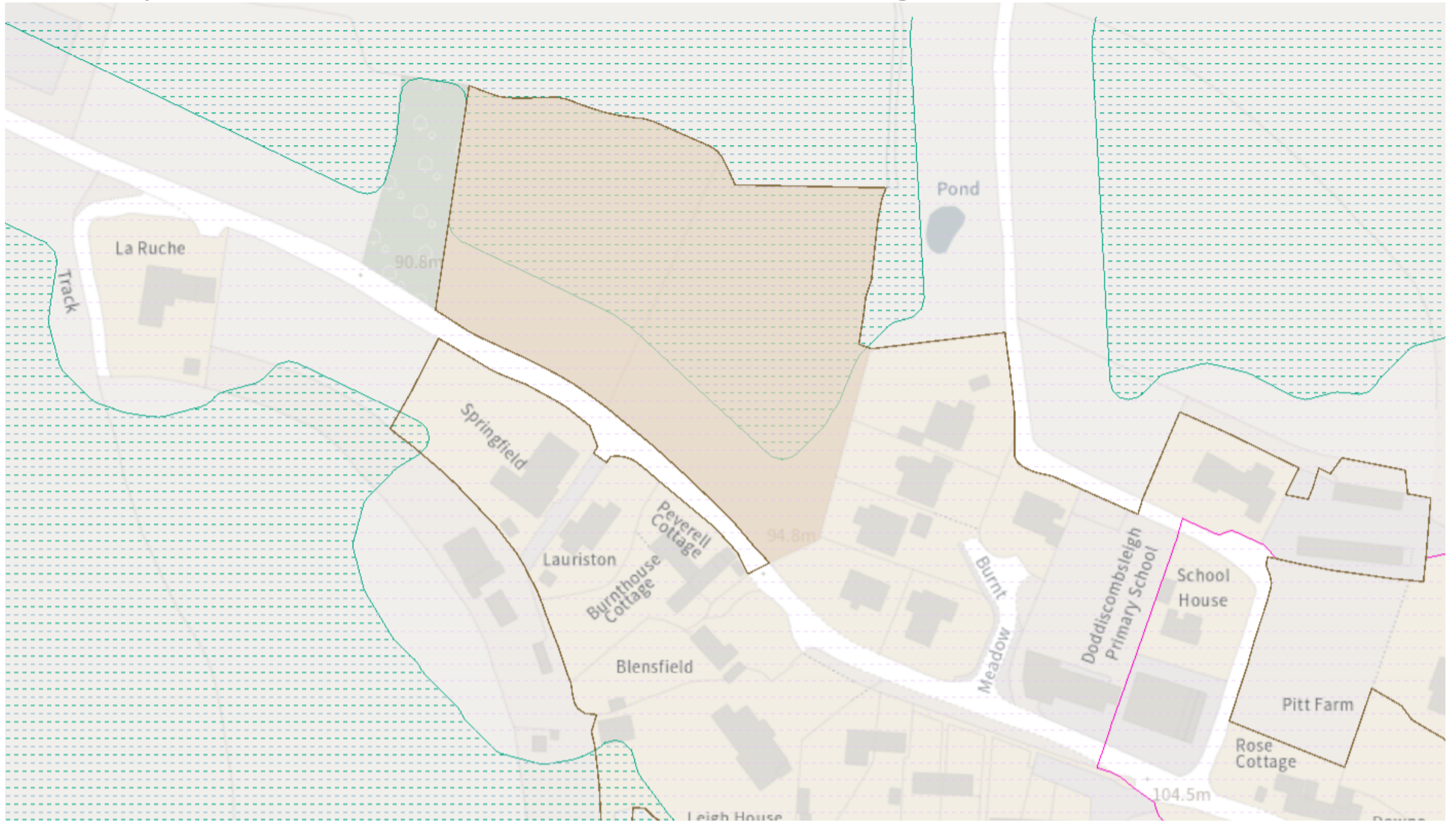


# Teignbridge Local Plan Consultation

7 February 2023

<https://www.teignbridge.gov.uk/planning/local-plans-and-policy/live-consultation-teignbridge-local-plan/live-consultation-teignbridge-local-plan/>

# Proposed Site for House Building



**Land is allocated adjacent to Burnt Meadow, Doddiscombsleigh for approximately 10 custom build homes to include:**

**1. At least 0.32 hectares of green infrastructure including:**

**a. A children's play area accessible to the rest of the village;**

**b. To ascertain no adverse effects on European Wildlife Site integrity mitigation measures for Exe Estuary SPA and Dawlish Warren SAC, including a financial contribution equivalent to 0.18 hectares of SANGS; and**

**c. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC.**

**2. Contributions towards infrastructure for secondary education provision and home to school transport;**

**3. Suitable and safe access into and around the site for pedestrians and vehicles;**

**4. Design and layout solutions to conserve and enhance the landscape setting of the Dartmoor National Park, informed by a Landscape Visual Impact Assessment; and**

**5. A layout informed by details of archaeological investigation, evaluation and mitigation.**

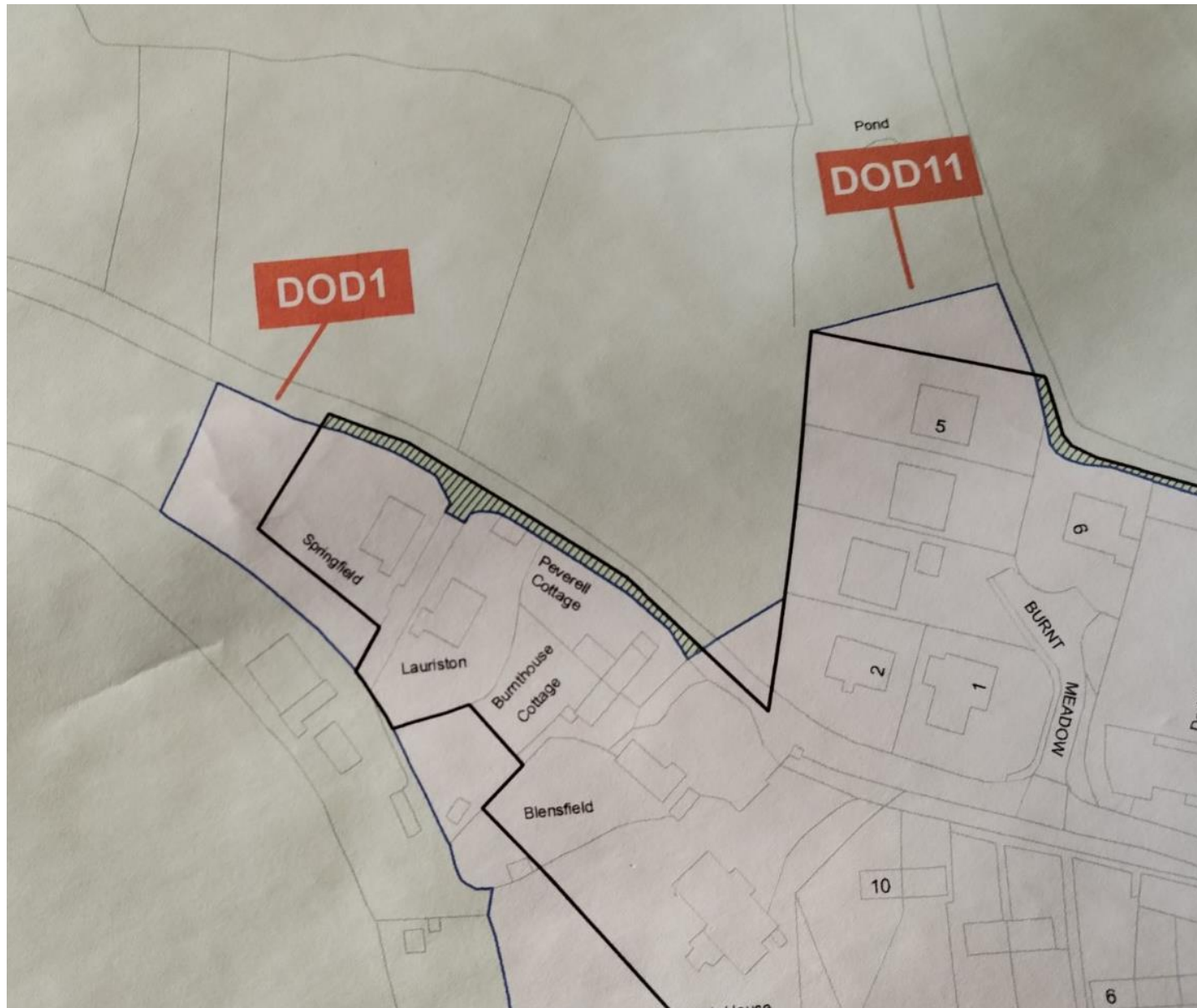
# The Parish Council's consultation response to the Teignbridge Local Plan

## Part 2 – Site options in July 2021

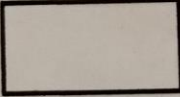

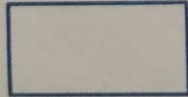


The Parish Council agreed that a small increase in the number of homes is acceptable in principle, but it is necessary to improve the infrastructure in the village. The existing infrastructure is not adequate for any development. It is very likely that the allocated number of homes can be achieved via individual applications.

- In the last three years one new dwelling, three barn conversions and one certificate of lawfulness for residential use was approved by the Planning Authority – which were not in the plans. This 'natural rate' of home building seems to be high enough to provide the necessary 10 new homes in the village in the next 20 years. There is no sign that this type of home creation would be stopped.
- The plan assumes that additional homes can be built without any further investment into the local infrastructure. This is too optimistic. The existing infrastructure cannot cope with more homes and people.
- The sewage overflows frequently at Rectory Lane, close to the treatment plant, because the network has reached its maximum capacity.
- Electricity cuts off regularly.
- The broadband coverage is limited, and even at areas with good broadband connection, it cuts off occasionally. For new homes with working age population and children – to support the local school – good broadband is essential.
- The sustainable travel in the Plan is based on the bus service, which is run by a private company. If there will be government cuts, the bus service will be in danger.
- The road network is a serious limitation for any development. Tick Lane needs more passing places to allow commute to Exeter. The Railway Bridge towards Christow needs to be safer.

# Proposed Settlement Boundary 2018



## Legend

-  Settlement Limit
-  MM Lines
-  Proposed Settlement Limit Addition
-  Proposed Settlement Limit Removal
-  Outside Proposed Settlement Limit

<https://www.teignbridge.gov.uk/media/6855/b-teignbridge-draft-settlement-boundary-review-final-exec-1518.pdf>

