

ACT Food, Farming and Forestry Group Policies for the Teignbridge Local Plan Review,
to help reduce the climate and ecological emergencies

Tree Planting

Increasing tree cover will help tackle climate change through CO₂ reduction, improve air-quality, benefit people's mental well-being, and provide food, timber and fuel. TDC will work to increase tree cover in rural areas by 5% and tree cover in urban areas to 20%, or by 5%, whichever is greatest, within the life of the Plan, by:

- Requiring substantial tree planting within and associated with new developments;
- Looking favourably on proposals for tree, hedge and woodland planting, where this doesn't conflict with other policies in the plan;
- Looking favourably on proposals for infrastructure needed to support new or expanded silvicultural enterprises, including: production of young trees, fruit, timber, firewood, charcoal woodland crafts and agroforestry, forest gardening and permaculture ventures. Infrastructure may include access, storage/processing buildings, sawmills and on-site housing for associated workers;
- Encouraging and facilitating community tree projects including community tree nurseries and community orchards, community fuel-wood production; and
- Increasing tree cover on Council-owned land where appropriate to the current use and heritage value of the land.

Species planted should include a mix of locally-occurring, native species especially in rural areas; fruit and nut trees, especially in urban areas; as well as timber, fuel and wood pulp species and species likely to cope well with changing climate conditions. Where non-native and non-productive species are planted, wildlife-friendly species should be used. British-grown stock should be used wherever possible to avoid importing disease.

Local Food Production

The production and distribution of food close to consumers is desirable, to minimise environmentally damaging food miles, increase freshness and healthiness of food, and increase people's connection with food producers and food production. Organic methods of growing are particularly beneficial for the environment, and for consumers' well-being. Fruit, vegetable and salad production are well suited to smaller-scale (<5ha) production close to the point of consumption, as larger quantities can be produced in smaller areas than is needed for meat or cereal crops, and with minimal processing. There will be local employment and economic benefits too. *see Torridge DC

TDC will encourage this by:

- Safeguarding the highest grades of agricultural land near settlements for food production;
- Looking favourably on proposals that will facilitate horticultural enterprises producing food for local markets, including: market gardening, organic, permaculture and forest gardening ventures. Infrastructure required may include access, polytunnels, storage/processing buildings and on-site housing for associated workers;
- Encouraging and facilitating provision of live-on-site smallholdings, for purchase, market rent or social housing provision.
- Encouraging and facilitating community food growing projects, including community allotments, orchards and Community Supported Agriculture holdings, as well as community food outlets, including community fridges and community shops.
- Requiring developers to provide larger numbers and areas of allotments and community growing space in association with new housing developments. Facilitating provision of more and larger allotments and community growing spaces to serve existing housing.

- Looking favourably on proposals to facilitate distribution and sale of locally grown food. This may include more / more frequent markets, flexible shop sharing (more than one eco-business sharing one shop), mobile shops and provision for community food shops on new developments, rather than multi-national stores.

WE9 Rural Workers' Dwellings

Dwellings for workers in agriculture, forestry or other rural business will be permitted in open countryside provided that:

- a) there is an essential functional need arising from the business for a full-time worker to be housed on the site;
- b) the business unit is of sufficient size to require a full-time employee, is economically viable and has clear prospects of remaining so;

Please make minor adjustments to the existing policy to allow for dwellings on smaller-scale holdings where:

- the holding provides for a significant proportion of the worker/family's needs, either financially and/or in kind (food, fuel, water, etc);
- Small, low-input/low-output holdings may be able to provide financially for the needs of the owners without needing to satisfy the usually-applied levels of economic return expected to prove viability, especially where on-site housing removes the need to pay rent/mortgage for off-site housing and where transport to site will no longer be required, and/or a low-impact dwelling is proposed;
- the holding is managed by the owners and dependent family members, rather than by an employee;
- although a full-time worker is not necessarily needed, work on the holding may take a significant proportion of the time of one or more people (e.g. husband and wife may both work part-time on the holding);
- presence on site may be needed at various times of day, including outside normal working hours. In such cases repeated trips between off-site home and holding may be less sustainable than an on-site dwelling.

S7 Carbon Emission Targets

The council will work proactively with partners and through public and private investment and the management of development, will seek to achieve reductions in carbon emissions per person arising within Teignbridge of about 42% from 2009 levels by 2030.

Stiffen up the target.

How has delivery of this been progressing?

EN3 Carbon Reduction Plans

Development proposals should seek to minimise their carbon footprint both during construction and in use, to achieve the carbon emissions target in policy S7. Major developments will be required to produce a carbon reduction plan to indicate how this ~~could~~ will be achieved, and the implications for development viability, including consideration of materials, construction methods, design, energy, water, waste management, travel planning and carbon offsetting.

How has delivery of this been progressing??

Replace the word 'could' with the word 'will'.

Low Impact Development

TDC will look favourably on low-impact developments which score well against the following criteria (as appropriate), as shown by a management plan:

- The site will contribute to the residents' livelihoods;
- The project provides affordable access to land and/or housing to people in need;
- The project will not adversely impact protected or priority habitats and species;
- The development and any associated structures will not be visually obtrusive;
- No activities on-site shall cause undue nuisance to neighbours or the public;
- Buildings will be constructed from materials with low-embodied energy and environmental impact, preferably from locally sourced and/or recycled materials.
- Buildings which can be easily dismantled and the land restored to its former condition;
- Buildings incorporating high standards of energy efficiency;
- The project plans to minimize the creation of waste and to reuse and recycle as much as possible on-site;
- Maximisation of the potential for energy, water supply, surface water drainage, and sewage treatment to be generated or managed on site;
- It will be partly self-sufficient in terms of food production;
- Demonstration of how the number and length of car trips will be minimized;
- Agricultural, forestry or similar land-based activities will comply with sustainable principles;
- It will increase tree cover and wildlife habitats;
- Affordability and sustainability are secured e.g. by the involvement of a housing association, co-operative, trust or other social body mechanism to ensure control over possible changes of operation whose continuing interest in the property will ensure control over subsequent changes of occupation and ownership.

Here is an additional policy that doesn't totally fit in our Ecology or 3Fs Sections, but could be useful:

All developers should put forward a substantial bond, to be kept in an escrit account, which will be forfeited if the developer doesn't fully comply with the planning permission for things such as the provision of affordable housing and appropriate wildlife mitigation.