

BISHOPSTEIGNTON PARISH COUNCIL

Teignbridge Draft Local Plan 2020-2040

(Part 3): Renewable Energy, Gypsy and Traveller and Small Residential Site Options.

CONSULTATION RESPONSE

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2. Please tick YES if you wish to be notified on the progress of the Local Plan Review and included in future consultations	YES	<input checked="" type="checkbox"/>
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RENEWABLE ENERGY
<p>Bishopsteignton Parish Council is very supportive of the effort provide responsibly sourced renewable energy and the emphasis that this is critical for the future, however, it is mindful of the responsibility to ensure that the method of harvesting and the location is appropriate for conversion to usable energy. with the yield being optimal when consider alternative renewables.</p> <p>There needs to be a greater explanation to enable a better understanding of both positive and negative factors impacts. We cannot expect the community to give full support without clear guidance including comparative figures on the energy generation capabilities and predicted life expectancy of each site.</p> <p>Put simply, BPC strongly feel any wind generated energy might be harvested on only greenfield sites, and solar on only brownfield sites due to the physical and visual characteristics of the apparatus involved.</p> <p>The Council is disappointed that there is no mention of tidal energy a form of power produced by the natural rise and fall of tides; surely an ideal source which should be utilised being the district has a coastline?</p>

2: RENEWABLE ENERGY – WIND – Site Options
<p>Site Option 2: Northwest of Bishopsteignton. Ref: WS2</p> <p>The Parish Council does not support this site, this proposal has the largest detrimental impact on wildlife and biodiversity overall.</p>

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Site Option 4: Colley Lane. Ref: WS4

This site is considered feasible and makes sense geographically subject to being scaled back to compliment the ecological surroundings.

Site Option 10: South of Middle Rixdale Farm, Ideford. Ref: WS10

The Parish Council does not support this site, due to the detrimental impact on wildlife and biodiversity.

Site 14: North of Bishopsteignton. Ref: WS14

(Please note this is incorrectly listed as being in the parish of Dunsford/Doddiscombsleigh)

The parish Council does not support this site option. It is impracticable due to accessibility restrictions. This will have an impact on creation of the site and future maintenance. It would be extremely damaging to the natural environment to attempt to implement suitable access to this site.

3: RENEWABLE ENERGY – SOLAR

The Parish Council will only support the installation of solar energy generating stations on existing brownfield sites.

The map provided is unrealistically saturated with site options, many highlighted within the parish of Bishopsteignton are most unsuitable due the topography and current amenity use of the land.

SMALL RESIDENTIAL SITE OPTIONS

Teignmouth: Land at Shepherds Lane. Site Reference Number: 9r140zl

The Parish Council has major concerns over this proposed development site, which lies in the Parish of Bishopsteignton.

When considering a previous consultation for land known as TE2 entitled 'East of Shepherds Lane' which incorporated the 1.2ha of this recent site option consultation, the scope of this new reduced option is more reasonable however may be easily considered the tip of the iceberg when it come to future development proposals in the vicinity. This would certainly be unacceptable and against 2020-2040 Local Plan review policies EN1: Strategic Open Breaks and EN2: Undeveloped Coast, as well as policies relating to other environmental concerns.

If permitted, development of land such as this and others will cause creeping encroachments likely to greatly reduce the possibility of maintaining 'physical and visual breaks between closely adjoining settlement' as indicated in 2020-2040 Local Plan Review policy SC2, point c.

Similarly, development of any land off Shepherds Lane would require a new significant access route, as you have indicated. Currently, all approach roads are unsuitable without major transformation and disruption to the natural environment and habitats. A lack of sufficient pedestrian footways for several of the approach routes to this site is unsafe without further detrimental effect to the surrounding natural habitats.