

Teignmouth Neighbourhood Plan Evidence Base

Summary of Key Issues and Messages

This document reproduces the key issues and messages identified in both the strategic and local evidence base reports. Those identified from strategic evidence are coloured blue and those identified from local evidence are coloured green.

Natural Environment

- We are fortunate to have various environmental designations which help to protect the local (land side) environment and biodiversity. However, there may be additional areas which require protection through the neighbourhood plan or currently protected areas which could benefit from additional planning policy protection.
- Maintaining the character and identity of the town and separation between Teignmouth, Holcombe and Bishopsteignton through the protection of open gaps and valued landscape is important.
- We have areas which form part of a wider habitat for protected species (such as the Cirl Bunting). While there are some protections for such species we should consider whether we can offer further policy protection through the neighbourhood plan.
- We need to ensure that bathing quality standards are maintained and that the beach is protected.
- The coastal and estuarine environments frame the town and help to define its character.
- Landscape character analysis suggests a mainly low capacity to accommodate new development on the town's edges.
- Maintaining appropriate coastal and fluvial flood defences and introducing mitigation, as necessary, in relation to new development to protect the town into the future is essential.
- We should seek further evidence and information on important issues, priorities and policies from agencies such as the Environment Agency and Natural England and organisations such as the Royal Society for the Protection of Birds and the Devon Wildlife Trust.
- There are a raft of policy protections at the national and district levels which afford our local environment a good degree of protection from inappropriate development and use.
- There may be opportunities for us to strengthen policy positions set out at these levels where they are locally specific to Teignmouth or where we consider that the evidence set out above does not translate to existing policy protection on a statutory footing.
- We need to be cognisant of the review of the adopted Local Plan which could look to introduce changed or new policies relating to this topic.

Built Environment

- We have a valuable heritage and historic environment which contributes positively to the built character of the town and should continue to be protected.
- There are areas and buildings within the town which could benefit from regeneration and improved maintenance.
- The town has benefitted from successive regeneration schemes since the 1990s. The character of the town should continue to be improved into the future, building on the momentum of enhancements made in these recent years.
- Maintaining, protecting and improving the quality of the public realm and town's character is important not only to residents, but to local businesses and visitors, helping to underpin the local economy.
- Maintaining, protecting and improving the seafront area (including the promenade, beach, the Den etc.) is critical to the image, reputation and economy of the town.
- There is an opportunity to explore the development of a Design Code or Guide for the town to reinforce those characteristics which make Teignmouth what it is, reinforce local distinctiveness and to help ensure that a high quality urban environment in the Teignmouth context is delivered as new development and regeneration takes place into the future.
- Within the context of delivering high quality development, we should explore opportunities to increase the sustainability of development and its contribution to a reduction in carbon dioxide emissions through energy efficiency, use of low carbon solutions and energy generation, minimising waste (during construction) and maximising solar gain.
- There is an opportunity to help enhance the quality of life of residents through protection and provision of open greenspace and planting for access, design / aesthetic and air quality reasons.
- There may be opportunities to explore local funding schemes to raise capital funds to bring forward environmental improvements which benefit the community.
- We should seek further evidence and information on important issues, priorities and policies from Historic England.
- There are a raft of policy protections at the national and district levels which afford our local built environment a good degree of protection from inappropriate development and use.
- There may be opportunities for us to strengthen policy positions set out at these levels where they are locally specific to Teignmouth or where we consider that the evidence set out above does not translate to existing policy protection on a statutory footing.
- We need to be cognisant of the review of the adopted Local Plan which could look to introduce changed or new policies relating to this topic.
- There are existing guidance notes and principles which could be elevated by the neighbourhood plan which would give such guidance greater weight in terms of its application in Teignmouth in the planning process. Alternatively, principles contained within these guidance notes and voluntary standards could be captured in design guidance where relevant to Teignmouth.

Population and Housing

- Our population looks likely to increase and it is likely that we will continue to have an ageing population.
- A minimum of 57 dwellings (net) need to be delivered in Teignmouth to meet the Local Plan housing target to 2033 based on completions and commitments to date.
- Housing requirements (numbers) could increase during this period and beyond with anticipated changes to the way that local authorities will be required by Government to calculate housing needs and numbers across tenures. The review of the Teignbridge Local Plan (“Plan Teignbridge”), housing numbers for which will be informed by the emerging Greater Exeter Strategic Plan, will extend the Plan to the year 2040. We will not know the implications for housing growth in the town to 2040 until June 2019 at the earliest.
- Further research will be necessary if we need and want to better understand the total housing need and demand across tenures and types beyond that proposed in the adopted Teignbridge Local Plan (as the review of the Local Plan gets underway and the Greater Exeter Strategic Plan is developed).
- House prices continue to rise in the town with a 2.5% increase over the last 12 months, although there have recently been local signs of this stabilising (however, there is no guarantee that stabilising of prices will continue). Mortgages seem likely to be out of the reach of most first-time buyers in Teignmouth. (February 2018)
- An up-to-date housing needs survey and assessment would help to identify the need for affordable housing in the short-term (3-5 years).
- Consultation will need to establish the community’s appetite for housing delivery in terms of scale (over and above the Local Plan’s identified numbers), type and potential location(s).
- We will need to consider whether or not the neighbourhood plan should allocate housing sites or whether this should be left to Teignbridge District Council to do so.
- Highways infrastructure costs could be an impediment to the viability of major development in Teignmouth.
- Considering the Natural Environment section alongside the Housing section, Teignmouth is relatively constrained within its boundaries to accommodate new development on its edge.
- There are challenges around levels of deprivation in the town centre area, despite relative improvements in ranking between 2010 and 2015.
- There are a number of areas in housing planning policy where we will not be able to or need to set out policy ambitions of our own – there is much policy coverage on many key housing issues in the Local Plan and we will not be able to (and will not need to) simply replicate existing policy. This is because the neighbourhood plan and Local Plan are seen, together as “the development plan” with an equal statutory footing once a Local Plan is “adopted” and a neighbourhood plan is “made”.
- There may be opportunities for us to strengthen policy positions set out at the national and district levels where they are locally specific to Teignmouth or where we consider that the evidence set out above (or additional evidence we develop) does not translate to existing policy protection on a statutory footing. However, policy flexibility with regard to housing, in particular, is relatively constrained given the Government’s agenda for growth.

- Both the Teignbridge Local Plan review and Greater Exeter Strategic Plan could have implications for the town in terms of an increase in housing numbers required (over a longer time period than the current adopted Local Plan to 2033, with the review of the Local Plan extending the period to the year 2040).
- We need to be cognisant of the review of the adopted Local Plan which could look to introduce changed or new policies relating to this topic.
- We need to consider whether or not our neighbourhood plan will allocate housing development or whether this will be left to Teignbridge District Council's Local Plan review to determine the most appropriate sites for housing.

Community Facilities and Services

- Current education provision is generally acceptable, but its capacity is uncertain.
- There are concerns about the sufficiency of local health provision to serve an ageing population.
- GP surgeries and the Teignmouth hospital are operating from outdated buildings in need of improvement.
- The community halls and centres are well used but some need modernisation.
- Teignmouth has a strong and vibrant youth culture which should be supported and encouraged.
- Some public facilities are in need of improvement.
- We should take the opportunity to contribute towards the aims and objectives of health and well-being related strategies that are relevant to Teignmouth through neighbourhood plan land-use policies.
- We should take the opportunity to engage with key strategic agencies and organisations to better understand how our plan might be able to contribute to improving health and well-being.

Sports, Leisure and Recreation

- The town is fortunate to have a good range of indoor and outdoor (land and water based) sports and leisure facilities.
- Our sports, leisure and recreation facilities (including recreational open spaces and seafront & estuarine areas which serve leisure and sporting activity) should be protected and enhanced if possible.
- We need to consider the future sport, leisure and recreation demand and needs of the town in the future.
- There are policy protections at the national and district levels which afford our sport and recreation facilities some protection from inappropriate development and use.
- However, there may be opportunities for us to strengthen policy positions set out at these levels where they are locally specific to Teignmouth or where we consider that the evidence set out above does not translate to existing policy protection on a statutory footing of our assets such as playing fields and / or recreation space used by the community.
- We need to be cognisant of the review of the adopted Local Plan which could look to introduce changed or new policies relating to this topic.

Tourism, Arts and Culture

- The development of arts and culture is important for the future of Teignmouth.
- We have some first-class facilities that have set a standard for others.
- The town would benefit from developing and promoting a strong modern cultural identity .
- There are many tourism assets to develop and exploit.
- Sustainable tourism development will be welcomed.
- There are a number of policies which set the tone for how to deal with tourism, arts and culture in planning at the national and district levels.
- There may be opportunities for us to strengthen policy positions set out at these levels where they are locally specific to Teignmouth or where we consider that the evidence set out above does not translate to existing policy protection on a statutory footing.
- We need to be cognisant of the review of the adopted Local Plan which could look to introduce changed or new policies relating to this topic.

Transport, Infrastructure and Accessibility

- A good quality public transport service is vital for residents and visitors.
- The railway is important to Teignmouth, with a good service that should be retained. However, there are difficulties accessing the platforms with heavy cases, for the disabled, parents with pushchairs etc.
- Long-term sustainability and resilience of the railway line to the impacts of weather is important to both Teignmouth and stations up and down the line (in terms of both the future of rail service and the impact on cliffs along the line and the beach). The outcome of a study being done by Network Rail on resilience of the railway line will need to be considered.
- The local parking strategy could prioritise local roads for residents, whilst ensuring sufficient short-stay parking opportunities are available in appropriate locations.
- Adequate off-road parking areas should be provided for long-stay visitors.
- We should find ways to further encourage and accommodate cycling.
- An expansion of public transport services that encourage more use would be welcomed.
- We are concerned about the impact of congestion on air quality, particularly within the Air Quality Management Area along Bitton Park Road.
- We should seek to reduce congestion on the A379 from the station through to Shaldon Bridge.
- There are policy protections at the national and district levels which set the context for transport planning.
- There may be opportunities for us to strengthen policy positions set out at these levels where they are locally specific to Teignmouth or where we consider that the evidence set out above does not translate to existing policy protection on a statutory footing. However, there are limitations with regard to how far planning policy can effect change given the role of the Highways Authority (roads), Teignbridge District Council (air quality), Network Rail and Train Operating Companies (rail), bus companies and DCC (buses) and Police (road safety). We will need to work with the relevant agencies where change or land-use planning policy seeks to address key concerns.
- We need to be cognisant of the review of the adopted Local Plan which could look to introduce changed or new policies relating to this topic.

- We are limited with the degree to which we can influence change given restrictions set by national policy on issues such as parking standards in new development. Good evidence will be necessary to change standards set at county and / or district level.
- There are existing guidance notes and principles which could be elevated by the neighbourhood plan which would give such guidance greater weight in terms of its application in Teignmouth in the planning process. Alternatively, principles contained within these guidance notes and voluntary standards could be captured in design guidance where relevant to Teignmouth.

Economy, Employment and Retail

- Additional employment space could benefit the town.
- It would be beneficial to local people to attract and nurture growth industries offering better quality job opportunities.
- We need to create and promote the town as a high quality, sustainable working environment.
- On-going investment to ensure the Port can serve a wide range of purposes is important.
- Tourism should remain an important facet of the local economy.
- There are many tourism assets to develop and exploit.
- A revitalised Teignmouth will benefit the district.
- The town centre must continue to play a vital role at the heart of our community.
- There is scope to broaden the evening economy in the town centre.
- There are many policies which already set the context for economy, employment and retail at the national and district levels.
- There may be opportunities for us to strengthen policy positions set out at these levels where they are locally specific to Teignmouth or where we consider that the evidence set out above does not translate to existing policy protection on a statutory footing.
- The review of the Local Plan will consider employment land in Teignmouth. We will need to decide (in a similar discussion to that in relation to new housing development) if we wish to identify suitable sites in the neighbourhood plan for employment allocation or whether we wish to leave this to the Local Plan process.
- We need to be cognisant of the review of the adopted Local Plan which could look to introduce changed or new policies relating to this topic.

Renewable and Low Carbon Energy and Air Quality

- We should consider how we might (and the degree to which we are able to) address climate change and air quality related issues in the neighbourhood plan and improve the town's sustainability (in terms of adaptation, mitigation and resilience to change, emissions, energy efficiency & generation and waste).
- There may be opportunities to support renewable energy generation in the town subject to the findings of the landscape sensitivity analysis.
- There is some planning policy at the national and district levels which enable the application of standards relating to more sustainable homes and employment buildings. While the neighbourhood plan can encourage an increase in standards, it is unlikely to be able to require such standards given viability of development and the Government's desire to see a level playing field for development with requirements set in Building Regulations outside of the planning system.
- There may therefore be opportunities for us to strengthen guidance or endorse principles set out at these levels where they are locally specific to Teignmouth or where we consider that the evidence set out above does not translate to sufficient existing policy protection.
- We can identify areas where we would wish to see large scale renewable energy generation take place if we wish.
- We may develop policies local to Teignmouth in relation to the treatment of medium and smaller scale proposals for renewable and low carbon energy generation.
- We have the opportunity to support local community energy initiatives if we wish.
- We need to be cognisant of the review of the adopted Local Plan which could look to introduce changed or new policies relating to this topic.

Waste and Minerals

- The Teignbridge kerbside service is very effective in encouraging recycling.
- The community seems open to new and innovative ideas to reduce and recycle waste.
- We should explore solutions to the storage of public and private waste and recycling bins on the public highway and in other public areas.
- Much of planning policy for waste and minerals is governed at the county level. The neighbourhood plan cannot influence policies or deal with matters which are the responsibility of the waste and minerals planning authority. The plan could, however, consider issues related to noise and amenity related to development proposals for waste or minerals facilities if any such issues are relevant in Teignmouth and if the Waste and Minerals Local Plans and District-wide Local plan are silent on such issues (which will be unlikely).
- Issues such as recycling, although often important at the local level, are service, operational or initiative issues and actions and not normally relevant for incorporation into policy in a planning context.
- We need to be cognisant of the review of the adopted Local Plan which could look to introduce changed or new policies relating to this topic.