



## **Abbotskerswell Neighbourhood Development Plan- Modifications**

**Modifications implemented into the Abbotskerswell Neighbourhood Development Plan- Referendum Version from the Submission Version by Teignbridge District Council and agreed by Abbotskerswell Parish Council.**

Text with a ~~strikethrough~~ indicates text deletion

Text **in red** indicates text insertion

Modifications			
Page number	Figure/Policy/Table/ Paragraph Number	Amendment	Comment
Preface	3 <sup>rd</sup> para	(which showed very similar outcomes to the surveys which underpin this Plan; those things which the community valued then are the same now)	Improved grammar
N/a	Acknowledgements	Natural England (NE), Devon Wildlife Trust (DWT) and Devon Biodiversity Records Centre (DBRC): For providing and documenting a wildlife site and flyway resource maps and species information for Abbotskerswell.	Consistency
N/a	Table of Contents	ABBOTSKERSWELL NEIGHBOURHOOD PLAN 2016-2033 Submission	Updated to reflect current plan development.
2	Title Page	ABBOTSKERSWELL NEIGHBOURHOOD PLAN 2016-2033 Submission	Updated to reflect current plan development.
3	4	For each of our planning policies, as well as the policy itself, we set out:	Improved readability
3	6	With the Local Plan (2016-2033)	Clarity
4	10	The Parish is well provided with all types of community facilities, apart from a Post Office, which is due to be reintroduced by the Post Office and local convenience store management in 2017.	Reflect updates within the Parish
6	12	...many of whom were also representatives of social community groups.	Clarity
6	12	Comprised of residents, business people and Parish Councillors	Improved grammar
6	12	Input of organisations and Agencies with a district	Improved grammar
6	13	<ul style="list-style-type: none"> <li>Public exhibitions, meetings and events</li> <li>Community questionnaires sent to all households and businesses</li> </ul>	Accuracy
6	13	<ul style="list-style-type: none"> <li>Directly contacting wider-than-local organisations and Agencies</li> </ul>	
6	13	Full details on the consultation approach,...	Improved grammar

6	13	G4 SEA HRA Screen Consultation Changes <del>Pre-Submission Consultation Summaries and Responses</del>	Accuracy
7	15	Having developed the pPlan through this iterative approach and completed the pre-submission <del>and submission</del> consultation stages with its resulting amendments to the plan, we now feel able to put the document before the <del>public examination</del> process. After that point, assuming that the plan passes through the formal Examination successfully, the plan will be subject to a public referendum where residents on the electoral register will be asked if they support the final plan the <del>public vote</del> .	Updated to reflect current plan development.
7	16	Firstly, we have undertaken local consultation (documented in our Consultation Statement) <del>which will be submitted alongside this Plan for Examination)</del>	
7	17	This nNeighbourhood pPlan, once made,	Improved grammar
7	18	When this pPlan is made 'Made'	Improved grammar
9	25	The reasons for refusal reinforce a number of key policies both in the Local Plan and <del>which are those</del> proposed in this plan.	Improved readability
9	25	<ul style="list-style-type: none"> <li>Whether the proposal would harm the settlement pattern of the area, in light of the development plan policy</li> </ul>	Improved readability
10	Vision	<ul style="list-style-type: none"> <li>Pursues Ppolicies and introduces affordable measures</li> </ul>	Improved grammar
15	40 (previously 39)	We have found a number of locally important areas of woodland, identified on <del>Error! Reference source not found.</del> , <del>identified on Figure 3-NE Priority Habitat Sites</del> , which we wish to protect.	Accuracy
15	Paragraph above "Recent Appeal Decision" title New para- 41	Include paragraph number- renumber all other paragraphs	Consistency
18	Policy NE1	Particular importance will be attached to protecting the ecological network of bats flyways,	Improved grammar
18	NE1	<del>AbbPlan intends to lessen the impact of all forms of pollution: noise, air, light, land. Good environmental design and</del>	Examiners recommendation

		<p><del>appropriate mitigation will be encouraged. Abbotskerswell Parish, the settlement and its neighbouring countryside, has a mosaic of bat flyways, foraging areas and roosts which cross the Parish. Bats are susceptible to light pollution.</del></p> <p><del>Development proposals should seek to enhance the natural environment and essential qualities of Abbotskerswell wherever possible. Particular regard should be given to:</del></p> <ul style="list-style-type: none"> <li><del>a) Bat Strategic Flyways (as identified on Figure 4);</del></li> <li><del>b) The mitigation of light pollution through design, siting and landscaping to avoid impact on criteria (a) above;</del></li> <li><del>c) Non-Statutory Biodiversity Site (As identified on Figure 3).</del></li> </ul> <p>Development proposals should seek to minimise the impact on the biodiversity of the Plan area and where possible provide enhancements to its value for biodiversity. This will be achieved by paying particular regard to protecting and enhancing those habitats which are important to value species by careful design, siting and landscaping and providing appropriate mitigation and minimising noise and light pollution. Particular importance will be attached to protecting the ecological network of bat flyways, foraging areas and routes which cross the plan area and proposals will be required to demonstrate that the lighting proposals have been specifically designed to prevent light pollution affecting the strategic bat flyways shown on Figure 4. Furthermore, any development proposals that harm (directly or indirectly) any of the locally designated sites or other areas of biodiversity value shown on Figure 6 will not be permitted, unless taking account of the weight to be attached to the site's protection, the public interest benefits arising from development outweigh the harm.</p>	
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21	53 (previously 51)	As identified on Figure 3-6	Accuracy
22	Figure 6	Amended Map to include part of LGS area A which stands outside Neighbourhood Area and increase size	Examiners recommendation
23	Policy NE3	<p>The five locally valued biodiversity sites, each having high ecological significance within the Parish, <del>are identified on Figure 3 and</del> are designated as Local Green Space (LGS) on Figure 6 to protect them from inappropriate development <del>and to ensure their wildlife and habitat value is retained</del>. These are:</p> <ul style="list-style-type: none"> <li>I. LGS A: Conitor Copse (part in Parish) SX86/046, which also contains a Greater Horseshoe Bat Roost;</li> <li>II. LGS B: Abbotskerswell <del>(W)</del>(Wilton Way woodlands) SX86/058;</li> <li>III. LGS C: Grange Copse (Behind Ladywell) SX86/174, an ancient woodland;</li> <li>IV. LGS D: The Priory (SX86/060), which also contains a known Lesser Horseshoe Bat roost and breeding colony (40+ bats), with a presence of Common Pipistrelle, Soprano Pipistrelle and Brown Long-eared using at least nine locations.</li> <li>V. <b>LGS E: Court Grange Meadow (SX86/057), which has flight paths and foraging for protected bat species and an open parkland landscape.</b></li> </ul> <p><del>Proposed development must consider and where relevant mitigate in combination biodiversity effects, particularly referencing the following maps: Priority Habitats (Fig 3), Greater Horseshoe Bat Strategic Flyways (Fig 4) and the CPRE Light Pollution and Dark Skies (Fig 5).</del></p>	<p>Consistency</p> <p>Examiners recommendation</p>
24	58 (previously 56)	...through the parish into the Aller Brook pose some risk. <del>Error! Reference source not found.</del> <b>Figure 7</b>	Accuracy
25	Figure 8	Replacement of Poor quality image	Improved readability

26	NE4	<p>Measures designed specifically to reduce the risk of both fluvial and surface water flooding within and downstream of the Parish will be supported.</p> <p>Proposals for all other types of development will only be supported where they demonstrate that:</p> <ul style="list-style-type: none"> <li>I. They meet the requirements of Local Plan Policy EN4;</li> <li>II. They will not increase <b>surface water runoff beyond existing rates of flow by taking of appropriate mitigation measures where necessary.</b> <del>local flood risk, with particular regard to locations of known surface water flooding identified on Figure 9 (yellow triangles):</del> <ul style="list-style-type: none"> <li>a) <del>Slade Lane</del></li> <li>b) <del>Barnfield Terrace</del></li> <li>c) <del>Oldbarn Cross (A381)</del></li> <li>d) <del>Manor Road</del></li> <li>e) <del>Laburnum Terrace</del></li> <li>f) <del>The Priory</del></li> <li>g) <del>Widdon Road, near Broomhill</del></li> <li>h) <del>North of Maddacombe Cross</del></li> </ul> </li> <li>III. <del>Where impact is unavoidable, that satisfactory measures to mitigate the risk is put in place, for example through the use of Sustainable Drainage Systems (SuDs).</del></li> </ul>	Examiners recommendation
27	63 (previously 61)	Pre-submission Abbotskerswell Neighbourhood Development Plan <del>does</del> <b>did</b> not require a full SEA to be undertaken.	Improved grammar
27	64 & 65 (previously 62 & 63)	Increase font of italic text	Consistency Improved Readability
27	66 (previously 64)	Found the submission version of the plan <del>to have no adverse effects on the South Hams SAC</del> <b>is unlikely to have any significant effects that were not covered in the Strategic Environmental Assessment and Habitats Regulation Assessment of the Teignbridge Local Plan 2013-2033</b>	Accuracy

28	Objective 4.1	Reaffirm the existing development settlement <b>boundary</b> and <del>e</del> Conservation <del>a</del> Area	Improved grammar
30	67- Post War Expansion (previously 65)	Are identifiable in <del>f</del> Figure 11 below and are outside the <del>e</del> Conservation <del>a</del> Area but within the settlement envelope	Improved grammar
32	72 (previously 70)	<b>By</b> using Slade Lane,	Accuracy
32	74 (previously 72)	Nonetheless, small development sites and <del>development</del> <b>rural</b> exception sites are to be expected	Accuracy
34	Figure 13 text	Materials considered to be local are limestone deposits, with quarries south of Abbotskerswell (Stoneycombe Quarry) and near to Ashburton (Linhay Quarry), shown on the far top left of the map, and Sand and Gravel extraction quarries at Aller, shown on the right of the map. <del>The extraction of sand and gravel from NA3 Wolborough will not be supported by this plan because of the potential extreme risk to Wolborough Fen SSSI.</del>	Examiners recommendation
34	Last paragraph	Development which contributes to the provision of <del>a</del> green infrastructure	Improved grammar
35	Policy BHE1	Underline title	Consistency
		<ol style="list-style-type: none"> <li>I.</li> <li>II.</li> <li>III.</li> <li>IV. Ensuring that the amenity enjoyed by near-by residents is not <del>compromised</del> <b>seriously affected</b>; and,</li> <li>V.</li> </ol> <p>Where development proposals are approved and it is considered likely that future changes which could be made under permitted development rights could give rise to unacceptable impact on the characteristics of a building or its setting, permitted development rights may be withdrawn through a condition on the planning consent.</p>	Examiners recommendation

		Proposers of major developments <del>must</del> <b>should</b> engage with the local community	
		<b><del>Related national and district policies</del></b>	Duplication
		<u>National Planning Policy Framework</u> <u>Paragraphs 56-58, 66, 125, 126</u>	
37	82 (previously 80)	It is de facto that TDC's Local Plan conforms to <b>the</b> NPPF	Improved grammar
37	83 (previously 81)	For new housing proposed in TDC's Local Plan <del>are</del> <b>namely</b> :	Improved readability
37	84 (previously 82)	NA3 Wolborough in relation to the <del>P</del> <b>proposed</b> neighbourhood plan	Improved grammar
37	86 (previously 84)	For sustainable development within <del>in</del> the parish of Abbotskerswell.	Improved grammar
41	Paragraph above "Providing Affordable Homes" New para- 108	Include paragraph number- renumber all other paragraphs	Consistency
		These might include developments (e.g. types of housing), safety (e.g. traffic calming), pollution (e.g. traffic and industry), leisure facilities and support for the statutory agencies in this field. <del>e</del> <b>Consequently this plan</b> supports, in principle, the concept of developments providing different types of accommodation and levels of support for older people.	Improved readability
41	Title: Providing Affordable Homes	Providing Affordable Homes-	Consistency
42	PH1	PH1 Local Needs Housing/ Affordable Housing in Abbotskerswell <b>Parish</b>	Accuracy
47	122 (previously 117)	...involving various agencies and transport initiatives <b>and</b> should be progressed by the Parish Council,	Accuracy
47	125 (previously 120)	To the east outside the parish boundary is the A380 ( <del>pink road, top right in Figure 17</del> )	Improved readability
47	Paragraph adjacent Table 12- Travel Modes New para- 128	Include paragraph number- renumber all other paragraphs	Consistency

49	Policy TA1	<p>I. That the proposed parking is as close to the <del>travel origin and/or destination</del> <b>proposed use</b> as possible; and</p> <p>II. How they meet the standards set out in the Devon County Council Highways Design Guide;</p> <p>III. That measures are put in place to ensure that there is no increased risk of surface water flooding on or off site;</p> <p>IV. That there are no unacceptable adverse impacts on landscape character after mitigation measures are considered; <del>and</del></p> <p>V. That there are no unnecessary impacts on the surrounding built environment and the setting of the site-, <b>and</b></p> <p>VI. That there will be no adverse effect on the integrity of the South Hams SAC.</p> <p>Parking Restrictions In order not <b>to</b> exacerbate existing on-street parking issues...</p>	<p>Examiners recommendation</p> <p>Improved grammar</p>
50	140 (previously 134)	Its Supplementary Planning Document (NA3 SPD) is published in <del>2017</del> <b>2018</b>	Accuracy
51	TA2	Development proposals <del>or measures for, or</del> which result in, improved traffic management...	Examiners recommendation
52	143	Number 143 is in italics	Consistency
52	Figure 19	Proposed public footpath Vicarage Road <del>road</del> to Great Oak Cross	Accuracy
		Enlarged Figure	Improved readability
52	150 (previously 144)	<p><del>a. Completion of the footpaths from Abbotshill to Fermoy;</del></p> <p><del>b. A new footpath from Vicarage Road to Great Oak Cross;</del></p> <p><del>c. A new cycle path from Vicarage Road to Decoy Road;</del></p> <p><del>and</del></p> <p><del>d. Safe routes/ links to the Local Plan NA3 allocation.</del></p> <p><b>a. Completion of the footpaths from Abbotshill to Fermoy:</b></p>	Accuracy

		<ul style="list-style-type: none"> <li>i. Abbotshill to Court Grange Lane,</li> <li>ii. Two Mile Oak to Parish boundary at Fermoy's Garden Centre;</li> </ul> <ul style="list-style-type: none"> <li>b. A new footpath from vicarage Road to Great Oak Cross;</li> <li>c. A new cycle path from Vicarage Road to Kingskerswell Road.</li> </ul>	
53	TA3	Development proposals and measures which introduce improvements to safe pedestrian and cycle access...	Examiners recommendation
54	TA4	...through their Design and Access Statement or Planning Statement, how they will <b>can</b> introduce or improve safe pedestrian and cycle access to the Parish.	Examiners recommendation
54	TA4- key supporting evidence	<b>Manual for Streets</b>	Accuracy
58	EE1	<p><del>In particular the following:</del></p> <ul style="list-style-type: none"> <li><del>a) The character of the built and natural environment;</del></li> <li><del>c) Flood risk;</del></li> <li><del>d) Residential amenity;</del></li> <li><del>e) Traffic, parking and highway safety;</del></li> <li><del>f) Noise, air and light pollution;</del></li> <li><del>g) The South Hams SAC.</del></li> </ul> <p><b>In particular the following:</b></p> <ul style="list-style-type: none"> <li><b>a) The character of the built environment;</b></li> <li><b>b) Residential amenity;</b></li> <li><b>c) Traffic, parking and highway safety; and</b></li> <li><b>d) Noise, air and light pollution.</b></li> </ul>	<p>Improved grammar</p> <p>Examiners recommendation</p>
		<p><b>Related national and district policies</b></p> <p><u>National Planning Policy Framework</u> Paragraphs-28</p>	Accuracy

60	166 (previously 159)	We have taken into account in arriving at the proposed Policy CF1 further below.	Updated to reflect current plan development
60	168 (previously 161)	...which contribute significantly to the wellbeing of the Parish, notably: Church House Rooms, Court Farm Inn, Two Mile Oak Inn, Cricket Field, <b>Post Office</b> and Central Convenience Store and many small business enterprises...	Accuracy
61	170 (previously 163)	...include developments (e.g. types of housing see paragraph 400 <b>106</b> above)	Accuracy
61	176 (previously 169)	Getting further involved <b>in</b> the various patient engagement forums in the Newton Abbot locality and on a wider basis.	Improved readability
61	171 (previously 164)	...and significant numbers go to Cricketfield, Devon Square and Albany practices <b>in Newton Abbot</b> in addition to the Kingskerswell/Ipplepen practice.	Clarity
65	Figure 20	New, clearer plan inserted	Improved readability
67	Tables and Figures	Clearer text inserted	Improved readability
68	Acronyms Presented in this Plan	National Planning Policy <b>Practice</b> Guidance <b>Abbplan</b> <b>HGV</b> <b>SATNAV</b> <b>ONS</b> <b>Abbtalk</b>	Accuracy
69	Delivery Priorities Monitoring and Review	Paragraph numbers are required	Consistency
70	First paragraph	The documents below, <del>marked by green arrows</del> were tabled for visiting members	Accuracy
70	Second paragraph	Subject to consultation and all changes are shown in the <del>submission</del> <b>referendum</b> version of the Abbotskerswell Plan <del>Submission</del> 2016-2033	Updated to reflect current plan development