

Planning Committee Report

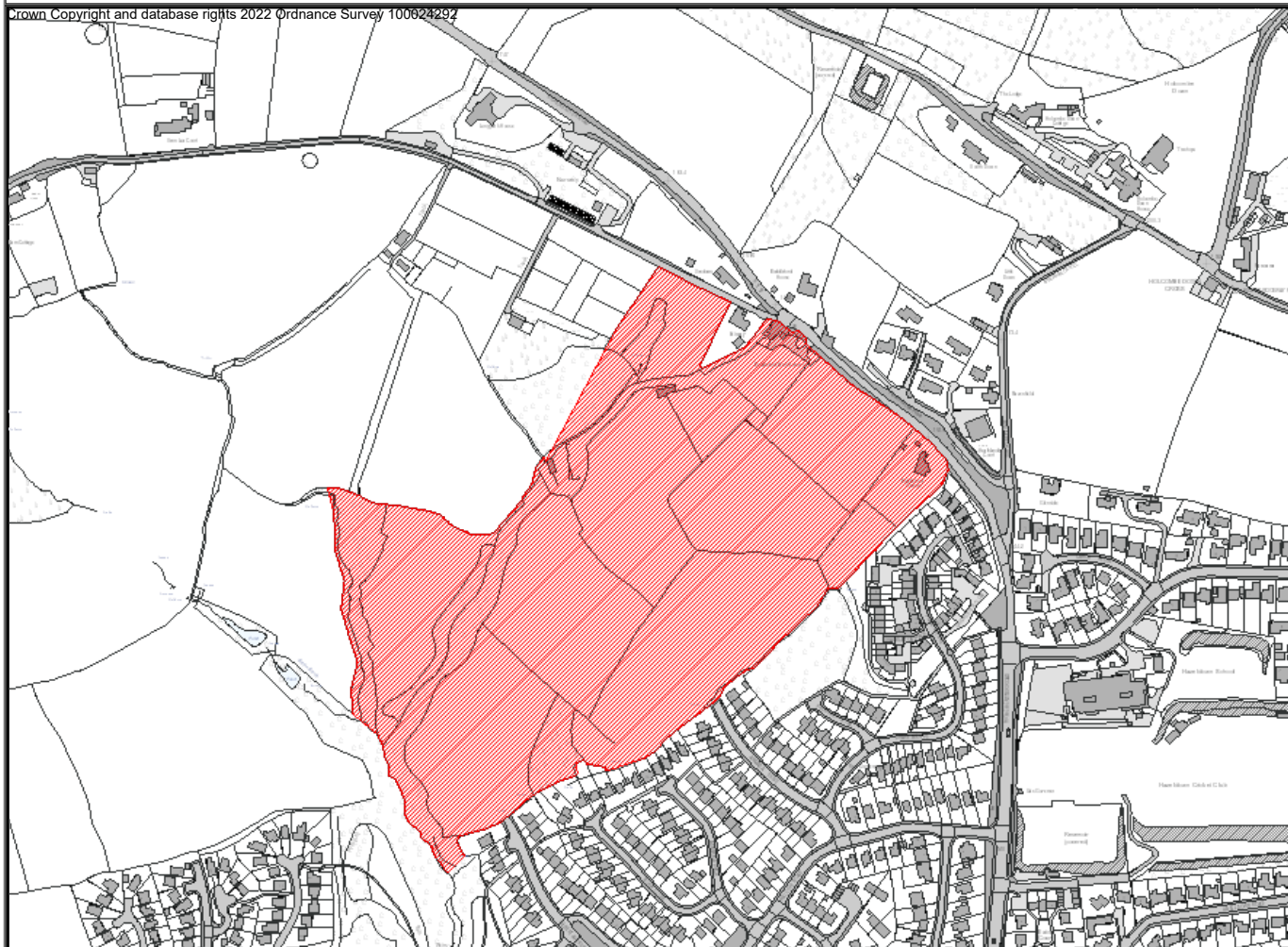
Chairman: Cllr. Mike Haines

Date	15 February 2022 (Originally considered on 23 November 2021)
Case Officer	Anna Holloway
Location	Land At NGR 293230 74784 Higher Exeter Road Teignmouth Devon
Proposal	Reserved Matters Approval for 255 dwellings (approval sought for layout, scale, appearance and landscaping) pursuant to Outline Planning Permission 14/00447/MAJ (residential development of up to 255 homes and associated infrastructure - approval sought for access)
Applicant	Mr N Bennetto
Ward	Teignmouth Central (02/05/2019)
Member(s)	Councillor Eden, Councillor Orme
Reference	17/02480/MAJ



[Online Details and Documents](#)

RECOMMENDATION: RESERVED MATTERS APPROVAL



1. REASON FOR REPORT

This is an update report following the consideration of this application at the November 2021 Planning Committee meeting at which the application was deferred for additional information regarding biodiversity, trees and carbon reduction measures.

A second Members' Site Inspection was held on 15 December 2021.

Following the November Planning Committee additional information has been submitted:

- Landscape and Ecological Management Plan (LEMP) by GE Consulting, dated December 2021
- Soft Landscape Plans (Sheets 1 – 9), revision date 15 December 2021.
- Dark Corridors Plan, dated 10 January 2022
- Arboricultural Method Statement by GE Consulting, dated November 2021
- Interim Note on the Carbon Reduction Plan, dated 7 January 2022
- Carbon Reduction Plan, dated January 2022
- Revised House Type Plans, dated January 2022 (to show compliance with minimum space standards for the proposed affordable housing units)

This update report should be read in conjunction with the November 2021 Committee Report.

2. RECOMMENDATION

The Recommendation has been updated from our November 2021 Recommendation to take account of the additional material received.

RESERVED MATTERS APPROVAL BE GRANTED subject to conditions covering the following matters, including the matters outlined within the consultation responses from the Biodiversity and Climate Change Officers set out below, the precise number and formation of the conditions to be delegated to the Business Manager – Strategic Place:

1. List of approved plans and documents.
2. Prior to commencement, a revised Site LEMP shall be submitted and approved.
3. Prior to commencement, full details of a Lighting Strategy shall be submitted and approved.
4. Prior to commencement, full details of Dark Corridors shall be submitted and approved.
5. Prior to the installation of any other lighting, including exterior lighting to individual properties, full details shall be submitted and approved.
6. Prior to commencement, updated soft landscaping plans and updated planting schedules shall be submitted and approved, to include Corky-fruited water-dropwort.
7. Prior to commencement of each phase, full details of soft landscape works, including planting plans for that phase, shall be submitted and approved.
8. Prior to commencement of each phase, full details of tree protection measures for that phased shall be submitted and approved.
9. Prior to commencement of each phase, standard of trees, planting pit and underground crating system details shall be submitted and approved.

10. Prior to demolition of Buddleford Grange replacement bat roost to be constructed and completed.
11. Prior to commencement of each phase, full details of biodiversity enhancement measures for that phase shall be submitted and approved and shall make provision for a minimum of 1 bat/bird box per dwelling.
12. The development shall meet or outperform standards against the fabric specification set out in section 4.2.6 of the updated Carbon Reduction Plan and shall include provision of air source heat pumps and solar PV. Prior to commencement of each phase, updated Policy S7 demonstration calculator and supporting representative pre-construction SAP reports shall be submitted and approved.
13. EV charging infrastructure to be installed, at a minimum, of one per each dwelling with off-street parking.
14. Prior to commencement of each phase which includes affordable housing, details of facilities for the affordable housing units, including bin and bike storage and drying facilities, shall be submitted and approved.
15. Full details of external materials and architectural features prior to any building within that phase reaching d.p.c level; submitted details to include render colours which, for the avoidance of doubt shall include a mixed pallet of chalk and pastel shades, and front door colours, which shall also be mixed.
16. LLFA condition for detailed assessment of the existing highway drainage on Higher Exeter Road and works to existing ditches on site.
17. Bio-retention tree pit details to be submitted and approved.
18. Hard surfacing details shall be submitted and approved including full details of porous paving.
19. Full details of formal and informal play space including equipment, surfacing, fencing, and maintenance shall be submitted and approved.
20. Car parking and cycle storage shall be provided prior to initial occupation of the relevant dwellings.
21. Notwithstanding the submitted plans, full details of bin storage facilities and collection points with bin stores visible within the public realm finished in render or brick and not timber shall be submitted and approved.
22. Full details of each public art installation including an implementation timetable for each phase shall be submitted and approved prior to initial occupation of that phase.

In addition, an informative setting out the outstanding conditions and obligations attached to the outline planning permission with the relevant timeframe for the submission of any additional details.

As a reserved matters application, the only conditions which can be imposed are those which directly relate to those reserved matters. Conditions relating to anything other than the matters to be reserved can only be imposed when outline planning permission is granted.

3. UPDATE

3.1 Climate Change / Carbon Reduction Measures

3.2 The following additional information has been submitted:

- Interim Note on the Carbon Reduction Plan, dated 7 January 2022
- Carbon Reduction Plan, dated January 2022

Additional Consultation Response: TDC Climate Change Officer

- 3.3 Based on the information provided in the updated Carbon Reduction Plan (received January 2022), in principal the proposals appear to be compliant with the Policy S7 carbon calculator, and I welcome the proposed use of good fabric standards, low carbon heating and solar PV.
- 3.4 Given that the SAP calculations appended to the report are indicative, a condition should be applied to the planning permission requiring the applicant to submit an updated Policy S7 demonstration calculator and supporting representative pre-construction SAP reports before works start on each relevant plot or phase.
- 3.5 Note that only dwellings covered by current Part L (2013/16) will need to be included in the S7 demonstration calculator; dwellings subject to subsequent versions of Part L should be constructed to those standards without the need to include emissions reporting in the S7 demonstration calculator.
- 3.6 A condition should be applied to the planning application to ensure dwellings are constructed to meet or outperform standards against the fabric specification set out in section 4.2.6 with proposals for air source heat pumps and solar PV also secured.
- 3.7 I also welcome the provision of EV charging under section 3.4.2 of the carbon reduction report. I would recommend that a condition is applied to the planning permission to secure this infrastructure. Where dwellings include off-street parking, passive EV charging infrastructure must be provided as a minimum for each and every dwelling and meet the minimum requirements of a 32A Mode 3 Type 2 charger. Passive EV charging infrastructure includes a point of connection to the electricity board, cabling (power and data) and ducting up to an AC isolator installed in a suitable location to enable connection of a future EV charging point.

Update Considerations and Conclusions

- 3.8 The updated Carbon Reduction Plan has made significant progress in providing specific details of the measures to be incorporated within the development for the reduction of carbon emissions. Subject to the imposition of appropriate conditions to ensure compliance with the updated Carbon Reduction Plan to secure the delivery of the fabric specification, ASHP and solar PV and for the installation of passive EV charging infrastructure for each dwelling with off-street parking as a minimum, the proposed development is considered to comply with TLP policies S7, S9 and EN3. With regards to questions raised on the provision of CoCar on site, this is not a requirement of the outline consent and there is no policy basis to require it on this site, although the applicant is still encouraged to explore this as an opportunity and contact details have been forwarded.

3.9 Biodiversity and Trees

- 3.10 The following additional information has been submitted:
- Landscape and Ecological Management Plan (LEMP) by GE Consulting, dated December 2021; Soft Landscape Plans (Sheets 1 – 9), revision date 15 December 2021.
 - Dark Corridors Plan, dated 10 January 2022

- Arboricultural Method Statement by GE Consulting, dated November 2021

Additional Consultation Response: TDC Biodiversity Officer

- 3.11 The Biodiversity Officer has provided additional comments, summarised below, in response to the questions raised and following the submission of the additional information.

Ecological Constraints Plan:

- 3.12 'Constraints and opportunities' are generally more relevant to outline stage. At reserved matters stage, I would say constraints and opportunities takes the form of ensuring details of measures identified at outline stage are adequately included in reserved matters full plans, and that there are clear mechanisms for ensuring they are followed. As such I think the particular matter of constraints and opportunities would be resolved, subject to updating of, and amendments to, the LEMP, by condition as outlined below.

Improvements for Coombe Valley LNR:

- 3.13 This matter was considered at outline stage and the proposed managed ecological areas on the application site (including the proposed orchard) as well as access to the LNR were considered to address the requirement within the emerging local plan policy at that time, rather than works to the LNR itself. The reserved matters submission would therefore accord with the outline planning permission for this requirement.

Offsetting Contribution:

- 3.14 The s106 agreement requires a financial contribution (index linked) of £61,475 per hectare of habitat (or pro rata where less than a full ha is required) to provide compensatory alternative off-site habitat. Appendix 2 of the updated LEMP contains Biodiversity offsetting calculations and identified a loss of 54 'biodiversity units'. The addendum to the LEMP sets out at section 6 a summary of habitat creation, loss and enhancements.
- 3.15 Trees and hedge sections lost to accesses and paths are now included in loss/gain calculation in LEMP as requested.
- 3.16 Overall there remain some questions regarding the specific features including in the loss / gain measures: the LEMP uses generalised terms 'to the north of' or 'alongside' such and such an area or feature, from which it is not possible to tell exactly what is being referred to or where in every case.
- 3.17 A 'pre-commencement' condition is proposed for the submission and approval of a finalised Biodiversity Offsetting Calculation with an accompanying plan clearly identifying the areas of habitat creation, loss and enhancements.
- 3.18 The plan should clearly show:
- The precise boundaries and locations of the different mitigation features as listed in table 1 of the LEMP pages 2-3

- Where are features that are to be lost, and the offsetting/mitigation features that are to be created, as listed in the loss/gain table 2 of the LEMP pages 4-5, are located. Also indicating where features are neither lost nor created but retained.

3.19 The s106 states that any net loss of habitat will be offset through the payment of the Biodiversity Offsetting Contribution equivalent to the scale of the net loss and the contribution will be used by the Council for the creation and management of habitat in accordance with published biodiversity offsetting guidance. The habitat creation may be undertaken directly by the Council, or, at its discretion, by a third party. It is expected that the biodiversity offsetting guidance for the creation and management of habitat funded by the development will be drawn up for a specific offsetting project.

Dark Corridors Plan and Lighting Strategy:

3.20 The submitted Dark Corridors Plan indicates that the retained and created woodland, stream and orchard along the western site boundary and the central east-west corridor should have no lighting installed wherever possible, with a 5m transitional buffer along the boundary. However, the plan states that this is subject to highway safety. The principle of the creation of the dark areas with lux levels of less than 0.1 and transitional buffers of 0.5 lux is acceptable. However, there are uncertainties.

3.21 Locations of dark corridors are better shown in the LEMP page 16, though again it is not clear what has informed buffers of 5m (which may not be sufficient); also this map seem to imply that the central east-west corridor could be 5m wide only, (not 5m wide on either side of the existing central hedgerow, which would be a more usual dark corridor design).

3.22 Lux contour info and lighting modelling / assessment would be needed to show what width of buffer is required and whether 5m is enough. It may be that there are particular house units, adjacent to the south eastern and north western hedge boundaries, where particular lighting mitigation and screening measures may be needed.

3.23 It would be advisable to discuss the proposed dark corridors plan with the local highway authority to ensure that highway safety requirements would not undermine the proposed dark corridors.

3.24 Suggest conditions are imposed to cover the following:

- Lighting Strategy to conform with the Bat Conservation Trust Guidance Note 08/18 'Bats and Artificial Lighting' i.e. less than 0.5lux light spillage onto retained bat habitats, 'warm' white light 3000K or less, with average maximum wavelength of 550nm or more.
- Full details of the proposed dark corridors including:
 - o Lux contour info and lighting modelling / assessment demonstrating how the proposed lighting will comply with the dark corridors plan.
 - o Detailed Dark Corridors Plan taking into account the above information and including full details of buffer zones and any planting or other structures required to deliver the Dark Corridor Areas.
 - o Specific management plan for dark corridors areas including specific management objectives and actions for the dark corridors, dimensions

- (widths and heights of planting), and addressing road breaches / crossing points.
- The submitted details shall demonstrate that any variations to the dark corridor areas (for highway safety or other reasons) do not compromise the delivery and connectivity of the dark corridor areas around and through the site and that the three road breaches / crossing points (through the east-west corridor and at the access points on Armada Drive and Gilbert Avenue) are minimised in terms of their size and lighting levels.
- Standard condition for no installation of external lighting without proposals first being given written approval by TDC.

Bat roosts:

- 3.25 Now shown on plans as requested. However total boxes included is low compared to number of new dwellings. Standard is 1 x new bird/bat feature per new dwelling. Total proposed is 210 (80 integral boxes and 30 freehanging in trees; vs 255 dwellings). This is a shortfall.
- 3.26 Request a condition for full details of bat and bird boxes at a standard of 1 x new bird/bat feature per new dwelling.

Ash dieback:

- 3.27 Ash die back replacement not mentioned in LEMP. There is no policy or other specific obligation to address ash dieback, though it is obviously a current issue, with implications for landscaping maintenance. The LEMP should indicate where retained trees are ash, and how ash dieback is going to be managed in relation to these.
- 3.28 Condition for the LEMP to include reference to ongoing management of ash dieback on the site with provision made for replacement native species tree planting.

Cirl Buntings:

- 3.29 Understand that Cirl bunting impacts would have been reviewed and addressed at outline stage, and that S106 contribution at that time covered 'offsetting' in accordance with South Devon offsetting scheme, which was based on Cirls and habitats combined in one process.

Surveys:

- 3.30 Typical approach would be to condition update surveys. Re. species:
 - Cirls are not EPS, but we would try to ensure no net loss of Cirls. Cirl mitigation was addressed at outline stage.
 - EPS potentially affected, and requiring licensing if new evidence were found, would be dormice and bat roosts. Dormouse surveys at outline stage were negative. Trees with potential for bat roosting would be re-surveyed under terms of NE licence.
 - Other protected species but not EPS (badgers, reptiles, nesting birds), would require safeguards to avoid threat of harm

From this, I consider that updated surveys would be standard practice and could be an acceptable approach.

- 3.31 Suggest that updated surveys are conditioned as part of the LEMP.

Hedgehogs:

- 3.32 Hedgehog passes included in LEMP.

- 3.33 Not mentioned on Soft Landscaping Plans – maybe would be too numerous to show individually, but if so suggest reference to hedgehog passes could usefully be added to the general text on Soft Landscaping Plans.

- 3.34 Also that installation of hedgehog passes (and other biodiversity features) is inspected and reported back on by Ecological Clerk of Works.

LEMP remedial measures:

- 3.35 Remedial measures would be whatever is needed to bring a feature back into the required state or condition (with that condition being as specified in the LEMP).

- 3.36 But it may refer to contingency measures, i.e. if a mitigation feature, although conceived in good faith, and notwithstanding is maintained in the correct condition, is unexpectedly revealed to be ineffective: in this situation, additional measures become needed.

- 3.37 For this case it is considered that the LEMP and Open Space Management Scheme required within the s106 agreement would provide sufficiently; however, suggest a condition to make it clear that the submitted LEMP should include what remedial measures would be implemented if the stated management actions do not achieve the intended habitat composition targets at the end of each review period.

- 3.38 An Ecological Clerk of Works (ECoW), who reports also to TDC, will play an important part in this.

LEMP monitoring:

- 3.39 More detail on monitoring and the feedback loops that will follow is needed in the LEMP, including for the construction / establishment phase and at subsequent reviews.

LEMP phasing plan:

- 3.40 For phasing – LEMP should usefully state that mitigation planting will be implemented prior to certain stated trigger points, so that all necessary mitigation is in place and functional for time that impacts commence – suggest by condition.

Buddleford Grange Roost replacement roost:

- 3.41 Shown on Soft Landscaping Plans, sheet 4 and in LEMP.

- 3.42 Suggest a condition for replacement bat roost to be constructed and completed prior to demolition of Buddleford Grange and for confirmation in writing from the ecological consultant that this has taken place.

CEMP and pollution control during construction:

- 3.43 Generally would secure this CEMP info by pre-commencement condition. Condition 7 of the outline consent requires description of site layout.

SLP (soft landscaping plans):

- 3.44 Keys still do not appear to denote what 'RG' is, though we have inferred it means 'retained grassland'. Also, SLP do not appear to show retained pond on sheet 9. Ask applicant to confirm the pond is within this area and show it retained within the revised plans – suggest condition.
- 3.45 LEMP 20/12/21 mentions wildflower plugs in lawn areas (which is welcomed) but nothing given on this in the SLPs. Need to add to SLPs and planting schedules.
- 3.46 Can be covered by a condition for updated SLPs.

SLP Drainage Easement:

- 3.47 Not mentioned in LEMP 20/12/21. There is no planting in the easement corridor, so it might be said there are no ramifications for landscaping specifications. However would be useful for there to be a para. or statement in the LEMP recognising the presence of the easement corridor constraints and stating what the maintenance of the easement corridor will be.
- 3.48 Suggest add to LEMP by condition.

SLP Corky-fruited Water-dropwort:

- 3.49 Para. 4.12 of EIA said Corky-fruited Water-dropwort would be included in planting mixes. Still not included in planting schedule or proposed seed mixes.
- 3.50 Needs either i) added to seed mixes; ii) some way of rescuing existing plants and translocating to new locations within site; iii) justification and rationale as to why varying from para. 4.12 of EIA
- 3.51 Where OSWI grassland is to be oversown (if this is the case) – some consideration given to preserving and accounting for existing meadow species, i.e. enhancing the existing grassland, not simply replacing it with a seed mix
- 3.52 As above, LEMP 20/12/21 mentions wildflower plugs in lawn areas (which is welcomed) but nothing given on this in the SLPs. Might also usefully add other bee-friendly plants e.g. Viper's-bugloss, comfrey, lungwort, clovers
- 3.53 Suggest cover by condition.

Requirements / conditions in relation to issues numbered above:

- 3.54 Condition for LEMP – to be updated / revised

- Update surveys – ecological appraisal / extended phase 1 survey including a walk over survey
- Map identifying features and areas listed in Table 1
- Map identifying features and areas listed in Table 2 used in making calculations of biodiversity loss and gain, and features/area that are to be retained. Clarification on footpaths/accesses
- Information on phasing of installation of mitigation features and measures in relation to specified clearance, building and commencement stage triggers
- Information on how impacts of ash die back would be addressed
- Information for retained or new pond(s)
- How Corky-fruited water-dropwort would be retained/translocated
- To make textual corrections (e.g. vegetation cutting timing)
- Monitoring and Ecological Clerk of Works, including for establishment phase, and mechanism for reporting to TDC and for TDC to raise any issues and make site visit inspections during the building phase
- Long term monitoring and remediation strategy to include confirmation of remedial contingency measures, management of the easement corridor on the south eastern side and Specific management plan for dark corridors areas.

3.55 Condition for bat and bird boxes

- Requiring a minimum of 1 bat/bird box per dwelling

3.56 Condition for replacement bat roost

- Replacement bat roost to be constructed and completed prior to demolition of Buddleford Grange and for confirmation in writing from the ecological consultant that this has taken place.

3.57 Conditions for Dark corridors and Lighting

- Lighting Strategy to conform with the Bat Conservation Trust Guidance Note 08/18 'Bats and Artificial Lighting' i.e. less than 0.5lux light spillage onto retained bat habitats, 'warm' white light 3000K or less, with average maximum wavelength of 550nm or more.
- Full details of the proposed dark corridors including:
 - Lux contour info and lighting modelling / assessment demonstrating how the proposed lighting will comply with the dark corridors plan.
 - Detailed Dark Corridors Plan taking into account the above information and including full details of buffer zones and any planting or other structures required to deliver the Dark Corridor Areas.
 - Specific management plan for dark corridors areas including specific management objectives and actions for the dark corridors, dimensions (widths and heights of planting), and addressing road breaches / crossing points.
 - The submitted details shall demonstrate that any variations to the dark corridor areas (for highway safety or other reasons) do not compromise the delivery and connectivity of the dark corridor areas around and through the site and that the three road breaches / crossing points (through the east-west corridor and at the access points on Armada Drive and Gilbert Avenue) are minimised in terms of their size and lighting levels.
- Standard condition for ongoing regulation of external lighting.

3.58 Condition for Updating of soft landscaping plans

- To clarify hedges/hedgebanks

- To clarify boundaries of built realm and biodiversity features
- To show pond
- To include text about hedgehog passes

3.59 Condition for Updating of planting schedules

- To include Corky-fruited water-dropwort
- Plug planting
- Any other inclusion of bee friendly plants, or planning around the new / existing pond

Updated Biodiversity Considerations and Conclusions

- 3.60 In terms of biodiversity and protected species, detailed comment has been provided in the consultation response from the Biodiversity Officer above and significant positive progress is considered to have been made. Whilst a number of matters require further very detailed information to be submitted it is considered that this is a level of detail that is appropriate to be addressed by conditions as the detailed design is progressed through to construction phase. It is noted that the proposed dark corridors plan provides sufficient space to create the required dark corridors with details of any specific mitigation measures for individual plots, such as planting and fence screens to prevent light spill, secured by condition. The dark corridor that follows the retained hedgerow running across the site is broken by the proposed spine road; this would be necessary due to the need to provide access across the site from the approved access onto Higher Exeter Road. However, a similar design has been used on other sites and the impact of the road can be minimised via appropriate positioning of street lights and the use of hedgebanks and tree planting. Subject to the imposition of the conditions requested by the Biodiversity Officer the proposal is considered acceptable with regards to biodiversity and protected species.

Additional Consultation Response: TDC Tree Officer

- 3.61 The AMS has been discussed with the Arboricultural Officer and he has raised no concerns with the submitted document. In response to questions regarding specific works and trees to be removed he has made the following comments:
- G8, within the woodland is only shown as requiring crown lifting with no felling.
 - Most of the other trees require removal to allow the designed estate to be constructed.
 - T55, oak appears to be in a position where it could be retained. However, after looking at the change in levels needed to install the estate road the roots of the tree would be significantly compromised. When combined with the new Devon bank over some of the remaining roots the tree is likely to decline in condition quite quickly. The planting plans shows a number of standard oaks being planted along this boundary which in the long term will increase tree cover.

Updated Arboricultural Considerations and Conclusions

- 3.62 Positive progress has been made towards addressing the outstanding matters regarding trees. In terms of the impact on trees on the site, having discussed this with the case officer for the outline application and the Biodiversity Officer it is clear that a level of tree removal was expected at outline application stage, including the loss of a mature tree at the access to the site. This includes trees covered by tree

preservation orders (TPO). The placing of area TPOs on large allocation sites within the Local Plan was done so that the removal of trees could be considered as part of the application process. Taking into account the topography of the site and the need to provide appropriate levels and the spine road, the development would require the removal of some of the existing hedgerows, including trees within those hedgerows. The removal of trees is being mitigated by new tree planting; for example, the removal of tree T55 on the frontage of the site would be mitigated by the planting of 12 oak trees within the new hedgebank. Whilst it is acknowledged that there will be some loss of existing trees and hedgerows on site as a consequence of the development and that it will take some time for replacement planting to mature, the development makes provision for an appropriate level of tree planting to mitigate this impact in the long term and there are no arboricultural reasons to not approve the submitted reserved matters application.

3.63 Affordable Housing and Revised Housing Drawings

- 3.64 The submitted details make provision for a policy compliant 25% affordable housing, which accords with the adopted policy for this site and the planning obligations secured under the outline planning permission.
- 3.65 Previously concerns were raised that some of the housing units would not meet the Nationally Described Space Standards (NDSS); however, the internal layouts could be adjusted to address this issue. The applicant has now submitted revised plans tweaking the internal layouts of the buildings to ensure that the affordable units comply with the NDSS. The application has now demonstrate that all affordable housing units will meet the Nationally Described Space Standards and therefore this element of the proposed condition is no longer required.
- 3.66 To achieve the required amendments did not require external changes to the dwellings; however, there appears to be some minor drafting errors on the submitted drawings including the old materials key which references the use of buff brick and an error with the roof pitch on house type H07 A and B. The use of buff brick was not considered appropriate for Teignmouth and previous revisions to the design of the proposed house types altered the proposed brick detailing to red brick. It is presumed therefore that this is a drafting error and the applicant has been asked to provide revised drawings with the correct materials key. Given the minor nature of this issue it could also be addressed via the proposed condition for external materials but amended drawings would be the preference for clarity.
- 3.67 As set out in the previous Committee Report, overall the provision of affordable housing is considered acceptable and taking into account the housing need recorded on Devon Home Choice, the development would represent a significant benefit to the delivery of affordable housing in Teignmouth.

3.68 Other Matters

- 3.69 Comments were raised during the November Committee meeting regarding education provision and what the s106 contribution would be spent on. As this is a reserved matters submission and a financial contribution to education has been secured via the s106 agreement on the outline consent (which predated CIL), this is not a matter which can be revisited at the reserved matters stage. However, this matter has been discussed with Devon County Council to enable the following update on the current situation to be provided.

- 3.70 The following table shows the forecast spare capacity at each primary school in Teignmouth. Hazeldown is forecast to be over capacity; however, in total the area has a forecast spare capacity. Teignmouth primary school forecast spare capacity:

	Net capacity	Forecast Number On Roll	Expected children generated from development to come forward	Spare capacity
Teignmouth Community School	420	206	11.33	202.67
Our Lady & St Patricks	209	153	2.83	53.17
Hazeldown	402	410	8.33	-16.33
Total				239.51

- 3.71 The financial contribution from this development is expected to be applied to the most recent scheme at Teignmouth Community School, which delivered increased capacity of the school from 280 to 420 places and was forward funded by Devon County Council in order to provide additional capacity for development coming forward in the area.
- 3.72 It is therefore noted that there is capacity within the local school system.

3.73 The Planning Balance

- 3.74 Planning permission has already been granted for this development. Taking into account the outline planning permission and the revisions made to the details submitted, the benefits of granting reserved matters approval are considered to outweigh the impacts subject to the imposition of the conditions outlined above. Therefore, the Officer recommendation is for conditional approval of the reserved matters.

4. REPRESENTATIONS

Following the November Planning Committee meeting 34 additional letters of objection and comment have been received. These largely raise matters that were previously raised including those relating to the principle of the development and access, which have already been approved under the outline planning permission. The additional representations are summarised as follows (see case file for full representations):

1. Too large a development.
2. Traffic and parking is already a huge problem in Teignmouth.
3. Exeter Road is already dangerous and the access is poor.
4. The site is too large for one access.
5. Concerns with the proposed bus gate and buses accessing the site via Armada Drive.
6. Not enough parking.
7. Impact on drainage and flooding.
8. Impact on sewerage system.
9. Impact on ecology and loss of habitat and trees.

10. Loss of greenfield land.
11. Visual impact and impact on landscape.
12. Impact on archaeology.
13. Properties are generic looking contemporary boxes of little or no architectural merit; doesn't reflect character of the town.
14. Teignmouth needs affordable housing, 25% should be delivered on site.
15. Should be a restriction against second homes.
16. Pressures on infrastructure: schools, medical and public services.
17. Lack of facilities.
18. Green space will require more council tax to maintain it.
19. Orchard is a nice idea but not really essential and removes more hectares that could be left for the wildlife that's already on the site.

Business Manager – Strategic Place