

Bishopsteignton

Neighbourhood Development Plan

2013 -2033

**Made/Adopted Plan
31 October 2017**



Bishopsteignton Parish Council, Community Centre,
Shute Hill, Bishopsteignton, TQ14 9QL

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Acronyms

NPPF:

National Planning Policy Framework

NPPG:

National Planning Practice Guidance

CIL:

Community Infrastructure Levy

LGS:

Local Green Space

BAGS/B.A.G.S:

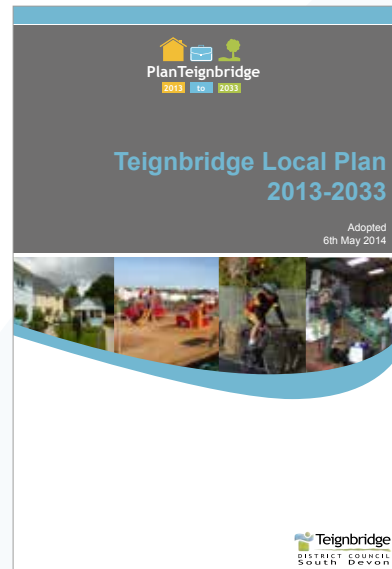
Bishopsteignton Allotment Growers Society

BAP:

Biodiversity Action Plan

Our Neighbourhood Development Plan

- 1.1 The policies set out in this plan, have been widely consulted on and are designed to meet the needs of the local community. They have passed scrutiny from the Independent Examiner and are subject to approval by local referendum. The Local Planning Authority will use them in considering planning permission applications. The policies will be taken into account in any Appeal where they were an important part of the rejection of a planning application.
- 1.2 The plan complies with the Localism Act 2011 and Schedules 4A and 4B of the Town and Country Planning Act, and meets the following basic conditions to:
- Generally conform to the strategic policies of the Local Plan. Teignbridge's local plan was adopted in May 2014;
 - Have regard to the National Planning Policy Framework;
 - Contribute towards Sustainable Development;
 - Be compatible with European Union (EU) law and human rights obligations.
- 1.3 Our policies address the National Planning Policy Framework (NPPF) objectives for achieving sustainable development as in Paras. 7, 8, 9 & 10 of the Framework and the 12 core principles set out in Para. 17. The Parish Council will continue to maintain its responsibility for this plan and review it at appropriate intervals.
- 1.4 At the end of the Plan, there is a Reference List which is divided into five parts:
- Maps attached to the plan **(M)**
 - Specific appendices to this Plan as evidence **(A)**
 - Bishopsteignton Parish Plan Website published material **(B or BPPW)**
 - Teignbridge District Council Website published material **(C or TDCW)**
 - Additional reports available through the Parish Office **(D)**
 - Other references from other places **(E)**



1. Introduction

Context

- 1.5 The Bishopsteignton Neighbourhood Development Plan (BNDP) has been developed within the frameworks of the National Planning Policy Framework (NPPF) and the Teignbridge Local Plan (LP). It sets the land use policies for the parish of Bishopsteignton upto 2033, and will be reviewed at five-yearly intervals. Other matters concerning future development and activities in the parish will be covered in the new Bishopsteignton Parish Plan. The Neighbourhood Plan provides the guidance required for Bishopsteignton Parish Council to represent the community in considering Planning Applications, informing their view and determining their recommendations.
- 1.6 The Local Plan lists defined villages in Teignbridge – including Bishopsteignton, and states there are no specific proposals in the Plan for them. It highlights the role of Neighbourhood Plans in those places bringing forward the provision of affordable housing, employment, services, facilities, environmental enhancements and small scale development. Bishopsteignton Neighbourhood Plan is therefore a vital document in planning the future of the parish. It is recognised that developments taking place outside the Parish boundary can affect implementation of our plan. In particular, proposals which have an impact on the Teign Estuary as a whole, need to be judged against their impacts on the aims and values as expressed in this plan.

What the community says

- 1.7 Our plan draws upon evidence gathered earlier from a range of sources. It builds on the work done in the community for the Parish Plan and Village Design Statement (2005/6). We have conducted two Parish wide surveys. Survey forms were delivered to all households for the Housing Needs Report and seeking support for our outline proposals. A further face-to-face business survey involved meeting more than 58% of the business organisations in the Parish. Other events helped us to listen to the diversity and breadth of views within the community. Throughout the process, we have posted progress reports on the Parish website, published articles in the Parish Chronicle and monitored an email address set up for the Neighbourhood Plan Team **(Ref. A10)**. The 'pre-plan submission consultation' was carried out from 15th December 2014 to the 5th February 2015 with a public exhibition held on the 17th January. The report on this consultation exercise and the recommended changes to the plan were noted and endorsed by the Parish Council on the 13th April 2015. **(BBPW8)**
- 1.8 Residents' views, needs and concerns across a range of areas have been used to help determine the policies contained in the Plan.

The community generally

1.9

- supports limited affordable housing to meet the identified needs of the Parish;
- supports local employment through redevelopment of the 'brownfield' Bakers Yard site.
- supports development that encourages business and tourism to maintain a sustainable and thriving community;
- supports building a new, larger Community Hall to meet the existing and future needs of the village;
- supports the retention of village facilities such as the shop, the surgery, the pharmacy, the hotel, public houses, the Post Office/Pharmacy and the Garages (see **A6** for list of village facilities)
- is concerned by the lack of car parking in the village centre;
- is concerned by a number of traffic management issues, especially within the village centre and in the lanes near Luton;
- supports the improvement of pedestrian routes and pavements to reduce conflict with vehicles;
- is keen to see an effective level of public transport provision maintained;
- recognises the importance of fast data-links in encouraging small business growth in the Parish;
- supports the Teign Trail for walkers and cyclists both for the safety and well-being of residents and for small business opportunities;
- wishes to maintain the existing dimensions of the village and to enhance its character, particularly in the conservation area;
- supports good design that contributes positively to the area's character;
- values highly the coastal and countryside settings of the Parish and seeks to protect them;
- supports the maintenance of the natural breaks between Bishopsteignton and both Teignmouth and Kingsteignton;
- recognises the importance of the rural economy and the protection of productive, land for food production; and
- seeks to enhance biodiversity within the Parish.



Our Vision

Bishopsteignton will remain a Parish with a clear identity, respecting the environment, sensitive to its location and the surrounding open countryside, within an area of exceptional landscape of the undeveloped coast overlooking the Teign Estuary. The village will possess sufficient neighbourhood facilities and local business and housing opportunities to remain a sustainable community attractive to residents of all generations.



Community Strategic Aims

1.10 The Plan addresses the following strategic aims:

- development of proposals through informed and careful use of the land available for employment, business, enterprise and housing for the benefit of the Community. It would also enable people of all ages to stay if they choose;
- to manage housing and residential developments to provide homes for all sections of the community, especially young local people with families, which they can afford;
- to ensure infrastructure needs are effectively recognised and addressed in development proposals;
- the encouragement of community self-sufficiency to make effective use of resources, through local food and drink production, and stewardship of our unique environmental setting;
- to promote and develop opportunities for businesses, farms and enterprise so retaining local jobs and reducing the need to travel;
- the encouragement of community well-being and promotion of mutually supportive activities and relationships; enabling the village to remain a viable entity with the sum greater than the parts;
- to retain existing facilities in the parish which sustain the community, such as the shops and surgery; the school will need to cater effectively with the current and any future increase in population demands;
- to encourage development and improvement of facilities to meet the needs of the community, now and into the future, including the provision of a new community hall;
- to preserve and enhance the historic buildings, gardens and green spaces;
- to promote good design of new buildings;
- the protection of the setting, location, views, agricultural productivity, and of access to the countryside and estuary, and
- to protect and preserve our unique environmental heritage, making best use of the land for agricultural and horticulture, whilst sustaining the diversity of species and ecological systems.



2. Policies

Introduction

- 2.1 Following the processes described above, we have developed policies to meet community need. These have received strong support in the March 2014 options survey (**Ref. BPPW3**) and amended following the pre-plan submission consultation (**BBPW8**). The BNDP meets Local Plan policy S23, which pledges the District Council will support parishes and towns to prepare Neighbourhood Plans which meet local needs and support community development, in general conformity with Local Plan policies. The Policies in this BNDP cover land use issues, other points will be contained within the new Parish Plan or dealt with under normal Parish Council business. **Our Reference List** provides access to the information and reports of particular relevance.

2.1 Housing and Residential (Policy BSH)

Our aim is to:

- 2.2 Provide a limited amount of residential development to meet local housing needs through-
- Developing collaborative partnerships with one or more Housing Associations and Self Build Housing Groups via a Community Land Trust to satisfy the need for 'affordable housing' (see **A8** for definition) identified in the 'Bishopsteignton Local Housing Needs Report' (**Ref. BPPW1**) on small 'exception sites' outside and adjoining the settlement limit.

- Permitting small scale infill development and conversions within the settlement limit subject to the policies on building design and environmental protection. As a guide 'small scale' would be around 12 units which is compatible with the Local Plan.
- Making sure that developments include a suitable mix of unit size to cater for identified local need (**Ref. A6 & BPPW1**) particularly the provision of smaller 2 and 3 bed units.

2.3 The Local Plan 2013-2033 contains detailed policies WE3, WE4 and WE5 which relate to the development and control of affordable housing and when it is provided on exception sites. These cover a range of issues including retention, design and the particular circumstances relating to exception sites.

2.4 Individual applications will be considered and assessed against the Local Plan design requirements and the policies and criteria set herein for residential units, infrastructure, conservation and biodiversity.

Our Housing and Residential Policies

BSH1

Support the construction of 28 'affordable' residential units over the first five years, following the making of the Plan, on small 'exception sites' adjoining the "settlement limit". Proposals should conform to the criteria in Local Plan policies WE3, WE4 and WE5 and other policies in this Plan.

BSH2

The development of 'exception sites' should be in accordance with policies in this Plan and the Local Plan. In particular, these developments should reflect the character and scale of the village, particularly the traditional vernacular architecture in the conservation area and be physically integrated with it in terms of design, scale and pedestrian access.

BSH3

Support small-scale housing including conversion of buildings on sites within the 'settlement limit' which will be subject to the policies in this Plan and the Local Plan. Proposals will be expected to meet 'local demand' for smaller two and three bed units and the other needs identified in the Bishopsteignton Market Housing Report (**Ref.A6**).

2.5 All sites with potential for 'affordable housing' were assessed against the criteria set out in Appendix **A8**. This clearly indicated that the 'affordable housing' need would not be satisfied within the settlement limit when applying the Local Plan ratio to market housing - LP policy WE2(a) Sites of this size are not available within the village. 'Exception sites' outside the settlement limit are therefore required to meet this



need. It is accepted that the demand for and provision of 'affordable housing' changes over time and will need be regularly monitored.

Why do we need these Housing and Residential policies?

- 2.6 The Options Survey showed majority support for affordable housing in the village (**Ref. BPPW3**).
- 2.7 *The Bishopsteignton Local Housing Needs report (BPPW1)* identified the need of 28 affordable units over the next five years.
- 2.8 *The Bishopsteignton Market Housing Needs report (A6)* derived from the additional questions in the survey for affordable housing needs.
- 2.9 The village opinion surveys of 2005, 2012 and 2014 (**BPPW3**) indicate there is support for a limited number of affordable houses in the village.
- 2.10 The number of new houses that will attract Community Infrastructure Levy (CIL) is not expected to be large. The policies that follow in other sections indicate areas where any money derived this way may be spent by the Parish Council. A prioritised Neighbourhood Plan Infrastructure schedule would be prepared when these opportunities came forward for development. Areas identified include pedestrian routes, traffic flow situations, communication and signage measures, and support for tourism and business. Preparation of this schedule would be done with the help and support from Devon County Council.

List of relevant national and local policies (not exclusive)

National Planning Policy Framework (NPPF)

NPPF	Achieving Sustainable Development	Paras. 16 & 17
NPPF 6	Delivering a wide choice of high quality homes	Paras. 50, 51, 53, 54, 55 & 58
NPPF 7	Requiring Good Design	Paras. 56-68
NPPF 11	Conserving and enhancing the natural environment	Paras. 109-125
NPPF 12	Conserving and enhancing the historic environment	Paras 126-141

Local Plan (LP)

S1A	A Presumption in favour of Sustainable Development
S1	Sustainable Development Criteria
S2	Quality Development
S4	Land for New Homes: our policies provide local detail
S21 & 21A	Villages and Settlement Limits including in regard to protection of the South Hams SAC: our policies amplify what these policies means for the Parish
S22	Countryside: for rural development
EC 4	Working from Home
WE 2	Affordable Housing Site Targets
WE 3	Retention of Affordable Housing
WE 4	Inclusive Design and Layout
WE5	Rural Exceptions and WE5f in particular
WE 8	Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments
EN10	European Wildlife sites with regard to Habitat Regulation Assessment requirements

2.2 Enterprise and Economy (Policy BSE)

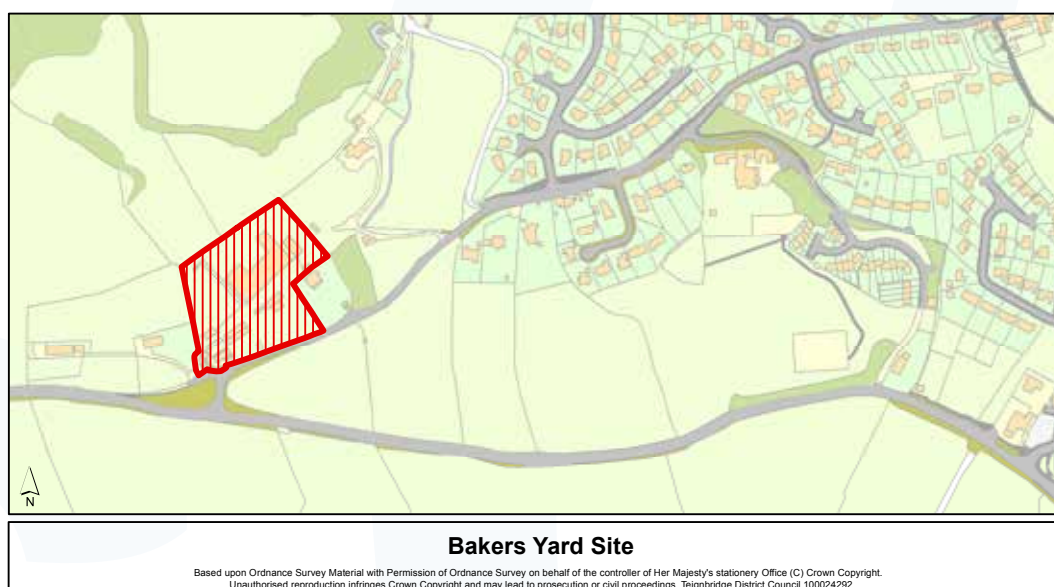
Our aims and objectives

2.11

The Local Plan makes no specific proposals for employment development in the villages and countryside, but recognises that the more rural areas have the potential to create jobs. The Plan's policies do however set out the need for flexible job creation in the villages and countryside. These defined villages, which includes Bishopsteignton, will be appropriate

locations for limited development in accordance with Local Plan policy 21A. Local Plan policy 22 also allows employment related development outside the settlement limits but this must carefully respect various environmental factors including the impact on the landscape character. This will meet their social and economic needs, protect their rural character and minimise travel. The strategy will provide greater local choice for job seekers, and help to promote economic prosperity. *'Rural communities may wish to come forward with their own proposals through the Neighbourhood Planning process and the Council will, subject to resources, support them in this approach'.*

- 2.12 There are a substantial number of businesses active within the Parish. A total of 72 were contacted in our business survey (**Ref. BPPW2**). It is clear that a number of these are constrained by their current premises and unable to expand. The support for and establishment of new small scale business enterprise and local employment is therefore important, particularly in pursuing sustainability objectives such as a reduction in commuting. Bishopsteignton is fortunate that, in Bakers Yard, it has a substantial 'brownfield' site particularly suitable for new local employment development. This now derelict site was in employment use for many years, a use formalised in 1995 (application no. 94/02721/FUL) but although a new access was constructed to Forder Lane the building work was not commenced.
- 2.13 The Options Survey showed 85% supported the use of Baker's Yard as a suitable site for the development of local employment with 63% also supporting a linked residential element (**Ref BPPW3**).
- 2.14 Bakers Yard should be redeveloped to help provide for local employment. The residential use should support this objective, should complement and assist the viability of the scheme. Any mix of employment and



residential development requires a high standard of environmental and design compatibility. Employment should therefore be within Use Class B1 (**ref E1**). The inclusion of 'self-build' or live /work units would be appropriate (a model Planning Inspectorate condition is included (**A9**)).



- 2.15 Bakers Yard presents an unwelcome scene of dereliction at the western end of the village, it also occupies a highly visible site in the Teign estuary with the upper slopes particularly prominent. Redevelopment provides an opportunity to visually improve the local environment. This improvement would not be achieved by building large industrial sheds on the site particularly as the sloping land would make effective screening impractical. Small scale buildings broken up visually with varied roof lines, however, would be appropriate together with a high standard of architectural design. Residential use could be physically integrated with the employment use in live-work units. However, conditions should be imposed to prevent the separate sale of linked housing and employment. Small scale employment development would best suit the needs of local businesses like those already present in the area.
- 2.16 A layout diagram is included (**Ref A9**). Any scheme should therefore conform with BSC3 of this plan, and the relevant environment and design policies of S2 and EN2A of the Local Plan. 'Subject to the unique local character and rural nature of the village and Parish, to support developments to improve signage and marketing opportunities, to include 'teaming up' of local independent businesses in order to create unusual and inspiring promotions.'
- 2.17 The site is considered to be a good ecological asset providing a habitat for 'European Protected Species' including bats and reptiles. Any redevelopment proposal must demonstrate that these species are protected or any impacts satisfactorily mitigated.
- 2.18 Proposals will also need to demonstrate that transport issues have been taken into account.

BSE1

Support redevelopment of Bakers Yard to provide for employment use which is within Class B1 of the Town and Country Planning (Use Classes) Order 1987 (or any subsequent relevant legislation) subject to the following criteria and policies in this Plan and the Teignbridge Local Plan:

- The scheme complies with "site development principles" illustrated in the map in Appendix 9 of this Plan; and

- A development scheme can include housing to provide a viability incentive to assist redevelopment of the site; and
- The housing component shall be subsidiary in floor space to the employment component and not brought into use until the related employment element is constructed and ready for use; and
- Live-work units are encouraged. These units will be controlled to be permanently linked to the employment use to which they relate by planning conditions based on those in appendix 9 of the Plan. Housing which is unattached to an employment use may also be considered provided it can be demonstrated that it will not prejudice the operation of the employment use and the overall amount of housing is subsidiary in floor space to the employment use; and
- Proposals should be accompanied by a full ecological assessment of the site to show that any European Protected Species matters are satisfactorily addressed.
- Proposals should demonstrate via a travel plan how modes of transport other than the car can be encouraged to serve the site.

BSE2

Support the provision of local business enterprise and employment within the Parish, which is of a scale and nature which is not detrimental to living conditions and complies with the relevant locational, design and environmental policies set out in this Plan and the Teignbridge Local Plan (policy S22).

Tourism

- 2.19 Local Plan policies EC11 and EC12 are supported as they address many of our issues. Our community has made representations about the importance of the Teign Estuary environment and its special importance for visitors and residents alike. These policies establish different criteria for tourist related development to those relating more generally to employment related proposals in response to the particular relevance of tourism to the area.
- 2.20 Subject to sensitivity of the Teign Estuary, other areas designated for protection and other relevant policies, support developments that encourage visitors and develop local tourism. This will support new enterprise and employment opportunities and benefit existing businesses. This can be facilitated by improved signage and information outlets, especially within the village itself, although the traffic and parking issues will limit the size of any new facilities. The Teign Trail is significant in developing tourism while there is also scope for specific tourism facilities to be developed outside the village, especially towards Humber and Luton, where there is reasonable access to the road network to the west.

Telecommunications Infrastructure

- 2.21 It is imperative for a successful local economy that reliable telecommunication and internet service with adequately fast broadband is available to all businesses and individual dwellings in the Parish. This must include the rural areas. Mobile phone coverage is poor in some parts of the Parish. To implement and achieve Connecting Devon and Somerset objectives of a fully operational infrastructure by the end of 2016 may need additional improvements. Our Parish, through the business survey and consultations, recognises the level of need and seeks improvement. Our policy indicates our support to achieving delivery of high speed broadband to most of the Parish.
- 2.22 Any solution to improving mobile phone coverage or filling in any gaps in high speed broadband provision may require the erection of one or more masts. These can be highly visually intrusive and will have to conform to Local Plan policies particularly those related to the protection of the landscape character in sensitive areas and the protection of habitats and encouragement of biodiversity.

BSE3

Planning applications for masts to provide these services will be supported provided they are sensitively sited, suitably screened, respect the ecology of the area and are in accordance with other policies in this Plan and Local Plan policies.

Why do we need these policies?

- 2.23 Although there is a current plan to upgrade the communication network by suppliers, experience and progress suggests the Parish Council will need to monitor progress and be prepared to find resources to ensure it meets the Community and Parish needs. This may involve application of any CIL money.

List of relevant national and local policies (not exclusive)

National Planning Policy Framework (NPPF)

NPPF 1	Building a strong, competitive economy: Paras. 18-21 encourage business development towards 21st Century, identification of sites suitable for development, with integrated mixed use of business and accommodation, addressing travel needs, and	Paras. 18-21
NPPF 5	Supporting high quality communications infrastructure; Paras. 42 & 43 Broadband provision.	Paras. 42 & 43

NPPF 11	Conserving and enhancing the natural environment; Para 111 supports the use of brownfield sites.	Para. 111
NPPF 12	Conserving and enhancing the historic environment.	Paras.126-129 &139

Local Plan (LP)

S2	Quality Development
S3	Land for Business
S5	Infrastructure with regard to Habitation Regulations Assessment requirements
S12	Tourism
S21A	Settlement Limits
S22	Countryside
EC3	Rural Employment regarding Biodiversity requirements
EC11	Tourist Accommodation
EC12	Tourist Attractions with regard to Habitation Regulations Assessment requirements
EN5	Heritage Assets
EN10	European Wildlife sites with regard to Habitation Regulations Assessment requirements

2.3 Community Facilities (Policy BSF)

Our aim is to

- 2.24 Ensure that the Parish of Bishopsteignton has community facilities which are located and designed to meet the social, cultural and recreational needs of all age groups in the community both now and for the Plan period **(Ref.A7)**.
- 2.25 Local Plan policy WE12 requires that the redevelopment or loss of retail, leisure, community, and other key local community and commercial facilities for another use will not be permitted unless certain criteria apply. The policy is reproduced below in the list of relevant policies.
- 2.26 The plan in Appendix 7 **(A7)** contains a list of local facilities which are considered valued and fall under the protection offered by Local Plan policy WE12.

Our Community Facilities Policies

- 2.27 The Parish Council recognises there is a need for a new Community Hall to serve the village. It is committed to working to secure this as explained below. This is currently an aspiration as there is no specific site identified.
- 2.28 Possible sites have been explored including Bishop's Coombe. Bishop's Coombe would appear to be the most feasible in the immediate vicinity of the Village of Bishopsteignton.
- 2.29 We support private businesses within the Parish which may consider developing a large venue for community events.

BSF1

Support the retention of existing local facilities in accordance with Local Plan policy WE12. This policy will apply in particular to the uses listed in Appendix 7 **(A7)** of this Plan.

Local Facilities		
Village Hall	The Post Office	The Village Shop
Community Centre	Cockhaven Hotel	Hairdresser
Old Walls Vineyard and Cafe	The Scout Centre	The Surgery
The John De Grandisson / The Ring of Bells/ The Elizabethan	Jack's Patch Garden Centre	Red Rock Brewery/Bar
Bishopsteignton House/ Moors Park Residential Homes	Church and Hall	The Almshouses
St John the Baptist Church/ Methodist	The Lawns Recreation Area	The School
Central Garage/ Metro Motors	The Pharmacy	Shute Fruit

Why do we need these policies?

- 2.30 Bishopsteignton community enjoys a number of recreational, sporting and spiritual organisations and facilities which are used by more than 40 clubs, societies, interest groups and organisations **(Plan at Ref. M1)**. The present halls are well run and have been improved over the years. However there are a significant number of activities which are severely limited by the age, design, facilities and locations of these buildings. The scout headquarters is in particularly poor condition and some remedial repairs are currently being pursued. Current facilities are thus unlikely to meet the needs of all age groups now or for the next 20 years **(Ref.A7)**. Many nearby villages have newer,

larger, better equipped halls with parking that are focal points for residents of all ages as well as many community groups and societies.

- 2.31 Over the past two years there have been many different consultations with the community through drop-in days, questionnaires and a workshop (**Ref. A10**). These have shown strong support for a new large capacity community hall (see Options Survey 2014), which would have good parking and access, a large stage and changing rooms, a large lobby and cloakrooms, catering kitchen and storage facilities.



- 2.32 Much research has gone into considering possible locations that could accommodate an appropriate community hall (**Ref A7**). Various conflicts in the present use of The Lawns have been identified and the area has not reached its potential as an important public open space used by all residents of the village.
- 2.33 A Management Plan will be prepared by the Parish Council to achieve this. The Management Plan must also not conflict with European Protected Species Licensing and favourable conservation status of the nationally important bat roost at Bishopsteignton House must be maintained.
- 2.34 However, if any proposal is to have a realistic chance of being funded, opportunities need to be considered by the parish that would both raise money for a new community hall and possibly meet other needs identified in the Neighbourhood Plan, such as affordable housing or adequate village centre parking.
- 2.34 Bishopsteignton has progressively lost over the years a number of pubs, banks and shops, such as the bakery, a butcher and newsagent. The current threat to the branch surgery shows that this process continues. We are fortunate that a number of such facilities have survived providing important services to the community (**see List at A7**). If we are to maintain a well-balanced and sustainable community it is important that these services are retained. Rigorously applying Local Plan policy WE12, thereby restricting planning 'change of use' to these buildings, would assist in this aim.

List of relevant national and local policies (not exclusive)

National Planning Policy Framework (NPPF)

NPPF 8	Promoting Healthy communities: paras. 69, 70, 74 & 75, these policies support community involvement in preparing the Plan, delivering the social, recreational and cultural requirements, and selecting location of facilities and the links to cycle and leisure trails.	Paras. 69, 70, 74 & 75
NPPF 12	"Conserving and enhancing the historic environment": Paras.126-129 &139	Paras.126-129 &139

Local Plan (LP)

EN10	European Wildlife sites (previously South Hams Special Area for Conservation) with regard to Habitation Regulations Assessment requirements
EN11	Legally Protected and Priority Species
WE 12	<p>Loss of Local Facilities – To maintain a range of accessible services within an area, the redevelopment or loss of retail, leisure, community, and other key local community and commercial facilities for another use will not be permitted unless one of the following criteria apply:</p> <ul style="list-style-type: none"> a) there will continue to be a sufficient choice of that type of provision within the local area; b) the existing use is causing a significant problem which can only be resolved with relocation and which outweighs the loss of that type of provision; c) the proposed replacement use has significant benefits which outweigh the loss of that type of provision; or d) it can be demonstrated that the use is no longer necessary or viable in the long term.

2.4 Access and Infrastructure (Policy BSA)

Our aim and objectives:

2.35

Bishopsteignton's infrastructure is typical of a Devon rural community. It is near capacity for the current population. Rapid population expansion through the latter half of the 20th Century has not been matched by investment in infrastructure. Improvements to the roads, pedestrian routes, parking and telecoms infrastructure will be a vital consideration in supporting any future planning proposals.

2.36 The village and the surrounding rural areas would, however, need substantial new investment in roads, drainage and the communications network if further significant development was proposed in the Local Plan or given permission.

2.37 These policies are aimed at addressing community concerns over:

- Parking
- Pedestrian access and safety
- Traffic Management
- Drainage

Parking and Traffic Management

2.38 Parking has been identified in recent village surveys as presenting major problems environmentally, and in the obstruction of access. Within the historic core of the village, particularly in the triangle formed by Fore Street, Clanage and West Street, the majority of properties have no off street or nearby on street parking.

2.39 Unfortunately recent housing development in the core has removed some informal off street parking to the detriment of this area. The limited time 'on street' parking is intended to service the village shop and Post Office. In this area and spilling out into streets near to the core parking often leads to congestion and obstruction of the highway particularly for the local bus service but also for the passage of vehicles generally. Developments which assist in overcoming these problems and have a positive impact on parking provision will be supported subject particularly to design policies set out in BSC3 and other relevant policies in section 2.5.



BSA1

Any loss of parking, on or off street, within the streets in the village core referred to in Appendix 5 **(A5)** of the Plan must be compensated by providing an alternative which serves the site. Proposals which generate an increase in on-street parking in the village core will be resisted.

2.40 The Parish Plan of 2006 identified the junction of Bishop's Avenue with Fore Street for improvement together with the enhancement and possible expansion of the existing public/private parking areas. Demand for

additional off street parking and repeated obstruction of the highways and junction and the unattractive appearance of the existing western car park made this area a priority. Following extensive public consultation a scheme was drawn up with the various authorities concerned but due to current finance restrictions will have to be introduced in phases. However, the underlying concept should continue to be pursued. **(Ref. A5)** One of the benefits of this scheme is the ability to close the area for occasional village events.

BSA2

Support the provision of additional public parking at the junction of Bishop's Avenue and Fore Street through traffic management and environmental improvement. Should any suitable sites close to the historic village core be subject to future redevelopment the inclusion of additional parking, to help satisfy the general shortfall in residential parking will be pursued, when this is considered viable.

Why do we need these policies?

2.41 Public car parking is strictly limited and difficult within the historic core of the village. This results in many streets being jammed with parked cars. Access for larger vehicles is at times impossible, so we need to safeguard from development all off street car parking in the centre of the village. Many houses in the core of the village, particularly the triangle of Fore Street, West Street and Clanage Street lack off street parking. There are extremely limited opportunities for new, convenient off street parking. However, any future redevelopment of sites in this area may provide an opportunity to address this issue. See the Parking Survey at Reference List **A5**.

List of relevant national and local policies (not exclusive)

National Planning Policy Framework (NPPF)

NPPF 2	"Ensuring the vitality of town centres"; para. 23, car parking in the centre is a major obstacle to improving the vitality of the Community	Paras. 23
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Traffic Management

2.42 To bring about improvements to the environment and safety of residents, visitors and businesses in the Parish.

2.43 To ensure the existing and future road network meets community requirements for control and management of traffic and transport routes. The flow and speed of traffic should be appropriate to the rural and heritage nature of the Parish. For example, increasing traffic flows on the A381 and regular hold-ups there encourage 'rat running' through the village. Excessive speeds, the absence of segregated

pavements and the narrowness of the roads create an environment and safety concerns. As a result the community supports a 20 mph speed limit and/or traffic calming measures.

- 2.44 Devon County Council Highways will be pursued in order to tackle these problems, particularly through traffic management schemes. Planning applications will be assessed with regard to achieving these objectives. Investment is problematic and in dealing with these issues the Parish Council will continue to press and negotiate with Devon Highways. Therefore it is recognised that highway improvements are likely to be longer term solutions.

BSA3

All development proposals will be assessed in consultation with Devon County Council Highways, to ensure that they are effective in maintaining traffic flows, safety and reducing their impact on the environment. When appropriate in terms of the scale of the traffic impact, opportunities will be taken to require developments to:

- Make clear, with appropriate signage, the narrowness of the streets and access difficulties.
- Make the flow and speed of traffic appropriate to the rural and heritage nature of the Parish.

BSA4

When justified in terms of the advice in paragraph 204 of the NPPF, opportunities will be taken in considering development proposals to improve pedestrian and cycle safety, reduce vehicular speeds, address traffic bottlenecks and improve road alignments or junctions and pedestrian routes, as indicated on Maps **M1** and **M2**.

Why do we need these policies?

- 2.45 Consideration has been given, together with Devon County Council Highways, to possible one way systems in the village but none have been found to be practical. Other traffic management proposals, however, could be introduced which substantially tackle the problems referred to, concentrating on safety, pedestrians and cyclists, and where practical controlling traffic speeds. The Junction between the A381 and Cockhaven Road is difficult and potentially dangerous. There are numerous 'pinch' points and difficult turns throughout the Parish. Murley Crescent / Forder Lane and West Street/Fore Street within village and the bridge in Luton being particular examples. These constraints can have the beneficial effect of traffic calming but they are also bottlenecks, can bring conflict between pedestrians and vehicles where footpaths are absent and create significant problems for local businesses. The most significant roads which lack pedestrian segregation from moving traffic are Forder Lane, Church Road and Coombe Way.

BSA5

Support the provision of the "Teign Trail" for walkers and cyclists along the Teign Estuary between Newton Abbot and Teignmouth including a link into the village. (Ref. M1, M2).

2.46

Why do we need this access policy?

Increased visitor numbers offer potential for improving our businesses and village profile in the wider Teignbridge and South Devon area. Ideas have to be developed and tested. It is expected that a spur into the village will be a part of the Teign Trail path development for walkers and cyclists (Ref. M1/M2).

List of relevant national and local policies (not exclusive)

National Planning Policy Framework (NPPF)

NPPF 2	"Ensuring the vitality of town centres"; car parking in the centre is a major obstacle to improving the vitality of the Community	Paras. 23
NPPF 3	Supporting a prosperous rural economy; support growth in rural areas and development of sustainable rural tourism and leisure.	Para. 28
NPPF 4	Promoting Sustainable transport; minimise travel, emissions, congestion, and improve access for deliveries, cycle ways and pedestrians, and improve quality parking.	Paras. 30, 34, 35, 38 & 40
NPPF 12	"Conserving and enhancing the historic environment"	Paras.126-129 &139
NPPF paragraph 204 planning obligations	Planning obligations should only be sought where they meet all of the following tests: <ul style="list-style-type: none">• Are necessary to make the development acceptable in planning terms;• Directly related to the development; and• Fairly and reasonably related in scale and kind to the development	

Local Plan (LP)

S1	Sustainable Development Criteria: our policies would enhance the practicality of increased travel on foot and by cycle for work and leisure; and recognise the need for infrastructure investment if housing demand changes.	
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S1	Sustainable Development Criteria: our policies would enhance the practicality of increased travel on foot and by cycle for work and leisure; and recognise the need for infrastructure investment if housing demand changes.	
S5	Infrastructure	
S9	Sustainable Transport	
S10	Transport Networks: our policies emphasise the importance of examining local consequences of traffic flows through constrained parish roads.	

Drainage

2.47

Parts of the Parish are affected by flash flooding as a result of the topography and waterways. These are contributed to by intense rainfall on defoliated land surfaces. The existing storm drainage is inadequate in the village centre during heavy rain. The Parish Council will prepare an implementation plan for dealing with these issues with input from landowners and relevant authorities. Road and land drainage capacity is therefore important in consideration of development proposals.

BSA6

New development within the Parish should ensure that it does not exacerbate existing storm drainage problems and where appropriate contribute to its solution. In particular, proposals should demonstrate how design, construction and operation has sought to:

- recognise the topography of the Parish and the sensitivity of Bishopsteignton and Luton to surface water "flash" flooding, and adopt methods to mitigate against the impacts of heavy rain events. These should take the form of encouraging appropriate land use, street furniture, road cambers, maintenance of water courses and sustainable urban drainage.

List of relevant national and local policies (not exclusive)

National Planning Policy Framework (NPPF)

NPPF 10	'Meeting the challenge of climate change, flooding and coastal change'	Paras.100 & 103.
NPPF 12	'Conserving and enhancing the historic environment'	Paras. 126-129 & 139

Local Plan (LP)

EN4	Flood Risk	
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2.5 Conservation and Environment (Policy BSC)

- 2.48 The historic core of Bishopsteignton is an intrinsic part of the settlement's charm. This character should not be eroded further by infill or back land development, as gardens are integral to the historic plan (**Ref. M1**). Of the multitude of gardens and undeveloped areas shown on the 1889 OS map, very little remains. However, several of the important landscaped gardens associated with the larger 19th century houses do still survive. Notable amongst these are at 'Huntly' and 'Teignlawn' which are the remnants of an early C19th private 'Pleasure Garden' once linked by a communal carriage drive. Several smaller historic plots in the older parts of the village also remain. These must be jealously preserved to respect their historic landscape character. Some gardens or open areas are both of historic importance and are also valuable Local Green Spaces. These have been included in both policy BSC1 and BSC2.

BSC1

Development which has a significant detrimental impact on the character of the historic gardens shown on **map M1** in the appendix to this plan will be resisted.

- 2.49 Open space, including gardens, allotments, recreational space, open fields and pathways are important to us all. Natural and semi natural open space is highly valued by local residents not just for its recreational value but also for its landscape character, quiet enjoyment and biodiversity. Our policies aim to support and add weight to those contained in the Local Plan and the other policies in this section by designating sites as "Local Green Space" to safeguard them and protect them from inappropriate development. (**Ref M1**).
- 2.50 The NPPF provides a guide to development in these designated areas – *'New buildings are inappropriate development except those for agriculture, forestry, outdoor sport, outdoor recreation, cemeteries, extension/replacement of an existing building.'*

BSC2

The following areas have been designated as Local Green Space as indicated on Plan (**Ref M1**):

- A. The Lawns
- B. The Nuttery
- C. Cockhaven Close Play Area (above the primary school)
- D. Michael's Field; and
- E. Sanctuary Field as indicated on Plan (**Ref M1**).

Development on Local Green Spaces will only be supported where it preserves and enhances its special qualities and reasons for designation.



2.51 The evidence for designation of each of the Local Green Spaces is to be found as follows:

A. **The Lawns**

Ref B11 – LGS Designation Evidence Report, dated May 2016

B. **The Nuttery**

- i. **Ref B10 i** – Letter from BAGS, dated October 2014.
- ii. **Ref B10 ii** – Photographs showing community use
- iii. **Ref B10 iii** – Management Plan 2013
- iv. **Ref B10 iv** – Work Schedule 2015

C. **Cockhaven Close Play Area**

There is no documented evidence for this LGS designation. This is a public space which is in constant use. It is owned by Teignbridge District Council and managed by Bishopsteignton Parish Council.

D. **Michael's Field**

Ref B12 – Photographs showing community recreational use.

This area, which is owned and managed by Teignbridge District Council, is split into two areas of recreation;

- Sports pitches and purpose built changing facilities which are used regularly but local football teams of all ages; and
- Allotment site leased to B.A.G.S with individual plots and a shared community plot.

E. **Sanctuary Field**

- i. **Ref B13 i** – Pages 11 & 12 of historical information booklet 'A Short History of Bishopsteignton' by Nigel Walker dated 1974.
- ii. **Ref B13 ii** – Page 18 of Historical information booklet 'About Bishopsteignton' by Phillip Gourd, dated 1993.

BSC3

All development within, or affecting the setting of, the conservation area must preserve and enhance the area's special architectural, environmental and historic character as set out in the Bishopsteignton Conservation Area Appraisal. Development elsewhere in the Plan area will be expected to demonstrate that it responds to the traditional contextual design of the area and utilises materials and detailed design which responds positively to the areas character.

- 2.52 The detailed design aims of this plan are set out in the Bishopsteignton Conservation Area Appraisal 2010 see Reference List **TDCW1**.

BSC4

Bishopsteignton Parish is fortunate in the rich variety of heritage assets that it possesses from the earliest times up to the modern era. These heritage assets are shown on plans **M1** and **M2** and also referred to in Devon County Council Historic Environment Records in appendix b9. The protection of these assets should be a material concern in considering future planning applications in order to preserve them for future generations and where necessary, for research and recording to be undertaken.

- 2.53 Of particular significance are the remains of the Bishops Palace **(identified as no. 10 on appendix M2)** and St John the Baptist Parish Church **(M1)**. The former is affected by farm buildings and would benefit from a maintenance plan for the ruined walls. This also affects the surrounding environment in what is a very scenic part of the village with important views out to Coombe valley and the surrounding hills.
- 2.54 Currently identified historic assets are shown on Plans Ref. **M1** and **M2**, and in the Devon County Council Historic Environment Monument records in appendix reference list **B9 (i)** and **(ii)**. Additional assets could be included in future revisions to the NP following research.
- 2.55 Panoramic views of the Teign estuary and surrounding hills are visible from many parts of the village and just outside in places such as Clanage Cross. The high pavements alongside Fore Street and Shute Hill also provide attractive views of the older parts of Bishopsteignton, the Teign estuary and beyond while the surrounding rolling hills provide an attractive backdrop to the village. Particularly important views which should be safeguarded are indicated on the plan at **M1**. The impact of new development, such as farm buildings and housing, should be considered with regard to protecting these views as the surrounding rural landscape defines much of the character of the Conservation Area and the Parish. The Local Plan policies "EN2 Undeveloped Coast" and "EN2A Landscape Protection and Enhancement" provide a context for protecting this sensitive



landscape. The following plan policy highlights important views where the policy will be particularly relevant.

BSC5

Development shall respect the landscape character of the area and comply with Local Plan policies “EN2 Undeveloped Coast” and EN2A Landscape Protection and Enhancement”. Particular attention will be given to the need to protect the views identified on Maps **M1** & **M2** and ensure development is not intrusive and relates sympathetically to natural and built features in the landscape.

List of relevant national and local policies (not exclusive)

National Planning Policy Framework (NPPF)

NPPF 7	Requiring good design: requires good design that is visually attractive as a result of good architecture and appropriate landscaping.	Para. 58
NPPF 8	Promotes healthy communities: supports local communities' identification of green areas of particular importance for protection.	Para. 76
NPPF 9	Protecting green belt land: establishes the principle of avoiding urban sprawl and the need for protection of open spaces between communities.	Para. 80
NPPF 11	Conserving and enhancing the natural environment: Para. 109 protecting valued landscapes	Paras.126-129 &139
NPPF 12	“Conserving and enhancing the historic environment”.	Paras.126-129 &139

Local Plan (LP)

S2	Quality Development	
S18	Teignmouth: our policy maintains the physical separation between Bishopsteignton and Kingsteignton through preventing further development of this open area.	
S22	Open Countryside: Fundamentally highly valued in this Parish our policies encourage assessment of the impact of developments in other Teign Estuary Parishes.	
EN2	Undeveloped Coast	
EN2A	Landscape Protection and Enhancement	
EN5	Heritage Assets	
WE13	Protection of Recreational Land and Buildings	

2.6 Biodiversity, Sustainability and Climate Change (BSB)

2.56 The community has enjoyed a rich and diverse natural environment and wishes to preserve this for the future. It is important that as the population increases and pressure increases to support such growth, to maintain and where possible enhance our environmental assets. Adapting to climate change and use of natural resources are necessary to support future generations.

Our aim is:

2.57 To preserve, maintain and enhance healthy ecosystems and assist the community to adapt to climate change and a sustainable future.

2.58 The Parish of Bishopsteignton is a haven for wildlife and examples of some of the country's rarest species thrive here including nationally significant populations of grey long-eared bat *Plecotus austriacus* and the cirl bunting *Emberiza cirlus* and notable populations of greater horseshoe bat *Rhinolophus ferrumequinum*.

2.59 The grey long-eared bat is considered to be one of the rarest bat species in the UK (**Ref E2**) and a maternity colony at Bishopsteignton House is the biggest in Britain, and therefore is of top national conservation importance (**Ref E3**). Bishopsteignton House is also a significant roost site for lesser horseshoe bat *Rhinolophus hipposideros*.

- 2.60 The grey long-eared bats forage in meadows and marshes, deciduous woods including also small copse or clusters of mature trees and along well developed hedgerows and woody riparian vegetation. When the young first start flying the mothers teach them how to forage near to the roost, i.e. around hedgerows or clusters of trees within and surrounding Bishopsteignton. This is a very sensitive period that will determine juvenile survival to adulthood. Therefore habitat closest to the roost in Bishopsteignton is most sensitive and important for the conservation of this species. In order to protect the important foraging areas and commuting routes for bats, development proposals affecting suitable bat foraging habitat and commuting routes, or access to these areas, will be considered against policy **BSB1**.
- 2.61 The greater horseshoe bat is internationally rare and, in the British Isles and is confined to south west England and South Wales. The species predominantly feeds on large dung beetles, which are in turn dependant on cattle grazing. The swathes of cattle grazed pasture, particularly around Luton are important foraging areas.
- 2.62 In Britain, circl buntings are almost confined to south Devon. The species is on the Devon Biodiversity Action Plan and the Parish is of high importance to the UK circl bunting population. Large areas of the Parish are designated as County Wildlife Sites with circl bunting interest (**Ref E4**). In summer, circl buntings need bushy hedges or patches of scrub in which to nest, and rough grass where they can catch grasshoppers to feed to their chicks. In winter, they need areas of weedy stubble left after spring barley crops, where they can feed on small weed seeds. Applications affecting circl bunting habitat will be considered against policies **BSB2** and **BSB3**.
- 2.63 Species diversity is due in part to the rural and undeveloped nature of large areas of the Parish and also as a result of the great variation of habitat and climatic types that can be found here. Low-lying mudflats and saltmarsh can be found at sea level along the Teign Estuary whilst diverse agricultural land and a network of ancient hedgerows and woodland can be witnessed as the topography ascends from the villages of Bishopsteignton and Luton to the rare fragments of lowland heaths that are present on Haldon. These areas also act as a visual amenity and recreational resource for residents as well as providing food through agriculture.
- 2.64 Gardens are an important characteristic of the village and add to the biodiversity, forming an extensive network of habitats and wildlife corridors. Gardens provide good sources of food, shelter and breeding sites for insects, amphibians, birds and small mammals. In the longer term gardens will be essential to help society adapt to the effects of climate change and allow for the growing of local food. A protective

policy is required to secure this resource now and for the future, to protect the landscape, character and biodiversity of an area from inappropriate development on residential gardens.

2.65 The Parish contains areas of valuable agricultural land. These areas should be retained for food production. Predicted increases in population numbers will create a greater demand for food in the future and it is important that we promote self-sufficiency.

2.66 Development puts agricultural land and areas of biodiversity importance at risk, particularly in the more urban parts of the parish. This makes it essential that these areas are conserved and enhanced whilst maintaining the needs of the community. Development may have either a direct or indirect adverse impact on areas of biodiversity importance which may include gardens, built up areas, churchyards, waste and derelict land. This should be taken into account when considering planning applications so that land which development will affect can be sustained and enhanced so as not to damage that quality for future generations.

Biodiversity Protection and Enhancement

2.67 In addition to National and Local Plan policies the following species merit additional consideration when assessing planning applications due to the national importance of their local populations: grey long-eared bats and ciril buntings. Detailed ecological and environmental impact surveys will be necessary in support of individual planning development applications on sensitive sites in the Parish.

BSB1: Grey long-eared bats & Greater Horseshoe Bats

Special attention will be given to planning applications that could adversely affect the important commuting and foraging habitat used by the rare grey long-eared bat and Greater Horseshoe bat in and around Bishopsteignton. Proposals resulting in significant negative impacts will be resisted and enhancements for the species will be sought (**Ref A3 i**)

BSB2: Ciril buntings

Special attention will be given to planning applications that could adversely affect ciril bunting habitats in and around Bishopsteignton. Proposals resulting in significant negative impacts will be resisted and enhancements for the species will be sought (**Ref A3 ii**).

BSB3

Any new development should not result in an unacceptable impact on the environmental value of the application site, whether on its own or in combination with other development. This is especially important where an affected garden forms part of a wildlife corridor and in particular those shown in the maps reference **A3**.



Food Production

BSB4

Proposals that result in harm to or loss of existing agricultural or horticultural land and practice, allotments and food production will not normally be supported, unless out-weighed by other policy objectives set in this plan or is lower grade in terms of productivity or versatility. This includes the protection of Huntly walled kitchen garden, as shown on **map M1**, and similar horticultural areas. Support will be given to local food production initiatives aimed at meeting local need.

Adapting to climate change

BSB5

All new development should seek to achieve high standards of sustainable development and, in particular, demonstrate in proposals how design, construction and operation, where applicable, has sought to:

- a) reduce the use of fossil fuels;
- b) promote the efficient use of natural resources, the re-use and recycling of resources, and the production and consumption of renewable energy;
- c) adopt and facilitate the flexible development of low and zero carbon energy through a range of technologies;
- d) link the provision of low and zero carbon energy infrastructure in new developments to existing buildings;
- e) consider sustainable transport and building standards;

Why do we need these biodiversity, sustainability and climate change policies?

Residents have commented through consultation surveys on the desire to protect and enhance trees and hedgerows for their

landscape and biodiversity value. There has also been concern that green open spaces, gardens and growing areas, key to health and wellbeing for residents and wildlife are preserved and not lost at the expense of development.

- 2.69 Over 97% of the survey respondents agreed to keep open spaces between Bishopsteignton and our neighbours in Teignmouth and Kingsteignton, and ensure enhancement of landscape and views. 89% agreed that new development must compensate for any loss to wildlife and habitat (see **B3**: Options Survey 2014 Proposals 4.1, 4.2 & 4.3). Local Plan policies EN12 provide for trees and hedgerows.
- 2.70 Local Plan policies **EN8 through to EN11** reflect the need to protect priority species and habitats. Residents are concerned for the security of two important local species which are identifiable and special to Bishopsteignton for their rarity not adequately protected through the Local Plan. **BSB1 and 2** identify these two species and seek to protect and preserve species habitat.
- 2.71
- 2.72 The interest in local food production and self-sufficiency has increased rapidly in recent years. The village has recently acquired allotments and growing space which are over 90% utilised by local residents. Survey comments have shown support for the protection and growth of food producing initiatives and it is generally felt that the Victorian walled garden known as "Huntly walled kitchen garden" should be made available for similar use. Over 96% of the survey respondents agreed that we should protect existing farm land, provide allotments and support local food production to meet local needs.
- 2.73 Residents have shown support for initiatives which look towards a sustainable future through suggestion of renewable energy, recycling, energy and resource efficiency in building development and sustainable transport solutions. 84% of survey respondents agreed that development should exhibit higher than minimum building standards.
- 2.74 The Local Plan Policy **EN3** introduces a Carbon Reduction Plan for major developments. This Neighbourhood Plan extends this policy to all proposed development as a commitment to help towards a sustainable future. Major developments are classified in the Town and Country Planning (Development Management procedure) (England) Order 2010 as those for 10 or more dwellings or with 1,000 square metres or more floor space.

List of relevant national and local policies (not exclusive)

National Planning Policy Framework (NPPF)

NPPF 10	'Meeting the challenge of climate change, flooding and coastal change': our policies support the Local Plan requirements by adding some local detail to aid assessments under	Paras. 93, 94, 95, 100 & 103
NPPF 11	"Conserving and enhancing the natural environment": Para. 109 our policies contribute to local definition of biodiversity, ecosystems, protection needs, and remediation in the case of the Baker's Yard site, para. 110 minimise pollution, para. 111 "brownfield" development of Baker's Yard, para. 112 account for the economics of agricultural land, para. 113 criteria for wildlife protection, paras. 114-120 providing supporting detail for the LPA, especially in regard to the Teign Estuary as an area of great landscape value, habitats, and land instability (see drainage policies).	Paras. 109-120

Local Plan (LP)

S1	Sustainable Development Criteria	
S2	Quality Development	
S5	Infrastructure	
S6	Resilience	
S7	Carbon Emission Targets	
S9	Sustainable Transport	
WE8	Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments	
WE11	Green Infrastructure	
EN3	Carbon Reduction Plans	
EN4	Flood Risk	
EN8	Biodiversity Protection and Enhancement	
EN9	Important Habitats and Features	
EN10	European Wildlife Sites	
EN11	Legally Protected and Priority Species	
EN12	Woods, Trees and Hedgerow	

Glossary of Terms

(Rural) Exception Sites

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural Exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed, for example where essential to enable the delivery of affordable units without grant funding.

A Neighbourhood (Development) Plan

A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Affordable Housing

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Best and most versatile agricultural land

Land in grades 1, 2 and 3a of the Agricultural land classification.

Biodiversity Action Plan

A Biodiversity Action Plan (BAP) is an internationally recognised program addressing threatened species and habitats, which is designed to protect and restore biological systems.

Brownfield

Land that has been previously developed.

Community Infrastructure Levy

Allows local authorities to raise funds from developers undertaking new building projects in their areas. Money can be used to fund a wide range of infrastructure such as transport schemes, schools and leisure centres.

Community Land Trust

Community Land Trusts are a form of community led housing, where local organisations set up and run by ordinary people develop and manage homes as well as other assets important to that community, like community enterprises, food growing or workspaces.

Conservation (heritage)

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate enhances its significance.

Conservation Area

An area of special architectural or historic interest, the character and appearance of which are preserved and enhanced by local planning policies and guidance.

County Wildlife Sites

A non-statutory county level wildlife designation, identified for their high nature conservation value. These site are also referred to as Local Wildlife Site.

Development Plan

This includes adopted local and neighbourhood plans and is defined in Section 38 of the Planning and Compulsory Purchase Act 2004.

Ecological Assessment

An ecological assessment is an assessment of the likely ecological impacts of a development scheme and is undertaken by a suitably qualified ecologist. It is required when there is a reasonable likelihood that a development will have impacts on ecological features.

European Protected Species

Species of plants and animals (other than birds) which are protected by law throughout the European Union.

Habitat Regulation Assessment

A document to determine the impact of the plans policies and proposals on nearby European Protected Sites (Natura 2000 sites).

Heritage Assets

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

Historic Environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic Environment Record

An information service which provides access to comprehensive resources relating to the archaeology and historic built environment of a defined geographic area.

Landscape character

The distinct, recognisable and consistent pattern of elements in the landscape. It is these patterns that give each locality its 'sense of place', making one landscape different from another.

Live-work units

Units of living accommodation which are specifically designed to accommodate work facilities for those residing in them.

Local Green Space

Local Green Space is an identified area of open space which holds particular importance to the local community and where development is restricted other than in very special circumstances.

Local Plan

Teignbridge Local Plan 2013-2033 is the local plan for the District (excluding Dartmoor National Park) and forms the part of the Development Plan. The Local Plan identifies allocations for a range of development types, provides the districts housing requirement and provides strategic and non- strategic policies to guide development.

Localism Act 2011

LOCALISM – Shifting power away from central government control to the local level. Making services more locally accountable, devolving more power to local communities, individuals and councils.

National Planning Policy Framework

The government policy document adopted in March 2012 intended to make national planning policy and guidance less complex and more accessible. The National Planning Policy Framework introduces a presumption in favour of sustainable development. It gives five guiding principles of sustainable development: living within the planet's means; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Open Space

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Planning condition

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning obligations

Planning obligation under Section 106 of the Town and Country Planning Act 1990, secured by a local planning authority through negotiations with a developer to offset the public cost of permitting a development proposal. Sometimes developers can self impose obligations to pre-empt objections to planning permission being granted. They cover things like highway improvements or open space provision.

Rural Exception Sites

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Self-build

Self build housing, also known as Custom Build, typically involves individuals commissioning the construction of a new house from a builder, contractor, package company or physically building a house for themselves.

Settlement Limits

The line which distinguishes between those parts of a settlement where development is acceptable in principle and those parts outside the settlement where more restrictive policies towards development apply.

Sustainable Development

Development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable urban drainage

Sustainable drainage systems (SuDS for short) encompass a range of techniques for holistically managing water runoff onsite to reduce the quantity, and increase the quality, of surface water that drains into sewers from a development.

Town and Country Planning Act

Currently the main planning legislation for England and Wales is consolidated in the Town and Country Planning Act 1990; this is regarded as the 'principal act'.

Travel Plan

A long term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

USE CLASSES ORDER

The Town and Country Planning (Use Classes) Order 1987 (as amended) is the statutory instrument that defines the categories of use of buildings or land for the purposes of planning legislation. Planning permission must be obtained to change the use of a building or land to another use class.

Wildlife Corridor

Areas of habitat connecting wildlife populations.

BNDP Reference Lists

Maps

Ref	Title	Source
M1	Bishopsteignton Village proposals map	http://www.bishopsteignton.org.uk/assets/files/Parish%20Plan/PreSubmission/M1-160929-Village-Sites---combined.pdf
M2	Bishopsteignton Parish proposals map	Map: M2

Evidence Reference List A: Appendices

Ref	Title
A1	Bishopsteignton Village Proposals Map
A2	Bishopsteignton Parish Proposals Map
A3	Biodiversity Maps: Cirl Bunting and Grey Long-eared Bats i) Grey Long-eared and Greater Horseshoe Bat Constraints ii) Cirl buntings iii) Bio and Geo-Diversity sites
A4	Heritage Asset List: locations now on M1 and M2
A5	Central Core: Car Parking Survey
A5a	Bishops Avenue Parking Scheme
A6	The Requirement for Additional Market Housing in Bishopsteignton
A7	Community Facilities Report and Assessment
A8	Housing & Residential Section: Criteria & Glossary
A9	Drawing of Possible Solutions at Baker's Yard
A10	Diary of Preparation of BNDP

Evidence Reference List B: BPPW – Published on Bishopsteignton Parish Plan Website

Ref	Title	Source
B1	Parish of Bishopsteignton Local Housing Needs Report- December 2012	http://www.bishopsteignton.org.uk/assets/files/Parish%20Plan/NP-Bishopsteignton%20Affordable%20Housing-%20final%20report.pdf
B2	Bishopsteignton Neighbourhood Plan Business Survey- Final Report- July 2013	http://www.bishopsteignton.org.uk/assets/files/Parish%20Plan/BusinessSurveyAug2013.pdf
B3	Options Survey	http://www.bishopsteignton.org.uk/neighbourhoodplan/

Ref	Title	Source
B1	Parish of Bishopsteignton Local Housing Needs Report- December 2012	http://www.bishopsteignton.org.uk/assets/files/Parish%20Plan/NP-Bishopsteignton%20Affordable%20Housing-%20final%20report.pdf
B2	Bishopsteignton Neighbourhood Plan Business Survey- Final Report- July 2013	http://www.bishopsteignton.org.uk/assets/files/Parish%20Plan/BusinessSurveyAug2013.pdf
B3	Options Survey	http://www.bishopsteignton.org.uk/neighbourhoodplan/
B4	i) Unadopted Parish Plan 2006	http://bishopsteignton.org.uk/assets/files/Parish%20Plan/Bishopsteignton%20Parish%20Plan.pdf
	ii) Bishopsteignton Village Design Statement 2006	http://www.bishopsteignton.org.uk/assets/files/Webmaster/AboutTheVillage/Bishopsteignton-VDS-2006-Download_1-2.pdf
B5	Bishopsteignton Neighbourhood Plan Team Meeting Notes- December 2011 to July 2015	http://www.bishopsteignton.org.uk/plan-team-meeting-notes.html
B6	Consultation & Workshop Events Reports including; i) Questionnaire Information- March 2014 ii) Questionnaire Results- April 2014 iii) Questionnaire Results Summary- April 2014 iv) Report on Options Consultation- May 2014 v) Neighbourhood Plan Preparation Progress Report- July 2013 vi) Shape of the Plan- 30 July 2013 vii) Luton Community Drop-in Event- 20 April 2013 viii) Neighbourhood Plan Preparation Progress Report- 18 March 2013 ix) Pro's & Con's on Options for Village Community Hall- 25 February 2013 x) Pro's & Con's on Options for Village Community Hall Summary- 25 February 2013 xi) Drop-in Event Post-It Comments- 31 March 2012 xii) Drop-in Event Post-It Comment Summary- 16 May 2012 xiii) Issues Raised at the Drop-In Event	http://www.bishopsteignton.org.uk/neighbourhoodplan/#consultations

Ref	Title	Source
B7	Communication and Consultation Plan- 16 December 2013	http://www.bishopsteignton.org.uk/assets/files/Parish%20Plan/CommsStrat161213v0.pdf
B8	Pre-Plan Submission Consultation Report- 24 April 2015	http://www.bishopsteignton.org.uk/assets/files/Parish%20Plan/PreSubmission/v7-BN-DP-Pre-060415-1.pdf
B9	Devon County Council. Devon Historic Environment Record Monument i) List Report ii) Full Report	http://www.bishopsteignton.org.uk/assets/files/Parish%20Plan/PreSubmission/Ref-B9-i-DCC-Devon-Historic-Environment-Record-Monument-List-Report-Table-list.pdf http://www.bishopsteignton.org.uk/assets/files/Parish%20Plan/PreSubmission/Ref-B9-ii-Devon-Historic-Environment-Record-Monument-Full-Report.pdf
B10	LGS Designation Evidence report for The Nuttery: i) Letter from BAGS, dated October 2014 ii) Photographs showing community use iii) Management Plan 2013 iv) Work Schedule 2015	http://www.bishopsteignton.org.uk/assets/files/Parish%20Plan/PreSubmission/Ref-B10-i-Letter-of-Support-from-BAGS.pdf http://www.bishopsteignton.org.uk/assets/files/Parish%20Plan/PreSubmission/Ref-B10-ii-photos-from-The-Nuttery.pdf http://www.bishopsteignton.org.uk/assets/files/Parish%20Plan/PreSubmission/Ref-B10-iii-Nuttery-Man-plan-2013.pdf http://www.bishopsteignton.org.uk/assets/files/Parish%20Plan/PreSubmission/Ref-B10-iv-Nuttery-work-schedule-2015.pdf
B11	LGS Designation Evidence report for The Lawns dated May 2016	http://www.bishopsteignton.org.uk/assets/files/Parish%20Plan/PreSubmission/LGS-evidence-v3.compressed.pdf
B12	LGS Designation Evidence – Photographs of community recreational use of Michaels Field	http://www.bishopsteignton.org.uk/assets/files/Parish%20Plan/PreSubmission/Ref-BPPW-B12-LGS-photographic-evidence-MF.pdf
B13	LGS Designation Evidence for Sanctuary Field	
	i) A Short History of Bishopsteignton by Nigel Walker dated 1974. Pages 11 & 12 ii) About Bishopsteignton by Philip Gourd dated 1993. Page 18	http://www.bishopsteignton.org.uk/assets/files/Parish%20Plan/PreSubmission/A-Short-History-of-Bishopsteignton.pdf http://www.bishopsteignton.org.uk/assets/files/Parish%20Plan/PreSubmission/About-Bishopsteignton-by-P.-Gourd.pdf

Evidence Reference List C: TDCW1 - Published on Teignbridge District Council Website

Ref	Title	Source
C1	Teignbridge District Conservation Area Character Appraisal: Bishopsteignton- 2010	https://www.teignbridge.gov.uk/CHttpHandler.ashx?id=23100&p=0
C2	Bishopsteignton Parish Council Application (April 2012) and confirmation for formal Area Designation (Oct 2012)	https://www.teignbridge.gov.uk/bishopsteignton
C3	Teignbridge Plan Area Strategic Housing Land Availability Assessment Review 2009- Annex 6- Detailed assessments of all developable sites in the Teignbridge Plan Area	https://www.teignbridge.gov.uk/CHttpHandler.ashx?id=24886&p=0
C4	Teignbridge District Landscape Character Assessment- 2009	https://www.teignbridge.gov.uk/article/12588/Landscape-Character-Assessment-and-interactive-map
C5	Teign Green Network, Heart of Teignbridge- Final Report- July 2011	https://www.teignbridge.gov.uk/CHttpHandler.ashx?id=31048&p=0
C6	i) Teignbridge Adopted Local Plan 2013-2033 ii) Teignbridge Adopted Policies Map- Rural Areas South iii) Teignbridge Adopted Policies Map Key	https://www.teignbridge.gov.uk/localplan

Evidence Reference List E: Other References

Ref	Title	Source
E1	The Town and Country Planning (Use Classes) Order 1987	http://www.legislation.gov.uk/uksi/1987/764/contents/made
E2	Joint Nature Conservation Committee (JNCC) Report 478, Grey Long-eared bat surveillance 2012- November 2012	http://jncc.defra.gov.uk/pdf/Report%20478(2)_web.pdf
E3	Razgour O, Hammer J, Jones G (2011) Using multi-scale modelling to predict habitat suitability for species of conservation concern: The grey long-eared bat as a case study, Biological Conservation 144:2922-2930	https://www.researchgate.net/publication/251548981_Using_multi-scale_modelling_to_predict_habitat_suitability_for_species_of_conservation_concern_The_grey_long-eared_bat_as_a_case_study

Ref	Title	Source
E4	RSPB, Devon Bird Watch and Preservation Society, Defra, Natural England and SCARABBS	http://www.teignbridge.gov.uk/CHttpHandler.ashx?id=39753&p=0
E5	Ministry of Agriculture, Fisheries and Food, Agricultural Land Classification of England and Wales: Revised guidelines and criteria for grading the quality of agricultural land- October 1988	http://webarchive.nationalarchives.gov.uk/20130402151656/http://archive.defra.gov.uk/foodfarm/landmanage/land-use/documents/alc-guidelines-1988.pdf
E6	Natural England, Agricultural Land Classification: Protecting the best and most versatile agricultural land. Natural England Technical Information Note TIN049- 19 December 2012	http://publications.naturalengland.org.uk/publication/35012
E7	The National Planning Policy Framework- March 2012	https://www.gov.uk/government/publications/national-planning-policy-framework--2
E8	Department of Communities and Local Government, Planning Practice Guidance	http://planningguidance.communities.gov.uk/

Teignbridge
DISTRICT COUNCIL
SOUTH DEVON

Legend

- Settlement Limit
- Conservation Area
- Public Right of Way
- Listed Building
- Significant Views
- Glimpsed Views

Policies

- Improved Pedestrian/Cycle Route (BS74)
- Designated Local Green Space (BS22)
- Significant Historic Gardens (BS71)
- Baker's Yard Site (BS51)
- Existing Halls (BS72)
- Proposed Teign Estuary Trail and village links (BS44)

Heritage Assets (BS24)

- 1 Remaining village mansion and gardens
- 2 Lendrick School
- 3 Millennium Stone
- 4 Raised Pavement in Fore Street and Church Road
- 5 St John's Church
- 6 Sanctuary Chapel

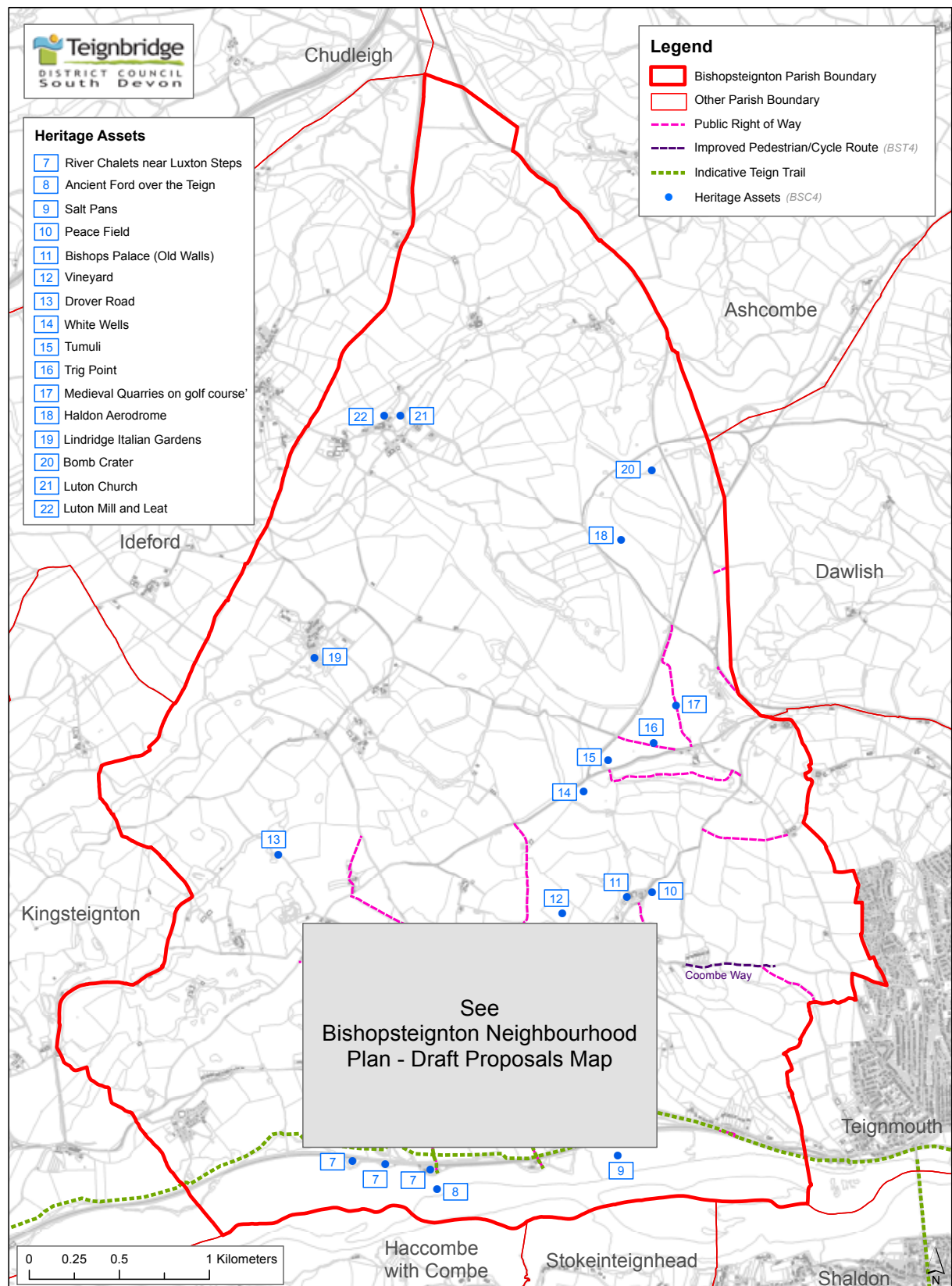
Map labels: The Nutcracker, The Lewins, Michaels Field, St John's House, Community Centre, Scouts Hall, Methodist Hall, Village Hall, Fore Street, Delamore, Hunty, School, Coxhams Road, Sanctuary Field, Green, Smith Hill, Maror Road, Walsley Crescent, Fore Lane, To Newton Abbot, To Teignmouth, Possible Link to Teign Trail.

Scale: 0, 250, 500 Meters

Village draft proposals map: M1

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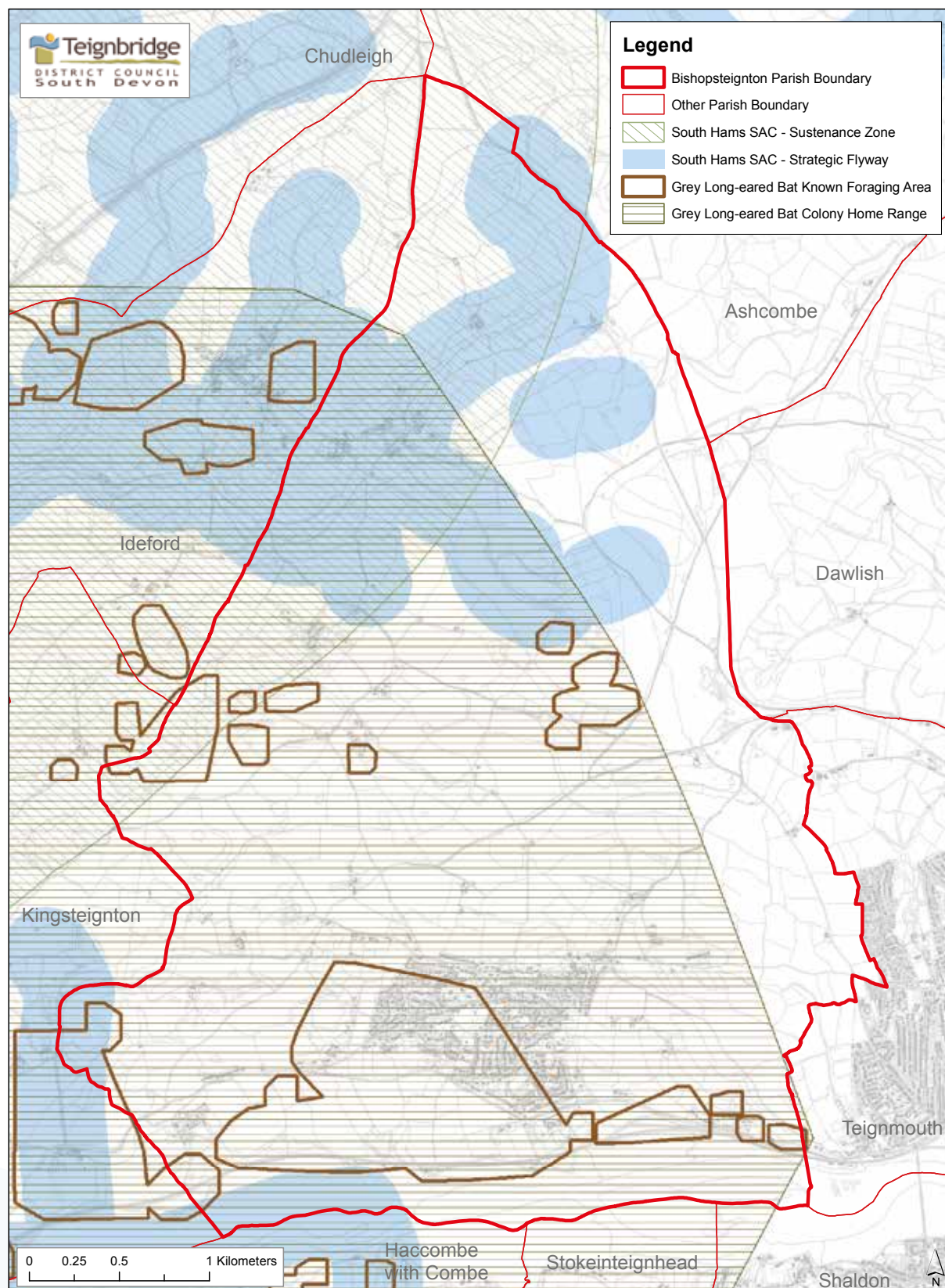
Appendix 2 Bishopsteignton Parish Proposals Map



Parish draft proposals map: M2

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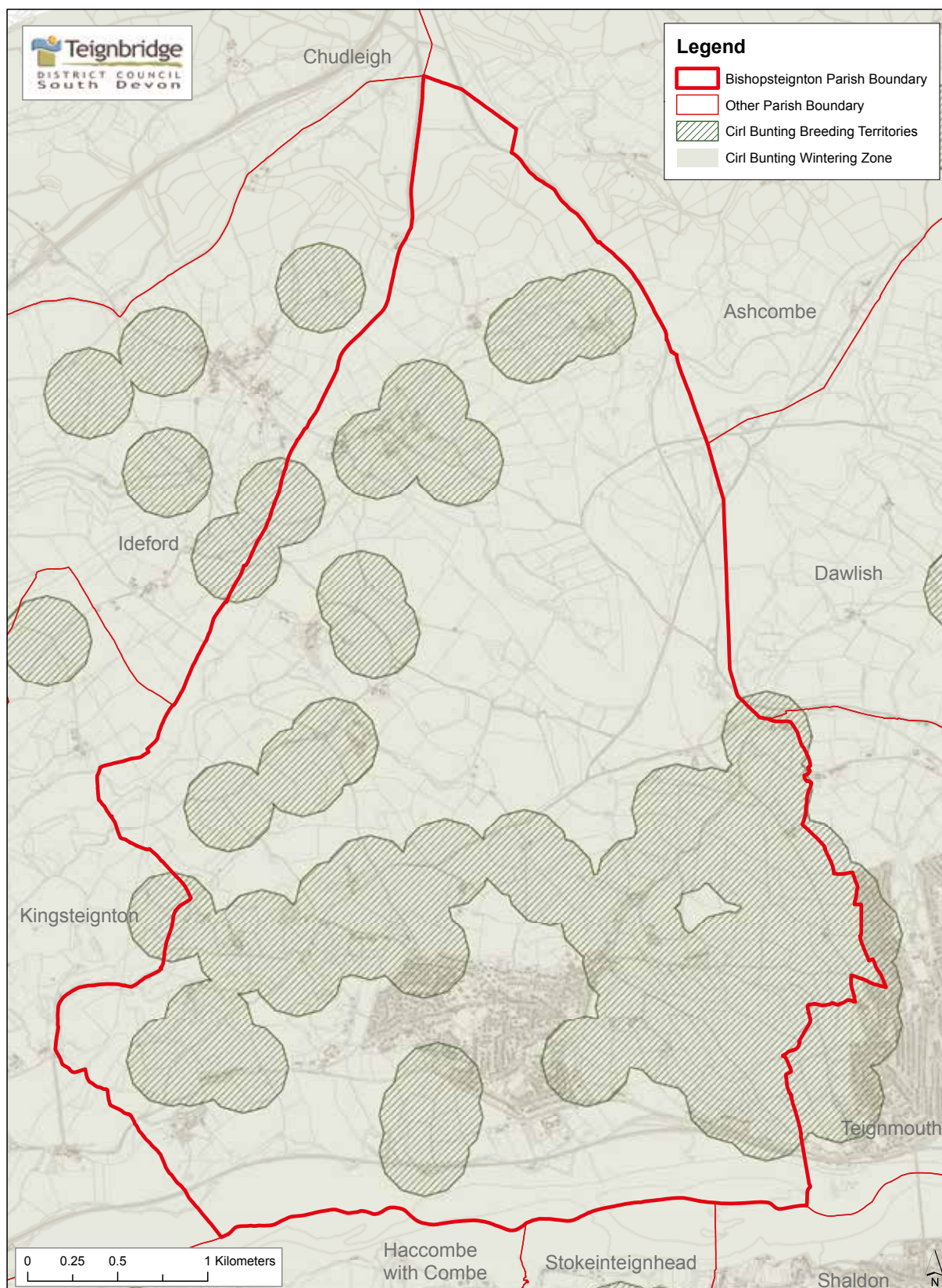
Appendix 3i Biodiversity Maps



Bishopsteignton Neighbourhood Plan: Bat Constraints

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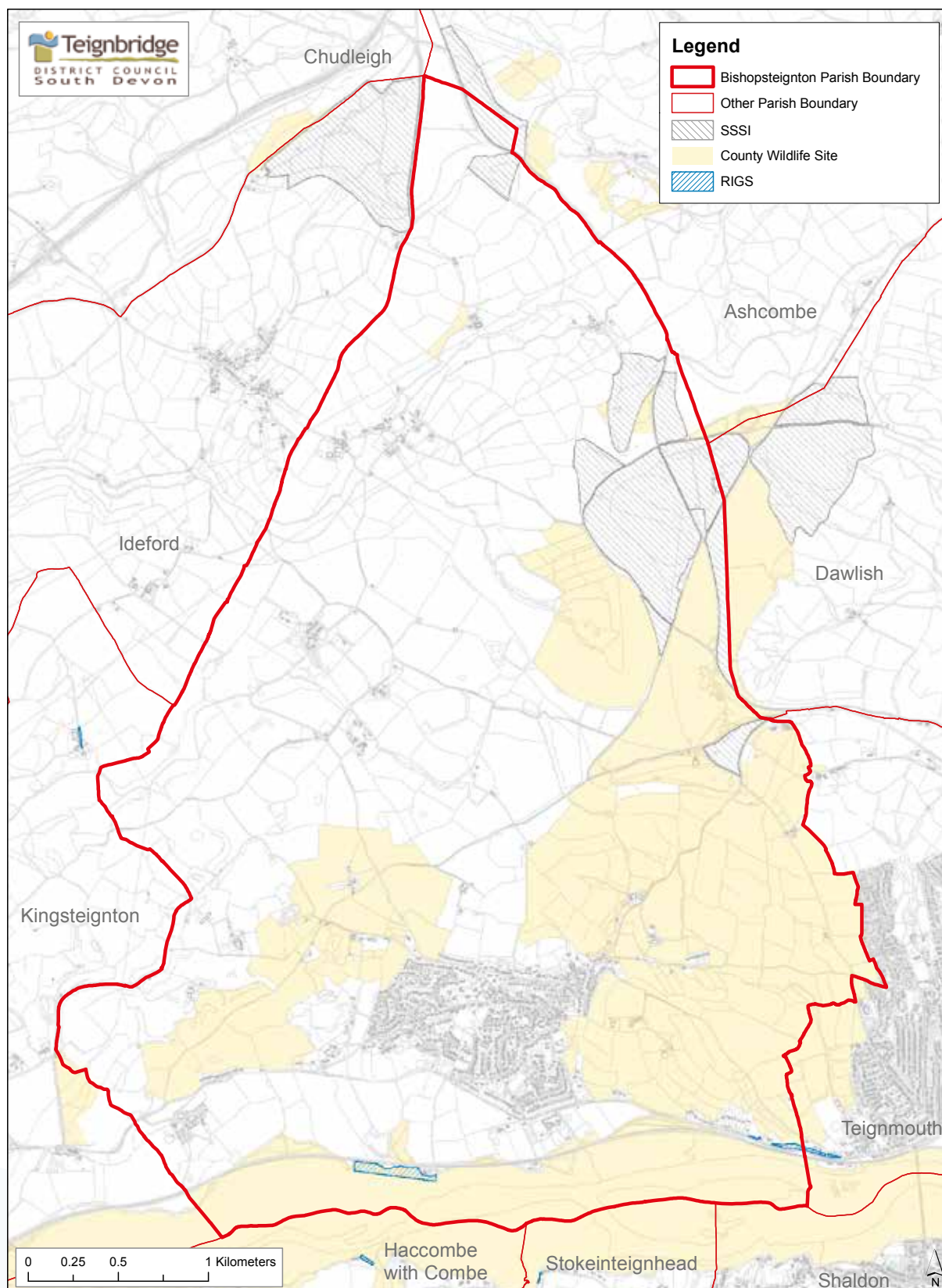
Appendix 3ii Biodiversity Maps



Bishopsteignton Neighbourhood Plan: Cirl Buntings

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Appendix 3iii Biodiversity Maps



Bishopsteignton Neighbourhood Plan: Bio/Geo-Diversity Sites

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Appendix 4 (A4) Heritage Assets List

1. Remaining village mansions and gardens
2. Lendrick School: Prep. School 1920's to late 1940s moved to Teignmouth
3. Millennium Stone.
4. Raised Pavement in Fore Street and Church Road
5. St John's Church: Norman and earlier. Bell Tower 19th C.
6. Sanctuary Chapel: 1350 by Bishop John de Grandisson
7. River Chalets near Luxton Steps
8. Ancient Ford over the Teign: Roman and earlier
9. Salt Pans.
10. Peace Field: Peace treaty with the Danes 1001 AD
11. Bishops Palace (Old Walls): C10 Monastery and C13 Bishops Palace
12. Vineyard: Medieval -associated with the Bishops Palace.
13. Drover Road
14. White Wells: Water supply to Old Walls.
15. Tumuli: A number identified on or around the golf course
16. Trig Point: Golf course 247m.
17. Medieval Quarries on Golf course: Flint, sand and gravel.
18. Haldon Aerodrome: Flying Club 1924 and air base in 2nd World War
19. Lindridge Italian Gardens: Early C20 gardens by Edward White
20. Bomb Crater
21. Luton Church: Built 1865
22. Luton Mill and Leat

The Battle of Haldon Hill in 927 is often associated with the parish but is likely to have taken place further north on the ancient crossing point of Haldon (near present A380)

Castle Dyke – an Iron Age Hill Fort is just outside the parish as is Lidwell Chapel and Holy Well.

+ Listed Buildings-coloured blue.

Appendix 5 (A5) Central Core: Car Parking Survey

Assessment of residential parking need in the central area

It is clear from earlier village surveys and the obvious pressure on street parking that residential parking for much of the older core of the village is woefully inadequate and seen as a major handicap to those residents concerned. The core of the village is largely made up of older terraced houses and cottages which have no possibility of off street parking within their curtilages. This area is also the heart of the Conservation Area where parking has an environmental impact whereas the lack of proper provision can affect property values and thereby sales.

The survey aims to identify the broad shortfall in parking in this area. The practicality of providing additional parking suggests a sensible standard of one parking space per residential unit should be employed. The method used was to count the number of residential units and the availability of on and off street parking within 100 metres of each unit. From this any shortfall in availability can be assigned to different blocks of houses. The area covered is the triangle of Fore Street, Clanage Street and West Street together with Fore Street to the Ring of Bells. The eastern part of this area has significantly more parking available within a reasonable walking distance than the western half. Below is the assessment applied to each section of the study area.

Area 1 from the Supply Stores to Rose Cottage (incl. Kittoes Cottage) (RED)

Houses - 13

Parking- on street 7 with a day time limit of 30 mins. Evening/nights unlimited. Plus one garage which appears unused.

Area 2 from the Village Hall to Central Garage (RED)

Houses - 6

Parking - 6 on street (if parked carefully)

Area 3 from the Methodist Church to No 32. (ORANGE)

Houses - 5

Parking - 0 However, one property has a garage which appears unused.

Area 4 from Central Garage to Bishops Avenue (GREEN)

Houses - 16

Parking up to 8 on street, plus one house with a garage and a restricted on street space. Parking for up to 10 to the rear of No.25

Area 5 from No 26 to The Ring of Bells (BLUE)

Houses and flats - 21

Parking- up to 18 on street, 19 off street in car parks plus one garage to No.24. A further property has a garage to the rear which is or was used as a workshop.

Area 6 Clanage Street (PURPLE)

Houses - 12

Parking - 1-2 using the limited space on the corner opposite the Bishop John de Grandisson

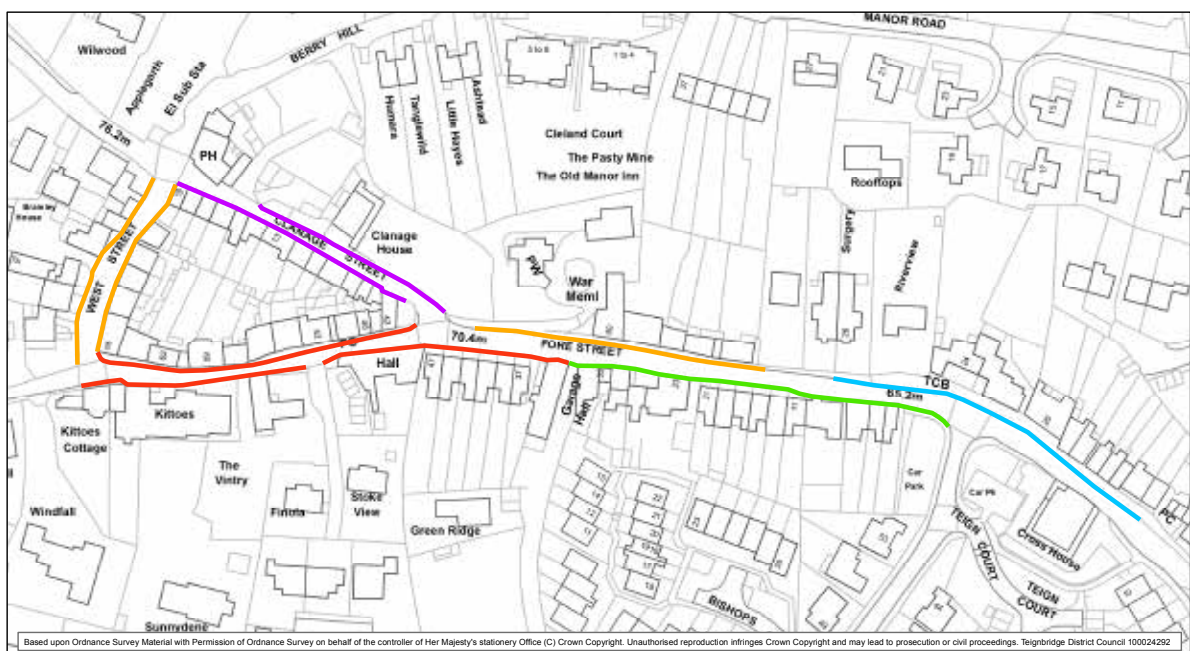
Area 7 West Street (YELLOW) (The 4 houses on the west side appear to have parking off street)

Houses - 5

Parking - up to 6

Conclusions

The total number of properties (78) roughly equates to the on and off street parking spaces within easy walking distance. Relatively few of the spaces surveyed, however, are allocated to particular properties so most can be occupied by others, some from outside the study area. Initially parking standards look acceptable but provision is weighted towards areas 4 and 5 while areas 1, 3 and 6 have relatively poor provision. The possibility of providing additional, convenient, parking in these latter areas is strictly limited whilst the Bishops Avenue Improvement Scheme could increase parking there by up to 7 spaces. To satisfy the initial standard of one car space per property then around 22 new spaces would be desirable, chiefly in this western area. However, the survey does not estimate car ownership and therefore overall parking demand for the properties surveyed could be considerably higher as a result. A supportive factor in satisfying this need would be the enhancement of property values for those with allocated parking, leading to the possible availability of capital or rental income for any new parking. There are a number of possible sites for new parking which will need to be drawn out in the Neighbourhood Plan.



Appendix 5a (A5a) Bishop Avenue Parking Scheme

Bishops Avenue Parking Scheme



Appendix 6 (A6) The Requirement for Additional Market Housing in Bishopsteignton

Introduction

Over the past 20 years there have been a significant number of new houses* built in Bishopsteignton, mostly on infill land or on the site of an older property which has been demolished. Evidence suggests that most of those houses are occupied by incomers to the village. There is now very limited scope for infill development within the village envelope. The aim of this report is to try to identify the type of housing that should be encouraged on the remaining sites available.

*'houses' is used throughout this report to include bungalows, flats and apartments

Background

An objective of the Neighbourhood Plan is to identify local housing needs and decide how these can best be met. The Community Council for Devon (CCD) has prepared reports on the need for subsidized housing, both to rent and to buy, commonly known as 'affordable housing', for a number of parishes. It was agreed to ask the CCD to prepare a report for Bishopsteignton; the cost to be met by Teignbridge District Council (TDC) and Bishopsteignton Parish Council. The data to prepare the report was to be obtained through a questionnaire and explanatory letter to every household in the parish with a prepaid envelope to return the questionnaire direct to the CCD to maintain confidentiality.

The CCD has a standard questionnaire which it uses for these surveys to determine the local need is for subsidized housing. The Neighbourhood Plan Team (NPT) considered that the need for 'local market housing' should also be identified and that having a questionnaire delivered to every household was an opportunity too good to be missed. It was agreed with the CCD that some additional questions would be added to the questionnaire to determine general housing need as Part 1 and that Part 2 would be their standard questionnaire on the need for subsidized housing. The Parish of Bishopsteignton: Local Housing Needs Report covers 'subsidized housing' (Ref B1) report looks at the local need for houses to be bought or rented at market prices.

Methodology

By collecting the data from those already living in the Parish it was intended to identify the needs of residents rather than those who might want to move into Bishopsteignton. It was felt that attempting to meet the needs of existing residents should be given priority over those wanting to move into the Parish. Anecdotal evidence suggests that developers and builders

tend to concentrate on building property that suits incomers rather than that needed by existing residents wanting to move.

The questions asked for details of the respondent's current property and whether he/she or any member of their household was expecting to move within five years. If they were expecting to move, what size and type of house would they be looking for and were there any special features, such as a level garden, which they would need. There was a further question on whether they expected to find a suitable property in Bishopsteignton and, if not, why not - Table 5.

There was a section in the questionnaire on the needs of those over 55 years old and the results of those questions are included in the CCD Report but are included here too as there is clearly some overlap.

Finally, in Part 1, there was a question as to whether respondents could afford to buy or rent in the open market. Those who could not were encouraged to complete Part 2 of the questionnaire with an assurance that their personal details would remain confidential to the CCD. This report has been prepared from the spreadsheet onto which the data was entered by the CCD but with the columns containing confidential information deleted.

Results

1313 questionnaires were distributed and 449 were returned. This is a good result for this type of survey without a 'follow up'.

Here is a summary of the answers to the questions:

1. Tenure of current home:

Respondents were asked whether they owned or rented their current home. The results are in Table 1 below.

Table 1			
Own your own home	408	Live in a shared ownership property	7
Rent from a private landlord	18	Live in housing tied to job	1
Rent from a housing association or local authority	8	Other, please specify	0

2. Is this your main home or second home?

The answers to this question were:

Main home: 442

Second home: 7

3. How many Bedrooms do you have in your present home?

Table 2		
No. of bedrooms	No. of homes	% of homes
1	17	4%
2	109	25%
3	167	38%
4 or more	147	33%

This question was not answered by nine respondents.

4. Do you or any member of your household expect to move within five years?

Yes: 112

No: 337

This shows that 25% of respondents expect to move in five years.

5. If expecting to move, what size and type of property do you require?

Table 3							
Type	1 bed	2 bed	3 bed	4 bed	5 Bed	Totals	%
Flat/Apartment	2	10	2	0	0	14	19%
Bungalow semi-detached	0	1	0	0	0	1	1%
Bungalow detached	0	10	11	5	0	26	34%
House semi-detached	0	4	3	3	0	10	13%
House detached	0	3	6	9	1	19	25%
House terraced	0	2	2	1	0	5	7%
Other	0	1	0	0	0	1	1%
Totals	2	31	24	18	1	76	
%	3%	41%	31%	24%	1%		100%

114 respondents answered this question. Not all respondents saying they intended to move gave this information and some not intending to move within five years provided it.

Respondents were asked if there was any special feature required for their new home and 98 made comments and in many cases several comments. A list of these responses is attached as Table4 below but this is a summary of frequently occurring comments:

Garage or Parking	60
Level ground	34
Small garden	17
Large garden	12

6. Do you expect to meet your requirements in Bishopsteignton?

Yes: 61

No: 77

Respondents were then asked why they did not expect to meet their needs locally.

Thirty one households responded that they could not afford to meet their needs in the open market. After further investigation by the CCD it was found that 28 households were eligible for 'affordable housing' and these were the subject of the Parish of Bishopsteignton: Housing Needs Report.

The general responses regarding why people do not expect to find the property they want in the Parish are given in Table 5. Many of these can be seen to correspond to the special features required listed in Table 4

The principal reason (24 responses) is that property is too expensive and the next with nine responses 'need to move out of area/need to be nearer family'. This is followed by 'need to be on the level/too steep' with five responses.

7. Housing needs of those over 55

There were special questions in the questionnaire to assess the housing needs of the 'Over 55s'.

565 older residents responded to the survey from 350 separate households.

When asked about their future housing plans. 238 households stated they have no plans to move home. 77 households plan to move and they would like to do so in the next 5 years. 57 households said they planned to move but not for the next 5 years.

When asked where they wished to live 78% of the households responding wished to remain in Bishopsteignton.

Discussion

The answers given to questions 1, 2 and 3 give a general picture of the present housing stock in the Parish assuming that those who answered the questionnaire together with the property they occupy were a representative sample of the whole population.

Question 4 provided the, perhaps for some, surprising result that 25% of the respondents expect to move in the next five years.

Question 5 asked respondents to give details of the requirements for their replacement home both in terms of type and size as well as any special requirements. The results are tabulated in Table 3. When considering these results it must be remembered that this relates to the types of property being sought by existing residents planning to move. Much of this need will, no doubt, be able to be met from the existing housing stock. However, it does give a guide to the types of property which developers should be encouraged to build to meet the needs of existing residents.

As far as the special requirements of those intending to move are concerned the largest number (60 responses) was for a garage or parking, with 34 wanting a property on level ground, followed by 17 wanting a smaller garden and 12 a larger garden. The full list of responses is in Table 4.

Question 6 asked if people expected to find a property to suit their needs in Bishopsteignton and if not, why not? This question was answered by 138 respondents and 44% expected to find the property they need in Bishopsteignton. Of the 56% who did not, their answers are quite illuminating with the largest response, by far, being that property is too expensive (24 responses) and the next with nine responses 'need to move out of area/ need to be nearer family'. This is followed by 'need to be on the level/too steep' with five responses. Clearly, there is no need to try to accommodate the needs of those who intend to move away from the area. Again the issue of the steepness of the land comes up so perhaps any future development should be directed towards the more level land.

Housing needs of those over 55:

Unfortunately, the NPT was not given all the raw data by the CCD and so it is not possible to be certain that the over 55s answered the general questions regarding intentions to move and their needs if they did so. In the absence of this information, it has been assumed that they did answer the general questions and hence their intentions and needs have been taken into account above.

Conclusion

From the discussion above it can be seen that a significant proportion (56%) of those intending to move in the next five years do not expect to find the property they want in Bishopsteignton. To try to meet the needs of these existing residents their particular needs and concerns regarding type and size of house, e.g. two bedroomed flats or apartments, two and three (and a few four) bedroomed detached bungalows, and a mixture of sizes of semi-detached and detached houses.

All the properties to have a garage or parking space and for as many as possible to be on level, or at least less steep ground and to have a mixture of garden sizes.

However, the overriding concern is about the price of housing and there is little that can be done locally to ameliorate this problem.

The results of this survey can be used to guide any potential developers to provide housing to meet the needs of existing residents.

Table 4 - Key features for replacement property (number of similar responses in brackets)

Table 4	
2nd loo, garage, small garden	Garden, drive
Any 3 bedroomed property	Garden/Garage (8)
Anything	Garden. No garage, level
Decent size garden	Garden, level ground, disabled parking area
Double garage	garden/parking for all three house types
Double garage, flat land	Garden with playing room
Garage (4)	Ground floor with garage
Garage, balcony	Ground level
Garage and reasonable size garden for all options	Large garden (5)
Garage & garden and parking for 2+	Large garden, off street parking
Garages, land and stables	Large garden, veg plot, garage
Garage or parking, small garden	Level
Garage, parking, garden	Level, garage
Garage/parking	Level, garage, close to amenities
Garage, small garden/communal garden	Level, garden
Garage/workshop	Level garden and garage (2)
Garden (4)	Level garden, double garage

Gardens & parking	Level, garden, parking (2)
Level ground (4)	Level small garden
Level ground & garage	Level small patch
Level ground, garden, garage, parking	Min. 1 acre
Level ground, small garden, double garage	Near school
Level ground, small garden, garage (2)	Nearer facilities
Level small garden, garage or workshop	No garden
Level with parking/garages	No garden. Level ground
Level ground, garage, garden	No steps
Level ground, good size garden, garage	Not sure
Level ground, large garage and workshop	On a bus route. Garage/space
Level ground, large garden & garage	On level plot
Level ground, med garden, garage	Outside of village
Level ground, small garden, garage (2)	Parking
Level ground, small garden, parking space, close to bus route	Small garden
Level ground near shops and bus routes	Small garden, garage (4)
Level ground on bus route	Small garden, no garage
Level ground, parking space, garage	Some garden and parking space

Table 5 - Why people don't expect to find a replacement property in the Parish

Table 5	
Age related problems or incapacity	2
Need to be on level/ too steep	5
Too expensive to buy	24
Too expensive to rent	3
Too expensive -unspecified	
Sheltered housing too expensive for those on only state pension	2
Larger houses too expensive	2
Bungalows too expensive	2
Lack of 3 bed bungalows	1
Lack of 2 bed terraced	1
Lack of flats	2
No suitable property to rent	1
Not enough housing	2
Want smaller garden	
Want larger garden	2
Want/need to move out of area/to be closer to family	9
Want more activities available in a town	
Want to be closer to facilities for when not driving	3
Various Village is elitist and misogynistic and the broadband is rubbish Roads not suitable for mobility scooters	2

Appendix 7 (A7) Community Facilities Report and Assessment

Table listing important parish facilities

Village Hall	The Post Office	The Village Shop
Community Centre	Cockhaven Hotel	Hairdresser
Old Walls Vineyard and Cafe	The Scout Centre	The Surgery
The John De Grandisson / The Ring of Bells/ The Elizabethan	Jack's Patch Garden Centre	Red Rock Brewery/Bar
Bishopsteignton House/ Moors Park Residential Homes	Church and Hall	The Almshouses
St John the Baptist Church/ Methodist	The Lawns Recreation Area	The School
Central Garage/ Metro Motors	The Pharmacy	Shute Fruit

Report on the development of the facilities policy

Introduction

The most important element of gathering information/evidence is to ensure that everyone concerned with a topic is given the opportunity to give their views at different stages throughout a process. If people make a decision not to do so, they are not in a position later to object to the views expressed by others and the resulting Policy. All consultations will gather differing views but the majority views expressed must be those that predominate. In the consultations carried out by the NP team the response was considered by TDC to be either above average or average for similar community consultations.

The TDC Planning team appointed to support the development of Neighbourhood Plans recommended that different methods of consultation be used. Questionnaires, open days, focus groups, surveys and face to face interviews were considered to be appropriate and all these methods were used in the preparation of the Draft Bishopsteignton Neighbourhood Development Plan (BNDP). Information that was gathered was published on the website and reported at different stages in Open days. Regular up- dates were given to the Parish Council and the village via the Parish Chronicle and the Bishopsteignton Residents group. Reports and Material was published on the Neighbourhood Plan website.

The development of the facilities policy is outlined in the following paragraphs and should be read in conjunction with the process clearly set out in the Communications Strategy and Consultation Statement.

1. Drop-in Day 31st March 2012

Posters and banners were displayed around the village and an invitation was delivered to every household to attend a Drop-in Day. There was also an

opportunity for those who could not attend to give their views by completing a questionnaire and placing them in boxes in strategic locations.

At the event residents were given information on what a neighbourhood plan could and could not do, and were asked via a number of open questions to give their views. These were on topics such as housing, traffic, facilities, business, environment, green issues, sustainability and well-being. There was an opportunity to express views on any topic they wished and to identify parish Strengths, Weaknesses, Opportunities and Concerns. (A record of these comments are available. In many instances people ticked a comment that had been already made rather than write it again).

Information received on the drop in day and from the boxes was collated and a summary sent to the Parish Council. The information gathered on facilities was considered against the guidelines given in the National Policy Planning Framework on promoting healthy communities.

These were

- Communities should provide opportunities for meetings between members of the community who might not otherwise come into contact with each other.
- Safe and accessible environments where crime and disorder and the fear of crime, do not undermine quality of life or community cohesion
- Safe and accessible developments containing, legible pedestrian routes and high quality space which encourage the use of public areas.
- Plan positively for the provision of shared space, community facilities and other services to enhance the sustainability of communities and residential environments.
- Guard against the unnecessary loss of valued facilities and services
- Ensure that established shops , facilities ,and services are able to develop and modernise in a way that is sustainable and retained for the benefit of the community
- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

2. Further information was gathered via focus groups from the school council, the PTA and a group of young people working at a local hotel. Stakeholder mapping was done to identify every organisation in the village that used any of the current halls and a questionnaire was sent to find out what they considered to be important to the effective running of their organisation. They were asked to consider the difference between what was 'important' and what 'was desirable but not essential' to ensure it was not just a wish list. The aim of this being the start of a process to see if improvements could be achieved within current provision that would meet the needs identified. The purpose throughout has not been to build a hall but to identify if there was a need and to consider possible sites, this being one of the requirements of neighbourhood plans.

3. Facilities Workshop and Drop-in afternoon 26th January 2013

The different categories of organisations using the halls were then identified eg clubs and societies, drama groups, social events and celebrations, youth events, outdoor activities and sporting and keep fit activities. The workshop was arranged inviting representatives from these groups and all the current halls and public venues, the Parish council, and representative of young families, this being a 20 year plan. They were asked to consult the groups they represented prior to the workshop to ensure the widest possible representation of these stakeholder groups. The aims and objectives of the workshop were:

Aim: To establish the needs for facilities for the next 15 to 20 years for Bishopsteignton Parish to be included in the Neighbourhood and Community Plans

Objectives:

- To clarify and confirm the purpose of the Community and Neighbourhood plans and where facilities fits within them.
- To share the findings of the Drop-in Day held in March 2012 and the questionnaires sent to all clubs and societies
- To have the opportunity to add to these findings and comment further.
- To identify gaps in provision
- Consider the strengths and weaknesses of current facilities and what additional improvements there could be to current facilities
- Explore and develop possible options to meet the gaps.

A presentation was given on the national recognised basic criteria for a community hall and Bishopsteignton facilities were measured against this criteria. (Diagrams in the appendix of the draft plan are there to show how our current facilities measure against this criteria. They are not plans for a hall). Members of Teignbridge planning department assisted with the preparation of the day ensuring that it was being delivered in a way appropriate to Neighbourhood Planning Standards. They attended the whole day.

In the afternoon all of the information gathered at the workshop was displayed in a Drop-in event for all residents again to have an opportunity again to add their comments and views and suggestions.

4. Analysis and possible options were investigated.

An analysis was carried out of all of the village venues and representatives from these organisations were asked to supply the relevant information.

As none of these venues was able to fulfil the long term criteria identified, the most important of these being a hall that could accommodate 150

people with parking adjacent, consideration was given to possible sites that may be considered for the future. As the plan is about land use not about developing proposals, identification of possible sites was important. The following were considered:

- (a) The most popular option seemed to be to develop the school site and a meeting was held at the school with the head teacher and governors. After careful consideration of the site and costs and the future needs of the school for expansion it was deemed unachievable.
- (b) Village Hall site was considered carefully but the site was not large enough to achieve a suitably sized hall with parking. The same applied to the Methodist Hall
- (c) The village green was considered but as a village green 'must be preserved for local inhabitants sport and recreation used in perpetuity with no development whatsoever' this was not a possible option
- (d) The Lawns was considered a possibility as it is a very large site and is owned by the parish and would only take up 3% of the total green space. It was felt a community hall could possible accommodate an integrated new scout hall and meet both needs identified. There was provisional support for this from the scout and guide association.

5. Options Open Day 7th March 2014

An exhibition of the information collected so far and its analysis was presented to the village and showed the results of the housing survey, the business survey and all the information gathered and analysed on facilities. This material was presented to support and give further background on how the Options had been arrived at. There was an opportunity for those who attended to express their views.

6. Options questionnaire and an explanatory leaflet were hand delivered to every house in the village (1300) 7-9th March 2014

The response forms were available on-line and also in key retail outlets. The returns were originally analysed by Teignbridge District Council.

7. The review of all information collected was carried out between June and November 2014 and the draft BNDP was reviewed with 70% of the 330 replies supporting the proposals on facilities.

During this period all community inputs were reviewed to check for omissions and to make sure all contributions were understood. Policies were then developed to deliver the proposals supported by the Community. The draft was submitted to TDC Planning department and their professional advice and suggestions were followed up. Independent experts were employed through the Locality Government Grant to review and help ensure the policies and supporting material conformed to the National Planning Policy Framework and emerging Planning Guidelines for Neighbourhood Plans.

8. Pre-plan submission consultation on the Draft BNDP Dec 14th 2014 to 5th February including an Open Day on 17th January 2015

Summaries were delivered to all 1300 households in the Parish. Statutory bodies such as Natural England, Network Rail etc.. were consulted, together with those who had contributed locally to the research and surveys carried out. The response forms were accessible electronically and in hard copies through the parish office. Issues were identified concerning the bat colony at Bishopsteignton House and substantial changes were made to improve clarity and provide detail in response and one of the Facilities policies was removed and the wording on another improved.

Conclusion: Community Halls in Bishopsteignton

Through the various consultations held with the community the need for a large capacity community hall was identified that could meet the needs of the population now and for the next 20 years.

A workshop was held with representatives of the organisations currently using the existing halls and together with feedback from two open days, the following needs were identified:

- A large capacity hall
- Parking and close, easy access to the building
- A permanent stage with media resources
- Good sized changing rooms
- Large entrance lobby
- Large cloakroom
- Catering kitchen
- Storage facilities for organisations to use
- Sports Hall

The following analysis shows there a significant shortfall in the facilities and size of the existing halls in the village. The diagrams illustrate the current size of the three largest existing halls against the size that would be required.

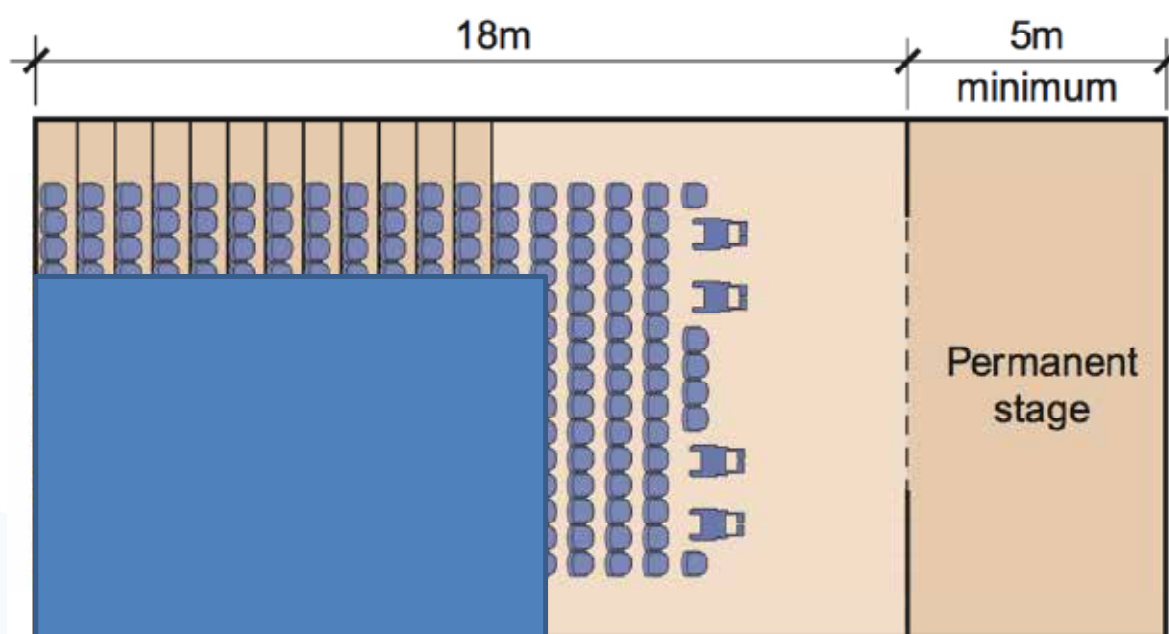
NB a standard One Court Hall with stage is 23m x10m = 230 m² as defined by Sport England in 'Village and Community Halls'.

Facilities you have said are needed	Scout hall	School (currently not available for hire)	Methodist Church	Parish Church	Methodist Hall	Village Hall	Community Centre
Large capacity hall 230 m²	no	At present 116.6 m ²	100+25 on stage area	Can seat 170	60	150 standing 100 seated (Fire regs) 94.4 m ²	Total of 100, largest room 73.5m ²
Parking	no	yes	20 cars at a squeeze	no	20 at a squeeze	no	no
Good access	yes	yes	Wheel chair access	Wheelchair access and disabled toilet	Wheel chair	Wheelchair and disabled WC	Wheelchair access and disabled WC
Storage Facilities	no	no	no	no	no	Limited	No but could be developed in school yard if funds available
Catering kitchen		Yes, but may not be available	N/A	no	No catering for small events	No but a small kitchen suitable for small events or with outside	Yes good kitchen now with dishwasher
Large stage, Changing rooms, media	no	Not at present	Small stage area good sound system	no	no	Small stage and 2 very small changing rooms, lighting and sound systems	Mobile stage
Large Lobby	no	no	no	no	no	no	No but reasonable
Large cloakroom	no	no	no	no	no	no	no
Sports Hall	no	no	no	no	no	no	no

Restrictions and limitations

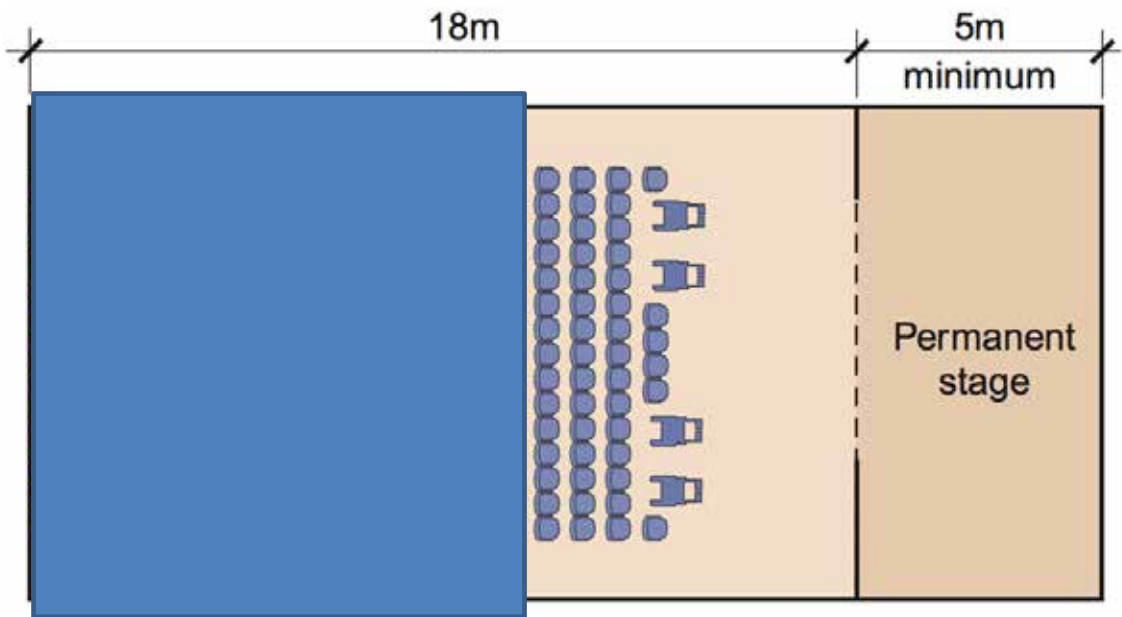
1. **Community Centre:** licensing laws apply. Drinks license included in rental cost. Stop selling drinks by 11.30 pm and music to stop by 11.30. Hall to be cleaned and vacated by 10.30 the following morning for evening events
2. **Village Hall:** Restrictions are based on current licensing arrangements Bar till 11.30 (weekends 1.00am) Close to houses so noise can be an issue although fire doors help. On the whole self-regulating. They say its fully booked and they are planning an extension towards the garden area next to the kitchen
3. **Parish Church:** There is nothing formalised each situation or request will be considered by the vicar and church wardens. Some restrictions around the fabric of the building as it is grade 1 listed building.
4. **Methodist Hall and Church:** No Alcohol
5. **School:** currently not available for hire. If developed in partnership with the village there would restricted use to weekends and some evenings and school holidays. Would need totally separate storage, kitchen, etc.
6. **Scout Hall:** Not available for hire. Very old building in poor condition. Jointly owned by The Scout Association and the Girl Guides Association

Community Centre super imposed on One Court Hall with Stage:



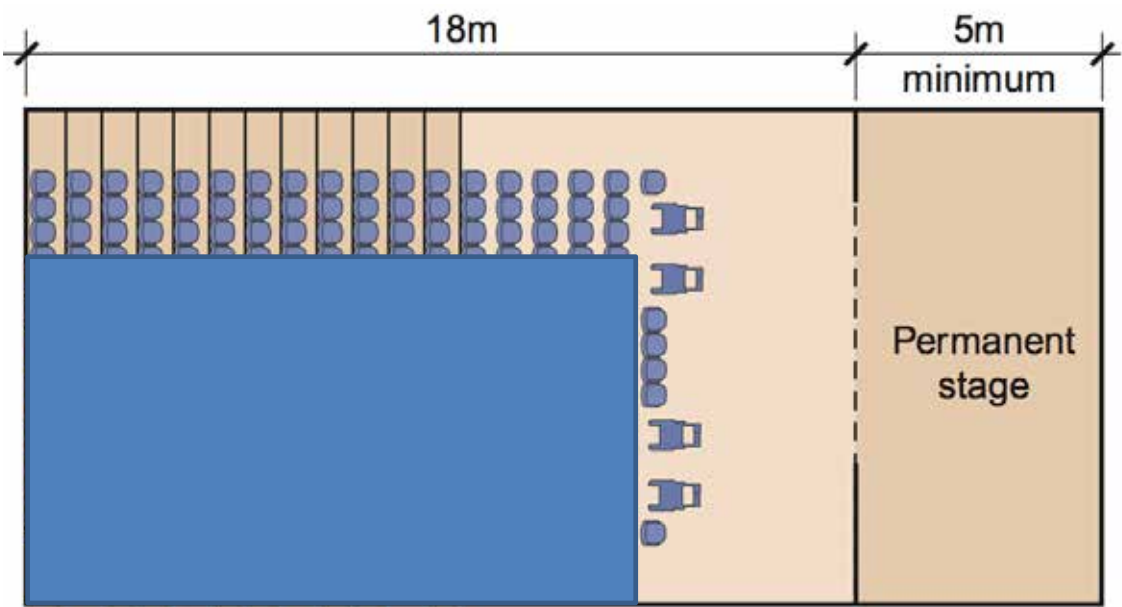
One-court hall with stage – up to 261 seats

School Hall superimposed on one court hall with stage:



One-court hall with stage – up to 261 seats

Village Hall superimposed on one court hall with stage:



One-court hall with stage – up to 261 seats

	Pro's	Con's
New Build at Lawns End	<ul style="list-style-type: none"> • Could be a purpose built hall that would meet all the needs identified by the village • Everything would be on one site could be cheaper to run • Large outdoor area adjacent • Parking • Could create something really attractive for the future • There has been planning permission for this in the past so the idea has been established • Commercial functions could make money (weddings etc) • Freedom of use • Possibilities for future opportunities • Focal point for the village • Could incorporate the scouts' needs freeing up the present site for development 	<ul style="list-style-type: none"> • In order to succeed would need to incorporate lots of different activities • Would be very expensive to build and where would the money come from • Would need a 'champion' to project manage and coordinate the whole process • Would take considerable time to achieve • There would be a lot of resistance • Not in a central position • Would have a major effect on other community halls in the village • Opportunities have already been missed to combine village functions(eg museum)
Extend the existing School Hall with separate entrance, storage, toilets, kitchen etc	<ul style="list-style-type: none"> • Most efficient to use existing site for drainage, facilities etc • School and community would benefit • Parking nearby • Sports field in grounds • Adjacent to the village green • Young people would engage with the building at an early age and feel comfortable using it in adulthood • Cheaper and more practical than a new build • School keen on the idea • Can rationalise the space • Could be used by the scouts with school field and green near for outside activities 	<ul style="list-style-type: none"> • Restricted use to evenings weekends, school holidays • It is a compromise on a slightly restricted site which may inhibit design and some facilities • Would need a formal agreement for shared entity • Not in centre of the village • Would there be enough scope for the scouts
Make do with existing Community Centre and Village Hall	<ul style="list-style-type: none"> • Already there so practical to do nothing • In present economic climate may be the only option • There is an opportunity to improve the current facilities and some of the identified needs could be address eg storage , dishwashers, media • May be the easiest option for the next 10 years 	<ul style="list-style-type: none"> • No sports hall • Needs money to improve existing facilities • No parking, poor access • Poor floors • Village hall needs major maintenance • Not particularly suitable for the scouts as no field adjacent
Build new scout hall / pavilion at Lawns End	<ul style="list-style-type: none"> • Purpose built to accommodate all the scouts needs • Next to large green space • Could incorporate a tearoom/ small café • As a smaller building could integrate better into the environment and be less controversial for the neighbouring house • Frees up the present scout site for development 	<ul style="list-style-type: none"> • May cost too much as a stand-alone project • May not be necessary if scouts could use another hall

Appendix 8 (A8) Housing & Residential Section: Criteria & Glossary

Criteria for affordable housing on 'exception' sites

Development of 'exception sites' should reflect the scale and character of the village, particularly the Conservation Area, and be physically integrated with it in terms of design, scale and pedestrian access.

It should be-

- On small sites immediately adjacent to the village envelope.
- Contiguous with the existing village structure.
- Sustainable.

It should also-

- have acceptable site conditions, drainage, slopes, outlook, aspect.
- not be contrary to established policies.
- have an acceptable environmental impact.
- have proper access to the highway network and to services such as storm and foul drainage, water supply, internet etc..
- and be acceptably located relative to community facilities, especially the school.

These criteria have been applied to various potential 'exception sites' around the village envelope leading to the two sites identified in the plan, although various improvements, particularly to pedestrian access, would have to be carried out through the normal planning process.

All sites within and immediately adjacent to the village envelope have been assessed with regard to providing the 28 affordable houses identified in the survey. Within the envelope, virtually all suitable sites have been steadily infilled over the years so the establishment of 'exception sites' outside the envelope is considered the only practical solution. Furthermore, any small sites remaining within the envelope would have a high market value making affordable housing impractical. The building of small numbers of affordable houses within the village, however, would be supported.

Definitions

Affordable Housing:

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.

Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

NPPF definition of Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency. Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing. Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

Rural Exception Sites:

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Definition of ‘Local’ (from ‘The Land Society’ conditions which are similar to a number of draft Neighbourhood Plan Policies nationally).

Having a Qualifying local connection which means at least one member of the applicant household must fulfil at least one of the following criteria in descending order of priority:

1. Have been ordinarily resident in Bishopsteignton Parish for the last two years, or for a continuous period of five years in the past.
2. Have or have had a close relative in Bishopsteignton Parish i.e. grandparent, mother, father, brother, sister, son or daughter who has/had been ordinarily resident there for at least 5 years.
3. Have a permanent job (more than 16 hours a week) based in Bishopsteignton Parish.

If we cannot find sufficient people in need from Bishopsteignton, those from adjoining Parishes will be eligible to occupy the new affordable units.

Note on Community Infrastructure Levy (CIL) and Section 106 agreements

When new development takes place, the developers are usually asked to pay a contribution towards the funding of associated infrastructure. Historically this was through 'Section 106' agreements negotiated between local authorities and developers, although the Planning Act 2008 introduced a new way of doing this - the Community Infrastructure Levy, or CIL.

Section 106

S106 contributions remain the primary means for local authorities to ensure that developments pay for infrastructure that supports them. However, only 7% of developments attract a S106 agreement, and agreements are by their nature uncertain in terms of what they can deliver.

S106 contributions are negotiated between local authorities and developers, and can pay for anything from new schools or clinics to roads and affordable housing.

The Community Infrastructure Levy

Introduced by the Planning Act 2008, local authorities are allowed, but not required to introduce a CIL. CIL is different to S106 in that it is levied on a much wider range of developments and according to a published tariff schedule. This spreads the cost of funding infrastructure over more developers and provides certainty as to how much developers will have to pay.

A number of local authorities are looking at implementing a CIL in the near future. Once a CIL is implemented, an authority will still be able to negotiate a S106 agreement, but it will be restricted to site-specific measures and to the provision of affordable housing.

To help communities to accommodate the impact of new development and to strengthen the role and financial autonomy of neighbourhoods fifteen per cent of Community Infrastructure Levy revenue received by the charging authority will now be passed directly to those Parish and Town Councils in England where development has taken place. This should encourage local people to support development by providing direct financial incentives to be spent on local priorities. This neighbourhood funding element can be spent on wider range of things than general Levy funds, as set out in paragraph (b) below. It can be spent on supporting the development of the area by funding:

(a) the provision, improvement, replacement, operation or maintenance of infrastructure; or

(b) anything else that is concerned with addressing the demands that development places on an area.

The neighbourhood funding pot will mean that up to £100 per existing council tax dwelling can be passed to a Parish per year to be spent on local priorities. This figure will be index linked to take account of inflation. Charging authorities can choose to pass on a higher proportion of the Levy and the existing regulations already enable them to do this. The wider spending powers that apply to the neighbourhood funding element of the Community Infrastructure Levy will not apply to any additional funds passed to a Parish.

Those additional funds can only be spent on infrastructure as they would be general Levy funds.

In England, in areas which have embraced positive planning for future development in their local area by putting in place a neighbourhood development plan (in line with the powers inserted by the Localism Act 2011 into the Town and Country Planning Act 1990) the neighbourhood funding element is increased to twenty five per cent of Levy receipts for development in their area. For this to apply, the neighbourhood plan must be in place prior to when the planning permission first permits development.

This amount will not be subject to the annual limit. This higher amount will also be available when the Levy is paid in relation to developments which have been granted permission by a neighbourhood development order (including a community right to build order). Areas could use some of the neighbourhood pot to develop a neighbourhood plan where it would support development by addressing the demands that development places on the area.

Parish Councils must spend the neighbourhood funding they receive to support the development of their areas by funding those items set out above. The wider definition means that the neighbourhood funding pot can be spent on things other than infrastructure (as defined in the Community Infrastructure Levy regulations). For example, the pot could be used to fund affordable housing where it would support the development of the area by addressing the demands that development places on the area.

Designation of Local Green Spaces:

Planning Practice Guidance

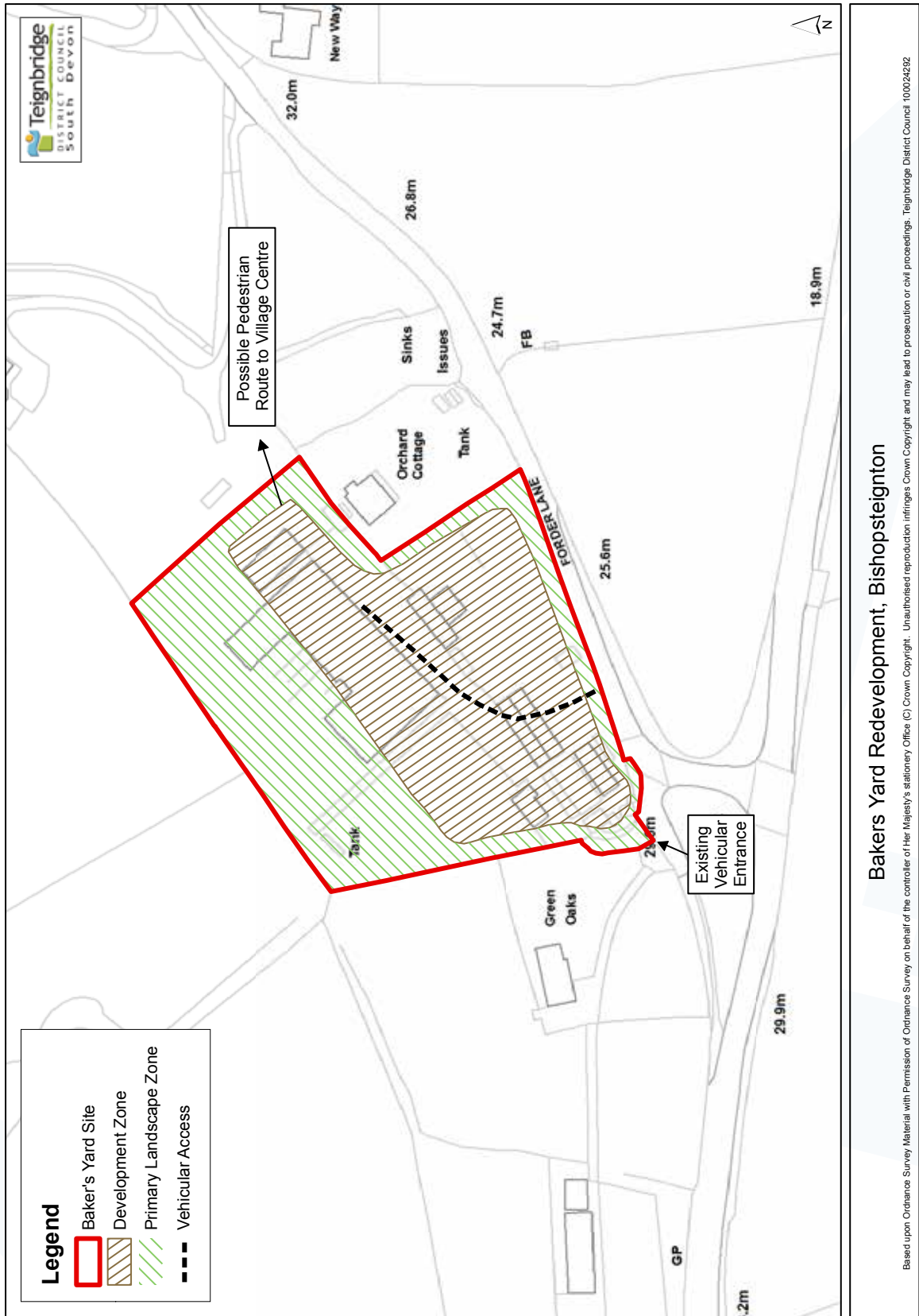
Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in insufficient homes, jobs and other essential services. Local Green Spaces

should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

Appendix 9 (A9) Drawing of Possible Solutions at Baker's Yard



The model planning inspectorate condition for live/work units:

Live/work units

- (1) The business floorspace of the live/work unit shall be finished ready for occupation before the residential floorspace is occupied and the residential use shall not precede commencement of the business use;
- (2) The business floorspace of the live/work unit shall not be used for any purpose other than for purposes within Class [B1] in the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.
- (3) The residential floorspace of the live/work unit shall not be occupied other than by a person solely or mainly employed, or last employed in the business occupying the business floorspace of that unit, a widow or widower of such a person, or any resident dependants.

Appendix 10 (A10) Diary of Bishopsteignton Neighbourhood Plan

Diary of Bishopsteignton Neighbourhood Plan	
1	Chair of Parish Council made community aware that Parish Council wished to review and update both Parish Plan 2005 and the Village Design Statement 2006. Autumn 2011.
2	Volunteers offered their services in response to parish Newsletter, mention at residents' group meetings. They were invited to a meeting with a Planning Officer from Teignbridge District Council. In principle recommendation accepted that a Neighbourhood Plan should be considered. 1st December 2011
3	First noted meeting to establish objectives, outline process and discuss rationale for doing a Neighbourhood Plan. Appointment of Chair and agreement to participate in a Neighbourhood Plan Team. 12th Dec 2011.
4	Agreed to use the CPRE process map for preparation of the plan. Researched existing Parish Plan, Village Design Statement and Questionnaire used in 2004. Identified principal stages and elements of Project Plan to follow this process. 11th January 2012.
5	Communication sub group met to determine outline and detail of Consultation process including setting date for Drop-in day. January 2012.
6	Established Email address and Bishopsteignton Parish Plan website. 23rd February 2012
7	Preparation of material, format, content and design of Drop-In day. Drafting of information and questions for display boards. March 2012.
8	Invitations by poster and notices, article in Parish Chronicle, leaflets through doors of all throughout the Parish using existing distribution system set-up by residents. Drop-In Day - 31st March 2012.
9	Formal application to gain TDC approval of the Parish Council preparing a Neighbourhood Plan contiguous with the Parish Boundary. In line with published new regulations and guidance to be advertised for six weeks, April to early June 2012. April 2012.
10	Follow-up to engage with outlying properties, businesses, school children and their families and young people by preparing shorter leaflets, focussed questionnaires with freepost address for return and collection through the Primary school and drop points at the Village shop. May – June 2012.
11	Sub Teams compiled summaries of the Drop-in day information focused on the principal areas of need as identified through analysis of post-it notes, comments received by completion of questionnaires or Emailed messages. April- May 2012.
12	Working Team agreed a draft vision statement for the Plan. Interim headlines were shared through the Parish Council with TDC. April 2012.

13	Community Council for Devon engaged to independently prepare a questionnaire and analysis of the Parish's housing requirements. July 2012.
14	Questionnaires delivered week commencing 14th September to all houses in Parish. Housing Requirements Survey. W/C 14th September - 12th October 2012.
15	Invited research material from existing Hall operators, village bodies and organisations on use and requirements for facilities in the Community. Early September – November 2012.
16	TD Council Executive approved the preparation of the Neighbourhood Plan for the Parish of Bishopsteignton by the Parish Council on 16th October 2012.
17	Draft Housing Requirements Survey report submitted. December 17th 2012.
18	Collected and summarised comments and questionnaire material from organisations. 5th December 2012.
19	Prepared for and designed Facilities Workshop. Dec/Jan 2013.
20	Held Facilities Workshop and further Drop-In session. 26th January 2013.
21	Meeting of 7th March received reports on Facilities, Car parking in central area, and proposals for a Business Survey. 7th March 2013.
22	Parish council accepts and notes the Vision Statement. Present report to Annual Parish Meeting. 18th March 2013.
23	Drop-in event at Luton Old School Hall. 20th April 2013.
24	Business Survey Covering letter distributed to over 70 addresses from 29th April 2013.
25	Business Survey interviews and questionnaire completion May 2013.
26	Setting up of sub-groups and agreement in Team to template for preparation of Policies May /June 2013.
27	Interim update report to Parish Council
28	Business Survey report drafted End of June 2013.
29	Application for Grant from DCLG through Community Development Foundation (CDF) approved August 2013.
30	Consultation and Communication meeting on the Options questionnaire and event proposals September 2013.
31	Sub groups active in reviewing needs and objectives in theme areas. Leading to drafting of Policies and questions for an Options Consultation September/October/November 2013.
32	Housing Needs Survey Report submitted to and noted by the Parish Council October / November 2013.
33	Application for Direct Support through Locality approved November 2013.
34	Draft Consultation Questionnaire reviewed and agreed for subject content January 2013.
35	Options Consultation Event and Questionnaire 7th-9th March 2014. In parallel drafting of outline plan and policies.

