

EXECUTIVE

LEADER: Cllr Jeremy Christophers

DATE: 12 April 2016

REPORT OF: Simon Thornley

SUBJECT: NA2 Whitehill, Newton Abbot Development Framework Plan Supplementary Planning Document

PART I

RECOMMENDATIONS

The Executive is recommended to

Resolve

That

The NA2 Whitehill, Newton Abbot Development Framework Plan is adopted as a Supplementary Planning Document.

1. PURPOSE

To adopt the NA2 Whitehill, Newton Abbot Development Framework Plan (Appendix 1) as a Supplementary Planning Document.

To inform the Executive of the background to the preparation of the Development Framework Plan and key matters arising.

2. BACKGROUND

Teignbridge Local Plan

The Teignbridge Local Plan 2013-2033 was adopted on 6th May 2014 and forms part of the statutory development plan for the area.

Policy NA2 allocates a site of approximately 30 hectares of land at Whitehill, Newton Abbot for a high quality mixed-use development. This shall deliver at least 450 new homes with a target of 20% affordable homes, deliver 2 hectares of land for employment development, provide a community facility, improve the road network to allow ease of movement through the site and reduce traffic through Highweek Village, create a network of green infrastructure, maximise opportunities for

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renewable energy generation, create areas for local food production, and provide formal recreation space on-site, and that a bespoke Greater Horseshoe Bat mitigation plan for Whitehill must be submitted to and approved before planning permission will be granted.

Policy NA2 (criterion a) includes a specific requirement for a comprehensive landscape and design led masterplan for the strategic site allocation, produced with meaningful and continued input and engagement from stakeholders.

Development Framework Plan

The Development Framework Plan has been prepared to meet the requirements of Policy NA2 criterion a. This has followed the Council's approved 'Technical Note for Development Framework Plans for Masterplanning the Strategic Site Allocations' (Minute 170, Planning Committee 23rd September 2014 – link provided in 'Background Papers' below), and is compliant with the Town and Country Planning (Local Planning) (England) Regulations 2012 where this is relevant to the preparation of a Supplementary Planning Document.

The Development Framework Plan sets out how proposals for housing, employment land, green spaces and the required infrastructure at Whitehill should be planned, delivered and phased comprehensively and in a sustainable form across the allocation as required by Policy NA2. It will ensure that the overall allocation requirements, particularly in relation to planning and delivery, are able to be met, where individual planning applications may be made for parts of the site. However, it does not preclude alternative planning proposals being considered provided these are compliant with the policy requirements of the Teignbridge Local Plan and which will help to deliver a comprehensive scheme for NA2 Whitehill.

Where this Development Framework Plan varies from the detail contained within the Teignbridge Local Plan these changes are set out below. Such changes and variations are justified by further assessment and detailed advice from external consultees, and changes in circumstances since the adoption of the Teignbridge Local Plan. Principally, the variations include:

- A reduced area for housing development (reduced to approximately 14 hectares) that is now formed of two physically separate enclaves joined by a footpath / cycleway connection, an increased area for green infrastructure to accommodate a substantial bat corridor across the site and help protect the setting of heritage assets. This is shown on the Indicative Land Use Plan in section 10 of the Development Framework Plan.
- The indicative alignment of Devon County Council's proposed improvements to the A382 Bovey Tracey Road. This is shown for information purposes on the Indicative Land Use Plan to help indicate how development at NA2 Whitehill will connect to the A382 road improvements in terms of vehicular access and pedestrian / cycle links. The area allocated for employment development at NA2 is shown on the Indicative Land Use Plan, but this is unlikely to be implemented in light of the proposed A382 road improvements.

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- Guidance for securing Section 106 planning obligations for the delivery of: employment land elsewhere in the area, and a community facility, pro-rata in relation to the number of homes proposed. This is considered necessary in light of the uncertainty of the land allocated for employment at NA2, which is affected by the proposed improvements to the A382 road.

The Development Framework Plan also includes guidance for how policy NA2 Whitehill criterion e) Access and Traffic can be achieved, to reduce traffic through Highweek Village. This includes the closure of vehicular access between the A382 and the eastern end of Whitehill Road.

Amendments made to the Development Framework Plan

In accordance with the Planning Committee 8th March 2016 resolution the Indicative Land Use Plan has been amended to show a pedestrian route to Orleigh Avenue (see Appendix 2 to this report). For the sake of consistency, the following amendments have also been made to the Development Framework Plan: NA2 Transport and Access Plan (Indicative) includes the pedestrian route to Orleigh Avenue; paragraph 6.54 includes reference to 7 allotment plots to accord with the approved amendment to paragraph 6.52.

SEA and HRA screening

The Council's draft Strategic Environmental Assessment (SEA) determination has concluded that no new significant effects are likely to arise through the implementation of the Development Framework Plan that have not previously been identified through the full Sustainability Appraisal (SA)/SEA of the adopted Teignbridge Local Plan. Therefore, full SEA of the Development Framework Plan is not required. Natural England, Heritage England and the Environment Agency have been consulted on the Council's draft determination and have not raised objection to this.

A Habitat Regulations Assessment (HRA) has been undertaken for, and has informed the preparation of the NA2 Development Framework Plan. This has recommended mitigation measures that are necessary for the protection of Greater Horseshoe Bat flyways and habitat, which are included in the Development Framework Plan. The HRA has concluded that on the basis the proposed mitigation is adopted as part of the Development Framework Plan, and this is subsequently secured through appropriate planning mechanisms at such time as individual planning applications are determined, then the development of NA2 Whitehill will not have a 'likely significant effect' on the South Hams Greater Horseshoe Bat Special Area of Conservation.

Links are provided to the SEA and HRA in the 'Background Papers' below.

3. MAIN IMPLICATIONS

The Development Framework Plan will be a Supplementary Planning Document. It does not replace the adopted Teignbridge Local Plan but will be a material consideration that will guide planning applications and decisions made on these,

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towards the successful implementation of Policy NA2 Whitehill in the adopted Teignbridge Local Plan. It will ensure that a comprehensive approach is taken, in light of individual planning applications being made for parts of the allocation, and that infrastructure will be delivered to support the development.

A reduced developable area than that shown on the Policies Map for the adopted Teignbridge Local Plan is necessary in order to protect flyways and habitat for Greater Horseshoe Bats. The Habitat Regulations give a very high status to the protection of the South Hams SAC, the health of which is supported by these flyways. This status justifies the potential for a reduced capacity from that within the adopted Teignbridge Local Plan. This may have implications for the delivery of at least 450 homes, but is not considered to significantly affect the Council's five year supply of housing. The potential number of homes that can be achieved will, in part, be dependent on density and design.

4. GROUPS CONSULTED

Policy NA2 Whitehill has been subject to public consultation and independent examination for the preparation of the adopted Teignbridge Local Plan.

The Development Framework Plan has been subject to early engagement with Landowners, Linden Homes, Ward Members, Newton Abbot Town Council and Devon County Council.

The Planning Committee on 17th November 2015 approved the Development Framework Plan to be published for a six week period of public consultation. Details of the public consultation are included in a Statement of Public Participation (link provided in 'Background Papers' below).

The Planning Committee on 8th March 2016 approved amendments to the Development Framework Plan arising from the public consultation. The Planning Committee also approved an amendment to the Indicative Land Use Plan which is included in Development Framework Plan (Appendix 1) and is shown for information purposes in Appendix 2.

5. TIME-SCALE

Subject to the Executive's adoption as a Supplementary Planning Document, the Development Framework Plan will be published on the Council's website together with its Habitat Regulations Assessment (HRA), Strategic Environmental Assessment (SEA) determination, Statement of Public Participation and its Statement of Adoption.

6. JUSTIFICATION

The requirement for a Development Framework Plan is placed through Policy NA2 Whitehill, criterion a). It is necessary for the Executive to adopt the Development Framework Plan in order for this to have the status of a Supplementary Planning Document.

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7. DATE OF IMPLEMENTATION (CONFIRMATION OF DECISION SUBJECT TO CALL-IN)

10.00 a.m. on Tuesday 19th April 2016.

**Simon Thornley
Business Manager – Strategic Place**

Wards affected	Newton Abbot Bradley Ward
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Background Papers (For Part I reports only)	<p>Teignbridge Local Plan 2013 – 2033 https://www.teignbridge.gov.uk/localplan</p> <p>Report of Business Manager Strategic Place to the Planning Committee 8th March 2016 – item 8 NA2 Whitehill, Newton Abbot – Draft Development Framework Plan https://www.teignbridge.gov.uk/article/22167/8-March-2016 See Appendix 2 for the Statement of Public Participation and Appendix 3 for the Erratum for the Habitat Regulations Assessment (HRA)</p> <p>Report of Business Manager Strategic Place to the Planning Committee 17th November 2015 – item 7 NA2 Whitehill, Newton Abbot – Draft Development Framework Plan https://www.teignbridge.gov.uk/article/21992/17-November-2015 See Appendix 2 for the Strategic Environmental Assessment (SEA) Screening and Appendix 3 for the Habitat Regulations Assessment (HRA)</p> <p>Report of Business Manager Strategic Place to the Planning Committee 23rd September 2014 – item 8 Technical note for Development Framework Plans for masterplanning the Strategic Site Allocations https://www.teignbridge.gov.uk/article/21787/23-September-2014</p>
Key Decision	Yes
In Forward Plan	Yes
In O&S Work Programme	No