

TDC 30-year Core Strategy Local Plan Final Draft Comments from Seale-Hayne Future - Consultee ID 20704

Initial comment

Because of the vagueness of the sketch maps included in the final draft of the Local Plan, which don't appear to be to any scale and also bare scant resemblance to the maps in the first consultation document, it is very difficult to assess any modifications or changes between these two documents. It is also impossible to see the exact boundaries of any proposed developments and to relate these to the actual physical topography of the land areas under discussion.

Strategy Policy S6 (pages 21 & 22) "Resilience"

This policy commits the council to take into account and mitigate against future climactic and other world changes, in particular section (d) – "production of local food should be maximised". The Houghton Barton proposal in the Local Plan contradicts this policy by allocating farmland for development in preference to land where mineral extraction *may* be possible. The council should be able to exercise a more robust attitude to balancing population and housing demand with food production and environmental value.

Economy Policy EC3 (pages 37 & 38) "Rural Employment"

This policy supports the rural economy and rural business, in particular section (b) – "diversification of a farm" and section (e) – "uses with a strong functional link to local agriculture". But this Local Plan proposes that the farm at Seale-Hayne loses tens of hectares of *its best agricultural land*, even though the council are well aware, and have already given permission for, the farmer's plans for expansion into local food retailing.

Given the proposal for expanding "The Heart of Teignbridge" in this direction, plans for a prosperous local food outlet in the immediate vicinity of the new development need to be protected (as promoted in section EC10 of the plan) rather than destroyed. This could easily be achieved by repositioning the proposed development area West of Howton Lane at Seale-Hayne to the North of the Hele Park site, or even to the East of Seale-Hayne.

Promoting the development of this food outlet would also concord with section **EC10** of the Local Plan, (page42) – Local Shops. Especially paragraph 3.16 where local shops within walking distance are considered important for residents. The Local Plan currently works against the farmer's plans for establishing a local food shop.

Again, paragraph 3.4 in the Local Plan (page 38) suggests that TDC will promote sustainable rural areas by permitting small-scale economic expansion, yet the vague mapping of the Houghton Barton development suggests that the expansion plans coupled with the move into food retailing planned by this particular farmer will be severely curtailed.

Environment Policy EN2A (page 58) “Landscape Protection and Enhancement”

This policy should protect the area’s landscape. The proposed development on the Seale-Hayne Estate will destroy another chunk of our landscape as it rises up from the road along the main trunk route (A382) that leads into Newton Abbot and Teignbridge. This land is a sweeping panorama of farmland, highly visible from this major road and from most of the planned new development to the West of Newton Abbot, and it should be protected under policy EN2A. Other possible sites for development (North of Hele Park or to the East of Seale-Hayne) are not so widely visible and yet would provide equally attractive developments.

Environment Policy EN5 (page 61) “Heritage Assets”

This policy protects and enhances the use of, the character and the setting of listed buildings within Teignbridge. Under this policy, any development around the listed Seale-Hayne buildings should be minimized as far as possible. Seale-Hayne was originally sited 100 years ago for the commanding views across its own estate, yet this Local Plan still proposes large-scale development close to and within the primary vista of this historic and treasured building.

Seale-Hayne should be seen as a prime attraction to bring people in to Teignbridge, and the current owners are keen to play their part by providing a wide range of cultural activities and facilities for the community. Development of any sort adjacent to the site can only have a detrimental effect on its ability to attract visitors.

This would appear to be mitigated within the text detail for the **NA1 Houghton Barton Allocation**, section-I (page 75), but the subsequent Houghton Barton map (page 76) suggests that large sections of the land attached to Seale-Hayne are still proposed for development.

Conclusion

The plans for Houghton Barton appear to run contrary to the “National Planning Framework” issued by H M Government that came into force on 27/03/12. Especially where the regulation requires councils to guarantee “ . . . *robust protections for our natural and historic environment, including the Green Belt, National Parks, Areas of Outstanding Natural Beauty and Sites of Special Scientific Interest*”

The final draft of this local plan also contradicts many of its own policies in the proposed expansion of Newton Abbot to the West. Of course, Teignbridge needs to expand, but all of the points raised above could be tempered if the proposed development area to the West of Howton Lane (the road up to Seale-Hayne) was relocated to the North of the proposed Hele Park development or to the land East of Seale-Hayne.