

Schedule 3: Proposed Modifications to the Teignbridge Proposed Submission Local Plan 2020-2040

The modifications set out in this schedule are proposed on the basis that they are either necessary to make the plan sound or legally compliant, or to provide improvements to the plan. These are subject to consultation and will be submitted alongside the Proposed Submission Plan to the Secretary of State for consideration at the public examination with the plan and supporting documents.

Plan Section	Modification
A. Introduction Paragraph A.1	Factual correction to ensure the Plan is clearly written and unambiguous.
GP3: Settlement Limits and the Countryside	<ul style="list-style-type: none"> • Amendment to criterion 3 to include reference to H5 to ensure consistency between policies of the Plan. • Minor amendment to criterion 3 to correct numbering references. • Clarification of supporting text that some land outside settlement limits may be used for suitable purposes necessary to enable new development. • Other modifications are proposed to the Policies Map (see Schedule 2).
GP4: Ashburton and Buckfastleigh	<ul style="list-style-type: none"> • Additional wording to supporting text regarding Dartmoor National Park.
GP5: Neighbourhood Plans	<ul style="list-style-type: none"> • Change to supporting text to add and remove allocated policies.
GP6: Loss of Local Facilities and Services	<ul style="list-style-type: none"> • Delete policy GP6: Loss of Local Facilities and Services and replace with: <ul style="list-style-type: none"> ○ GP6A: Open Space and Recreation Facilities ○ GP6B: Built Facilities • Include criterion allowing for diversification of community facilities where it would support their long-term viability. • Update to supporting text to clarify what the policy relates to.
GP8: Viability	<ul style="list-style-type: none"> • Amendment to Criterion 1 to reflect NPPF and NPPG requirements to assess viability where exceptional circumstances have occurred. • Amendment to Criterion 4 to ensure viability reviews are sufficiently flexible to address site specific circumstances. • Additional supporting text to clarify land value expectation.

CC1: Resilience	<ul style="list-style-type: none"> • Amendment to supporting text for clarification of approach taken in the policy.
CC2: Carbon Statements	<ul style="list-style-type: none"> • Amend policy title to 'Energy and Carbon Statements' to emphasise the use of energy within buildings. • Amendments to Criterion 2 (a) and (b) to streamline the requirements for developments achieving net-zero carbon using the energy hierarchy approach. • Amendment to Criterion 2 (c) to clarify the policy applies to new-build developments. • Amendment to Criterion 2 (d) to clarify that it applies where the energy use of a building changes as a result of the proposal. • Amendments to supporting text to: <ul style="list-style-type: none"> ○ Update references to policy title. ○ Explain why there are references in policy to 2013 Building Regs. ○ Amend detail concerning embodied emissions to provide more explanation of approach and what calculations should be based on. ○ Add detail about monitoring performance in relation to carbon budget targets. ○ Provide information in relation to carbon offsetting arrangements. ○ Removal of 'both' in first sentence of Efficient Use of Materials.
CC3: Electric Vehicle Infrastructure	<ul style="list-style-type: none"> • Amendments to reflect recent Building Regulations updates. • Deletion of fourth and fifth paragraphs in supporting text.
CC4: Sustainable Transport	<ul style="list-style-type: none"> • Include reference to the strategic road network. • Respond to recommendations in the SA/SEA.
CC5: Renewable and Low Carbon Energy Generation	<ul style="list-style-type: none"> • Amendment to clarify what is meant by 'suitable' areas for ground mounted solar PV development.
CC6 Wind turbine development	<ul style="list-style-type: none"> • Change of reference from wind turbine 'sites' to 'areas' for compliance with the NPPF in policy and supporting text. • Include requirement in 1 (e) for landscape assessments to include an assessment of cumulative impacts. • Amendments to 1 (e) and (f) to clarify assessment requirements to minimise potential landscape and heritage impacts. • Explanation in supporting text of status of wind turbine 'areas'.

	<ul style="list-style-type: none"> • Explanation in supporting text of what will be required as part of heritage impact assessments. • Reference the need to consider cross boundary impacts where sensitive receptors occur, including potential heritage and landscape impacts identified within the Zones of Theoretical Visibility.
DW1: Quality Development	<ul style="list-style-type: none"> • Amend 'design principles' to 'development principles' for consistency with DW2. • Remove references to, and requirement for, Place-Based and Non Place-Based Strategies as these duplicate other listed requirements. • Amend reference from Figure 8 to Figure 6 . • Replace Figure 6 with an updated version to create a more streamlined approach. • Update supporting text to reflect policy and provide greater clarification about what is required at each stage.
DW3: Design Standards	<ul style="list-style-type: none"> • Amendment to introductory policy text to clarify that the policy applies to 'new' development. • Amendment to Criterion 1 to clarify that vehicle movement will be factored into design but that movement for people will be prioritised. • Amendment to Criterion 2 to clarify that ancillary built facilities as part of the green infrastructure provision is included within the list of requirement. • Minor amendment to Criterion 3 to correct an editorial error. • Amendment to Criterion 8 to ensure urban greening is not specifically focused around the provision of new trees. • Amendment to Criterion 10 to clarify that the criterion relates to new, and not existing, neighbourhoods. • Amendment to Criterion 12 to provide a more up to date and fit for purpose framework for assessing the health impacts of new development. • Amendment to supporting text to reference: <ul style="list-style-type: none"> ○ NPPF requirements for the appropriate use of tools in securing higher qualities of design. ○ Explanation of quantities required for relevant criterion. ○ Explanation of Building for Healthy Lives and how it will be applied.
EC8: High speed digital networks	<ul style="list-style-type: none"> • Reference included in supporting text to flexibility if there are structural rural connectivity issues that the development cannot resolve.
EC10: Vital and Viable Town Centres	<ul style="list-style-type: none"> • Amendment to criterion 1c to ensure the full range of uses acceptable in the secondary activity area are set out in policy.

H1: Land for New Homes	<ul style="list-style-type: none"> • Amendment to criterion 1 to clarify annual and plan period housing targets. • Amendment to criterion 1 to set out to which parishes the primary residence policy applies. • Update to the housing trajectory table. • Amendment to criterion 4 to add reference to housing for older people. • Amendment to supporting text to provide further explanation to housing supply and requirement. • Amendment to supporting text to update information in relation to small sites. • Provision, trajectory and primary residences.
H3: Affordable Housing Controls	<ul style="list-style-type: none"> • Insert exception to the local occupancy restriction for “First Homes”. • Explains in supporting text that “First Homes” cannot be subject to local occupancy restriction.
H4: Inclusive Mix, Design and Layout	<ul style="list-style-type: none"> • Further explanatory information is provided in the supporting text about the policy criterion requiring the mix of housing to be reflected proportionately between affordable and market homes.
H5: Homes Suitable for All	<ul style="list-style-type: none"> • Amendment to criterion H5 (2) to insert “extra care housing, supported housing, adapted housing for older people and people with special needs”. • Explanatory information inserted into supporting text relation to housing for older people.
H6: Custom Build	<ul style="list-style-type: none"> • Amendment to 2 (d) to remove the requirement for unsold plots to revert to public open space and to clarify land use values for viability purposes. • Clarify evidence likely to be acceptable in relation to criterion 2 (e). • Additional clarification provided in supporting text relating to plot values and process for mediation. • Amendments to eligibility criterion for affordable custom build.
H9: Local Connection Test and Cascade	<ul style="list-style-type: none"> • Removal of references to ‘immediate’ to clarify timeframe in which the policy applies.
H10: Homes for the Travelling Community	<ul style="list-style-type: none"> • Amendment to Criterion 1 of policy and supporting text to reflect updated evidence of need. • Add criterion 4 (f) to policy to respond to HRA recommendation.

EN2: Undeveloped Coast	<ul style="list-style-type: none"> • Amendment to Criterion 2 to reference the need for development to have regard to the Marine Plan; • Insertion of additional policy criterion to allow development in accordance with Policies H5, H7 or H8 to ensure such exceptional forms of development can be delivered in an area already limited because of various physical constraints; • Amendment to the supporting text explaining the evolution of the Undeveloped Coast designation and referencing the Undeveloped Coast Boundary Review.
EN3: Coastal Change Management Areas	<ul style="list-style-type: none"> • Insert reference to “No active intervention - no active intervention a decision not to invest in providing or maintaining defences” in relation to the approaches set out in the Shoreline Management Plan. • Include a preference for sustainable natural solutions over engineered solutions. • Reference the need for costed plans that include the cost for removal of any structures at the time when that will be necessary.
EN14: Exe Estuary and Dawlish Warren	<ul style="list-style-type: none"> • Minor modification in 1c to correct an editorial error referencing proposals instead of policies map. • Clarification in 1 (c)(i) on the metric used for SANGS provision. • Additional reference to the South East Devon Joint Habitat Mitigation Strategy. • Explanation of where alternative provision of SANGS may be appropriate to provide flexibility in light of the emerging update to the South East Devon Joint Habitat Mitigation Strategy.
EN17: Heritage Assets	<ul style="list-style-type: none"> • Amendment to 1 to include a desk-based assessment and where appropriate a field evaluation. • Amendment to 1 (e) to remove ‘substantial’ from demonstrating public benefit.
GC1 Travel and Movement	<ul style="list-style-type: none"> • Clarification of criterion 2 (f) regarding need for route from town centre to Ogwell. • Clarification of criterion 3 regarding long distance routes being for active travel.
GC3: Education [DELETED]	<ul style="list-style-type: none"> • Deleted.
GC6: Cattlemarket, Newton Abbot	<ul style="list-style-type: none"> • Deletion of reference in Policy to improvements to appearance of multistorey. • Remove specification of where the bus and mobility hub will be situated in supporting text.
GC12: Newfoundland Way Car Park, Newton Abbot [DELETED]	<ul style="list-style-type: none"> • Deleted.

<p>GC13: Bradmore New Neighbourhood, Newton Abbot</p>	<ul style="list-style-type: none"> • Clarification of site area with consideration of masterplanning. • Clarification of need for education contributions. • Removal of bus turning area (as this is dealt with in the design code). • Removal of reference to e-scooters. • Remove need to provide contributions towards A383/A38 junction. • Improvements (not required by the development). • Increase the buffer under the power line to 40m either side. • Additional reference to potential role of Seale Hayne. • Correction of site numbering from 'GC14' to 'GC13'.
<p>GC14: North of Howton Road, Newton Abbot</p>	<ul style="list-style-type: none"> • A requirement for proportionate contributions towards the community building on NA1 has been added to the policy.
<p>GC15: Undercleave, Canada Hill, Ogwell, Newton Abbot</p>	<ul style="list-style-type: none"> • The requirement for a Mineral Resource Assessment prior to development has been added to the policy.
<p>GC18: North of Broadway Road Opportunity Area, Kingsteignton</p>	<ul style="list-style-type: none"> • Requirement for development to contribute towards travel connections. • Clarification that the development will need to contribute to all education requirements.
<p>GC20: North of Forches Cross and Perry Cross, Newton Abbot</p>	<ul style="list-style-type: none"> • Additional supporting text to indicate that employment uses do not preclude mineral extraction on the site upon the removal of employment buildings.
<p>GC21: Ilford Park, Drumbridges, Newton Abbot</p>	<ul style="list-style-type: none"> • Change 5 (d) to cover all cycle modes, include e-cycle hire and space for potential future e-scooter hire.

<p>EE1: Markham Village</p>	<ul style="list-style-type: none"> • Clarification of site area to accord with developable area shown on Illustrative Concept Plan. • Requirement for land for a primary school to be provided to education authority at nil cost. • Provision for early years learning within community building. • Requirement for acceptable impacts on Ide Roundabout to be demonstrated. • Deletion of repeated requirement for mobility hub. • Deletion of requirement for e-scooter provision. • Insertion of requirement for a Park & Change facility in the mobility hub. • Changes to requirement for local road downgrading. • Requirement for landscaping buffer along the A30. • Identification of Exeter Sustainable Travel Route 15.
<p>EE2: Peamore and West Exe</p>	<ul style="list-style-type: none"> • Clarification of site area to accord with developable area shown on Illustrative Concept Plan. • The site area will be amended to incorporate the additional area set out in figure 2 below. • Site yield amended based on more detailed masterplanning work undertaken. • Addition of C2 use class to enable greater potential for healthcare related uses. • Requirement for a community facility removed due to proximity of existing/forthcoming provision. • Amendment of education requirements based on revised DCC advice. • Amendment of GI and SANGS requirements based on revised yield. • Development impacting on the setting of Peamore House will be avoided based on advice from Historic England. • Addition of a specific requirement for buffering between the development and the A30.
<p>RT1: Le Molay Littry Way, Bovey Tracey [DELETED]</p>	<ul style="list-style-type: none"> • Deleted.
<p>RT2: Bradley Bends, Bovey Tracey</p>	<ul style="list-style-type: none"> • Amendment to supporting text to specify the preferred location of on-site green space provision to limit the impact on Dartmoor National Park. • Amendment to supporting text to highlight that the site lies within a Minerals Consultation Area (MCA). • Amendment to supporting text to provide further clarification on the education position. • Correction of direction of geothermal plant.

V1: Ruby Farm, Abbotskerswell	<ul style="list-style-type: none"> • Amendment to criterion 5 to ensure the wording is consistent with the recommendations of the HRA. • Additional supporting text regarding Mineral Safeguarding Area and Mineral Consultation Area.
V6: Field off Knight's Mead, Chudleigh Knighton	<ul style="list-style-type: none"> • Additional supporting text and diagram guiding where development should go in relation to the heritage asset adjacent to the site. • Amendment to supporting text on noise buffer.
V8: Adjacent to Burnt Meadow, Doddiscombsleigh	<ul style="list-style-type: none"> • Inclusion of Strategic Flood Risk Assessment recommendations within Policy. • Inclusion of additional highways mitigations within Policy. • Rewording of Suitable Alternative Natural Greenspace provision (correction of editorial error).
V11: Welcome Stranger Cross, Liverton	<ul style="list-style-type: none"> • Additional sentence added to supporting text confirming the site is within Mineral Safeguarding Area.
V12: Little Liverton Business Park	<ul style="list-style-type: none"> • Additional sentence added to supporting text confirming the site is within Mineral Safeguarding Area.
V15: Parkhill Cross, Ipplepen	<ul style="list-style-type: none"> • Correction to align with the Ipplepen Neighbourhood Plan.
V16: Lamacroft Farm, Kennford	<ul style="list-style-type: none"> • A suitable natural noise buffer between the A38 dual carriageway and any dwelling. Supporting text has also been included. • Investigation of opportunities to enhance the watercourse corridor and supporting text included. • Supporting statement paragraph indicating the conservation or enhancement of the listed building on site and heritage led reuse.
1 Superseded and Extant Policies	<ul style="list-style-type: none"> • Refer to Appendix 1.
2 Useful Terms	<ul style="list-style-type: none"> • Refer to Appendix 2. <ul style="list-style-type: none"> ○ Mobility Hub - "a recognisable place with an offer of different and connected transport modes supplemented with enhanced facilities and information features to both attract and benefit the traveller".

3 Housing Trajectory	<ul style="list-style-type: none"> • Refer to Appendix 3.
4 District Design Code	<ul style="list-style-type: none"> • Refer to Appendix 4.
5 Illustrative Concept Plans	<ul style="list-style-type: none"> • Refer to Appendix 5.
6 Local Plan Monitoring Framework [NEW]	<ul style="list-style-type: none"> • Refer to Appendix 6.
7 Houghton Barton Design Code [NEW]	<ul style="list-style-type: none"> • Refer to Appendix 7.
Sustainability Appraisal/Strategic Environmental Assessment	<ul style="list-style-type: none"> • Refer to Sustainability Appraisal/Strategic Environmental Assessment.
Habitats Regulation Assessment	<ul style="list-style-type: none"> • Refer to Habitats Regulation Assessment.