

Public Questions – 14 January 2019

The following questions have been received and accepted for a response.

Question reference	Questions	Answers
<u>Topic: Public Spaces Protection Order</u>		
A1	1 I would like to know why it has been automatically assumed that anyone who owns and walks more than 4 dogs is considered irresponsible?	The Executive does not assume that anyone who owns and walks more than 4 dogs is irresponsible. The results of the public consultation and the subsequent response by members of the public to the Executive's decision demonstrate the range of views about the suitable number of dogs that one individual can walk at any one time whilst remaining in full control. The Executive's responsibility is to consider the evidence and make a decision, which is that four is a suitable number. We have agreed to set up a review group and I am sure that this will be one of the areas that it considers and we would welcome evidence around the number of dogs walked by an individual.
<u>Topic: Wolborough Development Plan Document</u>		
<p>The Council has noted that many of the points raised as part of questions submitted (or as questions themselves), are comments. Therefore they have not been addressed or listed below. Instead where appropriate such comments will be included in the statutory consultation responses which will form part of Development Plan Document (“DPD”) process, if the Council decides to proceed with the DPD.</p> <p>However, as a general point in relation to all of the questions and many of the comments made, the following information is pertinent:</p>		

<p>(a) The decision before the Council at its meeting on 14th January 2019 is not, and cannot be, about whether proposed development at Wolborough is appropriate. The adopted Local Plan which was subject to statutory and independent scrutiny by a Planning Inspector, confirms that the site is appropriate for the allocated development. The report before the Council is not a review of that adopted local plan policy. Neither is it making a decision about any planning application which would be made taking account of relevant local and national planning policies and other material planning considerations. The determination of planning applications is a matter for the planning committee, prior to which people may submit representations via the website www.teignbridge.gov.uk</p> <p>(b) The decision before the Council on the proposed DPD today is about whether to prepare more detailed guidance for the site as a formal document or to rely purely on the existing local plan policies and an informal masterplan when dealing with planning applications on the site.</p>		
B1	1	<p>What additional infrastructure is being planned?</p> <p>The Council agrees that infrastructure planning is a very important part of planning for new development.</p> <p>The adopted Teignbridge Local Plan provides a strategy and policies for the distribution and level of development and supporting infrastructure including transport and roads.</p> <p>An Infrastructure Delivery Plan accompanies the Local Plan and includes more detail on infrastructure priorities, including new schools and transport facilities (like the new main street across the Wolborough development allocation).</p> <p>Over the past 5 years, around £180 million has been invested in local infrastructure across Teignbridge. That includes new open spaces and new roads.</p> <p>Schools in Newton Abbot have recently been expanded and a new one is being built in Kingsteignton. The Wolborough development allocation in the adopted local plan includes a requirement for new primary and secondary education facilities.</p>

C1 – C3	1 Why despite the overwhelming objections shown on the planning application and through petitions is the plan still going ahead?	<p>To date, the Council has not received any petition but is aware of a petition to Devon County Council.</p> <p>The Local Plan (including the Wolborough allocation) was adopted in May 2014 following extensive public consultation and examination by an independent Planning Inspector. Consequently, the principle of development at Wolborough has already been determined.</p> <p>The Council will continue to take account of valid comments made on the remaining development process, including for example, a DPD process and any planning applications.</p> <p>The Council’s Planning Committee will consider all of the comments received in relation to relevant planning applications for development on the site. There are current planning applications for Wolborough, see www.teignbridge.gov.uk/wolboroughnextsteps. See www.teignbridge.gov.uk/wolboroughfacts for more information.</p>
	2 Why are we being ignored?	<p>Relevant comments are taken into account at the appropriate stage of the development process. The Council continues to listen to relevant planning comments received. See www.teignbridge.gov.uk/wolboroughfacts for more information.</p> <p>The public has had opportunities to get involved with consultation on planning matters including the proposed Wolborough masterplan and will continue to do so at appropriate stages.</p> <p>At today’s meeting, the Council is considering whether to prepare a Wolborough DPD. If this is agreed, there will be two further rounds of public consultation about how development at Wolborough should take shape.</p>

		<p>The public are also still able to comment on planning applications for development at Wolborough. Please see www.teignbridge.gov.uk/wolboroughnextsteps</p>
3	<p>Where are the extra jobs coming from anyway for people to live in these houses? And healthcare?</p>	<p>The public have had opportunities to get involved with consultation at the appropriate stages (whether the development of policy or planning applications) and this will continue in accordance with statutory requirements. Please see www.teignbridge.gov.uk/wolboroughfacts for more information.</p> <p>The Wolborough allocation includes 10 hectares of employment land and a new community building. Depending on the nature of employment development that occurs, this could support around 1,000 jobs. Unemployment in Teignbridge is significantly lower than the national average.</p> <p>We are in discussion with the Primary Care Trust about whether any of that building might be needed to accommodate healthcare services.</p>

D1	What can the council do to solve the gridlock problems in the town centre?	<p>Teignbridge DC works closely with Devon County Council, the highways authority, to tackle traffic congestion and encourage more sustainable travel options. Teignbridge provided £500,000 towards the new South Devon Highway and has helped provide 46km of cycle-paths since 2011/12.</p> <p>The Local Plan allocates a new street from Totnes Road to Kingskerswell Road. This road will be important to connecting people and places within the community, as well as connecting them with the wider Newton Abbot area. It will provide a route for new public transport and help to address town centre through-traffic.</p> <p>Preparation of a Wolborough DPD will enable planning policy relating to traffic issues to be considered in more detail. Please see www.teignbridge.gov.uk/wolboroughfacts for more information.</p>
E1 - 3	1 What (if any) arrangements have been made to update water supplies - new reservoir and sewage treatment works?	<p>The Council works with South West Water through the Local Plan making process and continue to do so. South West Water have commented that, with some network upgrades, the water and sewage system is able to accommodate the impact of the Wolborough community (as well as other Local Plan development sites).</p> <p>They have not proposed new reservoirs or sewage treatment works in relation to any proposed Wolborough development.</p>
	2 What (if any) arrangements have been made to ensure free-flowing traffic into and out of Newton Abbot town centre.	<p>The adopted Teignbridge <u>Local Plan</u> provides a strategy and policies for the distribution and level of development and supporting infrastructure including transport and roads.</p>

		<p>The Local Plan allocates a new street from Totnes Road to Kingskerswell Road. This road will be important to connecting people and places within the community, as well as with the wider Newton Abbot area. It will provide a route for new public transport and will help to address town centre through-traffic.</p>
3	<p>Can you deny that this is purely an exercise in increasing revenues from Council Tax?</p>	<p>Yes. It is not true.</p> <p>Planning authorities across the country are required to meet the housing needs of their area. The Government provides a formula for calculating this need.</p> <p>The availability of homes, including affordable, for people who want to live here is a key issue for the district. The Local Plan's housing allocations respond to a pressing need to tackle the inadequate supply of homes that people can afford.</p> <p>The average house price in Teignbridge is around 11 times the average wage, which is about the same as the figure for South East. Increasing the supply of new homes is a crucial response to this affordability challenge and putting appropriate housing within the reach of more people, including future generations who currently find it almost impossible to live in their own home here.</p>

F1	1	<p>Given all the greenbelt land surrounding Newton Abbot, why is the Wolborough Hill and Decoy area, the most iconic and widely used and appreciated countryside immediately surrounding Newton Abbot, the site for these destructive plans?</p>	<p>Green Belt is a specific national designation. The nearest Green Belts to the Wolborough allocation are around 65 miles away to the south of Bristol and west of Poole.</p> <p>The Wolborough allocation was made through the Teignbridge Local Plan following extensive public consultation and an independent examination. The allocation includes a large amount of green space and policies that require a careful response to the area's environmental and ecological features.</p>
G1	1	<p>Why are these costs [to proceed with the DPD] not being covered by those proposing the development?</p>	<p>The Council as local planning is by statute, responsible for this work which will help ensure the Council is able to direct the type and nature of the development. This is work which is undertaken in the public interest.</p>

H1 - 3	1	Where is the evidence that Newton needs more houses for its residents?	<p>Please see www.teignbridge.gov.uk/wolboroughfacts for further information on population growth.</p> <p>Planning authorities across the country are required to meet the housing needs of their area. The Government provides a formula for calculating this need.</p> <p>The current housing target in the Teignbridge Local Plan is 620 homes. Government's latest figures indicate a figure of 777 dwellings per year, which will need to be reflected through the Greater Exeter Strategic Plan and Local Plan Review</p>
	2	How many of proposed dwellings will be at reasonable prices?	<p>The 2014 Local Plan expects 20 per cent of new homes at Wolborough to be affordable housing (Government definition of affordable housing https://www.gov.uk/guidance/definitions-of-general-housing-terms.) All other new homes will be sold at a price that reflects market value.</p>
	3	Is there going to be a help to buy scheme not only for 1st time buyers but for people in poorer areas of the district in poor quality homes to be able to buy into a better home? Or is the development going to be for professionals only?	<p>The Government decides on help to buy schemes. Some affordable housing is for rent and other affordable homes are to buy.</p>

11	1	<p>How can you justify building new houses when there are hundreds of available properties already?</p>	<p>Teignbridge has 338 empty homes, which is less than 0.6% of the total number of existing homes in the district. We are one of the best in the country for reducing the amount of empty homes and bringing them back into use. This complex work is ongoing and involves lots of agencies including landlords.</p> <p>Housing targets are set by government. They are set to rise. Current data suggests 777 dwellings per year.</p> <p>Whilst we prioritise the reuse of empty homes, empty homes alone cannot meet out housing needs and we cannot assume that those which are empty are available or suitable.</p>
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J1 - 2	1	Where are the new surgeries, dentists, secondary schools?	<p>The adopted Local Plan provides a strategy for the distribution and level of development and supporting infrastructure including healthcare services.</p> <p>The Wolborough allocation includes a new community building. We are in discussion with the Primary Care Trust about whether any of that building might be needed to accommodate health services.</p> <p>Schools in Newton Abbot have recently been expanded and a new one is being built in Kingsteignton. The Wolborough development allocation includes a requirement for new primary and secondary education facilities.</p>
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	2	How many more reasons do you need to reject this plan?	<p>The proposed plan will complement the adopted Local Plan which allocated this site for development. The Local Plan provides a strategy for the distribution and level of development and supporting infrastructure. Teignbridge also has an Air Quality Action Plan – a plan required by law – which sets out a process for assessing and reviewing air quality within the district. Visit www.teignbridge.gov.uk/airquality for more information.</p>
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K1- 3	1	Where is the huge increase in traffic going to be directed to?	<p>The adopted Local Plan provides a strategy for the distribution and level of development and supporting infrastructure including roads.</p> <p>The Local Plan allocates a new street from Totnes Road to Kingskerswell Road. This road will be important to connecting people and places within the community, as well as connecting them to the wider Newton Abbot area. The main street will also help to address town centre through-traffic.</p> <p>A Wolborough DPD could introduce other policies relating to walking, cycling and sustainable travel. The Council encourages people to get involved through the consultation process if preparation of the document is approved by full Council on 14 January.</p>
	2	Is there a plan to build a road from Ogwell Cross to the A38 dual carriageway?	No. There is no current plan to create this route.

	3	Where is the extra £210,000 coming from to find the enforcing legislation?	Please see the Report to Council (https://democracy.teignbridge.gov.uk/documents/s3138/Wolborough Council 14 Jan 2019 v4.pdf) which provides detail about the £210,000 funding. Around £75,000 is available from existing planning budgets. The £135,000 balance will need to be funded through council reserves that are earmarked for supporting housing delivery. Elected members are currently considering budget proposals. People can also have their say on draft budget plans via our website www.teignbridge.gov.uk/liveconsultations
L1	1	Does the Leader of the Council believe that he has the mandate of the electorate, specifically the support of the town's people of Newton Abbot, in proceeding with NA3, something that was very contentious when proposed and only put into the Local Plan based on his casting vote?	The Local Plan was adopted following a statutory process. Any casting votes are exercised by the chairman of the relevant meeting and thus not necessarily the Leader.

M1	1	<p>What evidence do TDC have to demonstrate with very high levels of certainty that there will be no adverse effect on the integrity of the South Hams SAC as a result of the NA3 development?</p> <p><u>Supplementary question:</u></p> <p>What evidence do TDC have to prove beyond all 'reasonable scientific doubt' that migration of GHBs is successful?</p>	<p>The Wolborough Development Plan Document would involve undertaking new Greater Horseshoe Bat surveys in consultation with Natural England. Please see /www.teignbridge.gov.uk/wolboroughfacts. This also addresses the supplementary question.</p>
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N1 - 2	1	<p>Why, in preparing the Local Plan, [did the Council] completely ignore its own Statement of Community Involvement and the Government Guidance for planning Policies for England outlined in the National Planning Policy Framework (NPPF)?</p>	<p>The existing Local Plan, adopted in May 2014, was prepared through extensive stakeholder engagement. This included extensive public consultation and public exhibitions.</p> <p>The Local Plan was subject to independent examination. During that process it was confirmed that the Statement of Community Involvement and consultation requirements met relevant planning regulations.</p> <p>In the case of the Wolborough allocation, we have engaged with a range of relevant stakeholders (including town and parish council representatives) and undertaken an 8 week consultation on a masterplan for the site.</p> <p>Preparation of a Development Plan Document for Wolborough would see two further rounds of public consultation and an opportunity to influence more detailed planning policies for the site if approved by Full Council.</p>
	2	<p>Does the Council have evidence to 'prove beyond all reasonable scientific doubt' a) that mitigation for Greater Horseshoe Bats can be successful b) that the viability of the South Hams SAC or any part of it will not be prejudiced?</p>	<p>The Wolborough Development Plan Document would involve undertaking new Greater Horseshoe Bat surveys in consultation with Natural England Visit www.teignbridge.gov.uk/wolboroughfacts for more information</p>

M1	1	How [is] all this planning getting permission granted?	Please see www.teignbridge.gov.uk/wolboroughfacts . Planning applications are determined in accordance with a statutory process – please see https://www.gov.uk/government/publications/plain-english-guide-to-the-planning-system
O1 - 3	1	What are the specific measures that will be put in place to ensure that no wildlife is affected by the NA3 development? Especially with the development around Decoy when you will cut that off from the countryside.	Ecology is an important consideration at Wolborough. Development proposals need to be supported by appropriate ecological evidence and this is stipulated through policy NA3 of the 2014 Teignbridge Local Plan . See www.teignbridge.gov.uk/wolboroughfacts Preparation of the Wolborough Development Plan Document will involve new Greater Horseshoe Bat surveys in consultation with Natural England.
	2	How do you propose to ensure that congestion will not increase?	The Local Plan allocates a new main street through the Wolborough community. This will be a route for local public transport, pedestrians, cyclists and motor vehicles. It will also provide an alternative to town centre traffic. The Wolborough Development Plan Document could introduce new transport related planning policies.

	3	Why is only 20% of the housing going to be affordable housing?	<p>Through the Teignbridge Local Plan we have sought to maximise the amount of affordable housing whilst ensuring that development is supported by the necessary infrastructure.</p> <p>National planning guidance is clear that Local Plan allocations must be financially viable. Financial viability evidence was tested through an independent examination and it was found that 20% affordable housing was the maximum that could be required.</p> <p><u>The Local Plan Review</u> and <u>Greater Exeter Strategic Plan</u> will allow future affordable housing requirements on other development sites to be assessed.</p> <p>Annual housing targets are ongoing, not a one-off. We have met housing targets over each of the past four years but we have not met the overall target for 12,400 new homes in Teignbridge between 2013 and 2033.</p> <p>The Wolborough allocation includes a new community building. We are in discussion with the Primary Care Trust about whether any of that building might be needed to accommodate healthcare services</p>
P1	1	How does the council expect to sell 1500 new-build houses, particularly if they offer the poor value and construction standards of Hele Park?’	<p>Teignbridge’s Local Plan was adopted in May 2014. It identified housing needs and a housing target. The number of new homes occupied in Teignbridge (and in Newton Abbot) since the Local Plan period began has almost doubled. Annual housing targets have been met each year.</p> <p>Government provides a formula for calculating housing need. The latest figures for Teignbridge indicate that the <u>Greater Exeter Strategic Plan</u> and <u>Local Plan Review</u> must respond to a need for 777 new homes per year in Teignbridge.</p> <p>The measures used to calculate housing need in line with the Government’s formula, are revised annually and the Council will continue to keep this information under review to ensure that Teignbridge’s housing targets are appropriate.</p>

		<p>In response to the questioner's introductory remarks about immigration, Office of National Statistics data for 2016/17 shows that more than 80 per cent of the people moving into Teignbridge were from Devon, Cornwall or the rest of the South West.</p>
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