Planning & Delivery

Authority Monitoring Report
2017-18
Including selected updates calendar year 2018
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Teignbridge adopted both the Local Plan 2013-33 and the Community Infrastructure Levy (CIL) during 2014. Between them they support development and infrastructure delivery across the plan area.

We continue to exceed our housing completion targets, achieving 697 completions in 2017/18 against an annual minimum target of 620. Housing delivery remains strong, the plan area benefits from an 8.28 years supply of land for new homes.

**RTPI award for Excellence in Planning Delivery**

We scooped the top slot for Excellence in Planning Delivery in the Royal Town Planning Institute (RTPI) South West Awards and were commended for Planning team of the year in RTPI nationally.

Recognised for our work to create Dawlish Countryside Park, we turned plans for a 65-acre natural green space into a welcome community facility treasured by local people. The Park provides a natural recreation area for people, reducing pressure and protecting internationally important wildlife sites nearby such as Dawlish Warren National Nature Reserve and the Exe Estuary.

Once the site was secured, it took just over 18 months to open the Park to the public. Equivalent to the size of 26 rugby pitches, it is new, natural countryside for all to enjoy.

**Funding Boost**

In February we got funding for 2 projects in Teignbridge. We have secured £4.9million to kick-start early delivery of a tree-lined link road in Dawlish along with a new bridge and high quality pedestrian and cycleway. This critical strategic road project will help unlock delivery of 350 new homes and accelerate more than 500.

We also prepared a bid that has seen £3.7million earmarked to establish and manage a new 38 hectare countryside park in Exminster, something which mitigates against the recreational impacts of increased population on internationally important wildlife sites.

**Bradley Lane**

In February we received a £2.5 million funding from Land Release Fund (LRF) towards the regeneration, including 170 new homes for the Bradley Lane area in Newton Abbot. Further good news is Teignbridge has managed to secure a unit for Benbow a tenant of Bradley Lane and major employer of the area, so they can remain within Teignbridge.

**Brunswick Street LDO**

Ambitious plans to regenerate a key town centre site in Teignmouth have taken a major step forward.

Our Executive considered recommendations for redevelopment of Brunswick Street - including space for a new hotel, the potential for the provision of a Health and Wellbeing Centre and improved town centre parking.
Glass canopy and colourful new look unveiled
An exciting stage of regeneration in Newton Abbot town centre has been unveiled as a new glass canopy and colourful render welcome visitors to Market Walk shopping centre. The work has transformed the look and feel of Market Walk shopping centre, making it brighter and lighter for an enhanced shopping experience that will attract locals and visitors to the heart of the town.

During the work all shops in Market Walk remained open for business along with public access to the market and Market Square.

Self-build expert to advise Mid Devon District Council
We are providing expert advice and support to pave the way for Mid-Devon residents to build their own homes.

The support is being funded through the Government’s new burdens payment for self and custom build. It will be provided by the Right to Build Task Force and Teignbridge’s experienced Self Build officer.

Consultation on Local Plan review
Local people have been turning out to give their views in the first stage of a review of the Local Plan, there is a legal duty that this is done every 5 years. We had 851 visitors to the roadshows, 123 comment cards and 144 formal responses. All views will be taken into account and reflected in the next stage known as the Draft Plan.

Alongside this was a ‘Call for Sites’ where we asked land owners to submit their land for assessment and potentially inclusion within the updated Local Plan.

We also did a review of all Settlement Boundaries a task that was last done over 20 years ago.

Wheelchair Accessible Homes
Four fully wheelchair accessible homes are to be built on the Warren Grove development in Dawlish. 2 have been completed and Exeter-based housing association Cornerstone and developer Redrow have welcomed the new tenants.

Empty Homes in Teignbridge
The number of empty homes in Teignbridge has reduced for the tenth year in succession. Since 2008, the number of empty properties has been reduced to less than half, bringing the total down to 338 from 735.
Introduction

The Localism Act (2011) requires local planning authorities to publish monitoring information at least yearly. Councils can now report on locally determined issues, as well as reporting on a much smaller proportion of nationally prescribed matters. These required matters include reporting on the amount of net additional affordable housing, Community Infrastructure Levy receipts, the number of neighbourhood plans adopted and actions taken under the duty to cooperate.

Duty to Cooperate

The Duty to Cooperate was also introduced through the Localism Act (2011). It places a legal duty on local planning authorities and county councils in England as well as other public bodies, to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local and Marine Plan preparation. The Local Plan 2013 to 2033 Duty to cooperate statement was approved by Executive on 4 June 2014 and the Council continues to work with neighbouring authorities on evidence.

Preparation of the Greater Exeter Strategic Plan (GESP)

GESP was approved by the Executive committee and will cover the areas of Teignbridge, Exeter, East Devon and Mid Devon councils. The Councils are working alongside Devon County Council, towards consultation in summer 2019.

GESP will be a high-level document that will create a single set of objectives and policies while retaining the Councils’ individual identities. The Plan is being prepared through a targeted and coordinated approach to big-ticket issues such as housing and employment provision across the greater Exeter housing market area, along with more detailed policies on shared issues that cross over administrative boundaries – for example Transport.

Planning Framework

The Local Plan 2013 to 2033 and Local Development Scheme were adopted on 6 May 2014. They form part of the statutory local Development Plan for the district outside the Dartmoor National Park Authority (DNP) area, together with minerals and waste plans prepared by Devon County Council (DCC), and any Neighbourhood Plans (NP) made across the area. DNP has prepared a Local Plan for its area, and is now undertaking a review.

Teignbridge District Council covers 260 square miles; the Local Plan 2013 to 2033 covers a plan area of 162 square miles, outside of DNP and sets out the planning vision for the district, delivering growth, jobs, homes, facilities and environmental protection. It is the Development Plan which guides development and offers much better protection for places that we have not identified for development.

Local Plan

• Adopted Local Plan 2013-2033

Supplementary Planning Documents (SPD)

• Custom & Self Build
• Trees & Development
• DA2 north west Scematon Lane and DA6 green infrastructure, Dawlish
• NA1 Houghton Barton, Newton Abbot
• NA2 Whitehill, Newton Abbot
Draft SPD

- Affordable Housing

Local Development Order (LDO)

- Brunswick Street, Teignmouth

Developer Led Masterplans

- BT3 Challabrook, Bovey Tracey

The Local Plan requires development of larger strategic sites to be supported by a ‘landscape and design led masterplan’. This masterplan was written jointly with TDC and the developer.

For up to date information as the other development sites progress see Development Framework Plans.

Community Infrastructure Levy (CIL)

CIL was introduced on Monday 13 October 2014. The annual CIL report for 2017/18 was published in December 18. Since adoption there have been £3,529,617 received (including town/parish amounts).

Performance

We are monitoring the Local Plan to ensure its delivery and to inform the review of the Plan, and preparation of The Greater Exeter Strategic Plan (GESP).

To indicate performance against Local Plan policies, a traffic light system has been used. Where the Local Plan sets a target, the colour of the traffic light denotes the success of the policy.

The colours of the traffic light indicate:

- Green: policy targets are being met or exceeded
- Orange: policy targets are not being met but progress is being made
- Red: policy targets are not being met

Ten Year Strategy

Performance is outlined with reference to components of Teignbridge’s relevant key Ten Year Strategy 2016-2025 (www.teignbridge.gov.uk/councilstrategy). These are:

- A roof over our heads
- Great places to live and work
- Moving up a gear
- Zero heros
- Going to town
- Investing in prosperity
- Strong communities

Key Facts and Figures are available from our website www.teignbridge.gov.uk/facts
Investing in Prosperity

Investing in Prosperity is one of our corporate projects. In addition to supporting existing local businesses and new start ups, we want to attract new investment into the district in a bid to provide more and better paid jobs.

Further information and data is also available within the Exeter and Heart of Devon Area. [www.teignbridge.gov.uk/business/relocating-to-teignbridge/our-economy](http://www.teignbridge.gov.uk/business/relocating-to-teignbridge/our-economy)

Land for Employment

<table>
<thead>
<tr>
<th>Land for Business, General Industry and Storage and Distribution</th>
<th>Policy: S3</th>
<th>Attained</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Target: 3 hectares of land / 12,000 m² per year</td>
<td>4,660 m² completed 47,160 m² approved</td>
</tr>
</tbody>
</table>

Table 1 shows the amount of employment (B uses) floorspace completed, current commitments and the new approvals between 1st April 2017 and 31st March 2018. Note this does not include Non Employment or town centre uses (shown on table 2).

Table 1 - Area of Land Developed, Committed and Approved for Employment Uses

<table>
<thead>
<tr>
<th>Total amount of floorspace by type (m²)</th>
<th>B1</th>
<th>B1a</th>
<th>B1b</th>
<th>B1c</th>
<th>B2</th>
<th>B8</th>
<th>Mixed B</th>
<th>Grand Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completions (from 1 April 2017 to 31 March 2018)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gains</td>
<td>1094</td>
<td>591</td>
<td>0</td>
<td>0</td>
<td>393</td>
<td>777</td>
<td>1805</td>
<td>4660</td>
</tr>
<tr>
<td>Losses</td>
<td>331</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>150</td>
<td>40</td>
<td>0</td>
<td>521</td>
</tr>
<tr>
<td>Net Completed</td>
<td>763</td>
<td>591</td>
<td>0</td>
<td>0</td>
<td>243</td>
<td>737</td>
<td>1805</td>
<td>4139</td>
</tr>
<tr>
<td>Current total commitments (as of 31 Mar 2018)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gains</td>
<td>57292</td>
<td>3854</td>
<td>0</td>
<td>50</td>
<td>35169</td>
<td>31620</td>
<td>38145</td>
<td>166130</td>
</tr>
<tr>
<td>Losses</td>
<td>1939</td>
<td>733</td>
<td>0</td>
<td>0</td>
<td>150</td>
<td>307</td>
<td>0</td>
<td>3129</td>
</tr>
<tr>
<td>Net Committed</td>
<td>55353</td>
<td>3121</td>
<td>0</td>
<td>50</td>
<td>35019</td>
<td>31313</td>
<td>38145</td>
<td>163001</td>
</tr>
<tr>
<td>Of which new approvals (from 1 April 2017 to 31 March 2018)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Gains</td>
<td>10526</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>20415</td>
<td>16642</td>
<td>283</td>
<td>47866</td>
</tr>
<tr>
<td>Losses</td>
<td>449</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>257</td>
<td>0</td>
<td>0</td>
<td>706</td>
</tr>
<tr>
<td>Net Approved</td>
<td>10077</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>20415</td>
<td>16385</td>
<td>283</td>
<td>47160</td>
</tr>
</tbody>
</table>

Source: TDC Employment Land Monitor
Commitments have really increased due to the approval a 40,172m² development at West Exe Park.

Unless otherwise stated job estimates are based on 1 job per 35m² of B use employment area.
Going to Town

Town Centre Pedestrian Activity
We used pedestrian counts as an annual indicator of town centre viability. Within the town centres of Newton Abbot, Teignmouth, Dawlish, Chudleigh, Bovey Tracey and Kingsteignton pedestrian flows were counted from a specific point on a number of separate streets for 5 minutes at a time. The same locations had been surveyed since 2009 and the count was standardised and repeated 6 times throughout the day between 10am and 4pm, to ensure accuracy, consistency, and comparability between data.

All flows of pedestrians were counted irrespective of direction and which side of the street such flows fall. Depending on the size of the town, the number of streets in which pedestrian movement was recorded ranges from 12 streets in Newton Abbot to 4 streets in Bovey Tracey and Chudleigh. The figures below represent the average from the recording points within each Town.

Factors such as weather conditions/road or pavement works will impact and may account for any fluctuations.

Chart 2 – Average Number of Pedestrians in a 5 minute period

*excludes Kingsteignton

Source: TDC
Retail and Town Centre Uses

| 11,000 m² net retail floor space in the Newton Abbot Town Centre (boundary) | Para: 7.54 | Target: 11,000m² by 2021 | Attained | 1,518m² (approved) |

Square Metres of Retail Floorspace Completed within Town Centres

The tables below detail the amount of floorspace completed for Town Centres (Newton Abbot, Teignmouth, Dawlish, Bovey Tracey, Chudleigh, and Kingsteignton) and Leisure uses between 1st April 2017 and 31st March 2018.

Table 2 – Town Centre Uses Floorspace

<table>
<thead>
<tr>
<th>Total amount of floorspace developed for ‘town centre uses’ (m²) within the town centre boundary (as shown in Retail Study 2010) completed</th>
<th>A1</th>
<th>A2</th>
<th>A3</th>
<th>A4</th>
<th>D1</th>
<th>D2</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gains</td>
<td>36</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>288</td>
<td>0</td>
<td>324</td>
</tr>
<tr>
<td>Losses</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>288</td>
<td>0</td>
<td>288</td>
</tr>
<tr>
<td>Net additional floorspace</td>
<td>36</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>36</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total amount of floorspace completed for ‘town centre uses’ (m²) across Teignbridge Planning Area</th>
<th>A1</th>
<th>A2</th>
<th>A3</th>
<th>A4</th>
<th>D1</th>
<th>D2</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gains</td>
<td>2402</td>
<td>0</td>
<td>826</td>
<td>0</td>
<td>775</td>
<td>2896</td>
<td>6899</td>
</tr>
<tr>
<td>Losses</td>
<td>288</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>288</td>
</tr>
<tr>
<td>Net additional Floorspace</td>
<td>2114</td>
<td>0</td>
<td>826</td>
<td>0</td>
<td>775</td>
<td>2896</td>
<td>6611</td>
</tr>
</tbody>
</table>

Source: TDC
Paragraph 7.54 of the Local Plan 2013-33, based upon the 2010 Retail and Leisure Study, predicted a need of around 11,000m² new comparison goods retail net floor space in Newton Abbot town centre, this needs to be allocated by 2021. This is now under review.

The policy target for 11,000 m² of retail floorspace in Newton Abbot town centre has not yet been met (1,518m² has been approved). However new floorspace is likely to come forward as part of a significant redevelopment scheme, such as Market Walk, Newton Abbot redevelopment. It is therefore likely to be delivered all at once rather than an a year by year basis.

Chart 4 shows retail floorspace completions in all of Teignbridges towns.
Chart 4 – Retail Uses Floorspace Completed within Town Centre Boundaries (m²)

<table>
<thead>
<tr>
<th>Year</th>
<th>Net</th>
<th>Gross</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011/12</td>
<td>1493</td>
<td>-150</td>
</tr>
<tr>
<td>2012/13</td>
<td>308</td>
<td>-331</td>
</tr>
<tr>
<td>2013/14</td>
<td>1298</td>
<td>-165</td>
</tr>
<tr>
<td>2014/15</td>
<td>417</td>
<td>-251</td>
</tr>
<tr>
<td>2015/16</td>
<td>1569</td>
<td>-112</td>
</tr>
<tr>
<td>2016/17</td>
<td>57</td>
<td>107</td>
</tr>
<tr>
<td>2017/18</td>
<td>36</td>
<td>36</td>
</tr>
</tbody>
</table>

Source: TDC
A Roof over our Heads

Housing

<table>
<thead>
<tr>
<th>Housing Delivery</th>
<th>Policy: WE1</th>
<th>Attained</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Homes</td>
<td>Target: 620 per year</td>
<td>654 (net-average)*</td>
</tr>
</tbody>
</table>

Number of New Affordable Homes Built

<table>
<thead>
<tr>
<th>Housing Delivery</th>
<th>Policy: WE1</th>
<th>Attained</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Dwellings</td>
<td>Target: 124</td>
<td>155 (gross-average)*</td>
</tr>
</tbody>
</table>

*Since Plan Adoption

The Local Plan 2013 – 2033, sets out a target to provide an annual average of 620 housing completions, of which an average of 124 should be affordable. This equates to 12,400 and 2,480 respectively across the 20 year plan period.

The Residential Land Monitor as of April 2018 showed a land supply of 4415 dwellings with 531 units started on site and 3884 as yet unimplemented (including those with resolutions to grant planning permission pending Section 106 agreements). Cumulative net completions for the plan period so far amount to 3434 (please note this figure differs from the RLM as demolitions/replacements are removed).

Table 3 - Cumulative Housing (Net)

<table>
<thead>
<tr>
<th>Year</th>
<th>Target Cumulative Housing</th>
<th>Achieved Cumulative Housing Delivery</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total Housing</td>
<td>Affordable Housing</td>
</tr>
<tr>
<td>2013/14</td>
<td>400</td>
<td>80</td>
</tr>
<tr>
<td>2014/15</td>
<td>900</td>
<td>180</td>
</tr>
<tr>
<td>2015/16</td>
<td>1540</td>
<td>308</td>
</tr>
<tr>
<td>2016/17</td>
<td>2180</td>
<td>436</td>
</tr>
<tr>
<td>2017/18</td>
<td>2820</td>
<td>564</td>
</tr>
</tbody>
</table>

*includes late notifications so may vary from previous years

Total housing is ordinarily reported as a net figure and affordable housing as gross. However, in table 3 the housing is detailed as net to enable comparison.
170 units of affordable housing were delivered in 2017/18, which equates to 24% of housing completions.

Chart 5 above shows the gross housing completions by year and the number of affordable homes within the Plan area. Gross figures are used to enable comparison through time. These figures may vary from previous years as they include completions that were confirmed in subsequent years.

Source: TDC
Approximate Distribution of Dwellings including Allocations and Commitments

<table>
<thead>
<tr>
<th>Area by Parish</th>
<th>Net Dwellings Completed</th>
<th>Commitments</th>
<th>Other LP Allocations</th>
<th>Total Provision</th>
<th>% Total Provision</th>
<th>% Target Provision</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heart of Teignbridge **</td>
<td>1508</td>
<td>3607</td>
<td>1180</td>
<td>6295</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>South West Exeter ***</td>
<td>0</td>
<td>412</td>
<td>1588</td>
<td>2000</td>
<td>16</td>
<td>15</td>
</tr>
<tr>
<td>Dawlish</td>
<td>689</td>
<td>97</td>
<td>1033</td>
<td>1819</td>
<td>14</td>
<td>10</td>
</tr>
<tr>
<td>Teignmouth</td>
<td>225</td>
<td>85</td>
<td>84</td>
<td>394</td>
<td>3</td>
<td>5</td>
</tr>
<tr>
<td>Bovey Tracey</td>
<td>305</td>
<td>445</td>
<td>79</td>
<td>829</td>
<td>7</td>
<td>5</td>
</tr>
<tr>
<td>Chudleigh</td>
<td>114</td>
<td>186</td>
<td>268</td>
<td>568</td>
<td>4</td>
<td>5</td>
</tr>
<tr>
<td>Rural</td>
<td>593</td>
<td>0</td>
<td>183</td>
<td>776</td>
<td>6</td>
<td>*</td>
</tr>
<tr>
<td>Total</td>
<td>3434</td>
<td>4832</td>
<td>4415</td>
<td>12681</td>
<td>100</td>
<td>90</td>
</tr>
</tbody>
</table>

*Policy 2.21 does not set a target for Rural housing, this data is included for information purposes only.
Includes subject to S106.
** Newton Abbot, Kingskerswell & Kingsteignton
*** not whole of Exminster parish just South West Exeter allocation

Source: TDC
Table 5 - Bedroom Size and Tenure

<table>
<thead>
<tr>
<th>Gross dwelling completions 1 April 2017 - 31 March 2018</th>
<th>Private</th>
<th>Intermediate</th>
<th>Social Rent</th>
<th>Affordable Rent</th>
<th>Discounted</th>
<th>Other</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bed</td>
<td>60</td>
<td>0</td>
<td>1</td>
<td>22</td>
<td>0</td>
<td>1</td>
<td>84</td>
</tr>
<tr>
<td>2 beds</td>
<td>120</td>
<td>18</td>
<td>8</td>
<td>29</td>
<td>1</td>
<td>1</td>
<td>177</td>
</tr>
<tr>
<td>3 beds</td>
<td>164</td>
<td>16</td>
<td>3</td>
<td>15</td>
<td>0</td>
<td>0</td>
<td>198</td>
</tr>
<tr>
<td>4 beds</td>
<td>212</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>217</td>
</tr>
<tr>
<td>&gt;4 beds</td>
<td>20</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>20</td>
</tr>
<tr>
<td>unknown</td>
<td>15</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>15</td>
</tr>
<tr>
<td>Total</td>
<td>591</td>
<td>36</td>
<td>14</td>
<td>67</td>
<td>1</td>
<td>2</td>
<td>711</td>
</tr>
</tbody>
</table>

Source: TDC

Chart 6 - Forward Housing Delivery and Projection 2013 – 2033

The figures shown are those that were first reported for a given year and may differ to the cumulative figure due to late notifications of completions.

Housing Delivery Test (HDT)
The HDT is a new annual measurement of housing delivery in the area. It is a percentage measurement of the number of net homes delivered against the number of homes required over a three year rolling period. The following are the targets (set nationally):

- From November 2018 - must reach 25%
- From November 2019 - must reach 45%
- From November 2020 - must reach 75%
- Teignbridge’s current estimated figure is 97%.
Custom and Self Build Homes
The Local Plan 2013-33 promotes Custom and Self Build homes, there is a ‘Teignbridge Rule’, Teignbridge Planning policy (WE7) requirement for 5% of plots on sites of 20 dwellings or more to be serviced and marketed to custom or self builders. We have a register of people who have expressed interest in Custom and Self Build. As at 30 October 2018 there are 328 individuals on the register. It is estimated that a further 401 self build plots will be brought forward on large sites over the 2018-33 period.

This is in addition to windfall development that can be expected to take place.

Brownfield Register
The Government has required all Local Authorities to publish an annual Brownfield Register from the end of December 2017, this is a register of brownfield sites within Teignbridge. The Brownfield Register is available at: www.teignbridge.gov.uk/planning/local-plans-and-policy/housing-site-registers

Housing Land Supply Statements
Planning Authorities are required to keep a deliverable housing supply to meet needs for at least the coming 5 years. The Five Year Land Supply Statement published in April 2018 and Gypsy/Traveller Land Supply published in May 2018, and other facts can be found at: www.teignbridge.gov.uk/factshousing. The housing supply figure published in April 2018 was 8.28 years.

Related information:
- Historical data is available at: www.teignbridge.gov.uk/archive
- New Development Customer Satisfaction Post Occupancy Survey 2018 is available at: www.teignbridge.gov.uk/factshousing
Health at the Heart

Health

Chart 7 - Average Life Expectancy

*These are the latest figures from PHE

Source: Public Health England

Built Environment

Building For Life is a measure of whether development and its performance in creating an attractive, functional and sustainable places. The assessment is used for major applications at Reserved Matters stage.

There were 4 qualifying developments during this period, which are scored against 12 criteria; the developments can therefore score a maximum of 12 ‘Greens’ each. Of these 4 permissions, a combined score of 44 out of a potential 48 greens was achieved or 91.7%.

Chart 8 - Building for Life Scores of New Housing Developments

Source: TDC
Great Places to Live & Work

Natural Environment

Table 6 - Condition of Sites of Special Scientific Interest Units (Natural England)
There are 28 in total SSSI sites, of these 20 are in favourable conditions, 1 is in Unfavourable Declining Condition, 1 is in Unfavourable Condition with No Change and 6 are in Unfavourable Recovering Condition.

<table>
<thead>
<tr>
<th>Condition of SSSI Units</th>
<th>2014-15</th>
<th>2015-16</th>
<th>2016-17</th>
<th>2017-18</th>
</tr>
</thead>
<tbody>
<tr>
<td>Favourable condition</td>
<td>76.20%</td>
<td>68%</td>
<td>72%</td>
<td>72%</td>
</tr>
<tr>
<td>Unfavourable Recovering</td>
<td>21.10%</td>
<td>21%</td>
<td>20%</td>
<td>20%</td>
</tr>
<tr>
<td>Unfavourable No Change</td>
<td>0.40%</td>
<td>4%</td>
<td>3%</td>
<td>3%</td>
</tr>
<tr>
<td>Unfavourable Declining</td>
<td>2.30%</td>
<td>7%</td>
<td>5%</td>
<td>5%</td>
</tr>
</tbody>
</table>

Source: Natural England

Table 7 - County Wildlife Sites

<table>
<thead>
<tr>
<th></th>
<th>2014-15</th>
<th>2015-16</th>
<th>2016-17</th>
<th>2017-18</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of County Wildlife Sites</td>
<td>168</td>
<td>168</td>
<td>168</td>
<td>168</td>
</tr>
<tr>
<td>Covering Hectares</td>
<td>3044</td>
<td>3044</td>
<td>3048</td>
<td>3048</td>
</tr>
</tbody>
</table>

Source: Devon Biodiversity Records Centre

A number of agreements to mitigate biodiversity impacts of development have been secured through the planning application process.

Number of Conservation Area Appraisals and Management Plans

Teignbridge currently has 36 conservation areas. These can be seen at: [www.teignbridge.gov.uk/ConservationAreas](http://www.teignbridge.gov.uk/ConservationAreas)

Neighbourhood Development Plans (NDP)

In 2018 there were 6 approved neighbourhood areas across the Local Plan area. In October 2018 Ogwell and Ide joined Abbotskerswell, Bishopsteignton, Newton Abbot and Exminster making a total of 6 adopted Neighbourhood Plans.
Developments Permitted Contrary to Environment Agency Advice

In 2018 no major applications were approved contrary to the Environment Agency Advice.

Resource Use

Chart 10 shows the gross housing completions by year on previously developed (brownfield) and not previously developed (greenfield) land. In June 2010 the Government reclassified gardens as greenfield land and such infill development ceased to be reported as Previously Developed Land completions. The effects of this can be seen in the chart 10, alongside delivery within some of the strategic allocation sites in the Teignbridge Local Plan 2013-33.

Chart 9 - Proportion of Dwellings on Previously Developed Land*

Air Quality

Four places within Teignbridge have been designated as Air Quality Management Areas because levels of key traffic pollutant Nitrogen Dioxide (NO\textsubscript{2}) continue to exceed the National Objective level set by European Directive above which an unacceptable level of harm to people’s health is caused.

It is probable/likely that in 2019 air quality monitoring in both the Dawlish and Kingskerswell Air Quality Management Areas could be removed from the list. Kingskerswell due to the South Devon Highway providing traffic relief, and Dawlish due to a general improvement in vehicle emission performance.

For further details see www.teignbridge.gov.uk/environmental-health-and-wellbeing/land-air-and-water-pollution/air-quality/
Cycling

Chart 10 - Cycling and Green Space Provision

The following data is for schemes delivered in partnership with Devon County Council, it provides an indication of the trends in cycle path delivery but is not necessarily a complete dataset for the district, and other smaller schemes may have been delivered as part of good urban design in new developments.

Details and latest information can be found at Teignbridge Cycling Page (www.teignbridge.gov.uk/sports-and-leisure/leisure-activities/cycling). Further information is also available on page 26 in Appendix A: Progress on the delivery of cycle routes in Teignbridge.
New Infrastructure provided in the plan area
The provision of necessary infrastructure is vital to the development and accessibility of the Area, we are actively working with Neighbouring Authorities and Devon County Council, the Local Enterprise Partnership (LEP) and Service providers to secure the necessary infrastructure. A number of the larger Local Plan allocations require key pieces of infrastructure to facilitate their delivery and achieve quality placemaking and access to facilities. Some elements of infrastructure will be delivered through Section 106 agreements on these larger sites. Others will be provided through Community Infrastructure Levy (CIL).

As part of the adoption of CIL, the Council published Teignbridge’s Regulation 123 List; this identifies infrastructure that may be provided as CIL receipts are secured. At the 10 February 2016 Executive Committee Meeting it clarified the Regulation 123 List, updated guidance on use of Section 106 agreements and the subsequent changes to European Site payment for new dwellings in the Exe Estuary and Dawlish Warren zones. This can be viewed here: www.teignbridge.gov.uk/factstransportandinfrastructure.

We are also working with partners to deliver Infrastructure though other means, particularly through bidding for funding for their provision or match funding to secure earlier delivery.

The Infrastructure Delivery Plan identifies infrastructure that is needed to support development growth. It also records projects that have been completed. Recent achievements include completions or significant progress on the following:

- Start of Teign Estuary Trail with completion of part of the route from Newton Abbot Racecourse to the Passage House Inn.
- New primary school in Kingsteignton is near to completion.
- Land agreement has been completed for the education campus for South West Exeter.
- Regeneration in Newton Abbot town centre has started with glass canopy and colourful render in Market Walk shopping centre.
- New cycle parking in Dawlish consisting of 9 Sheffield stands just off Brunswick Place, close to The Lawn.
- Delivery of new off-road cycle route along Ashburton Road (A383 East to West route), 700m completed in 2018 with more to come in 2019.
- 1km off road shared cycle route from Bradley Bends along Le Molay Littry Way in Bovey Tracey was completed.
- 130m cycle route was completed at Lanherne Steps, Dawlish.
Appendix A

Cycle Route for Delivered and Progress to Date

Legend
- Teignbridge District Boundary
- Core Study Area
- Employment
- Housing
- Mixed Use
- Advisory Existing
- Existing

*Advisory Existing are not formal traffic free routes, use with caution