✓	✓	✓	✓	✓ 250m <sup>2</sup> (min)	✓
200-299	✓	✓	✓	✓	✓	✓	✓ 500m <sup>2</sup> (min) MUGA
300+	✓	✓	✓	✓ 720m <sup>2</sup> (min)	✓ 950m <sup>2</sup> (min)	✓ 250m <sup>2</sup> (min)	✓ 782m <sup>2</sup> (min) MUGA

**Table 12. Recommended Space Standards**

\* Where a development generates an area of 1000 sq metres for a Combined Children's and Young People's Play Space then the, \*formal provision for (0-12 years), should be included within the design. Separate formal provisions may be triggered above this threshold, and should be set out to align with the catchment targets within the Play Space Standards table.

### Poorly designed Play Spaces often:

- Fail to provide advisory signs or litter facilities
- Only provide one means of exit/entrance point, failing to account for intimidation or bullying guidelines
- Are enclosed by over prominent fencing without landscaping to help soften appearance
- Lack consideration of inclusive design which provides access to facilities for disabled and enables non-disabled children and disabled children to play together
- Are located within areas that are not well overlooked and may be poorly used, intimidating, and prone to abuse
- Are located with poor or inadequate buffers to residential property leading to loss of privacy or creation of nuisance
- Provide limited play experiences for children of all ages and abilities



Poor play provisions reduce the opportunities for children and young people to play, develop skills, and enjoy their local area and can leave residents with an ugly, costly nuisance.

## DW14: Allotments

To provide opportunities for local sustainable food production on developments of 100 homes and above, allotments should be:

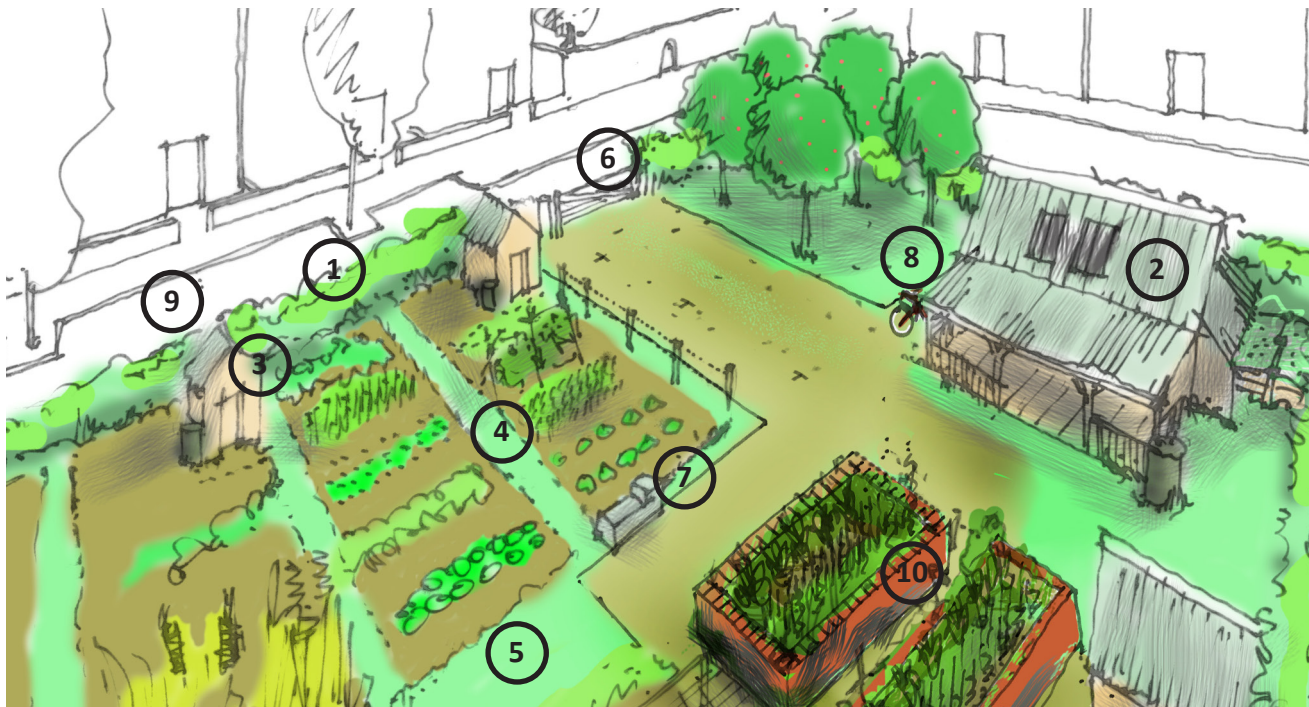
- a) provided on site at a ratio of 1 half sized plot per 25 dwellings with at least an additional allowance of 0.1ha for paths and communal facilities. (Total 0.6ha/1000 dwellings). Sizes based on:

Standard Full Sized Plot	250 square metres
Standard Half Sized Plot	120 square metres

**Table 13. Allotment Sizes**

- b) accessible by sustainable travel modes, and adequate parking provision;  
c) integrated with the adjoining built and natural environment;  
d) be accessible and usable by different age groups and people with disabilities;  
e) make use of the best soils from the development site; and  
f) designed and managed in accordance with the National Allotment Society policies and guidance.

**4.56** Allotments are clearly defined areas of land for individuals or groups to produce vegetables, fruit and/or flowers for use by the plot holder(s). They provide opportunities for local sustainable food production, active leisure and social activity. The typical facilities expected for new allotment areas are set out in Figure 8:



Typical facilities expected for new allotment areas.

- |   |                                     |                               |
|---|-------------------------------------|-------------------------------|
| 1. Robust boundary treatment  | 3. Level storage area for each plot | 7. Water supply               |
| 2. Secure community hut<br>(depending on scale and<br>requirements) and seating | 4. Plot access paths                | 8. Cycle parking              |
|   | 5. Central haul way                 | 9. Adequate car parking       |
|   | 6. Vehicle access gate              | 10. Disabled accessible plots |



## DW15: Sustainable Drainage Systems

To ensure that Sustainable Drainage Systems (SuDS) are properly integrated into proposals for the benefits of wildlife, amenity and water quality, they will:

- a) prioritise above ground solutions that are multifunctional, and follow the four pillars of SuDS design;
- b) be safely integrated into the design and arrangement of built structures and hard and soft spaces;
- c) be designed so that flooding does not occur on any part of the site for a 1 in 30 year rainfall event and that flooding does not occur during a 1 in 100 year rainfall event in any part of a building or utility plant susceptible to water (including the recommended allowance for climate change and urban creep);
- d) ensure that where attenuation is utilised, site runoff is controlled to greenfield performance (rates and volumes) for events up to and including the 1 in 100 year return period, or a reduced rate where required (e.g. Critical Drainage Area); and
- e) ensure that flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedance routes that minimise the risks to people and property.

**4.57** SuDS are a way of managing rainfall in a manner which mimics the natural characteristics of a site pre-development (i.e. greenfield) conditions in order to manage the risk of flooding up and downstream. Well designed SuDS properly integrated into proposals, provide wide benefits for wildlife, amenity and water quality. The four pillars of SuDS design are:

1. Amenity – create great places for people to enjoy
2. Biodiversity – create and sustain great spaces for nature;
3. Quantity – manage flood risk, protect and maintain natural water cycle;
4. Quality – manage run off quality to prevent pollution.

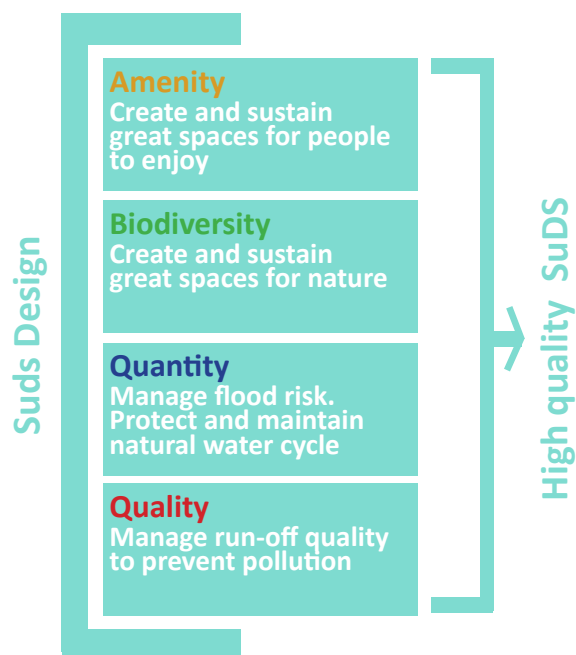


Bradley Bends SuDS

### Poorly designed SuDS tend to:

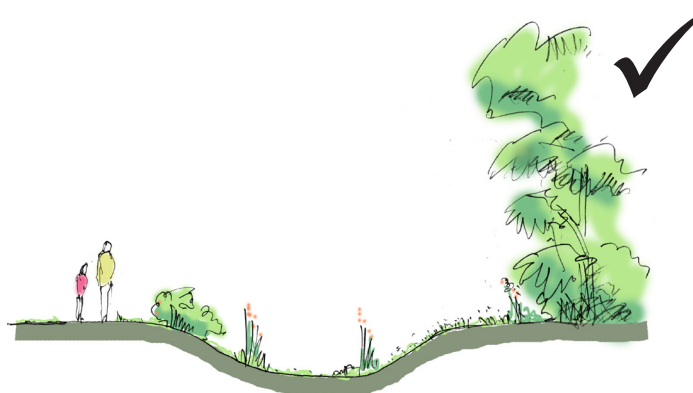
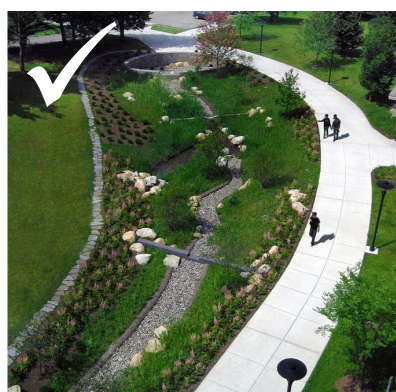
- Be engineering solutions without reference to adjacent context or land uses
- Be designed in a manner that does not leave enough space to maximise environmental quality
- Resort to piped and underground solutions that have a relatively short warranty period and conflict with surface land uses such as play
- Have steep bank profiles that create concern for residents about safety and egress



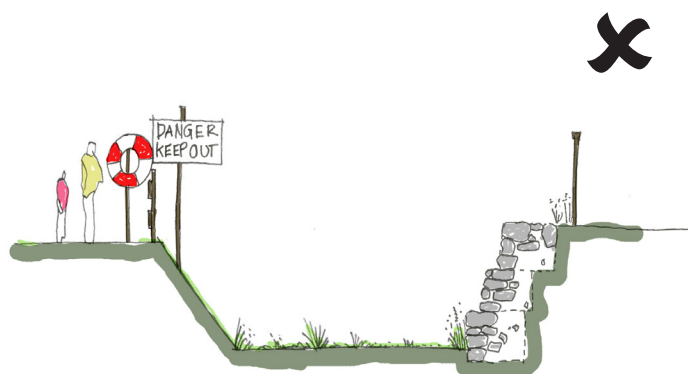


## The Four Pillars of SuDS design.

*Design to achieve high quality SuDS that brings about benefits in the 4 key areas above*



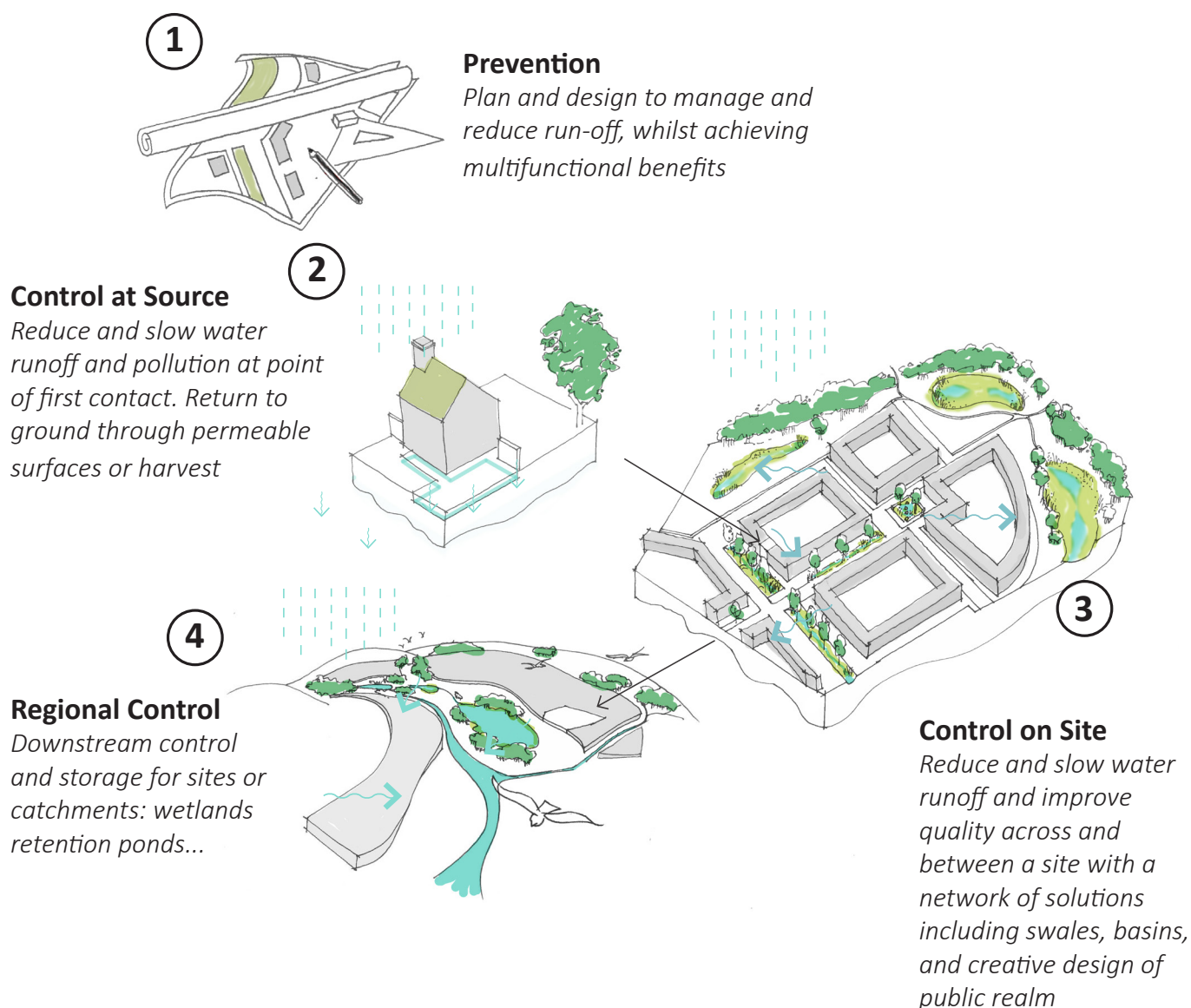
*Gentle and rolling natural profiles with shallow gradients and landscaping can maximise marginal areas and will often create more attractive amenity features*



*Avoid unsympathetically designed structures such as standard headwalls without landscaping or poor quality boundaries and overly steep/angular bank sides that may be difficult to climb from and may reduce biodiversity potential*



## SuDS Management Train



*Integrating the SuDS Management Train Approach is best achieved by considering drainage early in the planning process. At this stage it is easier to consider how natural features can be utilised to manage surface water on the site whilst ensuring that space is made for SuDS.*

## DW16: Urban Greening

The Council supports the “greening” of the urban environment within Teignbridge, including an increase in tree canopy coverage or other measures to increase the “greening” of the urban environment. To achieve this:

1. New major residential development should include tree planting in line with the table below (A-F).
2. Minor residential development should provide an improved level of urban greening in line with Table 14 below (F only).

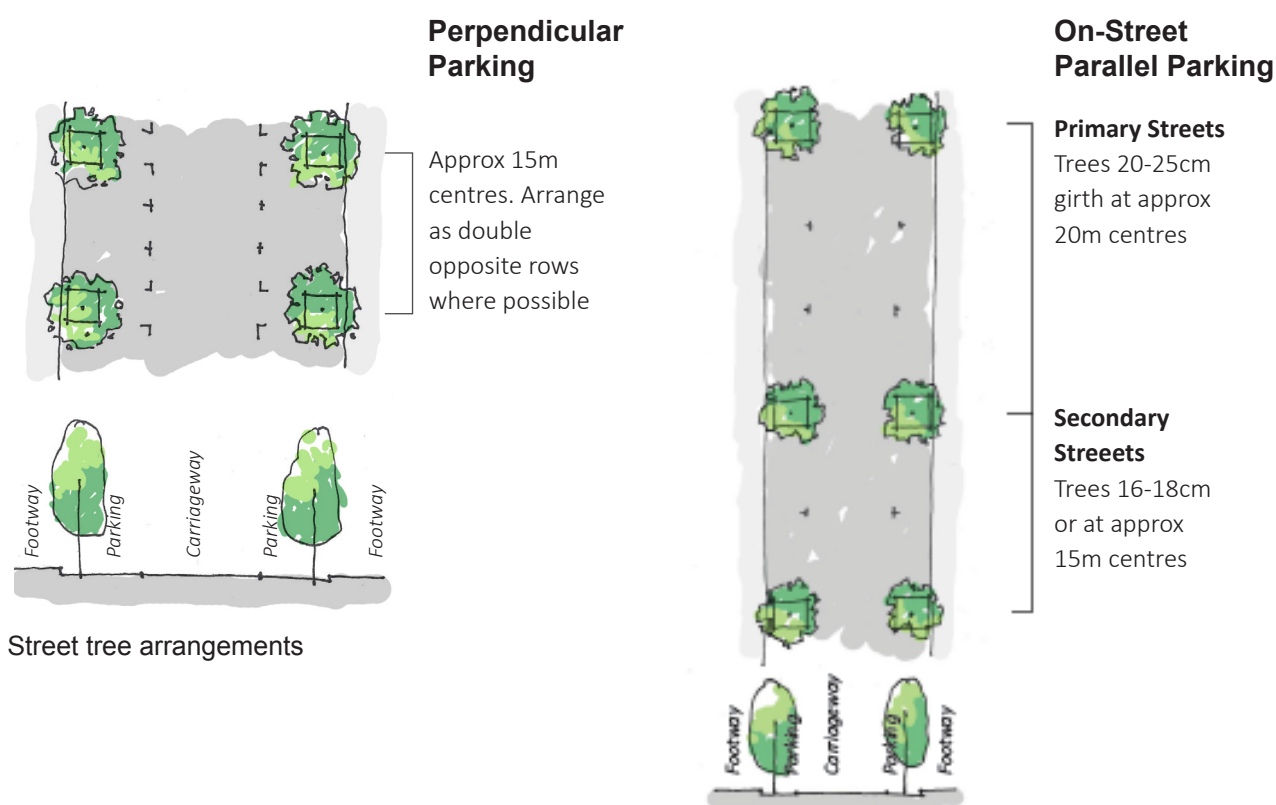
	Type of street/ type of development	Planting distances/other requirements
A	Primary streets	15 metre centres
B	Secondary streets	10 metre centres
C	Tertiary/mews streets	dependant on road design
D	Parallel parking	taller trees: 20 metre centres (between every 3 parking bays)
E	Perpendicular parking	taller trees: 9 metre centres
F	Apartment development/ infill with no street frontage	Will achieve an improved level of urban greening relative to current on-site levels through tree planting in public open spaces, green roofs, green walls or green balconies.

**Table 14. Urban Greening**

3. Where new major employment development involves the creation of new streets, it should provide new tree planting in line with A – C above. In other situations, new employment development, with the exception of extensions to existing premises and changes of use, should provide an improved level of urban greening in line with F above.
4. Where street trees are proposed, evidence must be provided that the Highway Authority is satisfied with the location, species and size of the tree and future management arrangements.
5. Where development results in the loss of a tree/trees of public amenity value, replacement tree planting commensurate with the loss will be undertaken on site, in line with Table 15. Where this is not possible, green roofs or green walls balconies that provide a commensurate level of urban greening will be used to compensate for the loss, or financial contributions towards off-site tree planting will be considered acceptable. Replacement planting must be achieved where a tree has been lost from the public realm, and achieve a similar tree canopy cover to that lost.
6. In order to maximise the chances of successful establishment and future growth of trees on major development sites, the following will be required:
  - a) All new trees above 8-10cm girth must be container grown and comply with BS 8545:2014 “Trees from nursery to independence in the landscape” (or any updates

of this standard) and will only be planted following confirmation from the Council that it is satisfied with the condition and form of the trees, construction of the tree pit and quality of the topsoil, which should, as a minimum requirement, conform to BS 3882:2007;

- b) The species, selection and sourcing of trees must be agreed by the council. In exceptional circumstances this may involve the council's nominated officer accompanying a representative of the applicant to an agreed nursery at the applicant's expense to select trees;
  - c) The transportation, handling and storage of trees to be planted must be by suitably qualified or experienced staff;
  - d) Sufficient volume of soil will be provided to allow species to grow;
  - e) Crating systems are used where trees are planted within or adjacent to existing or proposed hard surfaces;
  - f) Root barriers used where there is a potential conflict with adjacent services.
  - g) Areas to be planted with new trees will be protected from soil compaction, root severance, impact damage, contamination, and fires during development; and
  - h) Management of the trees is agreed and secured prior to occupation of the development.
7. Where green roofs or green walls/balconies are proposed, sufficient information must be submitted to demonstrate the following:
- i) Strength of the supporting structure;
  - j) How the choice of plants considers climate, orientation, temperature and humidity;
  - k) Adequacy of planting material, volume and type, including any required membranes or barriers;
  - l) Adequacy of drainage and irrigation;
  - m) Accessibility and intended use;
  - n) Long term management.







The simple combination of buildings, frontage boundaries, verge, and street trees combine to create a clear street character with a rural identity. The trees remain in a public area and are likely to be retained for the long term (Bradnich)



Many areas of the district combine boundary treatments with planting, giving firm well defined enclosures that also have a softened character.



Low stone retaining walls are frequently found topped with hedgerows to overcome level changes where plots meet public areas



- 4.58** As well as protecting our existing trees, woodlands, and hedges, it is important that new development, especially in our urban area and towns, includes new tree planting or other measures to increase natural features and the “greening” of the built environment. Urban greening can help to improve our health, provides habitats for nature and brings people and nature closer together, helps to slow down surface water run-off and improves air quality, it also improves the appearance of our environment. Studies have shown that being around trees and other natural features can help lift our mood and reduce stress, anxiety and aggression.
- 4.59** Whilst the policy requires the planting of street trees, some sites, e.g. town centre/ redevelopment sites, may not include sufficient space to plant new trees and others may not create new streets, e.g. infill development or minor residential development. In such circumstances the use of other forms of urban greening such as the incorporation of green roofs or green walls/balconies will be considered an acceptable alternative.
- 4.60** Green roofs can also be known as living roofs. They are designed as an integral part of the building and contain a growing medium, over a waterproof membrane and any other requirements, such as root barriers, drainage or irrigation systems within which appropriate plants are grown. They can help to absorb rainwater, provide insulation, create habitats for wildlife and lower air temperature, as well as being visually stimulating.
- 4.61** Green walls can also be known as plant walls, living walls or vertical gardens. They have become an increasingly popular way of incorporating the natural environment into the built environment. Rather than simply using climbing plants to create a green facade, green walls either incorporate integral structures where plants are grown or plants are grown directly into a growing material on the wall’s surface. Green walls have similar benefits to green roofs. They can also be used in combination with balconies to achieve a similar result.
- 4.62** The policy should be applied strictly to new residential development in order to contribute to achieving well designed and pleasant streets. The policy allows a little more flexibility for employment development. Whilst it is important that the places we work in are as well designed as the places we live in, there is less financial incentive to employment land/ premises development than residential development and the Local Plan does not wish to impede the delivery of employment development in any way. Therefore, whilst every endeavour will be made to achieve a similar standard of uplift in relation to urban greening, this will be balanced with the creation of jobs.
- 4.63** It is also vital that new trees are provided with conditions within which they can grow and thrive, not only in terms of their physical conditions, but also relationship with surrounding buildings and infrastructure. The following table should be used as a guide.

Type of tree	General spacing (centres)	Min. distance from road kerb	Min. distance from front face of building
Tall	10 -15m	0.9m	6m
Medium	8 – 10m	0.9m	5m
Small	6 – 8m	0.9m	4m

**Table 15. Tree Planting Guidelines**

**4.64** It is also important that the Council is directly involved with the choice of trees, their sourcing, handling and transportation. This will prevent unhealthy trees being planted, prevent damage during transportation or planting and prevent the spread of diseases to give new planting the best opportunity to grow to maturity

**4.65** When development results in the unavoidable loss of trees of public amenity value, and it is not possible to compensate for this loss on site, financial contributions will be required to allow for off-site replacement tree planting by the District, Town or Parish Council, including Parish Meetings. Where the replacement tree is to be planted in an area of hard surfacing, the cost per tree is £3,319. In other cases it is £765. This cost has been calculated to include management of the tree for its lifetime. The number of trees required to compensate for the loss of existing trees depends on the size of the tree/s to be lost. This is set out in the table below.

Trunk diameter of tree/s to be lost (measured in cm at 1.5 metres above ground level)	Number of replacement trees required
Less than 19.9	1
20 - 29.9	2
30 - 39.9	3
40 - 49.9	4
50 - 59.9	5
60 – 69.9	6
70 – 79.9	7
More than 80	8

**Table 16. Tree Replacement Requirements**

**4.66** The requirement for tree planting as part of new major development is above and beyond the statutory requirement for a 10% uplift in biodiversity.

#### **DW17: Long-Term Stewardship**

In order to ensure that the social and environmental benefits of the natural infrastructure provision continue to be achieved in perpetuity all new major residential development and non-residential development above 2,500sqm will be required to put in place arrangements securing the long-term stewardship of the development. This includes all of the following where they form part of the development:

- Formal and informal public open space;
- Play and recreation areas;
- Playing fields;
- Natural green space;
- Footpaths and cycleways;
- Trees (including street trees);
- Community buildings;
- Street furniture;

- Public art;
- Allotments;
- Sustainable Drainage Systems and associated features; and
- On-street Electric Vehicle Charging points.

The transfer of these assets to the Council, Community Interest Companies, Town and Parish Councils or the Land Trust will be supported.

**4.67** It is vital that both the built and natural facilities provided within new developments are properly managed and maintained to ensure they remain assets for communities living there both now and in the future. Management companies are usually established to undertake this management and maintenance, normally financed through S106 payments and service rent charges on the individual properties. The Council has a strong preference for the long term stewardship of our major developments to be undertaken by a public body or charitable trust where the level of community involvement in the ongoing management of the area can help to ensure that the right facilities are maintained for the benefit of the residents who are living there.

#### **DW18: Parking**

- Parking should be well integrated into the layout so that it does not dominate the street scene;
- Parking areas should be accessible and designed and located to feel safe, with appropriate lighting, natural surveillance, enclosure, boundary treatments, and security measures where necessary;
- Cycle parking should be easily accessible, secure, and protected from the weather. As well as off highway provision, cycle parking should also be located in places likely to attract users (e.g. play areas, neighbourhood centres);
- Parking space sizes should ensure there is sufficient room to open car doors and boots and safely enter/leave the vehicle. Additional access space in front of garages should be provided so that garage doors being opened, or cars parked in front of them, do not oversail the highway. Tandem parking should be avoided;
- Garages should have a minimum internal size of 3m x 6m (plus adequate space if cycle parking is provided in the garage);
- at least 10% of on highway parking spaces should be designed to allow use by a person with disabilities
- Parking for new residential units will be provided at the following minimum ratios unless there are specific provisions set out within made Neighbourhood Plans or where evidence shows that a different ratio is more appropriate based on the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles in accordance with policy CC4. They do not apply in town centres where parking is not required:

	Cycle parking	Vehicle Parking
1 bed dwellings	1 space	1 space
2 bed dwellings	2 space	2 spaces
3 bed dwellings	3 spaces	2 spaces
4+ bed dwellings	4 spaces	3 spaces
Visitor/service provision	1 space per 10 dwellings	1 space per 10 dwellings
B1/B2	Spaces for 15% of employees	1 per 30sqm
B8	Spaces for 15% of employees	1 per 200sqm

**Table 17. Parking Standards**

- 4.68** National policy recognises that addressing parking is important in achieving well designed places. It allows local parking standards to be set for residential and non-residential development and also requires us to plan adequately for cycle parking.
- 4.69** The amount of parking required within each development is likely to vary depending on where the development is located, how well connected it is to public transport, the type of development being built and local levels of car ownership. There are also many different ways in which parking can be provided within new developments, ranging from private driveways or garages, to on-street parking and rear parking courts. Currently, there are no local parking standards or requirements set for either vehicles or cycles and the amount and type provided is negotiated at the planning application stage.
- 4.70** However, parking is one of the most frequently raised issues about new developments. Since the current Local Plan was adopted, the Council has carried out annual Customer Satisfaction Surveys of residents living in new developments. In the 2015, 2016, 2017 and 2018 surveys, general parking was given the lowest level of satisfaction of all aspects of the development monitored. In 2019 it had the second lowest level of satisfaction. Residents are concerned in particular about safety issues arising from cars parked on pavements, a lack of visibility due to crowded parking on roads, and parking blocking pavements. There are two Neighbourhood Plans in place which have recently introduced parking standards as a result of these concerns and an indication that others coming forward will follow suit.
- 4.71** As such, there is evidence to suggest that a specific policy is required to address the parking issues experienced within new developments and to ensure that this is addressed for the whole of the district and not just those preparing neighbourhood plans. The aim of the policy is to provide sufficient space for residents, visitors or employees to park vehicles and cycles whilst making sure that it is well integrated into the street scene in a way which does not impact on the movement of pedestrians, cyclists and public transport. The standards should be used as the starting point for planning for parking in new developments but where evidence clearly shows that a different ratio is appropriate then variations will be permitted.





**Garages should be located and sized to prevent parked vehicles from spilling out onto footpaths and carriageways.**



**Lack of surveillance from surrounding properties and poor boundaries can create parking courts that feel unsafe and insecure.**



**Integrated design approach to highway, landscaping and building layout creates an attractive public square with parking**



**Parking squares can help to support non-residential uses by providing easy access to shops and services**



**Informal arrangements where surfaces are shared are more likely to be found in rural areas**



**Well located parking and highway layout can help to minimise vehicle speeds to levels where pedestrians can feel comfortable**

## DW19: Residential Density

New development will make the most efficient use of land, whilst complying with other Plan policies. To achieve this, the following net density targets\* should be used as the starting point for developments:

- a) 40-60 dwellings per hectare for major urban thoroughfares/avenues/primary streets and neighbourhood centres;
- b) 50-70 dwellings per hectare for main town centre areas;
- c) 30 dwellings per hectare + for park edges and around other green spaces;
- d) 30-40 dwellings per hectare for all other areas that are well related to settlements.

Some variation will be permitted where it can be demonstrated that a different net density is more appropriate due to the surrounding character, settlement type, topography, viability or for townscape reasons or other constraints.

*\*Density calculations should include all private and communal space within the curtilage of an urban block, all parking areas, estate roads, play areas and spaces situated in the secondary and tertiary network. It excludes highways infrastructure, sports pitches, allotments, parks, Sustainable Drainage Systems, schools and other infrastructure requirements and land associated with non-residential uses except where that use forms part of a mixed use building that is partially residential.*

- 4.72** Residential density is measured as the number of dwellings per hectare (dph). Well designed and located areas of higher density enable more people to have, within a short walk, access to the things they need regularly, like shops, local facilities, public transport, cafés and restaurants. In turn, the facilities are more likely to be successful over time as they have the necessary numbers of people within walking distance to support them.
- 4.73** National policy requires us to support development that makes efficient use of land. This means that we should encourage higher densities where we can, whilst taking into account the surrounding character, the type of development, the capacity of local infrastructure and our aim of creating attractive, well designed and healthy places to live.
- 4.74** Across the district there is no consistent pattern of residential density, although generally densities are higher within and closer to town and village centres and lower towards the edges of settlements. The residential densities proposed in DW19 are not therefore based on what we necessarily have now, but rather ensuring a more efficient use of our land in the future, whilst still maintaining densities which are appropriate to surrounding landscape and townscape character. Higher densities are promoted in areas where we want to support local facilities, can enable walkable neighbourhoods and facilitate more efficient public transport networks. Within these places, creative and innovative solutions should be explored, including building higher, so that higher densities can be achieved in ways which do not simply rely on flats/apartments. Lower densities are supported in other places where this would be more appropriate to their location, particularly where it would help the development to blend in with the surrounding countryside.



### Teignbridge residential density examples:



### DW20: Waste and Recycling Storage Provision

In order to ensure that the social and environmental benefits of the natural infrastructure provision continue to be achieved in perpetuity all new major residential development.

1. In order to ensure sufficient and appropriately located space is provided for waste and recycling bins, all new development will demonstrate:
  - a) Adequate provision for waste and recycling storage, which is situated away from prominent public locations and primary thoroughfares, within easy access of the bin collection point, and which complement the surroundings through position, form, scale, materials, details and colours;
  - b) Suitable access for waste collection vehicles and a satisfactory collection point, where possible located on private property, which is easily accessible from the public highway, for the collection of waste and recycling.

2. Communal bin storage areas will also meet all of the following criteria:

- c) Well integrated within the development, easily accessible and not visible from public areas or primary thoroughfares;
- d) Secure but accessible to residents and waste operatives;
- e) Have the ability to be maintained in a clean condition, including provision of a lockable tap, drainage point and include protection against seagulls or vermin;
- f) Be well ventilated;
- g) Have additional capacity to allow for future adaptation;
- h) Be designed to allow for the largest of bin sizes to be opened safely;
- i) Include satisfactory management and maintenance details.

3. Mixed use development, including residential and non-residential development will also demonstrate separate and well defined areas for residential and non-residential waste and recycling.

**4.75** Inadequate provision for waste and recycling can lead to bin bags and other waste being left in public areas, harming the appearance of development, encouraging vermin and seagulls and, resulting in rubbish and litter strewn streets and a degradation of the environment. However, badly sited bin storage that is visible from public areas, poorly enclosed or designed, inconveniently located, and unmanaged can have an almost equally harmful effect on the appearance of new development. It also discourages its use. It is, therefore, vital that new development, whatever its use, provides adequate and well located waste and recycling storage. Waste and recycling storage that is well integrated with a development, sensitively and accessibly located and uses high quality materials appropriate to the surroundings can blend into and complement the wider streetscene and encourages its use.

**4.76** Applicants are encouraged to talk to the Council's Environmental Services Team prior to submitting an application to understand the specific waste and recycling requirements for the proposed development.

## **DW21: Services and Utilities**

In order to integrate with and, where possible, enhance the character of the built and natural environment, services and utilities networks, including their associated infrastructure, will be designed to:

- a) Locate pumping stations, transformers, gas governors, control/switching units, feeder pillars or any plant necessary for the functioning of infrastructure, together with associated housing, means of enclosure and access away from prominent positions to minimise the noise impact on residents and to ensure integration with the character of their surroundings through good design and materials appropriate to the area; and
- b) Minimise their visual impact on buildings, streetscene or landscape through the inconspicuous siting of meters, housing and plant access points; and
- c) Co-ordinate the layout, design and location of access chambers and covers with paving surfaces, kerbs and landscaping by way of alignment, orientation and geometry and to avoid straddling surface types; and
- d) Be compatible with planting proposals, allowing for the soil volumes necessary to support the healthy growth of trees and plants.





Bin Storage - Poor.

- Visible from public areas
- Boundaries too low & flimsy
- Too small
- Open to weather and gulls
- Poorly managed
- Not secure
- Poorly related to properties



Bin Storage - Good, Poundbury, Dorset.

- Well integrated and not visible from public areas,
- Durable
- Correctly sized
- Accessible
- Level access

**4.77** Services and utilities include the network of cables, pipes, ducts, sewers and drains and their associated pumps, transformers, access chamber covers, inlets and outlets that serve to provide gas, water, electricity, communication lines (telephone, broadband), waste water and surface water. When surface infrastructure associated with these networks is located and designed to sensitively integrate with their surroundings, it can become hardly noticeable. However, poorly designed or inappropriately located services and utilities networks, and their associated infrastructure, can have a harmful effect on the character and appearance of a building or area.

**4.78** For example, manhole covers that straddle a grass verge and hard surfaced pavement appear awkward and unsightly; white meters situated on the front elevations of brick buildings draw unwanted attention to themselves; utilities networks that conflict with tree or other planting can harm the healthy growth of trees and plants; poorly located and badly designed sub-stations or similar buildings can significantly detract from a well-designed streetscene or open space; and utilities strips that are not designed to contribute to the function and design of the street can appear alien and out of place.

Poorly designed utilities networks often:

- Do not cross co-ordinate well with hard and soft landscape proposals so that:
  - Manhole covers straddle different surface materials and kerbs
  - Pipes and ducts pass directly below tree pits preventing planting
  - Covers significantly reduce planting areas such that plants struggle to thrive
- Locate standardised plant in prominent locations that are significant to local views
- Locate meter boxes in ways that poorly integrate with the front elevations of buildings



Poorly co-ordinated and integrated services undermine design quality from the outset and are costly to rectify

#### **DW22: Loss of Local Facilities and Services**

To maintain a range of accessible facilities and services within an area, the redevelopment or loss of retail, leisure, community, other key local community and commercial facilities, and Local Green Space designated in neighbourhood plans for another use will not be permitted unless one of the following criteria apply:

- a) There will continue to be a sufficient choice of that type of provision within the local area; or
- b) The existing use is causing a significant problem which can only be resolved with relocation and which outweighs the loss of that type of provision; or
- c) The proposed replacement use has significant benefits which outweigh the loss of that type of provision; or
- d) It can be demonstrated that the use is no longer necessary or viable in the long term. Planning permission for development that will result in the loss, or the change of use of any retail, leisure or community facility will not be granted unless it can be shown through appropriate marketing at a reasonable price (to be independently verified) for at least 24 months that the site no longer provides a realistic prospect for those uses.

**4.79** The provision of local services and facilities can be hugely important to people living in the area. As such, proposals involving the loss of local facilities and services will need to be carefully justified. Within the context of this policy, local services and facilities include (but are not limited to) healthcare and education facilities, pubs, shops, community buildings and specialist accommodation providing care to older or disabled people.

#### **DW23: Protection of Recreational Land and Building**

Development involving the loss of public or private open space, sports and recreational buildings and land, including playing fields, to an alternative use will not be permitted unless:

- a) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- b) the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss; and
- c) it can be demonstrated that the proposed development is in a location that will not affect the integrity of European Protected wildlife sites.

**4.80** This policy aims to protect all open space, sport and recreational land or buildings from redevelopment, with the exception of any sites allocated for alternative use. The Policies Map indicates the key areas protected by this policy, which also applies to all other such land. The policy sets out two possible reasons why a particular area of open space may be developed but none of these are likely to apply often, since the retention of such space is an important element of sustainable communities.



- 5.1** Teignbridge needs a strong, sustainable and resilient economy. ‘Investing in Prosperity’ and ‘Going to Town’ are two of our ten corporate projects aimed at supporting businesses and attracting new investment into the district. We support the provision of more and better quality, better paid, jobs and want to increase the level of skills and training in our local workforce which will give an added boost to businesses and give people a chance to achieve promotion and increase their wages.

### **EC1: Business Development**

Proposals for business development including new buildings, extensions to existing buildings, expansions to or intensifications of an existing business or employment site, diversification of a farm and changes of use, redevelopment or conversions of existing buildings will be permitted in principle:

- a) within or on the edge of a settlement;
- b) in other locations outside defined settlement limits where:
  - i. the scale of employment is appropriate to the accessibility of the site by public transport, cycling and walking;
  - ii. the standard of highways and road safety is appropriate;
  - iii. existing buildings are reused where possible.

- 5.2** Business development for the purposes of this policy comprises development in the B Use Classes such as offices, workshops and industrial premises, storage and distribution warehouses and sui generis uses commonly found on industrial estates. It can also comprise education and training centres and healthcare facilities. The policy provides developers, landowners and businesses with the opportunity to react quickly and flexibly to emerging needs.



- 5.3** A mix of new commercial tenancy types to meet demand will be encouraged, such as business incubators and enterprise hubs, particularly within the town centres. The Council will also seek to bring forward commercial sites where appropriate and trial new types of workspace
- 5.4** The need for new jobs is not limited to the villages and towns, given the existing population within the countryside. There are also existing businesses which may need to expand or relocate and these can be vital to local employment provision in rural areas. By permitting small scale economic expansion, the plan can promote more sustainable rural areas in Teignbridge. To ensure that the countryside remains attractive and retains or enhances biodiversity, and there is not an increase unsustainable travel patterns, a number of specific criteria are set out which apply to the various forms of business development proposed.



## **EC2: Local Supporting Services for Employment Sites**

Within employment sites of 1ha or more, development providing supporting local services will be permitted provided that:

- a) the service is designed to primarily serve workforce needs; and
- b) there is not sufficient provision to meet workforce needs through existing services within walking distance; and
- c) it would provide clear benefits to the environment and the road network by reducing the need for workers to travel outside of the employment area during the working day; and
- d) the service use is ancillary or complementary to existing or proposed B-use classes and would not harm the primary function of the area as a business park/industrial estate, with not more than 20% of the units or floorspace (whichever is lower) being used for such purposes; and
- e) A1 retail is limited to no more than 280sqm net floorspace.

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

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

**5.7** Local services include cafes and takeaways, crèches and day nurseries, healthcare facilities under use classes A3 and D1, and fitness centres. Services will need to be designed to primarily serve workforce needs, which means that such uses should be active in the daytime rather than the evening (such as hot food takeaways operating evening hours only). Other main town centre uses such as hotels, restaurants, bars and pubs, museums, nightclubs, casinos and other culture and tourism development are unlikely to be permitted due to the potential for such uses to directly compete with town centres.

## **EC3: Loss of Employment Sites**

To maintain a range of suitable and available sites and buildings for employment, the development of business, general industrial and storage/distribution land for another use will not be permitted unless:

- a) redevelopment is necessary to fund or enable the relocation of an existing business within the area because:
  - i) the existing use is causing a significant problem which cannot be resolved without relocation and which outweighs the loss of employment; or
  - ii) the business is enabled to expand and/or move to a more sustainable location with no net loss of employment space;



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

**5.8** Existing employment sites can be difficult to replace and therefore their loss should be considered very carefully. Any proposal which involves the loss of business, general industrial or storage and distribution land (including land that has an existing use, is currently used, is allocated or has planning permission for use Classes B1-B8) would have to be strongly justified in the context of the high importance of retaining and expanding the local economy and the creation of jobs. This is fundamental to the Local Plan's strategic objectives.

#### **EC4: Inclusive Employment and Skills**

To promote wider access to jobs and address skills shortages:

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

**5.9** This draft policy reflects the need to nurture, attract and retain a high quality workforce, bringing greater prosperity into the district. Our skills shortage (particularly evident in the digital, construction, and health and social care sectors) is one of our key constraints.

**5.10** Along with the Greater Exeter councils, we are working with local educational providers including the University of Exeter, further education colleges, a number of local employers and schools to promote wider access to jobs and address these skills shortages. One way of doing this is through the construction industry. The construction skills shortage is well documented locally and nationally. Having an appropriately skilled construction workforce of sufficient number is vital to support growth ambitions and deliver associated infrastructure.

**5.11** An 'Employment and Skills Plan' will contain targets for a range of employment, volunteering and development activities. This will help provide opportunities for more people to experience and join the industry, helping to secure the future workforce. Applicants of major development sites are encouraged to contact the Building Greater Exeter team for more information and support – [www.buildinggreaterexeter.co.uk](http://www.buildinggreaterexeter.co.uk).

**5.12** Draft policy EC4 also recognises the importance of encouraging people to develop workplace skills in order to increase their likelihood of employment and career development, whilst also addressing skills shortages in the health and social care sectors. Working with partner agencies, we will continue to focus their efforts on supporting unemployed people

in taking the next steps into employment, education, skills development or training. This includes helping people benefit from the employment opportunities offered by initiatives such as work placements, apprenticeships and pre-employment training programmes. The policy aims to create an environment where the larger businesses (50 or more employees) can be expected to make greater efforts in this regard.

#### **EC5: Working from Home**

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

- 5.13** The use of homes for starting and running businesses, or for working away from a larger central business location is an increasing trend. It provides an efficient use of land and buildings and helps to minimise travel as well as encouraging new businesses to start up.
- 5.14** The Council supports opportunities for home working, including through allowing home based business of an appropriate scale and activity. Not all home-based businesses require planning permission if they are ancillary to domestic use. However, for those that require planning permission, the effect on the residential property, as well as the amenity of neighbours and other potential impacts will be taken into account. Impacts on the amenity of the area or on occupiers of neighbouring properties include consideration of the scale, size and type of the business; potential additional traffic generation; access; noise or disturbance caused by visitors or business operations.

#### **EC6: New Tourist Accommodation and Attractions**

The Council will promote a growing, sustainable tourism sector, and support proposals to lengthen the tourism season and encourage higher spending by visitors through supporting the retention of existing tourist accommodation and attractions which contribute to the local economy.

Development opportunities to enhance the visitor economy will be supported where they are of a scale, type and appearance appropriate to the locality and provide local economic benefits.

Tourist accommodation including self-catering and serviced accommodation, campsites and tourist attractions will be acceptable in principle within or adjoining settlement limits.

In locations outside of defined settlement limits, tourism accommodation or tourist attractions will be permitted in principle for any of the following:

- a) expand or improve existing tourism accommodation or attractions which provide high quality facilities;
- b) involve the appropriate conversion or change of use of a permanent and soundly constructed building which sensitively retain any historic interest and character;
- c) part of a farm diversification scheme;

- d) use of a dwelling to provide bed and breakfast accommodation; or
- e) provide new high quality accommodation or attractions which widen and enhance the tourist offer of the area or improves productivity of the local tourism industry;

and where the following apply:

- f) the scale of the proposal is appropriate to the accessibility of the site by public transport, cycling or walking;
- g) the scale of the proposal is appropriate to the accessibility of the site by public transport, cycling or walking; and
- h) it can demonstrate that it would result in benefits for the economy of Teignbridge; and
- i) where it can be demonstrated that the proposal will not have an adverse effect on a European Protected wildlife site.

**5.15** The tourist economy, while a relatively small direct element of local employment, provides additional visitors to local retail and other services and therefore indirectly supports a significant amount of local employment. It is therefore important that planning policies support its sustainable expansion rather than inhibit its growth unnecessarily. Within settlement limits there is a general 'in principle' support for tourist accommodation and this extends to sites just outside settlements.

**5.16** In the open countryside away from settlements, there are a wide number of potential tourist businesses that can contribute to the area's economy and meet sustainable development requirements. These are set out in the policy. Various other policies will need to be considered in specific cases to ensure that proposals are or can be made acceptable. At Dawlish Warren and locations close to the Exe Estuary, tourism developments are particularly likely to have negative impacts on the Dawlish Warren Special Area of Conservation and the Exe Estuary Special Protection Area. Appropriate Assessments will be required and sufficient mitigation must be secured to overcome any negative impacts identified. In some instances, where it is not possible to fully mitigate impacts, permission may be refused.

#### **EC7: Static and Touring Caravan Sites**

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

- a) demonstrates a very high standard of design of the overall site;
- b) maintains and enhances the character of the landscape and seascape in accordance with the Landscape Character Assessment;
- c) is not within a Coastal Change Management Area<sup>3</sup>;
- d) is served by adequate supporting infrastructure and vehicular access;
- e) is of a scale appropriate to the accessibility of the site by public transport, cycling or walking; and
- f) can demonstrate that it would result in benefits for the economy of Teignbridge.

3. See Policy EN3

- 5.17** The distribution and range of existing static and touring caravan sites in Teignbridge provides choice for visitors in both coastal and inland locations. From time to time proposals come forward for extensions or intensification of existing caravan sites often in order to upgrade individual facilities. Due to the sensitive nature of the landscape context of many of these sites, including Undeveloped Coast, careful account needs to be given to the standard of design.
- 5.18** Any proposals affecting the Undeveloped Coast or Dartmoor National Park will need to accord with Policies SC1 and EN2-EN4 and other relevant Local Plan policies. Given the climate change vulnerability in coastal areas particularly, new static or touring caravan sites will not be permitted within Coastal Change Management Areas.
- 5.19** There is some demand from site operators for enhanced facilities, especially on larger holiday parks, for example to provide better indoor facilities on site so as to encourage use through a longer season. By improving facilities in this way, existing sites can attract visitors for a longer part of the year, providing a greater economic benefit to the area. However, such improvements often involve a greater amount of built development, the visual impact of which needs to be carefully assessed, particularly in coastal areas and other landscapes with an open character.
- 5.20** Caravans often vary in appearance. Consideration should be given to the materials and colours of development as this can greatly reduce the visual impact. Schemes to replace existing static caravans with alternative mobile units that would improve the appearance or quality of the accommodation will be looked upon favourably. For the avoidance of doubt, this policy does not apply to gypsy and traveller pitches, or travelling show people plots.

*The requirements of this policy will be included within a viability assessment of the whole plan and may change as a result in a future version of the plan.*

## **EC8: High speed digital networks**

All new residential and commercial development will be required to have access to digital infrastructure.

To ensure businesses and residents have access to a choice of fixed and mobile internet services with a potential for reliable and resilient gigabit per second speeds, all major development will:

- a) incorporate digital infrastructure as one of the essential utilities, including routing and phasing alongside the other utilities in a Utility Network Plan;
- b) provide a network of open access ducting (open to all fibre providers) suitable for and including full-fibre connections to each building. Ducting must have capacity to accommodate and enable multi-operator fibre to encourage competition and choice for consumers; and
- c) demonstrate that suitable arrangements have been made for the ownership, management and maintenance of the open access ducting, for instance through transfer to a 'dig once trust' mutual.

Sites of at least 500 dwellings or 5ha of employment will ensure resilience by providing at least two physically separate external connections points.



- 5.21** Access to high speed, reliable fixed and mobile connectivity for businesses and residents will support future economic development across the plan area. Domestic broadband usage continues to grow exponentially and home working/remote service access is increasingly necessary as standard. As network capacity increases, there are likely to be continued benefits arising from travel reduction and quicker connection speeds for businesses.
- 5.22** Planning has a role to play in ensuring new developments are future-proofed and avoid unreasonable barriers to the delivery of infrastructure necessary to achieve improved connectivity across the area. This emphasis is supported by the National Planning Policy Framework and wider government preference to a competitive market using fibre to the premises capable of 1 gigabit per second speeds. In addition, it becomes important to promote and accelerate investment in such networks by multiple providers so as to stimulate competition.
- 5.23** An initial requirement is that the digital infrastructure is planned out from the beginning and coordinated with the other necessary utilities such as water, sewerage, electricity and gas or district heating networks. One way to achieve this is by submission of a comprehensive Utility Network Plan for the site. The necessary ducting and fibre can then be laid alongside other utilities using a 'dig once' approach to servicing the site which reduces costs and disruption during construction and in the future.
- 5.24** The ducting will need to be open to additional fibre provision without barriers and in perpetuity, to encourage a more competitive, open digital market. This will be secured through planning obligations or legal agreements. Ongoing ownership, management and maintenance of this ducting will need to be considered and demonstrated by the applicants.

#### **EC9: Development in and around Town Centres**

The vitality, viability, accessibility and distinctive characteristics of the following Town Centres will be maintained and enhanced:

- Commercial and Social Centre: Newton Abbot
- Coastal Destination Towns: Dawlish and Teignmouth
- Rural Gateway Towns: Bovey Tracey and Chudleigh

The Council will:

- a) support them as sustainable locations for living, working and activity through the day and into the evening;
- b) support the key role of small scale, local or independent outlets and the sale of local produce as part of their local distinctiveness and character;
- c) invest to enhance their facilities, environment and economic potential; and
- d) invest to enhance their facilities, built and historic environment and economic potential;
- e) support and invest in greater accessibility of town centres;
- f) support proposals which address issues of coastal and surface water flooding; and
- g) support in principle any proposals to redevelop edge or out of centre or out of town retail units/parks for employment and/or residential uses subject to compliance with other relevant policies of the Local Plan.

- 5.25** Town centres are vital and sustainable locations for development and the preferred location for main town centre uses, particularly retail provision, but importantly also for employment, housing, leisure and entertainment. An independent study commissioned by the Council examined the current and future characteristics and trends of the District's five town centres (Newton Abbot, Teignmouth, Dawlish, Bovey Tracey and Chudleigh). The study, which was informed by stakeholders and local communities, recommended a vision and policy direction for each of the towns by understanding the unique opportunities and challenges that contribute to their sense of place and the barriers to change that make the towns more or less able to respond to changing demands and expectations.
- 5.26** This policy, informed by the town centre study sets out the hierarchy of centres in the district as required by the NPPF. This positions Newton Abbot as the strategic town centre within the district, where the majority of commercial, social activity and development is to be expected. Coastal town centres at Dawlish and Teignmouth provide a supporting role and offer a high level of town centre provision to residents, tourists and day visitors. More local needs are met in the smaller rural gateway towns of Bovey Tracey and Chudleigh and both have defined town centres. Other retail provision is restricted to small scale provision only, and covered in policies EC10-EC12.

#### **EC10: Vital and Viable Town Centres**

Within the town centre boundary as defined on the Policies Map, but outside of defined Core and Secondary Activity Areas, proposals for new buildings, or the change of use of existing buildings, to housing or main town centre uses (including shops, financial and professional services, restaurants and cafes, pubs and bars, takeaways, hotels, offices, and cultural and leisure facilities) will be supported in principle.

Within Core and Secondary Activity Areas, proposals for new buildings, or the change of use of existing buildings, will be permitted in principle where the proposed use:

- a) Has active ground floor frontage and daytime use. Proposals which promote extended use into the evening will be supported in principle;
- b) Creates or retains offices, residential, or leisure uses on upper floors where these are under the common ownership of, and compatible with, ground floor premises;
- c) capitalises on heritage assets to support regeneration, encourage visitors and improve the environment;
- d) enhances the immediate physical environment, including taking advantage of local characteristic/distinctiveness and heritage assets to promote an improved shopper and visitor experience;
- e) supports the vitality and viability of the town centre;  
and;
- f) In the Core Activity Area as defined on the Policies Map, ground floor uses are restricted to retail, financial and professional services and restaurants and cafes.  
and;
- g) In the Secondary Activity Area as defined on the Policies Map, ground floor uses are restricted to retail, financial and professional services, restaurants and cafes, leisure facilities, drinking establishments, hot food takeaways and offices.

- 5.27** Town centre developments need to balance high level activity with the continued importance of heritage and their role as sustainable centres. Policy EC10, which applies to all town centre developments, aims to promote an appropriate mix.
- 5.28** There are five defined town centres in Teignbridge: Newton Abbot, Teignmouth, Dawlish, Bovey Tracey and Chudleigh. While town centres need to provide a range of complementary uses as part of their 'offer', there are certain key streets which need to stay as part of the core area that attract the greatest concentration of trade and footfall. These areas will be protected from the encroachment of some types of uses which would otherwise dilute their role.
- 5.29** Over the past decade the retail industry and particularly the high street have experienced numerous challenges, most notably from a contraction in consumer spending, rising property and operational costs and a shift in consumer spending towards e-retail.
- 5.30** Each of the five Teignbridge town centres currently demonstrate a reasonably healthy appearance with no major or obvious concerns over town centre vacancies and an overall good quality physical environment. The table below presents a "snapshot" of town centre uses.

Town	Convenience	Comparison	Retail Service	Leisure Service	Business	Vacant
Bovey Tracey	11.4%	20.0%	17.1%	17.1%	27.1%	7.1%
Chudleigh	8.5%	25.5%	23.4%	21.3%	14.9%	6.4%
Dawlish	9.2%	28.4%	13.8%	33.9%	6.4%	8.3%
Newton Abbot	6.2%	31.8%	14.0%	23.6%	16.3%	8.1%
Teignmouth	9.3%	35.2%	13.4%	26.9%	9.7%	5.6%
UK (2018)	8.7%	31.6%	14.2%	23.6%	10.5%	11.2%

**Table 18. Town Centre Uses (% of Units), 2019**

- 5.31** Most of the town centres retain a healthy (and above national average) provision of convenience (food) shopping, supporting local communities. Only Newton Abbot, at 6.2%, is slightly below the national average (8.7%). Teignmouth and Newton Abbot town centres retain the highest levels of comparison (non food) shopping, around or above the national average. Dawlish and Teignmouth both have relatively high levels of leisure outlets (cafes, bars, restaurants) in their town centres (34% and 27% respectively) reflecting their strong tourism proposition, significantly above the national average (21%). Bovey Tracey and Chudleigh both have stronger "retail service" provision (hairdressers/opticians etc.) and stronger local business presence, reflecting their role as convenient service centres supporting their local communities.
- 5.32** All five towns have seen a decline in the level of comparison (non food) retail provision over the period 2011-2019. This is in line with the national trend that shows a steady decline in comparison retail provision over the last twenty years, whilst retail service provision (e.g. hairdressers, tattoo parlours and beauty salons etc.) has increased. The trend data for each town doesn't break this down any further but generally most towns are seeing growth in both retail services and leisure services (e.g. bars, restaurants and cafes).
- 5.33** All of the five town centres in Teignbridge have lower than average levels of vacant units than the national average.

**5.34** Since 2014, there have been a large number of applications to change the use of units within all of Teignbridge town centres. The most popular change of use application for all centres, was from Planning Use Class Order A1 (Shops) to Use Class Order C3 (Dwellinghouse), followed by Use Class Order A2 (Professional & Financial Services) to Use Class Order A3 (Restaurants & Cafes). The evidence shows an ongoing market demand for greater flexibility in the use of town centre units to respond to changing consumer demands, and justifies an alternative approach as that set out in policy EC10.

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

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

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

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

**5.38** The streets outside the Core Activity Area require a slightly more flexible approach to enable a vital and broader mix of uses and activities. The emphasis will be on active uses (as defined above), but with greater flexibility to enable them to adapt to local economic circumstances.

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



<b>Edge of centre</b>	For retail purposes (including warehouse clubs and factory outlet centres), a location that is well connected to, and up to 300 metres from, the Core and Secondary Activity Area boundaries. For all other main town centre uses (leisure, entertainment, and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities) a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.
<b>Out of centre</b>	A location which is not in or on the edge of a centre but not necessarily outside the urban area.
<b>Out of town</b>	A location out of centre that is outside the existing urban area.

**Table 19. Town Centre Definitions**

**5.39** Shop fronts are an important component of a town's character and identity and can make a valuable contribution to a town's distinctive image. Policy DW6 provides more detail on improving design standards.

#### **EC11: Large Scale Retail Development**

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

- a) proposal accords with the sequential approach as follows:
  - i) if it is within 300 metres walking distance of a town centre there must be no appropriate site available within the town centre for the use proposed;
  - ii) if it is more than 300 metres walking distance from a town centre there must be no appropriate site available within or closer to the town centre for the use proposed;
- b) not prejudice existing, committed and planned town centre investment and will not lead to significant harm to the vitality, viability or range of retail provision of any affected town centre, taking account of the resilience of the existing town centre, and the cumulative impacts of recent and proposed out of centre retail proposals; and
- c) the proposal will not increase overall travel.

**5.40** The National Planning Policy Framework confirms that the 'sequential test' for retail and leisure developments is to remain, and the policy ensures that where possible new developments of these types are located within or close to town centres. 300 metres is generally considered to represent a reasonable walking distance for a shopper, but this may be less in the smaller town centres. This is to ensure that less sustainable patterns of retail development are not promoted by new shops in out of centre locations, unless there is no

alternative to such a proposal. It is also a requirement that such an out of centre store does not significantly harm town centres by impacting on planned investment, vitality and viability or the range of town centres shops (to protect consumer choice).

### **EC12: Local Shops**

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

Outside of defined settlement limits, proposals for local shops will be acceptable in principle where they can be integrated within new or existing community buildings.

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





## H1: Affordable Housing Targets

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

*The requirements of this policy will be included within a viability assessment of the whole plan and may change as a result in a future version of the plan.*

- a) All residential development sites (excluding any allocations or policies which have specific affordable housing requirements) including change of use and conversion to dwellings within the district with a capacity of more than 4 in designated rural areas and more than 9 in non designated rural areas\* will provide affordable housing in accordance with the following targets and tenure split:

Location	Overall %	Tenure Split	
	% of dwellings to be provided as affordable housing	Social Rented (%)	Affordable Home Ownership (%)
Within the settlement limits of Newton Abbot and Kingsteignton	17	75	25
Within the settlement limits of Dawlish	20	70	30
Within the settlement limits of Teignmouth	20	80	20
Within the settlement limits of South West Exeter	25	50	50
Any other location	25	70	30

**Table 20. Affordable Housing Targets**

- b) Affordable dwellings will be sold by developers to a Registered Provider or other appropriate managing organisation\*\* at a price which retains their affordability without the need for external grant funding;
- c) Affordable housing will be provided on site. A financial contribution towards affordable housing provision elsewhere in Teignbridge may be considered where on site provision would not be an efficient use of resources or would otherwise be inappropriate. Any financial contribution will be based on the purchase price referred to in criterion c) of this policy.

\* Non designated rural areas are Newton Abbot, Kingsteignton, Teignmouth, Dawlish

\*\* See Annex 2 National Planning Policy Framework

- 6.1** Affordable homes are made available for sale or rent for people who cannot access housing on the open market. There are different types of affordable housing:

<b>Social rented</b>	Properties which are owned by local authorities and private registered providers. Rents are typically 45-60% below market value. They are the most affordable form of rented accommodation.
<b>Affordable rented</b>	Properties which are owned by local authorities and private registered providers. Rents are typically 20% below market value.
<b>Affordable home ownership</b>	Housing provided for sale that provides home ownership opportunities for those who are not able to purchase a property on the open market. This includes shared ownership, rent to buy, and other low cost homes for sale at a price equivalent to at least 20% below market value.
<b>Affordable Custom and Self Build</b>	See Table 25

**Table 21. Types of Affordable Housing**

- 6.2** There are a couple of other products available, such as Starter Homes and discounted market sales housing, but the most mainstream products being promoted through this plan are the first two described.
- 6.3** The need for affordable housing is found throughout Teignbridge. Currently, there are around 1000 people on our Devon Home Choice Register who are looking for social and affordable rented housing and a further 166 on the Help to Buy register for those wishing to purchase an affordable home. High local housing costs compared to low local average incomes means that access to most types of housing require double income households and above average incomes. In view of the high levels of need, it is considered that the majority of new market housing should make a contribution to the delivery of affordable housing.
- 6.4** The priority for the district is the provision of rented affordable housing as this is where there is greatest need and demand. 96% of households registered on the Devon Home Choice register cannot afford home ownership and therefore we need to continue providing affordable homes to rent. The cost of rented housing is also an issue, with over 90% of people on the Devon Home Choice register with household incomes of less than £25,000. Nearly all of our newly built rented affordable housing stock is provided as affordable rent (i.e. 20% below market rents). These rents should be capped at or below the maximum Local Housing Allowance Housing Benefit levels. However because the Local Housing Allowance has been frozen for several years this benefit support is not keeping pace with affordable rent costs. In addition, for households requiring larger homes, it is possible that the benefit cap would make it difficult to access this form of affordable housing.
- 6.5** Social rents are much lower, typically between 45-60% below market rents. This makes it much more affordable for many people in housing need. However, social rented properties will be sold by developers to Registered Providers at a lower value than affordable rented properties, making new developments less viable. Replacing affordable rented with social rented properties may therefore result in fewer affordable homes overall if grant funding



is not available, but the overall new affordable housing stock provided would be more affordable to many.

- 6.6** National policy promotes affordable home ownership (i.e. houses provided for sale to those not able to purchase on the open market) and requires at least 10% of new homes built to be available for this. In our towns where most new homes are built, we ask for between 17-20% of the homes to be affordable. Under the national policy requirement, this would mean that at least half of these would be affordable home ownership products, leaving only half as rented properties. Exemptions to this 10% requirement are allowed where this would significantly prejudice our ability to meet the housing requirements of specific groups in the district. Given that the district has one of the highest affordability ratios in the country (i.e. average house prices are around 10 times average household earnings and therefore extremely difficult for many to purchase or rent properties on the open market) and a significant amount of people on the housing register in need of a social or affordable rented property, it is considered that applying the 10% affordable home ownership requirement would prejudice our ability to meet the needs of specific housing groups and therefore the policy proposes a much lower percentage.
- 6.7** There are various affordable home ownership models, including shared ownership, rent to buy and other low cost homes for sale (at a price equivalent to at least 20% below market value). Affordable custom and self build also provides a route to home ownership. There is clearly demand for this type of product in Teignbridge as shown by the number of people on the Help to Buy register, although as stated above a much greater demand exists for rented properties.
- 6.8** An in house viability assessment has been carried out to inform the targets contained within this policy to take account of the proposed shift away from affordable rented provision towards social rented provision. The effect of this shift on viability shows a reduction in current levels in the overall amount of affordable housing likely to be achievable of between 3-5%, depending on location. Although this will mean fewer affordable homes overall, social rented properties are more affordable to more people and better address the demand on the Devon Home Choice Register. It should be noted that these targets are subject to change following the overall plan viability assessment, and may also be affected by legislative change that may occur as a result of the Government's current consultation on First Homes.

### **Affordable Housing Thresholds**

- 6.9** All housing developments which are of sufficient size should contribute to meeting the need for affordable housing. A threshold of more than 4 dwellings (i.e. 5 or more dwellings) in designated rural areas, or 10 in the non-designated rural areas, will be used, reflecting the increased costs per dwelling of smaller sites. In order to reflect increasing viability as sites become larger, the target will be applied to the number of dwellings by which the site exceeds 4. This will be rounded up to the next whole dwelling. Table 22 illustrates this approach on sites of up to 15 dwellings for the three targets. It should be noted that the '4 homes for free' (in designated rural areas) and '9 homes for free' (in non-designated rural areas) only applies to windfall development and does not apply to allocated sites or rural exception sites. This takes into account the fact that each allocated site will have been individually assessed for its viability and that rural exception sites are affordable housing led developments.

Site Capacity	17% target	20% target	25% target
1-4	0	0	0
5	0	1	1
6	1	1	1
7	1	1	1
8	1	1	1
9	1	1	2
10	1	2	2
11	2	2	2
12	2	2	2
13	2	2	3
14	2	2	3
15	2	3	3

**Table 22. Affordable Housing Thresholds**

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



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

## H2: Affordable Housing Controls

Affordable housing is required to have the following restrictions through planning conditions or obligations or another legally defensible limitation:

- a) the occupation is restricted to eligible households in need of affordable housing in accordance with the Council's published criteria;
- b) the rent will be capped at social rent levels in perpetuity;
- c) where the right to acquire, right to buy or the disposal of a dwelling applies, receipts must be recycled for alternative affordable housing provision;
- d) where an acceptable registered provider or other appropriate managing organisation\* cannot be secured to take ownership of affordable housing, a cascade of potential providers will be agreed, including registered providers, Teignbridge District Council, Community Land Trusts and finally sale with Devon occupancy restrictions; and
- e) Custom or self build housing which meets a-c above will be considered affordable housing.

\* See Annex 2 National Planning Policy Framework

- 6.14** Given the level of continued need for affordable housing in Teignbridge, it is essential that our current affordable housing stock is not lost. Policy H2 therefore ensures that affordable housing is retained for those in need.

## H3: Inclusive Design and Layout

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

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

- 6.15** The coalescence of affordable and market housing within a site can promote social inclusion. Best practice is to ensure that there is no visual distinction between different tenures. This approach has been in place since the adoption of the Local Plan. This policy reinforces this requirement more strongly, pushing for designs which are not truly 'tenure blind' to be challenged.

#### H4: Homes Suitable for All

*The requirements of this policy will be included within a viability assessment of the whole plan and may change as a result in a future version of the plan.*

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

1. Be constructed in accordance with the following Building Regulations Requirement, or successive regulations, unless the applicant can demonstrate there are site specific reasons why this is not feasible:

	Minor (1-9 homes)	Major (10+ homes)
Within the settlement limits of Newton Abbot and Kingsteignton	100% M4(2)	75% M4(2) 25% (M4(3a))
Within the settlement limits of Dawlish	100% M4(2)	75% M4(2) 15% (M4(3a)) 10% (M4(3b))

**Table 23. Affordable Housing Thresholds**

2. Provide a range of sizes, types and tenures of housing to address identified needs and market demand to support mixed communities in accordance with the Council's Housing Strategy, Local Housing Need Assessments (where available) and Housing Market Needs Assessments;
3. Meet nationally described space standards with regard to gross internal floor areas and storage. Exceptions to this will only be acceptable where the housing product has been specifically designed as a "tiny home" or similar product.

Where development is permitted by other policies of the plan, support will be given in principle for:

- a) Specific provision for housing options for older people, including retirement housing, retirement communities and care homes,;
- b) Shared housing;
- c) Innovative and sustainable methods of construction such as modular homes or tiny homes.

**6.16** It is important that new development provides the right types and sizes of homes to meet different housing needs. The National Planning Policy Framework now requires us to reflect these requirements in our plans so that the housing needs of families, older people, students, people with disabilities, service families and travellers are adequately met.

**6.17** Teignbridge has specific issues in relation to meeting the housing needs of older people and people with disabilities, with the district expected to see an increase of over 50% in people of retirement age within the plan period, and a linked rise in the number of people living with long term health issues or disabilities. In addition, trends of outward migration of young people in the 20-29 years age bracket is also predicted (Source: 2016 Sub National



Population Projections). There is a need to provide sufficient accommodation which is capable of supporting the health and mobility needs of the growing older population as well as providing a range of smaller and more affordable homes to retain younger people and promote a more balanced local community.

### **Housing for Older and Disabled People**

**6.18** Meeting the housing needs of older and disabled people is crucial in enabling them to live safe and independent lives. Providing sufficient, suitable and adaptable housing helps people to live independently for longer, improve their overall health and wellbeing, reduce the incidence of falls and GP visits, and in so doing help to reduce costs to the social and health care systems. National policy requires us to understand our local demographics so that we can properly plan to meet the housing needs of an ageing population.

**6.19** The number of households over the age of 65 in Teignbridge is predicted to increase from 33,400 in 2016 to 50,400 in 2039 (ONS 2016 SNPP). This is a huge increase over a relatively short period of time, and demands an appropriate response in planning for new homes.

**6.20** Additionally, approximately 21% of Teignbridge residents have their activities limited by long term health issues, or disability. This is 3% higher than the national average and is likely to be a reflection of our older population, which is predicted to grow. Of those waiting on the housing register, 14% are registered as having a need for wheelchair, partial wheelchair, or 'step free' access to their home, with a further 10% saying that they could only manage a maximum of three steps (Source: 2011 Census; NOMIS).

**6.21** Housing for older and disabled people can be achieved in a number of ways. For many, they will continue to live independently in their own homes. For others who may need additional support, or more adaptable living spaces, options including accessible homes (built to Building Regulations Part M standards), retirement housing, retirement villages, and care homes, may be more suitable.

**6.22** Part M of the Building Regulations for dwellings is summarised below:

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

**6.23** Higher accessibility standards will result in higher build costs, although these are marginal for homes built to M4(2) standards. This policy will need to be tested alongside all other draft policies which create additional costs. This will be considered as part of the overall viability assessment of the draft plan.

**6.24** Currently, there is insufficient provision of accessible dwellings and other homes which may be more suitable for older people and people with disabilities. Policy H4 aims to improve the amount of suitable stock available, ensuring more equal access to housing for older and disabled people with specific needs.

### Space Standards

**6.25** The Nationally Described Space Standard will be applied to market and affordable dwellings including self-contained units of accommodation. It sets out requirements for Gross Internal Area for key parts of new residential units, storage and floor to ceiling height. They are set out according to the number of bedrooms, the number of people intended to occupy the unit (to allow for combinations of single and double /twin rooms) and the number of storeys (to take account of space needed for stairs). Whilst research has shown that the vast majority of new development coming forward in Teignbridge over recent years has met the Nationally Described Space Standard, there have been some instances, particularly in relation to affordable housing provision, where newly built properties are not meeting these standards. It is considered beneficial to require adherence to the Standard in order to prevent an unacceptable reduction in the size of residential accommodation, as has been seen in other parts of the country, and to ensure a high level of amenity for occupiers of new development.

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

No. of bedrooms	No. of bed spaces (persons)	1 storey dwelling (sqm)	2 storey dwelling (sqm)	3 storey dwelling (sqm)	Built-in storage (sqm)
1	1	39 (37)*			1.0
	2	50	58		1.5
2	3	61	70		2.0
	4	70	79		
3	4	74	84	90	2.5
	5	86	93	99	
	6	95	102	108	
4	5	90	97	103	3.0
	6	99	106	112	
	7	108	115	121	
	8	117	124	130	
5	6	103	110	116	3.5
	7	112	119	125	
	8	121	128	134	
6	7	116	123	129	4.0
	8	125	132	138	

**Table 24. Minimum Gross Internal Floor and Storage Areas**

**\* Notes (added 19 May 2016):**

1. *Built-in storage areas are included within the overall GIAs and include an allowance of 0.5m<sup>2</sup> for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.*
2. *GIAs for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bedspaces. GIAs for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the GIA provided that all aspects of the space standard have been met.*
3. *Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m<sup>2</sup> to 37m<sup>2</sup>, as shown bracketed.*
4. *Furnished layouts are not required to demonstrate compliance.*

## **Innovative Housing**

**6.27** There are an increasing number of innovative housing models and designs which have the potential to improve the affordability of housing as well as open up the market to a wider range of small and medium sized housebuilders. 'Tiny homes' are one such example, which are specifically designed to follow the principles of the tiny house movement. This is an architectural and social movement that advocates living simply in small homes. Tiny homes typically have overall floorspaces of under 40m<sup>2</sup>. The tiny-house movement promotes financial prudence, economically safe, shared community experiences, and a shift in consumerism-driven mindsets. Any homes proposed as tiny homes will be expected to follow these principles. Modern methods of construction (MMC) is a term used to describe a number of construction methods which differ from 'traditional' construction. Other terms that are commonly used include off-site construction, factory-built, industrialised or system building and pre-fabrication.

### **H5: Custom and Self Build**

To support prospective self builders and custom housebuilding, all sites of more than 20 dwellings will be required to provide at least 5% of the dwellings as serviced plots for sale to custom builders. These plots will be provided where all of the following apply:

- I. suitable adopted or adoptable road access is deliverable at an early stage in the development (prior to 25% occupation of the relevant phase in which the serviced plots are located as agreed at planning application stage);
- II. a range of plots sizes are provided, suitable for detached homes with scaffold margins within the plot boundary;
- III. plots are free of Party Wall requirements unless only developable as a semi-detached or terraced dwelling,
- IV. each plot must be marketed for at least 36 months at a fair plot valuation and in accordance with a marketing strategy to be approved by the local planning authority; and
- V. prior to marketing, each plot must be developable by a custom or self builder, with no issues to prevent immediate purchase and development. On plot services must be provided prior to marketing. The Council will need to be satisfied that legal access and servicing will be possible for potential plot purchasers, before outline planning permission is granted.

Proposals for affordable custom and self build will be supported in principle as part of larger development sites as well as adjoining settlements in line with Policies H6, H7 and H8.

On single plot rural exception sites, plot values will be capped at £10k plus reasonable service charges.

**6.28** For the avoidance of doubt, H5 applies to all sites with more than 20 dwellings, unless different requirements are specifically identified for allocated sites.

**6.29** Custom or Self Build housing is housing built or commissioned by individuals (or groups of individuals) for their own occupation. The adopted Local Plan introduced the 'Teignbridge Rule' which requires sites of more than 20



dwellings to provide at least 5% of the dwelling plots for sale to custom builders. This policy has been largely successful, with little to no resistance from the development industry and in the period from the 1st April 2016 to 30th October 2019, the Council granted planning permission for 401 plots which are suitable for custom and self build housing. It has enabled a supply of custom build plots into the local housing market which would not have existed otherwise and has added to the diversity and range of housing options.

**6.30** Policy H5 is the primary means by which the Council meets its legal duties required under self and custom housebuilding legislation introduced in 2015. The legislation requires the Council keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in the authority's area and to have regard to that register when carrying out their functions. The Local Planning Authority has a legal duty to grant sufficient 'development permissions' to meet the demand for self-build and custom housebuilding in their area.

**6.31** This revised policy has been adapted from the current Local Plan version to address some of the more detailed issues experienced but overall continues to emphasise the Council's support for bringing more custom and self builders into the housing supply market.

**6.32** The Council has adopted a Custom and Self Build Housing Supplementary Planning Document which should be referred to alongside this policy.



Definitions	
<b>Self build and custom housebuilding</b>	<p>Means the building or completion by:</p> <ul style="list-style-type: none"> <li>• Individuals;</li> <li>• associations of individuals; or</li> <li>• persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals.</li> </ul> <p>In order for it to qualify as a self or custom build scheme, decisions on the design or specification of the home must be made by the person(s) occupying the home.</p>
<b>Serviced plot</b>	<p>Servicing of plots may be carried out in phases, with key on plot services required for plot sale, and construction (water, electricity and access) provided prior to marketing. Foul and surface water, telecommunications (and gas where necessary) are required prior to occupation.</p> <p>The Council will need to be satisfied that legal access and servicing will be possible for potential plot purchasers, before outline planning permission is granted.</p>
<b>Affordable custom and self build</b>	<p>To be considered affordable in planning terms, occupants of affordable self build dwellings must satisfy 1) and 2) or 3):</p> <ol style="list-style-type: none"> <li>1. Be made by an eligible household(s), meaning occupants of self build dwellings must be able to demonstrate need, to be assessed against the following criteria; <ol style="list-style-type: none"> <li>a) Household income of less than £60,000 p/a; and</li> <li>b) Do not already own a home;</li> <li>c) Are unable to afford a home on the open market; and</li> <li>d) Able to sustain home ownership.</li> </ol> </li> <li>2. Put in place a legally binding restriction upon the property, as agreed and implemented via a covenant on the property to ensure that; <ol style="list-style-type: none"> <li>a) the resale of the property is limited to at most 80% of market value in perpetuity. The actual % will be determined in relation to open market values and affordability to eligible persons within the income cap; and</li> <li>b) the property may only be sold, let or sub-let (with the consent of the LPA) to eligible persons after both a period of 3 years after the completion of the dwellings, and only to people who satisfy all the criteria in 1) for affordable housing.</li> </ol> <p>or;</p> </li> <li>3. Excluding on Rural Exception Sites, the occupant satisfies and complies with Regulations such that the dwelling(s) can be considered a Starter Home.</li> </ol>

**Table 25. Custom and Self Build Definitions**

## H6: Rural Exception Sites

*The requirements of this policy will be included within a viability assessment of the whole plan and may change as a result in a future version of the plan.*

The development of rural exception sites for affordable housing to meet the needs of the local community will be permitted in principle where all of the following apply:

- a) there is a proven need for affordable housing from households who have a local connection with the parish or an adjoining parish;
- b) the site adjoins a rural settlement and does not have a disproportionate impact on local environmental or historical assets;
- c) the type of affordable housing and the scale of provision are limited to meeting the proven local need;
- d) a planning obligation is enforced which retains all the dwellings as affordable housing in perpetuity and gives priority to occupation by those with a local connection with the parish or adjoining parishes;
- e) the price paid by the Registered Provider or other appropriate housing provider is limited to £10,000 per plot or £300,000 per hectare equivalent, whichever is least, unless site specific circumstances warrant a different approach which is agreed by the LPA;
- f) where there is a proven need according to criterion (a) but there is no available public grant to fund the affordable dwellings, the incorporation of open market housing on the site may be permitted, at the minimum amount required to fund the affordable housing provision if in accordance with the parish/neighbourhood plan if any;
- g) the size of the development is sufficient to meet the identified need for affordable housing up to a maximum of 20 homes per site;
- h) there has been meaningful community engagement prior to the submission of a planning application; and
- i) it can be demonstrated that the proposals are in a location or of a type that will not affect the integrity of a European Protected wildlife site.

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

*\*All settlements excluding Dawlish, Teignmouth, Kingsteignton, Newton Abbot and Kingskerswell*

**6.33** The provision of housing in rural areas is guided by the Local Plan's strategy which concentrates most housing development in the towns. An exceptions policy, which permits affordable housing adjoining settlements where there is a local need, is a longstanding policy which allows for appropriate rural provision. This policy applies to all settlements, not just those with a defined settlement limit. Housing is required to remain affordable in perpetuity, with the exception of the parishes of Dawlish, Teignmouth, Kingsteignton, Newton Abbot and Kingskerswell, where any receipts must be recycled for alternative affordable housing provision.

**6.34** Housing Associations may also request that perpetuity restrictions are lifted in designated protected areas where restricted mortgage availability is demonstrated to be inhibiting the

sale of affordable properties. All other requirements relating to the natural environment and rural communities apply for example green infrastructure and environmental assets.

- 6.35** The national reduction in grant for affordable housing has made the achievement of such exception sites, which often rely on the grant, more difficult. The policy therefore allows for a proportion of the dwellings to be provided as market housing in order to cross subsidise the delivery of the affordable homes required. These market homes can be delivered as custom and self build plots which would not attract a CIL payment.
- 6.36** Landowners considering bringing a site forward as a Rural Exception Site are encouraged to contact the Council's Housing Enabling Team who will be able to assist in getting Registered Providers involved and supporting community engagement efforts.
- 6.37** Single plot exception sites are typically small pieces of land provided by a family member or a local landowner who is willing to support someone wishing to build their own affordable home. The Housing Enabling Team has published some guidance on this, explaining more about how sites might be found and advice on the process for bringing forward a single plot exception site.

#### **H7: Entry Level Exception Sites**

Entry-level exception sites for 100% affordable housing will be permitted in principle where they comply with all of the following:

- a) there is a proven need for affordable housing from households who have a local connection with the district;
- b) the site adjoins an existing settlement and does not have a disproportionate impact on local environmental or historical assets;
- c) the type of affordable housing and the scale of provision are limited to meeting the proven need;
- d) a planning obligation is enforced which retains all the dwellings as affordable housing in perpetuity and gives priority to occupation by those with a strong local connection with the parish or adjoining parishes;
- e) the site does not exceed one hectare in size or exceed 5% of the size of the existing settlement;
- f) there has been meaningful community engagement prior to the submission of a planning application; and
- g) it can be demonstrated that the proposals are in a location or of a type that will not affect the integrity of a European Protected wildlife site.

*\*All settlements including Dawlish, Teignmouth, Kingsteignton, Newton Abbot and Kingskerswell*

- 6.38** Entry-level exception sites have been introduced more recently through the 2019 update to the NPPF. These are sites which offer one or more types of affordable housing, including affordable housing for rent, starter homes, discounted market sales housing and other products which provide an affordable route to home ownership.

## H8: Local Needs Housing in Rural Areas

To support the delivery of custom and self build sites and live/work units for people with a local connection to Teignbridge, proposals for small scale (9 or less) homes will be permitted in principle in rural areas where all of the following apply AND where it is conclusively demonstrated that there is no requirement for the site to be delivered as a Rural Exception Site under Policy H6:

- a) The site adjoins a defined settlement limit\* and fronts onto a public highway;
- b) There is evidence of demand from people with a qualifying local connection who wish to and are able to purchase a custom or self build plot (the Local Occupancy restriction will be applied as a condition of planning permission and relate to the property);
- c) It provides at least the minimum amount of affordable housing identified within the parish or adjoining parish with no defined settlement;
- d) Plot sizes are in the range of 250-350sqm to achieve gross densities of between 30-35 dwellings per hectare;
- e) The market housing element does not comprise more than 80% of the site area;
- f) The cumulative development arising from this policy would not exceed the size of the adjoining settlement by more than 10% of the existing number of built and planned properties\*\*;
- g) is served by adequate access and infrastructure and has reasonable access to local services by public transport, cycling or walking;
- h) there has been meaningful community engagement prior to the submission of a planning application; and
- i) it can be demonstrated that the proposals are in a location or of a type that will not affect the integrity of a European Protected wildlife site.

AND in the case of live/work units:

- j) The employment and residential elements are integrated with one another and cannot be sold off as separate units and activities at a subsequent point in time; and
- k) There is no generation of significant additional traffic movements to and from the premises as a result of the new business activity.

\* *excludes Newton Abbot, Kingsteignton, Kingskerswell, Dawlish and Teignmouth*

\*\* *Number of properties taken from the date of plan adoption*

**6.39** The purpose of this policy is provide opportunities for people with a local connection to Teignbridge to build their own homes in the district. In order to make sure that land remains available for affordable housing in the first instance, any applicant would need to make sure that the site they are proposing for development for Local Needs Housing is not required as a Rural Exception Site. If the proposal can accommodate any identified affordable housing need as part of the development then it is likely to be permitted. However, if the affordable housing need exceeds what the proposal can provide then the development would not be permitted and only a Rural Exception Site would be allowed. The 'no requirement' referred to in the policy therefore means that there is no outstanding



need for affordable housing that cannot be met as part of the proposal. Evidence of need may already be held by the Local Authority (such as through a Parish Housing Needs Survey) but where this is not available, evidence of need will need to be provided at their expense by the applicant using a methodology agreed by the Local Authority. It will need to be conclusively agreed with the Council's Housing team that the proposal will not prejudice the delivery of needed affordable homes in the settlement or parish in order for it to be permitted.

- 6.40** The affordability, accessibility and quality of housing in Teignbridge is a continuing challenge and one that is a key priority for this Council.
- 6.41** The UK housing market is dominated by volume housebuilders. They provide for over 90% of all the homes built and as such are currently the dominant players in delivering the homes that we need – at speed and with a significant proportion of affordable homes. They can access Government backed mortgage finance for first time buyers, which is not so far available on custom and self build schemes.
- 6.42** However, it is increasingly accepted that to enhance the affordability of housing, we need to open up the market to a wider range of small and medium sized housebuilders, including those who use innovative and efficient measures to build new homes. In doing so, there are greater opportunities for raising performance standards through more efficient and low carbon materials and design, improving access to housing for local people, increasing design quality and overall place making, supporting local economies and smaller builders, reducing reliance on a small number of major housebuilders, and providing more affordable solutions to both the purchase and running costs of homes.
- 6.43** Since the adoption of the Local Plan in 2014, the Council has actively worked with partners in Government, the development industry and the custom and self build industry and, through the 'Teignbridge Rule', has begun to deliver serviced plots for prospective self and custom builders in the area. However, the supply of consented plots is currently only around half of the demand recorded on our Self Build Register, and there is more to be done to ensure that alternative delivery models become reliable and mainstream options for providing new homes. As of 30 October 2019 there are 180 individuals on Teignbridge's Custom and Self Build Register. These are people who have expressed an interest in wishing to build their own home within the district.
- 6.44** One of the key obstacles people continue to face in trying to build their own home is finding land. And whilst planning policies quite rightly carefully manage where new homes can be built to ensure that our environment is protected and that new development is located in only the most sustainable locations, the focus on plan-led allocations vastly restricts opportunities for small scale organic growth and inflates land values by reducing developable land supply.
- 6.45** Policy H8 unlocks the potential to bring new builders, suppliers and innovative construction methods into the local housing market. It greatly increases opportunities for Community Land Trusts, Registered Providers or other not for profit organisations to bring sites forward, as well as SMEs and custom and self builders.
- 6.46** Smaller sites with greater flexibility over design and materials provide opportunities for

more sustainable construction and affordable running costs and responding to the climate emergency in place. They also allow for homes to be specially designed to accommodate different needs, whether that be bungalows or other specialised properties for people with limited mobility, or for ancillary work space to provide employment space within the same plot.

**6.47** All new housing provided through Policy H8 will be restricted to local occupancy. This is to ensure that the limited opportunities for new housing development in rural areas are to meet local needs rather than external demand, thereby helping to keep families closer together, and supporting a local workforce. Local occupancy conditions limit who the property can be sold to and as such can suppress the market value of properties by around 20-25%. Alongside limiting plot sizes, this will help to improve the affordability of this new housing stock for local people. Planning applications for Local Needs Housing will need to be supported by a Local Occupancy Form to provide evidence of demand for the proposed dwellings.

**6.48** Local occupancy eligibility is defined as follows:

- People who are currently living in and have permanently resided in the Parish or adjoining rural Parish for 5 years or more and are living in accommodation that no longer meets their requirements; or
- People who do not currently live in the Parish or adjoining rural Parish but have a strong and standing link to the local community including a previous period of residence of 5 years or more; or
- People who have an essential need to move to live close to relatives who are currently living in and have resided in the Parish or adjoining rural Parish for at least the previous 5 years or more and require or provide support for reasons of age, infirmity, or childcare; or
- People who need to live in the Parish or adjoining rural Parish as a result of current sole employment within that Parish or adjoining rural Parish.

**6.49** All applicants will need to demonstrate to the satisfaction of the Local Planning Authority, using the Local Occupancy Form, that the needs of the identified proposed occupants are genuine, that the proposal represents the most practical and sustainable solution to meet the need identified and why the existing housing stock cannot meet their needs.

**6.50** Plot size thresholds are in place to help improve the affordability of the homes by ensuring that new housing stock is modest in size and does not provide an open door to 'grand designs' in the countryside. Some permitted development rights may also be removed via condition in order to properly manage further expansion of the properties. Existing stock satisfies the demand for larger properties which those households with larger incomes are able to afford.

**6.51** Many smaller communities wish to see development of this nature, enabling younger people, families, and older people with changing mobility needs, to stay in the area. This in turn helps to support the limited number of services within some villages but in a way which means that change happens organically and is available for local people, and those in need of affordable or other forms of specialised or adapted housing. To manage the growth of these places though, it is important that an overall cap is placed on the amount

of units which can be provided through this policy. As such, the number of additional units will be restricted to a maximum of 10% more than the existing number of built and planned properties (taken from the date of adoption of the plan). This will ensure that the development is proportionate to the settlement with which the proposed development relates and that there is sufficient capacity within the settlement's infrastructure to accommodate the development.

**6.52** To support broader employment space, the policy also enables live/work units to be built. Work/live space is another form of employment accommodation which should enable local people to start and operate small businesses in the area and become a valuable element of business premises in Teignbridge.

**6.53** Numbers, types and tenures of homes delivered through Policy H8 will be monitored through the Annual Monitoring Report.

**6.54** Sites which are developed through this policy will not become included within the settlement limit and therefore once the site is built to its maximum size, further development adjoining it will not be permitted, unless allocated through a later Development Plan Document. This will avoid ribbon development and gradual creep into the countryside, helping to maintain close connections to the settlement it adjoins.

#### **H9: Homes for the Travelling Community**

At least 70 pitches for gypsies and travellers will be provided for up to 2033.

Gypsy and traveller pitches and travelling show people plots will be permitted within the defined limits of settlements.

Gypsy and traveller pitches and travelling show people plots will be required to satisfy all of the following:

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

Proposals for gypsy and traveller pitches or travelling showpeople plots in the countryside will be permitted provided that they satisfy a) - g) above and:

- h) in the case of Gypsy and Traveller pitches, there is not a five year supply of permitted or allocated pitches unless one or more of the following demonstrate an overriding need for the provision:
  - i) the existing level of local provision is not sufficient to meet an evidenced increased demand for sites;
  - ii) personal circumstances of the applicant;
  - iii) they are provided in lieu of pitch requirements for allocated sites;
  - iv) it would make an effective use of previously developed (brownfield), untidy or derelict land.
- i) in the case of Travelling Showpeople plots, there is a proven need; and
- j) it can be demonstrated that the site is in a location that will not affect the integrity of a European Protected wildlife site.

**6.55** The adopted Local Plan policy includes provision for at least 70 pitches for Gypsy and Travellers in the period 2013 – 2033. To date, these have been delivered as follows, with the remainder to be provided as part of the housing allocation to the west of Newton Abbot (NA1):

<b>Target (2013-2033)</b>	70
<b>Completed</b>	47
<b>Balance (to be met through existing allocation at NA1)</b>	23*

**Table 26: Gypsy and Traveller Pitch Provision**

*\*includes 9 permitted plots which will also need to be delivered at NA1 if not completed before an application is approved.*

**6.56** Additional provision to meet the needs of gypsies and travellers and travelling showpeople will be identified and planned for through the Greater Exeter Strategic Plan and the Local Plan Part 2.

<b>Definitions</b>	
<b>Gypsies and travellers</b>	<p>Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.</p> <p>In determining whether persons are "gypsies and travellers" for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters:</p>



	a) whether they previously led a nomadic habit of life b) the reasons for ceasing their nomadic habit of life c) whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.
<b>Travelling showpeople</b>	Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.
<b>Pitch</b>	A pitch on a "gypsy and traveller" site
<b>Plot</b>	A pitch on a "travelling showpeople" site (often called a "yard"). Additional space may be needed to allow for the storage of equipment.

**Table 27: G&T Definitions - Source: DCLG Planning Policy for Traveller Sites 2015**

### **Gypsy and traveller pitches provided within allocated sites**

**6.57** The policy sets out clear requirements which should be followed in the provision of pitches for gypsies and travellers and travelling showpeople. In addition, any gypsy and traveller pitches included within residential allocations will:

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

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

**6.59** Gypsy and Traveller pitches will be expected to be provided on site within the boundary of allocations as part of integrated, mixed communities. As a minimum, development proposals will include provision for a vacant cleared site that has the benefit of outline planning permission for permanent residential Gypsy and Traveller pitches. Utilities services and satisfactory vehicular access must be provided to the site boundary. The Council will require through Section 106 planning obligations that all sites and pitches are made available for sale, rent or other model and are marketed in an appropriate manner and at a realistic price. Such arrangements could include long-term management by a Registered Housing Provider.

**6.60** However, consideration may be given to the off-site provision of a commensurate number of pitches if more suitable alternative sites are proposed. In such circumstances the Council will support the applicant in identifying a suitable and available site option(s) but it will be the responsibility of the applicant to secure delivery of the off-site provision in the form of completed serviced pitches without the need for external public funding. Early discussions with the Council are encouraged.

**6.61** The Council's waiting list demonstrates there is an immediate housing need for Gypsies and Travellers in Teignbridge. Therefore development proposals will be required to demonstrate a means for achieving the earliest practicable delivery of on-site sites and pitches.

### **Pitch size and facilities**

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

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

**6.63** It may also be influenced by the characteristics of families on the Council's waiting list for Gypsy and Traveller Pitches.

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

**6.65** The Government's (DCLG) good practice guidance (2008) recommends two parking spaces for each pitch. It also recommends a small garden area where space permits.

**6.66** Based on the need to accommodate the above facilities the following minimum pitch sizes will be expected which are guided by the Devon Partnership Gypsy and Travellers Accommodation Assessment (GTAA).

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

**Table 28. Pitch Measurements**

## **H10: Householder Development**

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

- a) The design complements the existing buildings and surroundings and is well related to the original building;
- b) They complement, and are influenced by, the shape and form of the existing dwelling, unless an alternative design is proposed that would maintain or enhance the character of the building and area;
- c) They utilise materials and retain and incorporate fenestration and features that complement the original building and surrounding area;
- d) The quality, character and appearance of the streetscene or landscape is maintained or enhanced;
- e) Adequate outdoor amenity space is retained to meet the needs of the likely occupiers of the building;
- f) Adequate provision for car parking, garaging, cycle storage, and refuse and recycling areas displaced by the development can be made where necessary;
- g) In combination effects of the “terracing” of semi-detached properties from side extensions are prevented or overcome through design solutions;
- h) In the case of buildings of historic merit, they will retain or enhance the historic or architectural merit of the original building;
- i) There will be no net loss of trees, hedgerows or other key natural or historic built features, such as stone boundary walls, which contribute to the character and amenities of the property and/or area; and
- j) Minimises energy demand through the use of sustainable construction methods and materials;
- k) It can be demonstrated that the proposals are in a location that will not affect the integrity of European Protected wildlife sites.

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

**6.68** Residential extensions that are out of keeping with the character, appearance, form and proportions of the original building, or that are inappropriately positioned, excessively large or overly prominent within the streetscene, will be considered unacceptable. An extension that has an unduly harmful impact on the amenity enjoyed by neighbouring properties will be considered equally unacceptable.

- 6.69** Residential extensions should complement their “parent” building, reflecting their character, design and appearance and distinctive features and in most cases should be subordinate to the original building. This is particularly important where buildings of historic merit are enlarged or extended, where the original building should remain readable against the dominant form of the resulting building. Reducing the height of the extension, setting it back from the building line or retaining space between the extension and boundary can help in this regard. In addition, sufficient garden areas should be retained to ensure that extensions or outbuildings have a comfortable relationship with their boundaries and neighbouring properties and do not result in a cramped form of development.
- 6.70** There is a need to ensure adequate car parking for the size and location of the property. Guidance on how much parking is likely to be required is provided in Policy DW18.

#### **H11: Residential Amenity**

1. Development will be permitted providing it does not have an unacceptable impact on the living conditions of nearby residential occupants. Unacceptable impacts will be judged in relation to the level of amenity enjoyed by current and future occupiers within the area and could result from:
  - a) loss of privacy and overlooking
  - b) overbearing or dominant impact on outlook
  - c) overshadowing or loss of natural light
  - d) noise and disturbance from increased activity, including vehicular activity
  - e) odours or fumes
2. Where possible, opportunities to improve residential amenity will be encouraged.
3. Where new residential development is proposed adjacent to a use that may impact upon its amenity, it will need to demonstrate, through mitigation measures where necessary, how an acceptable level of amenity for future occupiers will be ensured.

- 6.71** When new development is proposed it is important that consideration is given to the impacts it could have on existing residential properties. Impacts could vary from affecting a single property to a wider locality and from a minor, but acceptable, impact to an unacceptable, significant adverse impact.
- 6.72** Impacts on residential amenity are often raised during planning application consultations and it must be the aim of all new development to protect and, where possible, improve existing residential amenity.
- 6.73** It is also important to ensure that new residential development does not prejudice the operation of any existing uses in the area. Impacts on residential amenity are likely to arise as a result of privacy and overlooking, dominance, overshadowing/loss of light, noise and disturbance, and odour and fumes. These are explained below.



<b>Privacy and Overlooking</b>	With the exception of the most isolated rural locations, few households can claim not to be overlooked by other residential properties to some degree. However, the protection of the privacy of occupiers of residential properties is an important element of the quality of a residential environment. Therefore, when assessing proposed development, the level of amenity currently enjoyed should be used as a basis upon which to judge increased impacts.
<b>Dominance</b>	Dominance from a development is the extent to which it impacts on the immediate aspect or outlook of an adjoining property, creating a sense of being “hemmed in”. It is different to the views enjoyed from a property. In planning law there is no right to retain an existing view from your property, however, the extent to which new development may have an overbearing impact on the outlook of an adjacent or nearby property is a material consideration.
<b>Overshadowing/ Loss of Light</b>	When new development is poorly sited or badly designed it can cast shadow on neighbouring property and adversely affect the amenity of neighbours to an unacceptable degree. Whilst the overshadowing of part of a neighbour’s garden is likely to be acceptable, the unacceptable loss of natural light to neighbours’ windows (with the exception of windows serving halls, landings, bathrooms, utility areas, etc.) is likely to lead to planning permission being refused.
<b>Noise and Disturbance</b>	<p>Residential occupiers are sensitive to noise and general disturbance. This can be particularly so during the early morning and late evening hours. Whilst non-residential uses are most likely to create the potential for noise and disturbance, domestic extensions such as roof terraces or elevated decking can also create disturbance, particularly in the late evening hours. Running a business from home can also lead to disturbance from increased visitors or delivery vehicles. In cases where planning permission is required to work from home, these will be considered.</p> <p>Particular care should be taken when introducing a residential use into a mixed use area to ensure that the sensitive nature of the residential use does not prejudice the operations of existing neighbouring or nearby uses. Adequate mitigation measures should be put in place to ensure satisfactory level of amenity of residential occupiers.</p>
<b>Odour and Fumes</b>	This type of impact is most likely to occur when residential and non-residential uses are mixed. As advised above, particular care should be taken when introducing a residential use into a mixed use area, to ensure that the sensitive nature of the residential use does not prejudice the operations of existing neighbouring or nearby uses. Adequate mitigation measures should be put in place to ensure satisfactory level of amenity of residential occupiers.

**Table 29. Residential Amenity Considerations**

## **H12: Replacement Dwellings**

1. Within the countryside replacement dwellings will be permitted where all of the following apply:
  - a) The existing dwelling has a lawful use and is not a caravan, timber chalet, mobile home or other temporary structure (with the exception of agricultural or other rural workers' dwellings, in accordance with policy H15);
  - b) The residential curtilage is not enlarged;
  - c) The volume of the replacement dwelling, including new domestic outbuildings is not significantly larger than the volume of the existing dwelling, including existing domestic outbuildings, it is to replace;
  - d) The number of new dwellings is no more than the number of dwellings to be demolished;
  - e) The replacement dwelling is positioned on a similar footprint to the existing dwelling, unless on landscape, design, highway safety, residential amenity or other environmental grounds, a more appropriate position within the site can be agreed;
  - f) The replacement dwelling is of a higher standard of design, reinforces local character and maintains or enhances its immediate setting;
  - g) Impacts on the occupiers of neighbouring or nearby properties are acceptable;
  - h) It will not result in the loss of a building or historic or architectural merit, unless its repair and renovation is not feasible.
2. Planning applications to replace a dwelling allowed under permitted development rights will be supported subject to criteria (b) – (h) above.

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

**6.75** However, in order to prevent the incremental suburbanisation of the countryside, replacement dwellings are restricted in size so that the resulting dwelling is not significantly larger than the existing dwelling. When assessing size, the combined volume of the replacement dwelling and new domestic outbuildings should not be significantly larger than the combined volume of the dwelling and any domestic outbuildings, such as garages, to be replaced. Planning applications should be accompanied by sufficient detail to compare the volumes of the existing and proposed replacement dwellings.

**6.76** In April 2014 the Government introduced “permitted development rights” to allow the change of use of an agricultural building to a dwellinghouse. The current Town and Country (General Permitted Development) Order 2015 (as amended) continues to permit this change of use, under Schedule 2, Part 3, Class Q. The “permitted development rights” are not restricted to traditional stone barns, but extend to all agricultural buildings (subject to certain restrictions and limits). This can result in the need for significant elements of additional building work in order to meet domestic requirements, including structural walls, external cladding and, the insertion of windows and large areas of glazing. Whilst some modern agricultural buildings are not large, many have substantial proportions and, combined with the inclusion of domestic detailing, especially the insertion of large areas of

glazing, may not blend in with their rural setting. Once converted there will be cases where the replacement of these buildings with a newly built, energy efficient, low carbon dwelling will result in a better design outcome and a more acceptable impact on landscape character.

### **H13: Re-use and Conversion of Existing Buildings in the Countryside**

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

- a) It secures the re-use of a redundant or disused building which is either of historic or architectural merit and, through conversion, would result in a positive contribution to its immediate rural setting;
- b) It is capable of conversion without requiring significant extension or alteration and the works required to secure the reuse would not harm the original character or appearance of the building;
- c) The alterations required to bring it into residential or employment use, including the creation of a curtilage, maintain or enhance the character and appearance of the building and, in the case of buildings of historic merit, also retain and incorporate features of historic interest;
- d) The immediate setting of the building (for example through the removal of unsightly extensions and outdoor storage or new landscaping) would be maintained or enhanced;
- e) The rural character and appearance of the landscape setting is maintained or enhanced;
- f) The introduction of a residential or employment use will not prejudice viable agricultural operations on a farm or, the operation of any other rural businesses in the immediate locality;
- g) A safe and visually acceptable means of vehicular access can be provided; and
- h) Development will need to ensure that it does not have an adverse impact on the integrity of a European Protected wildlife site.

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

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

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

#### **H14: Subdivision of Existing Dwellings**

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

- a) The building can satisfactorily accommodate the increased number of residential units without the need for significant enlargement;
- b) The existing residential curtilage can accommodate satisfactory vehicular access, parking and manoeuvring space, outdoor amenity space and outdoor/refuse storage to serve the increased number of residential units;
- c) The alterations, and erection of any additional domestic outbuildings, required to increase the number of residential units maintain or enhance the character, appearance and setting of the building and, in the case of buildings of historic merit, also retain and incorporate features of historic interest;
- d) There would be a satisfactory level of amenity for occupiers of the increased number of units created and occupiers of neighbouring and nearby properties;
- e) There would be acceptable impacts on the character and appearance of the landscape setting;
- f) The number of additional residential units created is commensurate with the accessibility of the site to services and facilities on foot, bicycle or by public transport;
- g) The proposal would include sufficient sound insulation, natural daylight, ventilation, internal storage, shared facilities, fire safety and means of escape to provide a safe environment and satisfactory level of amenity of occupiers;
- h) For non-self contained accommodation, the proposal would meet the relevant Houses in Multiple Occupation standards set out in the most up-to-date Teignbridge District Council's Housing Enforcement Policy.

**6.80** The subdivision of dwellings means the conversion of existing housing into a greater number of self-contained or non-self contained flats or dwellings. Subdivision of housing can raise both visual and amenity considerations, both for neighbours and potential occupiers. Policy H15 is supportive of subdivision in principle but introduces a number of checks to ensure that conversions are sensitive to their surroundings and provide an adequate level of amenity for potential future occupiers. As with the reuse and conversion of buildings in the countryside, the number of new residential units created will need to be considered in relation to the accessibility of the site.

#### **Non-Self Contained Accommodation**

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

**6.82** Shared housing can help to meet the temporary and permanent residential



accommodation needs of part of our community, especially those under the age of 35, who would not receive financial support for self-contained housing. They provide a low cost form of accommodation in an area with below average wages.

**6.83** However, shared housing can also result in a higher level of activity than would be the case if a building were occupied as a single dwelling and careful consideration of the impacts on neighbours will be needed when assessing proposals. In addition, given the lack of relationship between the occupiers of the building, the appearance of the property, including outdoor areas, can sometimes suffer from a lack of maintenance and management. As such, in the interests of the appearance of the streetscene and amenity of occupiers of neighbouring properties, the future management of the building will be secured, when granting planning permission, through the requirement for a Management Plan.

**6.84** Management Plans are likely to include the following and would be agreed by the planning authority in liaison with the housing service:

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

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

### **H15: Rural Workers' Dwellings**

Dwellings for workers employed in agriculture, forestry or other business which are required to be in the countryside will be permitted provided that:

- a) there is an essential functional need arising from the business for a full time worker to be housed on the site and it is the primary location for their business activity; and
- b) the business unit is of sufficient size to require a full time employee, is economically viable and has clear prospects of remaining so; and
- c) there are no dwellings on the holding which could meet the need within sight and sound; and
- d) no dwellings or existing buildings suitable for residential conversion on the holding have been sold in the previous 3 years.

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

- e) permission for a temporary dwelling will be granted for the first 3 years, in order to assess the longer term application of criteria a) to d) of this policy;
- f) the siting of new buildings should be grouped with existing buildings, where possible, will be discretely sited and will be designed and employ material sympathetic to its rural context, to minimise its visual impact on the rural landscape; and
- g) where a new dwelling is constructed it will be limited to a floorspace of 150 square metres, including any domestic outbuildings such as garages, or a size to meet the established functional need, whichever is smaller; and
- h) it can be demonstrated that the proposals are in a location that will not affect the integrity of a European Protected wildlife site.

**6.86** The rural character of much of Teignbridge is based, in part, on the agricultural activity taking place within the District. In addition to farming, there are other businesses that need to be located within the countryside, such as forestry operations. The Council wishes to support the effective operation of businesses that contribute to the rural economy in line with the National Planning Policy Framework's acceptance of dwellings to meet an essential need for a rural worker to live permanently at or near their place of work in the countryside. However, in allowing rural workers' dwellings consideration will be given to the availability of any other buildings on the holding, including those that could be converted, or dwellings that are available nearby. New dwellings in the countryside will only be permitted under this policy where there are no other dwellings, or buildings that could be converted, available. This is to restrict the number of new isolated dwellings in the countryside.

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

**6.88** The functional need for a permanent rural worker's dwelling will need to be demonstrated in order to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. Such a requirement might arise, for example, if workers are needed to be on hand day and night:

- a) in case animals or agricultural processes require essential care at short notice;
- b) to deal quickly with emergencies that could otherwise cause serious loss of crops or products, for example, by frost damage or the failure of automatic systems.

**6.89** New rural workers dwellings should only be permitted where a financial test has justified that the size of the dwelling proposed can be sustained by the business. The LPA will take a realistic approach to the level of profitability, taking account of the nature of the enterprise concerned. Some enterprises which aim to operate broadly on a subsistence basis, but which nonetheless provide wider benefits (e.g. in managing attractive

landscapes or wildlife habitats), can be sustained on relatively low financial returns.

- 6.90** In the case of rural workers dwellings to serve equine development, this will be limited to professional liveries where the business is the sole employer of the occupier of the dwelling and where their presence on site is required to ensure the welfare of the animals residing there.
- 6.91** The occupation of rural workers dwellings will be limited by condition to a person solely, mainly or last working in the business or in agriculture or forestry in the locality or a widow or widower of such a person and any dependant family. This is justified by the stringent tests required in order to permit a dwelling under this policy.

#### **H16: Removal of Conditions Imposed on Rural Workers' Dwellings**

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

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

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

## Chapter 7: Environment

### EN1: Strategic Open Breaks

To maintain the physical separation of certain settlements, development within the following open breaks will be limited to that which retains their open character and their contribution to the settlements' setting:

- Newton Abbot - Kingskerswell - Abbotskerswell - Torbay
- Newton Abbot - Kingsteignton
- Exeter - Exminster
- Teignmouth - Bishopsteignton

Development proposals on strategic open breaks must not undermine the physical or visual separation and open character between settlements. They will be subject to Policy SC2 and will not be permitted if they result in:

- a) harm to the openness or landscape character of the area, including local views, or would otherwise result in significant harm to settlements in their wider landscape setting; or
- b) loss of environmental or historical assets that individually or collectively contribute to local identity.

- 7.1** Certain settlements are close together, and there is pressure to develop within the gaps. Where these gaps are important to their character or are themselves of high environmental quality, the policy indicates that this open character should be maintained. Where a gap between settlements is already covered by a protective policy, for example the Undeveloped Coast Policy (EN2) it is unnecessary to define these as strategic open breaks as well. This policy reinforces the value of maintaining the physical and visual separation between certain settlements. This ensures that communities retain their sense of place and identity through the prevention of settlement coalescence.

### EN2: Undeveloped Coast

The protection, maintenance and enhancement of the distinctive landscape and seascape character and ecological qualities of the undeveloped coast, will be a priority alongside the ecological and biodiversity considerations. Development which would have a detrimental effect on the visual or physical character of the undeveloped coast and estuaries will not be permitted. New development will be regarded as inappropriate except where it has regard to the Shoreline Management Plan and:

- a) is a minor alteration in line with H10; or
- b) the replacement of an existing dwelling in line with H12; or
- c) is required for the purposes of agriculture, forestry, the small scale expansion of existing business or tourism use, redevelopment of a site that enhances the character of the undeveloped coast; or
- d) involves a use that requires a coastal location and by virtue of its scale, nature and location does not detract from the undeveloped character of the coast.



- 7.2** The Undeveloped Coast is defined on the policies map and is based on the extent of maritime and coastal influences, particularly its visibility from sea, coastline and estuary.
- 7.3** The open stretches of undeveloped coast have their own special character and, where possible, should remain open. Therefore there is a presumption against development on undeveloped coast where a proposal does not have a demonstrable need to have a coastal location.
- 7.4** Development that requires a coastal location, including flood defences and measures to improve public access and enjoyment must conserve and enhance the distinctive coastal landscape and seascape qualities and character. Small scale expansion of existing business will not normally result in any development away from existing buildings and structures and therefore any detrimental impact on the visual and physical character of the undeveloped coast can be limited.
- 7.5** In determining applications within the undeveloped coast, reference will be made to the Shoreline Management Plan (SMP). The SMP aims to reduce coastal erosion and coastal flooding risks to people, property and the historic and natural environment. It is an important part of the Government's strategy for directing public resources to the management of those risks.

### **EN3: Coastal Change Management Areas**

- A. To reduce the impacts of physical changes to the coast and the impact of these changes on communities, new development or the intensification of existing development in Coastal Change Management Areas will be limited to the following uses (i-iii). All development must demonstrate that it will not result in an increased risk to life, significant increase in risk to property, or increased coastal erosion:
- i) essential infrastructure\* provided there are clear plans to manage the impacts of coastal change on it, and it will not have an adverse impact on rates of coastal change elsewhere; or
  - ii) temporary siting of development directly linked to the coastal strip (such as beach huts, cafes/tea rooms, car parks and sites used for holiday or short-let caravans and camping) within the short-term risk areas (20 year time horizon); or
  - iii) hotels, shops, office or leisure activities requiring a coastal location and providing substantial economic and social benefits to the community within the medium (20 to 50 year) and long-term (up to 100-year) risk areas.
- B. Proposals for the relocation and replacement of permanent tourist accommodation and ancillary facilities, community facilities, commercial and business uses that are considered important to the well-being of a coastal community affected by coastal erosion will be permitted, provided that:
- i) The existing uses have been in place prior to the adoption of the Teignbridge Local Plan Part 1 (2020-2040);
  - ii) the development replaces that which is affected (or threatened) by erosion within 50 years of the date of the proposal;

- iii) the new development lies beyond the Coastal Change Management Area in a location that is well related to the coastal community from which it was displaced;
- iv) the site of the development/use it replaces is cleared and the site rendered safe and managed for the benefit of the local community and/or the local environment; and
- v) taken overall (considering both the new development and that which is being replaced) the proposal should not have a detrimental impact upon the landscape, townscape or biodiversity of the area, having regard to any special designations.

C. Proposals for the relocation and replacement of dwellings that will be affected by erosion will be permitted, provided that:

- i) The existing dwelling has been in place prior to the adoption of the Teignbridge Local Plan Part 1 (2020-2040);
- ii) the development replaces a permanent dwelling, which is affected (or threatened) by erosion within 20 years of the date of the proposal;
- iii) the new dwelling is comparable in size to that which it is to replace;
- iv) the relocated dwelling is within or adjacent to a defined settlement in a location that is well related to the coastal community from which it was displaced, and is beyond the Coastal Change Management Area;
- v) the site of the development/use it replaces is cleared and the site rendered safe and managed for the benefit of the local community and/or the local environment; and
- vi) taken overall (considering both the new development and that which is being replaced) the proposal should result in no detrimental impact upon the landscape, townscape or biodiversity of the area, having regard to any special designations.

*\*Essential infrastructure is:*

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

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

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

- 7.8** Areas likely to be affected by physical changes to the coast, such as flooding, 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 (that provide the primary source of evidence in defining CCMAs) is currently underway. It is anticipated that the updated Shoreline Management Plans will designate a number of CCMAs within the district.
- 7.9** New development, or the intensification of existing development will not normally be permitted in a CCMA. The National Planning Policy Framework (paragraph 168) states that development will only be appropriate where it is demonstrated that:
- a) it will be safe over its planned lifetime and not have an unacceptable impact on coastal change;
  - b) the character of the coast including designations is not compromised;
  - c) the development provides wider sustainability benefits; and
  - d) the development does not hinder the creation and maintenance of a continuous signed and managed route around the coast.
- 7.10** The planned lifetime of development in a CCMA will be limited through temporary permission and restoration conditions where this is necessary to reduce a potentially unacceptable level of future risk to people and the development.

#### **EN4: Landscape Protection and Enhancement**

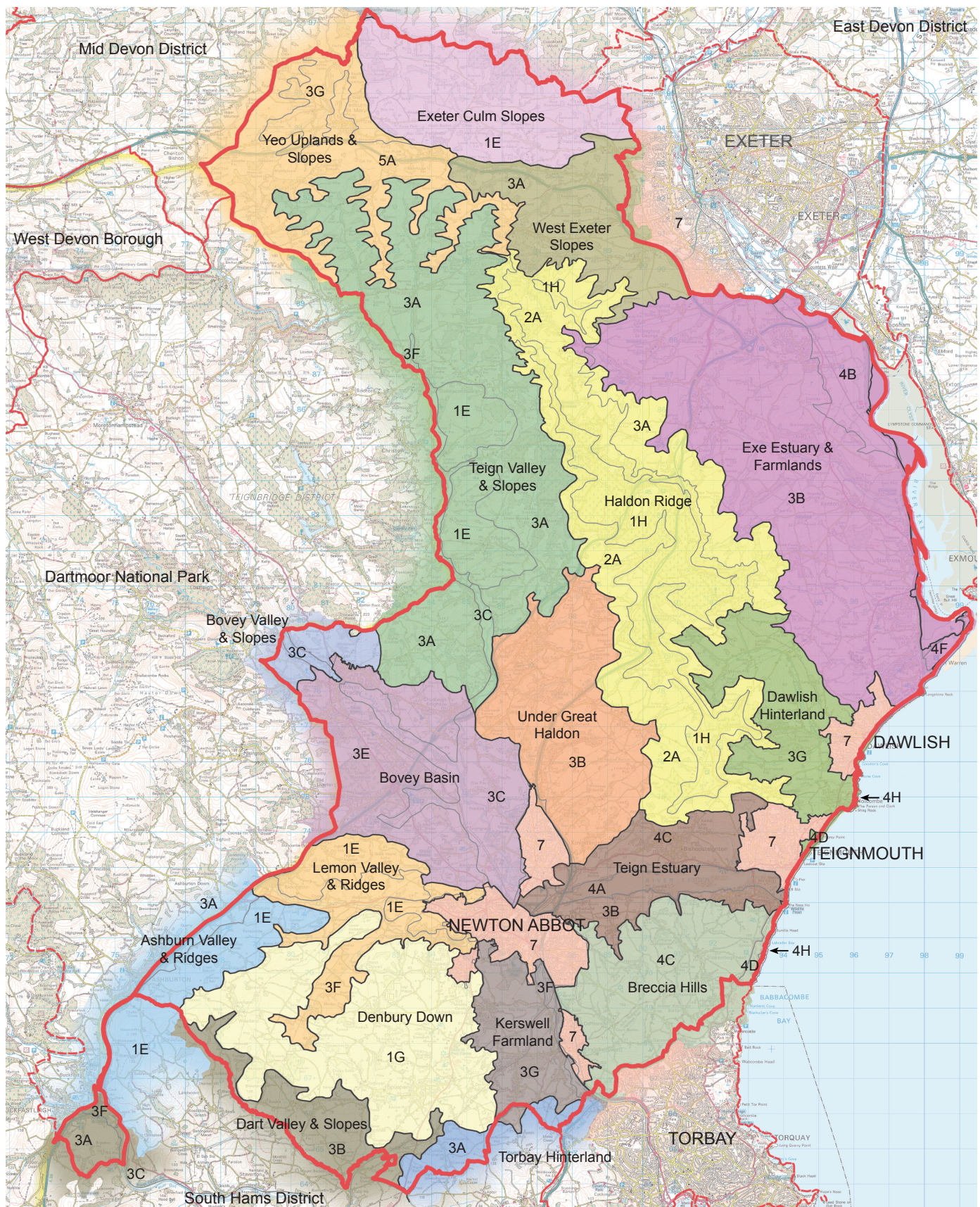
To protect and enhance the area's landscape and seascape, development will be sympathetic to and help to conserve and enhance the natural and cultural landscape and seascape character of Teignbridge. Special regard must be given to the setting of the Dartmoor National Park, the historic designed landscapes around the Haldon Hills of Mamhead, Oxtan, Powderham and the Haldon Estates, and the Exeter Urban Fringe.

Development proposals will:

- a) conserve and enhance the qualities, character and distinctiveness of the landscape using the District's Landscape Character Assessment and its area specific strategic management guidelines and recommendations; and
- b) protect and, where appropriate, restore specific landscape and seascape, wildlife and historic features which contribute to local character and quality; and
- c) minimise adverse visual impacts through high quality building and design; and
- d) be in line with any relevant policies relating to views and landscapes contained within an adopted neighbourhood plan.

- 7.11** [The District Landscape Character Assessment](#) identifies Landscape Character Areas and describes their character, quality and key characteristics. It covers the whole of the district and sets out strategic guidelines and recommendations for each different type of landscape in Teignbridge. Consideration of development proposals will be required to have regard to these guidelines.





NOTE: The extent of all LCAs beyond the study area have not been mapped and are subject to future assessment.

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- 7.12** This approach replaces the currently designated Areas of Great Landscape Value (AGLV). These were originally designated in the early 1950s. Since then, changes including the introduction of the Undeveloped Coast, the stronger emphasis on valuing all landscapes through a Landscape Character Assessment approach, and the limited weight of AGLVs in comparison to other landscape designations (such as the National Park, Areas of Outstanding Natural Beauty, the Undeveloped Coast, and Neighbourhood Plan Local Green Space), means that an alternative approach is proposed.
- 7.13** The approach set out in EN4 attaches weight to the Landscape Character Assessment as the primary means of assessing the impact of a proposed development on the landscape, recognising that all landscapes matter and aiming to conserve their distinct landscape character. Landscapes of particular sensitivity are named in the policy for which special regard will be required. These are described in Table 30 on the following page.

Named Landscapes	Descriptions
<b>Dartmoor National Park (setting of)</b>	<p>A nationally protected landscape of the highest status. Designated to: conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and to promote opportunities for the understanding and enjoyment of the park's special qualities by the public.</p> <p>An expansive, semi-natural upland area that comprises: moorland, granite tors, forestry, farmland, incised wooded river valleys, and historic villages and towns. A working landscape, managed through a partnership between landowners, local authorities and conservation interest groups and governed by the Dartmoor National Park Authority.</p>
<b>Exeter Urban Fringe</b>	<p>The predominantly undeveloped landscape of farmland and forestry that lies to the southwest of Exeter, encompassing the slopes that roughly extend between the 60m contour line and the wooded skyline of the Haldon Ridge. The landscape provides a green backdrop to views out from within the city and a green setting when perceived from the surroundings.</p>
<b>Historic designed landscapes around the Haldon Hills of Mamhead, Oxton, Powderham and the former Haldon Estate</b>	<p>Historic designed landscapes are gardens, parkland and woodland that have been consciously designed and managed for their aesthetic and recreational characteristics. They are typically associated with 17th, 18th and 19th Century country estates. These landscapes can cover large areas which reflect the extent of land owned by historic estates at the time. The landscapes tend to be:</p> <ul style="list-style-type: none"> <li>• associated with domestic use;</li> <li>• belonging to, or associated with institutions and organisations;</li> <li>• designed or used for public amenity and recreation; and</li> <li>• large-scale planned landscapes such as forests.</li> </ul>

Table 30. Named Landscape Descriptions

### EN5: Equine Development

1. Equine development associated with the keeping and training of horses in the countryside will be acceptable in principle where all of the following apply:
  - a) The need for any building or structure proposed can be justified for the purposes of ensuring the safety and welfare of the horses and/or the successful functioning of an established equine business;
  - b) buildings, enclosures, tracks, structures, lighting and other development are sited and designed to minimise cumulative harm to landscape character and biodiversity;



- c) any new buildings or structures proposed are sited in close proximity to existing buildings and enclosed with an appropriate boundary feature unless, where an isolated building or structure is proposed, it can be demonstrated that it would not contribute to any cumulative harm to the character of the open countryside;
  - d) hedges, trees and other environmental assets are protected, retained and incorporated within the site and any new hedges are planted with native species;
  - e) it avoids pollution of soils and water, does not harm natural drainage, relates well to local topography and does not require significant earth works;
  - f) any external lighting will not have an adverse impact on biodiversity or amenity of nearby residents; and
  - g) it contributes to sustainable land management by:
    - i) keeping no more than 2 horses per hectare of pasture; and
    - ii) ensuring a sustainable grazing and waste management regime.
2. A condition will be attached to any permission for a new building or structure requiring it to be removed when it is redundant and the site returned to its former condition.

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



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

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

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

**7.17** Details relating to how the land will be sustainably managed are required to be submitted alongside proposals for equine development. Such details should be proportionate to the scale of the development and could be done through a Land Management Plan. Specialist ecological or environmental advice will be required where the development is likely to affect Teignbridge's important habitats, water quality or protected species. The British Horse Society recommends no more than 2 horses per hectare and this policy reinforces that recommendation.

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

#### **EN6: Flood Risk**

1. There will be a sequential approach to all new development, guiding it to areas at lower risk from flooding.
2. Major development and changes of use to caravan/chalet/mobile home parks will be required to undertake a sequential test that guides development to areas at lower risk of flooding. Where possible, development will be sited in Flood Zone 1 and, only if there is no alternative available site in Flood Zone 1, which accords with the policies of the Local Plan, will locating the development in Flood Zone 2 and then Flood Zone 3 be considered. Where the regeneration or other sustainability benefits of a proposal can only be met on a site within Flood Zones 2 or 3, this will be taken into account in the sequential test.
3. Development within flood zones 2 and 3 that passes the above sequential test will be permitted only where it:
  - i. is appropriately flood resilient and resistant and made safe for its lifetime, taking account of climate change and the vulnerability of the proposed use to flooding; and
  - ii. will not increase flood risk elsewhere, as will be demonstrated through a site specific Flood Risk Assessment; and
  - iii. demonstrates the safety of occupants or users of a development in a flooding event, through the submission of an "Emergency Plan" or "Flood Warning and Evacuation Plan"; and
  - iv. provides wider sustainability or regeneration benefits to the community that outweigh the associated flood risk.
4. In considering all development proposals regard will be had to:
  - i. the adequacy of existing water supplies, drainage and disposal arrangements, sewerage and sewage treatment facilities;



- ii. the need for surface water drainage systems, separate from all foul drainage systems;
  - iii. the use of sustainable drainage systems in line with Policy DW15; and
  - iv. if relevant, the most up-to-date River Basin Management Plan, Shoreline Management Plan, Exe Estuary Management Plan, Local Plan Strategic Flood Risk Assessment and the Local Flood Risk Management Strategy.
5. Development within Critical Drainage Areas will be supported where:-
- i. It is served by a sustainable drainage system that results in off-site surface water discharge that mimics greenfield run-off rates to a maximum 1 in 10 year discharge rate or any updated requirements;
  - ii. On-site surface water discharge is safely managed up to the 1 in 100 years (plus climate change) conditions or any updated requirements; and
  - iii. additional water storage areas are created that contribute to a reduction in flooding downstream.
6. Planning permission will not be granted for any proposal which, as a consequence of inadequate provision of water services or inadequate or untimely provision of foul water and surface water drainage and disposal, will pollute the water environment, including coastal waters, or result in an increase in flood risk at the site or elsewhere.

**7.19** Managing flood risk is an important part of protecting people, infrastructure, property, wildlife and the environment from the harmful consequences of flooding. Flood risk can originate from a number of sources including groundwater, surface water, coastal and river flooding, overwhelmed sewers, reservoirs, canals, lakes or other artificial sources.

**7.20** The Planning Practice Guide on Planning and Flood Risk supports an “assess”, “avoid”, “manage and mitigate” approach to flood risk and the Local Plan echoes this approach. A sequential approach is required to direct development to areas at lowest risks from flooding wherever possible. Major development and changes of use to caravan/chalet/mobile home parks in Flood Zones 2 and 3 will be subject to a Sequential Test to investigate whether there are potential alternative sites at lower risk from flooding. Where there are no alternative sites, some development will also need



<b>Flood Zone 1</b>	Has a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)
<b>Flood Zone 2</b>	Has between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%)
	Has between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%)
<b>Flood Zone 3</b>	Has a 1 in 100 or greater annual probability of river flooding (>1%),
	Has a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year
<b>Flood Zone 3b</b>	Functional floodplain with a 1 in 20 annual probability of flooding (5%).

**Table 31: Flood Zones**

to pass an Exception Test to demonstrate that the sustainability benefits of the proposed development to the community outweigh the flood risk, how flood risk will be managed, and that the development will be safe for its lifetime taking into account the vulnerability of its users and that it won't increase flood risk elsewhere.

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

**7.22** Where required, occupants' safety should be demonstrated through an Emergency Plan, which should demonstrate that:

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

## **EN7: Air Quality**

To minimise harm to public health the Council will act to improve the air quality of the district and to meet national targets for air quality.

1. Any development that is likely to have a harmful impact on an Air Quality Management Area through the creation of additional vehicular movements or an increase in congestion will be required to provide sufficient information to assess the impact. Assessment should take account of extant planning permissions and allocated development.
2. Where a harmful impact is indicated within an existing Air Quality Management Area, the development will be required to demonstrate how it will avoid or mitigate negative impacts through one or a combination of the following to offset the impact on air quality arising from the development:
  - i. through the provision of sustainable travel opportunities or other forms of infrastructure that would mitigate or reduce the impact;
  - ii. positively contributing towards the implementation of measures and actions contained in the most up-to-date Teignbridge Air Quality Action Plan, proportionate with the scale of impact;
  - iii. through financial contributions to fund, or help fund, measures identified in the most up-to-date Teignbridge Air Quality Action Plan that will improve air quality in the locality.
3. Planning permission will not be granted for any proposal which, as a consequence of inadequate mitigation, would either on its own, or from cumulative impacts in combination with other permitted or allocated development, lead to an adverse effect on air quality that cannot be mitigated satisfactorily, or would result in the declaration of an AQMA.

**7.23** Clean air is an essential ingredient of a good quality of life. People have a right to expect that the air they breathe will not harm them. Air quality is a measure of how good our air is in terms of the type and quantity of pollution contained within it. Air quality is a high national political priority as it impacts on whole populations, particularly the young and the elderly as well as those with pre-existing health conditions.

**7.24** The planning system can help us to manage our local air quality. The Environment Act 1995 places a duty on local authorities to review the quality of the air within their area. Where it is predicted that the UK Air Quality Objectives are unlikely to be met the local authority must declare an Air Quality Management Area (AQMA) and develop an action plan to improve air quality in that area. The current AQMAs within Teignbridge can be found on the Council's website.

**7.25** Within the District local air quality is generally very good. However, there are locations where pollutant levels are high, typically along busy and congested roads.

**7.26** The Council's Air Quality Action Plan is being updated and contains actions that Teignbridge District Council will take to improve the quality of air within the AQMAs.



These include promoting low emission transport and alternatives to the private car, active travel and cycle routes, traffic management, and the availability of public information.



**7.27** Air quality is a material planning consideration and must be given due weight when determining planning applications. Sufficient information must be included with any application likely to have a harmful impact on an Air Quality Management Area. This information may include an Air Quality Impact Assessment, a Transport Assessment or Transport Statement and Travel Plan.

**7.28** Most developments have the potential to add to the level of harmful transport emissions, which in turn has a cumulative impact on air quality. Therefore, assessment must take account of existing planning consents or land allocated for development.

**7.29** Where there will be a harmful impact on air quality, development should be designed to avoid or mitigate the impact. This could be done in a number of ways, including:

- including and improving sustainable travel opportunities in new development;
- including infrastructure to promote modes of transport with a low impact on air quality (such as electric vehicle charging points);
- controlling dust and emissions from construction, operation and demolition; and
- contributing funding to measures, including those identified in air quality action plans and low emission strategies, designed to offset the impact on air quality arising from new development.

**7.30** Once the plan is in place, costed projects will be identified in the Council's Air Quality Action Plan. Any financial contributions secured through development to mitigate for air quality issues will be spent on specific projects aimed at improving conditions within the affected AQMA.

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

**7.32** Any developments that would introduce sensitive/vulnerable uses<sup>4</sup> into existing AQMAs will be required to provide an Air Quality Impact Assessment to demonstrate that the concentrations of key pollutants that are likely to be experienced at the property façade are acceptable when assessed against the relevant EU Limit Values/UK Air Quality Objectives.

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

4. Dwellinghouses, flats/apartments, residential institutions (e.g. care homes), non-residential institutions (e.g. nurseries, hotels, or other uses where people will spend prolonged periods of time)



## **EN8: Light Pollution**

In order to protect habitats and the character of the landscape and townscape external lighting will be permitted where:

- a) There will be no material harm on the character and appearance of the surrounding streetscape or landscape, taking account of existing light levels; and
- b) There will be no harm to ecological interests, taking account of the level of protection of the species and habitats and the type, duration and intensity of artificial light.

Where new development will require artificial lighting in order to operate, e.g. for reasons of security or safety, or, where development would introduce a new use sensitive to light intrusion, particular consideration will be given to the suitability of the location for the development.

- 7.34** Artificial light in itself does not require planning permission, but the associated structures or supports may require planning permission if they materially affect the external appearance of a building. In practice most lighting installations on dwelling houses are permitted development. However, if a dwelling or building is listed then Listed Building Consent will often be required for the installation and occasionally the lighting itself. Floodlights and lamp columns on private property normally need planning permission. Whilst some artificial lighting can benefit society, e.g. street lighting and providing Artificial light in itself does not require planning permission, but the associated structures or supports may require planning permission if they materially affect the external appearance of a building. In practice most lighting installations on dwelling houses are permitted development. However, if a dwelling or building is listed then Listed Building Consent will often be required for the installation and occasionally the lighting itself. Floodlights and lamp columns on private property normally need planning permission. Whilst some artificial lighting can benefit society, e.g. street lighting and providing sporting/recreation opportunities outside daylight hours, some artificial lighting can be obtrusive, a source of annoyance to people, harmful to wildlife and can erode landscape character. Impacts can be particularly harmful where existing conditions are dark, or where floodlighting is proposed close to residential properties. However, there are often technical and practical ways that such impacts can be reduced or removed, e.g. through careful light/lamp design, positioning and direction, or reduction in intensity or hours of use.
- 7.35** Particular consideration will be given to the location of uses that are sensitive to light intrusion, such as hospitals. Particular consideration will also be given to those that require external lighting for safety, security or operational reasons. This could range from security lighting for a new transport depot and floodlighting for sports pitches to external lighting for a private ménage or a private stables in the countryside.
- 7.36** The use of large areas of glazing in a building set within a dark street or landscape can cause a harmful and uncharacteristic level of light intrusion into its surroundings and, along with the use of large areas of reflective materials, can cause uncomfortable glare and harm to wildlife.

**7.37** Wildlife has a different sensitivity to light than humans and can see things very differently too. In addition, different species of wildlife will have different sensitivities. Greater Horseshoe Bats, in particular, are highly sensitive to light disturbance. Reflective materials can also cause insects or birds to mistake it for water.

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

#### **EN9: Contaminated Land/ Land Instability**

All development which is on, or likely to be affected by, known or suspected contaminated or unstable land, or development which includes a proposed use that is particularly vulnerable to contamination/land instability, will require sufficient information to be submitted alongside a planning application to demonstrate that the site ground conditions are suitable for the proposed development.

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

- i. ensure that risks to the future users of the land and neighbouring land are minimised, together with those to waterbodies, property and ecological systems; and
- ii. ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other receptors; and
- iii. demonstrate that the land would no longer be capable of being determined as contaminated or unstable land once the remediation has taken place.

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

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

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

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

**7.42** Where there may be contamination on a site, a Phase 1 Contaminated Land Assessment should be carried out, which includes consideration of any land instability potential from historic mining. Due to the widespread potential occurrence of contamination, the possibility should always be considered when particularly sensitive uses are proposed, such as dwellings, schools, nurseries and allotments. This will involve a walkover by a qualified person and a desk based assessment. Where this Phase 1 survey indicates potential risk, then more detailed assessments will be required and, if necessary, a remediation strategy to be approved and implemented as part of the planning application.

#### **EN10: Biodiversity**

The Council will work with statutory and other partners to protect, enhance and restore the biodiversity of the District. The Council will also work with statutory and other partners and will make decisions on development proposals to protect, enhance and restore the biodiversity of the District.

*The requirements of this policy will be included within a viability assessment of the whole plan and may change as a result in a future version of the plan.*

1. All development will recognise the benefits that ecosystem services provide and will be designed firstly to avoid and secondly to minimise and mitigate negative impacts on biodiversity. Only when this is not possible will compensation measures be considered.
2. All development will be designed to minimise the loss and fragmentation of habitats and maximise opportunities to provide more, bigger, better and connected habitats. Particular consideration will be given to local ecological networks that are highlighted in the Local Nature Recovery Strategy and, prior to its adoption, the Teignbridge Natural Infrastructure Strategy, or any replacement.
3. All development, excluding any development exempted by the Environment Act, will demonstrate a 10% or greater net gain in biodiversity compared with the pre-development situation by including and funding biodiversity enhancements that will generate the most benefits for nature. Biodiversity net gain will be achieved in addition to any mitigation and compensation/offsetting for biodiversity losses. Where there is evidence of deliberate neglect or damage to any of the National Park's protected habitats and species their deteriorated condition will not be taken into consideration and the ecological potential of the site will be used to decide the acceptability of any development proposals.
4. Where it is not possible to achieve this level of offsetting and gain on site, or where on-site compensation would not generate the most benefits for nature conservation, it may be acceptable for compensation to be provided off-site.
5. Development proposals where the principle objective is to conserve or enhance biodiversity or geodiversity will be supported in principle.
6. Impacts on irreplaceable habitats cannot be offset and must be avoided. Development that involves the loss of irreplaceable habitats will not be supported, except in circumstances where overriding public interest is demonstrated.

- 7.43** Biodiversity is fundamental to our health, wellbeing and economic prosperity. ‘Biodiversity’ means the wealth and diversity of all our wild plants and animals and their habitats. It is also used to include our geological and geomorphological heritage. Section 40 of the Natural Environment and Rural Communities Act 2006 places a duty on all public authorities in England and Wales to have regard, in the exercise of their functions, to the purpose of conserving biodiversity. This duty ensures that biodiversity is an integral consideration within policy and decision making in order to contribute to the achievement of the commitments made by government in its Biodiversity 2020 strategy and more recently in its 25 Year Environment Plan. In addition, forthcoming legislation that will be contained within the Environment Act will require developers to ensure habitats for wildlife are enhanced, with a 10% increase in habitat value for wildlife compared with the pre-development baseline. This uplift is in addition to any mitigation and offsetting of harm. The policy endorses the Environment Act’s proposals for net gain and is in place for when it becomes a mandatory requirement through national legislation.
- 7.44** The National Planning Policy Framework requires the planning system to minimise impacts on, and provide net gains for biodiversity, and aims to halt and reverse the overall decline in biodiversity at a national scale. To achieve this, development is required to make a positive impact on the environment, deliver improvements through habitat creation or enhancement, and in the first instance avoid or mitigate harm.
- 7.45** Biodiversity losses, compensation and enhancements will be calculated using the most recent nationally endorsed biodiversity metric. This is currently the Biodiversity Metric 2.0, which was published by the Department for Environment, Food and Rural Affairs (DEFRA) in 2019. This will need to be undertaken by a suitably qualified ecologist using the most up to date survey methods.
- 7.46** Compensation should be provided on site. However, in instances where off site compensation is more appropriate, preference will be given to locations where there would be greater strategic benefit for priority species and habitats. In some cases financial contributions to off-site measures may be acceptable. These must include funding for long term management.
- 7.47** The quality of the natural environment and the health and resilience of biodiversity is an important asset of the District. It should be protected and enhanced and a key consideration in, and driver for, high quality design. Maintenance and enhancement of biodiversity is a key element of sustainable development and has implications on the location, quantity, design and layout of development. The policy relates to decisions on development as well as investment in habitat creation. The use of Community Infrastructure Levy and other sources of funds will be co-ordinated to best effect and the Council will use appropriate locations to enhance priority sites, habitats and species. The Council has facilitated the acquisition of land by wildlife conservation bodies for curlew and dormouse habitat creation. The Council will continue to work proactively with partners to support specific habitat creation and enhancement.
- 7.48** Planning applications will be accompanied by sufficient, up-to-date information, proportionate to the nature or extent of development and the biodiversity/geodiversity potential of the site, to enable an informed decision to be made. In addition, all compensatory measures will need to demonstrate:



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

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

### **EN11: Important Habitats and Features**

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

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

Proposals to restore former areas of biodiversity and networks of habitats will be supported in principle.

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

- f) the public interest benefits of the development outweigh the harm; and
- g) the benefits cannot be provided through an alternative, less harmful location, design or form of development; and

- h) losses are mitigated where possible; and
- i) any unavoidable losses are fully compensated; and
- j) for statutory designated sites favourable conservation status must be maintained.

Development which includes or impacts on any such site or feature will be required to include measures to protect, manage and enhance it.

**7.50** Specific sites are identified at international, national and local level for their biodiversity and geodiversity value. Their protection will be pursued through the planning system, taking account of their relative importance. It is a legal requirement that development affecting an International Site as defined in the policy is subject to Appropriate Assessment. This may require involvement of the Secretary of State.

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

Sites of International Importance	
<b>Exe Estuary Special Protection Area, Ramsar site and European Marine Site</b>	Designated primarily for its over-wintering and migrating water birds. This site is partly within Teignbridge, partly in East Devon District and partly in the Exeter City area.
<b>Dawlish Warren Special Area of Conservation</b>	Designated for its dune habitats and for petalwort (Dawlish Warren is also covered by the Exe Estuary SPA designation for birds). This site is entirely within Teignbridge.
<b>South Hams Special Area of Conservation</b>	Designated for its population of greater horseshoe bats and for various habitats. The designated area includes several maternity/hibernation roost sites scattered across Teignbridge, South Hams, Torbay and south east Dartmoor
We also have to take account of the impact development within Teignbridge has on other European Protected wildlife sites outside the Teignbridge Planning Area. These include: Dartmoor SAC, South Dartmoor Woods SAC, East Devon Heaths SPA, East Devon Pebblebed Heaths SAC and Lyme Bay to Torbay Marine SAC.	
Sites of National Importance	
<b>Site of Special Scientific Interest (SSSI)</b>	<p>SSSIs are of national importance for wildlife or geology. Teignbridge has 28 SSSIs covering a total of 2,579 hectares or 6% of our land area. About half of them are geological and half are of wildlife importance.</p> <p>There are a further 12 SSSIs in the Teignbridge area of Dartmoor, covering about 4,000 ha.</p>

<b>National Nature Reserves (NNRs)</b>	NNRs are sites of national importance for wildlife or geological formations, representing the very best examples of these in the country. They are also SSSIs but have some level of public access. There are 2 NNRs within Teignbridge - one at Dawlish Warren that is managed by Teignbridge District Council, and another at Yarner Wood (within Dartmoor) that is managed by Natural England.
<b>Marine Conservation Zones (MCZs)</b>	MCZs protect typical, rare or declining habitats and species found in our seas. There are currently no MCZs within Teignbridge.
<b>Sites of Local Importance</b>	
<b>County Wildlife Sites (CWSs)</b>	A wood, field, pond etc. can be made a County Wildlife Site if it has a rich, unspoilt habitat or rare species. They represent the best wildlife in the county and may even be of regional importance. There are 168 CWSs covering over 1,500 hectares in Teignbridge.
<b>Ancient Woodland</b>	This is woodland which has existed since the year 1600 or earlier. Many ancient woodlands are much older than this, dating right back to the end of the last ice-age. Such woods are particularly valuable for wildlife often supporting a large number of uncommon species. Teignbridge has areas of Ancient Woodland covering hundreds of hectares. The Ancient Woodland Inventory for Devon is currently being updated and remapped by the Devon Wildlife Trust.
<b>Regionally Important Geological Site (RIGS)</b>	The geological equivalent of a County Wildlife Site. These may represent good examples of rock formations or landform features or they may contain interesting fossils. There are 23 RIGS covering about 30 hectares in Teignbridge.
<b>Local Nature Reserve (LNR)</b>	<p>These areas are for people as well as wildlife/geology. They give people special opportunities to study and learn about biodiversity or simply enjoy and have contact with nature. They are designated by local authorities with support from Natural England. They are all owned and managed by wildlife-friendly organisations.</p> <p>The LNRs in Teignbridge are: Aller Brook, Churchills, Coombe Valley, Decoy, Hackney Marshes and Jetty Marsh (Teignbridge District Council LNRs), Bovey Heathfield (a Devon Wildlife Trust reserve), Stover Country Park (Devon County Council) and Dawlish Warren Golf Course.</p>

**Table 32. Important Sites**

## EN12: Legally Protected and Priority Species

1. To protect and expand the number and range of legally protected species, S41 List priority species, and Devon Local Priority and Special Species, development will be designed to:
  - a) Take account of additional species specific policy guidance; and,
  - b) Avoid adverse impacts on the species and their habitats.
2. Development which cannot avoid harmful impacts on a species, either directly or indirectly, will not be permitted unless:
  - a) Sufficient and up-to-date information, proportionate with the protection of the species and the nature, location and scale of the proposal, is provided by the developer, undertaken by a suitably qualified ecologist upon which to base a decision; and
  - b) Appropriate mitigation is provided and, where this cannot fully avoid harm to the species and their habitats, appropriate compensation is funded or provided directly; and
  - c) The public benefits of the development outweigh the harm and these benefits cannot be provided through an alternative, less harmful location, design or form of development; and
  - d) For legally protected species favourable conservation status is maintained.
3. Where appropriate, proposals will include opportunities for species within the built environment, for example bird, bat and invertebrate boxes and hedgehog holes.

**7.52** Both within and outside specifically protected habitats, there is a wide variety of species which are protected by law, at an international and national level. European protected species in Teignbridge include all bats, hazel dormouse, great crested newt and otter. UK protected species include cirl bunting, barn owl and Deptford pink. Species of Principal Importance (i.e. those listed in accordance with Section 41 of the Natural Environment and Rural Communities Act 2006) receive protection under national planning policy. There are 945 species of mammals, birds, fish, amphibians, reptiles, plants and fungus on the s41 Priority Species list, including hedgehog, skylark and brown hairstreak butterfly.

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

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



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



Male Cirl Bunting © Andy Hay (RSPB-images.com)



Female Cirl Bunting © Andy Hay (RSPB-images.com)

### EN13: European Protected Wildlife Sites

1. European Protected wildlife sites including Dartmoor, South Dartmoor Woods, South Hams, Exe Estuary, Dawlish Warren, East Devon Pebblebed Heaths and Lyme Bay to Torbay will be protected. Development that is likely to have a significant effect on the integrity of a European Protected wildlife Site will be subject to assessment under the Habitats Regulations 2017 and will not be permitted unless adverse effects can be fully mitigated and/or compensated.
2. As set out in Policy EN12, the most important sites for biodiversity are those identified through European Directives. A Habitat Regulations Assessment (HRA), required under the Habitats Directive, will be undertaken on the policies within the Local Plan to ensure there will not be an adverse impact on any such site.
3. Any development proposals which may have an impact on a European Site will be subject to Habitats Regulations assessment and Appropriate Assessment in order to avoid harm to those sites.
4. Financial contributions and other measures, in line with the most up-to-date South East Devon European Sites Mitigation Strategy will be required from new residential development (including tourist bedspaces) to enable management and mitigation measures at the Exe Estuary and Dawlish Warren.

**7.56** Teignbridge contains and is close to a number of internationally important wildlife sites. These sites form part of Natura 2000, an international network of sites important for nature conservation established under the European Community Wild Birds and Habitats directives.

- 7.57** To ensure the policies in this Draft Plan do not harm the Natura 2000 sites, Habitats Regulations Assessment work will be undertaken before the Proposed Submission Version of the Plan. The Habitats Regulations Assessment identifies which Natura 2000 sites might be at risk of harm, considering the nature of the harm ('likely significant effects') and the mitigation required to avoid this occurring. As the site specific development proposals of Part 2 of the Local Plan Review emerge, their impact on the Natura 2000 sites will be considered and appropriate policy requirements will be included in the allocation policies.
- 7.58** Where development proposals may have an impact on a European Protected wildlife site, sufficient and up-to-date information will need to be provided by a suitably qualified ecologist to enable assessment of the Likely Significant Effect of the proposal, either alone or in combination with other permitted or allocated development. This stage should not take account of any mitigation measures. If a Likely Significant Effect is identified, sufficient and up-to-date information will be required to demonstrate that the development, taking account of mitigation measures, either alone or in combination with other permitted or allocated development, will have no adverse effects on the integrity of a European Protected wildlife site. The development will not be permitted if any significant adverse effects are identified except in exceptional circumstances where there are Imperative Reasons of Overriding Public Interest.

#### **EN14: South Hams Special Area of Conservation**

Within the South Hams Special Area of Conservation (SAC) Greater Horseshoe Bat Consultation Zone development will be designed to protect the SAC, either alone or in combination with other plans and projects by:

- a) Avoiding the loss or damage of, or disturbance to, Greater Horseshoe Bat roosts, foraging areas and commuting routes within the Sustenance Zone and any existing mitigation features in place; and
- b) Maintaining connectivity between Sustenance Zones through the Landscape Connectivity Zone; and
- c) Avoiding further restriction of pinch points; and
- d) Where appropriate, creating sufficiently wide and dark buffers along or around habitats to protect them from impacts; and
- e) Designing development and any lighting schemes to be compatible with known or potential Greater Horseshoe Bat habitat; and
- f) For the purposes of undertaking Habitats Regulations Assessment, according with the 2019 South Hams SAC Habitats Regulations Assessment Guidance (or subsequent revisions).

Where it is not possible to design development to avoid all impacts, mitigation measures will be required, designed to ensure that there is no adverse effect on the integrity of the South Hams SAC (see Box 2).

Sufficient and up-to-date survey information, commensurate with the sensitivity of the site and the nature, location and scale of the proposal, will be provided to inform the application and Appropriate Assessment. The information will be gathered and worked up

by a suitably qualified ecologist with experience of Greater Horseshoe Bat surveying and mitigation to demonstrate the above.

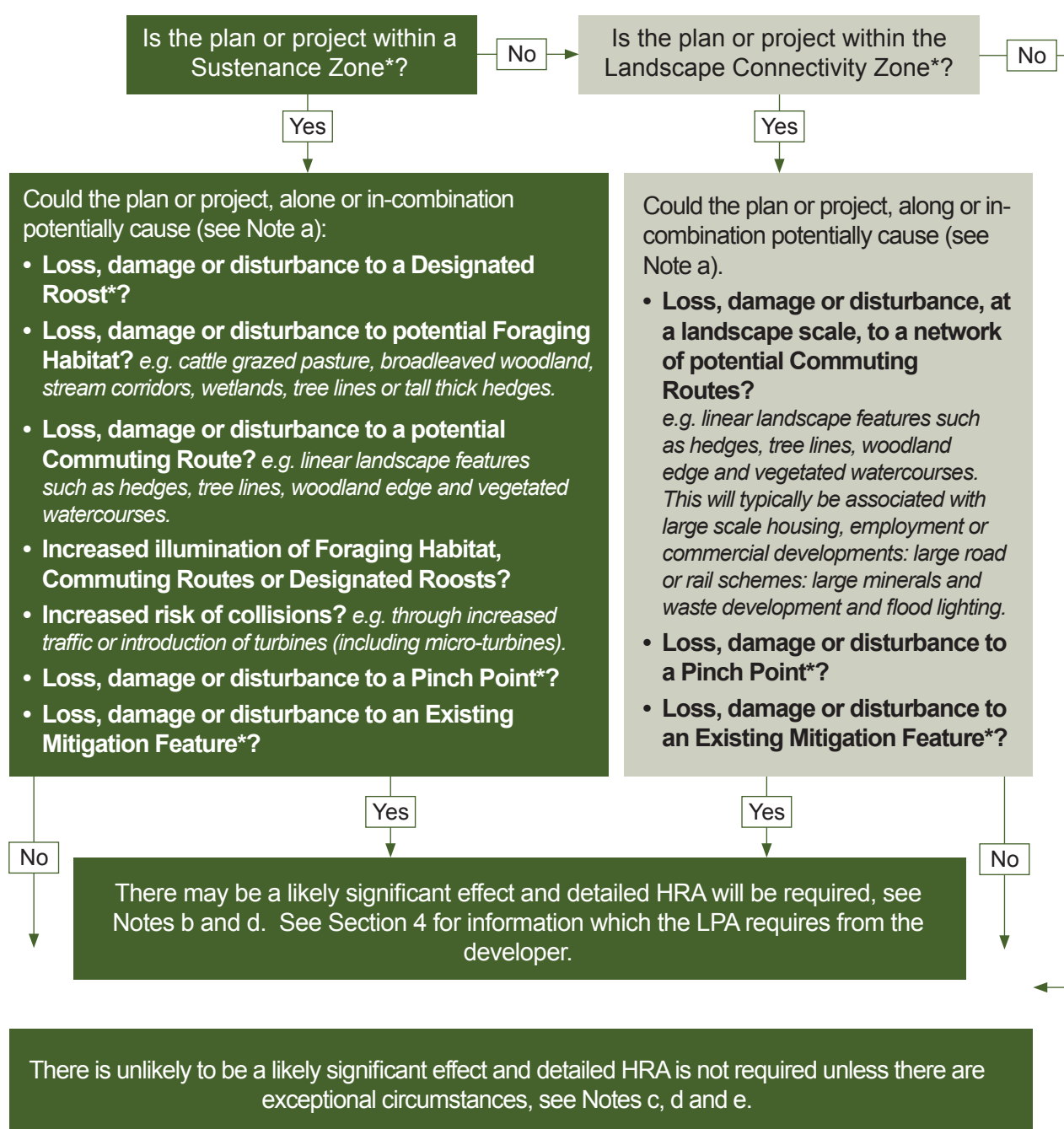
The proposal will only be permitted if it has been shown that there will be no significant adverse effect on the integrity of the SAC, taking a precautionary approach, and taking mitigation measures into account.

- 7.59** A Special Area of Conservation has been designated to ensure a “favourable conservation status” of this rare bat population. The Special Area of Conservation (SAC) is designated under European Habitats Directive and Habitats Regulations and is sometimes referred to as a “European Site”. This is because Special Areas of Conservation are designated as part of a network of protected sites across Europe.
- 7.60** The Local Planning Authority, as competent authority, must undertake an assessment of whether any development will, alone or in combination with other plans or projects, have a Likely Significant Effect on the integrity of the South Hams SAC’s population of Greater Horseshoe Bats without taking account of avoidance or mitigation measures. Where there is a Likely Significant Effect, an Appropriate Assessment must be undertaken. An Appropriate Assessment considers whether the proposal will affect the integrity of a European Protected wildlife site, taking account of avoidance and/or mitigation measures. The law requires a “precautionary principle” to be applied, which means the Local Planning Authority has to be certain that no reasonable scientific doubt remains over the absence of an adverse effect on the integrity of the European Protected wildlife site.
- 7.61** Greater Horseshoe Bats are one of Britain’s rarest bat species and are mostly confined to South West England and South Wales. A significant proportion of the UK population of these bats are found in South Devon and the maternity roost at Buckfastleigh is thought to be the largest in Europe.
- 7.62** Greater Horseshoe Bats have only short range echolocation, which means they have to fly close to the ground and linear features, such as hedges, woodland edges and vegetated watercourses. They also actively avoid light levels above moonlight. Therefore, development must ensure that it does not harm the natural features that provide connectivity through the landscape and does not include lighting that would deter bats. The bats use a variety of different roosts at different times of the year, including maternity and hibernation roosts. They feed in different habitats throughout the year, depending on seasonality of prey, typically foraging up to 4km from the roost as an adult. This 4km radius is used to determine the “Sustenance Zones” around roosts, although they will travel further between different roosts. Juveniles only typically forage within 1 kilometre of the roost in their first summer, so foraging habitat close to maternity roosts is particularly important.
- 7.63** The Council has jointly adopted the South Hams SAC Habitats Regulations Assessment Guidance with Devon County Council, Dartmoor National Park Authority, South Hams District Council, and Torbay Council. The guidance assists those submitting planning applications for development that could have an adverse effect on the integrity of the South Hams SAC Greater Horseshoe Bat population. The document identifies a Consultation

Zone which includes roosts, Sustenance Zones and the Landscape Connectivity Zone. It also identifies pinch points, where further development could restrict the movement of bats and existing mitigation features. These are identified on the Policies Map and on Devon County Council Environment Viewer.

**7.64** This specific policy has been included because of the extent to which the European designation affects the District of Teignbridge.

More information is available in the South Hams SAC HRA Guidance 2019 at:  
<https://www.teignbridge.gov.uk/planning/biodiversity/south-hams-special-area-of-conservation/>





## Box 2: Mitigation

Measures should be worked up in consultation with a suitably qualified ecologist/s and will include where relevant:

- a) Creating, maintaining or enhancing dark corridors through or around the development in order to maintain a connected network of commuting routes for Greater Horseshoe Bats;
- b) Creating or enhancing foraging habitat in suitable locations within the Sustenance Zone;
- c) Maintaining Commuting Routes across roads and other transport routes through the creation of safe Greater Horseshoe Bat crossings, such as culverts, underpasses and green bridges;
- d) Creating or enhancing roost(s);
- e) Imposing restrictions or controls over relevant development, through planning conditions or legal agreement, for example, preventing external lighting or requiring areas to be grazed by cattle;
- f) Financial contributions, where justified and evidenced, to contribute to the delivery of permanent, high quality Greater Horseshoe Bat habitat and roosts in priority locations to increase population resilience.

In order to have a high degree of certainty that mitigation measures will be effective in ensuring no adverse effect on the integrity of the South Hams SAC, either alone or in combination with other permitted or allocated development:

- a) Mitigation will be required to be put in place before impacts occur;
- b) Financial and legal details relating to the delivery of mitigation measures will be agreed and secured prior to granting planning permission;
- c) Mitigation measures will be secured to ensure that the implementation of the mitigation reflects the duration of the impact. This includes in perpetuity requirements where impacts are permanent and/or irreversible;
- d) Mitigation measures will follow best practice guidance and consider the context of the wider area; and

A scheme of monitoring, to ensure mitigation has been carried out and is effective, including any remedial measures required, will be agreed and secured prior to granting planning permission.



## **EN15: Trees, Hedges and Woodlands**

1. All development will retain good quality and healthy woodland, trees and hedgerows, including: ancient woodland; ancient and veteran trees; those with visual amenity; those that support wildlife or provide connectivity; those with a historical context; and rare or unusual species of trees. These should be incorporated into the overall design and landscape scheme, within public spaces where possible.
2. Development resulting in the loss or deterioration of ancient woodland or ancient and veteran trees will only be permitted where there are wholly exceptional circumstances. Where it is permitted, a compensation strategy will need to be agreed and secured prior to granting planning permission.
3. All development will demonstrate how retained and new trees will have a satisfactory long term relationship with: building; infrastructure; utilities and services; and highway movement; and, will ensure the amenity and safety of occupiers of buildings and retain or create sightlines enabling public spaces to be well overlooked.
4. New development will be designed and undertaken so as to prevent damage to root systems of retained or new woodland, trees and hedgerows and will allow for future above and below ground growth over the life of the development.
5. Measures to protect retained trees and traditional Devon hedges, must be in place before, and remain in place during, the development process. This must be demonstrated through an agreed Method Statement. Appropriate management will be secured thereafter through agreed landscape management plans.
6. Where construction near trees is unavoidable, construction techniques and methods of working will be designed to prevent or minimise damage.

**7.65** Trees, woodlands and traditional Devon hedges are an important part of our environment. They enhance landscape, townscape and street character, provide habitats for wildlife, support sustainable drainage, sequester carbon, reduce noise and pollution, and provide natural cooling. They are important natural infrastructure assets that contribute to the local and strategic natural infrastructure network and help to provide attractive spaces, distinctive features to aid navigation and help encourage people to lead healthy and active lives.

**7.66** When new development is proposed, it is essential that existing woodlands, trees and hedges are incorporated into the design at the earliest possible stage, to ensure their retention in the right places. Temporary netting of hedges prior to, and during construction of, development will not be permitted and where hedges cannot be retained, they should be translocated, rather than removed.

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

**7.68** Sufficient information to demonstrate how development will meet the requirements of the policy will need to be submitted with all planning applications with the potential to have an impact on trees, woodland and traditional Devon hedges. Where required, for the wholly exceptional loss, or deterioration of ancient woodland or ancient or veteran trees, compensation strategies could include measures such as the planting of new native woodland as close to the site as possible, restoring or improving nearby ancient woodland, improving connections between existing areas of ancient woodland and habitats, or the planting of individual trees that could become ancient or veteran in the future.

#### **EN16: Heritage Assets**

To protect and enhance the area's heritage, consideration of development proposals will take account of the significance, character, setting and local distinctiveness of any affected heritage asset, including Scheduled Monuments, Listed Buildings, Conservation Areas, Historic Parks and Gardens, other archaeological sites and other non-designated heritage assets on the Register of Local Assets (particularly those of national importance) or identified in Neighbourhood Plans.

Development, including changes of use, affecting designated heritage assets will be permitted where all of the following criteria apply, proportionate to the significance of the heritage asset:

- a) it supports opportunities for access, education and appreciation of Teignbridge's historic environment;
- b) it sustains the significance, character, setting and local distinctiveness of heritage assets;
- c) elements that make a positive contribution to heritage assets and their settings or which help understand the significance of heritage assets are preserved or enhanced;
- d) the historic fabric, plot boundary, layout, plan form, architectural features and detailing are retained and refurbished and only when this is not practicable, replaced or otherwise changed;
- e) materials appropriate to the heritage asset are used and are applied in a traditional manner, using specialists where required; and
- f) Extensions are subordinate in scale to the principal building and respect and complement it in terms of form, features and architectural style.

Where it would better reveal the significance of the heritage asset, the removal of modern additions that detract from the special historic character or appearance of the building will be supported.

Where the loss of a non-designated heritage asset is considered acceptable, any replacement building or structure will be expected to reflect and respect the special historic, architectural or landscape interest of the heritage asset lost.

Planning permission will be granted for enabling development only where there is no viable alternative option available, the benefits of the scheme outweigh any non-compliance with other planning policies, and mechanisms are in place to secure the conservation of the heritage asset.

- 7.69** Teignbridge has around 1800 Listed Buildings, excluding those that are within the National Park. It also has 35 Conservation Areas, 27 Scheduled Monuments (including earthworks, caves and historic remains) and 9 Registered Parks and Gardens (including Ugbrooke Park, Powderham Castle and Mamhead Park).
- 7.70** Whilst some of the Neighbourhood Plans have identified local heritage assets, currently Teignbridge has no formally “Locally Listed Buildings”. The council is working with its communities to identify non-designated buildings that significantly contribute to the historic character of the area and is in the process of preparing a Register of Local Assets.
- 7.71** The different types of heritage assets are set out below:

<b>Listed Buildings</b>
A Listed Building is a building which has been designated because of its special architectural or historic interest and includes any object or structure fixed to the building and detached garden buildings built before 1948. They can be listed as Grade I, Grade II or Grade II*.
<b>Conservation Areas</b>
A Conservation Area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
<b>Scheduled Monuments</b>
A Scheduled Monument is a historic building (or remains) or site of national importance, including Roman remains, burial mounds, castles, bridges, earthworks and the remains of deserted villages or industrial sites.
<b>Registered Parks and Gardens</b>
Registered Parks and Gardens are designed landscapes of special historic interest, including gardens, grounds and town squares.
<b>Locally listed or undesignated heritage asset</b>
A locally listed or undesignated heritage asset is a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions.

**Table 33. Heritage Assets**

- 7.72** We will protect, conserve and enhance the historic environment of Teignbridge through the careful management of development that could adversely impact on designated and non-designated heritage assets. By working with partners, we can help to deliver the social, cultural, economic and environmental benefits that the conservation of the historic environment will bring. We will identify heritage assets considered to be at risk and will take every opportunity to secure improvement in their condition.
- 7.73** In order to properly assess the nature, extent and importance of the significance of heritage assets and the contribution made by their setting, development that could adversely impact on designated and non-designated heritage assets will be required to



submit sufficient information, proportionate to the significance of the heritage asset, to demonstrate:

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

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

**7.75** Heritage assets are an irreplaceable resource. Features of architectural, townscape, archaeological and historic interest contribute to the local identity of places and can help their economic vitality by attracting visitors. Once lost, evidence of our collective past cannot be replaced. The significance of Teignbridge's historic assets are important for social, economic and environmental reasons. The significance of heritage assets is derived from the asset itself and also from its setting. As such, harm can affect a heritage asset directly, through a physical change, or indirectly, through change to its setting, which can also happen cumulatively over time.

**7.76** Where there is evidence of intentional damage to or neglect of a designated heritage asset, its degraded condition will not be taken into account when determining applications.

**7.77** Where the loss or partial loss of a designated heritage asset is accepted, planning permission will only be granted where evidence of the significance of the heritage asset is captured, recorded and interpreted, and is made publicly available.

**7.78** Where an application is submitted for a Certificate of Lawful Proposed Development for works to a Listed Building, sufficient information will be submitted to demonstrate that the work proposed will not adversely affect the character of the Listed Building of special architectural or historic merit.

**7.79** In some cases, in order to secure the future conservation of a heritage asset, enabling development may be permitted. When considering such proposals, the Local Planning Authority will take into account whether:

- The development will harm the significance of the heritage asset;
- The development will secure the long term conservation of the heritage asset and, where applicable, its continued use for a purpose sympathetic to its conservation;
- Any problems to be addressed have arisen as a result of the needs of the heritage asset not the circumstances of an owner;
- The availability of sources of funding that might support the conservation of the heritage asset without the need for the enabling development; and
- The amount of development permitted to enable the conservation of the heritage asset is the minimum to secure the future conservation of the asset and, is of a type, design and in a location that minimises harm to other public interests.

## **EN17: Conservation Areas**

Development within or affecting the setting of a Conservation Area will only be permitted where it sustains or enhances the significance and special character or appearance of the Conservation Area. Development must:

- a) Respect, reflect or respond to existing traditional architectural and historic character, having regard to the Conservation Area Character Assessments and Conservation Area Management Plans and Neighbourhood Plans; and
- b) Retain, or refurbish, and only where it is unpracticable to do so, replace or otherwise change traditional built and natural features such as shop fronts, walls, railings, gates, Devon hedgebanks, hard surfaces and architectural features; and

Where it would better reveal the significance of the heritage asset, the removal of modern features that detract from the special historic character or appearance of the building will be supported.

Proposals that seek to improve neutral and negative buildings within Conservation Areas, as included in Conservation Areas Character Appraisals, or that lead to an enhancement in the Conservation Area, will be supported and encouraged.

Development involving the demolition of a building or structure (including means of enclosure, such as walls or railings) in a Conservation Area will only be permitted if:

- c) the building or structure to be demolished does not make a contribution to the significance or special architectural or historic character or appearance of the Conservation Area; or
- d) is demonstrated that it would be impracticable to repair the building or structure and it is incapable of beneficial use; or
- e) it is demonstrated that the removal of the building or structure, including its subsequent replacement where relevant, will lead to an enhancement of the Conservation Area; or
- f) the removal of the building or structure is required to deliver a public benefit that outweighs its loss.

**7.80** The Council has produced Conservation Area Character Appraisals for each of the District's 35 Conservation Areas and 8 Conservation Area Management Plans. The Character Appraisals describe the history and character of each Conservation Area, including morphology, archaeology, architectural details, building materials and positive and negative features.

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

- a) positioning and grouping of buildings
- b) form and scale
- c) detailing and use of materials

- d) historic plot boundaries and street patterns
- e) boundary treatments
- f) important views within and in/out of the Conservation Area;
- g) important open spaces that contribute to the significance, character or appearance of the Conservation Area.

**7.82** Development proposals will be required to provide sufficient information to enable proper assessment of impacts on Conservation Areas. In most cases this will require a full, not outline, planning application to be submitted for consideration.

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

## Appendix 1: Saved Policies

The following table lists all of the policies contained in the Adopted Local Plan (2013-2033) which are to be saved until superseded by the Greater Exeter Strategic Plan or Local Plan (Part 2) 2020-2040. All other existing policies will be removed or superseded once the Local Plan (Part 1) 2020-2040 is adopted.

Existing Policies to be Saved	
<b>S3</b>	Land for Business, General Industry and Storage Distribution
<b>S4</b>	Land for New Homes
<b>S10</b>	Transport Networks
<b>S14</b>	Newton Abbot
<b>S15</b>	Kingsteignton
<b>S16</b>	Kingskerswell
<b>S17</b>	Dawlish
<b>S18</b>	Teignmouth
<b>S19</b>	Bovey Tracey
<b>S20</b>	Chudleigh
<b>S21</b>	Villages
<b>HT1</b>	Heart of Teignbridge - Movement
<b>HT2</b>	Heart of Teignbridge – Education
<b>HT3</b>	Heart of Teignbridge – Green Infrastructure
<b>NA1</b>	Houghton Barton
<b>NA2</b>	Whitehill
<b>NA3</b>	Wolborough
<b>NA3A</b>	Beverley Way
<b>NA4</b>	Milber Employment Area
<b>NA5</b>	Buckland Barton
<b>NA6</b>	Bradley Barton



<b>NA8</b>	Newton Abbot Town Centre Development
<b>NA9</b>	Opportunity Area: Town Centre Markets Area
<b>NA10</b>	Opportunity Area: Bradley Lane
<b>NA12</b>	Opportunity Area: Cricketfield
<b>KS1</b>	Sands Copse
<b>KS2</b>	Land at Abbroom
<b>KS4</b>	Town Centre Consolidation
<b>KS5</b>	Town Council Offices
<b>KS6</b>	Penns Mount
<b>KS8</b>	Land at Rydon Depot
<b>KK1</b>	Land off Torquay Road and Embury Close
<b>KK2</b>	Land to the rear of Mount Pleasant Road
<b>KK3</b>	Land to the rear of the Barn Owl
<b>KK4</b>	Aller Valley Country Park and Aller Valley Trail
<b>KK5</b>	Village Centre
<b>SWE1</b>	South West of Exeter Urban Extension
<b>SWE2</b>	Employment adjacent to Peamore
<b>SWE3</b>	Ridge Top Park
<b>DA2</b>	North Secmaton Lane
<b>DA4</b>	West of Southdowns Road
<b>DA5</b>	Land at Littleleigh, Holcombe
<b>DA6</b>	Dawlish Green Infrastructure
<b>DA7</b>	Dawlish Warren Coastal Park
<b>DA9</b>	Dawlish - Movement
<b>DA10</b>	Education Facilities

<b>DA12</b>	Regeneration
<b>TE3</b>	West of Higher Exeter Road
<b>TE3A</b>	North of New Road
<b>TE4</b>	Regeneration Proposals
<b>TE5</b>	Marina Facility at Polly Steps
<b>BT1</b>	Dean Park
<b>BT2</b>	Bradley Bends
<b>BT2A</b>	North of Indio House
<b>BT2C</b>	Old Newton Road
<b>BT2D</b>	Abbey Road Primary School Site
<b>BT3</b>	Challabrook
<b>BT4</b>	Land off Le Molay Littry Way
<b>BT5</b>	Town Centre
<b>BT6</b>	Heathfield
<b>CH1</b>	Land at Rocklands
<b>CH2</b>	Land North East of Chudleigh
<b>CH3</b>	Land around James House
<b>CH4</b>	Land at Colway Lane
<b>CH5</b>	Land at Grovelands
<b>CH6</b>	North West of Town Centre
<b>CH8</b>	Town Centre Enhancement
<b>CH9</b>	Green Infrastructure

**Table 19: Adopted Policies to be Saved**

## Appendix 2: Building Design - Traditional Materials of the District

The materials below are those that are most commonly found in the construction of buildings and structures within the district. The consistency of their use makes a significant contribution to the character and identity of the area. Designers may wish to use this as a supplementary reference to their own studies when preparing designs - be they traditionally reflective, or innovative

### Stone/Cob with Render Finish

Undressed random rubble stone laid on a lime mortar bedding is the traditional boundary and building walling material of the district, with cob quite widely used within rural and farm buildings

#### Structures constructed as above tend to:

- Have a protective weathering finish in lime render or limewash to buildings used for human habitation. Ancillary buildings and boundary walls are usually left in exposed stone form
- Have deep reveals to doors and windows reflecting deep wall thickness
- A dark band near to ground level to obscure/reduce damp

Dressed stone is more unusual and generally reserved for use in buildings with civic or townscape roles

Common stone types include:

- Light to dark grey limestones sometimes with pink or dark veins
- Dark grey shillet and slates
- Red sandstones

### Brickwork

Brick is commonly found in the district's larger towns, especially those that have good access to railway stations and is typical of development of the Victorian era. Pockets appear in other areas across the district and also feature as door and window heads and reveals in many stone buildings

#### Structures constructed as above tend to:

- Be constructed in red/red orange bricks that have small varieties in hue between bricks or pale cream bricks with similar variety across their tone.
- Be laid with pale mortars
- Have contrasting brick bands and decoration in pale cream or red/orange
- Use special decorative bricks to support the designs

### Timber boarding

Boarding is occasionally found on ancillary buildings but is rarely found as a finished wall covering to primary structures

#### Structures clad in timber tend to:

- Be left to weather to a natural grey colour, stained or painted black or occasionally painted brighter colours in resort towns

### Slate

Slate is the most common roofing material used across the district and is occasionally hung as a wall covering. Traditional slating practices include the use of random width and diminishing courses as well as the use of scantle slates. Slate roofs tend to be above an angle of 30 degrees

#### Slate roofs and wall coverings tend to:

- Be nailed rather than clipped
- Have a flat profile, (slates normally being circa 5mm thick)
- Have a degree of colour and texture change across roofs and between roofs
- Be larger sizes on host structures than on smaller ancillary roofs and areas of slate hanging

### Thatch

Thatch was a common roofing material until its replacement by slates following house fires especially in urban areas, but is still quite common within some rural villages

#### Thatch roofs tend to:

- Have been made of combed wheat straw but many have been re-roofed in reed
- Have a flush ridge and simple hips and gables and may incorporate swept 'eyebrow' half dormer windows but not roof dormers

### Clay Tiles

Clay plain tiles are very occasionally found on roofs, mostly within the larger towns, but are the exception rather than the rule. They can have a visually jarring effect over large areas or within areas that have a slate covering

### Metal Sheet

Metal sheet material is often found as a wall or roofing material to barns and outbuildings especially within the rural areas

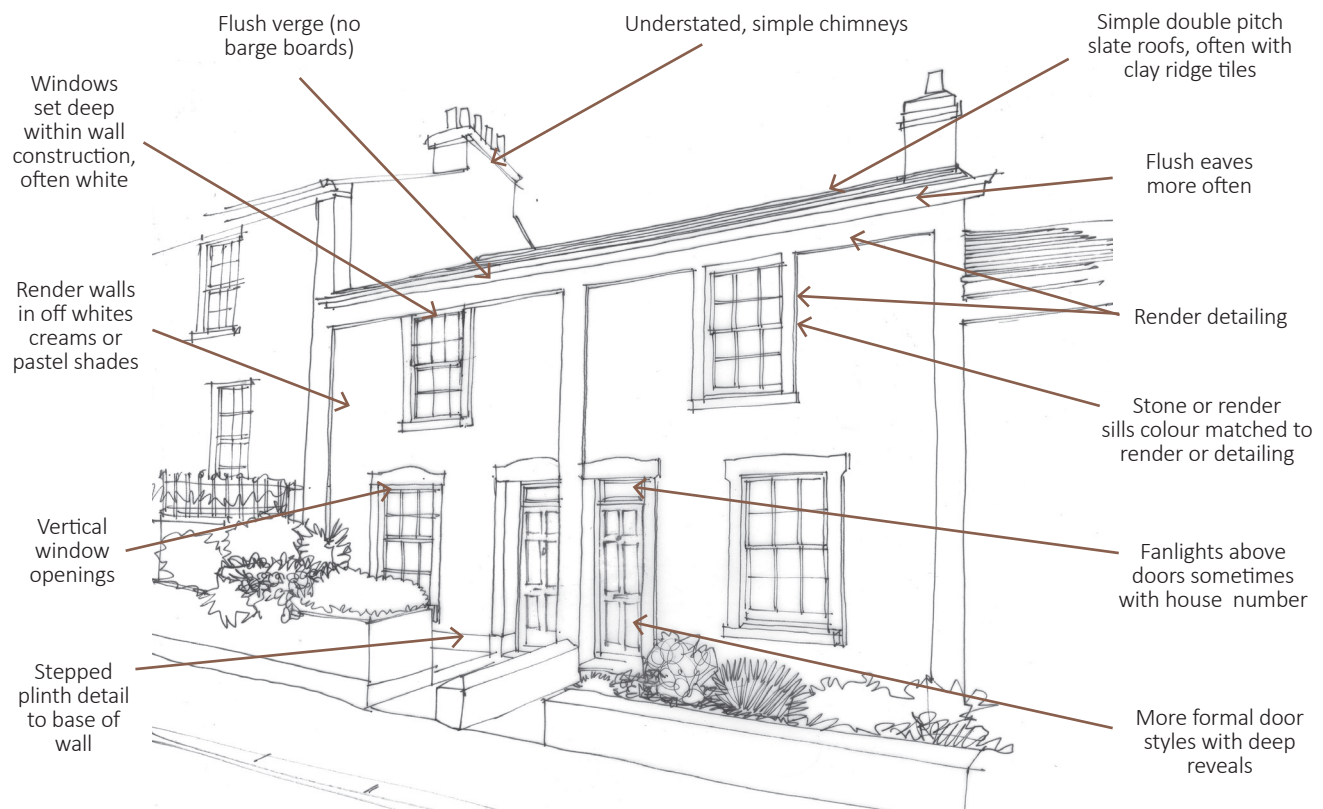
#### Structures constructed with metal sheet tend to:

- Often be corrugated with small undulations
- Painted/tarred black, weathered to an iron oxide colour, or left as uncoloured zinc grey

## Common Building Styles of Teignbridge

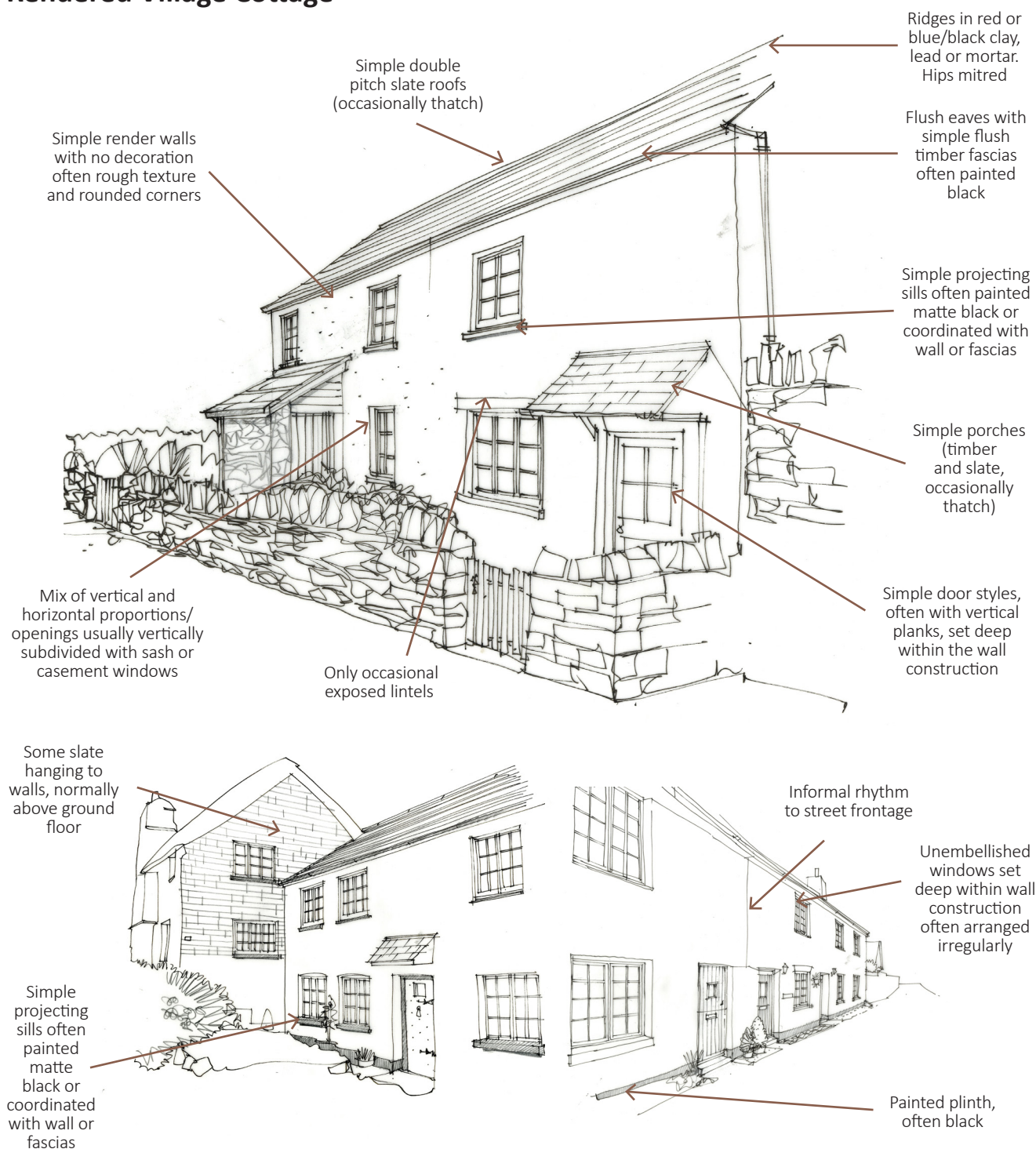
**Building Styles:** This section identifies key features of some of the common building styles found within the district. Collectively these make a significant contribution to local character and identity and their inclusion is intended as a source of reference - but this should not be at the expense of site specific analysis where fine grained understandings reveal greater subtleties. Designers are free to respond to local character and context in innovative, reflective, or more literal ways, but each approach should integrate with and enhance the surrounding built and natural environment where possible and as appropriate.

### Rendered Town Cottage



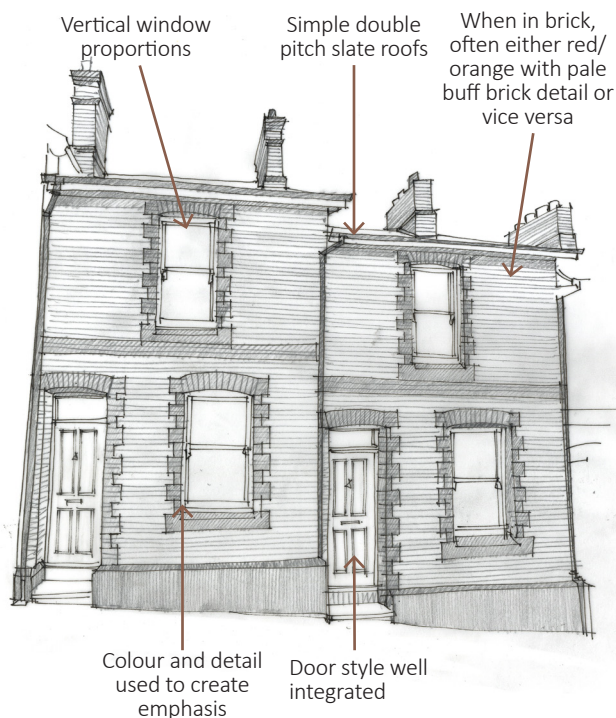
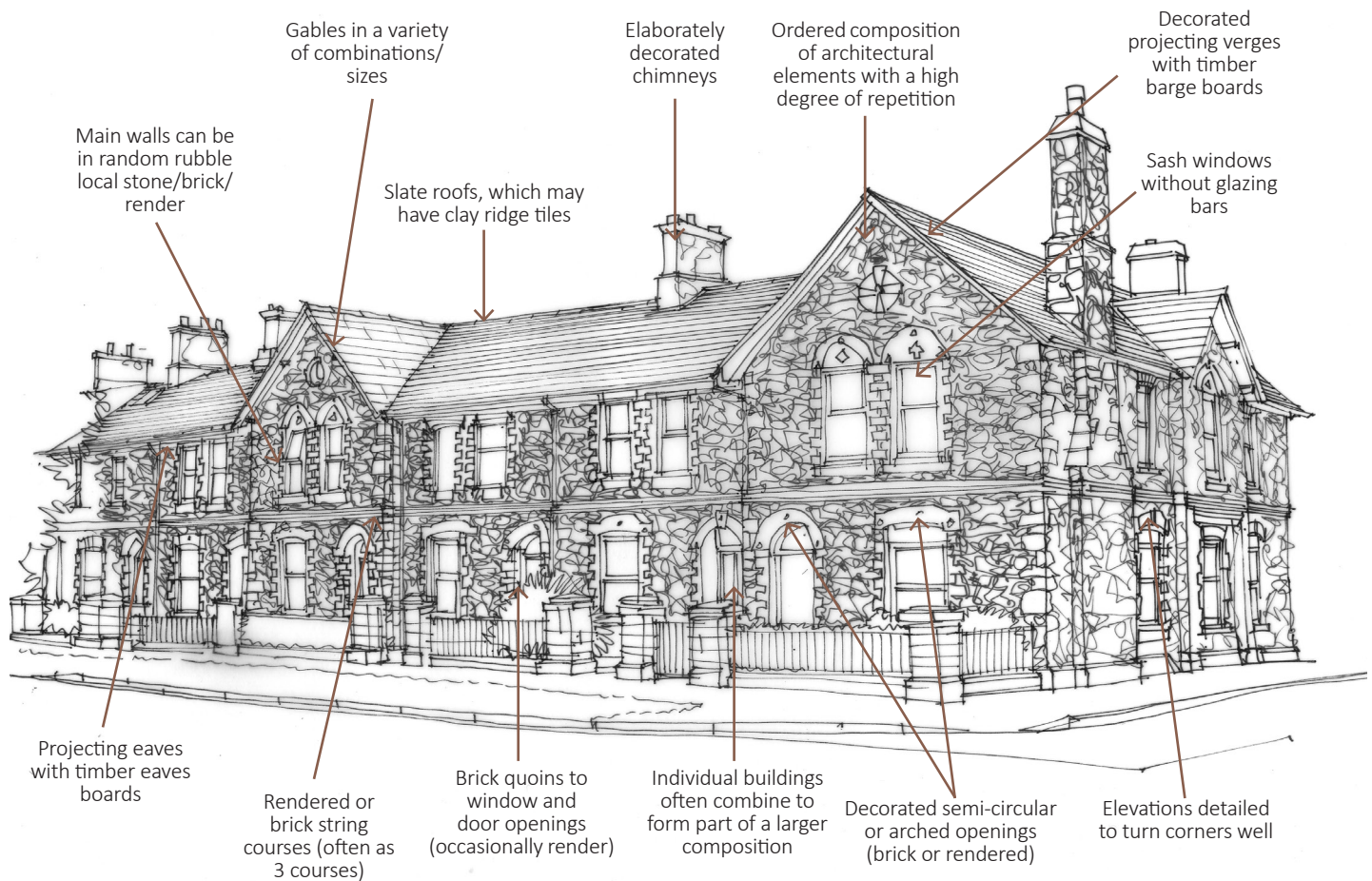


## Rendered Village Cottage



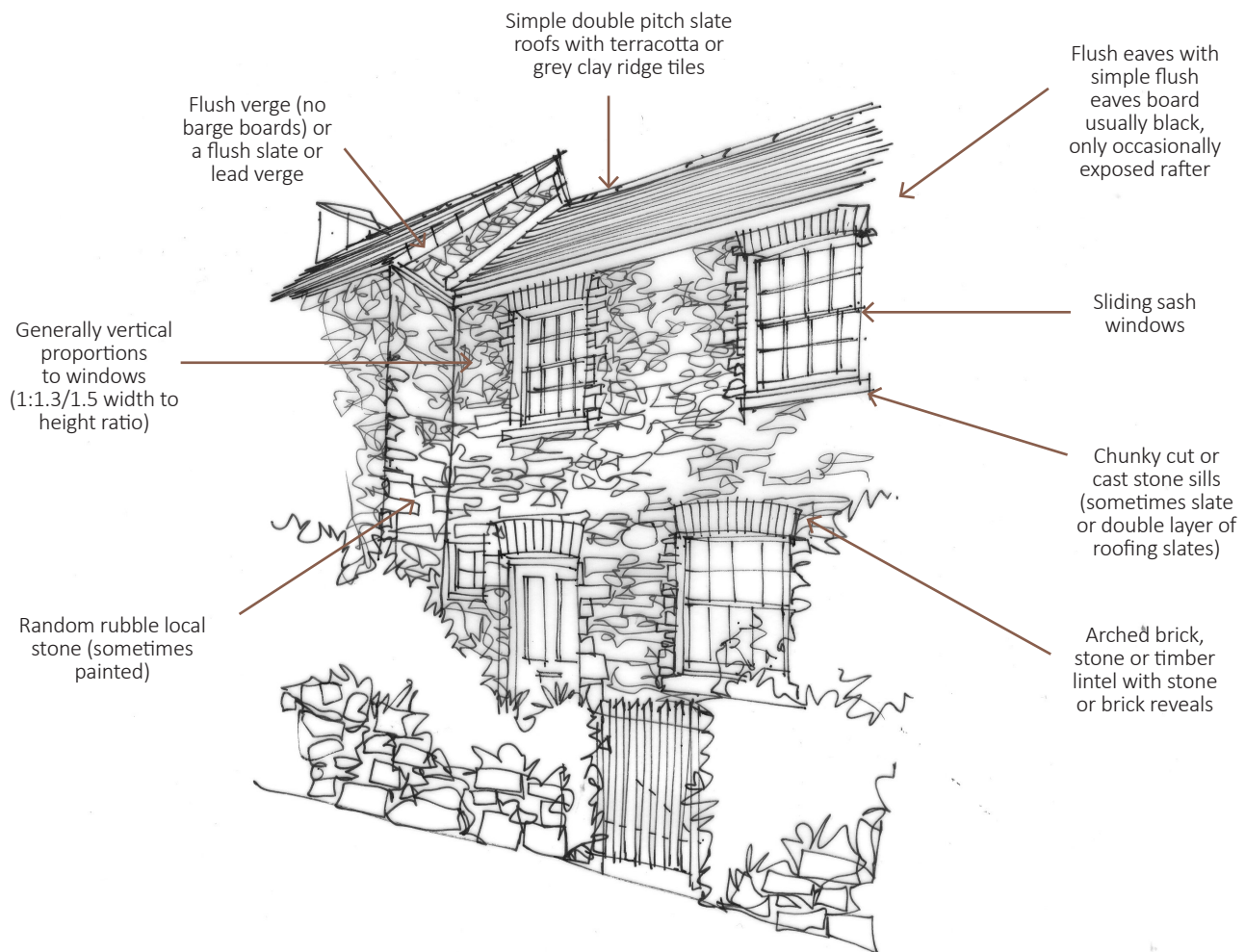


## Town Stone or Brick Railway Cottage



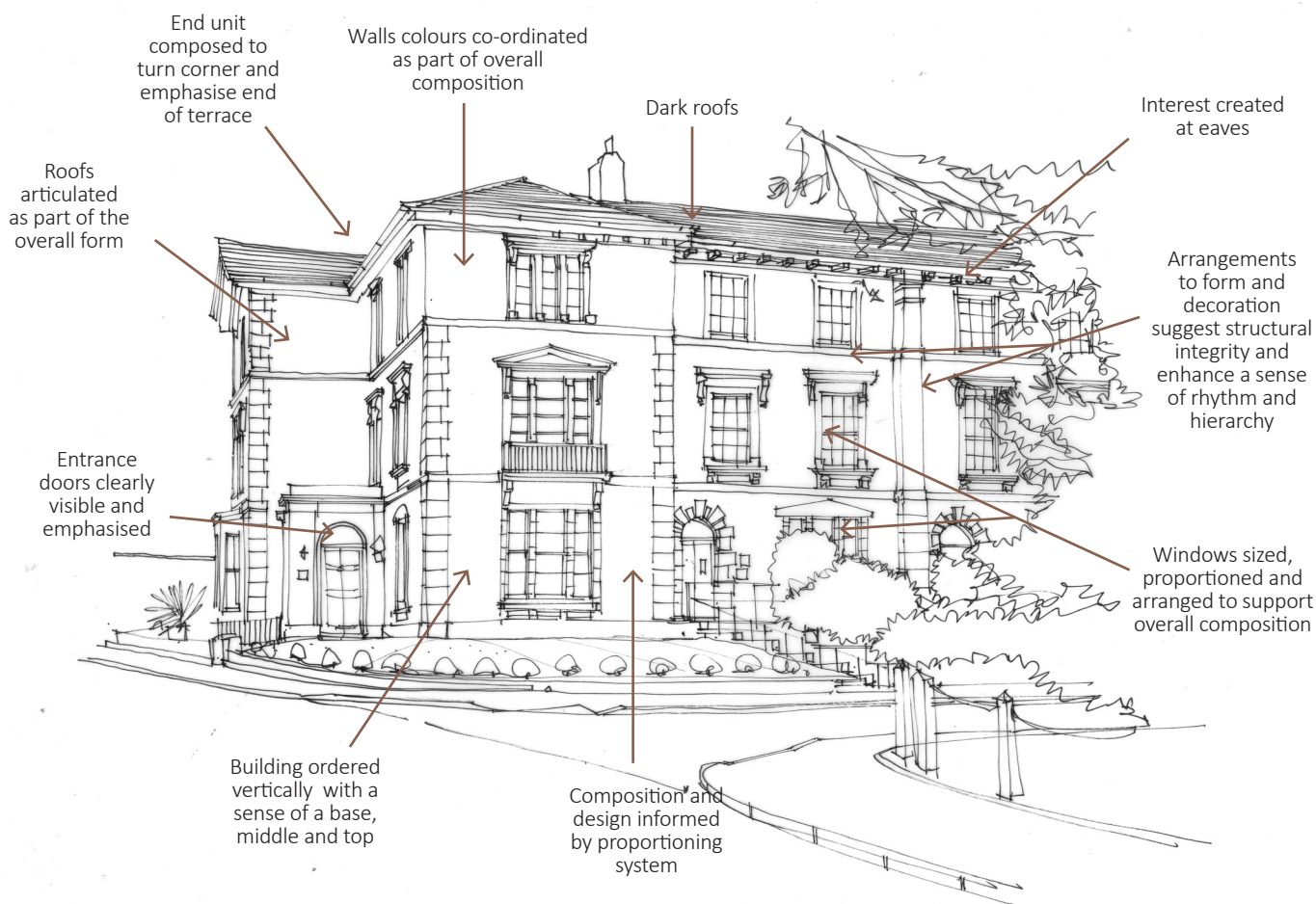


## Village Stone Cottage



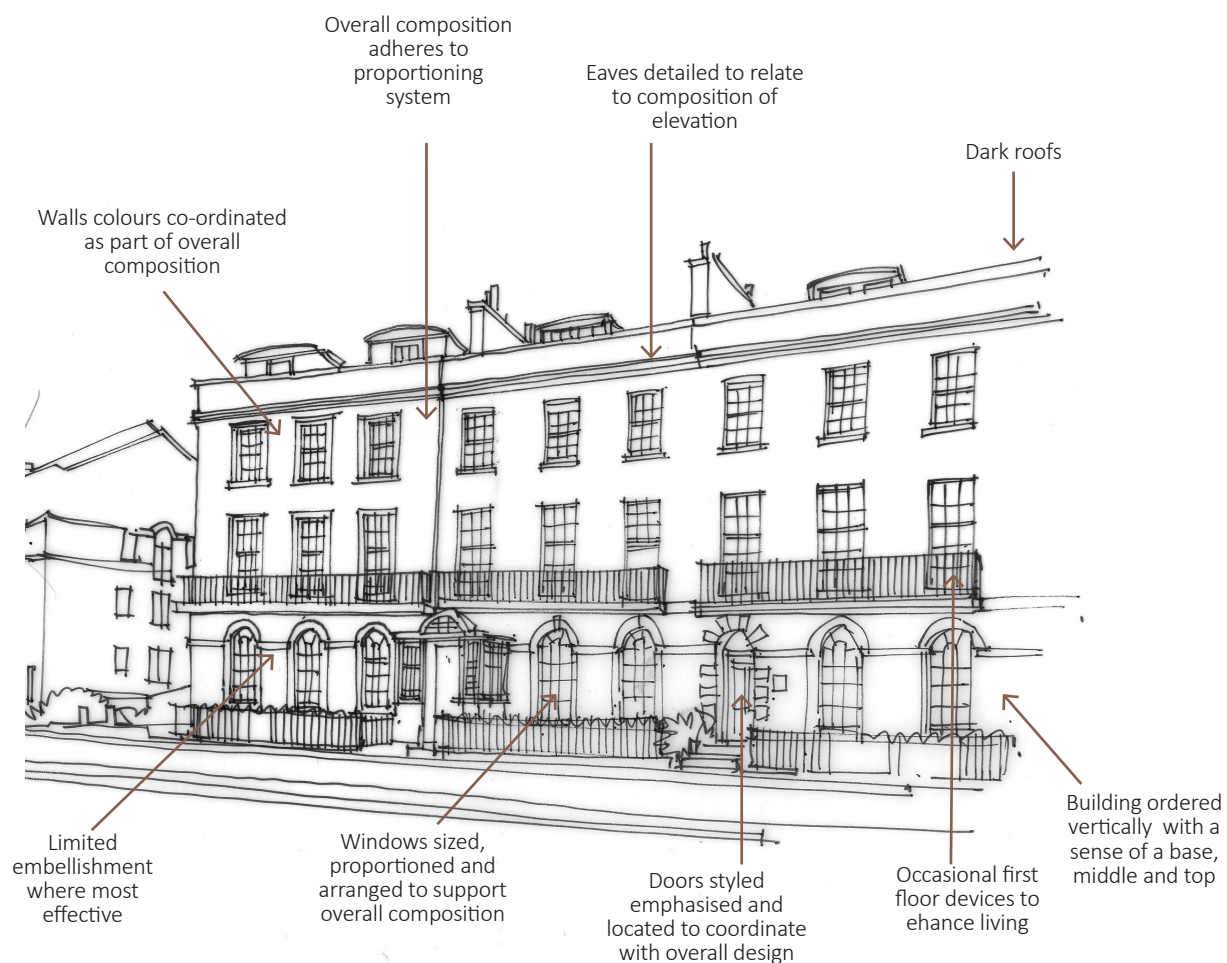


# Large Rendered Town Terrace 1





## Large Rendered Town Terrace 2



## Materials and Details

### Roofs

#### Roof Covering

- Generally natural slate in urban areas. Mostly thatch and slate in rural areas
- Slate reflects local character best when nailed, but if hooked, hooks should be slate colour matched
- Roofs at or near eye line, such as bays and porches appear less cumbersome with smaller slates (ie 200 x 400mm)
- In larger development using a minimum of two slates per block can help to reduce the impact of a large areas of a single tone. Slate types are best kept common between host and their ancillary buildings and across terraces.
- Avoid materials that have little resemblance to slate (1)

#### Ridges and Hips

- Generally, blue/black or terracotta in colour, clay or lead, sometimes ornate
- Mitre slate hips, particularly on low, small roofs
- Avoid visible ridge fixings associated with ventilation, ridge end caps and ridge tiles on hips to low roofs

#### Roof Ventilation and Extraction

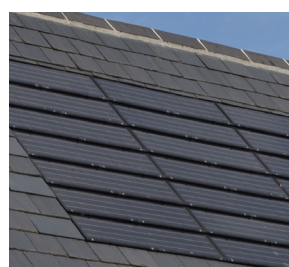
- Better when not visible from the front elevation and flush to the roof profile (2)
- Ridge vents should be avoided if possible, but better if low profile and not visible from street
- Colours should complement/match roof slope

#### Embedded Renewables

- Generally better when mounted on rear roof slopes (3)
- Visually better when fitted flush to roof profile or in-built
- Panels and frames should match roof covering (normally grey or black). (3)

#### Roof Lights

- Best when designed and fitted to be flush to roof profile
- It is often preferable to reduce wide panes using multiple small units or subdividing them with vertical glazing bars
- Better to use dark coloured frames or match roof colour (ie RAL 2015)
- Best reserved to rear roof slopes





## Materials and Details - Roofs

### Dormer Windows

- Dormer cheek materials should generally complement the existing roof (often slate or lead)
- Overly wide dormer cheeks are best avoided
- Bulky eave and verge details that are out of scale with the dormer roof are best avoided
- The size of dormer windows should not overwhelm the scale of the host roof structure



### Chimneys

- Capping and chimney style should be influenced by the building style and have some variety between building types
- Stepped projecting brick courses are particularly appropriate where ornate brickwork is used



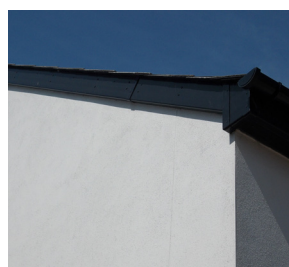
### Eaves

- Eave styles and sizes should relate to the style and hierarchy of the building so that these support a sense of legibility and local identity. Simple dark coloured flush styles are widely found
- Avoid using very similar projecting box eave details across all building types



### Verges

- Verge styles should relate to the style and character of the building. Styles vary but many are often very simple with verges finished with a flush board, a line of slate nailed flush, lead flashing or with render up to the underside of the roof covering
- More formal or embellished arrangements may project further as part of the building style and may have painted decorated barge boards and exposed pulins



### Aerials and Antenna

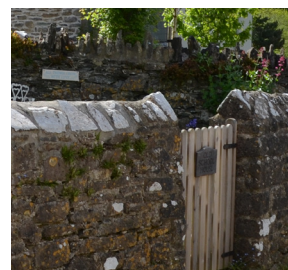
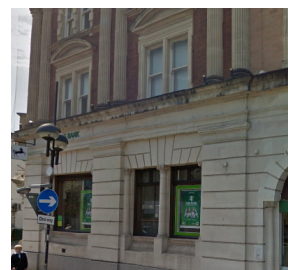
- Communal buildings should be provided with shared receivers
- Avoid antennae visible from the front of the building especially when close to the eye line. (4)



## Materials and Details - Walls

### Dressed Stone

- Most often found as worked stone to form sills in many rendered and brick buildings
- More elaborately used in sills, quoins, window or door surrounds or details in combination with roughly dressed or rubble stone, or occasionally brick. Often in civic or important commercial buildings
- More often light grey as natural colour or painted to match or co-ordinate with wall or other building parts
- Where cast stone is used it should follow the pattern of use above



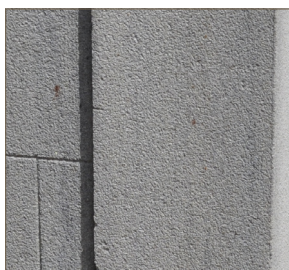
### Rubble Stone Masonry (including Rubble Stone Boundary Walls)

- Use stone of varied sizes that reflects that found locally and maintain narrow joint widths (typically less than 20mm joints)
- Stone should be bedded horizontally along bedding plane, randomly coursed and pointed with pale, coarse, textured mortar
- Stone should wrap wall corners, reveals to openings and areas visible within the public realm and avoid exposing any cut faces
- May be lime washed in areas where this reflects local precedent



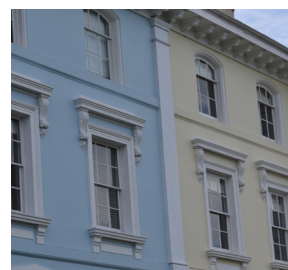
### Render Finishes

- Generally white or off white or light pastel shades for variation
- Rougher render textures and sometimes more rounded profiles can suggest lower building hierarchies
- Better excluded, but if render beads and expansion joints are used they should match render colours
- Expansion joints are best obscured i.e. located behind rainwater pipes or at changes in wall direction



### Slate Hanging

- Limited use across the district. Tends to be on exposed walls or gables. Sometimes decorative
- To avoid damage slate should be used in areas above ground floor and it should be applied across whole elevations
- Smaller slate sizes than main roofs. (ie 200 x 400 or smaller)
- Nail hanging reflects local custom





## Materials and Details - Walls

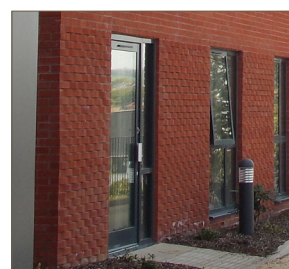
### Timber Boarding

- Limited use across the district and generally reserved to ancillary buildings, often above ground floor across whole elevations
- Generally natural hardwood or durable softwood without finish, stained or painted
- Generally laid horizontally



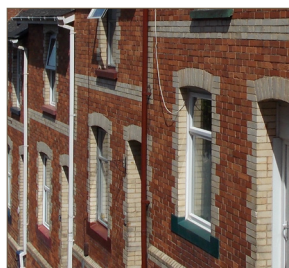
### Brick

- Should be selected to reflect the characteristics of those used locally, such as the distinctive red/orange or pale buff bricks. These have no deliberate tooling to surfaces, and vary in colour and tone slightly across a wall surface from brick to brick to give a rich/warm or slightly varied appearance
- Contrasting detail and banding is frequently used
- Bricks are often laid in Flemish, English Garden Wall and Stretcher bond



### Rainwater Pipes and Gutters

- Are best selected and arranged to support the building design and co-ordinated with other colours and materials of construction
- Cast iron or cast aluminium material are most appropriate where it is important to reflect traditional pipe work



### Wall Ventilation and Extraction

- Ducts, flues and ventilation grilles are best located so that they are not visible from public areas, or are not mounted on prominent elevations
- Should be selected and arranged to be as small as possible and match the background wall colour or be hidden/obscured (5)



### Utility Boxes

- Remote metering solutions that have no externally mounted plant or housings should be the first choice. Where this is not possible, wall mounted meter boxes should be set flush to the wall surfaces, coloured to match background wall colours and located away from the primary elevations, front doors and prominent side walls facing publicly accessible areas (6)
- Where ground mounted gas boxes are used, they should be set partially within the ground and colour co-ordinated with the base of the wall behind (7)
- Ground mounted gas boxes should not be located at the front of buildings on shared surface streets where pavement surfaces run continuously to the front of the buildings



## Materials and Details - Windows and Doors

### Windows

- Generally, panes are proportioned vertically
- Casement windows should be flush fitting
- Sash windows should be double hung and sliding
- Trickle ventilation should be obscured or provided somewhere other than the window
- Reveals should be arranged to add depth and shadow (7)
- Ventilation openings should match frame colours

### Sills

- Should be selected and detailed to relate to building style and help provide depth and shadow to elevations (7)
- Types vary but bulky dressed or cast stone, either painted, or slate sills are among the most common
- Avoid creating double sills by fixing windows with deep integrated sub sills onto built-in masonry sills

### Lintels

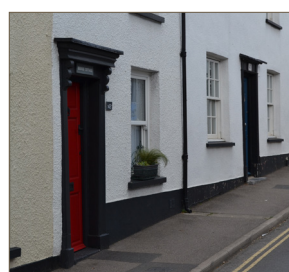
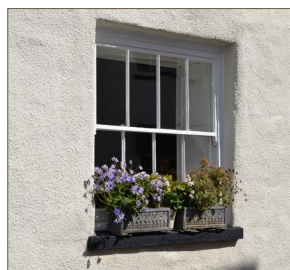
- Lintels in most render buildings should be hidden but more formal styles may provide decoration to the window head
- Lintels in brick and stone buildings should appear to have structural integrity and reflect traditional practice
- Steel lintels should be hidden unless consistent with the architectural style of the building

### Front Doors

- Styles, finishes, ironmongery and frames should be consistent with the style of the host building and its hierarchy
- Should be positioned within walls to provide a sense of depth and shadow to elevations
- Should be coloured to complement the streetscene and building design. White plastic doors rarely reinforce the local character of Teignbridge

### Door Surrounds and Porches

- Should be designed to relate well to building character and hierarchy
- Door surrounds and porches should reflect good local examples in terms of appearance, profiles, reveals, materials, finishes and colours
- Classical elements should be detailed correctly
- Where slate, use smaller sizes to porch and canopy roof





### Thresholds and Front Access Paths

- Should be designed to meet adjacent surfaces without corrective cross cuts
- Materials should relate well to adjacent surfaces and building materials, such as by avoiding stark contrasts to other materials- for example as buff yellow with blacktop

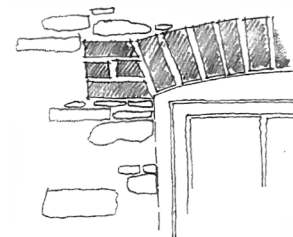


### Garage Doors, Garden Gates, Doors to Stores

- Colours should be well co-ordinated across door types and frames, should complement ground surface tones and work well with the architectural style and building and wall colours
- Ancillary doors should normally not dominate and are often most effective in recessive colours that reduce their prominence and status in relation to host structures
- Styles with vertical panelling reflect traditional joinery techniques



### Common brick detailing to doors and windows



- Brick is commonly used to form openings in brick and stone walls across the district. The brick quoins and arches tend not to be exposed in rendered buildings
- Where development seeks to reference this local detail, aping it in its traditional form, the head should normally be arched so that the opening appears supported and any structural lintel should be overdressed in brick

