

# Teignbridge District Council Local Plan 2013 – 2033: Submission

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## Recommended amendments to the Proposed Submission Local Plan

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<b>Teignbridge Local Plan - Recommended amendments to Proposed Submission</b>			
<b>Number</b>	<b>Page No.</b>	<b>Policy / Para</b>	<b>Proposed Amendment</b>
1	8	Before 1.6	Insert Key Diagram of District map – produced for Committee cycle but not included in Proposed Submission document/consultation. See map at end of document.
2	9	1.10	Insert at beginning of paragraph: ' <b>Upon adoption this plan will supersede the saved policies of the Teignbridge Local Plan 1989-2001, which was adopted in 1996.</b> '
3	9	1.10	add at end <b>“and is preparing an Education Infrastructure Plan.”</b>
4	10	1.12	in the 4th line change “coastline” to <b>“Marine Plan”</b> . In the 6th line delete <b>“also”</b> . In the 8th line change <b>“extends to down”</b> to <b>“includes down to”</b> .
5	11	New 1.18	New sentence: <b>“The Council will monitor the Plan to ensure its delivery and to inform the agreed five yearly review of the Plan. It will also monitor the effect on the natural environment, including the mitigation measures for recreational disturbance and, where appropriate, additional mitigation for other European sites. Monitoring will be reported through the Authority’s Monitoring Reports on a regular basis with the release of information when available.”</b>
6	12-13	S1	in the first paragraph, after "of impact" add <b>", the status of any legally protected features affected"</b> . In bullet g) add <b>“seascapes”</b> after <b>“landscapes”</b> .
7	13-14	S2	k) add <b>“seascape”</b> after <b>“landscape”</b> .
8	17	2.13	Replace 2.13 with the following: <b>"Delivery in the first half of the plan period will include existing commitments (dwellings under construction, with planning permission or with a resolution to approve subject to a s106 obligation). At 1<sup>st</sup> April 2013 there were commitments for 4293 dwellings, including 667 under construction and 3626 not started. These figures exclude any commitments on sites allocated in this Local Plan to avoid double counting. Between 1 April and 10 May 2013 a further 44 dwellings were granted planning permission. The plan allocates sites with capacity for a further 9,073 dwellings. The total provision of 12,434 dwellings is therefore sufficient to meet the overall need of 12,400 dwellings over the plan period."</b>

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9	18	New 2.13a	Insert new paragraph <b>"2.13a It is a national policy requirement that the Local Plan identifies a supply of specific deliverable sites sufficient to provide five years worth of housing against the housing requirements, including an additional buffer of 20% to provide a realistic prospect of achieving the planned supply and to ensure choice in the market for land. Further sites should then be available for years 6-10 and 11-15. The table below indicates when it is realistic for the commitments and allocations to commence and then bring forward dwellings through the plan period. To meet the 620 per year need, the dwelling requirement covering the five years 2013 – 2018 is 3720 (including the 20% buffer). The table confirms that there are sufficient deliverable sites to meet the five year requirement. This information will be updated annually and published in the Council's monitoring reports. The table is purely an assessment of when the Council considers sites are deliverable; it is not a phasing policy and is not designed to delay the commencement of sites which seek to develop in advance of the year indicated."</b>
10	18	New after 2.13a	Insert new table, as attached at end of document.
11	18	2.14	insert <b>"despite the early deliverability of the existing commitments and many allocations,"</b> after "each year, and"
12	18	Trajectory	Insert the affordable housing data from policy WE2 within the trajectory.
13	18	2.15	Delete paragraph.
14	19	2.17	add after <b>"policy."</b> <b>"The proportions in the policy are approximate, allowing for some flexibility. They take account of existing planning consents as well as allocations."</b>
15	20	S5	Add new criteria - <b>"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 sites; and g) all mitigation for impacts to European sites shall be considered as critical in the Infrastructure Delivery Plan and sufficient contributions, to ensure that provisions remain in the long-term, will be taken from the CIL pot for Habitat Regulations mitigation measures before funding is used for other types of infrastructure. "</b>

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16	21	2.25	Add: <b>“Teignbridge District Council has clearly stated that European Protected wildlife sites will receive the highest level of funding prioritisation. This is reiterated in its Infrastructure Delivery Plan and ‘Regulation 123’ list. This commitment to the protection and delivery of necessary mitigation measures for European Protected wildlife sites and species will ensure the Council’s legal requirements are satisfied.”</b>
17	21	2.26	<b>delete final sentence</b>
18	21	2.28	amend from after <b>“housing,”</b> as follows <b>“certain specific requirements on a site-by-site basis and contributions towards provision which is not defined as infrastructure. This may include mitigation requirements under the Habitat Regulations.”</b>
19	22	S7	Amend <b>“a 42% reduction”</b> to <b>“42%”</b> .
20	22	2.31	Amend "7.0" to <b>"7.2"</b> and "2.0" to <b>"2.3"</b> and "4.1" to <b>"4.2"</b> . Add <b>"and commercial"</b> after "industry". Add the following after ‘by 2030’. <b> The Council will work proactively with partners in the public and private sector to reduce emissions from industry and commerce in line with the headline target. In order to achieve the overall target, a commensurate reduction in emissions will be required such that combined emissions from dwellings and transport are set at 2.9 tonnes per capita.</b> Delete "The per capita emission has been reducing in recent years (down from 7.8 tonnes in 2005)."
21	25	S10	<b>g)</b> replace the first word ‘would’ with the word <b>‘will’</b> in the sentence ‘redundant railway land would be granted...’
22	25	S11	Add new criteria: <b>e) Additional housing developments within the Local Plan Area, particularly for the allocations in S14, S15, S16, S18, S19, and S20, will not be permitted until South West Water have confirmed that their waste water treatment works serving these developments have sufficient capacity to accommodate the additional development and can ensure that there would be no increase in the levels of pollutants likely to have an adverse effect on the integrity of the Dartmoor SACs (e.g. likely to affect migrating salmon moving up and down the District's rivers); and f) proposals for intensive livestock rearing units within 5km of the South Hams SAC, Dawlish Warren</b>

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			<b>SPA and the Dartmoor SACs will be required to demonstrate that they will not have a significant effect on a European site through emission of ammonia, and any development proposal should be accompanied by the necessary information to enable the local planning authority to undertake a project level Habitat Regulations Assessment</b>
23	26	S12	add to end of criterion e) " <b>For European protected sites any proposals that may lead to likely significant effects will only be permitted where no adverse effect on the integrity of the site can be shown.</b> "
24	28	S14	d) add ' <b>support town centre...</b> '
25	28	S14	e) add ' <b>deliver 15 hectares...</b> '
26	28	S14	f) amend ' <b>improve the existing road...</b> '
27	28	S14	h) amend ' <b>support for existing...</b> '
28	28	S14	i) add ' <b>ensure that new development...</b> '
29	28	S14	k) amend ' <b>implement the Teign...</b> '
30	31	S18	Add clause which states: <b>support improvements to education facilities, including enhanced primary education capacity</b>
31	32	S20	Change b) from "at least" to "up to"
32	32	S20	Add criteria <b>g) enhance primary school provision</b>
33	33	S21	Add to end of policy " <b>Development at any of the villages listed in policy S21 will be permitted only where it can be demonstrated that it will not have an adverse impact on the integrity of the South Hams SAC.</b> "
34	34	S22	Add policy restriction with an additional criterion 'i': " <b>the need to ensure that development in the countryside does not have an adverse effect on the integrity of the South Hams SAC</b> ".
35	35	2.57	first sentence refers to 'Neighbouring Plan'. Should be ' <b>Neighbourhood Plan</b> '.
36	35-36	S25	Add " <b>Authority</b> " after " <b>Park</b> " in the first line.
37	35-36	S25	Add " <b>the local housing authority and</b> " before " <b>infrastructure provider</b> ".
38	36	2.59	Change WE3 to WE5
39	37	EC1	Replace the word ' <b>principal</b> ' with ' <b>principle</b> '
40	37-38	EC3	Add Policy Caveat with an additional criterion 'j' to read: " <b>and in particular that proposals do not affect the integrity of the South Hams SAC</b> ".

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41	43	EC12	add <b>"Development of tourist attractions will not be permitted unless / until a satisfactory scheme has been submitted to and agreed by the Council to ensure that the development will not have an adverse effect on the integrity of a European site"</b> .
42	44	WE1	add new (d) <b>"not have an adverse affect on the integrity of a European site"</b> , amend to refer to <b>"all four criteria"</b> and re-letter remaining criteria.
43	48-49	WE5	add new (g) <b>"it can be demonstrated that the proposals are in a location or of a type that will not affect the integrity of a European site"</b> .
44	50	WE6	add new (f) <b>"it can be demonstrated that the site is in a location that will not affect the integrity of the South Hams SAC"</b> .
45	52	WE8	add new (f) <b>"it can be demonstrated that the proposals are in a location that will not affect the integrity of the South Hams SAC"</b> .
46	53	WE9	add new (j) <b>"it can be demonstrated that the proposals are in a location that will not affect the integrity of the South Hams SAC"</b> .
47	54	WE11	In c) amend 'identified' to <b>'identified'</b> . Add new <b>h) strategic and detailed design requirements delivered as part of green infrastructure to mitigate for loss of foraging habitat and linear features used as flyways by Greater Horseshoe Bats will be identified in the proposed South Hams SAC Mitigation Strategy Supplementary Planning Document.</b>
48	54-55	4.28	Add text to Paragraph 4.28: <b>"The basis for the standards in criterion d) and e) are taken from the Teignbridge Green Space Strategy, which set out separate 'per person' requirements for recreation facilities, and formal and informal green spaces. The policy converts the separate standards into one 'per household' requirement, separating them between those facilities that should be provided on site and those that could be provided off-site. See paragraph 5.29 for additional advice on the South Hams SAC mitigation strategy."</b>
49	55	WE13	add new (c) <b>"it can be demonstrated that the proposed development is in a location that will not affect the integrity of the South Hams SAC"</b> .
50	57	EN2	add <b>"and seascape"</b> after <b>"landscape"</b> .
51	58	5.04	add <b>"and seascape"</b> after <b>"landscape"</b> .
52	58	EN2A	add <b>"and seascape"</b> after <b>"landscape"</b> throughout the policy

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53	58	5.05	add <b>“and seascape”</b> after <b>“landscape”</b> throughout the paragraph
54	59	5.09	delete the words ‘for buildings’ on fourth line down. Add <b>“from domestic and transport uses”</b> after “Teignbridge resident”, amend ‘7.0’ to <b>‘5.0’</b> , amend ‘4.1’ to <b>‘2.9’</b> and replace “equivalent to about 8.6 tonnes per dwelling” with <b>“from those two sources.”</b>
55	59	5.12	Add to end of e) <b>“and/or Allowable Solutions into a local community energy fund”</b>
56	60	5.14	Replace ‘effected’ with <b>‘affected’</b> in second line
57	62	5.21	Change to <b>“As of 1st April 2013 there are four Air Quality Management Areas in Teignbridge; Newton Abbot/Kingsteignton, Kingskerswell, Dawlish and Teignmouth”</b> .
58	63	EN8	add to end of (b) <b>“and through the introduction of appropriate biodiversity offsetting measures”</b> .
59	65	EN10	add after “...Regulations 2010” as follows: <b>“and will not be permitted unless adverse effects can be fully mitigated and/or compensated.”</b>
60	66	5.29	Add to end <b>“The Council, in collaboration with the other planning authorities with responsibilities for the South Hams SAC, will prepare and publish, as a supplementary planning document (SPD), a Greater Horseshoe Bat Mitigation Strategy. This will eventually replace the above guidance published by Natural England. The proposed Mitigation Strategy SPD will identify the requirements for and provision of measures necessary to mitigate the likely affects of all types of developments (both alone and in combination with other projects) in all areas where there could be an adverse affect on the integrity of the South Hams SAC.”</b>
61	66-67	5.31	Add at end: <b>“For example, specific areas for Gird Bunting habitat creation and enhancement could be provided away from existing settlements.”</b>
62	67	EN12	add after “resisted.” <b>“Particularly strong protection will be given to ancient woodland and aged or veteran trees.”</b>
63	68-69	HT1	Amend c) by replacing ‘widening’ with <b>‘realignment of’</b> .
64	68-69	HT1	After e) add: <b>‘Jetty Marsh Phase 2 link road’</b> as new criteria “f” and re-letter remaining bullet points
65	68-69	HT1	Add new (l) <b>“where it can be demonstrated for the above proposed movement routes that there will no adverse effect on the integrity of the South Hams SAC”</b> .

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66	69	6.05	replace 'widening' with 'realignment'
67	69	6.05	Add to end of para: <b>'The approved scheme for Jetty Marsh Phase 2 link road will help to improve the road network into Newton Abbot, making it more resilient and allowing traffic to flow more freely.'</b>
68	69	6.06	Add to end of penultimate sentence "and foraging areas and flyways used by Greater Horseshoe Bats." Replace final sentence of 6.06 with: <b>'This link is a long term aspiration, which will be considered at each review of the Local Plan. An alternative approach to a new road is being investigated by Devon County Council, which includes minor alterations to the existing road network to improve width and the introduction of a separate footpath and cycle link alongside the Causeway.'</b>
69	70	After 6.8	Insert Heart of Teignbridge cycle/key diagram. See diagram at end of document.
70	71	6.14	Add after first sentence <b>'Freight management measures such as a consolidation centre could play an important role in reducing the impact of heavy goods vehicles emissions within three of the Council's Air Quality Management Areas.'</b> At the end of the second sentence add <b>'...A38 corridors to allow a flexible approach to the delivery of a freight transfer facility.'</b>
71	71	HT2	add new h) <b>"where it can be demonstrated that the above proposed educational facilities are in locations that will not affect the integrity of the South Hams SAC".</b>
72	72	HT3	Add new o) <b>"provision of the strategic mitigation identified in the proposed South Hams SAC Mitigation Strategy SPD, required to address the 'in combination' effects of development on Greater Horseshoe Bats within the Heart of Teignbridge."</b>
73	72	6.17	Add to end <b>"See paragraph 5.29 in relation to the proposed South Hams SAC mitigation strategy."</b>
74	74-75	NA1	Amend b) to <b>'...development, for office, general industrial or storage and distribution uses as appropriate...'</b>
75	74-75	NA1	Amend d) to <b>'secure delivery of 24 Gypsy and...'</b>
76	74-75	NA1	Amend i) to <b>'protect and positively enhance biodiversity habitats...'</b>

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77	74-75	NA1	Add new o) <b>“a bespoke Greater Horseshoe Bat mitigation plan for Houghton Barton must be submitted to and approved before planning permission will be granted. The plan must demonstrate how the site will be developed in order to sustain an adequate area of non-developed land as a functional part of the foraging area and flyway used by commuting Greater Horseshoe Bats associated with the South Hams SAC. The plan must demonstrate that there will be no adverse effect on the SAC alone or in combination with other plans or projects.”</b>
78	79	NA2	Amend b) to ‘...development, for office, general industrial or storage and distribution uses as appropriate...’
79	79	NA2	Add new j) <b>“a bespoke Greater Horseshoe Bat mitigation plan for Whitehill must be submitted to and approved before planning permission will be granted. The plan must demonstrate how the site will be developed in order to sustain an adequate area of non-developed land as a functional part of the foraging area and flyway used by commuting Greater Horseshoe Bats associated with the South Hams SAC. The plan must demonstrate that there will be no adverse effect on the SAC alone or in combination with other plans or projects.”</b>
80	81	NA3	Amend b) ‘...development, for office, general industrial or storage and distribution uses as appropriate...’
81	81	NA3	d): add <b>“provide”</b> at beginning.
82	81	NA3	h): add <b>“provide”</b> at beginning.
83	81	NA3	add new n) <b>“a bespoke Greater Horseshoe Bat mitigation plan for Wolborough must be submitted to and approved before planning permission will be granted. The plan must demonstrate how the site will be developed in order to sustain an adequate area of non-developed land as a functional part of the foraging area and strategic flyway used by commuting Greater Horseshoe Bats associated with the South Hams SAC. The plan must demonstrate that there will be no adverse effect on the SAC alone or in combination with other plans or projects.”</b>
84	85	NA4	Amend c) to ‘...of land for office, general industrial or storage and distribution, and other employment generating uses as appropriate provided...’

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85	85	NA4	in g) add <b>"and southern"</b> after "eastern" and add to end <b>"that is sufficiently wide and dense to provide a buffer against light levels greater than 0.5 Lux spilling onto land to the east and south where it might affect Greater Horseshoe Bat species."</b>
86	86	7.43	Replace 'activity' with 'activities'.
87	86	7.46	add <b>'and an assessment of archaeological impact of development of the site'</b> .
88	87	NA5	a) replace <b>"including"</b> with <b>"with"</b> and <b>"housing"</b> with <b>"homes"</b> .
89	87	NA6	a) replace <b>"including"</b> with <b>"with"</b> and <b>"housing"</b> with <b>"homes"</b> .
90	87-88	NA8	d) add <b>'...Council policies and the Newton Abbot Town Centre Regeneration Study;'</b>
91	91	NA9	d) at end <b>"with a target of 20% affordable homes;"</b>
92	91	NA9	g) Change to <b>"flood risk management that will ensure that the town centre will be safe from flood risk; and"</b>
93	92	NA10	e) Change after 'including' to <b>"flood risk management that will ensure that the town centre will be safe from flood risk;"</b>
94	92	NA10	g) amend to <b>'provide some short...'</b>
95	92	NA10	Insert <b>'In addition:'</b> between g) and h)
96	93	NA12	Delete 'an enhanced' from a)
97	93	NA12	Delete 'enhanced' from b)
98	93	NA12	Amend d) to delete 'enhanced' and replace with <b>'improvements to public...'</b>
99	93	NA12	e) replace with <b>'flood risk management that will ensure that the town centre will be safer from flood risk'</b>
100	95	KS1	Amend a) to <b>'...employment development, for office, general industrial or storage and distribution uses as appropriate...'</b>
101	95	KS1	Add criteria f) <b>investigate the potential for the site to connect to any energy recovery facility that might be located at the Heathfield landfill site; and"</b>
102	95	KS1	add new g) <b>"a bespoke Greater Horseshoe Bat mitigation plan for Sands Copse must be submitted to and approved before planning permission will be granted. The plan must demonstrate how the site will be developed in order to sustain an adequate area of non-developed land as a functional part of the foraging area and strategic flyway used by commuting Greater Horseshoe Bats associated with the South Hams SAC. The plan must demonstrate that there will be no adverse effect on</b>

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			<b>the SAC alone or in combination with other plans or projects.”</b>
103	96	8.07	Add <b>‘There may be potential for an energy recovery facility at the Heathfield landfill site. Proposals for development should investigate the potential to connect to such a facility.’</b>
104	96	KS2	Amend a) to <b>‘...of employment development, for office, general industrial or storage and distribution uses as appropriate...’</b>
105	96-97	8.10	add sentence at the end: <b>“A feasibility study suggests that there may be demand for such a facility in the medium to long term.”</b>
106	97	KS3	a) replace <b>"at least"</b> with <b>"up to"</b> and <b>“including”</b> with <b>“with a target of 20%”</b>
107	97	KS3	add new h) <b>“a bespoke Greater Horseshoe Bat mitigation plan for Land at Abbrook must be submitted to and approved before planning permission will be granted. The plan must demonstrate how the site will be developed in order to sustain an adequate area of non-developed land as a functional part of the foraging area and strategic flyway used by commuting Greater Horseshoe Bats associated with the South Hams SAC. The plan must demonstrate that there will be no adverse effect on the SAC alone or in combination with other plans or projects.”</b>
108	99	8.20	Add <b>“The Council commissioned consultants to prepare proposals for the enhancement of the area, involving investment in improved street scene and other changes. The consultant’s report may form the basis of further work and action over the plan period. However, this only represents the first stage of exploring the options for the area and additional work will be required, lead by the community, to further refine any proposals and finalise the way forward.”</b>
109	100	KS8	Delete <b>“Policy”</b> before <b>“KS8”</b>
110	100	KS8	a) replace <b>“including”</b> with <b>“with a target of”</b>
111	101	KK1	Amend b) to <b>‘...employment development, for office, light industry or storage and distribution uses as appropriate...’</b>
112	101	KK1	d) replace <b>“including”</b> with <b>“with a target of”</b>
113	101	KK1	e) delete <b>‘will be allowed’</b>

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114	101	KK1	add new i) <b>“a bespoke Greater Horseshoe Bat mitigation plan for Land off Torquay Road and Embury Close must be submitted to and approved before planning permission will be granted. The plan must demonstrate how the site will be developed in order to sustain an adequate area of non-developed land as a functional part of the foraging area and strategic flyway used by commuting Greater Horseshoe Bats associated with the South Hams SAC. The plan must demonstrate that there will be no adverse effect on the SAC alone or in combination with other plans or projects.”</b>
115	102	9.08	Amend second line to say ‘...project which <b>investigated</b> ideas for...’
116	103	KK3	a) replace “including” with <b>“with a target of”</b>
117	103	KK3	b) add <b>‘a well designed and laid out site, respecting...’</b>
118	103	KK3	c) add <b>‘a comprehensive...’</b>
119	103	KK3	d) amend to <b>‘a development of a high design...’</b>
120	104	KK4	replace criterion (g) with <b>“a scheme that ensures sufficient unlit landscaped flyways for bats are provided as an integral part of the site and maintained in the long term so that there is no adverse effect on the integrity of the South Hams SAC.”</b>
121	105	KK5	Amend first sentence to: <b>“The village centre is defined as Fore Street and the area between Water Lane and Jurys Corner. Proposals for environmental enhancement that will improve the provision of local shopping...”</b>
122	106	9.32	amend first sentence to <b>‘A Village Centre Enhancement Plan has been produced to investigate...’</b> and second sentence <b>‘report from the study will form the...’</b>
123	108	SWE1	a) replace “housing” with <b>“homes”</b>
124	108	SWE1	Amend d) to <b>‘land for 2 primary schools and 1 secondary school or preferably 1 primary school and 1 all-through school.’</b>
125	108	SWE1	Replace h) with <b>‘Incorporation of a site wide District Heating system to which all developments will connect, with preference given to using heat from the Marsh Barton Energy from Waste facility, subject to viability.’</b>
126	116	DA1	amend a) to <b>‘...development, for office, general industrial or storage and distribution uses as appropriate...’</b>

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127	119	DA6	Change bullet points from Roman numerals to a, b, ...
128	119	DA6	Add clause <b>d) complementary suitable alternative natural green space</b>
129	119	DA7	Add to a) 'include <b>suitable alternative</b> natural...'
130	119	DA7	Delete criterion b) and amend other bullet points accordingly
131	119	11.15	Insert the words ' <b>suitable alternative</b> ' before 'natural green space' and then followed by ' <b>(SANGS)</b> '
132	120	11.18	Delete entire paragraph
133	120	DA9	In introduction delete 'the following proposals'
134	120	DA9	c) replace 'supported' with ' <b>the</b> '
135	120	DA9	d) Delete the word 'supported'
136	122	11.24	Amend to 'Improvements to the Strand <b>are now in progress which</b> will...'
137	124	TE4	f) the word 'increase' should be ' <b>increased</b> '
138	125	12.09	Add ' <b>and Teignmouth port.</b> ' to the list of businesses in last sentence
139	127	BT1	b) replace "housing" with " <b>homes</b> ".
140	127	BT1	Add new e) " <b>a bespoke Greater Horseshoe Bat mitigation plan for Dean Park must be submitted to and approved before planning permission will be granted. The plan must demonstrate how the site will be developed in order to sustain an adequate area of non-developed land as a functional part of the local foraging area and as a 'strategic flyway' used by commuting Greater Horseshoe Bats associated with the South Hams SAC. The plan must demonstrate that there will be no adverse effect on the SAC alone or in combination with other plans or projects.</b> "
141	128	BT2A	a) replace "housing" with " <b>homes</b> ".
142	128	BT2A	add new d) " <b>a bespoke Greater Horseshoe Bat mitigation plan for North of Indio House must be submitted to and approved before planning permission will be granted. The plan must demonstrate how the site will be developed in order to sustain an adequate area of non-developed land as a functional part of the foraging area within the SAC sustenance zone and adjacent to the strategic flyway used by commuting Greater Horseshoe Bats associated with the South Hams SAC. The plan must demonstrate that there will be no adverse effect on the SAC alone or in combination with other plans or projects.</b> "
143	128	BT2B	b) replace "housing" with " <b>homes</b> ".

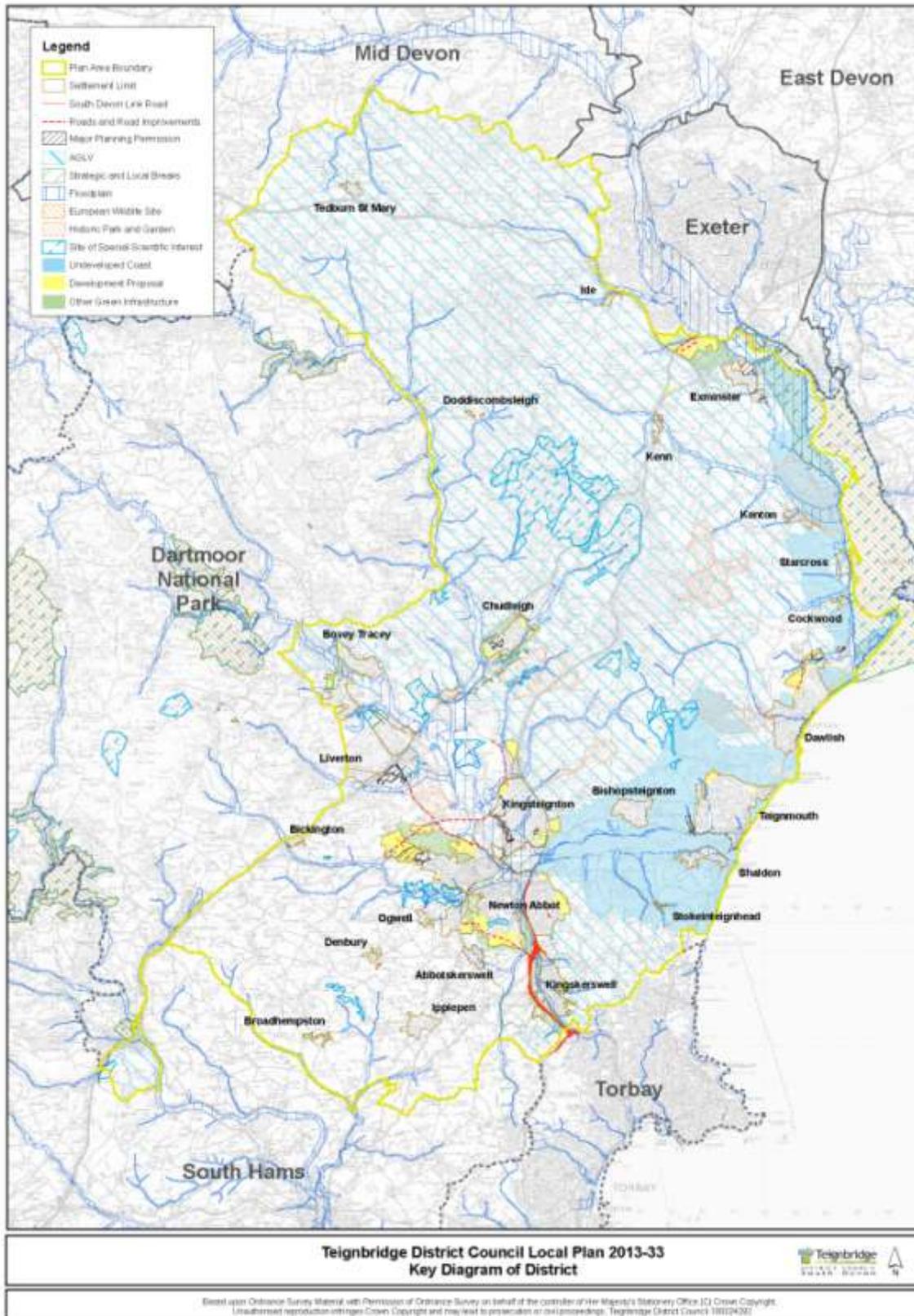
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<b>Number</b>	<b>Page No.</b>	<b>Policy / Para</b>	<b>Proposed Amendment</b>
144	128	BT2B	amend c) to read <b>"measures to address the site's ecological and landscape setting adjoining the Dartmoor National Park, including any measures necessary to ensure that light levels immediately to the east of the site boundary are not greater than 0.5 lux, so as to ensure that there is no adverse effect on Greater Horseshoe Bats commuting and foraging along the river corridor."</b>
145	129	BT2C	Amend "employment development" to <b>"land for office, general industrial or storage and distribution"</b>
146	129	BT2C	Add criterion – d) <b>"a bespoke Greater Horseshoe Bat mitigation plan for Old Newton Road must be submitted to and approved before planning permission will be granted. The plan must demonstrate how the site will be developed in order to sustain an adequate area of non-developed land as a functional part of the foraging area within the SAC sustenance zone and as a part of nearby strategic flyways used by commuting Greater Horseshoe Bats associated with the South Hams SAC. The plan must demonstrate that there will be no adverse effect on the SAC alone or in combination with other plans or projects."</b>
147	129	13.11	Delete all para 13.11 except 'The masterplan and subsequent applications shall take account of recommendations within any ecological assessment'. Replace with..... <b>"Recent evidence in 'Greater Horseshoe Bats – South Hams Special Area of Conservation' (May 2013) states the site may be key to the integrity of the SAC. A full season of appropriate bat surveys must be carried out to establish how the area is used by Greater Horseshoe Bats and to what extent, if any, the site acts as a flyway and supports foraging activity. If the results show that there is substantial use of the field as either foraging habitat as a commuting route, then the effect of development on the integrity of the SAC should be assessed formally through HRA.</b> <b>The masterplan and subsequent applications shall take account of recommendations within any ecological assessment. In order to mitigate the impact of development the design would need to demonstrate that severance of any flyway could be avoided through both site layout and also a detailed lighting strategy. Consideration should also be given to seeking a biodiversity offset for loss of</b>

<b>Teignbridge Local Plan - Recommended amendments to Proposed Submission</b>			
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			foraging habitat. Due to the potential high strategic value of the woodland element and to ensure that this suitable semi-natural habitat is retained for commuting Greater Horseshoe Bats the surrounding woodland belt should be formally protected. If the results of the bat surveys show the site is key to the integrity of the SAC there is a significant level of flexibility in employment land provision in the plan.”
148	130	BT3	b) “employment land for a mix of uses” to “land for office, general industrial or storage and distribution”
149	130	BT3	c) replace "at least" with "up to" and “housing” with “homes”.
150	130	BT3	add new f) “a bespoke Greater Horseshoe Bat mitigation plan for Challabrook must be submitted to and approved before planning permission will be granted. The plan must demonstrate how the site will be developed in order to sustain an adequate area of non-developed land as a functional part of the foraging area within the SAC sustenance zone and as a part of the nearby strategic flyway used by commuting Greater Horseshoe Bats associated with the South Hams SAC. The plan must demonstrate that there will be no adverse effect on the SAC alone or in combination with other plans or projects.”
151	131	BT4	Replace a) with <b>compliance with the River Bovey Flood Risk Mapping Report (March 2013).</b>
152	131	BT4	add new d) “a bespoke Greater Horseshoe Bat mitigation plan for Land off Le Molay Littry Way must be submitted to and approved before planning permission will be granted. The plan must demonstrate how the site will be developed in order to sustain an adequate area of non-developed land as a functional part of the foraging area within the SAC sustenance zone and as part of a strategic flyway used by commuting Greater Horseshoe Bats associated with the South Hams SAC. The plan must demonstrate that there will be no adverse effect on the SAC alone or in combination with other plans or projects.”
153	131 - 132	13.17	Delete – ‘Current information indicates .... appropriate tests (see policy EN4)’. Replace with ' <b>Recent updates in the River Bovey Flood Risk Mapping Report (March 2013) show that the site is within Flood zone</b>

<b>Teignbridge Local Plan - Recommended amendments to Proposed Submission</b>			
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			<b>1.'</b>
154	132	13.20	Delete 'has' from 1 <sup>st</sup> sentence. To read - The Council commissioned....
155	132	13.20	Delete 'will' from 2 <sup>nd</sup> sentence. To read - '...the final report from the study forms the basis...'
156	132	BT6	Replace '0.8' with ' <b>1.5</b> '
157	132	13.21	Replace '0.38' with ' <b>0.4</b> ' and '0.47' with ' <b>1.1</b> '
158	132-133	13.22	Delete 'EC2 Loss of Business Sites'. Replace with 'EC2 Loss of <b>Employment Sites</b> '
159	134	14.02	14.2 – add 'Chudleigh Community <b>Masterplan</b> . There... ' to the third line
160	134	14.02	Para 14.2 add the following sentence to the end of the paragraph – ' <b>The area has been subject to a significant level of assessment and monitoring of Greater Horseshoe Bats activity. The results of this have guided the locations proposed for development and the mitigation measures that are set out in policies.</b> '
161	134	CH1	c) replace "housing" with " <b>homes</b> ".
162	134	CH1	insert new g) " <b>a bespoke Greater Horseshoe Bat mitigation plan for Land at Rocklands must be submitted to and approved before planning permission will be granted. The plan must demonstrate how the site will be developed in order to sustain an adequate area of non-developed land as a functional part of the foraging area within the SAC sustenance zone and as part of a strategic flyway used by commuting Greater Horseshoe Bats associated with the South Hams SAC. The plan must demonstrate that there will be no adverse effect on the SAC alone or in combination with other plans or projects.</b> "
163	135	CH2	Amend a) ...continued input and engagement from stakeholders, <b>including the Sports Centre;</b>
164	135	CH2	add new g) " <b>a bespoke Greater Horseshoe Bat mitigation plan for Land North East of Chudleigh must be submitted to and approved before planning permission will be granted. The plan must demonstrate how the site will be developed in order to sustain an adequate area of non-developed land as a functional part of the foraging area within the SAC sustenance zone and as a part of the strategic flyway used by commuting Greater Horseshoe Bats associated with the South Hams SAC. The plan must demonstrate that there will be no adverse</b>

<b>Teignbridge Local Plan - Recommended amendments to Proposed Submission</b>			
<b>Number</b>	<b>Page No.</b>	<b>Policy / Para</b>	<b>Proposed Amendment</b>
			<b>effect on the SAC alone or in combination with other plans or projects.”</b>
165	136	CH3	a) replace “housing” with “homes”.
166	136	CH3	<b>Add new “d) A bespoke Greater Horseshoe Bats mitigation plan for Land around James House must be submitted to and approved before planning permission will be granted. The plan must demonstrate how the site will provide a substantial tall landscape buffer along the northern edge in order to ensure no light spill greater than 0.5 lux occurs in the land allocated for Green Infrastructure to the north of CH3. The mitigation plan must demonstrate that there will be no adverse effect on the SAC alone or in combination with other plans or projects.”</b>
167	136-137	CH4	<b>add new “A bespoke Greater Horseshoe Bats mitigation plan for Land at Colway Lane must be submitted to and approved before planning permission will be granted. The plan must demonstrate how the site will be developed in order to ensure no light spill greater than 0.5 lux occurs in the land allocated for Green Infrastructure to the north of CH3. The mitigation plan must demonstrate that there will be no adverse effect on the SAC alone or in combination with other plans or projects.”</b>
168	139	14.21	<b>Replace with 'The Council commissioned consultants to prepare a concept design for a shared space scheme for the town centre area, along with proposals for other improvements and changes. The consultant’s report will form the basis of further work and action over the period of the plan.'</b>
169	N/A	Policies map	Amend Cockwood settlement limit to be the same as the Adopted local plan. As attached at end of document.
170	N/A	Policies map	Show approvals at Drumbridges/Ilford Park. As attached at end of document.
171	N/A	Policies map	Policies map key refers to ‘Ancient Monuments’ – should be ‘Scheduled Monuments’.
172	N/A	Policies map	Rural Areas South - to wash the undeveloped Coast designation over Combeinteignhead (which was previously a village and is now open countryside) for consistency – was previously AGLV. As attached at end of document.

Key Diagram map of the district



New table after paragraph 2.13a

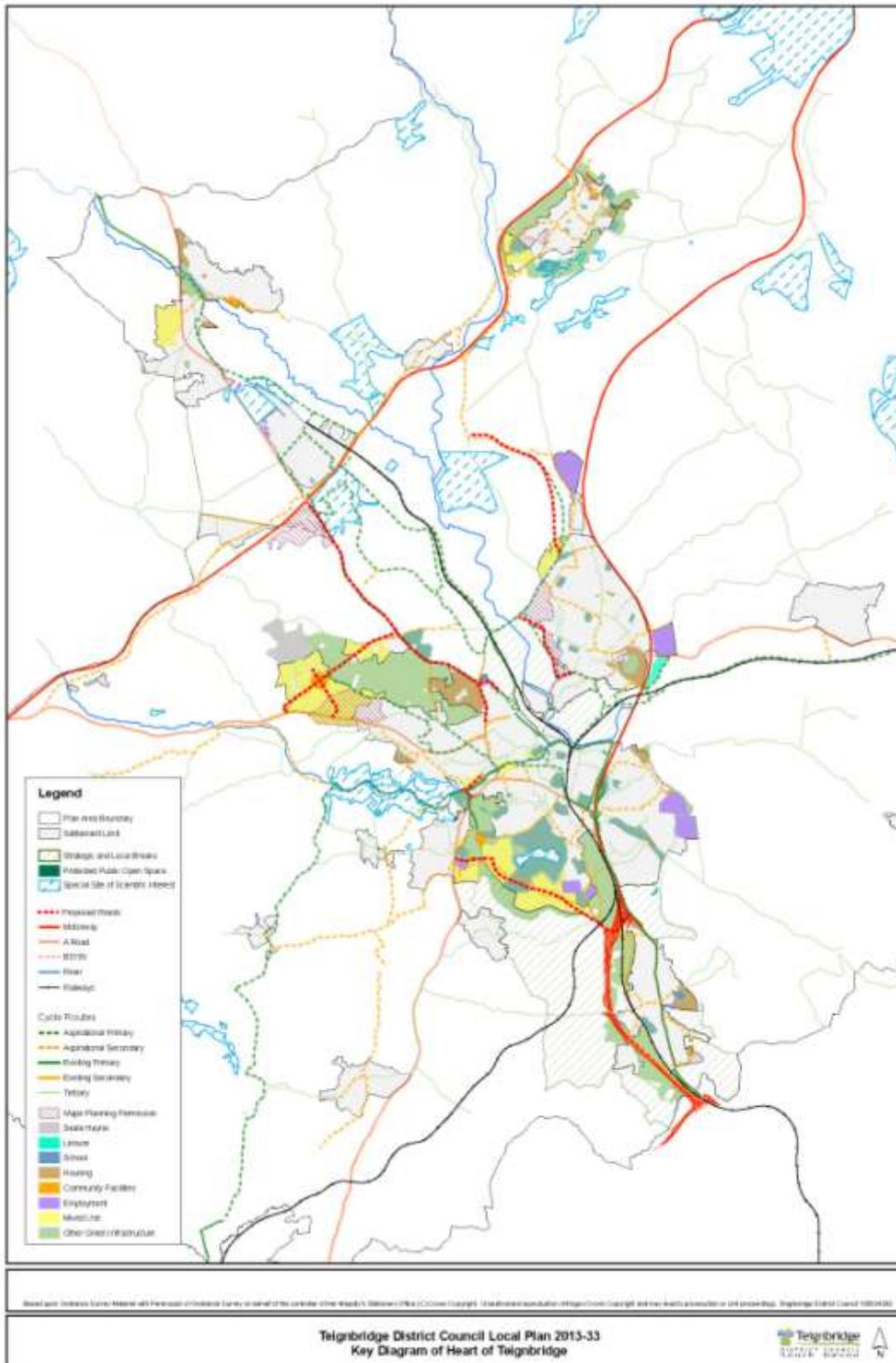
Teignbridge Housing Trajectory Submission Local Plan	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19 to 2022/23	2023/24 to 2027/28	2028/29 to 2032/33	Total 2012-2033
<b>PERMITTED SITES Land Monitor 01.04.13</b>									
BCT Ltd, Heathfield			12	50	30				92
Cardew Pottery Bovey Tracey	25	25	25	8					83
Charles Road, Kingskerswell	12	25	25						62
Daracombe Park, Highweek	12	25	15						52
E of Secmaton Lane, Dawlish	25	25	25	50	50	74			249
East Street former hospital	12	25	25	50	44				156
Forde Park / Keyberry Park			12	14					26
Ilford Park, Stover			12	11					23
Knoll, Teignmouth				21					21
Milbury Farm, Exminster	50	50	50	100	49				299
Mile End, Ashburton Road	50	50	50	100	7				257
Moor Park, Cheriton Bishop			12	5					17
Newcross, Kingsteignton			12	75	100	399			586
New Road, Teignmouth	12	25	25	50	23				135
Ogwell Brook, (next phases)	25	25	20						70
Parade, Chudleigh			12	35					47
Rackerhayes Kingsteignton					25	115			140
Secmaton Rise, Dawlish	25	25	25	13					88
Sentry's Farm, Exminster			12	50	3				65
Treston House, E Cliff, Dawlish		12	10						22
Vicarage Hill, Kingsteignton			12	43					55
Small developments (<15 dwell) 346 applications	155	155	154	154	154				772
<b>Add'l Permitted Sites 01.04.13 to 10.05.13</b>									
Rivendell, Chudleigh (COU)			27						27
Small developments (<15 dwell) 14 applications		17							17
<b>subtotal - permissions excl allocations</b>	<b>403</b>	<b>484</b>	<b>572</b>	<b>829</b>	<b>485</b>	<b>588</b>	<b>0</b>	<b>0</b>	<b>3,361</b>
<b>Allocations</b>									
NA1 Houghton Barton			12	75	125	750	750	88	1,800
NA2 Whitehill						312	138	0	450
NA3 Wolborough				25	75	625	700	75	1,500
NA3a Beverly Way				10	10	0	0	0	20
* NA5 Buckland		12	25	25	38	33	0	0	133
NA6 Bradley Barton			25	30	15	0	0	0	70
NA9 Markets Area				25	50	45	0	0	120
NA10 Bradley Lane						170	0	0	170
KS3 Abbrook						120	0	0	120
* KS6 Penns Mount			12	50	50	188	0	0	300
KS6a Kingsteignton Depot					15	0	0	0	15

Recommended amendments to Submission Local Plan

KK1 Torquay Rd Embury				25	50	95	0	0	170
KK2 Fluder Hill					15	0	0	0	15
KK3 Barn Owl				15	15	0	0	0	30
SWE1 Alphington						525	750	725	2,000
DA2 NW Secmaton Lane		12	25	75	100	500	148	0	860
DA4 Southdown Road			10	10		0	0	0	20
DA5 Littleligh Holcombe			10	10		0	0	0	20
TE3 Higher Exeter			12	50	50	138	0	0	250
TE3a North of new road				12	38	0	0	0	50
TE4 Brunswick Street				12	28	0	0	0	40
BT1 Dean Park						120	0	0	120
BT2a North of Indio House				20	25	0	0	0	45
BT2b Coal Yard				10		10	0	0	20
BT2b Abbey Road School						0	0	15	15
BT3 Challabrook						0	225	45	270
CH1 Rocklands		12	25	50	50	38	0	0	175
CH2 NE Chudleigh		15	50	50	35	0	0	0	150
CH3 James House		12	13			0	0	0	25
CH4 Colway Lane		10	15			0	0	0	25
CH5 Grovelands						50	0	0	50
CH6 Chudleigh TC				10		0	0	0	10
WE6a Haldon		15				0	0		15
<b>SUBTOTAL - ALLOCATIONS</b>	<b>0</b>	<b>88</b>	<b>234</b>	<b>589</b>	<b>784</b>	<b>3,719</b>	<b>2,711</b>	<b>948</b>	<b>9,073</b>
<b>SUBTOTAL - PERMISSIONS EXCL ALLOCATIONS</b>	<b>403</b>	<b>484</b>	<b>572</b>	<b>829</b>	<b>485</b>	<b>588</b>	<b>0</b>	<b>0</b>	<b>3,361</b>
<b>TOTAL DELIVERY</b>	<b>403</b>	<b>572</b>	<b>806</b>	<b>1,418</b>	<b>1,269</b>	<b>4,307</b>	<b>2,711</b>	<b>948</b>	<b>12,434</b>

\* Delivery capacity adjusted to reflect current permissions and plans

Key diagram Heart of Teignbridge



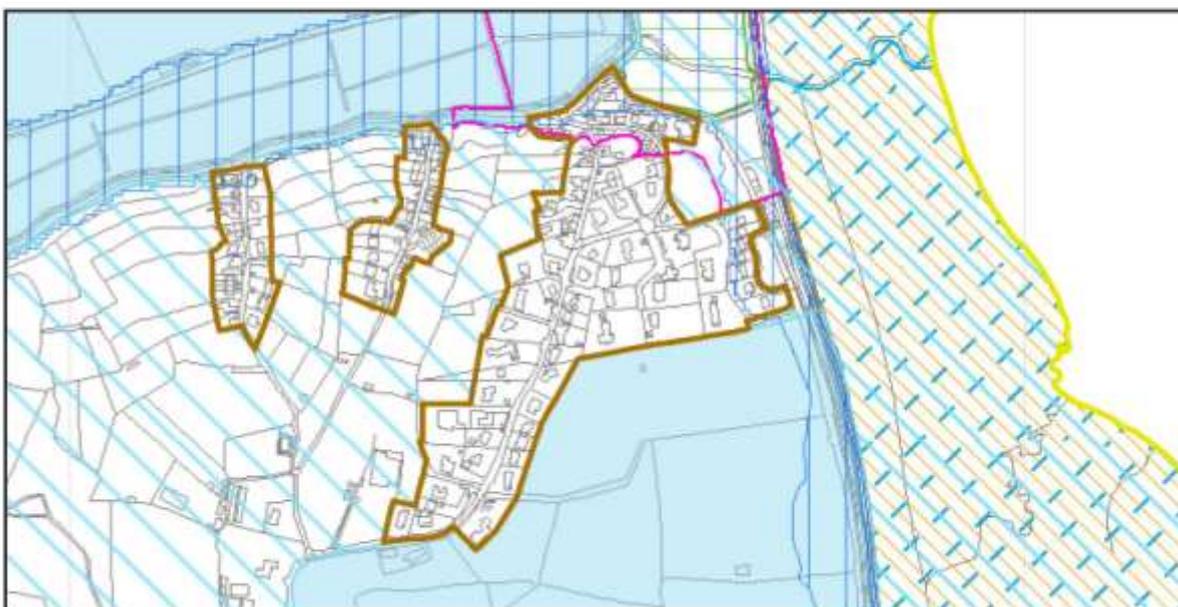
## Teignbridge Local Plan Proposed Submission – Minor Amendments to Policies Map

No.169 - Amend Cockwood settlement limit to be the same as in the Adopted Local Plan.

**Before:**



**After:**



No.170 - Show approvals at Drumbridges/Ilford Park

**Before:**

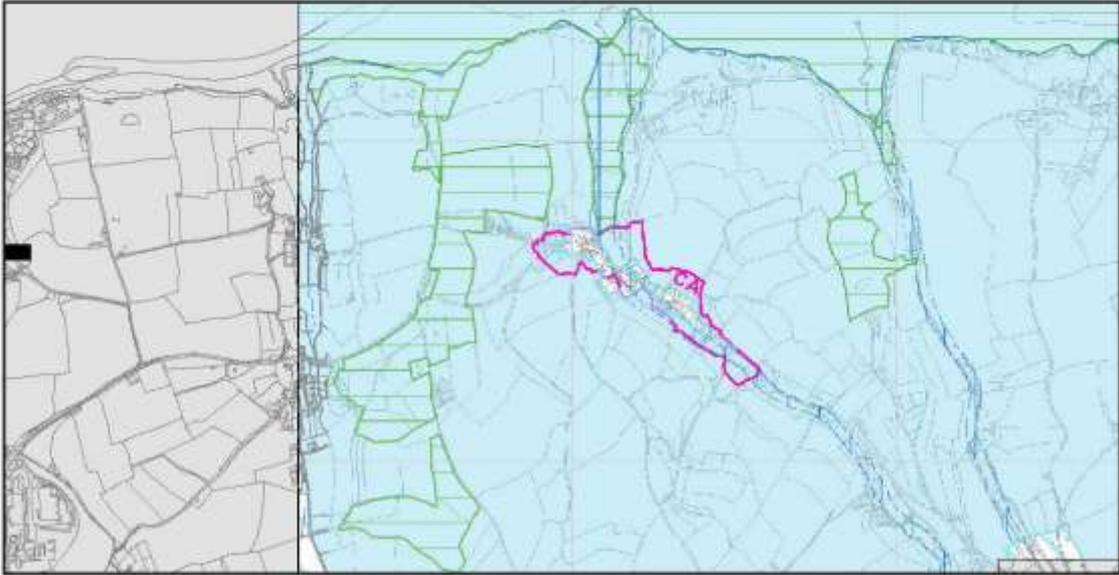


**After:**



No.172 - Rural Areas South - to wash the undeveloped Coast designation over Combeinteignhead (which was previously a village and is now open countryside) for consistency – was previously AGLV.

**Before:**



**After:**

