

Teignmouth NP Workshop Report

Purpose of Report

To inform members of the Teignmouth NP Steering Group of the outputs from the working session held on the 8th April 2019 and assist the further preparation of an appropriate Planning Framework for the Teignmouth Neighbourhood Plan.

Introduction

The working session was convened to begin the process of preparing a draft set of aims and objectives for the Neighbourhood Plan. It was acknowledged from the outset of this exercise, that the first draft set would be subject to a community consultation prior to the preparation of policies for the Neighbourhood Plan.

Report

Members of the Steering Group gathered at Bitton House on Monday 8th April (commencing 18:00 hrs) to begin the process at a working session, with the help of a Consultant.

The following persons were in attendance:

Edward Charlton	TTCM Partnership
Jamie Evans	Teign Heritage
Jacqui Orme	Teignbridge District Councillor, Town Councillor
June Green	Town Councillor
Keith Underhill	Chair TTA
Roger Smith	Town Councillor
Tracey Higgs	Town Clerk
Vicky Sealey-Bowes	Community Connector
Paul Weston	Community Consultant and associate of Stuart Todd Associates

Working in two groups the attendees reviewed a first set of draft aims that had been prepared and circulated in advance by the Consultant. Following discussions and a lively exchange of views, a revised set of draft aims, on a topic by topic, were generated by the working session. These are set out in Appendix A to this report. They represent the consensus that was achieved at the working session.

Time constraints at the working session meant that the little attention could be given to the preparation of draft objectives on the evening. Their purpose and value were touched upon during discussions at the end of the session. It was understood that the Steering Group would need to give some attention to the draft objectives before a draft Planning Framework (of potential aims and objectives) was ready to be shared with the community.

It was acknowledged that the Consultant would review the output from the Working Session and refine its contents in the interests of clarity and to avoid duplication. The result of this review is set out in tabulated form overleaf. A light touch has been applied. Most of the draft aims from the Session are clearly identifiable. It was felt however that some, should be re-graded as draft objectives.

Consultant's Advice

The draft aims overleaf are considered suitable for consultation with the community, if the Steering Group concurs. As regards the draft objectives, it will help stimulate community response if additional draft objectives are prepared and agreed by the Steering Group, in advance of the consultation. Members are encouraged therefore to agree further draft objectives, for the community to react to and make the next stage of consultation as interesting and meaningful as possible. Appendix B of this report provides a reminder of what objectives are about and, in Teignmouth's case, what they might cover.

Refined Aims with first draft Objectives for Consideration

Housing		
H1	The rate of housing growth should be moderate and not put a strain on local infrastructure	
H2	New housing provision should meet Teignmouth's evidenced needs	<ul style="list-style-type: none"> Affordable housing should address identified local needs from within the town
H3	The impact of new housing development on its location should be physically, aesthetically and socially beneficial	<ul style="list-style-type: none"> A design code for new housing should be established Housing design and layout should reflect local character and distinctiveness and utilise local materials

Community Facilities and Services		
C1	Local community facilities should be sufficient in quantity and quality to continue to meet community needs	<ul style="list-style-type: none"> Enable community facilities to be multi-purpose, flexible and responsive to changing needs and demands
C2	Opportunities for young people should be adequately addressed	
C3	Ensure the local provision of quality education opportunities for all	

Sports and Recreation		
S1	Sports and recreation facilities should be sufficient in quantity and quality to meet evidenced community needs	<ul style="list-style-type: none"> Sports and recreation opportunities should remain responsive to the changing needs and demands of a varied demographic Support the provision of accessible and affordable facilities
S2	Promote recreational activity appropriate with the outstanding geographical location	

Tourism, Arts and Culture		
A1	Arts and cultural projects should be welcomed and promoted	
A2	Appropriate improvements and enhancements to tourism facilities should be welcomed and encouraged	<ul style="list-style-type: none"> The Sea Front is a key asset that should be refreshed and maintained
A3	Sustainable tourism development should be encouraged and actively pursued	<ul style="list-style-type: none"> Provision of the Teign Cycle Trail should be prioritised

Transport and Parking		
T1	Sustainable transport modes should be better facilitated	<ul style="list-style-type: none"> • Support public transport network improvements • Improve and extend safe cycling routes
T2	The traffic and parking implications of new development should be fully recognised and addressed	
T3	More visitor parking should be provided	
T4	Measures to address traffic problems and their implications should be introduced	<ul style="list-style-type: none"> • Resolution of congestion and air quality issues from St Michaels to Shaldon Bridge should be a priority

Economy and Employment		
E1	Business development that is in keeping with and enhances the town's distinctiveness should be accommodated	<ul style="list-style-type: none"> • Support development within the high-tec and growth sectors • Design code for business and commercial development • Community enterprise should be supported
E2	Encourage development that offers good quality employment opportunities	<ul style="list-style-type: none"> • Develop partnerships with education providers in the interests of offering more vocational and training opportunities

Retail and the Town Centre		
R1	The town centre must remain the commercial and social heart of the area	<ul style="list-style-type: none"> • Support development in the interests of a diverse and flourishing town centre • Encourage and safeguard the retail function of the town centre • Encourage the positive use of the upper floors of shops and commercial premises
R2	Continue to improve the appearance and amenity of the town centre	<ul style="list-style-type: none"> • Design code for shop fronts • Support measures to create enhance the public realm within the town centre

Renewable and Low Carbon Energy		
E1	New development proposals should prove their sustainability credentials	<ul style="list-style-type: none"> • Promote energy efficiency, charging points for electric vehicles and appropriate micro-generation in new developments
E2	Appropriate community-based renewable and low carbon energy initiatives are welcomed	

Natural Environment	
N1	The countryside and natural coastal and estuarine areas should be safeguarded from the impact of development or over-use
N2	Strategic gaps between settlement areas should be recognised and protected
N3	Public access to the countryside and coastline should be accommodated where it does not cause harm

Built Environment	
B1	The historic environment should be recognised and appropriately protected and enhanced
B2	New development should have a beneficial impact on the character of the area
B3	Improve and maintain the public realm
B4	Local green spaces that contribute to the amenity of the area should be protected
B5	Provide more green space, play areas, trees and orchards in residential areas

Housing

- *New housing provision should meet Teignmouth's evidenced needs adequately*
- *Affordable housing should address local needs within the town*
- *The rate of growth should be moderate and not put a strain on local infrastructure*
- *Housing development options should be assessed carefully*
- *The impact of new housing development on its location should be physically, aesthetically and socially beneficial*
- *Establish a design code to represent local character and distinctiveness utilising local materials*

Community Facilities and Services

- *Local community facilities should be sufficient in quantity and quality to meet community needs*
- *Opportunities for young people, including changing needs, should be addressed*
- *Quality educational provision accessible to all*

Sports and Recreation

- *Sports and recreation facilities should be sufficient in quantity and quality to meet evidenced community needs*
- *Promote the accessibility and affordability of sports facilities and provision to meet the needs of a varied demographic*
- *Raise the awareness of recreational pursuits embracing our outstanding geographical location*

Tourism, Arts and Culture

- *Arts and cultural projects should be welcomed and promoted*
- *Appropriate improvements and enhancements to tourism facilities should be welcomed and encouraged*
- *Sustainable tourism development should be encouraged and actively pursued*
- *Provision of the Teign Cycle Trail should be prioritised*
- *Refresh the sea front*

Transport and Parking

- *Sustainable transport modes should be better facilitated*
- *The traffic and parking implications of new development should be fully recognised and addressed*
- *More parking*
- *Measures to address traffic problems and their implications should be introduced*
- *Resolution of congestion and air quality issues from St Michaels to Shaldon Bridge should be prioritised*

Economy and Employment

- *The area should seek to encourage appropriate opportunities to offer good quality employment opportunities particularly in high-tec and growth sectors*
- *Employ an animateur to enable and facilitate positive change*
- *Appropriate business development should be accommodated that is in keeping with and enhances the town's distinctiveness*
- *Develop partnerships with education providers seeking both vocational and training opportunities*
- *Community enterprise should be encouraged*

Retail and the Town Centre

- *The town centre must remain the commercial and social heart of the area*
- *The retail function of the town centre should be encouraged and enhanced to create critical mass for a diverse and flourishing town centre*
- *Better use of upper floor of shops*
- *The appearance and amenity of the town centre should continue to be improved to create an attractive and high-quality environment*

Renewable and Low Carbon Energy

- *New development proposals should prove their sustainability credentials including energy efficiency, charging points for electric vehicles and appropriate generation*
- *Appropriate community-based renewable and low carbon energy initiatives are welcomed*

Natural Environment

- *The countryside and natural coastal and estuarine areas should be safeguarded from the impact of development or over-use*
- *Strategic gaps between settlement areas should be recognised and protected*
- *Public access to the countryside and coastline should be accommodated where it does not cause harm*

Built Environment

- *The historic environment should be recognised and appropriately protected and enhanced*
- *New development should have a beneficial impact on the character of the area*
- *Improve and maintain the public realm*
- *Local green spaces that contribute to the amenity of the area should be protected*
- *Provide more green space, play areas, trees and orchards in residential areas*

Appendix B

Developing Objectives – an Aide Memoire

The **Objectives** should be derived from the aims.

The objectives will set out what the Neighbourhood Plan and its policies intend to achieve within the Plan’s time-frame. The objectives should tend towards the specific and, if possible, be measurable. Being more specific, the objectives are often the aspect of the neighbourhood planning framework that attracts most attention and comment from the community. They provide a focus on local issues and opportunities, on specific locations, areas, buildings and sites.

To be most relevant as a planning and monitoring ‘tool’, you are encouraged to make your draft objectives SMART i.e. Specific, Measurable, Achievable, Realistic, Timebound.

The table below is designed to serve as a prompt. It provides an indication of matters (‘issues and opportunities’), based on Teignmouth’s evidence, that may need to be covered by the Plan’s objectives. This list should not to be regarded as exhaustive. Steering Group members may have ideas and suggestions of their own of what is relevant. To help give the draft objectives a sense of purpose members may also find the ‘imperative scale’ (at the end of this appendix) a useful reference.

	Draft Aims	Issues and Opportunities
H1	Housing Growth	Strategic target addressing needs and demands
H2	Local housing needs	Affordability Local needs and shortages
H3	Housing development impact	Brownfield Specific sites and areas Mix, tenures, types Layout and design
C1	Community facilities	Condition and capacity of existing facilities Needs and demands
C2	Young people	Planned Projects Needs and demands
C3	Education	Needs and demands Plans of providers
S1	Recreation facilities	Condition and capacity of existing facilities Needs and demands
S2	Recreational Activity	Opportunities Locations Safeguards
A1	Arts and cultural projects	Planned Projects Needs and demands
A2	Tourism facilities	Improvements needed Sites and locations
A3	Tourism development	Trends and demands Sustainability
T1	Sustainable transport modes	Planned Projects Needs and demands Priorities
T2	Parking on new development	Impact and safety Trends and demands
T3	Parking	Where? For whom? Safeguards
T4	Traffic problems	Locations Measures
E1	New business development	Locations Impact

E2	Employment prospects	Needs and demands Sectors and locations
R1	Town centre function	Role and functions retailing Needs and demands Redundant spaces and locations
R2	Town centre environment	Locations Character and Preferences
E1	Sustainability	Standards and targets Preferences
E2	Renewable energy	Planned Projects Needs and demands
N1	Safeguarding Countryside	Sensitivities Limits and constraints
N2	Strategic gaps	Locations Purpose
N3	Public access	Accessibility and demands Limitations
B1	Protecting historic environment	Locations Limitations
B2	Respecting character	Character areas Design considerations
B3	Public Realm	Locations Standards, character and design
B4	Protecting local green space	Sites Limitations
B5	Green space	Locations and types Standards, character and design

Imperative Scale:

<i>Prevent</i>
<i>Protect</i>
<i>Control</i>
<i>Support</i>
<i>Improve</i>
<i>Ensure</i>
<i>Provide</i>
<i>Increase</i>
<i>Create</i>