

The Teignbridge Local Plan Need to Know Guide

MARCH 2020



PlanTeignbridge
LOCAL PLAN REVIEW 2020-2040

Dear Teignbridge Residents ...

As the Executive Member for Planning here at Teignbridge, I'd like to invite you as members of the public to play an important part in helping shape new, updated and more robust planning policies and guidelines - to help deliver better and more environmentally sustainable development in your district over the next 20 years.

The work of Teignbridge District Council impacts on the lives of almost everyone living and working in our district. From refuse and recycling collections and keeping public spaces clean and tidy, to finding safe and sound places to live for those in greatest need - our services are many and diverse. We are also a 'Local Planning Authority'. This means we have a duty not only to make decisions on the hundreds of planning applications that come forward to us every year – from straightforward household extensions to complex major schemes – but also to provide an appropriate future development planning framework through the preparation and regular review of a 20-year Local Plan.

With 5 years having passed since the current Teignbridge Local Plan was adopted, the public now have the opportunity to help shape the 'rules' around how new development is managed in the future. You can share your views and opinions on these which are now being consulted on in our Draft Local Plan (Part 1) which is being refreshed and extended to cover the period from 2020 to 2040. The policies ('rules') in our new Local Plan (Part 1) set out how development should take place.

It includes tougher policies to help fight climate change, and stronger support for our environment. It also tasks developers to provide more genuinely affordable homes and to meet the challenge of our growing elderly population.

Furthermore, Part 1 aims to support the communities and businesses in our

countryside and towns, improve broadband connections, and raise the standards of design to create quality places where residents can enjoy healthy, happy lives.

The Local Plan (Part 1) doesn't look at where development could take place. Instead, sites for new homes, employment land and renewable energy schemes will be consulted on as part of the Greater Exeter Strategic Plan and the Teignbridge Local Plan (Part 2) which will come forward for consultation at a later date.

The Draft Local Plan (Part 1) is ready now but, as a long and complex document, is not a particularly easy read. It has to be written this way as it needs to comply with various legal requirements as well as national planning policy and, importantly, it will also be used to make decisions on the planning applications we receive. We need the Local Plan to be technically accurate and 'sound' so that we can prevent the development we don't want to see happen in our district and support that which we do.

We do hope however that the public will engage in the important task of scrutiny, which is why we have written this 'Need to Know' Guide to summarise the Local Plan (Part 1) without using too much planning jargon. The guide also shows where further details on the Local Plan can be found.

Once you have read this guide and the further information available, we would really like to know what you think. You can do this in a variety of ways that are explained further in this guide.

Unfortunately, due to the Coronavirus outbreak, we will not be holding any public meetings or events. However, we will provide other ways for you to ask questions and view all the information you need to be able to share your views on the plan.

The consultation begins on March 23rd and runs until the 15th June 2020. We very much look forward to hearing from you!

Finally, I just want to say a big thank you for taking the time to get involved. Your views really do matter and can make a real difference to how Teignbridge develops in the future.

Introduction by:
Councillor Gary Taylor
Portfolio Holder for
Planning, Teignbridge
District Council



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What is a Local Plan?

A Local Plan guides the way new development will happen. It explains what supporting infrastructure such as roads, schools and health centres will be needed, and it also guides the quality of development and helps the council take a proactive approach to tackling climate change. The Local Plan looks to the future and also helps to protect and enhance what is most valued in the district – our landscapes, heritage, wildlife, jobs, communities and homes.

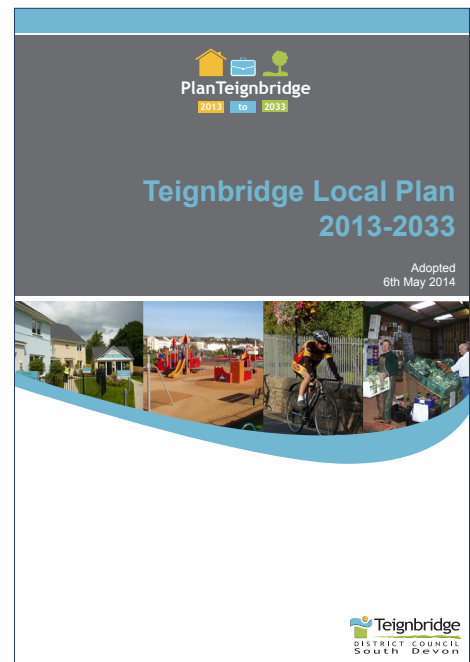
Teignbridge already has a Local Plan in place: the current Plan was adopted in May 2014 and looks ahead to 2033. The Teignbridge Local Plan 2020-2040 reviews and updates these existing policies, proposals and actions to meet the environmental, social and economic challenges facing the area over the next 20 years.

What's in the Local Plan?

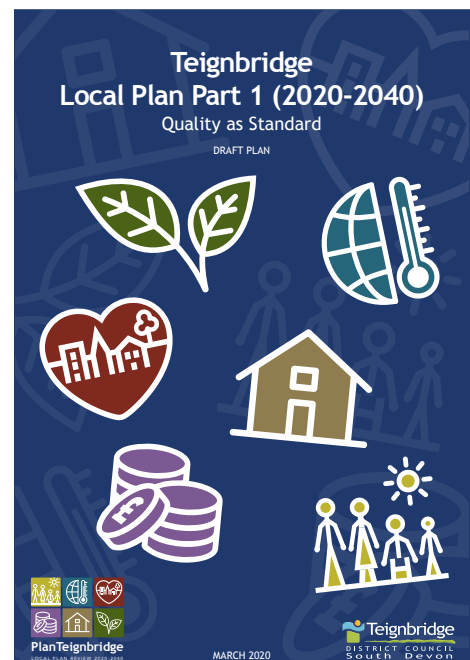
The Local Plan sets out the policies that will be used to make decisions on planning applications. These are covered in 6 separate themes. Each of these is summarised in pages 4 to 15 of this guide.

The Bigger Picture

Our Local Plan is only one part of the jigsaw that makes up the various plans which have a say on how development takes place in Teignbridge. Collectively, these plans are called our 'Development Plan'. All of these plans do different things, from covering big issues that affect all of the district and beyond, to the local issues that affect individual communities, and none of these plans is more important than the other. Page 5 explains what all of these plans do.



Existing Teignbridge Local Plan cover



Teignbridge Local Plan Review cover

The Local Plan 2020-2040 is split into two parts:

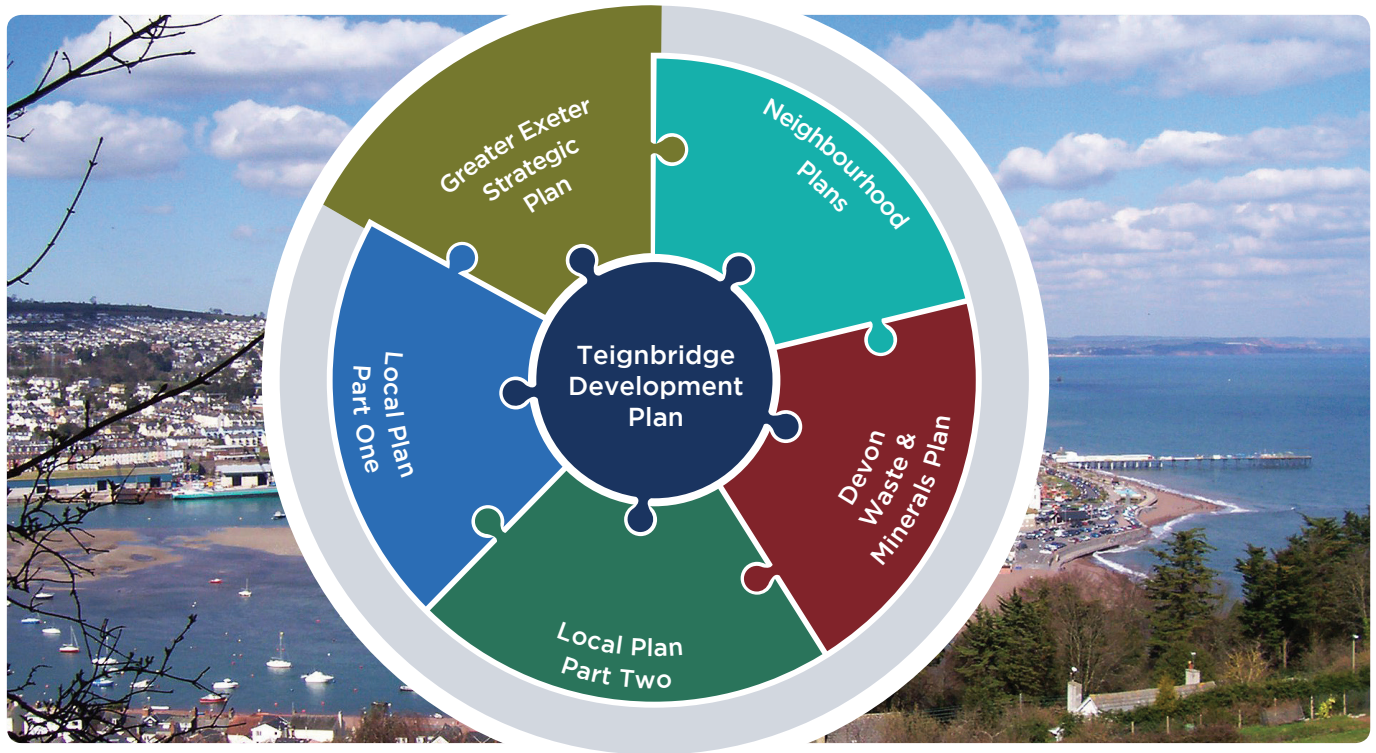
Part 1:

Sets out the policies ('rules') on how development takes place.

Part 2:

Identifies sites where development will take place.

This 'Need to Know' Guide covers only Part 1 of the Local Plan. Part 2 will be prepared separately and published at a later date.



Local Plan Part One

Contains policies to manage how development takes place in Teignbridge.

It focuses on:

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

Local Plan Part Two

Contains policies which set out where development will take place. It will identify sites for housing, employment land, gypsy and traveller pitches and renewable energy schemes.

Neighbourhood Plans

Neighbourhood Plans are prepared by a parish council or neighbourhood forum for their local area. They include locally specific policies to manage development in their area and may include sites for new development.

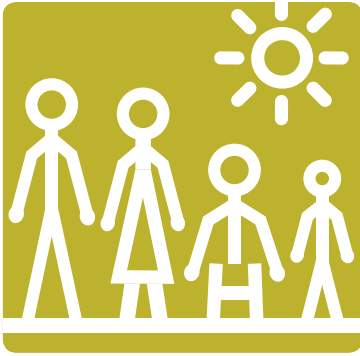
Devon Waste & Minerals Plans

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

Greater Exeter Strategic Partnership

This plan is being prepared jointly with East Devon, Exeter, Mid Devon and Teignbridge Councils and Devon County Council. It will address the big issues affecting the Greater Exeter Area, typically those which affect more than one authority in the GESP area, including:

- Where new sites of more than 500 homes will be developed;
- Better travel and transport links;
- Environmental and wildlife protection;
- Tackling climate change;
- Other key infrastructure requirements.



Sustainable Communities

This chapter provides the over-arching sustainability policies which ensure that all development considers and balances environmental, economic and social considerations.

Why is sustainable development so important?

The way we approach development affects everyone. The impacts of our decisions have very real consequences for people's lives. Poor planning of communities can reduce the quality of life for the people who live in them.

Sustainable development looks to address this by balancing different, and often competing needs against an awareness of the environmental, social and economic limitations we face as a society.

Living within our environmental limits is one of the central principles of sustainable development. One implication of not doing so is climate change. However, the focus is far broader than just the environment. It's an approach to making better decisions on the issues that affect all of our lives. This means finding better ways of doing things that meet the diverse needs of all people in existing and future communities.

We will be putting new development to the test by checking to see whether it has good access for walking, cycling and public transport, what its impacts will be on climate change, whether it can provide opportunities for renewable or low carbon energy, if it maintains or enhances environmental quality, and if it can protect our landscape, coast, heritage, soils, air quality and wildlife.

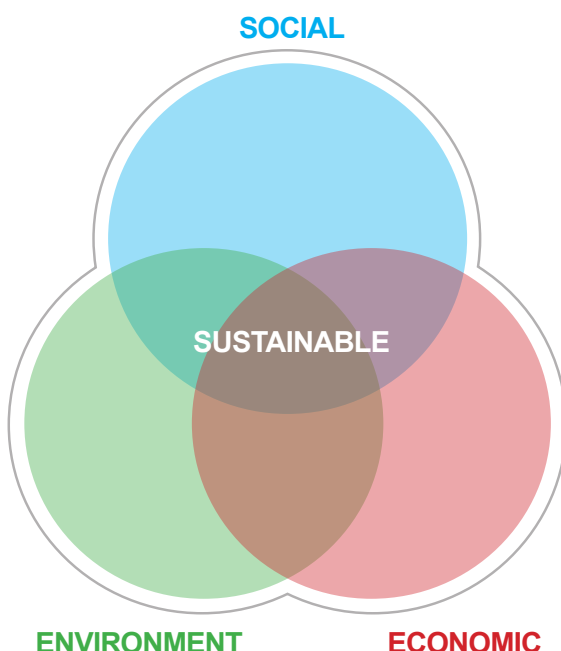
Reviewing our settlement limits

Settlement limits are the lines drawn around the built up areas of our towns and larger villages. Inside these limits, development is normally allowed as long as it doesn't have a negative impact on flood risk, heritage, people's amenity or the environment. Anywhere outside of settlement limits is classed as the countryside. Development in the countryside is very carefully managed and only allowed under special circumstances. These circumstances include homes for rural workers, affordable housing, replacement houses, local shops and business uses.

We have reviewed all of our settlement limits to make sure that they include changes that have taken place in recent years. We're looking for your comments on these changes so please take a look at www.teignbridge.gov.uk/localplanreview

Neighbourhood Plans

Neighbourhood Planning allows local communities to prepare their own plan that manages how and where development takes place within their areas. It is a voluntary process that provides the community with an opportunity to address the local development issues that affect them. Currently 16 out of the 50 parishes in Teignbridge have been designated as neighbourhood areas, the first step in preparing





Starcross Settlement Limit

a neighbourhood plan. The district currently has 8 adopted ('made') neighbourhood plans, the most recent of which were Chudleigh and Kenton.

Viability

Viability is 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.

To ensure that new development creates or contributes to sustainable settlements or neighbourhoods, we ask expert independent consultants to carry out an assessment of the Local Plan. This will ensure that it is realistic, achievable and increase the likelihood that development will come forward that delivers the infrastructure, affordable housing and build-quality required to make great places.

Infrastructure

Infrastructure refers to the physical structures and facilities that are required to support development and the communities which they serve. These include roads, public transport, sports pitches, health facilities, community buildings, energy storage, schools, country parks and play areas. We need these 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 local need is.

When we prepare plans and identify 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 we are planning for, when it is needed and how we plan to deliver it.

We always aim to provide infrastructure 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 new homes have access to those facilities straight away. Unfortunately, the cost means that this cannot always happen. By testing the viability of the plan and identifying infrastructure needs, we can clearly set out our expectations to developers so that they can take this into account when negotiating on the purchase of land with landowners.

Did you know?

We place a charge on new development to help deliver infrastructure in the area. This charge, called the Community Infrastructure Levy, 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.



Climate Change

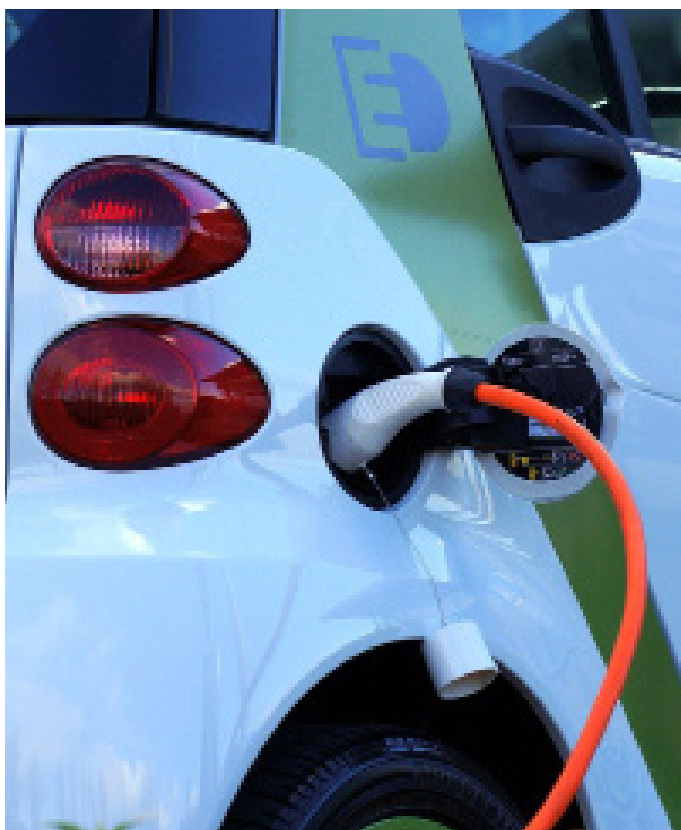
The transition to a carbon neutral future is a key challenge that the Local Plan seeks to address. Nationally, the Climate Change Act 2008 contains legally binding targets for the UK to bring all greenhouse gas emissions to net zero by the year 2050. However, the Council's Climate Declaration sets Teignbridge the target of becoming carbon neutral by 2025, which is considerably quicker than the UK target.

The Council's Local Plan can have a major influence on reducing carbon emissions at a local level. However, much of the progress will be made by decisions taken at a national and international level, such as the UK's commitments as a signatory of the 2015 Paris Agreement on Climate Change, the continued decarbonisation of the country's energy supply and the ban on the sale of diesel, hybrid and petrol engines from 2040.

The Climate Change Policies in this chapter not only set out measures that create the conditions to reduce carbon emissions, but also seek to promote and support the development and growth of renewable energy technologies, such as solar power, photovoltaics and ground source heat pumps.

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 include tree, hedge and woodland planting. The Greater Exeter Strategic Plan will set out ambitious targets for achieving this at a much wider scale across the Greater Exeter area.

A Devon Carbon Reduction Plan is being prepared, which will provide a practical framework for new joint initiatives with partner authorities to deliver a range of carbon reducing actions.



Credit: Devon County Council

What are our climate change principles?

- We will work with communities, developers and infrastructure providers to ensure that the future impacts of climate change are minimised. We will continue to thoroughly assess flood risk, and ensure that buildings, communities and infrastructure take account of likely changes in temperature, rainfall and wind.
- We will do everything we can to reduce people's need to travel and encourage self-sufficiency through the production of local food, renewable energy and the use of local building materials.
- We will require all new development to be carbon neutral. Applicants will have to demonstrate how they have reduced the need to travel, used energy efficient materials and design, and included renewable energy or low carbon energy sources.
- To ensure that developments are carbon neutral, all new homes or non-residential units will have to submit a Carbon Statement for approval. These statements will show how developers will achieve the required carbon reductions by demonstrating that they reduce, as far as feasible, transport emissions associated with the development, minimise energy demand, and maximise the energy from renewable or low carbon sources.
- All off-road parking spaces in new development must be electric vehicle ready.
- In Teignbridge, transport is the biggest contributor to carbon emissions. We will help to reduce this by making sure that the residents of new development have nearby local services and facilities, like shops, education, healthcare, which can be accessed on foot, by bicycle or on public transport.
- All major development (above 10 homes or 2,500m² of employment space) must ensure that sufficient sustainable travel options are in place to maximise the

Did you know?

In Teignbridge, transport is the biggest contributor to carbon emissions.

Teignbridge is the third highest greenhouse gas contributor in Devon after Plymouth and East Devon.

Greenhouse gas emissions for on-road transportation in Teignbridge is the highest in Devon.

(Source – GHG emissions data for Devon Baseline – 2017)

number of trips made by walking, cycling or public transport.

- Evidence shows that large scale solar photovoltaic arrays are likely to provide the best value for money and provide significant economic advantages. At present in Teignbridge this opportunity remains largely untapped. Therefore, the Local Plan supports the development of low carbon and renewable energy schemes.
- To increase low carbon and renewable energy generation, we need new and improved energy storage facilities to overcome the difficulties the national grid has with balancing energy supply and demand. The Local Plan will support energy storage facilities that maximise renewable energy use, store excess energy at times of low demand and transfer energy back to the national grid when demand is higher.



Design & Wellbeing

The Local Plan aims to raise the standards of design of new development to create better places in which to live and work. This will help to improve the quality of life for the people who live there and make new development more acceptable to people who live close by.

There are 4 main themes in this chapter:

Creating high quality, healthy and attractive places

We want to make sure that new development creates streets, buildings and places that are attractive, accessible and easy to find your way around. We will insist on high quality design, which fits in well with its surroundings. New development will be expected to reinforce the local character, or identity, of towns and villages.

We will make sure that new development includes interesting buildings, parks and public spaces to provide 'landmarks' to help people find their way around. We will prevent residential estates becoming a confusing 'rabbit warren', where all roads and buildings look the same, by making sure new large scale development includes a series, or 'hierarchy', of primary (main), secondary and tertiary roads. The largest and grandest buildings, including public buildings, will be expected to be situated on primary roads. The smallest, more modest buildings would be expected to be provided on tertiary roads. This way, not all roads and buildings look the same.

We will encourage healthy lifestyles by making sure that new neighbourhoods are designed and built to give opportunities for people to be physically and socially active.

We will also expect new development to keep existing trees and hedges and to plant new trees on roads and in public places. Trees can provide homes for wildlife, bring people and nature closer together, help to slow down surface water run-off and reduce flood risk, and improve air quality. They also improve the appearance of our environment and can lift our mood and reduce stress and anxiety.

We recognise that historic and attractive shop fronts can help the commercial success of a town, village or neighbourhood and we will protect the historic character of traditional shopfronts, by making sure that existing historic features are kept, repaired or reinstated.

Development that is planned around people and the environment rather than the car

We want new development to be planned around people and not the car, by being designed to prioritise movement in the following order:

1. People on foot and those with disabilities;
2. Cyclists;
3. Public transport;
4. Cars and private motorised vehicles.

These 'sustainable travel' links (footpaths, cyclepaths and public transport) help us to reduce our use of the private car, which helps to reduce carbon emissions and slow down climate change. It also provides opportunities for us to lead healthy lives.

New development will need to provide something called "natural infrastructure". This is a term used to describe features including parks, public open spaces, footpaths, cyclepaths, allotments, meadows, nature reserves, wildlife networks, trees and sustainable drainage systems. It often serves multiple purposes and benefits people, the environment and wildlife.



We will make sure that the best natural infrastructure possible is provided alongside new homes, to help people, wildlife and the environment. We will also make sure that its benefits can be enjoyed by future generations by agreeing long-term management for things like open space, play areas, wildlife areas, allotments, footpaths and cycleways.

We will make sure that that new 'Neighbourhood Centres' are built alongside large scale new development. These centres will provide services, such as shops, schools and public transport in one place, meeting places for local people, and can help to develop a sense of community. Without them, people would need to travel further to access the things they need every day.

Making sure that parking and waste & recycling facilities are incorporated into new development

We know that people living in new homes are dissatisfied with the lack of parking provided and safety issues arising from cars parked on

pavements. We will address this concern by introducing a parking standards policy. This will set minimum standards for both vehicle and cycle parking.

Inadequate or poorly located waste and recycling can lead to bin bags and other waste being left in public areas, encouraging vermin and seagulls, and resulting in litter on the streets. To prevent this, we will ensure that sufficient storage for waste and recycling is provided in a convenient location that is away from public areas.

Protecting local facilities and services

We recognise how important existing local services and recreational facilities are to local people, and we will protect them as much as we can. We cannot guarantee they will continue to be available, because we cannot stop people selling their property or land, but we can make it harder for people to change the use of these community or public services and facilities to something else.



Economy

Teignbridge needs a strong, sustainable and resilient economy. This chapter provides policies that encourage business development throughout Teignbridge and support improved digital infrastructure. It also supports the provision of more and better quality, better paid, jobs and an increase in the level of skills and training in our local workforce.

Business development

The Local Plan supports proposals for business development, including the construction of new buildings, expansions of an existing business or employment site, change of farm use and redevelopment or conversion of existing buildings.

The rural nature of the district means that the need for jobs is not limited to the villages and towns. This plan allows existing rural businesses to expand or relocate, while ensuring that the countryside remains attractive, biodiversity is protected or enhanced and there is no increase in vehicle travel.

Employment and skills

Teignbridge needs to nurture, attract and retain a high quality workforce. Our skills shortage (particularly in the digital, construction and health and social care sectors) is a key challenge.

The Local Plan recognises the importance of encouraging people to develop workplace skills to increase their level of skills and likelihood of employment. It also requires larger businesses starting up or moving to the area to develop links to local education providers, apprenticeships, training programmes and other ways to support local people into work.

Planning applications for major developments in the area will also be required to include proposals to invest in construction skills. Larger developments will be required to submit an 'Employment and Skills Plan' for the construction stage of the development. This will contain targets that help provide opportunities for more people to experience



Employment Sites

Existing employment sites can be difficult to replace. Therefore in order to maintain a range of suitable and available sites and buildings for employment, the Local Plan requires that any proposal which involves the loss of an employment site to be strongly justified. This will help to protect the local economy and local jobs.

and join the construction industry, and must be in line with a recognised and accredited scheme.

Home working

The use of homes for starting and running a business is on the increase. The Plan supports this as it is a good, efficient use of land and buildings and helps to reduce the need to travel.

Tourism

Tourism forms a small but important part of the Teignbridge economy, providing additional visitors to local shops, attractions and services. It therefore supports a significant number of local jobs.



The Plan supports the growth of tourism and supports proposals that lengthen the tourist season and encourage higher spending by visitors. Development proposals that enhance local tourism will be supported where they are appropriate to the local area within which they are located, and are of benefit to the local economy.

Digital networks

Access to high speed, reliable fixed and mobile connections for local residents and business is now an essential and standard part of everyday life. Home broadband continues to support a growth in home working, and as the network provides quicker connection speeds and greater capacity there will be additional benefits such as a reduction in the need to travel. The Plan therefore requires new homes and business premises to have access to a choice of fixed and mobile internet services, with full fibre connection to each building.

Town centres

Over the past decade, town centres have experienced many challenges, mainly from a rise in online shopping, rising property costs and a reduction in consumer spending. This has resulted in fewer people visiting them and businesses leaving or closing down.

Traditionally, Teignbridge town centres have been mainly focussed on providing shops, but

the recent changes in the way people shop means that town centres need to be able to change what they offer so that they are able to bring people back. This means providing a wider mixture of different uses including cafes, restaurants, bars, leisure and entertainment venues that appeal to local people and visitors.

Each town centre is individual, and has different needs and challenges. The Local Plan recognises this and introduces rules for town centres that do three key things:

- Protects the character and main purpose of each town centre (such as retail or providing local services);
- Enables each town centre to change to include a wider range of different uses that best suits the needs of local people and their local economy; and
- Prevents the ground floor of business premises in important town centre areas from being changed into homes.

Local shops

The Local Plan supports proposals for local shops as they provide important day-to-day local shopping needs of residents, reduce the need to travel and provide an opportunity for people to meet other members of their local community.



Homes

Our homes chapter focuses on ways we can provide more high quality homes that are accessible, suitable and affordable. The chapter does not set out how many houses we need to build, as this will be set out in Part 2 of the Local Plan, but explains the types of housing we want to see in Teignbridge.

Accessible Homes

Accessible homes are homes that are specially designed so that they are able to be used by older people and people with disabilities. This type of housing helps people to live independently for longer, improving their overall health and wellbeing. It also reduces the number of falls and GP visits, which helps reduce costs to our social and healthcare systems, such as local doctors and the NHS. We will be asking for all new homes to be built to a standard that provides reasonable access to, and around, the home so that they are suitable for older and disabled people to live there, and are capable of being adapted to meet their changing needs over time. A quarter of these homes should also be built to an even higher standard of accessibility, which means that they can be lived in by people who use wheelchairs.

Suitable Homes

We need the right types and sizes of homes to meet the different housing needs of the residents of Teignbridge, including young people, families, older people and people with disabilities. There is expected to be an increase of more than 50% of people over retirement age within the district between 2020 and 2040. We will be supporting housing that is designed for older people, such as retirement communities and care homes.

We also anticipate that the current trend of young people moving away from the area is likely to continue. This may be because they are unable to find homes they can afford to live in or the right job. To try to keep young people in the area we will provide more homes that are suitable for them, including shared housing schemes, which will help young people who cannot afford to rent or buy a flat or home of their own.

All homes should be large enough to provide a decent standard of living for people. To make sure this happens, all new homes and flats will have to meet the Nationally Described Space Standards, which set out minimum floor areas and built-in storage. These standards would not apply to types of housing that is specifically designed to make the best use of small spaces, such as a “Tiny House”.

To help speed up the building of much needed homes, we will support creative and environmentally friendly construction, such as the use of modern modular housing, which is partly built off-site and therefore reduces construction time on-site.

Affordable Homes

Although we are not setting out how many affordable homes are needed in total, we are continuing to require a proportion of all new residential development to be provided as affordable housing. We recognise that the majority of the need for housing in the district is for homes to rent, not buy, and we recognise that some households struggle to afford even homes that are classed as affordable. To help these people, we are asking developers to provide more social rented homes, which are the cheapest type of homes to rent.

Types of housing

Market housing: Homes available on the open market to rent or buy.

Affordable Housing: Homes available for sale or rent for people who cannot afford homes on the open market. There are different types of affordable housing, the most affordable being social rent which is provided at 40-60% of market values.

Did you know?

If grocery prices had increased at the same rate as housing has done since the late 1960s, then four pints of milk would currently cost £10.45!



Exceptions to the rule

We will continue to support the building of affordable homes on the edges of towns and villages. These sites are called “Exception Sites” because they are allowed as an exception to the general rule that prevents market houses in the countryside being built. There are two different types of ‘Exception Sites’ and two different sets of rules, depending on whether the site is next to a town or a village, but people wishing to build must speak to the local community about their plans. Exception sites must:

- Provide either 100% affordable housing or a majority of affordable housing with a small amount of market housing to make the development viable,
- Meet an identified local need
- Be lived in by local people

We will also support local people who wish to build their own home on the edge of a village with a settlement limit. When people build their own home it is called ‘custom and self build’ development. It can either be done by employing others to build the house, or by actually building the house, or helping to build the house, yourself. We will only allow people to build their own homes if the site is not needed to build affordable homes, or, if enough affordable homes are built to meet the local need in the parish, along with the new custom and self build homes. The new homes that are built will only be able to be lived in by local people.

Changes to existing homes

Each year we receive hundreds of planning applications for householder developments, including extensions or alterations to existing homes, new outbuildings, walls/fences and domestic renewable energy schemes. We wish to support people who want to enlarge or

adapt their homes, but we will protect the living conditions of neighbours and those living nearby. We will allow existing homes to be replaced with modern and energy efficient homes and generally support large houses to be divided into smaller houses or flats. We will make sure that no new development has an unacceptable impact on the living conditions of neighbours or people who live nearby, in terms of loss of privacy, overbearing, loss of light, noise and odour or fumes.

Other homes in the countryside

When a rural business can only operate if a person lives on site, we will support building a home that meets the needs of the business, such as a farm dwelling. These planning applications will be scrutinised to make sure that we only allow houses that genuinely need to be built in the countryside.

We will also allow existing buildings of architectural and historic merit in the countryside to be re-used and converted into homes.

Did you know?

We are legally required to keep a register of people looking for land in our area on which to build their own homes. This is called the Custom and Self Build Register. We have to make sure that there are enough sites to meet this demand. Currently we have 180 people on the register.

There are three ways in which the plan delivers self-build plots:

- Within a larger development site, where 5% of new homes are provided as ready-to-build-on plots.
- Single affordable plots on the edge of any village
- 2-9 custom and self-build plots on the edge of a village with a settlement limit.



Environment

We want a healthy, well-connected and diverse environment. We are proud of our special landscapes, our coast and our important wildlife habitats, and the policies in the Plan give these protection.

Landscape protection

Our beautiful countryside, coast and beaches attract people to live and work in, and visit the area, contributing to our sense of place, our wellbeing and boosting the local economy. We want to make sure that new development is managed in a way that maintains and enhances the quality, character and distinctiveness of our landscape, including our coast and estuaries, and our historic landscapes.

We currently have Areas of Great Landscape Value within Teignbridge. This designation gives a higher level of protection to the landscape in parts of the district, but this does not provide the best approach to managing the landscape elsewhere. We want to protect the landscape of the whole of Teignbridge. To do this we will use an approach that is used throughout the rest of Devon, which is called Landscape Character Assessment. The [Teignbridge Landscape Character Assessment](#) identifies 18 geographically unique Landscape Character Areas within Teignbridge (excluding the area within Dartmoor National Park) and contains development guidelines specific to each area.

Some landscapes do however, need special consideration, because they are of exceptional quality. In Teignbridge these are:

- Setting of Dartmoor National Park
- Exeter Urban Fringe
- Historic Designed Landscapes
- (Mamhead, Oxtou, Powderham, and the Former Haldon Estate)
- Undeveloped Coast

Historic buildings and places

Teignbridge has a lot of historic buildings and places, including around 1800 Listed Buildings, 35 Conservation Areas, 27

Did you know?

The Local Plan is generally supportive of equine development.

Equine development is development associated with horses, such as stables and sand school arenas and we see quite a lot of this in the countryside.

Sometimes this sort of development, if it is poor quality or lots of it is taking place in one area, can harm our landscape.

We're tightening our rules on what kind of equine development can take place so this does not happen and any new buildings will only be allowed if they are essential for the welfare of horses and will be removed when no longer needed.

Scheduled Monuments (including earthworks, caves and historic remains) and 9 Registered Parks and Gardens (including Powderham Castle and Mamhead Park). Our Plan protects these so they can be enjoyed for generations to come.

Trees, hedges and woodland

Trees, Devon hedges and woodlands enhance our towns, villages and landscape. They provide homes for wildlife, support sustainable drainage, store carbon, reduce noise and pollution and provide shade. When development is proposed, we will make sure that good quality and healthy trees, hedges and woodlands are included within the new development and are protected during building works, so they can continue to provide benefits for wildlife and people.

Pollution and Contamination

People have a right to expect that the air they breathe will not harm them and we will prevent new development where it would harm air quality. We will also make sure that any development on contaminated or unstable land includes measures to deal with the contamination or instability of land. We will prevent light pollution from new development if it would spoil the character of an area or have a damaging impact on wildlife.

Biodiversity

Biodiversity means the variety of our wild plants and animals and the places where they live. It is important to our health, wellbeing and economic prosperity. We will make sure that development is designed to both minimise the loss and break up of habitats, as well as providing more, bigger, better and well connected habitats. We will not only maintain biodiversity, but we will make sure that development results in at least a 10% improvement.

Our wildlife sites are important, but some receive a higher level of protection than others.

These are shown below.

Sites of International Importance

- Exe Estuary Special Protection Area (SPA), Ramsar Site and European Marine Site
- Dawlish Warren Special Area of Conservation (SAC)
- South Hams Special Area of Conservation (SAC)

Sites of National Importance

- Site of Special Scientific Interest (SSSI)
- National Nature Reserves (NNRs)
- Marine Conservation Zones (MCZs)

Sites of Local Importance

- County Wildlife Sites (CWSs)
- Ancient Woodland
- Regionally Important Geological Site (RIGS)
- Local Nature Reserves (LNRs)



Flood Risk

We will minimise flood risk by directing new development away from areas already at risk of flooding and by making sure that new development provides sustainable drainage solutions to prevent flooding and to protect the environment.

Over the next 50 years we will continue to see changes to our coastline as a result of sea level rises from climate change. Parts of the coast will be protected from flooding, but parts will be allowed to flood. In these places we will support the relocation of homes, businesses and other infrastructure to safer areas. These areas will be consulted on separately as the Plan progresses.

Frequently Asked Questions

Q. Why are you preparing a new plan when our current one is only 6 years old?

- A. National Government requires us to review our Local Plans every 5 years to reflect the changing needs of our area and make sure they continue to be effective for our communities. Since our current plan was prepared, various changes have been made to national planning policy which need to be reflected in our plan, including a different way of calculating housing need and a stronger emphasis on achieving better design.

Q. What will happen to the current Local Plan?

- A. Many of the existing policies and site allocations of the current Local Plan will remain unchanged and will be incorporated within the new Local Plan. Once both Part 1 and Part 2 of the new Local Plan are adopted, they will replace the current Local Plan. Until then, the current Local Plan (2013–2033) will still be used in the determination of planning applications.

Q. My community is currently preparing or has a Neighbourhood Plan, so how will the Local Plan affect it?

- A. We fully support Neighbourhood Plans and there are various policies in the new Local Plan which give weight to Neighbourhood Plan policies and designations (e.g. Local Green Spaces, views, and site allocations). Where policies in a Neighbourhood Plan conflict with the Local Plan, the most recently adopted document will take precedence. Allocations in Neighbourhood Plans for development, such as employment or housing sites, will be reflected in the Local Plan (Part 2).

Q. When does the Local Plan 2020-2040 come into effect?

- A. Following changes made to the Local Plan following this public consultation, we intend to publish a Final Draft Local Plan in late 2020. This would then be subject to

‘examination’ by an independent inspector and we aim to adopt the Local Plan in summer of 2021.

Q. Why do you need to keep building more houses?

- A. As our population continues to grow, we need to build more houses of different sizes to meet the varied needs of local people. National Government has committed to building 300,000 houses each year and has set targets for the number of houses each local authority in England has to provide land for. Our housing need continues to grow as a result of smaller households, an ageing population (which reduces the turnover of available homes), inward migration, and local population growth.

Q. How many houses do you need to build in Teignbridge?

- A. The national formula for calculating housing need gives a figure of 760 homes per year for Teignbridge. This equates to 15,200 homes over the Local Plan period 2020-2040. This target is calculated based on household formation projections and the affordability of local housing and is updated on an annual basis.

Q. What would happen if you did not provide enough land for housing or did not build as many houses as the government wants us to do?

- A. If we do not allocate enough land for the number of houses that the national formula requires us to build, we are likely to have developers applying to build on other sites in the district. Because we would not have enough sites to meet our housing need, it would be difficult for us to refuse these applications. By allocating enough sites for housing, we have more control about where and how new development takes place.

Q. Where are you going to build new homes?

- A. Under the current Local Plan, 4,636 new

homes are already planned for, so we need to identify places for the remaining 10,564 to achieve our new 15,200 home target. The plan we are currently consulting on does not decide where new housing should be located. This will be done through the Local Plan (Part 2) and the Greater Exeter Strategic Plan.

Q. Why can't you just build affordable housing?

- A. It costs a lot of money to build homes and provide the infrastructure needed to support them (roads, schools etc). If all housing was offered as affordable housing then it would not be viable for developers to build. Therefore, we ask for a proportion of new houses to be affordable.

Q. Why do you build on greenfield land?

- A. We don't have enough brownfield land to provide all the homes we need. The 11.85 hectares of brownfield land currently available for development will only provide for approximately 475 homes. As we need to provide land for 760 homes per year we do not have sufficient brownfield land to meet our housing or other development needs and therefore need to develop on greenfield land as well. We will however be looking at other regeneration opportunities in Newton Abbot in particular through Part 2 of the Local Plan.

Q. How are you going to provide/support more jobs?

- A. The Local Plan cannot directly provide jobs, but it can make land available and support business development. We have 69 hectares of land available for employment development and the Local Plan allows businesses to start or expand across the district.

Q. Where will the new employment development sites be located?

- A. We have not decided this yet as this will be done through the Local Plan (Part 2) and the Greater Exeter Strategic Plan. However, it is expected that the greatest proportion of new employment development will be located close to where the greatest number of residents live.

Q. How do you make sure the Local Plan doesn't have an impact on the environment?

- A. It is a legal requirement that all Local Plans have to be accompanied by environmental reports, called the Strategic Environmental Assessment and Sustainability Appraisal. These reports consider the impact of the plan on the environment, people and the economy and set out how any negative impacts will be addressed. Both of these reports are available for you to comment on alongside the Local Plan.

Q. How will wildlife be protected from development pressures?

- A. A large part of the district supports rare species of plants, animals and habitats, which are currently protected under a combination of European and English law. The Local Plan includes various policies which require new proposals for development to protect existing wildlife and promote better networks for wildlife across the district.

Q. What are you doing to tackle the climate emergency?

- A. The Local Plan includes various measures to tackle the climate emergency, the biggest of which is to require all new development to be carbon neutral. We are also requiring electric vehicle charging points in new developments, supporting renewable energy schemes and requiring all larger developments to show how the majority of trips can be made by walking, cycling or public transport. For more information, see pages 8-9.

Q. What are you doing to make sure that new development has enough green space?

- A. We want all new development to be planned around people instead of the car. That's why the policies in the Local Plan will require things like parks, playing pitches, play areas, tree planting, allotments and open green spaces to be planned into new development from the outset. We will use national guidelines set out in the 'Fields for Trust Standards Publication' as the basis for calculating how much provision is needed to ensure that everyone has adequate access to good quality open space.

How do you get involved and have your say?

An important part of the Local Plan Review process is making sure that members of the public and interested organisations have the opportunity to share their views, opinions and ideas with us on the contents of the draft plan.

We would like to hear your views on Part 1 of the Local Plan and its supporting documents.

You can submit your responses online using the response form available on our website www.teignbridge.gov.uk/localplanreview. The consultation will run for an twelve-week period from Monday 23rd March 2020 until 12noon on Monday 15th June 2020.

What happens to your comments?

Every comment that we receive during a Local Plan consultation exercise is read, considered, and wherever appropriate, results in amendments to the draft document. The feedback and amendments related to every comment received are published as part of the Local Plan evidence base on the Local Plan webpage: localplanreview@teignbridge.gov.uk

Useful Links

Teignbridge Local Plan (Part 1) 2020-2040

www.teignbridge.gov.uk/localplanreview

Greater Exeter Strategic Plan (GESP)

www.gesp.org.uk

National Planning Policy Framework (NPPF)

www.gov.uk/government/publications/national-planning-policy-framework--2

Devon Minerals Plan

www.devon.gov.uk/planning/planning-policies/minerals-and-waste-policy/devon-minerals-plan

Devon Waste Plan

www.devon.gov.uk/planning/planning-policies/minerals-and-waste-policy/devon-waste-plan

Keep up to date on the progress of the Local Plan Review:



Teignbridge Local Plan Review webpage
www.teignbridge.gov.uk/localplanreview



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Contact the Local Plan Team

If you'd like any further information, you can contact us on:



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