

ACT Ecology Group Policies for the Teignbridge Local Plan Review
which will reduce the Climate and Ecological Emergencies:

Tree planting policy:

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 both urban and rural areas by 5% within the life of the Plan, by:

- Requiring new developments to deliver an appropriate amount of tree planting towards the local settlement/parish target
- Looking favourably on proposals for tree planting where this doesn't conflict with other policies in the plan
- Increasing tree cover on Council-owned land where appropriate to the use and heritage value of the land and
- Facilitating local tree planting projects
- Species planted should include fruit and nut trees, especially in urban areas, and a mix of locally-occurring native species especially in rural areas. Where non-native and non-productive species are planted, wildlife-friendly species should be used.
- Trees and shrubs should be of local provenance to avoid importing disease.

Flood alleviation:

Identify vulnerable areas.

Plant trees and hedges for flood alleviation both on a catchment scale and in vulnerable areas.

Use natural flood alleviation and drainage methods; reinstate natural floodplain and river courses.

Work with EA to prevent ploughing and arable crops being grown on floodplains, where soil erosion will occur.

EN10 Euro sites:

Bats:

No development shall be permitted within 1km of Special Area of Conservation maternity roosts, except within an existing settlement boundary. Where part of the 1km zone is already within a settlement boundary, or otherwise significantly developed, the no-development zone should be redrawn to include the same area as a 1km radius circle.

Where, following the securing of directly delivered mitigation of impacts on the South Hams SAC from developments within the Sustenance Zones or the Landscape Connectivity Zone, there remain residual or in-combination impacts, the Council may accept financial contributions towards delivery of strategic mitigation measures including: suitably located secure roosts, connectivity-enhancing hedges, and appropriately-managed foraging habitat.

The Exe Estuary and Dawlish Warren:

No development shall be permitted on any land functionally-linked to the Exe Estuary SPA or Dawlish Warren SAC. TDC needs to map these areas.

No housing, tourist accommodation or tourist attraction development within 2km of the Exe and Warren - to reduce disturbance and habitat destruction.

The Council will encourage projects to extend the area of functionally-linked land in anticipation of the effects of global warming and sea-level rise.

Allocations:

No allocations should be made on or adjacent to priority habitats, County Wildlife Sites or Sites of Special Scientific Interest; or on land identified by TDC as being important corridors linking these habitats.

New developments:

Requirement for various wildlife species to be built-in to new-builds and their gardens (birds, bats, hedgehogs etc).

Require hedges to be planted instead of walls and fences - improving wildlife connectivity, fixing CO2 and reducing the CO2 by using less bricks/blocks.

Trees and shrubs planted should be of local provenance.

Tighten requirements for grey-water reuse and water butts.

Work with EA and South West Water to improve water quality; protect and enhance natural water storage and assess the impact of development on water quality/availability.

Offsetting and Net Gain

Make net gain compulsory, even before it comes in under the Environment Bill.

Make net gain 15%, and to be delivered **in perpetuity**.

Net gain to be wholly funded by developers.

Developers must deliver offset and net gain **before** construction commences; this must be enforced.

Deliver via conservation bodies, local authority ranger services and approved providers.

Offsetting and net gain for wildlife should be wherever it will work best for wildlife - for example improving habitat connectivity in the wider landscape.

Write a Local Nature Recovery Strategy early (eg before the Environment Bill goes through) and seek to deliver it off-site in line with the LNRS identified priorities & locations

EN11 Species – Add:

Where it is not possible to fully avoid, mitigate or compensate impacts to protected and priority species on-site, off-site compensation and enhancement will be sought, either delivered directly by the developer, in partnership with a conservation body, or via a financial contribution, as appropriate. TDC will produce additional Species Planning Guidance Notes.

EN11 should be extended to cover Devon Priority Species as well as S41 List priority species.

Community Wildlife Habitats

New developments to be required to provide on-site village wildlife areas eg village ponds, greens, wildlife meadows, orchards, allotments. These benefit wildlife, communities and carbon sequestration.

Encourage and facilitate village wildlife areas eg village ponds, greens, wildflower meadows, orchards, allotments **even when there is no development** taking place. This, including future management costs, could be financed by the Parish's portion of the Community Infrastructure Levy.

Work with EA and South West Water to improve water quality, protect and enhance existing bogs and mires, as well as creating more water-holding habitats, and properly assess the impact of development on water quality/availability. Suggest Neighbourhood Development Plans include allocations for creating public wildlife areas.

Set up a Parish Wildlife Warden Scheme to keep an eye on local habitats and encourage connectivity and wildlife-friendly gardening.

Wildlife Corridors

Include a mosaic of habitats to improve the diversity that the corridors provide.

TDC to map important areas to establish strategic connectivity between habitats.

Require sympathetic wildlife-friendly verge management specifications; introduce penalties for non-compliance by contractors.

Other policies:

Employment

TDC will facilitate more:

- Local employment opportunities so that people can live and work in Teignbridge.
- employment units close to where people live to minimise commuting
- live/work units
- Small and very small employment units for start-up businesses / micro businesses. The usual small industrial unit is beyond the means - and requirements- of many small businesses.
- Businesses producing environmentally/climate-friendly goods and services
- Low-impact employment types – see low impact policy criteria
- Small farms, smallholdings / small forestry holdings and organic / permaculture / forest garden / and, where a test of economic viability may be (or may previously have been) required, encourage part-time businesses, low-income-low-outgoing businesses and subsistence level businesses (such as low-impact smallholdings), not just those capable of providing a 'standard' full-time income.

Low-impact development policy/criteria

Copy from Chapter 7 documents.

Note for Fuad's Built Environment:

All new buildings:

Require reuse rather than demolish and rebuild, low carbon construction methods, total insulation/energy saving, PVs, electric vehicle charge points, rain and grey water harvesting, the lot!!