

Appendix: Schedule of Main Modifications

The modifications below are expressed in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text.

The plan section, policy, and page and paragraph numbering below refer to the submission local plan (CSD-001), and do not take account of the deletion or addition of text arising from the modifications, although, in some instances, such changes may be indicated in the strikethrough and/or underlining. Specific policy wording is highlighted in bold, supporting text is shown as regular text.

Local Plan Chapter 1: General Policies

Ref	Plan location / policy	Page	Main Modification
MM1	Policy GP1 First sentence	18	Subject to other Development Plan policies which may determine the suitability of the location for the proposed development and provide more specific or overriding requirements in a particular case, proposals will be required to perform well against the following criteria, <u>where relevant</u>:
MM2	Policy GP1 (11)	18	11. The duty to conserve <u>and enhance</u> biodiversity and geodiversity
MM3	Policy GP1 (15)	18	15. The impact on mineral extraction, forestry, and agricultural production, <u>and current and future mineral extraction</u>
MM4	Policy GP1 (new 16)	18	<u>16. The reuse of previously developed land.</u>
MM5	Paragraph 1.4	19	The NPPF (2021) requires that “all plans should promote a sustainable pattern of development” (Para 11). They should also “align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects”.
MM6	Paragraph 1.5	19	<u>Policy GP2 sets out the key principles that have been used to identify allocations for future development in the district.</u> The development strategy for Teignbridge reflects t <u>This approach</u> and is aimed at best meeting the needs of the residents of the district, whilst balancing the

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			need to protect our very special environment and step up to the challenges of climate change. <u>These principles should be used to guide the location of neighbourhood plan allocations. and unallocated departure sites under policy H1(3).</u> Other applications for <u>unallocated development should be determined under policies GP1, GP3 and other relevant policies of the plan.</u>
MM7	Paragraph 1.9	21	1.9. The approximate distribution of new homes across the district will be <u>are is set out below.</u> These figures are based on <u>uncompleted units on extant allocations and new allocations only as of 31 March 2024.</u> They do not include completions from 2020-2023 and <u>do not account for any windfall:</u> Newton Abbot and Kingsteignton Garden Community – 44 <u>42</u> % Edge of Exeter – 32 <u>35</u> % Coastal and rural towns – 17 <u>16</u> % Villages – 7%
MM8	Paragraph 1.10	21	1.10. The approximate distribution of new employment land across the district will be <u>are is set out below.</u> These figures are based on <u>uncompleted extant allocations and new allocations only as of 31 March 2024:</u> Newton Abbot and Kingsteignton Garden Community – 55 <u>57</u> % Edge of Exeter – 31 <u>29</u> % Coastal and rural towns – 5 <u>9</u> % Villages – 9 <u>5</u> %
MM9	Policy GP3 (2e)	21	Ogwell <u>East Ogwell</u>
MM10	Policy GP3 (3a)	21	<u>3a. the distinctive characteristics and qualities of the landscape in accordance with the District’s Landscape Character Assessment and the setting of settlements in accordance with Policy EN1 and the setting of the Dartmoor National Park in accordance with Policy EN4(2);</u>
MM11	Policy GP3 (3c)	22	<u>3c. Any physical and visual break between closely adjoining settlements and the distinctive and separate identity of settlements in accordance with Policy EN1;</u>
MM12	Policy GP3 (3d)	22	<u>d. the impact on overall travel patterns arising from the scale and type of development proposed;</u>

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MM13	Policy GP3 (new 3p and 3q)	22	<u>p. The redevelopment or reuse of previously developed land; and</u> <u>q. Non-residential uses that are required to facilitate development.</u>
MM14	Paragraph 1.12	22	...Unallocated development will be limited to the provision of affordable or local connections housing, employment, services, facilities, environmental enhancements, <u>the redevelopment or reuse of previously developed land</u> , and other small scale development such as those brought forward through Neighbourhood Plans. ...
MM15	Paragraph 1.13	22	1.13 In some circumstances it may be necessary and reasonable for land outside the settlement limit, <u>including land identified in Policy GC2, to be developed for limited uses</u> , to facilitate development. fFor example, accommodating by drainage and ‘SuDS’ requirements, active travel routes, other necessary infrastructure works, publicly accessible open space, wildlife areas, <u>and for land uses identified in Policy GC2.</u>
MM16	Policy GP4 and paragraph 1.14	23	GP4: Ashburton and Buckfastleigh The Council will work with Dartmoor National Park Authority to ensure that development and infrastructure proposals for Ashburton and Buckfastleigh continue to reflect the duty to cooperate and the role of Teignbridge District Council as the local housing authority and infrastructure provider within the towns. Policies of this Local Plan which refer to settlement limits will be read to include settlement boundaries for Ashburton and Buckfastleigh defined in the Dartmoor National Park’s Development Plan. 1.14 The towns of Ashburton and Buckfastleigh are within Dartmoor National Park, lying outside but close to or adjoining the Teignbridge Local Plan area. Teignbridge District Council provides services for the towns, but it is not the planning authority. In accordance with the Duty to Cooperate, the Council will work with the National Park Authority over cross boundary issues such as landscape, the South Hams Special Area of Conservation, infrastructure provision, the use of S106 and Community Infrastructure Levy, and development proposals near to the boundary. While there are no defined settlement limits for these towns within the Teignbridge Local Plan, any reference to settlement limits will apply to any land that is adjacent to the settlement boundaries of Ashburton and Buckfastleigh as defined by the DNPA but which lie within the Teignbridge planning area. This

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			is to ensure that the same protection is given to the countryside surrounding the towns of Ashburton and Buckfastleigh as to all other defined settlements within the Teignbridge planning area. Within such locations, particular regard will be given to the setting of the Dartmoor National Park, as per policy EN4.
MM17	Policy GP5	23	Renumber GP5 as GP4
MM18	Policy GP5 (new 5)	23	<u>5. The settlement hierarchy as set out in GP3(2)</u>
MM19	Policy GP5 Additional policy text at end of policy	23	<u>Neighbourhood Plans may amend non-strategic policies which are listed in paragraph 1.17. Any loss of housing numbers or employment land provisions resulting from such amendments must be compensated for on alternative sites within the Neighbourhood Plan area in accordance with the principles set out in Policy GP2.</u>
MM20	Paragraph 1.17	24	<u>Climate Change Policy CC8</u>
MM21	Policy GP6A Renumber Policy GP6A as Policy GP5	26	<u>GP6A-GP5 Open Space and Recreation Facilities</u>
MM22	Policy GP6A Amend opening policy paragraph and second paragraph	26	<u>The redevelopment of open space, play, sport and recreational land and buildings...</u> <u>The redevelopment of Local Green Spaces, Public Rights of Way...</u>
MM23	Paragraph 1.19	26	1.189Within the context of this policy <u>Policy GP6</u> , local services and facilities include (but are not limited to) healthcare and education facilities, pubs, shops, community buildings, <u>hotels</u> , and specialist accommodation providing care to older or disabled people. This policy does not apply to retail provision in designated town centres.
MM24	Paragraph 1.20	27	1.1920 All open space, sport and recreational land or buildings will be protected from redevelopment with the exception of any sites allocated for alternative use. <u>The higher level of protection afforded to the spaces and facilities in GP5 in comparison to those listed in GP6 is in accordance with national policy requirements.</u> The Policies Map indicates....
MM25	Additional paragraph 1.22	27	<u>1.22 In cases where a policy requires a period of marketing to justify the proposal, an appropriate marketing strategy should be agreed with the District Council prior to marketing</u>

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			<u>the property. This could include freehold sale, long leasehold sale or rental of the unit. An unrealistic price, restrictive covenants, the offer of a short lease or the offer of a limited curtilage are likely to reduce the chances of finding a new user.</u>
MM26	Policy GP6B	27	<u>GP6B-GP6 Built Facilities</u>
MM27	Policy GP7 First sentence	27	The provision of new and improved infrastructure <u>as set out in the Infrastructure Delivery Plan</u> , such as education, health, transport, recreational facilities and green infrastructure will...
MM28	Policy GP7 (2)	27	2. <u>Co-ordinate the planning, prioritisation, funding and delivery of</u> Consult with relevant infrastructure <u>with</u> providers and stakeholders. in ongoing infrastructure planning, prioritisation, funding and co-ordinated delivery
MM29	Policy GP7 (3)	27	3. Protect the function of the existing transport network, including strategic transport connectivity such as the main line railway and strategic highway network. <u>Upgrades to Drumbridges Roundabout and the widening of the A377 linking to Ide Roundabout/Alphington Interchange are identified as infrastructure priorities in the IDP to ensure the safe operation of these junctions as a result of cumulative growth in the district. Financial contributions will be required from development which results in a cumulative impact on these junctions.</u>
MM30	Paragraph 1.25	28	The Infrastructure Delivery Plan (IDP) provides details about what new infrastructure we are planning for, when it is required and how we plan to deliver it. The Council will review the IDP <u>every 2-3 years from time to time</u> , working with communities and infrastructure providers (such as Devon County Council for transport and education, South West Water for sewage and water supplies, the NHS for healthcare facilities, and many others).
MM31	Additional supporting text after Table 1	29	<u>1.29 The development of new homes in Teignbridge will add pressure to existing healthcare services used by residents of the district. The NHS has identified where these pressures exist and where facilities can be improved or expanded to meet the additional need. In order to fund these demands, a per dwelling contribution will be sought from all relevant developments to fund infrastructure to support primary and secondary healthcare services. The financial contribution requested is based on 29.6% of new households being new arrivals to the Torbay and South Devon NHS catchment area. The IDP sets out a cost of £1,486 per dwelling but the exact contribution required will be confirmed at planning application stage,</u>

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			<u>as it is likely to be subject to inflation over the plan period. Applicants are advised to contact the Local Planning Authority for up-to-date advice and information.</u>
MM32	Additional supporting text after Table 1	29	<u>1.30 Teignbridge District Council understands the impacts that development can have on education provision and the associated requirements for expansion or new schools. The Council therefore supports the principle of development providing early years, primary, secondary, and provision for children with Special Educational Needs and Disabilities (SEND), and home to school transport through Section 106 Agreement contributions as may be required. Devon County Council (DCC) as Local Education Authority requires on-site provision of education facilities and/or financial contributions to education facilities where new development creates pressures on existing schools. Specific requirements are set out in individual site allocation policies (see Chapters 7-11) and the IDP but may also be required on unallocated sites. The Local Education Authority's starting point for the funding of education provision will be to collect contributions via S106 contributions rather than Community Infrastructure Levy. Teignbridge District Council will work with Devon County Council on planning and delivering appropriate education provision making reference to the County Council's Education Infrastructure Plan and Education Infrastructure Section 106 Approach and the Department for Education Guidance on Securing Developer Contributions for Education as considered appropriate.</u>
MM33	Additional supporting text after Table 1	29	<u>1.31 Where development is proposed close to or adjoining other district boundaries, it may be the case that funding for infrastructure will be required to improve, expand or provide new facilities outside of the administrative area of Teignbridge District (for example Edge of Exeter developments).</u>
MM34	Policy GP8 (1)	29	1. To ensure that developments provide the necessary planning requirements to create and maintain sustainable settlements and neighbourhoods, deviation from policy requirements on grounds of viability will only be considered appropriate in <u>exceptional particular circumstances where justified by the applicant</u> and/or where one or more of the following have occurred to a significant degree since the adoption of the relevant development plan(s):
MM35	Policy GP8 (4)		4. taking account of site specific circumstances, with the requirement aim of this policy to seek to achieve full policy compliance in later development phases.

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MM36	Paragraph 1.30	30	1.330 ... but also undevelopable land <u>where no development can occur</u> (such as areas restricted by heritage or ecological constraints, existing woodland, landscape areas, existing utilities infrastructure, or steep slopes and elevated areas). In cases where undeveloped land is within...
MM37	Paragraph 1.32	30	1.32 The Council recognises that circumstances change which can affect development viability. <u>In relation to unforeseen viability issues, decision making on schemes should take account of, amongst other things, where particular types of development are proposed which significantly vary from standard models of development, or where a recession or similar economic changes have occurred since the plan was brought into force. The policy allows for such circumstances to be considered.</u> In certain cases therefore, ...

Local Plan Chapter 2: Climate Change

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MM38	Paragraph 2.1	32	2.1 ..., demonstrating how they are contributing to meeting this <u>net zero</u> target (see CC2).
MM39	Policy CC1 Second sentence	33	<u>In particular, planning applications need to consider:</u>
MM40	Policy CC1 (1)	33	<u>1. Taking account of</u> Climate change in assessing the flood and coastal erosion risks to and from developments;
MM41	Policy CC1 (2)	33	<u>2. Buildings, communities and infrastructure should take account of the likely changes in temperature, rainfall and wind in their design.</u> All new buildings including homes and workplaces <u>being designed</u> in view of the potential for extremes of weather;
MM42	Policy CC1 (3)	33	<u>3. Minimise</u> Minimising embodied energy and in-use performance of buildings, including minimising use or contamination of energy, water, soil and materials through the development process;
MM43	Policy CC1 (4)	33	<u>4. Production of local food, renewable energy and local building materials and provision of green infrastructure witt being be maximised;</u>

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MM44	Paragraph 2.10	34	<u>Promoting resilience to continued extremes of weather is a key priority of Policy CC1 and part of the wider built environment sector of the Devon Carbon Plan.</u> Adaptation measures such as ...
MM45	Paragraph 2.13	36	2.13 ... Regulated emissions include CO2 emissions arising from energy use regulated by Part L of the Building Regulations (e.g. space heating, domestic hot water, fixed lighting etc). Unregulated emissions are those arising from other activities (e.g. cooking, electrical appliances, travel). <u>The net zero requirement of CC2, as contained in part 2 of the policy will be facilitated by developments which propose the construction of new homes to deliver a 100% reduction in carbon emissions against the Target Emissions Rate (TER), as calculated in the most up to date version of the Standard Assessment Procedure (SAP) or successor Home Energy Model (HEM) and adopted within the most recent Building Regulations.</u>
MM46	Paragraph 2.16	36	To evidence this, a mock Standard Assessment Procedure (SAP) <u>for residential development, Simplified Building Energy Model (SBEM) for non-domestic buildings</u> or Dynamic Simulation Model (DSM) test is required as part of the submitted <u>Energy and Carbon Statement</u> , and subsequently through the “real” SAP, SBEM or DSM test as the development passes through Building Control. ...
MM47	Paragraph 2.21	37	<p>Maximise the proportion of energy from low carbon or renewable sources:</p> <ul style="list-style-type: none"> • A particular emphasis is given to low carbon heating in the hierarchy and the wider importance of electrification of heating. <u>Examples of low carbon heating include ground and air source heat pumps, or connection to a local decentralised energy network such as a district heating network.</u> For new developments covered by Part L1A and Part L2A of the 2013 Building Regulations, the Council expects the specification of fossil fuel free heating in carbon reduction statements. • <u>Following the application of a fabric first approach and the provision of low carbon heating, clean on-site electricity generation energy should be applied to</u> Clean on-site energy should reduce unavoidable carbon emissions associated with any residual regulated energy use. <p><u>a Development Location:</u></p> <p>i Development location is the most significant way to reduce carbon emissions from new development.</p>

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			<p><u>ii</u> Digital connectivity is also key to reducing the need to travel by enabling home working and access to online services. ...</p> <p><u>b</u> Minimise energy demand across the development:</p> <p><u>i</u> Building Fabric is key to providing maximum thermal efficiency. ...</p> <p><u>ii</u> Site masterplanning can minimise energy demand through passive design (including orientation, facade, thermal mass and passive cooling and ventilation) ...</p> <p><u>iii</u> Building Services apply to fixed components for heating, ventilation, air conditioning and lighting should be high efficiency ...</p> <p><u>c</u> Ensure in-use performance is as close as possible to designed intent:</p> <p><u>i</u> In-use performance should align with designed intent. ...</p> <p><u>ii</u> Policy CC2 aims to ensure that the in-use performance of buildings is as close as possible to the way they were expected to perform. ...</p> <p><u>d</u> Maximise the proportion of energy from low carbon or renewable sources:</p> <p><u>i</u> A particular emphasis is given to low carbon heating in the hierarchy and the wider importance of electrification of heating. ...</p> <p><u>ii</u> Following the application of a fabric first approach and the provision of low carbon heating, ...</p> <p><u>iii</u> It is important that buildings are designed to be “PV and heat pump ready” so that an occupier can easily install PV panels or a heat pump ...</p> <p><u>iv</u> Off-site measures are a potential option for developments to reduce their net carbon emissions by contributing financially to carbon reductions</p> <p><u>v</u> Carbon offsetting could be used to fund a large-scale retrofit programme, large-scale renewable energy installations, ...</p> <p><u>e</u> Efficient use of materials:</p> <p><u>i</u> The use of materials in terms of energy efficiency must be demonstrated.</p>

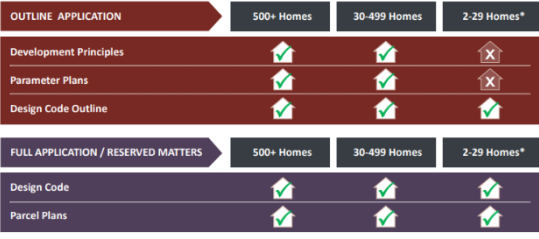
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MM48	Paragraph 2.22	39	Large-scale take-up of electric vehicles is expected to improve air quality and to deliver an overall reduction in carbon emissions. The plan therefore supports the growth in electric vehicle numbers and their associated infrastructure. In general, for new residential and non-residential developments, contained in items CC3(a) and (b), fast (7kW) chargers should be installed as a minimum to increase flexibility in home EV charging capacity and meet the Building Regulations 2021 Amendments, (Part S Infrastructure for the charging of electric vehicles) <u>and subsequent amendments.</u>
MM49	Paragraph 2.23	39	... suitable for their vehicle's needs. <u>As recognised in part 1d of the Energy Hierarchy, it will be necessary to ensure capability of electric vehicles to discharge to the grid, by meeting the power needs of a building.</u>
MM50	Paragraph 2.24	40	Within item (b), sufficient provision of charging infrastructure is also identified as a requirement for unallocated parking as agreed via a parking plan. This will be expected to comply fully with design and parking guidance as set out in Chapter 43.
MM51	Policy CC4 (2)	40	2. Proposals will only be acceptable where the resulting traffic volumes <u>have an acceptable impact on highway safety and do not result in a severe residual cumulative impact on exceed the capacity of the local or strategic road network without unless</u> mitigation measures <u>being are</u> agreed to overcome these impacts. All developments will take account of the cumulative effects of traffic generation and its impact on air quality and the safety of the strategic and local road network, both within and outside the plan area. Where impacts are not considered acceptable, development will contribute towards mitigations identified in the Infrastructure Delivery Plan (as informed by the Devon Local Transport Plan and Greater Exeter transport assessments) and site-specific requirements (as set out in allocations policies), alongside the measures set out in 3 (a-g).
MM52	Policy CC4 (3)	40	3. The impact of new development on travel issues will be assessed by the Highway Authority and Development will be located and designed to:
MM53	Paragraph 2.30	41	Major developments will be required to demonstrate they have maximised opportunities for sustainable travel and will make adequate provision to mitigate the likely impacts. <u>An appropriate Transport Statement, Assessment and/or Travel Plan should be submitted with proposals, with the precise form dependent on the scale and nature of development and agreed through early discussion with the local planning or highway authority. through provision of a transport assessment and travel plan. All other development will be required</u>

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			to submit a transport statement. Particular attention should be had to the Green Infrastructure Strategy...
MM54	Policy CC5 (2)	42	In determining applications for low carbon and renewable energy generation, with the exception of allocated areas suitable for wind (subject to Policy CC6) and non-domestic wind generated energy development, the following will be considered: ...
MM55	Policy CC5 (4)	42	Fossil Fuel based energy generation installations will <u>not no longer</u> be acceptable for the purposes of grid supply. ...
MM56	Paragraph 2.32 Insert new paragraph after	42	<u>2.35 Where development is proposed within a Mineral Safeguarding Area or Mineral Consultation Area, the proposal will need to ensure it does not sterilise mineral resources and will be in accordance with Policy M2: Mineral Safeguarding Areas of the Devon Minerals Plan and future safeguarding policies. Some mineral resources may not be extracted during the Plan period and, therefore, energy development may be appropriate if provision is made for the removal of the infrastructure to ensure the long-term availability of the mineral resource.</u>
MM57	Policy CC6 (1)	43	1. To contribute towards renewable energy provision and tackling climate change, wind turbine development will be supported within the areas identified as suitable in this plan, and others where <u>demonstrated to be suitable</u>, subject to consideration of the following: ...
MM58	Policy CC6 (1c)	43	Level of community support
MM59	Policy CC6 (1e)	43	d. Avoid, minimise and mitigate impacts on the significance of heritage assets and their settings, <u>including cumulative impacts</u>, as informed by a site-specific heritage impact assessment including visualisations where these are required to properly understand impacts;
MM60	Policy CC6 (1g)	43	Avoidance of negative direct, indirect and cumulative impacts on biodiversity and geodiversity (including priority habitats); flood risk and water quality; and permanent loss of best and most versatile agricultural land;
MM61	Policy CC6 (5c)	44	c. Area 15: West of Tedburn St Mary (<u>potential for a single turbine of limited height</u>)
MM62	Policy CC6 (5f)	44	f. Area 18: Land by Exwick Woods
MM63	Paragraph 2.38	44	...Wind turbine heights are increasing, with larger turbines in excess of 1050m. ...

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MM64	Paragraph 2.39	44	National policy <u>previously required</u> requires areas suitable for wind turbines to be identified either in Local or Neighbourhood Plans for them to be permitted and requires planning impacts identified by the affected local community to be fully addressed and for the proposal to have community backing following consultation. The 2015 Written Ministerial Statement goes on to say that: "Whether a proposal has the backing of the affected local community is a planning judgement for the local planning authority" <u>The 2024 Policy Statement on Onshore Wind removed the de facto ban on onshore wind in England, by taking out tests requiring development plan allocation status and proven community support in order to make consistent with other forms of energy development.</u>
MM65	Paragraph 2.40	44	In the interests of seeing such schemes delivered and providing a valuable contribution to our local renewable energy supply, it is important that the Local Plan provides an interpretation of this for Development Management purposes. As a minimum, it is expected that all proposals show effective prior engagement with the affected community to identify and understand any concerns. Applications should then seek to address these. In determining applications, officers will make a recommendation based on how the scheme accords with the criterion in policy CC6. Any applications will be referred for a committee, rather than delegated officer, decision, enabling elected members (as representatives of the communities of the district) to balance the response from the community with the overall planning merits of the scheme.
MM66	Paragraph 2.41	44	2.41 4 The Council has undertaken a Landscape Sensitivity Analysis and Heritage Impact Assessment of the proposed wind turbines <u>areas</u>
MM67	Paragraph 2.42	45	2.42 2 ... Sensitive landscape and <u>some of the key</u> heritage receptors have been identified within the Zones of Theoretical Visibility (<u>ZTVs</u>) in the Landscape Sensitivity Analysis and Heritage Impact Assessment. These areas should be used as the starting point for assessment of heritage and landscape impacts in planning applications, <u>although the ZTVs to be assessed may need to vary based on the specific heights and locations of the turbines proposed and take account of other receptors which may not have been identified in these studies.</u>
MM68	Policy CC7 (3)	46	3. To firstly avoid and then to minimise and mitigate any harm to the significance of heritage assets and their settings;

Local Plan Chapter 3: Design and Wellbeing

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MM69	Paragraph 3.1	47	Achieving good design is key to creating better places in which to live and work, improving sustainability, and making new development more acceptable to communities. National policy is elevating the importance of design by requiring local plans to prepare policies which ensure the creation of high-quality buildings and places and enabling permission to be refused for proposals which are poorly designed. (NPPF paragraph 130).
MM70	Paragraph 3.3	47	High quality design can best be achieved by taking a proactive and collaborative approach at each stage of the planning process. This starts with setting out clear design expectations at the plan-making stage through policies and design codes guides so that they can be used throughout the planning application stage to shape the design of individual development proposals. The following diagram Figure 6 shows how the different levels and stages of the planning system will influence the design of development.
MM71	Paragraph 3.4	47	This Design and Wellbeing chapter, together with the Teignbridge District Design Code (Appendix 34), provide local design requirements for Teignbridge as encouraged by national policy. The District Design Code adds detail to the policies of the Local Plan and uses a range of illustrations to highlight good and bad examples of design, and checklists to ensure that all design issues are addressed. <u>The District Design Code should be regarded as the overarching framework under which site specific design codes should be prepared as directed by Policy DW2. It should also be used to inform the design elements of planning proposals not otherwise required to provide design information as per Figure 6 and Table 3. These applications, which include, but are not limited to changes to shop fronts, commercial development, or householder extensions, should all have regard to accord with any relevant parts of the District Design Code.</u>
MM72	Policy DW1 Insert new opening policy sentence from	48	<u>Good design must be at the core of all development proposals in the district and should be considered at the outset of the planning application process. All development, Design proposals, including those which require Development Principles, Parameter Plans, Design</u>

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	paragraph 3.5 and delete paragraph 3.5		<u>Codes and Parcel Plans where appropriate, must accord with the Teignbridge District Design Code to create high quality, sustainable, green, accessible, inclusive and safe places.</u>
MM73	Policy DW1 Move Figure 6 from supporting text into the policy below the second policy paragraph	48	 <p>Fig 6. Application Design Requirements <small>*on custom & self build sites only</small></p>
MM74	Policy DW1	48	To ensure high quality urban design and development a series of Development Principles, Parameter Plans, Design Codes and Parcel Plans will be required, commensurate with the scale of development, as per Figure 6 and Table 3.
MM75	Table 3 Design Code	50	<p>Between the Outline and Reserved Matters stages, <u>or at Full Application stage,</u> applicants will be required to discharge a condition providing a Design Code which must accord with the Teignbridge District Design Code. Where land is proposed to come forward over a period or for different users (such as multi plot custom build sites) the preparation of design codes will normally be expected to ensure that development has a holistic approach across different development parcels.</p> <p><u>Where specific site codes are developed in accordance with the District Design Code and agreed through pre-application or the planning application process, with the council the site specific code will take precedence over the District Design Code.</u></p> <p><u>Site specific design codes will need to be agreed with the Local Planning Authority as part of the pre-application or planning application process and will be used alongside the District Design Code to inform detailed development proposals.</u></p>
MM76	Table 3 Parameter Plans	49	Land use: This plan should show where the different uses will be located on the site. e.g. <u>This may include, but is not limited to,</u> employment, open space, play, sport, and neighbourhood facilities etc. ...

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MM77	Table 3 Design Code Outline	50	A Design Code Outline can be included as part of the Design and Access Statement. It should set out what the Design Code will include, and the high-level design expectations and aspirations for the development. It should reflect the requirements set out in chapters 6 and 7 of the Teignbridge District Design Code (Appendix 4). It provides a framework for creating high quality places, with a consistent and high-quality standard of design to inform development proposals. It should be noted that not all the District Code will be relevant to a particular development.
MM78	Policy DW2	50	<u>All Development must accord with the relevant sections of the Teignbridge District Design Code (Appendix 4),. The Design Code will be used as the overarching framework under which site-specific design codes should be prepared, and should where appropriate and relevant, address the following principles. The District Design Code should also be used to inform any design elements of planning proposals not otherwise required to provide design information as per Figure 6 and Table 3.</u>
MM79	Policy DW2 (3)	51	3. Proposals will demonstrate an understanding of the existing local character of the area and demonstrate how the character and identity of the proposed development, including the use of materials, suits the context, its history, how we live today and how we are likely to live in the future. Proposals should also be visually attractive to their occupants and other users including details of locally distinctive features and the incorporation of public art as set out in the District Wide Design Code.
MM80	Policy DW2 (2)	51	2. Proposals will clearly demonstrate an understanding of the distinctive topography, heritage, cultural history and built form of Teignbridge and, where appropriate, clearly reference and respond to the relevant landscape characteristics set out in The Teignbridge Landscape Character Assessment and illustrate how all these characteristics have been reflected in proposals for new development. Proposals will be based on a sound understanding of the features of the site and surrounding context, using baseline studies as a starting point for design.
MM81	Policy DW2 (5)	51	5. Proposals for the movement network will make connections to destinations, places and communities, both within the site and beyond its boundaries. Proposals for streets, lanes, paths and other routes will create a well-connected network of routes for all modes of

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			transport and will clearly demonstrate how they limit the impact of car use and prioritise, support and facilitate walking, cycling and public transport.
MM82	Policy DW2 (6)	51	6. Green infrastructure (Nature)
MM83	Policy DW2 (8)	51	8. Uses Proposals will support and encourage an appropriate mix of uses for people at all stages of their life. Local services and facilities to support daily life will be within a walkable area 800m distance or a 10 minute walk via a permeable, easy to navigate network of convenient routes for pedestrians and cyclists. In key locations, there will be active ground floor uses such as shops, cafés, and restaurants to bring life and vitality to the place.
MM84	Paragraph 3.7	52	3.67 The details relating to each of these principles is further described in the Teignbridge District Design Code (Appendix 4).
MM85	Policy DW3	52	To ensure a high standard of amenity, accessibility and environmental value, the following relevant design standards set out below set out in DW3 and the supporting detail provided requirements set out in the District Design Code will apply to all new development as appropriate and relevant. The District Design Code should also be used to inform any design elements of planning proposals not otherwise required to provide design information as per Figure 6 and Table 3.
MM86	Policy DW3 (3)	53	3. The Fields in Trust Standards publication ‘Guidance for Outdoor Sport and Play – Beyond the Six Acre Standard’ (2015 and subsequent revisions) should be used as the starting point for recreational and play space provisions detailed in (2b). Capacity and accessibility, and opportunities for improvements to existing nearby provision should also be taken into consideration;
MM87	Policy DW3 (4)	53	4. Suitable Alternative Natural Green Space (SANGS) as required by Habitat Regulations Assessments will be required at a ratio of 184 square metres per dwelling at least 8ha of SANGS per 1000 people;

Local Plan Chapter 4: Economy

Ref	Plan location / policy	Page	Main Modification
MM88	Policy EC1 (2)	56	2. Proposals for business development including new buildings, extensions to existing buildings, expansions to or intensifications of an existing business or employment site, diversification of a farm and changes of use, redevelopment or conversions of existing buildings will be permitted in principle:
MM89	Paragraph 4.5	57	4.5 ... Larger scale business development proposals will remain subject to the sequential test requirements as contained in the NPPF for retail, (including garden centres) leisure and office-based uses and conform with policy GP2: Development in Teignbridge and policy EC11: Large Scale Retail Development. <u>Particular attention will be given to potential impacts on any town centres from such proposals.</u>
MM90	Policy EC2 (4)	57	4. The service use is compatible with and <u>supportive of ancillary/complementary</u> to existing or proposed B / E (g) use classes and would not harm the primary function of the area as a business park/ industrial estate;
MM91	Policy EC4 (2)	59	2. Larger Businesses expanding, starting up or moving into the area will be encouraged to sign up to an agreement to deliver links to local education providers, apprenticeships, training programmes and other measures to support people into work from the local area.
MM92	Paragraph 4.17	60	4.17 The Council supports opportunities for home working, including through allowing home based business of an appropriate scale and activity. Not all home-based businesses require planning permission if they are <u>incidental ancillary</u> to domestic use. ...
MM93	Policy EC7	62	Proposals for new static caravan sites (including replacement with timber chalets) or touring caravan sites, or an extension, or intensification <u>or upgrading</u> of an existing site, including ancillary facilities or change from touring caravan to a static caravan site will only be permitted where the proposal satisfies all of the following: ...
MM94	Paragraph 4.24	62	4.24 Any proposals affecting the Undeveloped Coast or Dartmoor National Park will need to accord with Policies SCGP1 and EN2-EN4 and other relevant Local Plan Policies. Given the climate change vulnerability in coastal areas particularly, new static or touring caravan sites will not be permitted within Coastal Change Management Areas.

Ref	Plan location / policy	Page	Main Modification
MM95	Policy EC9 (1-6)	64	<p>1. The vitality, viability, accessibility and distinctive characteristics of Town Centres will be maintained and enhanced, and their individual roles and ambitions supported by:</p> <p>1a. Supporting them as sustainable locations for living, working and activity through the day and into the evening;</p> <p>2b. Supporting the key role of small scale, local or independent outlets and the sale of local produce as part of their local distinctiveness and character;</p> <p>3c. Investing to enhance their facilities, built and historic environment and economic potential;</p> <p>4d. Support and investment in greater accessibility of town centres;</p> <p>5e. Supporting proposals which address flood and coastal erosion risks; and</p> <p>6f. Supporting in principle any proposals to redevelop edge, out of centre or out of town retail units/parks for employment and/or residential uses subject to compliance with other relevant policies of the Local Plan, and</p>
MM96	Policy EC9 (7)	64	<p>2. 7 It can be demonstrated proposals Development proposals must demonstrate they will not affect the integrity of European Wildlife Sites.</p>
MM97	Policy EC10	65	<ul style="list-style-type: none"> • Renumber part 1a as part 2 • Renumber part 1b as part 3 • Renumber part 1c as part 4 • Renumber part 1d as part 5 and capitalise European Wildlife Sites
MM98	Paragraphs 4.36, 4.37, 4.38, 4.39, 4.40, 4.41, 4.42 and Table 4	65 and 66	<p>Reorder supporting text as follows:</p> <ul style="list-style-type: none"> • 4.36 • 4.37 • 4.40 (with amendment – see below) • 4.41 • Table 4 • 4.38 • 4.39

Ref	Plan location / policy	Page	Main Modification
			<ul style="list-style-type: none"> 4.42
MM99	Paragraph 4.40	66	Policy EC10, informed by the independent town centre study commissioned by the Council, reinforces the importance of town centres and defines a hierarchy of designations within a defined town centre boundary that protects their active frontage whilst providing the flexibility necessary to change and adapt to local economic circumstances.
MM100	Paragraph 4.42	66	Shop fronts are an important component of a town's character and identity and can make a valuable contribution to a town's distinctive image. The District Design Guide Code provides more detail on improving design standards.

Local Plan Chapter 5: Homes

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MM101	Policy H1 (2)	69	<p>2. The Council will monitor and publish the provision of market and affordable housing in the district. Dwelling completions since 1st April 2022<u>2023</u> will be compared with the following trajectory:</p> <table border="1"> <thead> <tr> <th><u>Year</u></th> <th><u>Annual Target</u></th> <th><u>Completions from allocations</u></th> <th><u>Windfalls</u></th> <th><u>Annual Completions</u></th> <th><u>Cumulative completions</u></th> </tr> </thead> <tbody> <tr> <td><u>2020/21</u></td> <td><u>720</u></td> <td><u>269</u></td> <td><u>157</u></td> <td><u>426</u></td> <td><u>426</u></td> </tr> <tr> <td><u>2021/22</u></td> <td><u>720</u></td> <td><u>379</u></td> <td><u>134</u></td> <td><u>513</u></td> <td><u>939</u></td> </tr> <tr> <td><u>2022/23</u></td> <td><u>720</u></td> <td><u>502</u></td> <td><u>125</u></td> <td><u>627</u></td> <td><u>1,566</u></td> </tr> <tr> <td><u>2023/24</u></td> <td><u>720</u></td> <td><u>323</u></td> <td><u>133</u></td> <td><u>456</u></td> <td><u>2,022</u></td> </tr> <tr> <td><u>2024/25</u></td> <td><u>720</u></td> <td><u>568</u></td> <td><u>136</u></td> <td><u>704</u></td> <td><u>2,726</u></td> </tr> <tr> <td><u>2025/26</u></td> <td><u>720</u></td> <td><u>618</u></td> <td><u>136</u></td> <td><u>754</u></td> <td><u>3,480</u></td> </tr> <tr> <td><u>2026/27</u></td> <td><u>720</u></td> <td><u>825</u></td> <td><u>136</u></td> <td><u>961</u></td> <td><u>4,441</u></td> </tr> <tr> <td><u>2027/28</u></td> <td><u>720</u></td> <td><u>1,107</u></td> <td><u>136</u></td> <td><u>1,243</u></td> <td><u>5,684</u></td> </tr> <tr> <td><u>2028/29</u></td> <td><u>720</u></td> <td><u>1,100</u></td> <td><u>136</u></td> <td><u>1,236</u></td> <td><u>6,920</u></td> </tr> </tbody> </table>	<u>Year</u>	<u>Annual Target</u>	<u>Completions from allocations</u>	<u>Windfalls</u>	<u>Annual Completions</u>	<u>Cumulative completions</u>	<u>2020/21</u>	<u>720</u>	<u>269</u>	<u>157</u>	<u>426</u>	<u>426</u>	<u>2021/22</u>	<u>720</u>	<u>379</u>	<u>134</u>	<u>513</u>	<u>939</u>	<u>2022/23</u>	<u>720</u>	<u>502</u>	<u>125</u>	<u>627</u>	<u>1,566</u>	<u>2023/24</u>	<u>720</u>	<u>323</u>	<u>133</u>	<u>456</u>	<u>2,022</u>	<u>2024/25</u>	<u>720</u>	<u>568</u>	<u>136</u>	<u>704</u>	<u>2,726</u>	<u>2025/26</u>	<u>720</u>	<u>618</u>	<u>136</u>	<u>754</u>	<u>3,480</u>	<u>2026/27</u>	<u>720</u>	<u>825</u>	<u>136</u>	<u>961</u>	<u>4,441</u>	<u>2027/28</u>	<u>720</u>	<u>1,107</u>	<u>136</u>	<u>1,243</u>	<u>5,684</u>	<u>2028/29</u>	<u>720</u>	<u>1,100</u>	<u>136</u>	<u>1,236</u>	<u>6,920</u>
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MM102	Policy H1 (3 and 4)	70	<p>3. The Local Planning Authority will take action through the delivery of a Housing Delivery Action Plan to enable the development of additional dwellings on unallocated ('departure') sites in sustainable locations:</p> <p>a) if total or affordable housing completions are more than 3 years behind the trajectory and there is continued evidence of local housing need; or</p> <p>b) if required by the Housing Delivery Test; or</p> <p>c) to accommodate an agreed proportionate level of unmet housing need identified in the review of the Torbay Local Plan if this is not already being met through oversupply from windfall development in excess of the annual housing target. The cumulative development arising from applications of this nature will not exceed the total amount of unmet need required.</p> <p>In such circumstances, development must:</p> <p>d) Be in accordance with a Housing Delivery Action Plan prepared by the LPA; and</p> <p>e) Be consistent with the broad vision for development as set out in GP2 and satisfy all relevant policies of the plan; and</p>																																																																		

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			<p>f) Not be subject to any significant site constraints such as biodiversity, flood risk, minerals, access, stability, contamination, and landscape and heritage asset impacts that cannot be mitigated;</p> <p>g) Be closely related to a defined settlement limit; and</p> <p>h) Be served by adequate road access and infrastructure provision, and have reasonable access to any local services by safe walking and cycling options; and</p> <p>i) not have an adverse effect on the integrity of a European Wildlife Site.</p> <p>4. Proposals for affordable housing, custom build development, extra care housing, supported housing, adapted housing for older people and people with special needs, and local connections housing will be considered favourably.</p>
MM103	Policy H1 Renumbering		<p>5. 3 Priority will also be given to supporting and enabling allocations or outstanding planning consents. Such actions may include:</p> <ul style="list-style-type: none"> a. purchase of land, including through compulsory purchase; b. review of infrastructure phasing and requirements, subject to viability assessment indicating these are required to bring development forward; c. investment in infrastructure to kick-start development, which may be on a repayment basis; and d. active measures to support rural exception sites, custom build, Local Development Orders and Permissions in Principle.
MM104	Paragraph 5.1	71	<p>5.1 The NPPF has introduced a standard methodology for assessing housing need and this has set the annual housing target as shown in the trajectory which equates to average annual completions of 720 homes, or 14,400 homes over a 20-year period. 1,566 homes have already been completed as of 31 March 2023.</p>
MM105	Paragraph 5.2	71	<p>5.2 Through the policies and allocations of this Plan, the Council seeks to confirm a 5-year supply of specific, deliverable sites and a further supply of developable sites for years 6-15 from the point of adoption, in accordance with the requirements of paragraph 68 of the NPPF. The <u>16-year housing land supply</u> target for this plan is therefore 11,700 <u>12,096</u> homes to be</p>

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			delivered between 1 April 2024 3 and 31 March 2040 39 . This includes a <u>520%</u> buffer for the first 5 years of the plan period as per national policy requirements.																				
MM106	Paragraph 5.3	71	<p>5.3 The supply of housing land is comprised as follows (Table 6):</p> <table border="1"> <thead> <tr> <th></th> <th><u>20% 5% Buffer</u></th> </tr> </thead> <tbody> <tr> <td>A. Housing land requirement over 16 years (2024/25-23/24 – 2039/40 38/39) including 5 <u>20%</u> buffer for first 5 years</td> <td><u>12,096</u> 11,664</td> </tr> <tr> <td>B. Baseline supply available over 16 years (2023/24 – 2038/39) (B1+B2+B3):</td> <td><u>12,974</u> 13,017</td> </tr> <tr> <td> B1: Existing commitments</td> <td><u>6,338</u> 6,732</td> </tr> <tr> <td> B2: New allocations</td> <td><u>4,460</u> 4,125</td> </tr> <tr> <td> B3: Windfall allowance</td> <td><u>2,176</u> 2,160</td> </tr> <tr> <td>C. Dartmoor Allowance</td> <td>288</td> </tr> <tr> <td>D. Total supply (B + C)</td> <td><u>13,262</u> 13,305</td> </tr> <tr> <td>E. Headroom/Flexibility on 16-year requirement (D – A)</td> <td><u>1,166</u> 1,641</td> </tr> <tr> <td>F. Total number of years' supply (D/(A/16))</td> <td><u>17.5</u> 18.25</td> </tr> </tbody> </table>		<u>20% 5% Buffer</u>	A. Housing land requirement over 16 years (2024/25-23/24 – 2039/40 38/39) including 5 <u>20%</u> buffer for first 5 years	<u>12,096</u> 11,664	B. Baseline supply available over 16 years (2023/24 – 2038/39) (B1+B2+B3):	<u>12,974</u> 13,017	B1: Existing commitments	<u>6,338</u> 6,732	B2: New allocations	<u>4,460</u> 4,125	B3: Windfall allowance	<u>2,176</u> 2,160	C. Dartmoor Allowance	288	D. Total supply (B + C)	<u>13,262</u> 13,305	E. Headroom/Flexibility on 16-year requirement (D – A)	<u>1,166</u> 1,641	F. Total number of years' supply (D/(A/16))	<u>17.5</u> 18.25
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MM107	Paragraph 5.4	71	<p>5.4 Further information is provided in the Housing Topic Paper”.</p> <p>5.4 The ‘Dartmoor Allowance’ is based on the estimated completions arising from the <u>Teignbridge district area within the National Park (and subsequently reported in housing completions for the district). The allowance reflects the fact that the Standard Method is calculated based on district council areas, rather than planning authority boundaries. However, this allowance is not relied upon to satisfy this plan’s 5 year housing land supply.</u></p>																								
MM108	Paragraph 5.5 Insert new text before ‘Small Sites’	71	<p><u>The Local Plan’s 5 Year Land Supply Calculation, taking into account a 20% buffer is: (3,600) x 120% = 4320 dwellings. The Council can demonstrate a 5 Year Land Supply as follows (Table 7).</u></p> <table border="1"> <thead> <tr> <th></th> <th><u>2025/26</u></th> <th><u>2026/27</u></th> <th><u>2027/28</u></th> <th><u>2028/29</u></th> <th><u>2029/30</u></th> </tr> </thead> <tbody> <tr> <td><u>Target with 20% buffer</u></td> <td><u>864</u></td> <td><u>864</u></td> <td><u>864</u></td> <td><u>864</u></td> <td><u>864</u></td> </tr> <tr> <td><u>Total projected completions</u></td> <td><u>754</u></td> <td><u>961</u></td> <td><u>1,243</u></td> <td><u>1,236</u></td> <td><u>1,136</u></td> </tr> <tr> <td><u>Rolling 5 year supply calculation</u></td> <td><u>6.17</u></td> <td><u>6.34</u></td> <td><u>6.20</u></td> <td><u>5.69</u></td> <td><u>5.09</u></td> </tr> </tbody> </table> <p><u>Table 7</u></p>		<u>2025/26</u>	<u>2026/27</u>	<u>2027/28</u>	<u>2028/29</u>	<u>2029/30</u>	<u>Target with 20% buffer</u>	<u>864</u>	<u>864</u>	<u>864</u>	<u>864</u>	<u>864</u>	<u>Total projected completions</u>	<u>754</u>	<u>961</u>	<u>1,243</u>	<u>1,236</u>	<u>1,136</u>	<u>Rolling 5 year supply calculation</u>	<u>6.17</u>	<u>6.34</u>	<u>6.20</u>	<u>5.69</u>	<u>5.09</u>
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MM109	Paragraph 5.8	72	<p>The trajectory <u>in Table 5</u> shows expected rates of delivery for both permitted and planned development. A more detailed trajectory broken down by site is provided in Appendix 3. <u>The Appendix also provides a rolling 5 year land supply for this plan, from the point of adoption. This will be updated. Annual updates will be published via the 5 year land supply statement.</u></p>																								
MM110	Paragraph 5.11	73	<p>The policies and allocations in the plan have been thoroughly assessed and viability tested, and an appropriate buffer has been applied to ensure that, as far as possible, the planned supply of housing is maintained. <u>In the event of housing not being delivered in accordance</u></p>																								

Ref	Plan location / policy	Page	Main Modification
			<p><u>with the plan and/or the identified need for new homes changing in the future, including taking account of possible unmet needs in neighbouring areas, the requirements of national policy and legislation for a review/update of the plan will be followed. Furthermore, in line with the requirements of the December 2024 NPPF, the Council will be expected to begin work on a new plan under the revised plan-making system as soon as the relevant provisions are brought into force.</u></p> <p>However, there may be unforeseeable circumstances within the plan period which result in the Council not achieving required housing targets. This may occur as a result of consistent under-delivery of permitted sites, or a requirement to meet a proportion of Torbay's unmet need (the latter would only be triggered by the adoption of the Torbay Local Plan). If such circumstances arise, it will trigger the need for the Council to prepare a Housing Delivery Action Plan which will set out mechanisms and arrangements to bring forward supply from later in the plan period or encourage the development of additional homes on unallocated sites. These will only be permitted if specific criteria are met. H1 (3) will only come into effect if triggered by the conditions set out in criteria 3 (a)-(c).</p>
MM111	Paragraph 5.12	73	<p>5.12 Criterion 3 (c) relates to the issue of potential unmet housing need in Torbay. Torbay Council has formally notified its neighbouring Housing Market Areas that it is unlikely to be able to accommodate all its housing need within its own boundaries. Under the Duty to Cooperate and NPPF requirements, we are obliged to take this into account when establishing how many homes need to be planned for in Teignbridge. We have made representations in response to Torbay's early consultations on its latest Local Plan review and have been engaging actively in discussions with them Torbay to address the situation. However, these discussions have not yet led to any conclusions on how many homes may be required or any solution being agreed between all parties in both the Exeter and Plymouth Housing Market Areas. It is anticipated that these discussions will continue to take place during Torbay's Local Plan preparation, with an appropriate solution being agreed through their Examination in Public.</p>

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MM112	Policy H2 (1)	74		Minimum overall % Affordable	Starting point for affordable housing tenure split		
			Location		Social Rent (%)	Shared Ownership (%)	<u>Discounted Market (including First Homes) (%)</u>
			Flats and Apartments on previously developed land in Newton Abbot and Kingsteignton	0	n/a	n/a	n/a
			Non-flatted development on previously developed land in Newton Abbot and Kingsteignton	20	50	25	25
			Newton Abbot, Kingsteignton, Chudleigh, Dawlish, Teignmouth, Bovey Tracey and Edge of Exeter	25	50	25	25
			Villages and Rural areas	30	50	25	25

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			<table border="1"> <tr> <td><u>Retirement housing where consistent with the definition in this Plan and secured by S106</u></td> <td><u>0</u></td> <td><u>0</u></td> <td><u>0</u></td> <td><u>0</u></td> </tr> </table>	<u>Retirement housing where consistent with the definition in this Plan and secured by S106</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
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MM113	Paragraph 5.14		Development of only apartments or blocks of flats on brownfield land in Newton Abbot and Kingsteignton are not required to provide affordable housing because the viability of such development is challenging. However, where the Council owns land, it is the intention to provide affordable housing where this is possible. <u>Similarly, opportunities to provide and maximise affordable housing provision to meet evidenced need in such developments through grant funding should be sought and will be supported by the LPA.</u> Other brownfield residential development in Newton Abbot and Kingsteignton is required to provide 20% affordable. The Edge of Exeter area includes the allocations at Markhams, Peamore and Atwells.					
MM114	Paragraph 5.15	75	The tenure split in Table 7 on page 74 <u>Policy H2</u> is a starting point, but where tenure mix may vary (e.g. national policy changes, viability discussions or rounding) the priority is as follows; 1. social rented homes; 2. Shared ownership; 3. First homes. The 25% proportion of First Homes should be considered as a maximum. <u>If national policy no longer requires First Homes, other affordable housing products would be required. Subject to agreement by the site developers and the LPA, the minimum requirement would be an alternative discounted market sale product of at least 20% discount to reflect local affordability (off their open market value, retained in perpetuity).</u> Alternative tenures are possible, subject to viability and agreement by the site developer and Local Planning Authority, with the Council's priority order being: <u>1) Social rent, 2) Affordable rent and 3) Shared ownership.</u>					
MM115	Paragraph 5.19	75	All housing developments which are of sufficient size should contribute to meeting the need for affordable housing. <u>On unallocated sites a</u> A threshold of 5 or more dwellings in designated rural areas, or 10 or more elsewhere (including in the non-designated rural areas), will be used, reflecting the viability of smaller sites. In order to reflect increasing viability as sites become larger, the target will be applied to the number of dwellings by which the site exceeds					

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			<p>4. This will be rounded to up to the next whole dwelling. Table 8 illustrates this approach on sites of up to 15 dwellings for the three targets. It should be noted that the thresholds of 4 (in designated rural areas) and 9 (in non-designated rural areas – Newton Abbot, Kingsteignton, Teignmouth and Dawlish) under which affordable homes are not required only applies to windfall development of 15 homes or less and does not apply to allocated sites or rural exception sites. This takes into account the fact that each allocated site will have been individually assessed for its viability, that larger sites are typically more viable, and that rural exception sites are affordable housing led developments.</p> <p>Change Table 8 to Table 9.</p>
MM116	Paragraph 5.23 Insert additional paragraph	77	<p><u>Retirement Housing</u> <u>Retirement housing is defined in this plan as including age restricted homes within sheltered housing, retirement living, extra care and care home developments. Housing for older people such as “Retirement villages” can include a mix of age-restricted homes, as well as a range of communal facilities.</u></p>
MM117	Paragraph 5.24 Insert additional paragraph	77	<p><u>Dwellings that meet at least one of the definitions of retirement housing below will not be required to provide affordable housing where a S106 (or in special circumstances a Unilateral Undertaking) has been secured to require at least one resident per household to be aged 60 or over and/or registered disabled. However, opportunities to maximise affordable housing provision in the scheme through grant funding should be sought and will be supported by the LPA. ÷</u></p> <p><u>a. Retirement housing, often known as "Sheltered Housing" or "Retirement Living" will provide substantial facilities not found in completely independent accommodation. These can include a secure main entrance, residents' lounge, and access to an emergency alarm service.</u></p> <p><u>b. Supported Housing, often known as "Extra Care Housing" or "Assisted Living" provides for everyday care and support needs. Facilities will include those available in retirement housing plus others (such as a restaurant, communal lounges, social space and leisure activities, staff on site 24 hours a day).</u></p>

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			<u>c. Residential Care Homes include what have traditionally been described as residential care homes or nursing homes and is where integral 24-hour personal care and/or nursing care are provided together with all meals. A care home is a residential setting where a number of older people live, usually in single rooms and people occupy under a licence arrangement.</u>
MM118	Paragraph 5.25 Insert additional paragraph	77	<u>Where retirement homes proposals do not include communal facilities and secure occupancy restrictions, the standard affordable housing target should apply.</u>
MM119	Paragraph 5.26 Insert additional paragraph	78	<u>Where a Local Plan allocation policy identifies a specific affordable housing target (GC13, EE1, EE2), the retirement housing units could be made affordable and thereby make up part of the site wide affordable housing requirement.</u>
MM120	H4 (1)	77	1. The mix of housing sizes (i.e. the number of bedrooms) for both market and affordable homes is based on household sizes and evidenced need, and is reflected proportionally across the overall housing provided on the site;
MM121	Paragraph 5.24	77	<u>The mix of housing types and sizes should reflect evidenced local need, which may include policies in Neighbourhood Plans. The most up-to-date Affordable Housing need can be found via Devon Homes Choice, or by contacting the Affordable Housing team of the Council. The Local Housing Needs Assessment of 2022 can also be used as a starting point for open market homes. Local need is largely for smaller and less expensive homes. The policy's requirement for market and affordable housing sizes to be reflected proportionately across the overall site is a measure to prevent situations arising where a development may be technically policy compliant in terms of the percentage of affordable housing, but there is an unacceptable disparity between the sizes of market homes and affordable homes. Should evidence be provided that demonstrates a need for large market homes but a need for small affordable homes, the Council's Affordable Housing team will expect the percentage of affordable housing to be increased to compensate.</u>
MM122	H5 (4)	78	4. Meet the needs of household types in the locality by providing a house size to reflect the demand from smaller households (1 – 3 bedroomed homes); and
MM123	Paragraph 5.31	79	<u>The Council will expect housing for older people to be limited in occupancy to those over or approaching retirement age, aged 65 and over, and to be located in areas with good</u>

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			accessibility to the services and facilities likely to be needed by those occupying the accommodation. It should be designed and adapted specifically to address the needs of older people, or people with disabilities and should not simply consist of age-restricted development lacking such design / adaptations.
MM124	Paragraph 5.38	81	Compact homes are envisaged as being more suitable for single people, or couples, but unlikely to be suitable for families with more than one child. They should be a mortgageable dwelling, meaning they are attached to a permanent foundation and suitably Building Regulation compliant for structural, fire safety, and energy efficiency requirements. <u>This ensures the safety of occupants and also means that the homes delivered in this way can contribute towards meeting the housing requirement set by national government.</u> Compact homes may be 1 or 1.5 storeys high (allowing use of the roof space), of up to 50 square metre floor area. They should meet the Custom or Self Build definition within the Community Infrastructure Levy (CIL) Regulations and be the home-owner's principal residence.
MM125	Policy H6 (2)	81	<p><u>2c: Each plot must be marketed for at least a 24 month marketing period in accordance with a marketing strategy and valuation approved by the local planning authority; Plots will not be released for alternative uses or non-custom build homes;</u></p> <p><u>2d: Where plots remain unsold after the marketing period, they will either be further marketed for a period of time as has been agreed by the local planning authority or will be transferred to a registered provider for the provision of affordable housing at affordable housing land values.'</u></p> <p>de. Prior to marketing, each plot must be developable by a custom builder, with no issues to prevent immediate purchase and development. Legal access and on-plot services must be provided prior to commencement of the plot marketing period unless the local planning authority is provided with evidence that plots can be provided with access to those services within the duration of a development permission granted in relation to that land. The Council will need to be satisfied that legal access and servicing will be possible for potential plot purchasers, before outline planning permission is granted.</p>

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MM126	Paragraph 5.42	82	Custom build homes can include a variety of types of housing and can include compact homes. Compact homes are permanent dwellings specifically designed on a small scale, where occupiers have often made a lifestyle choice to live with fewer material possessions and to leave a smaller carbon footprint. They are designed to utilise space in innovative ways, are usually single storey with accommodation in the roof space, and may include shared facilities, such as workspace, laundry, and outdoor space on multi plot sites. Compact homes must be <u>attached to mortgageable (meaning with permanent foundations)</u> and Building Regulation compliant for structural, fire safety, and energy efficiency requirements. <u>This ensures the safety of occupants and also means that the homes delivered in this way can contribute towards meeting the housing requirement set by national government.</u> Compact homes would be suitable for single people or couples but are considered unlikely to offer suitable family accommodation.
MM127	Paragraph 5.45	83	Connections for electricity, water and wastewater means that the services must either be provided to the boundary of the plot so that connections can be made as appropriate during construction or adequate alternative arrangements must be possible such as the use of a <u>cesspit package treatment plant</u> rather than mains drainage.
MM128	Paragraph 5.47	83	<u>To support the provision of affordable custom build plots, developers should liaise with the Council's Affordable Housing Team and Registered Providers to identify opportunities for these to be provided on site. However, should the Affordable Housing Team or Registered Providers indicate that alternative provision is preferable, a flexible approach will be taken to off-site delivery.</u> To be considered affordable in planning terms ...
MM129	Policy H7 (1)	84	1d. a planning obligation is enforced which retains all the affordable dwellings as affordable housing in perpetuity and gives priority to occupation by those with a local connection with the parish or adjoining parishes; the price paid by the Registered Provider or other appropriate housing provider for each affordable housing plot is limited to £13,000 per plot unless site specific circumstances warrant a different approach which is agreed by the LPA or, where relevant, are subject to criteria (e) below; 1 e. on sites that provide at least 10 affordable homes, the landowner can choose to either take a financial receipt for the land as per criterion (e) (d) above OR an open market serviced development plot (with planning permission);

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			<p>1f. the incorporation of open market housing on the site may be permitted, at the minimum amount required to fund the affordable housing and/or make the scheme deliverable, providing the open market element accounts for no more than 30% of the homes, their size, and their form and design is commensurate and compatible with the affordable homes, and all the following apply:</p> <p>i. a proven need according to criterion (a);</p> <p>ii. the scheme is demonstrated to be unviable; and</p> <p>iii. there is insufficient available public grant to fund <u>make the scheme viable</u>.</p>
MM130	Paragraph 5.55 Additional paragraph		<p><u>Criterion 1(c) sets out that the number and type of affordable homes to be permitted should be limited to evidenced local need. Therefore, whilst there is an upper limit of 20 homes, if the identified local need for affordable homes is for a lower number, then the affordable housing provision should not exceed this number. For clarity, the upper limit of 20 homes includes both affordable homes as well as any open market homes that are permitted through criterion 1(f).</u></p>
MM131	Paragraph 5.63	87	<p>Any applicant would need to make sure that the site they are proposing for development under H8 is not required as a Rural Exception Site (or that the proportion of affordable homes delivered satisfies that need). If the proposal can accommodate the identified affordable housing need as part of the development, then it may be permitted. It will need to be conclusively agreed with the Council that the proposal will not prejudice the delivery of needed affordable homes in the settlement or parish for it to be supported. Proposals which are not viable and seek to negotiate lower affordable housing provision than required by H2 as a result will not be considered. This is on the basis that such exception sites are not a required source of housing supply and should therefore only be permitted where they provide added value to the local community.</p>
MM132	Policy H9	88	<p>Where an occupant of an affordable home requires a Local Connection the following tests and cascades will be used, unless exempted by law.</p>
MM133	Paragraph 5.69	88	<p>Households <u>Prospective occupants</u> may be able to demonstrate a connection through residency or employment. This allows local workers to live near their place of work, providing they do not work from home. An employment connection requires evidence that at least one adult member of the household <u>has been (and still is) employed within that location for the</u></p>

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			last 12 months with a minimum contract of 16 hours per week. This is required to be permanent, main employment-, <u>where the contracted place of work is within the relevant geographic area. This does not include prospective occupants whose primary place of employment is their home.</u>
MM134	Paragraph 5.71	89	<u>Where there is no family or employment connection,</u> Applicants from outside Teignbridge will need to demonstrate they are an essential local worker. The definition of an essential local worker for the purposes of homes in Teignbridge could be any person who works in a profession that is considered essential for the functioning of the local area. This will be considered on a case-by-case basis and will require evidence from employers. As a guide, the following sectors are considered as examples of essential local workers; the NHS and medical services; education; emergency services; care workers; public services; food retail and food supply (including agriculture, logistics and delivery); utility infrastructure and skilled construction workers (for example relating to water or energy supply or housebuilding); active members of the Armed Forces (including separated spouses or civil partners of current members of the Armed Forces, or spouses or civil partners of a deceased member of the armed forces).
MM135	Policy H10 (1)	89	1. At least 6349 pitches for Gypsies and Travellers will be provided up to 2041.
MM136	Paragraph 5.72	90	Updated evidence contained within the Gypsy and Traveller Accommodation Assessment (2022) shows that there is a need for at least 6349 permanent pitches for Gypsy and Travellers in the period until 2041.
MM137	Paragraph 5.76	90	Gypsies and Travellers are persons of nomadic habit of life whatever their race or origin (including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily <u>or permanently</u>) <u>and all other persons with a cultural tradition of nomadism or of living in a caravan.</u> In determining whether persons are 'Gypsies and Travellers' for the purposes of this planning policy, consideration should be given to the following issues amongst other relevant matters: a. whether they previously led a nomadic habit of life b. the reasons for ceasing their nomadic habit of life c. whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.

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MM138	Paragraph 5.77	90	Travelling Showpeople are members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently.
MM139	Paragraph 5.84	91	The Government's good practice guidance (2008) recommends two parking spaces for each pitch. It also recommends a small garden area where space permits.
MM140	Paragraph 5.85	91	Based on the need to accommodate the above facilities the following minimum pitch sizes will be expected which are guided by the <u>Teignbridge Devon Partnership Gypsy and Travellers Accommodation Assessment (GTAA)</u> .
MM141	Policy H11 (7)	92	<u>7. The development retains or creates a Adequate provision for car parking, cycle storage, and refuse and recycling areas, including additional provision if required by the enlargement of a dwelling, but not including the need to make up for a historic shortfall; displaced by the development can be made where necessary;</u>
MM142	Paragraph 5.89	93	<u>There is a need to ensure adequate car parking for the size and location of the property. Development within a residential curtilage should not result in the loss of off-street car parking provision that would lead to unacceptable on-street parking, or the loss of areas used to store refuse or recycling bins, which may lead to them being stored on the public footway, causing a hazard to pedestrians. Where a property does not benefit from off-street parking and is being enlarged, potential additional parking requirements will be considered, however, development is not expected to provide for historically inadequate parking.</u>
MM143	Policy H14	96	The conversion and re-use of existing redundant or disused buildings in the countryside for residential or employment use will be permitted in principle where all the following can be met: ...
MM144	Policy H14 (1)	96	<u>1. In the case of a conversion to a residential use, it secures the re-use of a redundant or disused building which is a heritage asset or has architectural merit and, through conversion, would result in a positive contribution to its immediate rural setting and in the case of a heritage asset, conserves or enhances heritage significance; and conversion would conserve or enhance its heritage significance or architectural merit;</u>
MM145	Policy H14 (Re-use and Conversion of Disused	96	<u>2. In all cases, tThe building is capable of conversion without requiring significant extension or alteration; and the works required to secure the reuse would not harm the original</u>

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	Buildings in the Countryside)		character or appearance of the building or heritage significance; and conversion, would result in a positive contribution to its the immediate rural setting and in the case of a heritage asset, conserves or enhances heritage significance;
MM146	Paragraph 5.104	97	The policy allows the reuse and conversion to of redundant or disused buildings that have historic or architectural merit and ensures that the changes to the building will reflect its original character. This comprises its original function, appearance, and setting. ...

Local Plan Chapter 6: Environment

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MM147	Policy EN1	102	<p>1. Landscapes that provide or contribute to the distinctive setting and separate identity of settlements within and adjacent to Teignbridge District will be conserved and enhanced.</p> <p>2. To maintain the separate identity and physical separation of closely related settlements, development within the following gaps will be limited to that which retains its open character and contribution to the settlement's setting, and satisfies all criteria 2 3(a)-(e) below:</p> <p>a. Newton Abbot – Abbotskerswell b. Newton Abbot – Kingskerswell – Torbay c. Newton Abbot – Kingsteignton d. Teignmouth - Bishopsteignton e. Shillingford Abbot – Markham Village - Ide</p> <p>23. Elsewhere, d Development within the settings of settlements will only be permitted where it:</p> <p>a. maintains their separate identity and prevents <u>avoids</u> coalescence; b. maintains important views, either from publicly accessible viewpoints within the settlement, or of a settlement within its landscape setting; c. Makes a positive contribution to the setting's character, distinct identity, and value to people; d. avoids distinct hills or ridges which form an undeveloped skyline; and</p>

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			e. Does not result in the loss of important natural features and conserves or enhances the significance of heritage assets and their settings, including historic landscapes, that individually or collectively contribute to local identity
MM148	Paragraph 6.1	102	The policy recognises the importance of the individual landscape setting of settlements and the role this plays in promoting local distinctiveness and creating a sense of place. This could be because of the natural environment, historic environment, seascape or a combination of these. This policy reinforces the value of maintaining physical and visual separation to ensure that communities retain their sense of place and <u>individual identity through the prevention avoidance of settlement coalescence. This is particularly important where settlements lie in close proximity to each other or to planned development.</u>
MM149	Paragraph 6.2 Additional paragraph	102	<u>The geographic extent of the setting of each settlement is not mapped. Whilst physical proximity plays a part in determining the extent of a settlement’s setting, it is not the only consideration. Some parts of the landscape will contribute more than others to the setting of a settlement, such as hills, undeveloped skylines, distinctive natural or historic features or woodlands. It is these parts of the landscape, which provide or contribute to the distinctive setting and individual identity of settlements, that need to be conserved and enhanced to promote local distinctiveness.</u>
MM150	Policy EN2 (2)	102	2. New development will be regarded as inappropriate except where it is consistent with the Shoreline Management Plan and/or Marine Plan, can demonstrate that it cannot be located outside the Undeveloped Coast and satisfies one of the following: a. Is householder development in line with H11; b. Is the replacement of an existing dwelling in line with H13 or replacement development or infrastructure complying with EN3; c. Is the development of “exception” housing in line with Policies H7 (Rural Exception Sites) and H8 (Other Exception Sites) or is the provision of specialist housing in line with H5 (Homes Suitable for All); d. Is required for the purposes of agriculture or forestry; e. Is minor development, required for the ongoing viable operation of an existing business or tourism use;

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			<p>f. Is redevelopment of an existing business or tourism use, where enhancement of the character of the undeveloped coast will be provided;</p> <p>g. Is an essential community facility required by a coastal settlement;</p> <p><u>h. is the redevelopment of previously developed land;</u></p> <p>hi. Helps to deliver the Local Nature Recovery Strategy; or</p> <p>if. Is required for flood alleviation/<u>defence</u> or coastal resilience.</p>
MM151	Paragraph 6.9 New paragraph	104	<u>6.9 Within the Undeveloped Coast there may be areas with potential for redevelopment of Previously Developed Land (brownfield land). Whilst this is supported in line with the NPPF, development will need to accord with criterion 3 to be considered acceptable.</u>
MM152	Paragraph 6.10	105	Shoreline Management Plans provide a large-scale assessment of risks associated with coastal change and contain policies to address these risks and help to inform land use policies, such as those contained in Local Plans. The South Devon and Dorset Shoreline Management Plan (SMP2) 2011 contains policies for coastal areas within Teignbridge.
MM153	Paragraph 6.13	106	The policy approach in the 2011 SMP for most coastal areas within Teignbridge is to “hold the line” within the short, medium and long term. However, within some areas a “managed realignment” approach is taken, or “no active intervention” is proposed, allowing the coast to evolve naturally. ...
MM154	Paragraph 6.16	106	The South Devon and Dorset Shoreline Management Plan <u>has been updated and was published in January 2025. The</u> is currently being refreshed and any additional areas identified as places where there would be managed realignment or no active intervention <u>have been designated as CCMA.s. should</u> be treated to the same rigorous scrutiny as those set out above. In addition, the policy should apply to areas where any future evidence demonstrates that an area is likely to be affected by coastal erosion or inundated by flooding. Sustainable natural solutions to adaptation to, and managing, coastal change will be favoured over short-term engineering solutions.
MM155	Policy EN6 (3e)	110	e. Provide adequate water supplies, sewerage and sewage treatment facilities and e Ensure surface water drainage systems are kept separate from all foul drainage systems;
MM156	Paragraph 6.29	110	Managing flood risk is an important part of protecting people, infrastructure, property, wildlife, and the environment from the harmful consequences of flooding. Flood risk can originate from a number of sources including groundwater, surface water, coastal and river

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			<p>flooding, overwhelmed sewers, reservoirs, canals, lakes or other artificial sources. The most up-to-date information should be used to assess risk. <u>Information can be found on Devon County Council's website www.devon.gov.uk and on the Environment Agency's website www.gov.uk/government/organisations/environment-agency</u></p> <ul style="list-style-type: none"> • Devon County Council Environment Viewer • Local Flood Risk Management Strategy • Environment Agency Flood Risk Maps • Environment Agency Standing Advice • Bovey Tracey CDA Guidance • Dawlish Warren CDA guidance • Holbeam CDA Guidance
MM157	Paragraph 6.30	111	<p>The Planning Practice Guide on Planning and Flood Risk supports an 'assess, avoid, manage and mitigate' approach to flood risk and the Local Plan echoes this approach. A sequential approach is required to direct development to areas at lowest risks from flooding wherever possible. Where there are no suitable and available alternative sites at lower risk from flooding, some development will also need to pass an Exception Test to demonstrate that the sustainability benefits of the proposed development to the community outweigh the flood risk, how flood risk will be managed, and that the development will be safe for its lifetime considering the vulnerability of its users, and that it won't increase flood risk elsewhere. <u>The Sequential Test should assess alternative sites within the District (excluding Dartmoor National Park) unless there is strong reason why the development could only be located within a geographically specific location within the District. In some cases, such as regionally important infrastructure projects, it will be appropriate to extend the area of search to include areas beyond the District.</u></p>
MM158	Table 11	111	<p>Table 1211</p> <p>This zone comprises land where water has to flow or be stored in times of flood, but it is not separately distinguished from Zone 3a on the Flood Map. The SFRA may have additional mapping showing 3b/3a areas at some locations'.</p>

Ref	Plan location / policy	Page	Main Modification
MM159	Policy EN7 (7)	113	7. Proposals for intensive livestock rearing units within 5km of the South Hams SAC, Dawlish Warren SAC, Exe Estuary SPA and the Dartmoor SACs will be required to demonstrate that they will not have an adverse effect on a European Wildlife Site through emission of ammonia, and any EN8 proposal should be accompanied by the necessary information to enable the Local Planning Authority to undertake a project level Habitats Regulations Assessment.
MM160	Policy EN8 (1e)	113	There is no adverse effect on the integrity of a European Wildlife Site. Proposals likely to affect South Hams SAC bats through increased lighting will require a lighting assessment and design strategy prior to inform a project level HRA prior to permission being approved.
MM161	Paragraph 6.43	114	As well as negative impacts to wildlife from floodlighting and other external lighting, the use of large areas of glazing in a building set within a dark street or landscape can cause a harmful and uncharacteristic level of light intrusion into its surroundings and, along with the use of large areas of reflective materials, can cause uncomfortable glare and harm to wildlife, which can have a different sensitivity to light and see things differently. <u>“Large areas” of glazing or reflective materials will be judged on a case-by-case basis, as this will depend on the context of the building and sensitivity of the site.</u>
MM162	Policy EN10 (4)	116	4. All development, excluding any development exempted by the Environment Act, will demonstrate a 10% or greater net gain in biodiversity compared with the pre-development situation by including and/or funding biodiversity enhancements that will generate the most benefits for nature. Biodiversity net gain will be calculated using the most up-to-date Biodiversity Metrics and will be achieved in addition to any mitigation and any compensation/ offsetting for unavoidable biodiversity losses. Where there is evidence of deliberate neglect or damage to any of the district’s protected habitats and species, their deteriorated condition will not be taken into consideration. Instead, the previous condition and/or the ecological potential of the site will be used to decide the baseline for biodiversity calculations. Ahead of the Regulations accompanying the Act (which may specify otherwise), this requirement applies to new residential development or the creation of more than 100sqm of non-residential floorspace. It does not apply to householder development.
MM163	Policy EN10 (5)	116	5. Where it is not possible to achieve this level of biodiversity net gain on site, or where on on-site offsetting/compensation or net gain would not generate the most benefits for

Ref	Plan location / policy	Page	Main Modification
			nature conservation, off-site provision will be considered. The location, type and form of offsetting/ compensation or net gain will reflect any losses and help to deliver the Local Nature Recovery Strategy or to conserve and enhance protected and priority species and habitats.
MM164	Policy EN10 (6)	116	6. All biodiversity offsetting/compensation for losses, and net gain, will be provided ahead of development where this is feasible and would secure the best outcome for nature. Offsetting/ compensation will be maintained and appropriately managed for the duration of impacts and net gain will be maintained and appropriately managed for a minimum of 30 years.
MM165	Policy EN10 (9)	117	9. Where appropriate, a scheme of monitoring, to ensure mitigation, <u>and/or</u> offsetting/ compensation, and net gain measures have been carried out and are effective, including any remedial measures required, will be agreed, and secured prior to granting planning permission.
MM166	Paragraph 6.53	117	6.53 Forthcoming secondary legislation to accompany the Environment Act will set out the types of development excluded from this requirement. Ahead of the publication of this, the policy does not require 10% biodiversity uplift from householder development or non-residential floorspace of less than 100 square metres. The policy requires developers to ensure habitats for wildlife are enhanced, with a 10% increase in habitat value for wildlife compared with the predevelopment baseline. This uplift is in addition to any mitigation and offsetting or compensation for unavoidable harm. The policy endorses the Environment Act's proposals for net gain and sets out how this should be achieved. <u>Additional guidance can be found within Planning Practice Guidance Biodiversity Net Gain www.gov.uk/guidance/biodiversity-net-gain</u>
MM167	Paragraph 6.55	117	Biodiversity losses, compensation and enhancements will be calculated using the most recent nationally endorsed biodiversity metrics. These are currently the Biodiversity Metric 2.0, which was published by the Department for Environment, Food and Rural Affairs (DEFRA) in 2019 and the Small Sites Metric 3.1, published by Natural England in July 2021. This will need to be undertaken by a suitably qualified ecologist using the most up to date survey methods.
MM168	Policy EN11 (1)	118	1. To protect and enhance existing areas of biodiversity and geodiversity, including networks of habitats and connections between them, development proposals will be

Ref	Plan location / policy	Page	Main Modification
			<p>located and designed to take account of the importance of any affected habitats or features, with regard to the following hierarchy of sites:</p> <p>a. Internationally important sites including existing, candidate or proposed Ramsar sites, b Special Protection Areas, Special Areas of Conservation, European Marine Sites, c Functionally Linked Land associated with these sites, plus sites required as compensatory d Mmeasures for adverse impacts on such sites (<u>see Policies EN13, EN14 and EN15</u>);</p> <p>eb. Nationally important sites including Sites of Special Scientific Interest, National Nature Reserves, Ancient Woodland and Ancient and Veteran Trees and Marine Conservation Zones;</p> <p>fc. Locally important sites including County Wildlife Sites, Local Nature Reserves, Regionally Important Geological Sites and other identified priority habitats, as shown in the Local Nature Recovery Strategy where this is in place, and prior to its adoption, the most up-to-date Teignbridge Green Infrastructure Strategy, or any replacement;</p> <p>gd. The network of linear, stepping-stone and other linking features important for wildlife movement and climate change adaptation, including wider identified priority areas shown in the Local Nature Recovery Strategy where this is in place and prior to its adoption, the most up-to-date Teignbridge Green Infrastructure Strategy, or any replacement; and</p> <p>he. Other areas of land or features of value to biodiversity.</p> <p>If, following survey work undertaken at planning application stage, a site of local importance is found to contain nationally important habitats or features, the appropriate level of protection will be afforded in light of this new evidence.</p>
MM169	Policy EN11 (3)	119	<p>3. Proposals to help deliver the <u>Local</u> Nature Recovery Strategy (or prior to its adoption, the most up-to-date Teignbridge Green Infrastructure Strategy, or any replacement), restore former areas of biodiversity and networks of habitats, or to create greater resilience of habitats and features to climate change will be supported in principle.</p>

Ref	Plan location / policy	Page	Main Modification									
MM170	Table 12	120	<p>Table 12 <u>13</u></p> <table border="1"> <thead> <tr> <th>Hierarchy of Importance</th> <th>Name of site or designation</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>European Wildlife Site</td> <td>Exe Estuary Special Protection Area, Ramsar Site and European Marine Site</td> <td>Designated primarily for its over-wintering and migrating water birds, including populations of European importance of Avocet and slavonian grebe. It is also of national importance for its marine life, especially that associated with intertidal sand and mud flats. This site, which is partly within Teignbridge, partly in East Devon District and partly in the Exeter City area, is managed through a joint Exe Estuary Partnership, who prepare the Joint Mitigation Strategy, to ensure development does not harm the status of the site. <u>See Policies EN13 and EN14.</u></td> </tr> <tr> <td>European Wildlife Site</td> <td>Dawlish Warren Special Area of Conservation</td> <td>Dawlish Warren is a geomorphologically important sand spit which protects the mouth of the Exe estuary. The SAC is designated for its dune habitats, for petalwort and the sand spit, and is also covered by the Exe Estuary SPA designation for birds. This site is entirely within Teignbridge. <u>See Policies EN13 and EN14.</u></td> </tr> </tbody> </table>	Hierarchy of Importance	Name of site or designation	Description	European Wildlife Site	Exe Estuary Special Protection Area, Ramsar Site and European Marine Site	Designated primarily for its over-wintering and migrating water birds, including populations of European importance of Avocet and slavonian grebe. It is also of national importance for its marine life, especially that associated with intertidal sand and mud flats. This site, which is partly within Teignbridge, partly in East Devon District and partly in the Exeter City area, is managed through a joint Exe Estuary Partnership, who prepare the Joint Mitigation Strategy, to ensure development does not harm the status of the site. <u>See Policies EN13 and EN14.</u>	European Wildlife Site	Dawlish Warren Special Area of Conservation	Dawlish Warren is a geomorphologically important sand spit which protects the mouth of the Exe estuary. The SAC is designated for its dune habitats, for petalwort and the sand spit, and is also covered by the Exe Estuary SPA designation for birds. This site is entirely within Teignbridge. <u>See Policies EN13 and EN14.</u>
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			European Wildlife Site	South Hams Special Area of Conservation	Designated for its population of greater horseshoe bats and for various habitats. The designated area includes several maternity/hibernation roost sites scattered across Teignbridge, South Hams, Torbay and south east Dartmoor. See <u>policies EN13 and EN15.</u>
			European Wildlife Sites <u>outside Teignbridge</u>		We also have to take account of the impact development within Teignbridge has on other European Wildlife Sites outside the Teignbridge Planning Area. These include Dartmoor SAC, South Dartmoor Woods SAC, East Devon Heaths SPA, East Devon Pebblebed Heaths SAC/ <u>SPA</u> and Lyme Bay to Torbay Marine SAC. See <u>Policy EN13.</u>
			Site of National Importance	Site of Special Scientific Interest (SSSI)	SSSIs are of national importance for fauna, flora or geological features. Teignbridge has 28 SSSIs covering a total of 2,579 hectares or 6% of our land area. About half of them are geological and half are of wildlife importance. There are a further 12 SSSIs in the Teignbridge area of Dartmoor, covering about 4,000 ha. See <u>Policies EN11 and EN12.</u>
			Site of National Importance	Marine Conservation Zones (MCZs)	MCZs protect nationally important, rare, or threatened habitats and species found in our seas. There are currently no MCZs within Teignbridge.

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			Site of Local <u>National</u> Importance	Ancient Woodland	This is woodland which has existed since the year 1600 or earlier. Many ancient woodlands are much older than this, dating right back to the end of the last ice-age. Such woods are particularly valuable for wildlife often supporting many uncommon species. Teignbridge has areas of Ancient Woodland covering hundreds of hectares. The Ancient Woodland Inventory for Devon is currently being updated and remapped by the Devon Wildlife Trust. <u>See Policy EN16.</u>
			<u>Site of Local</u> <u>Importance</u>	<u>County</u> <u>Wildlife Site</u>	<u>These sites are not legally protected but can be of similar ecological quality to SSSIs. There are 2,200 CWSs across Devon, covering an area of nearly 30,000 hectares and are designated due to the presence of particular habitats and species.</u> <u>See Policies EN11 and EN12.</u>
			Site of Local Importance	Regionally Important Geological Site (RIGS)	The geological equivalent of a County Wildlife Site. These may represent good examples of rock formations or landform features or they may contain interesting fossils. There are 23 RIGS covering about 30 hectares in Teignbridge. <u>See Policies EN11 and EN12.</u>

Ref	Plan location / policy	Page	Main Modification				
			<table border="1"> <tr> <td data-bbox="846 236 1055 855">Site of Local Importance</td> <td data-bbox="1055 236 1285 855">Local Nature Reserves (LNRs)</td> <td data-bbox="1285 236 1839 855"> <p>These areas are for people as well as wildlife/geology. They give people special opportunities to study and learn about biodiversity or simply enjoy and have contact with nature. They are designated by local authorities with support from Natural England. They are all owned and managed by wildlife friendly organisations. The LNRs in Teignbridge are: Aller Brook, Churchills, Coombe Valley, Decoy, Hackney Marshes, and Jetty Marsh (Teignbridge District Council LNRs), Bovey Heathfield (a Devon Wildlife Trust reserve), Stover Country Park (Devon County Council) and Dawlish Warren Golf Course. See Policies EN11 and EN12.</p> </td> <td data-bbox="1839 236 2056 855"></td> </tr> </table>	Site of Local Importance	Local Nature Reserves (LNRs)	<p>These areas are for people as well as wildlife/geology. They give people special opportunities to study and learn about biodiversity or simply enjoy and have contact with nature. They are designated by local authorities with support from Natural England. They are all owned and managed by wildlife friendly organisations. The LNRs in Teignbridge are: Aller Brook, Churchills, Coombe Valley, Decoy, Hackney Marshes, and Jetty Marsh (Teignbridge District Council LNRs), Bovey Heathfield (a Devon Wildlife Trust reserve), Stover Country Park (Devon County Council) and Dawlish Warren Golf Course. See Policies EN11 and EN12.</p>	
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MM171	Policy EN12 Title	121	EN12: Legally Protected and <u>National and Local</u> Priority Species				
MM172	Policy EN12 (2)	121	<p>2. Development that cannot avoid <u>significant</u> harmful impacts on a species, either directly or indirectly, will not be permitted unless all the following apply:</p> <p>a. Sufficient and up-to-date information, proportionate with the protection of the species and the nature, location and scale of the proposal, is submitted with the planning application, provided by a suitably qualified ecologist upon which to base a decision;</p> <p>b. Appropriate mitigation is provided and, where this cannot fully avoid <u>significant</u> harm to the species and their habitats, appropriate compensation is provided directly or funded by the development; and</p> <p>c. Mitigation and compensation are provided ahead of development, where this is feasible and would secure the best outcome for nature and is maintained and appropriately managed for the duration of the impact.</p>				

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MM173	Paragraph 6.63	122	In addition to the national Priority Species List, Devon Local Nature Partnership and Devon species experts from a range of recording groups and organisations have produced a list of approximately 1,600 species known to be rare in Devon (Priority Species) and a short list of 96 species (Devon's Special Species) for which Devon has a particular responsibility. The Devon Special Species list includes Devon whitebeam and dotted beefly. <u>The policy applies to both national and local priority species.</u>
MM174	Policy EN13 (1)	122	1. <u>All European Wildlife Sites, European Marine Sites and Ramsar Sites, including Dawlish Warren SAC, Dartmoor SAC, East Devon Pebblebed Heaths SAC and/ SPA, Exe Estuary SPA and Ramsar Site, Lyme Bay to Torbay Marine SAC, South Dartmoor Woods SAC, and South Hams SAC, will be protected, along with their associated Functionally Linked Land, and sites that are identified or required as mitigation measures for adverse effects on such sites (e.g. SANGS) resulting from previous development.</u>
MM175	Policy EN13 (3)	122	3. Development that <u>has a Likely Significant Effect</u> is likely to have a significant effect on a European Wildlife Site, whether within or outside the protected site, will not be permitted unless an Appropriate Assessment has ascertained that following mitigation, in view of the site conservation objectives, there is no adverse effect on the integrity of the site, taking a precautionary approach. Only as a last resort, in highly exceptional cases where there are no less harmful solutions, and the development is required for Imperative Reasons of Overriding Public Interest, will compensation for adverse impacts be permitted.
MM176	Policy EN13 (5)	123	5. Sufficient and up-to-date survey information, commensurate with the sensitivity of the site and the nature, location, and scale of the proposal, will be required to inform planning applications, <u>the assessment of Likely Significant Effects</u> and, if required, and Appropriate Assessment. The information submitted to inform the competent authority's assessment will be gathered and worked up by a suitably qualified or experienced ecologist.
MM177	Paragraph 6.67	123	Where development proposals may have an impact on European <u>Wildlife Sites</u> , sufficient and up-to-date information must be provided by a suitably qualified ecologist to enable the local planning authority to assess the Likely Significant Effect of the proposal. Mitigation measures are not considered at this stage. If a Likely Significant Effect is identified the Local Planning Authority will then undertake an Appropriate Assessment of the proposal. This will consider impacts alone and in combination with other <u>plans and projects, which could include current applications, existing permissions, and allocated development.</u> It will also consider proposed

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			<p>and possible mitigation measures that would be required to demonstrate that the development would have no adverse effects on the integrity of the protected site. The development will not be permitted if any significant adverse effects remain following mitigation, except in exceptional circumstances where there are 'Imperative Reasons of Overriding Public Interest' and after consideration by the Secretary of State. Legislation specifies that the 'Precautionary Principle' applies, putting the onus on the applicant to provide sufficient information to prove the absence of an adverse effect on the integrity of the protected site, rather than on the Local Planning Authority to prove there will be such an effect. As well as having regard to 'incorporated mitigation' within proposals the Local Planning Authority must also have regard to 'additional mitigation measures' that could be imposed by way of condition or restriction so that the competent authority can ascertain the project 'as authorised' and would not have an adverse effect on the integrity of the site.</p>
MM178	Policy EN14 (1c)	124	<p>1c. In addition to the Habitat Mitigation Contribution, development of residential or holiday accommodation within 10km of one of more of the protected sites, as shown on the Policies Map, will be required to provide and <u>indefinitely</u> maintain Suitable Alternative Natural Greenspace (SANG) in perpetuity, either:</p> <ul style="list-style-type: none"> <li data-bbox="887 836 2051 1102">i. In accordance with SANG provision as set out in a development plan allocation (which is equivalent to 8 ha per 1000 population or 184 square metres per dwelling) at the expense of the development and early in the delivery of the site. <u>In the first instance, the SANG land and a SANG Mitigation Contribution sufficient to provide and maintain the SANG shall be offered to the Local Planning Authority. If the Local Planning Authority does not accept the offer, the SANG shall be provided and maintained by the developer;</u> or <li data-bbox="887 1150 2051 1337">ii. Where development is without an associated SANG identified in an allocation policy, pay a SANG Mitigation Contribution to the Local Planning Authority sufficient to provide and maintain <u>the equivalent to 8ha of SANGS per 1,000 population 184 square metres of SANG per dwelling or holiday unit</u> in an appropriate strategic location.

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MM179	Paragraph 6.68	124	The Exe Estuary SPA extends beyond the boundary of Teignbridge and, in the same way that development within Teignbridge can affect sites elsewhere, development in other places can affect protected sites in Teignbridge. Therefore, Teignbridge, East Devon and Exeter City Councils have joined together to form the South East Devon Habitat Regulations Executive Committee that works across the three authority areas to protect the Exe Estuary SPA, Dawlish Warren SAC and the East Devon Pebblebed Heaths SAC/SPA <u>through delivery of the South East Devon Joint Habitat Mitigation Strategy ('Mitigation Strategy')</u> . <u>This Mitigation Strategy is currently being updated by the partner authorities with involvement of stakeholders including Natural England and RSPB to take account of future planned growth in the three districts, and is due to be completed in 202</u>
MM180	Paragraph 6.71	125	In addition to the Habitat Mitigation Contribution outlined above, development of residential or holiday accommodation within 10km of one of more of the protected sites, as shown on the Policies Map, will be required to provide and maintain Suitable Alternative Natural Greenspace (SANG) in perpetuity, either on site or via a commuted sum to a strategic SANGS location. Where allocations within this Plan require the provision of SANGS, specific provisions have been set out within the relevant policy to ensure that each site can mitigate its own impact. However, an alternative approach to secure SANGS mitigation may be considered at the time an application is submitted if supported by the Habitat Regulations Executive Committee and consistent with the Mitigation Strategy, such as a commuted sum towards a strategic SANGS in lieu of on-site provision.
MM181	Paragraph 6.74 Insert new paragraph	125	<u>6.74 SANGS is required at a ratio of 8 hectares per 1,000 population. The requirement for 184sqm of SANGS per dwelling is based on an average household size across Teignbridge of 2.3 people per home. This may change and will be reviewed during the Plan period and provision should be adjusted accordingly to meet the requirement for 8 hectares per 1,000 population.</u>
MM182	Paragraph 6.73		Delete the semi-colon after SPA in fifth bullet point.

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MM183	Policy EN15 (8)	126	8. For the purposes of undertaking Habitats Regulations Assessment, complying with the 2019 South Hams SAC Habitats Regulations Assessment Guidance (or subsequent revisions or) <u>and future technical advice notes</u>); and
MM184	Policy EN16 (3)	127	3. Where development results in the loss of a tree/trees of public amenity value, <u>hedges/hedgerows or woodland</u>, replacement tree planting commensurate with the loss, <u>and accounting for biodiversity net gain requirements</u>, will be undertaken on site. <u>In the case of the loss of trees, replacement planting will be</u> in accordance with the District Design Code.
MM185	Paragraph 6.83	128	<u>Natural England and the Forestry Commission have published advice on making planning decisions affecting ancient woodland, ancient trees and veteran trees, which can be found at:</u> https://assets.publishing.service.gov.uk/media/61d5c3238fa8f54c18a64185/Ancient_woodland_and_assessment_guide.docx . Where required, for the wholly exceptional loss, or deterioration of ancient woodland or ancient or veteran trees, compensation strategies could include measures such as the planting of new native woodland as close to the site as possible, restoring or improving nearby ancient woodland, improving connections between existing areas of ancient woodland and habitats, or the planting of individual trees that could become ancient or veteran in the future.
MM186	EN17 (1)	129	1. To protect Teignbridge’s historic environment, an irreplaceable resource that contributes to local character and distinctiveness, development proposals that could affect designated and non-designated heritage assets and their settings will be supported by <u>an assessment of their significance, including any contribution made by their setting</u>. <u>Where there are potential impacts on archaeology, a desk-based assessment should be submitted</u>, and where appropriate supported by the results of a programme of field evaluation, to enable an understanding of the significance of the heritage assets affected and their settings. Assessment should be sufficient to understand significance, proportionate to

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			significance and should set out impacts resulting from the development based on an accurate understanding of its significance and setting.
MM187	EN17 (4)	129	<p>4. Development resulting in loss of, or harm to, the significance of a designated or non-designated heritage asset that cannot be avoided or minimised, will only be permitted where harm is justified and outweighed, taking account of:</p> <ul style="list-style-type: none"> • Significance of the asset; • Level of harm; • Public benefits, where development resulting in less than substantial harm will need to demonstrate substantial public benefit; and
MM188	Paragraph 6.86	130	<p>Conservation Areas: There are 35 Conservation Areas in Teignbridge. These are locally designated areas with special architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance. Conservation Area Consent <u>Planning permission</u> from the Council can be required for demolition within a Conservation Area, including partial demolition.</p>
MM189	Paragraph 6.88	131	<p>Non-designated heritage assets in Teignbridge include buildings, monuments, sites, places, areas, townscapes, landscapes, seascapes or archaeology which have a level of historic significance sufficient to warrant consideration in the planning process, but which are not formally designated assets. <u>They could also include the relationship of land with historic and established local traditional ceremonies, such as “Beating the Bounds”.</u></p>
MM190	Paragraph 6.90	131	<p>Whilst some of the Neighbourhood Plans have identified local heritage assets, currently Teignbridge has no formally “Locally Listed Buildings” <u>Register</u>. The council will continue to work with its communities to identify non-designated buildings that significantly contribute to the historic character of the area to produce a Register of Local Assets.</p>

Local Plan Chapters 7-12: Site Allocations

Newton Abbott and Kingsteignton Garden Community Policies and Allocations

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MM191	Policy GC2 (6)	137	6. Encouraging “meanwhile” uses in in <u>Mineral Safeguarding Areas where they have no impact on mineral operations and timescales and in accordance with the Bovey Basin Strategy and the restoration of mineral sites</u> mining areas to reconnect and restore wildlife-rich habitats that offer ecosystem services. <u>Where “meanwhile uses” are permitted, provision must be made for the removal of any buildings or associated infrastructure to prevent the permanent sterilisation of the underlying mineral resource.</u>
MM192	Paragraph 8.16	138	Much of the area either side of the A382 is the flattest land in the district but cannot be developed due to minerals safeguarding. The preparation of a Bovey Basin Strategy will help to identify suitable ‘meanwhile’ uses for land <u>timescales for future mineral extraction which may assist with what temporary, ‘meanwhile’, uses are acceptable.</u> These may include sports pitches, employment buildings, and ground mounted solar PV energy infrastructure, where they have no impact on mineral operations <u>and are in accordance with Policy M2 (Mineral Safeguarding Areas) of the Devon Minerals Plan</u> timescales and provision is made for their cessation and removal before the expected timescale for extraction of the mineral resource.
MM193	Policy GC6 (5)	141	5. Contributions are made towards infrastructure for primary, <u>including early years,</u> secondary and special education provision;
MM194	Paragraph 8.26	141	There is potential to improve the uncharacteristic open nature of the town centre site, and to improve the setting of listed buildings on Market Street, through reintegration with the historic street patterns and creating a sense of enclosure. Consideration should be given to the retention of the Cattlemarket building/office and gates/piers as a reference to the historic use. <u>Consideration should also be made to any significance resulting from historic ceremonial uses, such as Beating the Bounds.</u>
MM195	Policy GC7 (3)	142	3. Contributions are made towards infrastructure for primary, <u>including early years,</u> secondary and special education provision;

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MM196	Policy GC7 (8)	142	8. An ecological mitigations plan to inform by a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC; and
MM197	Policy GC8 (4)	143	4. Contributions are made towards infrastructure for primary, <u>including early years</u>, secondary and special education provision;
MM198	Policy GC8 (5)	143	5. Proposals address any air quality concerns for new residents <u>Proposals demonstrate the development will not increase air pollution levels in the Air Quality Management Area (AQMA), and provides an appropriate standard of air quality for future residents of the development;</u>
MM199	Policy GC9 (5)	143	5. Contributions towards infrastructure for primary, <u>including early years</u>, secondary and special education provision;
MM200	Policy GC10 (2)	144	2. Contributions towards infrastructure for primary, <u>including early years</u>, secondary and special education provision;
MM201	Policy GC11 (1)	145	1. A design and layout solution which has regard to the amenity of the existing residents of Forde Close and conserves or enhances the significance of the nearby Grade I Listed Old Forde House and its setting, <u>and other heritage assets</u>, as informed by a Heritage Impact Assessment;
MM202	Policy GC11 (3)	145	3. Contributions towards infrastructure for primary, <u>including early years</u>, secondary and special education provision;
MM203	Paragraph 8.39 Additional paragraph	146	<u>8.40 The 20m buffer required to allow for future climate change impacts is an Environment Agency general standard advice for those sites that lie adjacent to the nationally mapped Flood Zones in the absence of detailed mapping, to accommodate future changes associated with climate change. However, this distance could be reduced or potentially increased based on detailed site specific flood risk assessment and modelling required at the application stage.</u>
MM204	Policy GC13 First sentence	146	A residential-led mixed use development of about 67 hectares, set within a wider site, is allocated at Bradmore, west of Houghton Barton. The development will comply with the site-specific design code. The development will be constructed to the highest standards of

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			design and will be supported by documents as specified in Policy DW1. The development will comply with all the requirements specified below, to deliver:
MM205	GC13 (2bii)	147	<p>2. A range of community and educational infrastructure as identified through the Council's IDP, within walkable distances of new homes and will include the following: ...</p> <p>bii. Provide at least 7ha of sufficiently flat land in the eastern side of the site for a secondary school campus, the location of which is to be agreed in the<u>a</u> design code. This will be transferred to the Education Authority for a nominal sum.</p>
MM206	GC13 (3)	147	<p>3. Newton Abbot Hilltop Park and comprehensive Green Infrastructure (as shown on the Policies Map):</p> <p>a. Provision of at least 15 hectares of public open space across the site, to include children's play areas, informal sports and recreation areas, allotments, tree planting, areas for biodiversity net gain, and sustainable urban drainage systems, including:</p> <p>i. Linked green spaces and corridors through the site up to Ingsdon Hill and connecting towards Seale-Hayne to create part of the Newton Abbot Hilltop Park;</p> <p>ii. A combination of young people and children's play areas and other play facility opportunities integrated throughout the development, including a MUGA;</p> <p><u>b.</u> An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC. The overall layout of the site will need to be designed to incorporate landscape scale commuting, foraging and roosting features to ascertain the value, permeability and connectivity the greater horseshoe bat landscape is protected and enhanced;</p> <p><u>c.</u> Landscape mitigations, including avoiding development on the upper elevations of the site, to minimise potential landscape impacts on Dartmoor and other sensitive receptors, informed by a Landscape and Visual Impact Assessment; and</p> <p><u>d.</u> 42 full sized or 84 half sized allotment plots.</p> <p><u>e.</u> <u>Long-term stewardship arrangements of the public realm and community facilities, including a site wide management plan, to ensure open space and facilities are managed with the involvement of local residents for the benefit of the local community, for example through establishment of a trust or community interest company.</u></p>

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MM207	GC13 (4)	147	4. Access and Transport: a. A safe and integrated network of cycling and walking routes within the allocation and that link to routes in NA1 (extant allocation), including access points linking to Seale-Hayne and towards Howton Road, and parallel to the A383 into Newton Abbot and connecting to <u>towards Mill Cross. This should also include a primary active travel route ('greenway') connecting east-west through the development;</u>
MM208	GC13 (8)	148	8. Appropriate flood risk mitigation informed by a detailed flood risk assessment and sustainable drainage strategy, <u>which may include including</u> land or financial contributions towards <u>appropriate flood risk mitigations improvements to Holbeam Dam;</u> and
MM209	GC13 (9)	148	9. Retention <u>or on-site reprovion</u> of the existing on-site playing pitches for community use
MM210	Paragraph 8.40	148	A site specific design code for GC13: Bradmore and the extant allocation NA1: Houghton Barton is being <u>should be prepared</u> and will set out clear requirements for a well designed place on the edge of the town. Development will be expected to comply with the Code.
MM211	Paragraph 8.42	148	Infrastructure will be provided in accordance with the IDP and Design Code , and those items contained in this policy and <u>all other relevant plan policies</u> . All infrastructure and requirements will be fully funded by the developers unless otherwise stated or where external funding can be secured.
MM212	GC14 (1)	150	1. At least 1 ha of green infrastructure, including safe pedestrian and cycle connections to green spaces provided within the NA1 Houghton Barton and GC143 Bradmore developments, namely the Newton Abbot Hilltop Park from Highweek to Ingsdon
MM213	GC14 (4)	150	4. <u>Landscape, greening and design measures to mitigate impacts on sensitive receptors such as Dartmoor, as informed by a Landscape and Visual Impact Assessment;</u> 45. Proportionate contributions towards infrastructure for primary, <u>including early years,</u> secondary and special education provision and the multi-use community building in Houghton Barton; 56. An ecological mitigation plan to inform by a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC;

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			67. Conservation or enhancement of the significance of nearby heritage assets and their settings, including Grade II Seale-Hayne, Stover Registered Park and Gardens, and Grade I All Saints Church, Highweek, as informed by a Heritage Impact Assessment; 78. A layout informed by details of archaeological investigation, evaluation and mitigation; 89. Adherence of Health and Safety Executive (HSE) safety restrictions surrounding the high-pressure gas main in the western side of the site; and 910. Site specific flood risk mitigation informed by a detailed flood risk assessment and sustainable drainage strategy.
MM214	Policy GC15 (3)	151	3. Contributions towards infrastructure for primary, <u>including early years</u>, secondary and special education provision;
MM215	Policy GC15 (8)	151	8. A <u>layout scheme which is that does not constrain or sterilise potential aggregate resources in the adjoining Mineral Safeguarding Area</u>, informed by a Mineral Resource Assessment <u>that does not constrain or sterilise potential aggregate resources in the Mineral Safeguarding Area.</u>
MM216	Paragraph 8.57	151	The allocated area lies within a Minerals Consultation Area and is adjacent to <u>partially within</u> a Mineral Safeguarding Area for Aggregates. There are existing constraining factors to mineral working of this site due to the location of the existing residential dwelling of Undercleave and its proximity to rest of the built-up area of Ogwell. Any planning application will need to be supported by a Mineral Resource Assessment prior to a layout scheme <u>being agreed for the site</u> and will be subject to satisfying Policy M2 of the Devon Mineral Plan.
MM217	Policy GC16 (3)	151	3. Contributions towards infrastructure for primary, <u>including early years</u>, secondary and special education provision;
MM218	Policy GC16 (6)	152	6. An ecological mitigation plan to inform by a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC;
MM219	Policy GC16 (9)	152	9. <u>Landscape, greening and design measures to mitigate impacts on sensitive receptors such as Teign Estuary, as informed by a Landscape and Visual Impact Assessment.</u>
MM220	Paragraph 8.58	152	This site provides a good ‘small site’ opportunity on the edge of Newton Abbot, and benefits from good connections to the town via Drake Road and the A380 pedestrian bridge. The site is allocated <u>could be delivered</u> as a small site <u>of up to 1 hectare</u> but may have the potential <u>to accommodate a higher number of dwellings, subject to</u> and should not extend beyond 1

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			ha of developable area within the area of the site which has the least landscape impact, highways considerations, ecology and archaeological mitigation required and which preserves conserving or enhancing the significance of the setting of Buckland Barton and other heritage assets. Where the development is limited to the lower part of the site, the green infrastructure may extend beyond this area. The site lies within the South Hams SAC Landscape Connectivity Zone.
MM221	Policy GC17 (2b)	152	2.b An ecological mitigation plan to inform by a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC;
MM222	Policy GC17 (3)	152	3. Contributions towards infrastructure for primary, <u>including early years</u>, secondary and special education provision;
MM223	Policy GC18 (3)	153	3. Contributions towards infrastructure for <u>primary, including early years</u>, secondary and <u>special</u> education provision;
MM224	Policy GC20 (5)	155	5. An ecological mitigation plan to inform by a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC;
MM225	Policy GC20 (6, 7 and 8)	155	6. A network of open access ducting suitable for and including gigabit full-fibre internet connections to each building; and 7. A mix of unit size and tenures to allow for rented and freehold properties; <u>and</u> 8. <u>Provision for the removal of buildings and infrastructure to prevent the permanent sterilisation of the underlying mineral resource.</u>
MM226	Paragraph 8.73	156	The policy seeks to encourage a mixed unit size and tenure of employment units for future development at the site in accordance with part 7. GC6: Employment and Infrastructure. ...
MM227	Policy GC21 (4)	156	4. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC. A greater horseshoe bat mitigation plan for Ilford Park must be submitted and approved before planning permission will be granted. The plan must demonstrate how the site will be developed in order to sustain an adequate area of non-developed land as a functional part of the foraging and flyway landscape connectivity zone used by commuting greater horseshoe bats associated with the South Hams SAC. It will be necessary to protect and enhance the SAC Landscape Connectivity Zone with wide belts of trees in Gavric Copse and Pitts Plantation for flight routes and

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			foraging areas of greater horseshoe bats and enhance or mitigate any impact on cirl bunting territories and barn owl sites; ...

Edge of Exeter

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MM228	Policy EE1	159	A residential-led mixed use development of about 60 hectares, is allocated at Markham Lane, Exeter. The development will be constructed to the highest standards of design as required by the Teignbridge <u>District Design Code</u> and will be supported by documents as specified in Policy DW1.
MM229	Policy EE1 (2c, d and e)	159	<p>2c. Land for a new primary school including early years <u>provision</u>, on a 2.3-hectare site with the potential to expand to 4 form entry in the future, closely related to the neighbourhood hub which will be transferred to the Education Authority <u>at nil cost for a nominal sum</u>.</p> <p>2d. Identification of land to support early years provision, either within the primary school site or within a community building.</p> <p>2e-d. <u>Financial contributions to primary and secondary education, including early years, including and secondary home to school transport, and SEN and early years provision;</u></p>
MM230	Policy EE1 (3)	159 and 160	<p>3(a) At least 12 hectares of public open space across and adjacent to the site to include a combination of young people and children’s play areas and other play facility opportunities integrated throughout the development, including a MUGA;</p> <p>...</p> <p>3(d) To ascertain no adverse effect on European Wildlife Site integrity mitigation measures for the Exe Estuary SPA, including <u>at least 17 hectares of SANGS equivalent to 8ha per 1,000 population at a ratio of 184 square metres per dwelling</u> to be provided within the area allocated as EE3: West Exe Countryside Park.</p>

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MM231	Policy EE1 (4)	160	<p>4a. Mitigation that ensures r<u>Resulting traffic volumes have an acceptable impact on highway safety and do not result in a severe residual cumulative impact</u> Acceptable impacts in relation to the safe operation of the A30/A377 interchange (Ide Roundabout) taking account of cumulative growth;</p> <p>4b. A mobility hub which, as a minimum, will provide a Park & Change facility of approximately 150 spaces, space to enable buses to stop and wait, secure, covered cycle parking, car club space, and e-cycle hire and space for future provision of e-scooter hire;</p> <p>4c. Extension of existing bus services and provision of new stops to serve the development;</p> <p>4d. Creation of a low traffic neighbourhood built with full site permeability by foot, cycle and bus;</p> <p>4e. Safe and suitable vehicular access to the site to be taken from both Markham Lane and from Ide Village Road;</p> <p>4f. Junction upgrade of Markham Lane/Shillingford Road;</p> <p>4g. Safeguarding of land for possible widening of the northbound exit slip from the A30;</p> <p>4h. Signalised pedestrian/cycle crossing points across the northbound exit slip and the southbound entry slip of the A30 and installation of traffic lights on the roundabout, positioned to enable traffic exiting the northbound exit slip of the A30 to join the roundabout;</p> <p>4i. Investigation of downgrading sections of local lanes where this would increase their attractiveness and usability by pedestrians and cyclists; and</p> <p>4j. New and/or improved safe and attractive pedestrian/cycle links with safe road crossing points through the site and to:</p> <ul style="list-style-type: none"> i. Ide; ii. Shillingford Abbot and Sustainable Travel Route E15, as identified in the Exeter Local Cycling and Walking Infrastructure Plan; iii. Shillingford Road; iv. Crabb Lane and Sustainable Travel Route E17, as identified in the Exeter Local Cycling and Walking Infrastructure Plan;

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			<p>v. A377 to east of A30 roundabout; and vi. Waybrook Lane and Sustainable Travel Route E15, as identified in the Exeter Local Cycling and Walking Infrastructure Plan; and</p> <p>vi. <u>West Exe Countryside Park;</u> and</p> <p>vii. <u>The former railway line.</u></p>
MM232	Paragraph 9.9	161	<p>The development will be built following low traffic neighbourhood principles. It will be served by two vehicular accesses, taken from Ide Village Road in the north and Markham Lane in the south, with full site permeability by foot and bicycle. This will also prevent the creation of new rat running routes for the private vehicle. The development will be required to investigate the downgrading of sections of local lanes where this would increase their attractiveness and usability by pedestrians and cyclists or prevent the creation of potential new rat-running routes for the private vehicle.</p>
MM233	Paragraph 9.10	161	<p>A further vital part of the development will be the provision of sustainable travel links. Whilst the site lies beyond the A30, subject to the provision of safe crossing points and new and improved sustainable travel links, the site is no further from Exeter city centre than other outlying parts of the city, and is close to a large supermarket, employment opportunities and public transport. It is important that safe pedestrian and cycle routes are provided to the nearby villages of Ide and Shillingford Abbot, to enable travel between the local communities, and to areas on the west of Exeter and Alphington, including to the A377. This is anticipated to be via Crabb Lane with improvements to the permissive footpath, <u>however signalised crossing points are also to be provided to ensure that those travelling via the more direct route via the roundabout can cross the exit and entry slips safely.</u> The design of pedestrian and cycle links should follow desire lines and ensure that they are safe, attractive and accessible to their many potential users.</p>
MM234	Paragraph 9.11	162	<p>The site will also include a new mobility hub, located with close access to the A30. This will help to provide, and future-proof, bus routes from the site into the city. The Mobility Hub will include space for at least 150 vehicles and include bus stops to be served by extensions to local bus services. It will be designed as a facility which will enable people to meet to car</p>

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			share or to continue their journey by walking or cycling. It will also provide land for a new primary school which should be fully serviced and transferred to Devon County Council <u>at nil cost for a nominal fee.</u>
MM235	Paragraph 9.12	162	The local road network feeding into Exeter experiences significant congestion at peak times, particularly along the A377, which results in traffic queuing back onto the A30 off-bound slip roads. Modelling forecasts of the proposed development at EE1, combined with wider growth arising from the Greater Exeter area, shows that without appropriate measures being put in place queue lengths <u>on the northbound exit slip and queue times will extend beyond the slip road and onto the A30 mainline. on the A30 north-bound off-slip.</u> The various mitigations included within Policy EE1, namely the sustainable travel measures, and the provision of neighbourhood facilities, and a park and change facility, <u>safeguarding of land for future widening and lengthening of A30 northbound exit slip, installation of signalised crossing points across the roundabout and traffic lights on the roundabout will help to offset the some of this impact of planned growth and reduce queuing beyond the slip roads onto the A30 mainline. by reducing the period of time that traffic queues on the northbound off-slip of the A30.</u>
MM236	Paragraph 9.13	162	However, the development cannot on its own resolve the wider issues associated with <u>background growth and existing congestion on the A377. Modelling has shown that widening the A377, alongside other planned mitigation measures to be provided by EE1, will prevent queueing beyond the extent of the northbound exit slip and onto the mainline of the A30. This is included in the Infrastructure Development Plan and is not included in Policy EE1, as it is required as a result of wider growth, not just the Markham Village development. This will rely on a multi agency and multi authority approach towards strategic transport planning to enable future development across the wider area to be accommodated safely on the Strategic Road Network and improve the experience of people living in and travelling around the city of Exeter.</u> The Council is committed to working with relevant agencies and partners

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			through both the Devon Local Transport Plan 4 and a Greater Exeter Transport Strategy to identify and secure measures <u>to enable future development.</u> which will achieve this.
MM237	Paragraph 9.14	162	9.14 Because of the proximity of Markham Village to the Ide Roundabout and its direct impact on the strategic road network (which when combined with wider growth impact will be reduced but not entirely offset by the mitigations), the commencement of development will not be permitted until acceptable impacts on the A30/A377 junction can be demonstrated. Once wider measures are in place, the site provides an opportunity for sustainable development, located close to job opportunities, services and public transport links provided within the city. As such, it is anticipated that development may not start until later in the plan period (years 11-15), although can come forward sooner if acceptable impacts can be demonstrated. Whilst some of the development could be accessed sooner via Shillingford Road/Markham Lane, it is preferable in place-making terms to deliver a holistic scheme that creates a neighbourhood and delivers the wider, and more sustainable, benefits to both new and existing residents in the surrounding area.
MM238	Policy EE2	163	... The development will comprise two distinct sections: 1) Peamore – A 63 hectare area that will include approximately 680 <u>645</u> residential units and 2) West Exe Business Park – a 24 hectare area that will include approximately 150 <u>200</u> residential units including live/work and/or essential worker dwellings and about 20 <u>19</u> hectares of employment land. Local facilities and services will be provided in a single neighbourhood hub. The development will be constructed to a high standard of design as set out in the Teignbridge District <u>Design Code</u> and will be supported by documents as specified in Policy DW1. ...
MM239	Policy EE2 (1)	163	1. A minimum of 20% affordable housing and a mix of homes to provide for a wide range of housing needs; a. Affordable housing that meets the prescribed targets and a wide range of housing needs; b. A 50-bed extra care housing scheme; and

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			c. Approximately 150 residential units including <u>A number of live/work and/or essential worker homes closely connected with the employment area.</u>
MM240	EE2 (3c and 4a)	164	a c. Financial contributions to primary and secondary education including school transport, SEN and early years provision. <u>4a. New formal and informal green infrastructure provided at a ratio of 120m² per dwelling</u> At least 10 hectares of public open space across the site to include a combination of young people and children's play areas and other play facility opportunities integrated throughout the development, including a MUGA;
MM241	EE2 (4e)	164	To ascertain no adverse effect on European Wildlife Site integrity mitigation measures for Exe Estuary SPA and Dawlish Warren SAC, including at least 15.3 hectares of SANGS <u>184 square metres of SANGS per dwelling at least 8Ha of SANGS per 1000 people to be provided on site and/or within the area allocated as West Exe Countryside Park</u> <u>SANGS Opportunity Area, to create a series of linked green spaces.</u>
MM242	EE2 (5eiii)	164	e. Safe walking, cycling and bridleway routes within the development, which connect to existing established rights of way, local facilities and services, including connections: i. Between the residential element of Peamore and employment development of West Exe Business Park, with routes being contiguous with the adjoining boundaries; ii. To Matford Brook Academy; iii. To either side of the A379 over the A30 to the SW Exeter development; iv. To the Shillingford St George Bridleway (19); v. To on site SANGS and a footpath and cycle link between the development and Waybrook Lane; and vi. To Ridgetop Park.
MM243	Policy EE2 (6)	164	6. Design and layout solutions which conserve or enhance the significance of onsite and nearby heritage assets and their settings, including: <u>Peamore Park Registered Park and Garden, Peamore House, Peamore War Memorial, Peamore Cottage, Enclosures NE of Peamore Cottage and Lawrence Castle (Haldon Belvedere), informed by a Heritage Impact Assessment. Development will avoid the immediate surroundings of Peamore Park</u>

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			<u>Registered Park and Garden, Peamore House and Enclosures NE of Peamore Cottage with additional screening along the A379 to secure uninterrupted views of Peamore House in long views from the east;</u>
MM244	Policy EE2 and paragraph 9.17 Additional policy text after point 8	165	<u>Trigger points will be inserted into planning obligations to ensure key infrastructure is provided in a timely manner to serve occupiers of new homes, reflecting policy GP7 (Infrastructure & Transport Networks).</u> Delete paragraph 9.17
MM245	Paragraph 9.18	165	The site lies within the <u>parishes of Exminster and Shillingford St George Parish</u> , to the west of Exeter adjacent to the emerging South West Exeter (SWE1) development, in an area bordered by the A38, A30 and divided by the A379. This location provides a good opportunity for a largely self-contained neighbourhood comprising homes, local services, leisure and recreation facilities, and employment. It has excellent connections to Exeter and the strategic road network (A38/M5). Its design and layout should therefore create a clear sense of place, retaining important outward views from the city.
MM246	Paragraph 9.20	165	An area of 24 hectares located on the southern area of the development identified of the site plan is proposed for the West Exe Business Park. The development will deliver a high-quality mixed-use employment hub with a focus on employment, health and wellbeing. It will deliver a mix of employment types of primarily B2, B8, C2 and E(c,e,g) uses, set within extensive green space, with safe walking and cycling links into Exeter City. The size and nature of these will vary according to need and local demand. It will also incorporate approximately 150 <u>200 residential units including</u> homes for key workers and live/work units. The Peamore area, which lies outside of the West Exe Business Park on the remaining area of the site will be predominantly residential with complementary local facilities and land provided for a primary school. Any uses which are less compatible with residential uses (such as B2 uses) should be located in the southern area of the site away from residential properties.
MM247	Paragraph 9.24	166	It is also vital that new and improved sustainable and active travel links are brought forward as part of the development to link the new neighbourhood with Exeter, education and

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			employment provision in the locality. The design of pedestrian and cycle links should follow desire lines and ensure that they are safe, attractive and accessible to their many potential users. The section of the A379 that runs through the site from the southbound edge to Chudleigh Road and to the Devon Motel roundabout should be restricted to a maximum speed of no more than 40mph. Detailed modelling of potential impact will be required in liaison with the Highways Authority and National Highways. It should also include segregated footpaths, <u>LTN 1/20 compliant</u> cycle provision along the A379 <u>in accordance with LTN 1-20 guidance</u> and multiple formal safe crossing points provided that also consider equine movements, where the movement network is likely to create the greatest footfall/cycle traffic. This speed reduction must not result in congestion and stacking back onto the A38. These improvements must be delivered prior to the occupation of the first home. These <u>must be provided at the early as possible in the development in accordance with Policy GP7.</u>
MM248	Paragraph 9.27	166	The design and layout of the site should have special regard to <u>be informed by an understanding of</u> the significance of onsite and nearby heritage assets and their settings, including: Peamore House, <u>Peamore Park Registered Park and Garden</u> , Peamore War Memorial, Peamore Cottage, Enclosures NE of Peamore Cottage and Lawrence Castle (Haldon Belvedere). The layout and capacity of the site should be informed by a Heritage Impact Assessment in order to determine the likely impact(s) of development, and the potential for conservation and enhancement of the heritage assets identified. <u>Due to the sensitivity of the area, particular attention will need to be paid to the height, massing and appearance of any built development, as informed by the Heritage Impact Assessment. Any green infrastructure or mitigation planting should respond to the historic landscape design and respect key views, as informed by the Heritage Impact Assessment.</u>
MM249	Policy EE3 (4e)	167	4. Design proposals and specifications for establishment of SANGS will be required at an early stage and will require Local Authority approval and sign-off during various stages of instatement, and at completion of instatement. The cost of Local Authority oversight during delivery will be covered by the applicant/developer. The SANGS will include the following provisions: a. A mix of areas of semi-natural open space with largely unrestricted access;

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			<p>b. A mix of opportunities for low key informal recreation and quiet contemplation in more secluded areas;</p> <p>c. Connected paths to create circular walks of at least 2.3km in length, which promote a sense of safety for users and which maximise natural features, e.g. water features, ridgetop walks;</p> <p>d. Restoration of historic natural features such as historic hedgerows and woodland and inclusion of interpretation information features which are designed to reflect the local area;</p> <p>e. A mix of informal routes and accessible paths <u>and areas where dogs can be exercised off-lead</u>;</p> <p>f. Using existing habitats and enhancing and creating new habitat features to create a mix of habitats for users to experience;</p> <p>g. Clearly identified access points and visually sensitive waymarking/route information;</p> <p>h. Car parking, which will be clearly signposted and easily accessed, from which circular walks can start/finish; and</p> <p>i. Links between areas of West Exe Countryside Park SANGS and links to the Exeter Ridgetop Park, Matford, PROW and public open space.</p>
MM250	Policy EE3 (5)	168	5. Management and maintenance of the SANGS will be secured <u>indefinitely in perpetuity</u> with a suitable organisation, as will be agreed by the Local Planning Authority.
MM251	Paragraph 9.33	168	Maintenance will be required <u>indefinitely in perpetuity</u> . This is most likely to be achieved via an upfront investment to a suitable organisation, in order to ensure returns enable the delivery of high-quality maintenance <u>indefinitely in perpetuity</u> . Residents are not expected to pay fees for Habitat Mitigation. The proposed means of securing maintenance will need to be provided at an early stage for consideration by the Local Authority.
MM252	Policy EE4	169	A new development of about 15 hectares within a wider site of 39 hectares is allocated at Attwells Farm, Exeter. The development will be constructed to the highest standards of design as set out in the <u>Teignbridge District Design Code</u> and will be supported by documents as specified in Policy DW1.

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MM253	Policy EE4 (2)	169	<p>... 2a. Financial contributions to primary and secondary education including school transport, SEN and early years provision;</p> <p>2b. Community focal point, which could include a village green or community square;</p> <p>...</p> <p>2d. Provision of land within the development <u>Liaison with Exeter City Council and Devon County Council regarding opportunities for use of land adjoining Exwick Heights Primary School for uses associated with the school.</u></p>
MM254	Policy EE4 (3b)	169	<p>3b. To ascertain no adverse effects on European Wildlife Site integrity mitigation measures for Exe Estuary SPA, including at least 6 hectares of SANGS to be provided on site at a ratio of 184 square metres per dwelling equivalent to at least 8ha of SANGS per 1000 people, including linked green spaces and corridors through the site to connect with Whitycombe Way Valley Park and Kinnerton Way County Wildlife Site;</p>
MM255	Policy EE4 (4dii and 4g)	169 and 170	<p>4:(d)(ii) <u>the southern extent of the site towards Exwick Heights Primary School;</u></p> <p>4(g): <u>Planning applications will be supported by a highway impact assessment. full strategic highway modelling, to include rail/ river crossings into Exeter.</u></p>
MM256	Paragraph 9.35	170	<p>Attwells Farm will deliver high quality development, within a generous green setting, on the north-western edge of Exeter. The yield may be able to be increased to 375 following the results of further landscape sensitivity assessment.</p>
MM257	Paragraph 9.36	170	<p>The development will deliver a mix of house types and will be focused around a new community <u>focal point, meeting area,</u> which is where a new community building and mobility hub should be located.</p>
MM258	Paragraph 9.39	170	<p>Part of the site lies within the boundary of Exeter City Council. This part of the site includes <u>the vehicular access from Kinnerton Way, part of the pedestrian link to the school,</u> safeguarded land providing opportunities associated with school uses, and the <u>possible</u> vehicular link to Liverpool Hill. Planning applications submitted will need to involve prior discussions with Exeter City Council and will be determined in liaison with Exeter City Council and Devon County Council.</p>

Coastal Towns

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MM259	Policy CT1 (8)	172	8. An ecological mitigation plan supported by bat and winter bird surveys to informed by a project level HRA to protect ascertain no adverse effect on the integrity of the South Hams SAC, Exe Estuary SPA/Ramsar and Dawlish Warren SAC.
MM260	Paragraph 10.12 New paragraph below	172	<u>The 20m buffer required to allow for future climate change impacts is an EA general standard advice for those sites that lie adjacent to the nationally mapped Flood Zones in the absence of detailed mapping, to accommodate future changes associated with climate change. However, this distance could be reduced or potentially increased based on detailed site specific flood risk assessment and modelling required at the application stage.</u>

Rural Towns

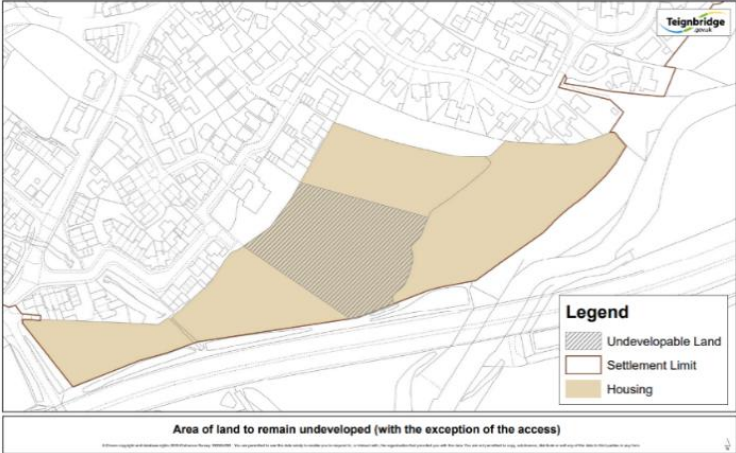
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MM261	Policy RT2 (2)	174	2. Contributions towards infrastructure for primary education provision, <u>including early years</u>, in the town, and home to school transport for secondary education and <u>SEN education provision</u>;
MM262	Policy RT2 (6)	174	6. Safeguarding of land for the future provision of a geothermal energy plant to the south-east of the site; 67. Appropriate flood risk mitigation informed by a flood risk assessment and sustainable drainage strategy; 78. A layout informed by details of archaeological investigation, evaluation and mitigation; and 89. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC. Mitigation will incorporate commuting and foraging features, including sufficient dark buffers to protect these features from lighting.
MM263	Policy RT2 (9) Additional policy point	175	9. A design and layout which includes measures to limit any constraint to the future working of the Bradley Long-Term Working Area to the south of the site.
MM264	Paragraph 11.6	175	... The delivery of this site <u>RT2</u> is therefore assumed...
MM265	Policy RT3 (3)	175	3. Contributions towards infrastructure for <u>primary, including early years, and secondary education provision</u> and home to school transport.

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MM266	Paragraph 11.8	176	This site will be solely for custom build plots, contributing towards the local demand for this type of housing in Teignbridge. The development will be fully compliant with Local Plan policy H6: Custom Build. Proposals will need to comply with section 2–4 and 6 of policy H6 and include a site and plot phasing plan to ensure compliance with CIL regulations. Development should consider a more organic and evolved form of development rather than a rigid block form and provide a gateway development to the historic town. <u>The affordable housing should be delivered as custom build plots, but a flexible approach will be taken to delivery, subject to accordance with the Design Code drawn up for the site.</u>

Villages

Ref	Plan location / policy	Page	Main Modification
MM267	Paragraph 12.10	178	The policy seeks to encourage a mixed unit size and tenure of employment units for future development at the site in accordance with policy GC6: Employment and Infrastructure.
MM268	Policy V2 (1)	178	A site is allocated at Forder Lane for approximately 55 homes to include: 1. At least 1.70.7 hectares of green infrastructure including <u>appropriately designed parkland, landscaping and natural green space in the western part of the site, which helps to obscure views of the site access road and provide screening of the development;</u>
MM269	Policy V2 (1a)	178	1a: a2. To ascertain no adverse effects on European Wildlife Site integrity mitigation measures for Exe Estuary SPA and Dawlish Warren SAC, <u>including financial contributions equivalent to 184 square metres 8 ha of SANGS per 1,000 population dwelling including 1ha of SANGS;</u> b. Appropriately designed parkland and natural green space, including SANGS, in the western half of the site, which helps to obscure views of the site access road; and
MM270	Policy V2 (3)	178	35. Contributions towards infrastructure for secondary education provision and home to school transport;
MM271	Policy V2 (4)	178	46. Specific landscape and design measures to mitigate impacts on the Undeveloped Coast, informed by a Landscape Visual Impact Assessment, <u>with development limited to the eastern part of the site; and</u>
MM272	Paragraph 12.14	179	The land to the western half of the site nearest Forder Cross is sensitive within the landscape and forms part of the Undeveloped Coast. The development should be designed to provide a

Ref	Plan location / policy	Page	Main Modification
			landscape-led public green space setting for the residential development. <u>With the exception of the access road, development should be limited to the two eastern fields. The western field within the site should include landscaping as a buffer to the Undeveloped Coast which lies beyond to the west. This may also be suitable for SANGS provision to offset impact on the Dawlish Warren SAC.</u> The site is within the South Hams SAC Landscape Connectivity Zone and lies close to the Grey Long Eared Bat maternity roost at Bishopsteignton House. It is likely that ecological mitigation will be required.
MM273	Policy V3 (1)	179	1. At least 0.5 <u>0.2</u> hectares of green infrastructure; providing:
MM274	PolicyV3 (2)	179	1a2. To ascertain no adverse effects on European Wildlife Site integrity mitigation measures for Exe Estuary SPA and Dawlish Warren SAC, including <u>financial contributions equivalent to 8ha 184 square metres of SANGS per 1,000 population dwelling at least 0.3ha SANGS, preferably provided as part of the SANGS at V2: Forder Lane; and</u>
MM275	Policy V3 (4)	179	46. Contributions towards infrastructure for secondary education provision and home to school transport;
MM276	Policy V4 (1b)	180	b. Contributions towards <u>primary, including early years, and secondary education and home to school transport for secondary education;</u>
MM277	Paragraph 12.20	180	This site to the north-east of Chudleigh Knighton will see a high-quality extension delivering a mix of house types to the existing development of Teign View. The village has some services and facilities which are within walking distance of the site. The site is of a moderate size but will be well screened when viewed from the village and surrounding landscape. The site benefits from outline <u>planning permission and is being constructed for at least 60 dwellings.</u> The site lies in the South Hams SAC Chudleigh Sustenance Zone.
MM278	Paragraph 12.23	181	The development will need to consider the River Teign which runs along the southern boundary of the site for both ecological and flooding purposes. The river contains several important river species which should be protected. The developable area of the site is lessened due to a large portion of the site located within flood zones 2 and 3. <u>The 20m buffer required to allow for future climate change impacts is an EA general standard advice for those sites that lie adjacent to the nationally mapped Flood Zones in the absence of detailed mapping, to accommodate future changes associated with climate change. However, this distance could be reduced or potentially increased based on detailed site specific flood risk</u>

Ref	Plan location / policy	Page	Main Modification
			<u>assessment and modelling required at the application stage.</u> The site lies in the South Hams SAC Chudleigh Sustenance Zone.
MM279	Paragraph 12.25	182	The development will need to provide space around Teign Lawn to protect the significance of its setting and include a buffer zone to its garden, which should be planted with trees and enhanced native hedgerows to minimise impacts on the outlook from, and setting of, the building. The <u>plan below Illustrative Masterplan in Appendix 5</u> shows a wedge within the development site where development should not take place to protect the setting of Teign Lawns. <u>This is in addition to avoiding areas at risk of flooding.</u> A road sympathetic to the heritage asset within this area may be acceptable <u>within this undeveloped area.</u>
MM280	Paragraph 12.25	182	Plan to show undevelopable buffer inserted after 12.25.  <p>The map displays a site layout with a central hatched area labeled 'Undevelopable Land' in the legend. A solid line indicates the 'Settlement Limit', and a shaded area represents 'Housing'. The map is titled 'Area of land to remain undeveloped (with the exception of the access)' and includes a 'Teignbridge' logo in the top right corner.</p>
MM281	Paragraph 12.28	182	The location of the development adjacent to HMPS Channings Wood may necessitate a suitable buffer between any dwelling and the prison, <u>including appropriate landscaping measures on the northeastern side of the site.</u> This would be determined during the planning application stage of any development.
MM282	Policy V8 (1b)	182	Mitigation measures for Exe Estuary SPA and Dawlish Warren SAC, including a financial contribution equivalent to 8ha <u>184 square metres</u> of SANGS per 1,000 population dwelling 0.18 hectares of SANGS, to ascertain no adverse effects on European Wildlife Site integrity; and

Ref	Plan location / policy	Page	Main Modification
MM283	Paragraph 12.34	183	... However, a Traffic Regulation Order is not within the <u>council's</u> remit to enforce as the council is not the Highway Authority. This should be a key consideration for the site.
MM284	Paragraph 12.39	185	The development will need to consider the Liverton Brook which runs along the centre of the site for flooding purposes. A large area of flood zone 2 and 3 to the south of the site will not be developed upon but will be utilised for the purposes of flood gain. If appropriate, this could incorporate required biodiversity net gain provision. <u>The 20m buffer required to allow for future climate change impacts is an EA general standard advice for those sites that lie adjacent to the nationally mapped Flood Zones in the absence of detailed mapping, to accommodate future changes associated with climate change. However, this distance could be reduced or potentially increased based on detailed site specific flood risk assessment and modelling required at the application stage.</u> The site is within the South Hams SAC Landscape Connectivity Zone.
MM285	Paragraph 12.42	186	Scheme proposals will have to comply with the provisions of Policy H10: Homes for the Travelling Community which sets out overall guidance for design and layout. <u>Although the site is within the 5km setting area of Dartmoor National Park, the outgrown hedges provide a degree of filtering in views from the National Park to the north. However, the uppermost parts of the site should be utilised as open space due to their higher degree of visibility which, along with newly planted hedgerows and existing hedgerows, will help to minimise the visual impact of the development within the landscape and strengthen landscape character. A green buffer could be planted along the western and southern boundaries to help further filter views and road noise from nearby roads.</u>
MM286	Policy V12	186	Land is allocated east of Little Liverton Business Park for <u>approximately 4 hectares</u> of employment development to include: ...
MM287	Paragraph 12.48	187	The development will need to consider the Liverton Brook which runs along the northern edge of the site for flooding purposes. A large area of flood zone 2 and 3 to the north of the site should not be developed, but will be utilised for the purposes of flood gain. If appropriate, this could incorporate required biodiversity net gain provision. <u>The 20m buffer required to allow for future climate change impacts is an EA general standard advice for those sites that lie adjacent to the nationally mapped Flood Zones in the absence of detailed</u>

Ref	Plan location / policy	Page	Main Modification
			<u>mapping, to accommodate future changes associated with climate change. However, this distance could be reduced or potentially increased based on detailed site specific flood risk assessment and modelling required at the application stage.</u>
MM288	Policy V16 (1)	189	1. At least 1.58 0.58 hectares of green Infrastructure to include: a. An area of public open space, south of the existing farm buildings, to provide a new village green with children’s play facilities;
MM289	Policy V16 (1b)	189	21b. To ascertain no adverse effects on European Wildlife Site integrity mitigation measures for Exe Estuary SPA and Dawlish Warren SAC, including financial contributions equivalent to 184 square metres 8 ha of SANGS per 1,000 population; dwelling 1ha of SANGS; and
MM290	Policy V16 (2)	189	42. A movement network including: a. Suitable vehicle, pedestrian and cycling access provided from the west of the site (lane past Willene); b. A safe walking and cycling route directly onto Reading Room Mews; and c. Safe and integrated cycling and walking routes within the allocation; and d. Opportunities to enhance the watercourse corridor.
MM291	Policy V16 (4)	189	64. Contributions towards primary, including early years, and secondary education and home to school transport for secondary education;
MM292	Policy V16 (5)	189	75. Conservation or enhancement of the significance of the <u>Grade II Listed Cider House, Grade II Lamacroft Farm</u> and other listed buildings along the High Street relatively close to the site, and their settings, as informed by a Heritage Impact Assessment; and
MM293	Policy V16 (6)	189	86. A layout informed by details of a soil/land survey, and archaeological investigation, evaluation and mitigation, and opportunities to enhance the watercourse corridor; and
MM294	Paragraph 12.64	190	The south eastern part of the site is elevated above the level of the main road through Kennford and development should be avoided along this frontage as it has the potential to overlook the village, dominating the approach into the village and affecting the <u>setting and outlook of designated and non-designated heritage assets, such as listed buildings including Little Woodland and Stuart Lodge and the amenity of nearby residents.</u> It is considered more appropriate to enable a village green within this area, with new dwellings set back around the green to provide a good quality and accessible area of open space for new residents and the existing community. It will be important to retain the hedgebank along the village road,

Ref	Plan location / policy	Page	Main Modification
			which will reduce impacts from the development on heritage assets along the east side of the road, which consist of modest cottage style properties with a mix of local materials. <u>The farmhouse and outbuildings in the north of the site should be retained, as the group forms part of the setting of the listed Cider House and could assist the integration of the new development with the village.</u>
MM295	Paragraph 12.66	190	The provision of on-site SANGS should consist of an appropriately designed linear parkland and natural green space on the site, which helps to obscure views from the A38. Consideration should be given to linking this linear parkland <u>will ensure quality of place, help buffer the A38, and link</u> to the Public Right of Way to the north of the site. The site lies within the South Hams SAC Landscape Connectivity Zone with greater horseshoe bat roosts recorded nearby.
MM296	Policy V17	190	Land is allocated at Staplake Road, Starcross for approximately <u>1015</u> homes to include: ...
MM297	Policy V17 (1)	190	1. At least <u>0.47- 0.047</u> ha of green Infrastructure; to include: ...
MM298	Policy V17 (1a)	190	<u>21a. To ascertain no adverse effects on European Wildlife Site integrity mitigations measures for Exe Estuary SPA and Dawlish Warren, including a financial contribution equivalent to at least 8ha of SANGS per 1000 population; 184 square metres of SANGS per dwelling; 0.3ha of SANGS;</u>
MM299	Policy V17 (4)	190	<u>74. A surface water strategy which includes mitigation for the possible tide locked outfall at the eastern end of the site; and</u>
MM300	Policy V18 (4)	191	<u>4.A layout informed by details of a soil/land survey, evaluation and mitigation.</u>
MM301	Paragraph 12.73	191	12.73 There is interest from a Community Land Trust to deliver the 13 affordable homes currently needed in the village. This should be provided as part of the affordable housing requirement for the site.

Appendix 1: Superseded and Extant Policies

Ref	Plan location / policy	Page	Main Modification								
MM302	Appendix 1 Superseded and Extant Policies	5	Amend BT1: Dean Park, Bovey Tracey: <table border="1"> <thead> <tr> <th>Chapter</th> <th>Local Plan 2013-2033</th> <th>Status for Local Plan 2040</th> <th>Local Plan 2040 Policy</th> </tr> </thead> <tbody> <tr> <td>10 Bovey Tracey</td> <td>BT1 Dean Park</td> <td>Extant (<u>excluding superseded Local Green Space at Bonds Meadow</u>)</td> <td>Policy GP6A</td> </tr> </tbody> </table>	Chapter	Local Plan 2013-2033	Status for Local Plan 2040	Local Plan 2040 Policy	10 Bovey Tracey	BT1 Dean Park	Extant (<u>excluding superseded Local Green Space at Bonds Meadow</u>)	Policy GP6A
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MM303	Appendix 1 Superseded and Extant Policies	6	Insert new table below existing table: <table border="1"> <thead> <tr> <th><u>Development Plan Document</u></th> <th><u>Policy</u></th> <th><u>Proposed modification to status</u></th> <th><u>Superseded by Local Plan 2040 Policy</u></th> </tr> </thead> <tbody> <tr> <td><u>Bishopsteignton Neighbourhood Plan</u></td> <td><u>BSE1</u></td> <td><u>Superseded</u></td> <td><u>Policy V3</u></td> </tr> </tbody> </table>	<u>Development Plan Document</u>	<u>Policy</u>	<u>Proposed modification to status</u>	<u>Superseded by Local Plan 2040 Policy</u>	<u>Bishopsteignton Neighbourhood Plan</u>	<u>BSE1</u>	<u>Superseded</u>	<u>Policy V3</u>
<u>Development Plan Document</u>	<u>Policy</u>	<u>Proposed modification to status</u>	<u>Superseded by Local Plan 2040 Policy</u>								
<u>Bishopsteignton Neighbourhood Plan</u>	<u>BSE1</u>	<u>Superseded</u>	<u>Policy V3</u>								

Appendix 2: Useful Terms

Ref	Plan location / policy	Main Modification
MM304	Appendix 2 Useful Terms	<u>Flood Risk</u> <u>For the purposes of undertaking sequential flood risk testing, ‘areas at lowest risk of flooding’ include all sources of flooding taking account of climate change.</u>
MM305	Appendix 2 Useful Terms	<u>Teignbridge Tree Strategy</u>

Ref	Plan location / policy	Main Modification
		<u>The Teignbridge Tree Strategy sets out how the Council will work with its partners to drive community action to increase tree canopy cover and quality in Teignbridge, focus on ‘the right tree in the right place’, promote best practice in terms of tree management and increase local engagement and interest in trees in their area.</u>
MM306	Appendix 2 Useful Terms	<u>Functionally Linked Land</u> <u>Functionally Linked Land is land that plays a vital role in supporting nearby European Wildlife Sites.</u>
MM307	Appendix 2 Useful Terms	<u>European Wildlife Site</u> <u>Sites protected under the Habitats Regulations, including Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas. European Wildlife Sites include all “candidate” sites as well as those already designated.</u>
MM308	Appendix 2 Useful Terms	<u>European Protected Wildlife Sites</u> <u>Sites protected under European legislation, including Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas.</u>
MM309	Appendix 2 Useful Terms	<u>SANGS (Suitable Alternative Natural Greenspace)</u> <u>SANGS – Suitable Alternative Natural Greenspace – new areas of public open space that are created to mitigate additional recreational pressure on European Wildlife Sites.</u>
MM310	Appendix 2 Useful Terms	<u>South East Devon Wildlife Joint Habitats Sites Mitigation Strategy</u> <u>The South East Devon Wildlife Joint Habitats Sites Mitigation Strategy is an agreed approach to mitigating the impacts of new development on European Wildlife Sites in East Devon, Exeter and Teignbridge.</u>
MM311	Appendix 2 Useful Terms	<u>Habitat Mitigation Contribution</u> <u>To mitigate recreational impacts, new homes or holiday units within 10km of the Exe Estuary SPA or Dawlish Warren SAC must pay a Habitats Mitigation Contribution. This money will then be used to deliver mitigation for recreation impacts on the European sites.</u>
MM312	Appendix 2 Useful Terms	<u>Mineral Extraction</u> <u>Mineral extraction includes current and future extraction.</u>
MM313	Appendix 2 Useful Terms	<u>Mineral deposits</u> <u>Rock, or other material such as ball clay, which has a commercial value for which it may be extracted.</u>
MM314	Appendix 2 Useful Terms	<u>Demand Management:</u>

Ref	Plan location / policy	Main Modification
		<u>The application of strategies and policies to reduce demand, for instance from travel, or redistribute this demand. This is typically based around three pillars: creation of capacity, network management and behaviour change solutions.</u>
MM315	Appendix 2 Useful Terms	Net Zero: <u>Net zero relates to having zero regulated carbon dioxide (CO2) emissions associated with a building's annual operational energy consumption. Regulated emissions include CO2 emissions arising from energy use regulated by Part L of the Building Regulations. (e.g. space heating, domestic hot water, fixed lighting etc)</u>
MM316	Appendix 2 Useful Terms	Gypsies and Travellers Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily <u>or permanently, and all other persons with a cultural tradition of nomadism or of living in a caravan</u> but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
MM317	Appendix 2 Useful Terms	Benchmark Land Value <u>These are estimates of the value that sites may come forward for development. They are established on the basis of the existing value of the land, plus a premium for the landowner.</u>
MM318	Appendix 2 Useful Terms	Typology approach <u>Process to be followed in viability assessment based on the typical forms of development that are likely to come forward over the plan period.</u>
MM319	Appendix 2 Useful Terms	Compact homes <u>This is a term used to describe a type of house that is a small scale, permanent, fully functioning dwelling, built at a reduced financial and environmental cost, and which is likely to utilise space in innovative ways.</u>
MM320	Appendix 2 Useful Terms	Rural Settlement <u>Rural settlements include all the following settlements:</u> <u>Rural towns: Bovey Tracey and Chudleigh.</u> <u>Defined settlements: Abbotskerswell, Bishopsteignton,</u>

Ref	Plan location / policy	Main Modification
		<p><u>Broadhempston, Chudleigh Knighton, Cockwood (including Middlewood/ Westwood), Denbury, Doddiscombsleigh, Exminster, Ide, Ipplepen, Kennford, Kenton, Kingskerswell, Liverton, East Ogwell, Shaldon/Ringmore, Starcross, Stokeinteignhead, Tedburn St Mary.</u></p> <p><u>Undefined settlements: Ashcombe, Bickington, Coffinswell, Combeinteignhead, Dunchideock, Haccombe, Holcombe, Higher/Lower Ashton, Higher/Lower Gabwell, Higher/Middle/Lower Rocombe, Ideford, Kenn, Longdown, Luton, Mamhead, Netherton, Olchard, Pathfinder Village, Powderham, Shillingford St George, Shillingford Abbot, Teigngrace, Torbryan, Trusham and Woodland.</u></p> <p><u>For the purposes of the land within Teignbridge that lies adjacent to settlements in other administrative areas:</u></p> <p><u>Dartmoor National Park: Ashburton, Buckfastleigh and Dunsford</u></p> <p><u>Mid Devon: Cheriton Bishop</u></p>
MM321	Appendix 2 Useful Terms	<p><u>Rural Parish</u> A rural parish includes all parishes within Teignbridge with the exceptions of:</p> <ul style="list-style-type: none"> • <u>Newton Abbot</u> • <u>Kingsteignton</u> • <u>Dawlish</u> • <u>Teignmouth</u> • <u>Bovey Tracey</u> • <u>Chudleigh</u>
MM322	Appendix 2 Useful Terms	<p><u>Greenway</u></p> <p><u>A planned and coordinated active travel corridor connecting through multiple developments and key destinations, such as local centres and schools. It should prioritise walking and cycling as the most convenient way to move around a neighbourhood or town, and be designed in accordance with the most recent edition of Manual for Streets, accommodating two way movement and avoiding steep gradients where possible.</u></p>

Appendix 3: Housing Trajectory

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MM323	Appendix 3 Housing Trajectory table and graphs	Delete housing trajectory table and insert revised housing trajectory table:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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Area</td> <td>150</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>50</td> <td>50</td> <td>50</td> <td>-</td> <td>-</td> <td>-</td> <td>150</td> </tr> <tr> <td>GC13: Bradmore New Neighbourhood</td> <td>1,050</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>50</td> <td>100</td> <td>100</td> <td>125</td> <td>125</td> <td>125</td> <td>125</td> <td>100</td> <td>100</td> <td>100</td> <td>1,050</td> </tr> <tr> <td>GC14: North of Howton Road</td> <td>70</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>35</td> <td>35</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>70</td> </tr> <tr> <td>GC15: Underdeave, Canada Hill</td> <td>25</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>25</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>25</td> </tr> <tr> <td>GC16: East of Buckland Road</td> <td>30</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>10</td> <td>20</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>30</td> </tr> <tr> <td>GC17: Berry Knowles</td> <td>135</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>50</td> <td>50</td> <td>30</td> <td>5</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>135</td> </tr> <tr> <td>GC18: Broadway Road Opportunity Area</td> <td>50</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>25</td> <td>25</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>50</td> </tr> <tr> <td>EE1: Markham Village</td> <td>900</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>56</td> <td>136</td> <td>160</td> <td>160</td> <td>160</td> <td>160</td> <td>68</td> <td>-</td> <td>-</td> <td>-</td> <td>900</td> </tr> <tr> <td>EE2: Peamore and West Exe</td> <td>845</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>50</td> <td>100</td> <td>125</td> <td>125</td> <td>125</td> <td>125</td> <td>125</td> <td>70</td> <td>845</td> </tr> <tr> <td>EE4: Attwell's Farm</td> <td>300</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>80</td> <td>80</td> <td>80</td> <td>60</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>300</td> </tr> <tr> <td>RT2: Bradley Bends, Bovey Tracey</td> <td>190</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>40</td> <td>50</td> <td>50</td> <td>50</td> <td>-</td> <td>-</td> <td>190</td> </tr> <tr> <td>RT3: Inner Bell, Chudleigh</td> <td>30</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>15</td> <td>15</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>30</td> </tr> <tr> <td>V2: Forder Lane, Bishopsteignton</td> <td>55</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>25</td> <td>25</td> <td>5</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>55</td> </tr> <tr> <td>V3: Bakers Yard, Bishopsteignton</td> <td>15</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>15</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>15</td> </tr> <tr> <td>V4: Easterways, Broadhempston</td> <td>15</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>15</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>15</td> </tr> </tbody> </table>	New Allocations	Total Yield 2020-2041	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	Remaining Total 2024/25 - 2039/40	GC6: Cattlemarket	50	-	-	-	-	-	-	-	-	-	25	25	-	-	-	-	-	-	-	-	-	50	GC7: Welborough Street car park	20	-	-	-	-	-	-	-	-	-	20	-	-	-	-	-	-	-	-	-	-	20	GC8: Highweek Way	40	-	-	-	-	-	20	20	-	-	-	-	-	-	-	-	-	-	-	-	-	40	GC9: Coach Road Nursery	20	-	-	-	-	-	-	-	-	-	20	-	-	-	-	-	-	-	-	-	-	20	GC10: Hopkins Lane Opportunity Area	20	-	-	-	-	-	-	-	-	-	-	-	20	-	-	-	-	-	-	-	-	20	GC11: Forde Close Opportunity Area	150	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50	50	50	-	-	-	150	GC13: Bradmore New Neighbourhood	1,050	-	-	-	-	-	-	-	-	-	-	50	100	100	125	125	125	125	100	100	100	1,050	GC14: North of Howton Road	70	-	-	-	-	-	-	-	-	-	-	-	35	35	-	-	-	-	-	-	-	70	GC15: Underdeave, Canada Hill	25	-	-	-	-	-	-	-	-	-	-	25	-	-	-	-	-	-	-	-	-	25	GC16: East of Buckland Road	30	-	-	-	-	-	-	10	20	-	-	-	-	-	-	-	-	-	-	-	-	30	GC17: Berry Knowles	135	-	-	-	-	-	-	-	-	50	50	30	5	-	-	-	-	-	-	-	-	135	GC18: Broadway Road Opportunity Area	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25	25	-	-	-	-	50	EE1: Markham Village	900	-	-	-	-	-	-	-	-	-	-	56	136	160	160	160	160	68	-	-	-	900	EE2: Peamore and West Exe	845	-	-	-	-	-	-	-	-	-	-	-	-	50	100	125	125	125	125	125	70	845	EE4: Attwell's Farm	300	-	-	-	-	-	-	-	80	80	80	60	-	-	-	-	-	-	-	-	-	300	RT2: Bradley Bends, Bovey Tracey	190	-	-	-	-	-	-	-	-	-	-	-	-	-	-	40	50	50	50	-	-	190	RT3: Inner Bell, Chudleigh	30	-	-	-	-	-	-	-	15	15	-	-	-	-	-	-	-	-	-	-	-	30	V2: Forder Lane, Bishopsteignton	55	-	-	-	-	-	-	-	25	25	5	-	-	-	-	-	-	-	-	-	-	55	V3: Bakers Yard, Bishopsteignton	15	-	-	-	-	-	-	-	-	-	-	15	-	-	-	-	-	-	-	-	-	15	V4: Easterways, Broadhempston	15	-	-	-	-	-	-	15	-	-	-	-	-	-	-	-	-	-	-	-	-	15
New Allocations	Total Yield 2020-2041	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	Remaining Total 2024/25 - 2039/40																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
GC6: Cattlemarket	50	-	-	-	-	-	-	-	-	-	25	25	-	-	-	-	-	-	-	-	-	50																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
GC7: Welborough Street car park	20	-	-	-	-	-	-	-	-	-	20	-	-	-	-	-	-	-	-	-	-	20																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
GC8: Highweek Way	40	-	-	-	-	-	20	20	-	-	-	-	-	-	-	-	-	-	-	-	-	40																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
GC9: Coach Road Nursery	20	-	-	-	-	-	-	-	-	-	20	-	-	-	-	-	-	-	-	-	-	20																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
GC10: Hopkins Lane Opportunity Area	20	-	-	-	-	-	-	-	-	-	-	-	20	-	-	-	-	-	-	-	-	20																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
GC11: Forde Close Opportunity Area	150	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50	50	50	-	-	-	150																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
GC13: Bradmore New Neighbourhood	1,050	-	-	-	-	-	-	-	-	-	-	50	100	100	125	125	125	125	100	100	100	1,050																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
GC14: North of Howton Road	70	-	-	-	-	-	-	-	-	-	-	-	35	35	-	-	-	-	-	-	-	70																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
GC15: Underdeave, Canada Hill	25	-	-	-	-	-	-	-	-	-	-	25	-	-	-	-	-	-	-	-	-	25																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
GC16: East of Buckland Road	30	-	-	-	-	-	-	10	20	-	-	-	-	-	-	-	-	-	-	-	-	30																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
GC17: Berry Knowles	135	-	-	-	-	-	-	-	-	50	50	30	5	-	-	-	-	-	-	-	-	135																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
GC18: Broadway Road Opportunity Area	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	25	25	-	-	-	-	50																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
EE1: Markham Village	900	-	-	-	-	-	-	-	-	-	-	56	136	160	160	160	160	68	-	-	-	900																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
EE2: Peamore and West Exe	845	-	-	-	-	-	-	-	-	-	-	-	-	50	100	125	125	125	125	125	70	845																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
EE4: Attwell's Farm	300	-	-	-	-	-	-	-	80	80	80	60	-	-	-	-	-	-	-	-	-	300																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
RT2: Bradley Bends, Bovey Tracey	190	-	-	-	-	-	-	-	-	-	-	-	-	-	-	40	50	50	50	-	-	190																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
RT3: Inner Bell, Chudleigh	30	-	-	-	-	-	-	-	15	15	-	-	-	-	-	-	-	-	-	-	-	30																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
V2: Forder Lane, Bishopsteignton	55	-	-	-	-	-	-	-	25	25	5	-	-	-	-	-	-	-	-	-	-	55																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
V3: Bakers Yard, Bishopsteignton	15	-	-	-	-	-	-	-	-	-	-	15	-	-	-	-	-	-	-	-	-	15																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
V4: Easterways, Broadhempston	15	-	-	-	-	-	-	15	-	-	-	-	-	-	-	-	-	-	-	-	-	15																																																																																																																																																																																																																																																																																																																																																																																																																																																																															

New Allocations	Total Yield 2020-2041	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	Remaining Total 2024/25 - 2039/40
V5: Tollgate, Chudleigh Knighton	60	-	-	-	-	15	30	15	-	-	-	-	-	-	-	-	-	-	-	-	-	60
V6: Knight's Mead, Chudleigh Knighton	15	-	-	-	-	-	-	-	15	-	-	-	-	-	-	-	-	-	-	-	-	15
V7: East Street, Denbury	25	-	-	-	-	-	-	-	-	10	15	-	-	-	-	-	-	-	-	-	-	25
V8: Burnt Meadow, Doddiscombsleigh	10	-	-	-	-	-	-	-	10	-	-	-	-	-	-	-	-	-	-	-	-	10
V9: Zig Zag Quarry, Kingskerswell	100	-	-	-	-	-	-	-	-	-	-	-	-	30	30	40	-	-	-	-	-	100
V10: Benedicts Road, Liverton	30	-	-	-	-	-	-	-	-	15	15	-	-	-	-	-	-	-	-	-	-	30
V13: Blackstone Cross, Ipplepen	100	-	-	-	-	-	-	40	40	20	-	-	-	-	-	-	-	-	-	-	-	100
V14: Blackberry Hill, Ipplepen	10	-	-	-	-	-	-	-	10	-	-	-	-	-	-	-	-	-	-	-	-	10
V16: Lamacraft Farm, Kennford	50	-	-	-	-	-	-	25	25	-	-	-	-	-	-	-	-	-	-	-	-	50
V17: Staplake Road, Starcross	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10	-	-	-	-	-	10
V18: Lower Uppacott, Tedburn	40	-	-	-	-	-	-	-	20	20	-	-	-	-	-	-	-	-	-	-	-	40
	4,460	0	0	0	0	15	50	125	260	225	225	276	296	375	415	575	535	418	275	225	170	4,460
Extant saved allocations																						
NA1 Houghton Barton	1,050	70	28	44	3	-	-	57	108	100	100	100	75	75	75	75	75	75	-	-	-	915
NA2 Whitehill	253	42	26	34	29	5	-	-	5	36	-	-	-	-	-	30	30	16	-	-	-	122
NA3 Wolborough	1,588	-	2	16	-	15	70	140	205	201	185	120	105	90	90	90	59	50	50	50	50	1,570
NA3A Beverley Way	5	-	-	-	-	-	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5
NA6 Bradley Barton	80	-	-	29	47	-	-	-	-	4	-	-	-	-	-	-	-	-	-	-	-	4
NA10 Bradley Lane	100	-	-	-	-	-	-	-	25	50	25	-	-	-	-	-	-	-	-	-	-	100
BT1 Dean Park	66	-	-	-	-	-	-	-	25	41	-	-	-	-	-	-	-	-	-	-	-	66
BT2 Bradley Bends	18	-	-	-	-	-	-	-	-	18	-	-	-	-	-	-	-	-	-	-	-	18
BT2A North of Indio House	26	-	-	-	3	21	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	23

New Allocations	Total Yield 2020-2041	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	Remaining Total 2024/25 - 2039/40
BT3 Challabrook	291	25	34	46	31	17	40	40	40	13	5	-	-	-	-	-	-	-	-	-	-	155
KK1 Torquay Road & Embury Close	175	-	-	-	-	-	-	-	-	42	55	55	23	-	-	-	-	-	-	-	-	175
KK2 Mount Pleasant Road	27	-	-	-	2	24	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	25
KK3 rear of Barn Owl	35	-	-	23	-	3	-	-	-	-	9	-	-	-	-	-	-	-	-	-	-	12
KS3 Land at Abbrook	137	-	-	-	-	-	-	15	15	7	-	-	50	50	-	-	-	-	-	-	-	137
KS6 Penns Mount	142	44	37	26	17	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	18
KS8 Land at Rydon Depot	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15	15
TE3 West of Higher Exeter Road	255	-	-	-	-	22	50	50	50	50	33	-	-	-	-	-	-	-	-	-	-	255
TE3A North of New Road	81	-	-	-	-	-	-	40	41	-	-	-	-	-	-	-	-	-	-	-	-	81
DA2 North West Secmaton Lane	859	27	75	47	31	110	129	123	95	101	95	26	-	-	-	-	-	-	-	-	-	679
DA5 Land at Littleleigh Holcombe	22	12	12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
CH1 Land at Rocklands	225	42	55	31	44	42	-	-	-	11	-	-	-	-	-	-	-	-	-	-	-	53
CH2 Land North East of Chudleigh	150	-	-	-	-	-	-	-	35	40	40	35	-	-	-	-	-	-	-	-	-	150
CH3 Land around James House	19	-	-	-	-	-	19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	19
CH4/5 Land at Colway Lane/Grovelands	69	-	34	31	-	-	-	4	-	-	-	-	-	-	-	-	-	-	-	-	-	4
CH6 North West of Town Centre	7	-	-	-	-	-	-	7	-	-	-	-	-	-	-	-	-	-	-	-	-	7
SWE1 South West of Exeter	2,099	2	76	175	116	276	253	224	228	176	187	150	161	75	-	-	-	-	-	-	-	1,730
Total existing allocations	7,811	269	379	502	323	553	568	700	847	875	775	486	414	290	165	195	164	141	50	50	65	6,338
All Allocations (New and existing)	12,271	269	379	502	323	568	618	825	1,107	1,100	1,000	762	710	665	580	770	699	559	325	275	235	10,798
Windfalls	2,725	157	134	125	133	136	136	136	136	136	136	136	136	136	136	136	136	136	136	136	136	2,176
Total projected completions	14,996	426	513	627	456	704	754	961	1,243	1,236	1,136	898	846	801	716	906	835	695	461	411	371	12,974

Insert new rolling 5 Year land supply:

New Allocations	Total Yield 2020-2041	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	Remaining Total 2024/25 - 2039/40
Annual Target						720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	720	
Target with 20% buffer						864	864	864	864	864	864	756	756	756	756	756	756	756	756	756	756	
Rolling 5yr Land Supply with 20% buffer						5.67	6.17	6.34	6.20	5.69	5.09	5.51	5.43	5.23	4.78	4.38	3.67	2.56	1.64	1.03	0.49	

Delete trajectory graphs and replace with updated Housing Trajectory graph:

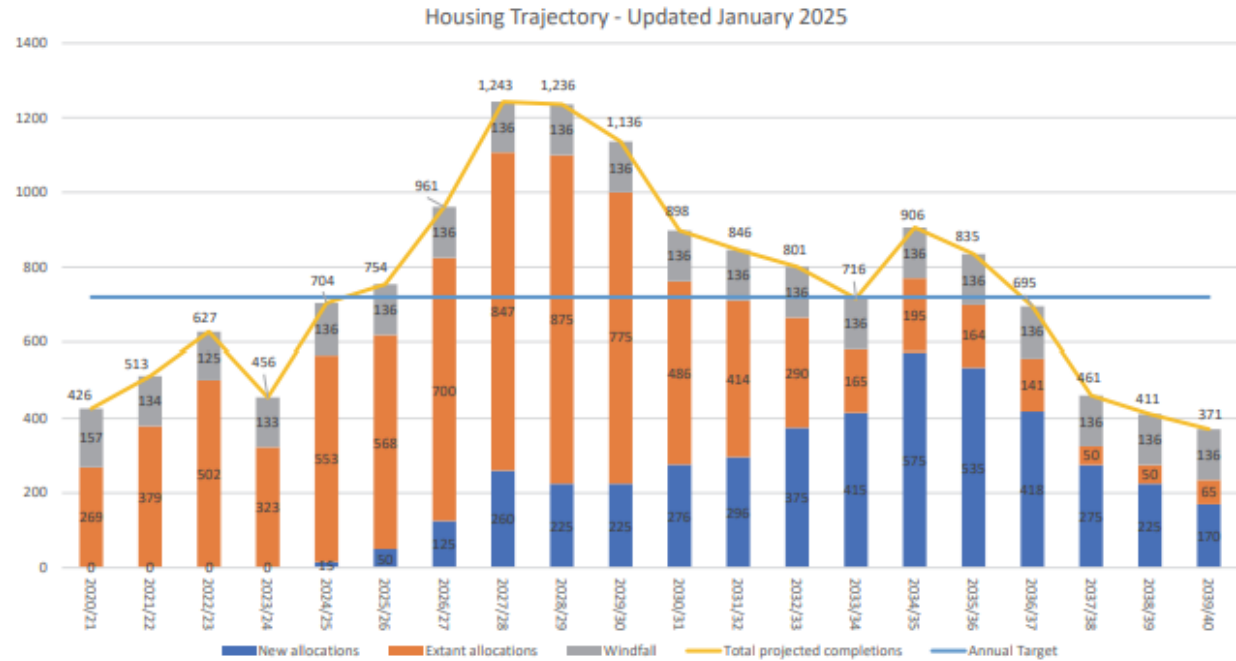


Table 1. Projected Trajectory against annual target.

Appendix 4: District Design Code

Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification
MM324	Front Cover	Front Cover	Amend front cover document title to “District Design Code and update date from November 2023 to May 2025
MM325	Page 6 Paragraph following bullet points	Page 6 Paragraph following bullet points	<u>The Local Plan Design and Wellbeing Policies, together with this District Design Code, provide local design requirements for Teignbridge as encouraged by national policy. This Code contains requirements and adds detail to the policies of the Local Plan and uses a range of illustrations to highlight good and bad examples of design, and checklists to ensure that all design issues are addressed. This Design Code should be regarded as the overarching framework under which site-specific design codes should be prepared as directed by Local Plan Policy DW2. It should also be used to guide any design elements of planning proposals not otherwise required to provide design information as per Table 3 of Local Plan Policy DW1. These applications, which include, but are not limited to changes to shop fronts, commercial development, or householder extensions, should all have regard to any relevant parts of the District Design Code.</u>
MM326	Page 6 - Paragraph following bullet points	Page 6 Paragraph following bullet points	The code sets out the design outcomes to be achieved by all development <u>commensurate with the scale set out in Local Plan Policy DW1, regardless of scale,</u> and the locally contextual way of achieving this. It should be used in the development of detailed planning applications and also as the template for the development of area and site wide <u>specific</u> codes. Where <u>site-specific</u> codes are developed <u>in accordance with this District Design Code and agreed through pre-application or the planning application process, with the council</u> the site-specific code will take precedence over this <u>District wide Design Code.</u>
MM327	Page 7 Final paragraph	Page 7 Final paragraph	... This Teignbridge District Design Code will be the template for all site specific codes. ...
MM328	Page 10 Checklist First paragraph	Page 10 Checklist First paragraph	Checklist – Each chapter includes a checklist that brings together the code requirements for that topic. This consists of the <u>required outcomes and a summary of the related mandatory requirements and their related outcomes and it also summarises the information requirements (although prospective developers should refer to the more detailed wording in the text for the full information requirements).</u>

Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification
MM329	Page 10 Checklist Fourth paragraph	Page 10 Checklist Fourth paragraph	<p>It should be noted that not all of the District Code will be relevant to a particular development due to differences in size, location and the type of development proposed. Therefore the content of the code for the proposed development should be agreed with the Council at outline stage.</p> <p><u>The District Design Code should also be used to inform any design elements of planning proposals not otherwise required to provide design information as per Figure 6 and Table 3. Not all of the District Code will be relevant to a particular development due to differences in size, location and the type of development proposed. Therefore, the elements of the code relevant to the proposed development should be agreed with the Council at outline stage.</u></p>
MM330	Local Engagement Checklist table Page 13	Local Engagement Checklist table Page 13	<ul style="list-style-type: none"> • Delete “Mandatory” column from Local Engagement Checklist table. • Number the Required Outcome LE-01. • Delete RO1 from “Required Information” column. • Change title of “Required Information” column to “Information required to demonstrate Required Outcome”. • Insert text taken from highlighted box entitled “Required Information for Local Engagement Required Outcome 1” into “Information required to demonstrate Required Outcome” column of Checklist table: <p><u>For any development of 30 homes or more, or 1 ha or greater, the developer will submit an Engagement Outcome report that is proportionate to the scale of the proposed development. The report must setting out how the developer intends to reflect the views and concerns of and incorporate the design preferences of local people.</u></p>
MM331	Local Engagement Page 14	Local Engagement Page 14	Delete highlighted box entitled “Required Information for Local Engagement Required Outcome 1”.

Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification
MM332	Local Engagement Page 14	Local Engagement Page 14	Developers will <u>should</u> develop a strategy, to be agreed with council, for how that engagement will be managed to influence how local benefits can be achieved through the delivery of the scheme.
MM333	Climate Resilience Checklist table Page 17	Climate Resilience Checklist table Page 17	<ul style="list-style-type: none"> • Delete “Mandatory” column from Climate Resilience Checklist table. • Number the Required Outcomes CR-01, CR-02 and CR-03. • Amend Required Outcome CR-03: <p>A development process that actively minimises the amount of carbon produced during the construction of the new place which includes the retention and reuse where possible of existing buildings and other features, such as hedgerows, that store carbon, <u>minimises soil loss and addresses coastal erosion and sea level rise where appropriate</u></p> <ul style="list-style-type: none"> • Add the following references in the Local Plan Policies for Climate Resilience section: Policies GP1, CC1, CC2, CC3, CC4, DW2, <u>EN2, EN3 and EN6</u>. • Delete RO2, RO3 and RO4 from the “Required Information” column of the table. • Change title of “Required Information” column to “Information required to demonstrate Required Outcome”. <p>Insert text taken from highlighted boxes entitled “Required Information for Climate Resilience Required Outcome 2”, “Required Information for Climate Resilience Required Outcome 3” and “Required Information for Climate Resilience Required Outcome 4” into “Information required to demonstrate Required Outcome” column of Checklist table:</p> <p>For CR-01: Information illustrating a compact and walkable place.</p>

Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification
			<p><u>Information that shows how people can walk or cycle to facilities/services without the need for car use.</u></p> <p><u>For larger schemes of 30 or more homes, a diagram using isochrone accessibility maps that show what the approximate walking distances are from the edges of the proposed development to key facilities such as the local centre, school, employment and public transport stops.</u></p> <p>For CR-02: A Carbon Statement/ Strategy for the development. <u>A carbon statement/strategy that describes the sustainable energy system for the development and how it can achieve low carbon emissions.</u></p> <p>For CR-03 A Carbon Statement for construction. <u>All developments which propose the construction of new homes or non-residential floorspace will be required to submit a Carbon Statement to the council for approval and implementation, demonstrating how they will minimise the amount of carbon produced during construction, and fulfil the principles of the energy hierarchy and the minimum standards as set out in Local Plan Policy CC2.</u></p>
MM334	Climate Resilience Page 18 Second paragraph	Climate Resilience Page 18 Second paragraph	Information on walking distances should must be provided in the form of isochrones on plans of the proposed site and its context. Isochrones look like contours on a map but instead of giving information on topography, they illustrate which residents in a scheme can reach a destination, such as a school, within a given time. So, isochrones can show a five, ten or twenty minute walk or cycle distance from a local centre or other destination. This information helps to show how accessible certain destinations are for all residents.

Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification
MM335	Climate Resilience Page 18 third paragraph	Climate Resilience Page 18 third paragraph	For small scale developments <u>of less than 30 homes</u> , the council will agree with the applicant what level of information is required.
MM336	Climate Resilience Page 18	Climate Resilience Page 18	Delete highlighted boxes entitled “Required Information for Climate Resilience Required Outcome 1”.
MM337	Climate Resilience Page 19	Climate Resilience Page 19	Delete highlighted boxes entitled “Required Information for Climate Resilience Required Outcome 2”.
MM338	Climate Resilience Page 20	Climate Resilience Page 20	Delete highlighted boxes entitled “Required Information for Climate Resilience Required Outcome 3”.
MM339	Green Infrastructure Page 22	Green Infrastructure Page 22	Correct policy reference: Green Infrastructure must be designed and delivered in accordance with the Teignbridge Green Infrastructure Strategy and Local Plan Policies GP65, DW2, DW3 and relevant Environment Chapter Policies.
MM340	Green Infrastructure Page 22	Green Infrastructure Page 22	Change “must” to “should”: These measures will support delivery of the Government’s 25-year Environment Plan, with a priority target to improve access to, and appreciation of, the natural environment. Developers must <u>should</u> also reference Natural England’s Principles of good Green Infrastructure and the Infrastructure mapping tool baseline.
MM341	Green Infrastructure Checklist table	Green Infrastructure Checklist table	<ul style="list-style-type: none"> • Delete “Mandatory” column from Green Infrastructure Checklist table. • Number the Required Outcomes GI-01. • Delete RO5 to RO-11 from the “Required Information” column of the table.

Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification
	Page 23	Page 23	<ul style="list-style-type: none"> • Change title of “Required Information” column to “Information required to demonstrate Required Outcome”. • Insert text taken from highlighted box entitled “Required Information for Green Infrastructure Required Outcomes RO5” into “Information required to demonstrate Required Outcome” column of Checklist table: <p>For GI-01 Green Infrastructure Network Plan <u>A plan showing the green infrastructure network for the proposed scheme highlighting the strategy for integrating and increasing biodiversity and important retained features on the site such as woodland, hedgerows, trees and watercourses. Proposals must take account of the Connecting to Nature Strategy and Devon Nature Recovery Network and clearly set out the proposals for achieving the Biodiversity Net Gain requirements.</u></p>
MM342	Green Infrastructure Checklist table Page 24	Green Infrastructure Checklist table Page 24	<ul style="list-style-type: none"> • Delete “Mandatory” column from Green Infrastructure Checklist table. • Number the Required Outcome GI-02. • Delete RO5 to RO9 from the “Required Information” column of the table. • Change title of “Required Information” column to “Information required to demonstrate Required Outcome”. • Insert text taken from highlighted boxes entitled “Required Information for Green Infrastructure Required Outcomes RO5 – RO9” • into “Information required to demonstrate Required Outcome” column of Checklist table: <p>For GI-02 A plan showing proposed Green Infrastructure <u>A plan showing the green infrastructure network for the proposed scheme. For smaller schemes of less than 30 homes this will be relatively simple but for a larger scheme it will</u></p>

Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification
			<p><u>include green public open spaces, spaces for nature, SuDs, street trees, children’s play areas, sports pitches, allotments and accessibility to larger green spaces. The plan must indicate the overall area of Green Infrastructure in square metres.</u></p> <p>A plan of the retained features on the site. <u>A plan to highlight important retained features on the site such as woodland, hedgerows, trees and watercourses highlighting how these maintain or enhance green connectivity.</u></p> <p>Details of proposed street trees <u>Details of the proposed species of street trees in the scheme, a strategy for ongoing maintenance, and the technical details of how they will be accommodated in the scheme avoiding conflict with Highway Requirements and those of utility providers.</u></p> <p>A strategy for ongoing maintenance of green infrastructure <u>A strategy for ongoing maintenance of Green Infrastructure will be required that clearly sets out how good quality will be maintained, and benefits for local communities and the nature and climate resilience will be prioritised.</u></p>
MM343	Green Infrastructure Checklist table Page 25	Green Infrastructure Checklist table Page 24	<ul style="list-style-type: none"> • Delete “Mandatory” column from Green Infrastructure Checklist table. • Number the Required Outcome GI-03. • Amend Required Outcome GI-03: <p><u>A place whose structural design and layout attractively incorporates natural water features such as watercourses and wetlands, as well as newly designed sustainable urban drainage schemes into the network of streets and open spaces. A place where flood risk is minimised, water quality is protected and water recycling incorporated.</u></p>

Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification
			<p>Delete RO19 to RO11 from the “Required Information” column of the table. Change title of “Required Information” column to “Information required to demonstrate Required Outcome”. Insert text taken from highlighted boxes entitled “Required Information for Green Infrastructure Required Outcomes RO5 – RO-11” into “Information required to demonstrate Required Outcome” column of Checklist table:</p> <p><u>For GI-03</u> SuDs Plan A plan showing details of the proposed SuDs arrangements and how the SuDs network supports nature and biodiversity.</p> <p>Flood risk plan Flood Risk mapping and proposals on flood risk mitigation and resilience for the proposed scheme in accordance with Local Plan Policy EN6 - Flood Risk and Water Quality.</p>
MM344	Page 26	Page 27	Delete highlighted box RO5
MM345	Page 26	Page 27	Green Infrastructure needs to be designed with its primary function in mind. For example, a GI corridor for Active Travel must <u>should</u> be direct whilst a route for recreation or nature may be more informal, following the natural contours and features of the site.
MM346	Page 29	Page 30	Delete highlighted boxes RO6-RO9.
MM347	Page 30 “What we want to see”	Page 31 “What we want to see”	Existing waterways should <u>must</u> be integrated into the overall design of the public realm contributing to an attractive place that works for people and wildlife. Proposals for SuDs must be in line with CIRIA SuDS Manual guidance and integrated into the overall design of the place using gently undulating slopes and avoiding hard, over engineered solutions. The design principles for the integration of SuDs or other natural surface water drainage features into the scheme are illustrated below.

Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification
MM348	Page 32	Page 33	Delete highlighted boxes RO10-RO11.
MM349	Context Page 35	Context Page 36	In preparing proposals for new development it is important to understand the history of the place and how it has changed. Key buildings and other features that are part of this story should <u>must</u> be retained and incorporated into the scheme reflecting the guidance from Historic England to seek to use development as an opportunity for people to engage with historic sites, landscapes and buildings.
MM350	Context Checklist table Page 36	Context Checklist table Page 37	<ul style="list-style-type: none"> • Delete “Mandatory” column from checklist table. • Number the Required Outcomes as C-01 and C-02. • Delete R12 and R13 from “Required Information” column. • Change title of “Required Information” column to “Information required to demonstrate Required Outcome”. • Insert text taken from “Required Information for Context Required Outcome 1” and “Required Information for Context Required Outcome 2” into “Information required to demonstrate Required Outcome”: <p>Site Context Plan <u>To identify the key characteristics and features from the site’s context, including the existing nature and biodiversity and the historic and built environment and to appraise how the design might respond to them.</u></p> <p>Wider Context Plan <u>A context plan showing the proposed site in its wider setting highlighting key infrastructure connections, particularly for movement and green infrastructure including existing natural features, and demonstrating how the proposed development would integrate visually and functionally with the existing place.</u></p>
MM351	Context	Context	Proposals for new development must demonstrate an understanding of

Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification
	Page 37	Page 38	the context of the proposed site by analysing key contextual features such as its topography and geology, the landscape and natural features, boundary features, the layout of streets and buildings and typical building form and details. Based on this analysis, developers should <u>must</u> describe the existing and local positive features of the proposed site and its surroundings and explain how these will influence the design of the place.
MM352	Context Page 39	Context Page 40	Delete highlighted box entitled “Required information for Context Required Outcome 1 (R12).”
MM353	Context Page 40	Context Page 41	The new place must <u>should</u> represent an organic extension of an existing settlement or be a new place in its own right.
MM354	Context Page 41	Context Page 42	Delete highlighted box entitled “Required information for Context Required Outcome 2” (R13).
MM355	Identity Page 43	Identity Page 44	New development can appropriately respond to the existing identity of the place whilst also creating somewhere new. Developers should <u>must</u> seek to analyse those characteristics and qualities that provide the strongest links to local identity and distinctiveness and balance these with the establishment of a new identity for the place, particularly the careful design and appearance of new buildings.
MM356	Identity Checklist table Page 44	Identity Checklist table Page 45	Delete “Mandatory” column from checklist table. Number the Required Outcomes as I -01, I-02 and I-03. Delete R14, R15 and R16 from “Required Information” column. Change title of “Required Information” column to “Information required to demonstrate Required Outcome”.

Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification
			<p>Insert text taken from “Required Information for Identity Required Outcome 1”, “Required Information for Identity Required Outcome 2” and “Required Information for Identity Required Outcome 3” into “Information required to demonstrate Required Outcome” column of Checklist table:</p> <p>For I-01: Character Appraisal</p> <p><u>The appraisal will include illustrating the distinctive design and materials in the area that contribute to a positive local identity and confirmation of how they are to be incorporated into the scheme. The appraisal to include the story of the place, its distinctive features and details, prominent or distinctive materials, and craft or art works.</u></p> <p>For I-02: Cross sections and elevations</p> <p><u>Cross sections and elevations of local examples demonstrating how new buildings will be arranged to work with the topography of the site.</u></p> <p>For I-03: How the information about character will be used</p> <p><u>Developers must draw out features and details from the contextual appraisal that will be integrated and adapted for use in the design and appearance of the scheme and its buildings with indicative illustrations.</u></p>
MM357	Identity Page 46	Identity Page 47	Delete highlighted box entitled “Required information for Identity Required Outcome 1” (R14).

Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification
MM358	Identity Page 47	Identity Page 48	Delete highlighted box entitled “Required information for Identity Required Outcome 2” (R15).
MM359	Identity Page 48 Second paragraph	Identity Page 49 Second paragraph	'Prospective applicants and developers should must refer to the further detailed advice set out in the TAN on Identity on page 104. '
MM360	Identity Page 49	Identity Page 50	Delete highlighted box entitled “Required information for Identity Required Outcome 3” (R16).
MM361	Built Form Page 50	Built Form Page 51	Bullet 3 to be amended to read: Streets and spaces are edged with joined up , attractive buildings and boundary treatments with doors and windows overlooking the public realm.
MM362	Built Form Page 51	Built Form Page 52	Delete reference to page number. The range of distinctive urban and rural buildings and places is set out in the <u>Identity</u> chapter on Identity on page 37.
MM363	Built Form Page 51	Built Form Page 52	Where built form is designed to respond to climate resilience, the principles of good place making, such as ensuring a clear distinction between public fronts and private backs, should must still be adhered to.
MM364	Built Form Checklist table	Built Form Checklist table	<ul style="list-style-type: none"> • Delete “Mandatory” column from checklist table. • Number the Required Outcomes as BF-01, BF-02 and BF-03. • Delete R17, R18 and R19 from “Required Information” column.

Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification
	Page 52	Page 53	<ul style="list-style-type: none"> • Change title of “Required Information” column to “Information required to demonstrate Required Outcome”. • Amend BF-03: • Delete the words “joined up” and “continuous” so the box reads <p>A place that is edged with joined up, attractive buildings and boundary treatments creating a continuous coherent frontage with frequent doors and windows animating the public realm.</p> <ul style="list-style-type: none"> • Insert text taken from “Required Information for Built Form Required Outcome 1”, “Required Information for Built Form Required Outcome 2” and “Required Information for Built Form Required Outcome 3” into “Information required to demonstrate Required Outcome” column of Checklist table: <p>For BF-01: Plan of the development blocks</p> <p><u>A plan of the proposed development showing the dimensions and density of each development block and the proposed storey heights of buildings across the development and active travel routes.</u></p> <p>For BF-02: Perimeter block plan</p> <p><u>A plan of the proposed development showing the use of perimeter blocks and highlighting all the private space and gardens for homes and indicating the location of courtyard parking and other servicing arrangements.</u></p> <p>For BF-03: Elevations of street types</p>

Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification
			<p><u>Elevational drawings of each street type demonstrating an attractive edge to the street with the fronts of buildings with well-proportioned doors and windows facing the street, and appropriate boundary walls or hedges. The locations for utility boxes and similar services must be shown on the elevations.</u></p>
MM365	Built Form Page 54	Built Form Page 55	Delete highlighted box entitled “Required Information for Built Form Required Outcome 1”. (R17)
MM366	Built Form Page 55	Built Form Page 56	<p>The development blocks should <u>will</u> be designed with an unambiguous distinction between public fronts and private backs, with fronts always facing a street or public space as illustrated below.</p> <p>As indicated in the What we want to see for Outcome 1, there will be some variety in the shape of development blocks depending on the site and its context. Here we use a rectangular block to illustrate the principles behind perimeter blocks but these principles equally apply to blocks of all shapes and sizes. The main principle is that the development should <u>must</u> clearly differentiate between the public fronts of blocks and buildings and their private backs.</p> <p>The interior of the perimeter block must have flexibility to accommodate a number of uses such as private gardens, communal gardens, mews houses, servicing for commercial buildings and parking courts. Where parking courts are provided, they should must have no more than 10 car parking spaces, be well overlooked and with good quality boundary materials as illustrated below.</p>

Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification
MM367	Built Form Page 58	Built Form Page 59	Delete highlighted box entitled “Required Information for Built Form Required Outcome 2”. (R18)
MM368	Built Form Page 59	Built Form Page 60	The development must create an attractive, continuous street frontage of buildings and boundary walls to all development blocks avoiding gaps. Building design is covered in more detail in the chapter on Identity but the following images indicate the key design principles that Teignbridge will be seeking from new development.
MM369	Built Form Page 61	Built Form Page 62	Delete highlighted box entitled “Required Information for Built Form Required Outcome 3”. (R19)
MM370	Built Form Page 61	Built Form Page 62	Building fronts can be overly dominated by boxes for various services and therefore these should must be located on the sides of buildings, in garages or discretely located behind boundary walls away from public view. Utility boxes that dominate the design and appearance of the front of new homes should must be avoided.
MM371	Movement Checklist table Page 63	Movement Checklist table Page 64	Delete “Mandatory” column from checklist table. Number the Required Outcomes as M-01 and M-02. Delete R20-R23 from “Required Information” column. Change title of “Required Information” column to “Information required to demonstrate Required Outcome”. Insert text taken from highlighted boxes entitled “Required Information for Movement Required Outcome 1” and “Required Information for Movement Required Outcome 2” into “Information required to demonstrate Required Outcome” column of Checklist table: For M-01: Plan of movement network

Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification
			<p><u>A plan showing the street hierarchy of the proposed movement network for the scheme indicating the Primary, Secondary (or Local), and Tertiary streets and showing how these routes connect to the wider area. The plan to also show proposed locations for Car Clubs and Electric Vehicle public charging points.</u></p> <p>A plan showing walking distances to public transport</p> <p><u>An isochrone plan showing walking distances for all residents to public transport stops</u></p> <p>For M-02: Plan of walking and cycle routes</p> <p><u>A plan showing the cycling routes, walking routes and shared walking & cycling routes, and the public transport network. There must also be a description of how active travel has been prioritised in the movement network. This will include showing the walking distance (isochrones) from mixed-use areas and bus stops and showing connectivity into the wider active travel network on the plan.</u></p> <p>Typical junction details</p> <p><u>Typical junction details showing how cycle movements and pedestrian crossings are to be balanced with the movement of vehicles for all junction types.</u></p>
MM372	Movement Checklist table Page 64	Movement Checklist table Page 65	<ul style="list-style-type: none"> • Delete “Mandatory” column from checklist table. • Number the Required Outcomes as M-01, M-02 and M-03. • Delete R24-R26 from “Required Information” column.

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			<ul style="list-style-type: none"> • Change title of “Required Information” column to “Information required to demonstrate Required Outcome”. • Insert text taken from highlighted boxes entitled “Required Information for Movement Required Outcome 3” into “Information required to demonstrate Required Outcome” column of Checklist table: <p>For M-03: Car parking details</p> <p><u>Plans of typical parking details for both on street and on plot car parking for all street types.</u></p> <p>Cycle parking details</p> <p><u>Details of typical cycle parking provision on street for public use and also on plot, particularly the provision for apartments.</u></p> <p>Bin store details</p> <p><u>Typical bin store details for individual homes and for shared facilities such as for flats showing location and how they are screened from public view.</u></p>
MM373	Movement Page 66	Movement Page 67	Delete highlighted box entitled “Required information for Movement Required Outcome 1”. (R20 & R21)
MM374	Movement Page 67	Movement Page 68	<p>On primary streets there <u>should</u> must be a dedicated cycle lane in each direction and cycle routes <u>should</u> must be separated from vehicle movements wherever possible.</p> <p>Road junctions <u>should</u> must prioritise the most vulnerable users; i.e. pedestrians, particularly those with limited mobility, and cyclists, providing them with safe and convenient crossing facilities.</p>

Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification
MM375	Movement Page 68	Movement Page 69	Delete highlighted box entitled “Required information for Movement Required Outcome 2”. (R22 & R23)
MM376	Movement Page 69	Movement Page 70	The parking strategy should must also show the distribution of on-plot parking including small residential parking courts where these are suitably overlooked and well-designed, and other on plot parking solutions.
MM377	Movement Page 70	Movement Page 71	The design and location of cycle parking should must also be considered early in the scheme and provided for in the design of the new place.
MM378	Movement Page 71	Movement Page 72	Delete highlighted box entitled “Required information for Movement Required Outcome 3”. (R24 – R26)
MM379	Streets & Public Spaces Page 73	Streets & Public Spaces Page 74	In small development proposals with only one or two new streets it will be important to understand the function of those streets and to design them accordingly. However, even small schemes must ensure that the principles of the code are adhered to; for example, that all buildings should must face the street.
MM380	Streets & Public Spaces Checklist table Page 74	Streets & Public Spaces Checklist table Page 75	<ul style="list-style-type: none"> • Delete “Mandatory” column from checklist table. • Number the Required Outcome as SPS-01. • Delete R27-R29 from “Required Information” column. • Change title of “Required Information” column to “Information required to demonstrate Required Outcome”. • Insert text taken from highlighted boxes entitled “Required Information for Streets & Public Spaces Required Outcome 1” into “Information required to demonstrate Required Outcome” column of Checklist table: <p>For SPS-01: Plan of street hierarchy</p> <p><u>In parallel with the work from other characteristics, especially the chapter on Movement, to provide a plan showing the proposed street hierarchy for the new development illustrating the primary, secondary and tertiary street network.</u></p>

Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification
			<p>Relevant local examples of street types</p> <p><u>Provide clearly measured and drawn sections of existing, appropriate locally distinctive examples of each type of street in the hierarchy highlighting the distinctive features to be incorporated into the new scheme.</u></p> <p>Plan and cross section of each proposed street type</p> <p><u>For each street type provide a detailed cross section and plan including measured and drawn details of enclosure, frontage, active frontages, setbacks, footways, service roads, on-street parking, verges, street trees, positioning of services and utility apparatus and other green infrastructure, bus lanes, cycle facilities and carriageway widths. Developers must also provide a commentary on the locally distinctive features that are based on the analysis of existing streets.</u></p>
MM381	Streets & Public Spaces Checklist table Page 74	Streets & Public Spaces Checklist table Page 76	<ul style="list-style-type: none"> • Delete “Mandatory” column from checklist table. • Number the Required Outcome as SPS-02. • Delete R29-R32 from “Required Information” column. • Change title of “Required Information” column to “Information required to demonstrate Required Outcome”. • Insert text taken from highlighted boxes entitled “Required Information for Streets & Public Spaces Required Outcome 1”, “Required Information for Streets & Public Spaces Required and Outcome 2” into “Information required to demonstrate Required Outcome” column of Checklist table:

Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification
			<p>For SPS-02: Plan of public spaces</p> <p><u>Provide a plan that shows the distribution of public spaces in the proposed scheme.</u></p> <p>Local public space examples</p> <p><u>Provide examples of relevant, local examples of successful public spaces.</u></p> <p>Plan of each proposed public space</p> <p><u>Each proposed public space must have a plan identifying its key features including a schedule of proposed functions that meets the Local Plan open space requirements.</u></p>
MM382	Streets & Public Spaces Page 75	Streets & Public Spaces Page 77	To provide a clearly defined hierarchy of streets and spaces for new development based on a clear understanding of appropriate, locally distinctive examples. The street network <u>should</u> will consist of primary, secondary and tertiary streets each of which will adhere to the specific requirements set out in the Technical Advice Note.
MM383	Streets & Public Spaces Page 77	Streets & Public Spaces Page 79	Delete highlighted box entitled “Required information for Streets & Public Spaces Required Outcome 1”. (R27, R28 & R29)
MM384	Streets & Public Spaces Page 78	Streets & Public Spaces Page 80	<p>Change “must” to “should”:</p> <p>Events: If one of the key functions of the space is to accommodate outdoor events or market stalls, proposals <u>should</u> must include a power supply and lighting.</p> <p>Frontage: Buildings <u>should</u> must provide a continuous building line and a level of enclosure around the space that is suitable to its context and setting. All buildings <u>should</u> must have their fronts facing the space. Spaces such as new town squares provide an opportunity for</p>

Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification
			public uses such as education, and other active uses such as pubs, restaurants and cafes, and provide a gathering space to accommodate large numbers of people.
MM385	Streets & Public Spaces Page 79	Streets & Public Spaces Page 81	Delete highlighted boxes entitled “Required information for Streets & Public Spaces Required Outcome 2”. (R30, R31 & R32)
MM386	Uses Checklist table Pages 82 & 83	Uses Checklist table Page 84	<ul style="list-style-type: none"> • Delete “Mandatory” column from checklist table. • Number the Required Outcomes as U-01, U-02, U-03 and U-04. • Delete R33, R34 and R35 from “Required Information” column. • Change title of “Required Information” column to “Information required to demonstrate Required Outcome”. <ul style="list-style-type: none"> • Insert text taken from “Required Information for Uses Required Outcome 1”, “Required Information for Uses Required Outcome 2”, “Required Information for Uses Required Outcome 3” and “Required Information for Uses Required Outcome 4” into “Information required to demonstrate Required Outcome” column of Checklist table: <p>For U-01: Plan showing location of non-residential uses</p> <p><u>A plan indicating the location of all proposed non-residential uses in the scheme demonstrating how residents from all parts of the scheme or neighbourhood can readily walk to shops, schools, jobs and community facilities and so on using a 10 minute walk isochrone.</u></p> <p>For U-02: Plan showing where the main entrances are for non residential uses</p> <p><u>A plan showing the location of the main entrances to all buildings except for houses.</u></p>

Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification
			<p>For U-03: Plan of housing types and tenures</p> <p><u>A schedule and a plan showing housing types and tenures</u></p> <p>For U-04: Phasing plan</p> <p><u>A phasing plan for the development identifying opportunities for early delivery of facilities for new and existing residents.</u></p>
MM387	Uses Page 85	Uses Page 86	Delete highlighted box entitled “Required Information for Uses Required Outcome 1” (R33)
MM388	Uses Page 86	Uses Page 87	Delete highlighted box entitled “Required Information for Uses Required Outcome 2” (R34).
MM389	Uses Page 86	Uses Page 87	Ground floor uses in mixed-use locations should must have their front doors and windows facing onto the street and must be designed to be flexible enough to change uses over time. Upper floors may be other uses such as flats or workspace.
MM390	Uses Page 87	Uses Page 88	Delete highlighted box entitled “Required Information for Uses Required Outcome 3” (R35).
MM391	Uses Page 88	Uses Page 89	Delete highlighted box entitled “Required Information for Uses Required Outcome 4” (R36).
MM392	Uses Page 88	Uses Page 89	Developers should must consider identifying existing buildings or structures already on site that may be able to provide an affordable and relatively quick way to start to provide a shop or other focus for early place-making.
MM393	Homes & Buildings Checklist table Page 90	Homes & Buildings Checklist table Page 91	<ul style="list-style-type: none"> • Delete “Mandatory” column from checklist table. • Number the Required Outcome as HB -01. • Delete R37, R38 and R39 from “Required Information” column. Change title of “Required Information” column to “Information required to demonstrate Required Outcome”.

Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification
			<ul style="list-style-type: none"> • Insert text taken from highlighted box entitled “Required Information for Homes and Buildings Required Outcome 1”, into “Information required to demonstrate Required Outcome” column of Checklist table: <p>For HB-01: Confirmation of commitment to Nationally Described Space Standards.</p> <p><u>Developers will need to confirm their commitment to use the Nationally Described Space Standards as a minimum on all new homes</u></p> <p>Plan showing access to outdoor space for every home.</p> <p><u>A plan that demonstrates that every home will have access to outdoor private space such as a garden, balcony or communal open space.</u></p> <p>Plan of house types showing location of affordable housing.</p> <p><u>A plan showing the proposed distribution of plots by type and tenure demonstrating that the housing mix will be diverse and tenure blind. Confirmation that the housing mix will provide for a range of households and that the required amount and type of affordable housing is being provided.</u></p>
MM394	Homes & Buildings Page 92	Homes & Buildings Page 93	Residents must be able to enjoy appropriate levels of comfort and privacy without feeling unduly overlooked or enclosed. As a general rule in Teignbridge, distances between habitable room windows at the rear should must be at least 20m. North facing, single aspect homes should must be avoided as these are unlikely to provide adequate internal daylight
MM395	Homes & Buildings Page 93	Homes & Buildings Page 94	Delete highlighted box entitled “Required information for Homes and Buildings Required Outcome 1”. (R37, R38 & R39)

Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification
MM396	Lifespan Page 94	Lifespan Page 95	This is particularly important for new public spaces and green spaces where the local community should must have the opportunity to be involved in how things are managed in their neighbourhood.
MM397	Lifespan Checklist table Page 96	Lifespan Checklist table Page 97	<ul style="list-style-type: none"> • Delete “Mandatory” column from checklist table. • Number the Required Outcome as L-01. • Delete R40 from “Required Information” column. • Change title of “Required Information” column to “Information required to demonstrate Required Outcome”. • Insert text taken from highlighted box entitled “Required Information for Lifespan Required Outcome 1”, into “Information required to demonstrate Required Outcome” column of Checklist table: <p>For L-01: An outline Management Plan for stewardship.</p> <p><u>An outline Management Plan that clearly identifies all elements of the public realm in the proposed development that describes:</u></p> <p><u>-who the proposed owner will be, with all open space and infrastructure marked up on a plan;</u></p> <p><u>-what the proposed mechanism is for generating funds to pay for ongoing costs and reviewing these costs in line with evidence;</u></p> <p><u>-what the management structure will be, including how residents will be involved, to enable the long term stewardship of each element.</u></p>

Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification
			<ul style="list-style-type: none"> • Correct error within Lifespan Checklist which refers to Policy ENV6. This should be ENV6.
MM398	Lifespan Page 97	Lifespan Page 98	Delete highlighted box entitled “Required information for Lifespan Required Outcome 1”. (R40)
MM399	Lifespan Page 97	Lifespan Page 98	<p>Spaces and facilities that will require long term maintenance or management should must be simply and robustly designed from the outset.</p> <p>Developers should must consider early in the design process who they anticipate will take responsibility for owning and managing each element of the public realm as set out above.</p>
MM400	n/a	Bringing it all together Page 100 NEW SECTION	<p>Create a new section headed ‘Checklist’ as part of the ‘Bringing it All Together’ section.</p> <p>This combines all of the checklist tables that appear at the beginning of each subsection of chapters 6 and 7.</p> <p>The new section should have the following text as a short intro:</p> <p><u>Checklist</u></p> <p><u>As detailed on page 10 of this code, this checklist brings together the code requirements for each of the design themes set out in chapters 6 and 7. This checklist comprises the required outcomes and a summary of the related information requirements (prospective developers should refer to the more detailed wording in the text for the full information requirements).</u></p>

Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification
			<p><u>The checklist is to be used by any prospective developer and it will also be used by the council to ensure that the required information has been submitted in the format required by the developer.</u></p> <p><u>The checklist also represents the template for the preparation of the site specific codes for schemes of 30 homes or more, and for custom and self-build sites of 2 homes or more as detailed in Local Plan Policy DW1.</u></p> <p><u>The District Design Code should also be used to inform any design elements of planning proposals not otherwise required to provide design information as per Figure 6 and Table 3. Not all of the District Code will be relevant to a particular development due to differences in size, location and the type of development proposed. Therefore, the elements of the code relevant to the proposed development should be agreed with the Council at outline stage. These requirements of the code are to be worked up using steps 1-3 of the Five Steps process set out above in order to bring the whole design together.</u></p>

Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification					
MM401	n/a	Page 101	<p data-bbox="824 355 1189 387"><u>Local Engagement Checklist</u></p> <table border="1" data-bbox="824 424 1727 1000"> <thead> <tr> <th data-bbox="824 424 1272 536"><u>Required Outcome</u></th> <th data-bbox="1272 424 1727 536"><u>Information required to demonstrate Required Outcome</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="824 536 1272 1000"><u>LE-01 - Local communities have been engaged in the design of the proposed development.</u></td> <td data-bbox="1272 536 1727 1000"> <p data-bbox="1281 541 1688 572"><u>Engagement Outcome Report</u></p> <p data-bbox="1281 572 1715 1000"><u>For any development of 30 homes or more, or 1 ha or greater, the developer will submit an Engagement Outcome report that is proportionate to the scale of the proposed development. The report must set out how the developer intends to reflect the views and concerns of and incorporate the design preferences of local people.</u></p> </td> </tr> </tbody> </table>		<u>Required Outcome</u>	<u>Information required to demonstrate Required Outcome</u>	<u>LE-01 - Local communities have been engaged in the design of the proposed development.</u>	<p data-bbox="1281 541 1688 572"><u>Engagement Outcome Report</u></p> <p data-bbox="1281 572 1715 1000"><u>For any development of 30 homes or more, or 1 ha or greater, the developer will submit an Engagement Outcome report that is proportionate to the scale of the proposed development. The report must set out how the developer intends to reflect the views and concerns of and incorporate the design preferences of local people.</u></p>
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MM402	n/a	Page 102	<p data-bbox="824 357 1182 384"><u>Climate Resilience Checklist</u></p> <table border="1" data-bbox="824 427 1727 1367"> <thead> <tr> <th data-bbox="824 427 1272 536"><u>Required Outcome</u></th> <th data-bbox="1272 427 1727 536"><u>Information required to demonstrate Required Outcome</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="824 536 1272 1082"> <p data-bbox="833 544 1263 826"><u>CR-01 - A compact and walkable place planned to reduce demand for energy use in transport, buildings and infrastructure and which encourages self-containment and a reduction in private car trips from the outset.</u></p> </td> <td data-bbox="1272 536 1727 1082"> <p data-bbox="1281 544 1720 1074"><u>Information illustrating a compact and walkable place.</u> Information that shows how people can walk or cycle to facilities/services without the need for car use. For larger schemes of 30 or more homes, a diagram using isochrone accessibility maps that show what the approximate walking distances are from the edges of the proposed development to key facilities such as the local centre, school, employment and public transport stops.</p> </td> </tr> <tr> <td data-bbox="824 1082 1272 1367"> <p data-bbox="833 1090 1263 1367"><u>CR-02 - An approach to the design and construction of onsite infrastructure, building fabric and provision of onsite energy and heat infrastructure that drives down carbon emissions supporting delivery of the Teignbridge Local Plan Policy</u></p> </td> <td data-bbox="1272 1082 1727 1367"> <p data-bbox="1281 1090 1720 1337"><u>A Carbon Statement/ Strategy for the development.</u> A carbon statement/strategy that describes the sustainable energy system for the development and how it can achieve low carbon emissions.</p> </td> </tr> </tbody> </table>		<u>Required Outcome</u>	<u>Information required to demonstrate Required Outcome</u>	<p data-bbox="833 544 1263 826"><u>CR-01 - A compact and walkable place planned to reduce demand for energy use in transport, buildings and infrastructure and which encourages self-containment and a reduction in private car trips from the outset.</u></p>	<p data-bbox="1281 544 1720 1074"><u>Information illustrating a compact and walkable place.</u> Information that shows how people can walk or cycle to facilities/services without the need for car use. For larger schemes of 30 or more homes, a diagram using isochrone accessibility maps that show what the approximate walking distances are from the edges of the proposed development to key facilities such as the local centre, school, employment and public transport stops.</p>	<p data-bbox="833 1090 1263 1367"><u>CR-02 - An approach to the design and construction of onsite infrastructure, building fabric and provision of onsite energy and heat infrastructure that drives down carbon emissions supporting delivery of the Teignbridge Local Plan Policy</u></p>	<p data-bbox="1281 1090 1720 1337"><u>A Carbon Statement/ Strategy for the development.</u> A carbon statement/strategy that describes the sustainable energy system for the development and how it can achieve low carbon emissions.</p>
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			<p><u>CC2 - Carbon Statements commitments.</u></p> <p><u>CR-03 - A development process that actively minimises the amount of carbon produced during the construction of the new place which includes the retention and reuse where possible of existing buildings and other features, such as hedgerows, that store carbon.</u></p>	<p><u>A Carbon Statement for construction.</u></p> <p><u>All developments which propose the construction of new homes or non-residential floorspace will be required to submit a Carbon Statement to the council for approval and implementation, demonstrating how they will minimise the amount of carbon produced during construction, and fulfil the principles of the energy hierarchy and the minimum standards as set out in Local Plan Policy CC2.</u></p>
<p><u>Local Plan Policies for Climate Resilience Local Plan policies: GP1, CC1, CC2, CC3, CC4, DW2</u></p>				

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MM403	n/a	Pages 103-104	<p data-bbox="824 357 1223 384"><u>Green Infrastructure Checklist</u></p> <table border="1" data-bbox="824 427 1727 1367"> <thead> <tr> <th data-bbox="824 427 1272 536"><u>Required Outcome</u></th> <th data-bbox="1272 427 1727 536"><u>Information required to demonstrate Required Outcome</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="824 536 1272 1187"> <p data-bbox="833 545 1263 932"><u>GI-01 - A place where the layout and structure of the development enables increases in biodiversity to be embedded in the networks of streets and spaces, parks, play areas and other green spaces, including green routes for active travel, which connect into the surrounding environment to support nature</u></p> </td> <td data-bbox="1272 536 1727 1187"> <p data-bbox="1281 545 1718 644"><u>Plan of the Green Infrastructure Network for biodiversity and nature.</u></p> <p data-bbox="1281 651 1704 1187"><u>A plan showing the green infrastructure network for the proposed scheme highlighting the strategy for integrating and increasing biodiversity and important retained features on the site such as woodland, hedgerows, trees and watercourses. Proposals must take account of the Connecting to Nature Strategy and Devon Nature Recovery Network and clearly set out the proposals for achieving the Biodiversity Net Gain requirements.</u></p> </td> </tr> <tr> <td data-bbox="824 1187 1272 1367"> <p data-bbox="833 1197 1263 1367"><u>GI-02 - A place with a connected network of well-designed parks, play areas and other green spaces, including ease of access to large areas of green space,</u></p> </td> <td data-bbox="1272 1187 1727 1367"> <p data-bbox="1281 1197 1718 1295"><u>A plan showing proposed Green Infrastructure including overall area in square metres.</u></p> <p data-bbox="1281 1302 1682 1367"><u>A plan showing the green infrastructure network for the</u></p> </td> </tr> </tbody> </table>	<u>Required Outcome</u>	<u>Information required to demonstrate Required Outcome</u>	<p data-bbox="833 545 1263 932"><u>GI-01 - A place where the layout and structure of the development enables increases in biodiversity to be embedded in the networks of streets and spaces, parks, play areas and other green spaces, including green routes for active travel, which connect into the surrounding environment to support nature</u></p>	<p data-bbox="1281 545 1718 644"><u>Plan of the Green Infrastructure Network for biodiversity and nature.</u></p> <p data-bbox="1281 651 1704 1187"><u>A plan showing the green infrastructure network for the proposed scheme highlighting the strategy for integrating and increasing biodiversity and important retained features on the site such as woodland, hedgerows, trees and watercourses. Proposals must take account of the Connecting to Nature Strategy and Devon Nature Recovery Network and clearly set out the proposals for achieving the Biodiversity Net Gain requirements.</u></p>	<p data-bbox="833 1197 1263 1367"><u>GI-02 - A place with a connected network of well-designed parks, play areas and other green spaces, including ease of access to large areas of green space,</u></p>	<p data-bbox="1281 1197 1718 1295"><u>A plan showing proposed Green Infrastructure including overall area in square metres.</u></p> <p data-bbox="1281 1302 1682 1367"><u>A plan showing the green infrastructure network for the</u></p>
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			<p><u>which link with the surrounding environment and which meet peoples' recreational needs and enhance health and wellbeing.</u></p> <p><u>proposed scheme. For smaller schemes of less than 30 homes this will be relatively simple but for a larger scheme it will include green public open spaces, spaces for nature, SuDs, street trees, children's play areas, sports pitches, allotments and accessibility to larger green spaces. The plan must indicate the overall area of Green Infrastructure in square metres.</u></p> <p><u>A plan of the retained features on the site.</u></p> <p><u>A plan to highlight important retained features on the site such as woodland, hedgerows, trees and watercourses highlighting how these maintain or enhance green connectivity.</u></p> <p><u>Details of proposed street trees.</u> <u>Details of the proposed species of street trees in the scheme, a strategy for ongoing maintenance, and the technical details of how they will be accommodated in the scheme</u></p>

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				<p><u>avoiding conflict with Highway Requirements and those of utility providers.</u> <u>A strategy for ongoing maintenance of green infrastructure.</u> <u>A strategy for ongoing maintenance of Green Infrastructure will be required that clearly sets out how good quality will be maintained, and benefits for local communities and the nature will be prioritised.</u></p>	
			<p><u>GI-03 - A place whose structural design and layout attractively incorporates natural water features such as watercourses and wetlands, as well as newly designed sustainable urban drainage schemes into the network of streets and open spaces. A place where flood risk is minimised.</u></p>	<p><u>SuDs Plan.</u> <u>A plan showing details of the proposed SuDs arrangements and how the SuDs network supports nature and biodiversity.</u></p> <p><u>Flood risk plan.</u> <u>Flood Risk mapping and proposals on flood risk mitigation and resilience for the proposed scheme in accordance with Local Plan Policy EN6 - Flood Risk and Water Quality.</u></p>	

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			<u>Local Plan Policies for Green Infrastructure Local Plan policies: DW2, DW3, EN1, EN4, EN6, EN10, EN11, EN16</u>

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MM404	n/a	Page 105	<p data-bbox="824 357 1055 384"><u>Context Checklist</u></p> <table border="1" data-bbox="824 427 1727 1334"> <thead> <tr> <th data-bbox="824 427 1272 536"><u>Required Outcome</u></th> <th data-bbox="1272 427 1727 536"><u>Information required to demonstrate Required Outcome</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="824 536 1272 863"> <p data-bbox="833 544 1249 788"><u>Required Outcome Information required to demonstrate Required Outcome C-01 - A place that contributes to or enhances the positive characteristics of the existing area.</u></p> </td> <td data-bbox="1272 536 1727 863"> <p data-bbox="1281 544 1720 858"><u>Site Context Plan.</u> <u>To identify the key characteristics and features from the site’s context, including the existing nature and biodiversity and the historic and built environment and to appraise how the design might respond to them.</u></p> </td> </tr> <tr> <td data-bbox="824 863 1272 1334"> <p data-bbox="833 871 1263 1043"><u>C-02 - A place that complements the existing surrounding places physically, and in terms of its appearance, and connections to nature.</u></p> </td> <td data-bbox="1272 863 1727 1334"> <p data-bbox="1281 871 1720 1334"><u>Wider Context Plan.</u> <u>A context plan showing the proposed site in its wider setting highlighting key infrastructure connections, particularly for movement and green infrastructure including existing natural features, and demonstrating how the proposed development would integrate visually and functionally with the existing place.</u></p> </td> </tr> </tbody> </table> <p data-bbox="824 1342 1760 1367"><u>Local Plan Policies for Context Local Plan policies: DW1, DW2, DW3, GP6</u></p>	<u>Required Outcome</u>	<u>Information required to demonstrate Required Outcome</u>	<p data-bbox="833 544 1249 788"><u>Required Outcome Information required to demonstrate Required Outcome C-01 - A place that contributes to or enhances the positive characteristics of the existing area.</u></p>	<p data-bbox="1281 544 1720 858"><u>Site Context Plan.</u> <u>To identify the key characteristics and features from the site’s context, including the existing nature and biodiversity and the historic and built environment and to appraise how the design might respond to them.</u></p>	<p data-bbox="833 871 1263 1043"><u>C-02 - A place that complements the existing surrounding places physically, and in terms of its appearance, and connections to nature.</u></p>	<p data-bbox="1281 871 1720 1334"><u>Wider Context Plan.</u> <u>A context plan showing the proposed site in its wider setting highlighting key infrastructure connections, particularly for movement and green infrastructure including existing natural features, and demonstrating how the proposed development would integrate visually and functionally with the existing place.</u></p>
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<p data-bbox="833 871 1263 1043"><u>C-02 - A place that complements the existing surrounding places physically, and in terms of its appearance, and connections to nature.</u></p>	<p data-bbox="1281 871 1720 1334"><u>Wider Context Plan.</u> <u>A context plan showing the proposed site in its wider setting highlighting key infrastructure connections, particularly for movement and green infrastructure including existing natural features, and demonstrating how the proposed development would integrate visually and functionally with the existing place.</u></p>								

Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification								
MM405	n/a	Page 106	<p data-bbox="826 355 1055 384"><u>Identity Checklist</u></p> <table border="1" data-bbox="826 427 1776 1369"> <thead> <tr> <th data-bbox="826 427 1274 499"><u>Required Outcome</u></th> <th data-bbox="1274 427 1776 499"><u>Information required to demonstrate Required Outcome</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="826 499 1274 938"> <p data-bbox="837 507 1234 679"><u>I-01 - A place that feels distinctively local using typical street layouts, building forms, materials and details from the existing place.</u></p> </td> <td data-bbox="1274 499 1776 938"> <p data-bbox="1285 507 1765 930"><u>Character Appraisal.</u> <u>The appraisal will include illustrating the distinctive design and materials in the area that contribute to a positive local identity and confirmation of how they are to be incorporated into the scheme. The appraisal to include the story of the place, its distinctive features and details, prominent or distinctive materials, and craft or art works.</u></p> </td> </tr> <tr> <td data-bbox="826 938 1274 1153"> <p data-bbox="837 946 1218 1042"><u>I-02 - A place that works with the distinctive topography of the site.</u></p> </td> <td data-bbox="1274 938 1776 1153"> <p data-bbox="1285 946 1749 1153"><u>Cross sections and elevations.</u> <u>Cross sections and elevations of local examples demonstrating how new buildings will be arranged to work with the topography of the site.</u></p> </td> </tr> <tr> <td data-bbox="826 1153 1274 1369"> <p data-bbox="837 1161 1256 1297"><u>I-03 - A place with well-designed and proportioned buildings that reflect the distinctiveness of the district.</u></p> </td> <td data-bbox="1274 1153 1776 1369"> <p data-bbox="1285 1161 1765 1369"><u>How the information about character will be used.</u> <u>Developers must draw out features and details from the contextual appraisal that will be integrated and adapted for use in the design and</u></p> </td> </tr> </tbody> </table>	<u>Required Outcome</u>	<u>Information required to demonstrate Required Outcome</u>	<p data-bbox="837 507 1234 679"><u>I-01 - A place that feels distinctively local using typical street layouts, building forms, materials and details from the existing place.</u></p>	<p data-bbox="1285 507 1765 930"><u>Character Appraisal.</u> <u>The appraisal will include illustrating the distinctive design and materials in the area that contribute to a positive local identity and confirmation of how they are to be incorporated into the scheme. The appraisal to include the story of the place, its distinctive features and details, prominent or distinctive materials, and craft or art works.</u></p>	<p data-bbox="837 946 1218 1042"><u>I-02 - A place that works with the distinctive topography of the site.</u></p>	<p data-bbox="1285 946 1749 1153"><u>Cross sections and elevations.</u> <u>Cross sections and elevations of local examples demonstrating how new buildings will be arranged to work with the topography of the site.</u></p>	<p data-bbox="837 1161 1256 1297"><u>I-03 - A place with well-designed and proportioned buildings that reflect the distinctiveness of the district.</u></p>	<p data-bbox="1285 1161 1765 1369"><u>How the information about character will be used.</u> <u>Developers must draw out features and details from the contextual appraisal that will be integrated and adapted for use in the design and</u></p>
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				<p><u>appearance of the scheme and its buildings with indicative illustrations.</u></p> <p>Local Plan Policies for Identity Local Plan policies: DW2</p>						
MM406	n/a	Page 107	<p><u>Built Form Checklist</u></p> <table border="1" data-bbox="824 571 1727 1335"> <thead> <tr> <th data-bbox="824 571 1279 683"><u>Required Outcome</u></th> <th data-bbox="1279 571 1727 683"><u>Information required to demonstrate Required Outcome</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="824 683 1279 1010"> <p><u>BF-01 - A place that promotes active travel using an urban structure that is well connected, permeable and legible.</u></p> </td> <td data-bbox="1279 683 1727 1010"> <p><u>Plan of the development blocks.</u> A plan of the proposed development showing the <u>dimensions and density of each development block and the proposed storey heights of buildings across the development and active travel routes.</u></p> </td> </tr> <tr> <td data-bbox="824 1010 1279 1335"> <p><u>BF-02 - A place that provides clarity between the areas that are public and those that are private.</u></p> </td> <td data-bbox="1279 1010 1727 1335"> <p><u>Perimeter block plan.</u> A plan of the proposed development showing the <u>use of perimeter blocks and highlighting all the private space and gardens for homes and indicating the location of courtyard parking and other servicing arrangements.</u></p> </td> </tr> </tbody> </table>		<u>Required Outcome</u>	<u>Information required to demonstrate Required Outcome</u>	<p><u>BF-01 - A place that promotes active travel using an urban structure that is well connected, permeable and legible.</u></p>	<p><u>Plan of the development blocks.</u> A plan of the proposed development showing the <u>dimensions and density of each development block and the proposed storey heights of buildings across the development and active travel routes.</u></p>	<p><u>BF-02 - A place that provides clarity between the areas that are public and those that are private.</u></p>	<p><u>Perimeter block plan.</u> A plan of the proposed development showing the <u>use of perimeter blocks and highlighting all the private space and gardens for homes and indicating the location of courtyard parking and other servicing arrangements.</u></p>
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Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification	
			<p><u>BF-03 - A place that is edged with attractive buildings and boundary treatments creating a coherent frontage with frequent doors and windows animating the public realm.</u></p>	<p><u>Elevations of street types.</u> <u>Elevational drawings of each street type demonstrating an attractive edge to the street with the fronts of buildings with well-proportioned doors and windows facing the street, and appropriate boundary walls or hedges. The locations for utility boxes and similar services must be shown on the elevations.</u></p>
<p><u>Local Plan Policies for Built Form Local Plan policies: DW2, DW3</u></p>				

Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification						
MM407	n/a	Page 108	<p data-bbox="824 357 1093 384"><u>Movement Checklist</u></p> <table border="1" data-bbox="824 427 1727 1367"> <thead> <tr> <th data-bbox="824 427 1272 536"><u>Required Outcome</u></th> <th data-bbox="1272 427 1727 536"><u>Information required to demonstrate Required Outcome</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="824 536 1272 1190"> <p data-bbox="833 545 1263 932"><u>M-01 - A place that has a wellconnected walkable and cyclable active travel network comprised of streets and public spaces that is easy to understand and navigate and which facilitates good connections for all modes of transport within and beyond the development and creates a clear street hierarchy.</u></p> </td> <td data-bbox="1272 536 1727 1190"> <p data-bbox="1281 545 1720 1184"><u>Plan of movement network.</u> <u>A plan showing the street hierarchy of the proposed movement network for the scheme indicating the Primary, Secondary (or Local), and Tertiary streets and showing how these routes connect to the wider area. The plan to also show proposed locations for Car Clubs and Electric Vehicle public charging points.</u> <u>A plan showing walking distances to public transport.</u> <u>An isochrone plan showing walking distances for all residents to public transport stops.</u></p> </td> </tr> <tr> <td data-bbox="824 1190 1272 1367"> <p data-bbox="833 1200 1263 1361"><u>M-02 - A place that prioritises active travel, primarily walking and cycling, making it convenient, safe, attractive and easy for users.</u></p> </td> <td data-bbox="1272 1190 1727 1367"> <p data-bbox="1281 1200 1720 1361"><u>Plan of walking and cycle routes.</u> <u>A plan showing the cycling routes, walking routes and shared walking & cycling routes, and the public transport</u></p> </td> </tr> </tbody> </table>	<u>Required Outcome</u>	<u>Information required to demonstrate Required Outcome</u>	<p data-bbox="833 545 1263 932"><u>M-01 - A place that has a wellconnected walkable and cyclable active travel network comprised of streets and public spaces that is easy to understand and navigate and which facilitates good connections for all modes of transport within and beyond the development and creates a clear street hierarchy.</u></p>	<p data-bbox="1281 545 1720 1184"><u>Plan of movement network.</u> <u>A plan showing the street hierarchy of the proposed movement network for the scheme indicating the Primary, Secondary (or Local), and Tertiary streets and showing how these routes connect to the wider area. The plan to also show proposed locations for Car Clubs and Electric Vehicle public charging points.</u> <u>A plan showing walking distances to public transport.</u> <u>An isochrone plan showing walking distances for all residents to public transport stops.</u></p>	<p data-bbox="833 1200 1263 1361"><u>M-02 - A place that prioritises active travel, primarily walking and cycling, making it convenient, safe, attractive and easy for users.</u></p>	<p data-bbox="1281 1200 1720 1361"><u>Plan of walking and cycle routes.</u> <u>A plan showing the cycling routes, walking routes and shared walking & cycling routes, and the public transport</u></p>
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			<p data-bbox="1285 359 1704 715"><u>network. There must also be a description of how active travel has been prioritised in the movement network. This will include showing the walking distance (isochrones) from mixed-use areas and bus stops and showing connectivity into the wider active travel network on the plan.</u></p> <p data-bbox="1285 756 1704 967"><u>Typical junction details.</u> <u>Typical junction details showing how cycle movements and pedestrian crossings are to be balanced with the movement of vehicles for all junction types.</u></p> <p data-bbox="831 975 1249 1185"><u>M-03 - A place that comfortably accommodates allocated and unallocated car parking and servicing, including bin stores, whilst maintaining an attractive pedestrian environment.</u></p> <p data-bbox="1285 975 1704 1294"><u>Car parking details.</u> <u>Plans of typical parking details for both on street and on plot car parking for all street types.</u> <u>Cycle parking details.</u> <u>Details of typical cycle parking provision on street for public use and also on plot, particularly the provision for apartments.</u></p> <p data-bbox="1285 1335 1514 1366"><u>Bin store details.</u></p>

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				<p data-bbox="1285 360 1720 536"><u>Typical bin store details for individual homes and for shared facilities such as for flats showing location and how they are screened from public view.</u></p> <p data-bbox="824 576 1720 608"><u>Local Plan Policies for Movement Local Plan policies: CC3, DW2, DW3</u></p>				
MM408	n/a	Page 109	<p data-bbox="824 903 1285 935"><u>Streets and Public Spaces Checklist</u></p> <table border="1" data-bbox="824 967 1727 1366"> <thead> <tr> <th data-bbox="824 967 1272 1078"><u>Required Outcome</u></th> <th data-bbox="1272 967 1727 1078"><u>Information required to demonstrate Required Outcome</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="824 1078 1272 1366"><u>SPS-01 - A place that is simple to understand and navigate around and that feels distinctively local to Teignbridge. A place where the height of buildings and widths of streets and spaces define the right size of street to accommodate the functions it</u></td> <td data-bbox="1272 1078 1727 1366"><u>Plan of street hierarchy.</u> <u>In parallel with the work from other characteristics, especially the chapter on Movement, to provide a plan showing the proposed street hierarchy for the new development illustrating the primary,</u></td> </tr> </tbody> </table>		<u>Required Outcome</u>	<u>Information required to demonstrate Required Outcome</u>	<u>SPS-01 - A place that is simple to understand and navigate around and that feels distinctively local to Teignbridge. A place where the height of buildings and widths of streets and spaces define the right size of street to accommodate the functions it</u>	<u>Plan of street hierarchy.</u> <u>In parallel with the work from other characteristics, especially the chapter on Movement, to provide a plan showing the proposed street hierarchy for the new development illustrating the primary,</u>
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			<p><u>needs to accommodate relative to its place in the street hierarchy.</u></p>	<p><u>secondary and tertiary street network.</u></p> <p><u>Relevant local examples of street types.</u> <u>Provide clearly measured and drawn sections of existing, appropriate locally distinctive examples of each type of street in the hierarchy highlighting the distinctive features to be incorporated into the new scheme.</u></p> <p><u>Plan and cross section of each proposed street type.</u> <u>For each street type provide a detailed cross section and plan including measured and drawn details of enclosure, frontage, active frontages, setbacks, footways, service roads, on-street parking, verges, street trees, positioning of services and utility apparatus and other green infrastructure, bus lanes, cycle facilities and carriageway widths. Developers must also</u></p>

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			<p><u>SPS-02 - A place where the public spaces are in the right place, are of the right size and shape, and are designed to support a range of functions.</u></p>	<p><u>provide a commentary on the locally distinctive features that are based on the analysis of existing streets.</u></p> <p><u>Plan of public spaces.</u> <u>Provide a plan that shows the distribution of public spaces in the proposed scheme.</u></p> <p><u>Local public space examples.</u> <u>Provide examples of relevant, local examples of successful public spaces.</u></p> <p><u>Plan of each proposed public space.</u> <u>Each proposed public space must have a plan identifying its key features including a schedule of proposed functions that meets the Local Plan open space requirements.</u></p>
<p><u>Local Plan Policies for Streets and Public Spaces Local Plan policies: DW2</u></p>				

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MM409	n/a	Page 110	<p data-bbox="826 355 1010 384"><u>Uses Checklist</u></p> <table border="1" data-bbox="826 424 1774 1369"> <thead> <tr> <th data-bbox="826 424 1274 496"><u>Required Outcome</u></th> <th data-bbox="1274 424 1774 496"><u>Information required to demonstrate Required Outcome</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="826 496 1274 863"> <p data-bbox="837 504 1263 751"><u>U-01 - A place where access to the majority of residents’ daily requirements, such as shopping, meeting people, play, health and education are available within about a ten minute walk from their front door.</u></p> </td> <td data-bbox="1274 496 1774 863"> <p data-bbox="1285 504 1762 855"><u>Plan showing location of non-residential uses.</u> <u>A plan indicating the location of all proposed non-residential uses in the scheme demonstrating how residents from all parts of the scheme or neighbourhood can readily walk to shops, schools, jobs and community facilities and so on using a 10 minute walk isochrone.</u></p> </td> </tr> <tr> <td data-bbox="826 863 1274 1078"> <p data-bbox="837 871 1263 1038"><u>U-02 - A place where the street is vibrant and lively with a range of services and facilities available in a conveniently located clustered development.</u></p> </td> <td data-bbox="1274 863 1774 1078"> <p data-bbox="1285 871 1762 1070"><u>Plan showing where the main entrances are for non residential uses.</u> <u>A plan showing the location of the main entrances to all buildings except for houses.</u></p> </td> </tr> <tr> <td data-bbox="826 1078 1274 1369"> <p data-bbox="837 1086 1263 1361"><u>U-03 - A place that is open to all to live in and provides a diverse range of housing choices to suit people at all stages of life with a full range of types and tenures of homes including opportunities for self-build and custom build.</u></p> </td> <td data-bbox="1274 1078 1774 1369"> <p data-bbox="1285 1086 1762 1182"><u>Plan of housing types and tenures.</u> <u>A schedule and a plan showing housing types and tenures.</u></p> </td> </tr> </tbody> </table>	<u>Required Outcome</u>	<u>Information required to demonstrate Required Outcome</u>	<p data-bbox="837 504 1263 751"><u>U-01 - A place where access to the majority of residents’ daily requirements, such as shopping, meeting people, play, health and education are available within about a ten minute walk from their front door.</u></p>	<p data-bbox="1285 504 1762 855"><u>Plan showing location of non-residential uses.</u> <u>A plan indicating the location of all proposed non-residential uses in the scheme demonstrating how residents from all parts of the scheme or neighbourhood can readily walk to shops, schools, jobs and community facilities and so on using a 10 minute walk isochrone.</u></p>	<p data-bbox="837 871 1263 1038"><u>U-02 - A place where the street is vibrant and lively with a range of services and facilities available in a conveniently located clustered development.</u></p>	<p data-bbox="1285 871 1762 1070"><u>Plan showing where the main entrances are for non residential uses.</u> <u>A plan showing the location of the main entrances to all buildings except for houses.</u></p>	<p data-bbox="837 1086 1263 1361"><u>U-03 - A place that is open to all to live in and provides a diverse range of housing choices to suit people at all stages of life with a full range of types and tenures of homes including opportunities for self-build and custom build.</u></p>	<p data-bbox="1285 1086 1762 1182"><u>Plan of housing types and tenures.</u> <u>A schedule and a plan showing housing types and tenures.</u></p>
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			<p><u>U-04 - A place that can be phased so that supporting uses are delivered in tandem with housing building a sense of place and supporting self containment from the outset.</u></p>	<p><u>Phasing plan.</u> <u>A phasing plan for the development identifying opportunities for early delivery of facilities for new and existing residents.</u></p> <p><u>Local Plan Policies for Uses Local Plan policies: DW2, DW3, H6</u></p>				
MM410	n/a	Page 111	<p><u>Homes and Buildings Checklist</u></p> <table border="1" data-bbox="824 719 1727 1337"> <thead> <tr> <th data-bbox="824 719 1274 831"><u>Required Outcome</u></th> <th data-bbox="1274 719 1727 831"><u>Information required to demonstrate Required Outcome</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="824 831 1274 1337"> <p><u>HB-01 - A welcoming place for all with a range of homes and buildings that each provides physical accessibility, adequate levels of internal and external space, and privacy for the enjoyment of users of all ages, abilities and needs,</u></p> </td> <td data-bbox="1274 831 1727 1337"> <p><u>Confirmation of commitment to Nationally Described Space Standards.</u> <u>Developers will need to confirm their commitment to use the Nationally Described Space Standards as a minimum on all new homes.</u></p> <p><u>Plan showing access to outdoor space for every home.</u> <u>A plan that demonstrates that every home will have access to outdoor private space such as a</u></p> </td> </tr> </tbody> </table>		<u>Required Outcome</u>	<u>Information required to demonstrate Required Outcome</u>	<p><u>HB-01 - A welcoming place for all with a range of homes and buildings that each provides physical accessibility, adequate levels of internal and external space, and privacy for the enjoyment of users of all ages, abilities and needs,</u></p>	<p><u>Confirmation of commitment to Nationally Described Space Standards.</u> <u>Developers will need to confirm their commitment to use the Nationally Described Space Standards as a minimum on all new homes.</u></p> <p><u>Plan showing access to outdoor space for every home.</u> <u>A plan that demonstrates that every home will have access to outdoor private space such as a</u></p>
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			<p data-bbox="1285 360 1682 424"><u>garden, balcony or communal open space.</u></p> <p data-bbox="1285 469 1700 533"><u>Plan of house types showing location of affordable housing.</u></p> <p data-bbox="1285 544 1704 895"><u>A plan showing the proposed distribution of plots by type and tenure demonstrating that the housing mix will be diverse and tenure blind. Confirmation that the housing mix will provide for a range of households and that the required amount and type of affordable housing is being provided.</u></p> <p data-bbox="824 903 1883 935"><u>Local Plan Policies for Homes and Buildings Local Plan policies: DW2, H4, H5, EN12</u></p>

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MM411	n/a	Page 112	<p data-bbox="824 357 1059 384"><u>Lifespan Checklist</u></p> <table border="1" data-bbox="824 427 1727 1297"> <thead> <tr> <th data-bbox="824 427 1272 536"><u>Required Outcome</u></th> <th data-bbox="1272 427 1727 536"><u>Information required to demonstrate Required Outcome</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="824 536 1272 1297"> <p data-bbox="833 544 1263 1007"><u>L-01 - A place that is cared for and actively managed with clear responsibility and budgets for the management and maintenance of every component of the new scheme and where residents and other users know who to contact if something needs to be changed or fixed and where residents can get involved and have a say in the way in which the place is being looked after.</u></p> </td> <td data-bbox="1272 536 1727 1297"> <p data-bbox="1281 544 1682 608"><u>An outline Management Plan for stewardship.</u></p> <p data-bbox="1281 616 1709 1297"><u>An outline Management Plan that clearly identifies all elements of the public realm in the proposed development that describes:</u></p> <ul style="list-style-type: none"> <li data-bbox="1281 799 1682 935"><u>-who the proposed owner will be, with all open space and infrastructure marked up on a plan;</u> <li data-bbox="1281 943 1709 1110"><u>-what the proposed mechanism is for generating funds to pay for ongoing costs and reviewing these costs in line with evidence;</u> <li data-bbox="1281 1118 1700 1297"><u>-what the management structure will be, including how residents will be involved, to enable the long term stewardship of each element.</u> </td> </tr> </tbody> </table> <p data-bbox="824 1305 1688 1331"><u>Local Plan Policies for Lifespan Local Plan policies: DW2, EN6, EN10</u></p>	<u>Required Outcome</u>	<u>Information required to demonstrate Required Outcome</u>	<p data-bbox="833 544 1263 1007"><u>L-01 - A place that is cared for and actively managed with clear responsibility and budgets for the management and maintenance of every component of the new scheme and where residents and other users know who to contact if something needs to be changed or fixed and where residents can get involved and have a say in the way in which the place is being looked after.</u></p>	<p data-bbox="1281 544 1682 608"><u>An outline Management Plan for stewardship.</u></p> <p data-bbox="1281 616 1709 1297"><u>An outline Management Plan that clearly identifies all elements of the public realm in the proposed development that describes:</u></p> <ul style="list-style-type: none"> <li data-bbox="1281 799 1682 935"><u>-who the proposed owner will be, with all open space and infrastructure marked up on a plan;</u> <li data-bbox="1281 943 1709 1110"><u>-what the proposed mechanism is for generating funds to pay for ongoing costs and reviewing these costs in line with evidence;</u> <li data-bbox="1281 1118 1700 1297"><u>-what the management structure will be, including how residents will be involved, to enable the long term stewardship of each element.</u>
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Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification
MM412	Technical Advice Note: Green Infrastructure Page 101	Technical Advice Note: Green Infrastructure Page 115	New green spaces must <u>should</u> be designed using the following principles: Amend Fifth bullet point: Designs must <u>should</u> make best use of existing features and provide suitable access. Larger parks must <u>should</u> include facilities to promote healthy living such as circular walking routes, trim trails, green gyms and multi-wheeled activity surfaces where appropriate;
MM413	Technical Advice Note: Green Infrastructure Page 102	Technical Advice Note: Green Infrastructure Page 116	To enhance “greening” of the urban environment, new trees must be planted in accordance with the standards set out in Table 1. However, if site constraints and characteristics mean that alternative provision is required, then this must <u>should</u> be discussed and agreed with the Council.
MM414	Technical Advice Note: Green Infrastructure Page 103	Technical Advice Note: Green Infrastructure Page 117	Second bullet: Underground service and utility networks must <u>should</u> be designed to be compatible with planting requirements and are to allow for the soil volumes contained within tree pits necessary to support proposed tree species. This should be illustrated through the use of cross sections.
MM415	Technical Advice Note: Identity Shop Fronts Page 115	Technical Advice Note: Identity Shop Fronts Page 129	First bullet point: 'Existing shop fronts of historic interest and significance (including those in conservation areas) must <u>should</u> be retained wherever possible'. Second bullet point: 'Newly created shop fronts inside or within the setting of Conservation Areas must <u>should</u> seek to mirror the high quality traditional shop fronts of nearby properties. They must complement the host property in terms of scale, materials and architectural detailing.' Third bullet point: Traditional shop fronts must <u>should</u> be retained, restored and reinstated to enhance their historic interest....
MM416	Technical Advice Note: Built Form Page 117	Technical Advice Note: Built Form Page 131	First para '...To achieve this, the following net density targets must <u>should</u> be used as the starting point for developments.'

Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification
			Second para 'Density calculations must <u>should</u> include all private and communal space within the curtilage of an urban block,'
MM417	Technical Advice Note: Streets and Public Spaces Page 124	Technical Advice Note: Streets and Public Spaces Page 138	Opening paragraph: As set out in the What we want to see for Streets and Public Spaces, applicants and prospective developers must <u>should</u> provide a clearly defined hierarchy of streets based on an analysis of appropriate local precedents. Details of each proposed street type are to <u>should</u> be provided broadly based on the function of each street as a primary, secondary or tertiary route. Details are <u>should</u> also to be provided of all of the proposed public spaces in the new scheme to ensure they are in the right place, are of the right size and shape, and can support a range of functions.
MM418	Technical Advice Note: Streets and Public Spaces Page 125	Technical Advice Note: Streets and Public Spaces Page 139	End of para: Proposals for new primary streets must <u>should</u> incorporate the following requirements:
MM419	Technical Advice Note: Streets and Public Spaces Page 126	Technical Advice Note: Streets and Public Spaces Page 140	1. Frontage: On primary streets buildings will <u>should</u> have their fronts, including where the front door is, facing onto the street so that it makes a positive contribution to the vitality of the street. 3. Cycle facilities: Dedicated cycle ways must <u>should</u> be provided in both directions on all primary streets. 4. Footways: The minimum width for a footway on a primary street will be 2 metres and, at junctions, pedestrian crossing facilities must <u>should</u> be as direct as possible. 5. Bus lanes: Dedicated bus lanes can <u>should</u> be provided along all primary streets where feasible and appropriate.

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			<p>6. On-street parking: Where this is provided it must<u>should</u> be carefully designed to incorporate the street trees.</p> <p>8. Green infrastructure: Street trees must<u>should</u> be provided on both sides and along the full extent of the primary street spaced as specified in the <u>Green Infrastructure Code Requirements section</u>, on pages 24 and 26. Other green infrastructure such as planting, SuDs and swales can form part of the strategic network of connected green spaces for drainage, recreation and wildlife.</p>
MM420	Technical Advice Note: Streets and Public Spaces Page 127	Technical Advice Note: Streets and Public Spaces Page 141	Local and secondary streets typically make up the majority of the streets in a settlement and there are likely to be a number of different secondary street types. Proposals for local or secondary streets <u>should</u> must incorporate the following requirements:
MM421	Technical Advice Note: Streets and Public Spaces Page 128	Technical Advice Note: Streets and Public Spaces Page 142	<p>6. Footways: The minimum width for a footway on a secondary or local street will be 2 metres and, at junctions, pedestrian crossing facilities must<u>should</u> be as direct as possible.</p> <p>7. Green infrastructure: Street trees must<u>should</u> be provided on both sides and along the full extent of the secondary or local streets, spaced as specified in the <u>Green Infrastructure Code Requirements section</u>, on pages 24 and 26. Other green infrastructure such as planting, SuDs and swales can form part of the strategic network of connected green spaces for drainage, recreation and wildlife.</p> <p>8. Servicing: Deliveries and refuse collection will<u>should</u> be from the front of the property.</p>
MM422	Technical Advice Note: Streets and Public Spaces	Technical Advice Note: Streets and Public Spaces	Tertiary streets provide finer grained links between Primary and Secondary Streets enabling a permeable block structure, provide for safe, on road cycle movement and have design speeds not greater than 20mph. Tertiary streets will <u>should</u> be relatively short and can provide an

Ref	Page/section of Appendix 4 Design Code November 2023	Page/section of Design Code May 2025	Main Modification
	Page 129	Page 143	opportunity for design informality in alignment and setbacks including HomeZones. Street forms include mews to the rear of larger houses, back streets and closes and cul de sac along with lanes in villages and more rural edge locations. Proposals for Tertiary Streets must <u>should</u> incorporate the following requirements:
MM423	Technical Advice Note: Streets and Public Spaces Page 130	Technical Advice Note: Streets and Public Spaces Page 144	<p>1. Frontages: As with primary and secondary streets, buildings must<u>should</u> have their entrances and front doors facing the street.</p> <p>5. Green Infrastructure: Tertiary streets will<u>should</u> form part of the network of green infrastructure links including the provision of street trees.</p> <p>6. Setbacks: Smaller scale setbacks will be expected<u>should be considered</u> for most front gardens and planting strips with an opportunity for design diversity and informality.</p>
MM424	Technical Advice Note: Streets and Public Spaces Page 131	Technical Advice Note: Streets and Public Spaces Page 145	<p>Distinctive Environments - To assist people with dementia move freely and independently around their homes and their neighbourhood, environments must<u>should</u> generate a sense of place through distinctiveness of design;</p> <p>Accessibility - The design of all environments must<u>should</u> respond to the needs of all potential users including those living with dementia;</p> <p>Comfortable and Stimulating Environments - Environments must<u>should</u> reduce stress and disorientation and encourage participation, interaction, conversation and activity; and...</p> <p>Security and Public Space New developments will incorporate the principles of Secured by Design. Many of the principles set out by Secured by Design reflect some of the characteristics of well-designed places as set out elsewhere in this code. For example, development must<u>should</u> create a clear distinction between public fronts and private backs which can be achieved with the use of Perimeter Blocks. Buildings must<u>should</u> overlook and front onto all public spaces, whether urban or green spaces, to provide natural surveillance. Layouts must<u>should</u> provide clear, well</p>

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			defined pedestrian routes as part of a network of streets and public spaces. In addition to these characteristics, developers must incorporate appropriate and non-obtrusive levels of lighting where these don't conflict with dark areas to support biodiversity.
MM425	Technical Advice Note: Streets and Public Spaces Page 133	Technical Advice Note: Streets and Public Spaces Page 147	Where large new neighbourhoods are proposed and there is no meaningful existing provision, <u>the creation of</u> a countryside park should be <u>considered, provided</u> with safe convenient access for residents of the development.
MM426	Technical Advice Note: Homes and Buildings Page 135	Technical Advice Note: Homes and Buildings Page 149	First example 'General rule: distance between habitable room windows must <u>should</u> be minimum of 20m' Third example 'Minimum distance between two buildings must <u>should</u> be approx. equal to twice the building height unless there are design features to ensure mutual privacy for occupants.'

Appendix 5: Draft Concept Plans

Ref	Plan location / policy	Main Modification
MM427	Appendix 5: Draft Concept Plans	Remove the whole of Appendix 5 from the plan.

Appendix 6: Monitoring Framework

Ref	Plan location / policy	Main Modification
MM428	Appendix 6: Monitoring Framework	Remove the whole of Appendix 6 from the plan.

Appendix 7: Houghton Barton and Bradmore Neighbourhood Design Code

Ref	Plan location / policy	Main Modification
MM429	Appendix 7: Houghton Barton and Bradmore Neighbourhood Design Code	Remove the whole of Appendix 7 from the plan and all references to the Houghton Barton and Bradmore Neighbourhood Design Code.