

ENVIRONMENTAL STATEMENT

VOLUME 1

NON-TECHNICAL SUMMARY

WOLBOROUGH BARTON, NEWTON ABBOT

PREPARED FOR

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1.0 Introduction

1.1.1 The undertaking of an Environmental Impact Assessment (EIA) including the preparation of an Environmental Statement (ES) is required to accord with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations.

1.1.2 The appeal site forms part of the NA3 allocation in the Teignbridge Local Plan. That plan was examined in 2013 and the Inspector's Report (IR) published in April 2014. The assessment of legal compliance of that plan is set out at paragraph 138 (page 37) of the IR and that assessment refers back to paragraph 7 (page 5) of the IR. The assessment was considered adequate (as was the Appropriate Assessment). With particular regard to the NA3 site the Inspector concluded that:

"In summary, after careful consideration of the many objections to its development, I have come to the same conclusion as the Council that the NA3 allocation would provide for a sustainable extension to Newton Abbot and is sound. There are no other sites large enough to meet the housing needs of Teignbridge in accordance with the strategy to concentrate development at HoT. NA3 has the major advantage of a highly sustainable quotation." (paragraph 75, page 22).

1.1.3 The applicant submitted a request for an ES Scoping Opinion to the Council on 27th October 2015 (see ES Volume 2, paragraphs 1.2.3-1.2.5, page 13). In accordance with regulation 76 of the 2017 EIA Regulations, this ES therefore falls to be considered in the context of the 2011 EIA Regulations (see ES, Volume 2, paragraph 1.2.2).

1.1.4 The ES that was submitted in June 2017 considered, so far as was reasonably possible, the likely impacts that may accrue from other development proposed in the area. In relation to cumulative effects, that ES contained an assessment of two types of effect:

1. The combination of individual effects (e.g. noise, dust, traffic, visual) from the development on a particular receptor; and
2. Effects from several developments, which individually might be insignificant, but when considered together would create a significant cumulative effect.

1.1.5 The first type of cumulative effects was dealt with solely in Chapter 14 of this ES. In terms of second type of effects these are dealt with in each of the technical chapters (Chapters 6 to 13).

1.1.6 This Non-Technical Summary provides a summary of the Environmental Statement Addendum (ES Addendum, April 2019) that has been prepared to supplement the Environmental Statement (Volumes 1 to 3, dated June 2017) and ES Addendum (dated December 2017) and further ES Addendum in respect of noise (dated January 2019).

1.1.7 The ES Addendum (April 2019) has been prepared to consider the implications of the planning application submitted in respect of Langford Bridge Farm.

1.1.8 Part of the Langford Bridge Farm application site was allocated through the NA3 allocation. This allocated part was assessed as part of the original ES (June 2017) and subsequent Addenda. However, the application which has now been submitted exceeds the allocation. The addendum seeks to assess the implications of the application in so far as it has not already been assessed.

1.1.9 The ES Scoping Report which was submitted to the Council, (ES, Technical Appendix 1.1) confirmed that the Appellant would, as part of the consideration of cumulative effects, consider the development proposed for the remainder of

the NA3 allocation, which was understood, at that time, to be set to deliver circa 300 dwellings.

1.1.10 At paragraph 8.8.5 of the ES reference is made to the remainder of the Wolborough allocation as proposed to deliver circa 300 dwellings; employment space; secondary school and public open space/ recreation space, immediately east of the application site.

1.1.11 Technical Appendix 7.1 (page 94) also refers to the quantity of development proposed for the remainder of the allocation as circa 300 dwellings, and notes that this would be considered as part of the assessment of cumulative effects.

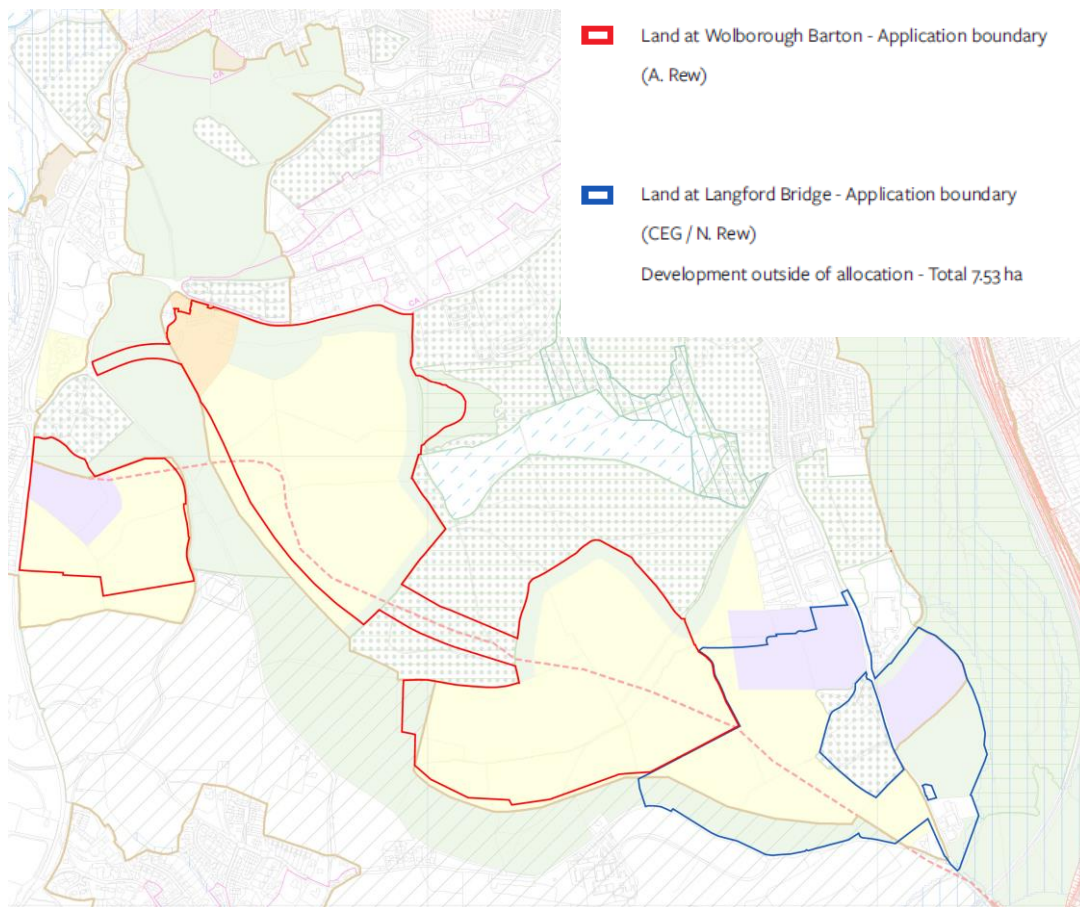
1.1.12 A summary of those schemes that were considered as part of the assessment of cumulative effects can be found at table 2.1 of Vol 2 of the ES (pages 18 and 19). A row in that table identifies the 'remainder of the Wolborough allocation (NA3)'. That table identifies a mixed-use extension comprising circa 130 residential dwellings. Clearly that figure is inconsistent with the text of both the scoping opinion and the text of the ES. The figure of 130 in the summary table is incorrect.

Purpose of this Addendum

1.1.13 On 25th January 2019 a planning application was submitted on land to the south west of the appeal site, known as Langford Bridge Farm. The application (ref. 19/00238/MAJ) is for:

Hybrid planning application seeking full planning permission for part link road and vehicular access point to the site from Kingskerswell Road and Priory Road, outline planning permission for residential led mixed use development comprising up to 450 dwellings within Use Class C3, a local centre of up to 279 sq metres (GIA) with in Use Classes A1, A2, A3, D1 and D2, up to 22,000 sq metres of employment uses including all B class uses, infrastructure and associated development including demolition or conversion of existing farm buildings. Points of access and part link road submitted in full detail for approval with all other matters reserved

- 1.1.14 The application (which has yet to be determined) includes an area of land that is not allocated for development by virtue of NA3. The additional land beyond the allocation extends to some 7.53 ha, as shown on the plan below.



- 1.1.20 The Rule 6 party, Abbotskerswell Parish Council and Wolborough Residents' Association in their letter dated 18th March 2019, alleged that the ES had failed to consider, at all, the Langford Bridge proposal. This is plainly not the case. The ES has considered the Langford Bridge proposal (referred to as the remainder of the NA3 allocation) in so far as it could be anticipated at that date (i.e. in accordance with the allocation). The ES could not have anticipated the precise form of development that would be comprised in a planning application submitted after the ES had been prepared.

- 1.1.21 The ES Addendum (April 2019) considers the implications of the proposals at Langford Bridge Farm, insofar as they differ from the assessment carried out in June 2017.

- 1.1.22 Each of the chapters of the ES/Addenda have been reviewed by the relevant consultant and the ES Addendum provides an update in respect of each of these topic areas as necessary.

2.0 Conclusion

- 2.1.1 The ES Addendum (April 2019) concludes that effect of the variation between the submitted proposals at Langford Bridge Farm, and the proposals already assessed in the ES process, are not of a scale that give rise to any different conclusions to that already reached, for the reasons set out in this addendum.

3.0 Further information

- 3.1.1 Please note that copies of the Environmental Statement (Volumes 1, 2 and 3) and ES Addenda are available for view at:

Teignbridge District Council
Development Management
Forde House
Brunel Road
Newton Abbot
Devon
TQ12 4XX

And online at www.teignbridge.gov.uk

- 3.1.2 The ES Addendum (April 2019) and Non-Technical Summary (Volume 1) can also be viewed online at www.wolboroughbarton.co.uk