

# Teignbridge Local Plan Review

# Local Plan (Part 3) 2020-2040

## Need to Know Guide

NOVEMBER 2021



**PlanTeignbridge**

LOCAL PLAN REVIEW 2020-2040

## Dear Teignbridge Residents ...

**As the Executive Member for Planning here at Teignbridge, I'd like to invite you as members of the public to play an important part in helping shape the location of new sites for the development of wind generated renewable energy, gypsy and traveller accommodation and homes. Your views will help us to deliver better and more environmentally sustainable development in your district over the next 20 years.**

As the 'Local Planning Authority' for the area, Teignbridge District Council has a duty to not only make decisions on the hundreds of planning applications that come forward to us every year, but also to provide an appropriate future development planning framework through the preparation and regular review of the Teignbridge Local Plan.

With over 5 years having passed since the current Teignbridge Local Plan 2013-2033 was adopted, the review of the Local Plan is progressing well. The draft Local Plan 2020-2040 has been split into 3 parts and public consultation has already taken place on Parts 1 and 2.

Part 1 of the Plan contains policies (planning 'rules') to guide the decisions taken on proposed new development. Open for an extended consultation period between March-July last year, Part 1 is still available to view on the Council's Local Plan Review webpages.

Part 2 of the Plan contains potential sites for the future development of new homes, employment areas and education facilities. Documentation for Part 2 was available for consultation earlier this year between June-August - and can also still be viewed on the Council's Local Plan Review webpages.

The public, having had opportunities to help shape the 'rules' around how new development is managed in the future, and on the proposed location of residential, employment and education development, can now comment on the final part of the Draft Plan, Part 3. This Part 3 contains possible sites for wind turbine development, a possible gypsy and traveller site and additional small residential sites.

You can share your views and opinions on these, which are now being consulted on in our Draft Local Plan (Part 3) 2020-2040.

Although we have consulted on sites for residential development in Part 2 of the draft Plan, national government requires us to provide for 10% of our housing on sites of 1 hectare or less. Therefore, following the "Call for Sites" that ran alongside the public consultation on Part 2 of the draft Plan, we have identified additional small sites for residential development.

We do hope that the public will engage in the important task of scrutiny, which is why we have written this 'Need to Know' Guide to summarise the Local Plan (Part 3) without using too much planning jargon.

The guide also shows where further details on the Local Plan can be found. Once you have read this guide and the further information available, we would really like to know what you think. You can do this in a variety of ways that are explained further in this guide.

Unfortunately, due to the Coronavirus pandemic, we will not be holding any public meetings or events. However, we will provide other ways for you to ask questions and view all the information you need to be able to share your views on the plan.

The consultation begins at noon on 15th November 2021 and runs until noon on the 24th January 2022. We very much look forward to hearing from you!

Finally, I just want to say a big thank you for taking the time to get involved. Your views really do matter and can make a real difference to how Teignbridge develops in the future.

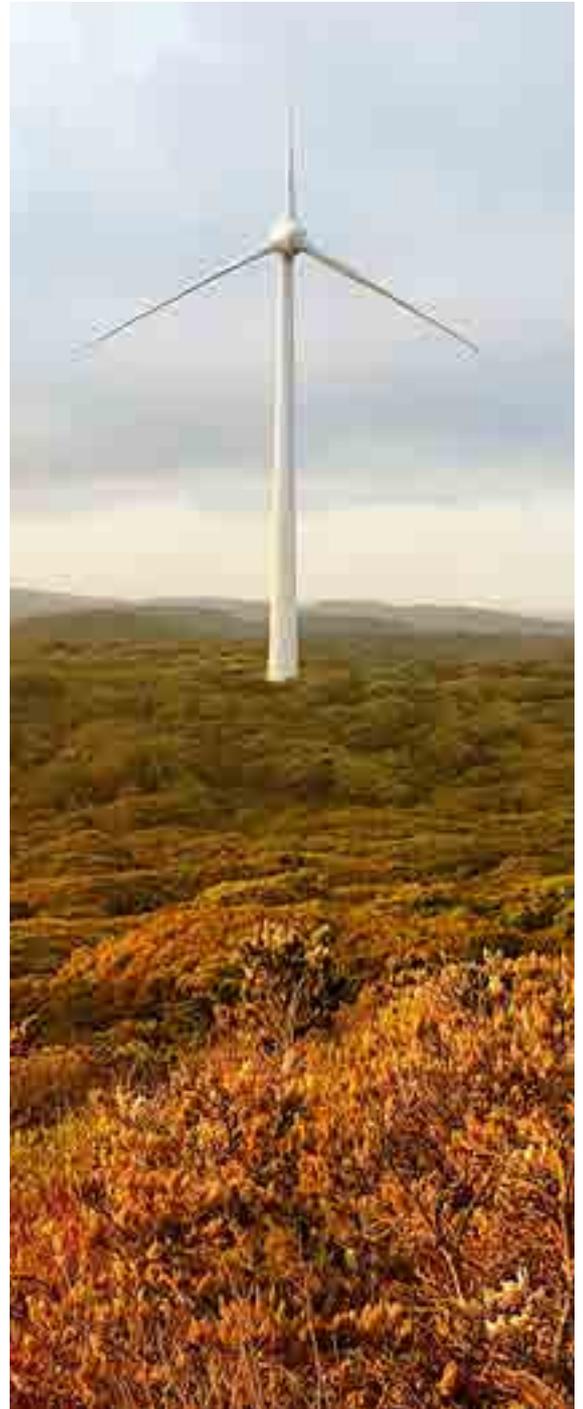
Introduction by:

**Councillor Gary Taylor**  
Portfolio Holder for  
Planning, Teignbridge  
District Council



*Coming up in this guide....*

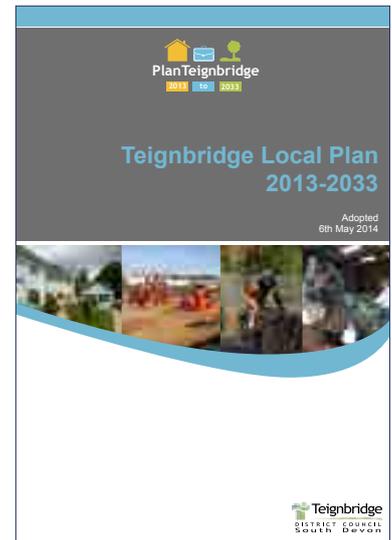
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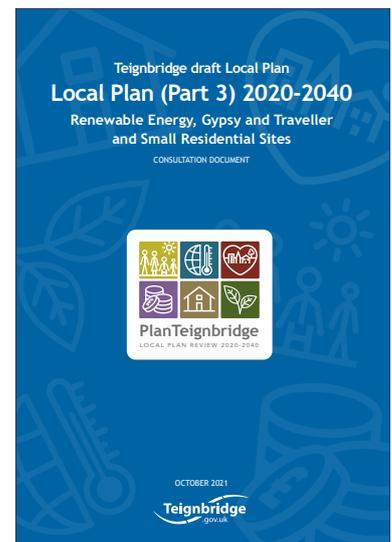
## What is a Local Plan?

A Local Plan guides the way new development will happen. It explains what supporting infrastructure such as roads, schools and health centres will be needed, and it also guides the quality of development and helps the council take a proactive approach to tackling climate change. The Local Plan looks to the future and also helps to protect and enhance what is most valued in the district – our landscapes, heritage, wildlife, jobs, communities and homes.

Teignbridge already has a Local Plan in place: the current Plan was adopted in May 2014 and looks ahead to 2033. The Teignbridge Local Plan 2020-2040 reviews and updates these existing policies, proposals and actions to meet the environmental, social and economic challenges facing the area over the next 20 years.



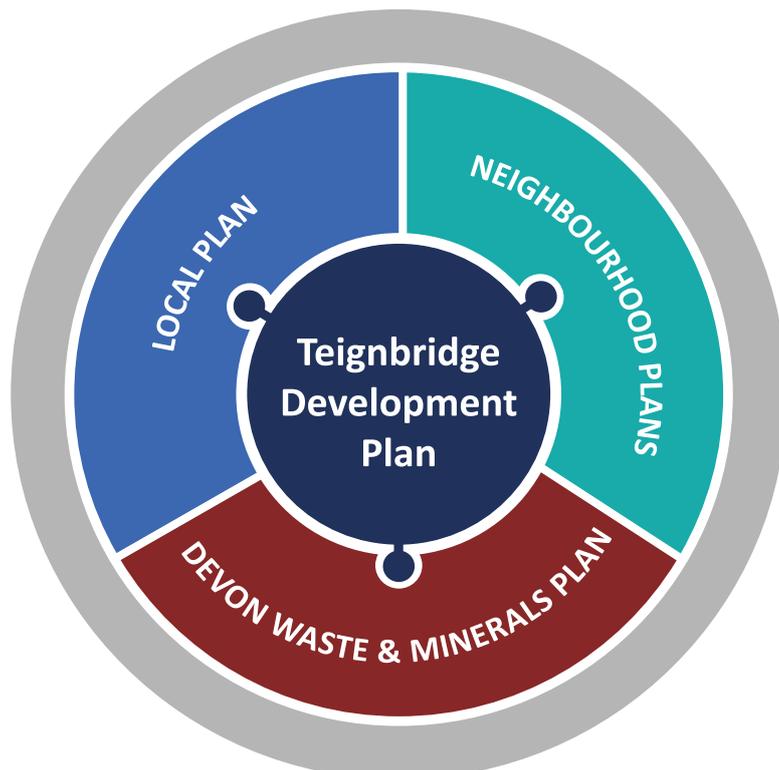
Existing Teignbridge Local Plan cover



Teignbridge Local Plan Review cover

## The Bigger Picture

Our Local Plan is only one part of the jigsaw that makes up the various plans which have a say on how development takes place in Teignbridge. Collectively, these plans are called our 'Development Plan'. All of these plans do different things, from covering big issues that affect all of the district and beyond, to the local issues that affect individual communities, and none of these plans is more important than the other.



### Local Plan

Contains policies to manage how development takes place in Teignbridge

Contains allocations for where development will take place. It will identify sites for housing, employment land, gypsy and traveller pitches and renewable energy schemes.

### Neighbourhood Plans

Neighbourhood Plans are prepared by a parish council or neighbourhood forum for their local area.

They include locally specific policies to manage development in their area and may include sites for new development.

### Devon Waste & Minerals Plans

These plans are prepared by Devon County Council and apply to the whole of Devon.

They provide policies to manage the supply of minerals and their operations and applications for waste related development.

## Working with other organisations

A key element in the development of the Local Plan is the ‘Duty to Co-operate’. This means that the Council is required to work with our neighbouring local authorities, and in collaboration with the NHS and Devon County Council as the Education, Transport, Minerals and Waste Authority to identify key issues and possible solutions arising from our emerging planning proposals. These include (but are not limited to):

- Capacity within primary healthcare facilities (including GP facilities, community hospitals and dentists), Torbay Hospital and the Royal Devon and Exeter Hospital;
- Capacity within primary and secondary education facilities within the district;
- Impact on transport network (including sustainable and active travel networks), its capacity to cope with the projected growth and the impact on air quality;
- The potential for development near to the boundary of the Dartmoor National Park and subsequent implications on both landscape sensitivity and recreational impact on the Dartmoor Special Area of Conservation;
- Working to support the preparation of the Devon Carbon Plan and reflect its recommendations where appropriate; and
- Engaging with the Shoreline Management Plans to identify and plan appropriately for Coastal Change.

Following consultation on the Draft Local Plan a ‘Statement of Common Ground’ will be agreed with our Duty to Cooperate Partners. This will be kept up to date as the Plan progresses through to its submission for independent examination.

## Preparation of the Local Plan 2020-2040

The draft Local Plan 2020-2040 has been prepared in three parts:

**Part 1** sets out the policies (‘rules’) on how development takes place. This part was available for consultation between March-July 2020 and is still available to view on the Council’s Local Plan Review webpages.

**Part 2** identifies sites where residential, employment and education development could take place. This part was available for consultation between June-August 2021 and is still available to view on the Council’s Local Plan Review webpages.

**Part 3** identifies sites where wind turbine, gypsy and traveller and small scale residential development could take place. The public consultation on Part 3 will run between **12 noon on Monday 15th November 2021 and 12 noon on Monday 24th January 2022**.

This ‘Need to Know’ Guide covers only Part 3 of the Local Plan. The Need to Know Guides for Part 1 and Part 2 are still available to view on the Local Plan Review webpages: [www.teignbridge.gov.uk/localplanreview](http://www.teignbridge.gov.uk/localplanreview)

The 3 parts of the draft Local Plan 2020-2040 will be combined to create the Proposed Submission Local Plan 2020-2040, which will contain “rules” about how development takes place and will allocate development sites. The Proposed Submission Local Plan 2020-2040 will be published for public consultation in 2022.

## About the Draft Local Plan (Part 3)

The Draft Local Plan (Part 3) for Teignbridge is the fourth step in our update to the existing Local Plan which was adopted in May 2014. Within the next couple of years this plan – alongside the draft Local Plan Parts 1 and 2 - will be combined to replace the existing Local Plan. There will be opportunity to make further comments on this Plan before it is submitted to an independent examiner.



## What's in the Local Plan (Part 3)?

The Local Plan (Part 3) covers three main areas;

- Renewable Energy including 27 options for wind turbine sites together with wind and solar power policies.
- Provision for gypsies and travellers; the consultation asks for your views on a potential gypsy and traveller site option.
- Small residential development sites; the consultation also includes 24 additional small residential site options.

## Renewable Energy

The way sites for renewable energy are identified is different to how sites for residential and employment development are identified. This is because renewable energy generation is dependent on where sources of natural energy exist in sufficient quantity (e.g. the most windy or sunny locations).

Exeter University has prepared the Teignbridge Low Carbon Report as a response to Teignbridge District Council's Climate Emergency declaration, which has identified areas where these natural sources of energy exist and where solar or wind generated renewable energy could be generated. The areas identified in the report take account of "constraints", or sensitivities, such as avoiding grade 1 agricultural land, avoiding impacts on air traffic, woodland, avoiding internationally and nationally designated wildlife areas, and minimum distances from sensitive receptors such as houses, roads, railways and heritage assets.

## Wind Generated Renewable Energy

The 27 sites contained in the draft Local Plan 2020-2040 (Part 3) show possible sites that could accommodate 1mw or 2mw wind turbines, based on this technical information. All technically possible sites have been included in this consultation to enable feedback to be provided on all sites. These were discussed with specialists, including representatives from energy companies and officers from Dartmoor National Park, and concerns have been included within the "sensitivities" section of the Plan text relating to each site.

Feedback from this Consultation, along with further technical assessment and land availability investigations, will be used to help decide which sites will be included in the next version of the Local Plan (the 'Proposed Submission' version of the Local Plan, which will be consulted on next summer).

Planning applications for wind turbine development can only be permitted where a site has been allocated in a Local Plan. Therefore, to meet the challenge of de-carbonising our electricity generation, it is important that we make every effort to allocate sites in the Proposed Submission Local Plan 2020-2040.



The development strategy for wind energy is to identify and allocate sites for wind turbines in the most suitable locations for generating power, whilst avoiding and/or minimising negative impacts.

We are also seeking comments on a draft policy (rule) to enable wind turbine development where the benefits of renewable energy creation outweigh any harm caused by the development, which cannot be mitigated. Harm will be assessed in relation to landscape, biodiversity and geodiversity, flood risk and water quality, heritage assets, agricultural land quality, residential amenity, safety, and aviation and telecommunications. Whilst any allocated wind sites would include a list of specific requirements relating to the site itself, the policy relates to all wind development sites as an overarching guide.

## Solar Generated Renewable Energy

The Teignbridge Low Carbon Report shows that a very large part of Teignbridge would be suitable for solar/PV development and that we are not making the most of this natural resource. The areas shown as suitable are too large to assess, as they could include hundreds of possible solar/PV sites within the Plan area. Therefore, we are not seeking comments on individual sites for solar/PV development.

Unlike wind turbine development, sites for solar/PV development do not **need** to be

### Did you know?

Parts of the Bovey Basin area to the north west of Newton Abbot contain important minerals below the surface? Although development that is permanent cannot take place on this land, as it would sterilise the mineral resource, the mineral may not be extracted for decades to come. The land is identified as having potential for solar/PV development, which would provide a temporary and worthwhile use prior to extraction.

included in a Local Plan to be granted planning permission. However, the Local Plan can guide solar/PV development through its planning policies (rules).

This consultation is seeking comments on a new planning policy (rule) that sets out where planning applications for solar/PV development may be granted planning permission. The policy would allow solar/PV development in “suitable” areas, where the benefits of renewable energy creation outweigh any harm caused by the development, which cannot be mitigated. Harm will be assessed in relation to landscape, biodiversity and geodiversity, flood risk and water quality, heritage assets, agricultural land quality, residential amenity, and safety.



## Gypsies and Travellers

The Council has a duty to meet the needs of gypsies and travellers for permanent living pitches and transit sites through the Local Plan. The evidence for the number of pitches the Council will need to allocate is currently being produced and will be published at the next stage of Local Plan consultation. However, if the recent level of need continues, we would need to find land for 22 pitches.



We have been through an extensive process of identifying potential sites for Gypsy and Traveller pitches. This has involved looking at the following sources of supply:

- Land submitted through the two Gypsy and Traveller 'Call for Sites'
- Unimplemented sites which have a planning permission
- Existing authorised sites and their potential to expand
- Sites withdrawn and refused planning applications
- Previous unauthorised sites

This rigorous process only resulted in 1 potential site (with a willing landowner) being identified as an option for consultation.

A draft policy (H9: Homes for the Traveling Community) was included in the draft Local Plan Part 1 consultation (March 2020) and will be updated in light of consultation responses and further evidence. For information, the draft policy as consulted upon can be found on p127 of the following link; [draft-teignbridge-local-plan-2020-march-2020.pdf](#)

## Small Residential Development Sites

To promote the availability of a good mix of sites, national planning policy requires local planning authorities to identify land to accommodate at least 10% of their housing requirements on sites no larger than 1 hectare. For context, 1 ha of developable land can typically accommodate 25 – 50 homes, depending on the density and form of development. Small residential sites can make an important contribution to the delivery of local housing targets and to the local economy, and are often built out by smaller building companies relatively quickly.



## Why do we need more homes?

### Rapidly increasing elderly population:

As our population grows older, we need homes that people can live in independently for longer. By 2039:

- 1 in 3 Teignbridge residents will be 65 years or older
- 1 in 8 will be aged over 80

### Growing population:

Our population is growing - between 2011 and 2018, Teignbridge's population rose by around 8,500 people....and is projected to keep on rising.

### Pent up demand:

For years we have not been building enough homes to meet housing demand.

### High house prices putting homes out of reach for many local people:

House prices are more than 10 times the average household salary. Over 1,000 people in the district are in need of an affordable home to rent or buy.

### Smaller households:

More people are living alone – meaning we have to build more houses for the same amount of people.

Although Part 2 of the draft Local Plan, which was consulted on during the summer, included residential sites of all sizes the focus of this consultation is on smaller sites only. These sites are being consulted upon following the recent Call for Sites, during which landowners submitted their land as an option for development, and following re-assessment of sites previously submitted under the Call for Sites that took place in 2017 and 2018. The outcome is 24 small site options which are subject to this consultation.



### **What about all the homes planned for in the current Local Plan 2013-2033)?**

We already have 8,000 homes planned for (allocated) through the existing Local Plan (2013-33).

We can also take windfall development (i.e. unplanned development) into consideration. We regularly achieve a level of windfall development of around 130 homes a year and our evidence suggests that this is likely to continue in the future. As such, we propose to include a windfall allowance of 2,600 homes over the plan period.

### **What if we don't deliver the required 751 homes per year?**

The National Planning Policy Framework (NPPF) places a requirement on Local Authorities to not only identify sufficient sites to meet our housing needs, but to also ensure that they are delivered. The Government has recently introduced penalties for authorities which are failing to do this. At its most extreme, failure to deliver sufficient homes can lead to an authority not being able to use their Local Plan for making decisions on applications, leaving it to the market and national policy to determine where new development will be located.

To help 'buffer' against this, Local Authorities are asked to plan for between 5% and 20% additional homes. The lower 5% buffer can be applied where authorities have a good track record in delivery and the 20% will be applied where authorities have consistently struggled to meet targets.



At this early stage of plan preparation, we are proposing to factor in a 20% buffer so that we ensure there is sufficient headroom for site options to be explored, and to ensure that we have the necessary sites in place should we require the 20% buffer at the time of an examination. If we only require a 5% buffer then our overall housing number will be revised downwards when we submit the plan.

Our housing requirement is therefore as follows:

A. Housing requirement (annual) .....	751
B. Housing requirement 2020-2040 .....	15,020
C. +5% buffer (B+5%) .....	15,771
D. +20% buffer (B+20%) .....	18,024
E. Existing commitments .....	8,152
F. Projected windfall 2020-2040 .....	2,600
G. Shortfall with 5% buffer (C-(E+F)) .....	5,019
H. Shortfall with 20% buffer (D-(E+F)) .....	7,272

*In summary ...*

**We need to find land for 7,272 additional homes in the new Local Plan.**

Applying the 20% buffer means that our housing requirement for the next 20 years is 18,240 homes.

### Where will the homes be located?

A number of approaches (scenarios) for the distribution of new development around the district were considered. After careful assessment and consideration, a hybrid approach is proposed, which combines the following:

- Maximising the use of brownfield land to ensure that development of greenfield sites is minimised thus helping to protect land resources, and co-locate people, jobs, services and sustainable travel links as much as possible;
- Focusing the majority of development in the largest settlements of the district where new residents benefit from the greatest access to healthcare, education, shops, sustainable transport links and other essential services. This will enable better social and economic wellbeing, as well as have the biggest impact on mitigating for climate change impacts; and
- Enabling proportional growth of the defined rural villages (i.e. those with at least a basic level of service provision). This will provide important local opportunities for housing and support the provision of neighbourhood facilities without overburdening them. It also opens up more sites and locations for consideration, meaning that the pressure to find land on sensitive sites around the larger settlements is reduced, thus helping to minimise potential negative effects on very sensitive environments.

**It should be noted that more sites have been proposed in the consultations on Parts 2 and 3 of the Local Plan than we need to allocate. This is so that there is more choice available to enable us to pick the most suitable sites for allocation.**

## Chapter Summary

The Draft Local Plan (Part 3) Site Options document is divided into 5 chapters as follows:

**Chapter 1: Introduction**

**Chapter 2: Renewable Energy - Wind**

*Draft Renewable Wind Energy Policy and Wind Site Options*

**Chapter 3: Renewable Energy - Solar**

*Draft Solar PV Renewable Energy Policy*

**Chapter 4: Providing for Gypsies and Travellers**

*Gypsies and Travellers Site Option*

**Chapter 5: Small Residential Sites**

*Small Residential Site Options*

## Have any decisions been made on where development will take place?

It is important to note that no decisions have been taken at this stage as to where development might take place. The purpose of this consultation is to seek views from the public on the options for wind turbine sites, renewable energy policies, a gypsy and traveller site and additional small residential development sites. In doing so, you are asked to comment on:

Particular preferences for small residential sites within individual settlements;

- Whether any particular small residential site(s) could help to resolve or improve existing issues within a settlement;
- Whether any particular small residential site(s) could increase existing issues within a settlement;
- Any local knowledge which would improve our understanding of a site option;
- Any private or community interests which would be positively or negatively affected by development of a potential site option.

## Which other documents are included in this consultation?

### **Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)**

Under relevant legislation, Local Plans must be accompanied by a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA).

The SA and SEA documents have very similar requirements and have therefore been integrated into one document/process. SA/SEA considers the effects of the plan on the environment, people and the economy, considers reasonable alternatives, proposes measures to mitigate harmful effects, and sets out monitoring measures. In this way sustainability is considered in plan preparation

### **Draft Habitats Regulation Assessment (HRA) – Initial Site Options Screening Report**

The HRA is an assessment of site options carried out in order to assess the potential for likely significant effects on European Wildlife Sites or European Offshore Marine Sites.

## How do we check if the Local Plan is effective?

The Authority will publish an Annual Monitoring Report (AMR) which will test the effectiveness of the Local Plan and measure performance against any specific targets set.

These are available to view at [www.teignbridge.gov.uk/planning/local-plans-and-policy/annual-monitoring-report-2020/](http://www.teignbridge.gov.uk/planning/local-plans-and-policy/annual-monitoring-report-2020/)

## How do you get involved and have your say?

We would like to hear your views on Part 3 of the Local Plan and its supporting documents.

We welcome comments from anyone and everyone who wants to get involved in how future development is managed in Teignbridge. We want to hear from residents, community groups, visitors and businesses, as well as developers, national organisations and other organisations.

You can submit your responses online using the response form available on our website [www.teignbridge.gov.uk/localplanreview](http://www.teignbridge.gov.uk/localplanreview). The consultation will run for an 10-week period from midday on **12noon on Monday 15th November 2021 until 12noon on Monday 24th January 2022**.

## What happens to your comments?

Every comment that we receive during a Local Plan consultation exercise is read, considered, and wherever appropriate, results in amendments to the Proposed Submission Local Plan. The feedback and amendments related to every comment received will be published when the Proposed Submission Local Plan is put out for consultation.

## Keep up to date on the progress of the Local Plan Review:



**Teignbridge Local Plan Review webpage**

[www.teignbridge.gov.uk/localplanreview](http://www.teignbridge.gov.uk/localplanreview)



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