

“Devon’s Finest Living Village”



# Kenton Parish Neighbourhood Plan 2018-2033

Referendum Version - February 2020

**Kenton Neighbourhood Plan 2018- 2033**

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## FOREWORD

*We coined the phrase “Kenton – Devon’s Finest Living Village” after our consultations with villagers showed that many of us regard Kenton as the best place in which we have ever lived, partly because of the scenery, the environment and the pace of life, and partly because of the community spirit which sees many residents give their time, effort and money to enhance those things. It also encapsulates the feeling that Kenton isn’t just a dormitory village for Exeter which empties out during the day, but has a full life of its own, with thriving businesses, jobs and activities for young and not so young. Linked to this are the many friendships across the village which bring villagers closer together, such that a walk around the village with the dog is not so much a walk, more a running conversation. A final consideration is that this is a plan to 2033, a plan for our future generations. But for there to be a future for the village, we need to ensure that young families can live in the village, that their children keep the Primary School running and that we protect our green spaces. These are the reasons that we embarked on preparing a Kenton Neighbourhood Plan, in order to safeguard those very features which make Kenton such a fine place in which to live.*

*The process of preparing the Plan has been a long one, from a hesitant start in 2014, and lots of people have been involved, not least the parishioners of Kenton in responding to questionnaires circulated around the Parish and in attending drop-in meetings to hear of our progress. The main burden of work has fallen on the members of the Steering Group but we have had significant assistance from the professionals at Teignbridge District Council, directing us “amateurs” along the right path. Heartfelt thanks go to all involved.*

*Finally, and most importantly, whilst the Plan is primarily about influencing planning for sustainable housing development which our community wants and needs, it also sets out our ambitions for protecting our heritage, our environment and its natural assets, our community facilities and services, our transport and traffic and our economy and jobs. These ambitions may not be achieved quickly but are set out to encourage investment that contributes to the quality of life and ensures that Kenton remains ‘Devon’s Finest Living Village’.*

**Chris Thompson**

Chairman

Kenton Parish Council and Kenton Neighbourhood Plan Steering Group

## 1. INTRODUCTION AND A VISION FOR KENTON

1.1 This plan has been prepared and led by Kenton residents and representatives of the community. Feedback from local residents, landowners and statutory consultees has been sought and acted upon in the final version. The whole parish of Kenton was formally designated as a Neighbourhood Area through an application made on 18th February 2015 under the Neighbourhood Planning Regulations 2012 (Part 2) and approved by Teignbridge District Council on 17th April 2015.

1.2 A Neighbourhood Plan (officially called a Neighbourhood Development Plan) is a new way of helping local communities like Kenton to guide and influence the future development and growth of the area in which they live and work, and were introduced by the Localism Act (2011).



*Kenton Produce Show*

1.3 What a Neighbourhood Plan can and cannot do is set out in detail in Sections 2.3 and 2.4.

1.4 The area covered by the plan is Kenton parish and is illustrated in Figure 1. The plan will run until 2033, in parallel with the adopted Teignbridge Local Plan (2013- 2033).

1.5 A considerable body of evidence has been sourced and collated during the production of the Plan. The background data on which the Plan is based is included in the Appendices.

1.6 This document is the final version of the Neighbourhood Plan and will form part of the development plan, if approved through a public referendum, where it will be used in the determination of planning applications in the parish. The Plan has been subject to a number of informal consultations, two formal consultation periods, an independent examination and approval to proceed from the Parish Council and District Council.

1.7 A Formal 'Consultation Statement' and Basic Conditions Statement was submitted with the plan for examination.

1.8 The Consultation Statement was required to satisfy the requirements of the Neighbourhood Planning Regulations 2012, Part 5 section 15, and provide a document which:

- a) contains details of the persons and bodies who were consulted about the proposed Neighbourhood development plan;
- b) explains how they were consulted;
- c) summarises the main issues and concerns raised by the persons consulted, and
- d) describes how these issues and concerns have been considered and where relevant addressed in the proposed neighbourhood development plan.

1.9 The Basic Conditions Statement was also required to be submitted alongside the draft Neighbourhood Plan. It demonstrated how our Plan meets the Basic Conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.



1.10 Teignbridge District Council has carried out a Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) screening on the Pre-submission Plan, Submission Plan and Referendum Plan.

**1.11 A Vision For Kenton**

At the early stages of the Neighbourhood Planning Process the Steering Group through facilitated events, developed and subsequently adopted the following Vision Statement for Kenton:

**“Our vision is that Kenton will be a place where people of all ages and from whatever background will enjoy living, working and spending their leisure time. There will be opportunities for all to access housing to suit their needs.”**



*Twinning celebrations*



*Annual duck race*



*Village shop*



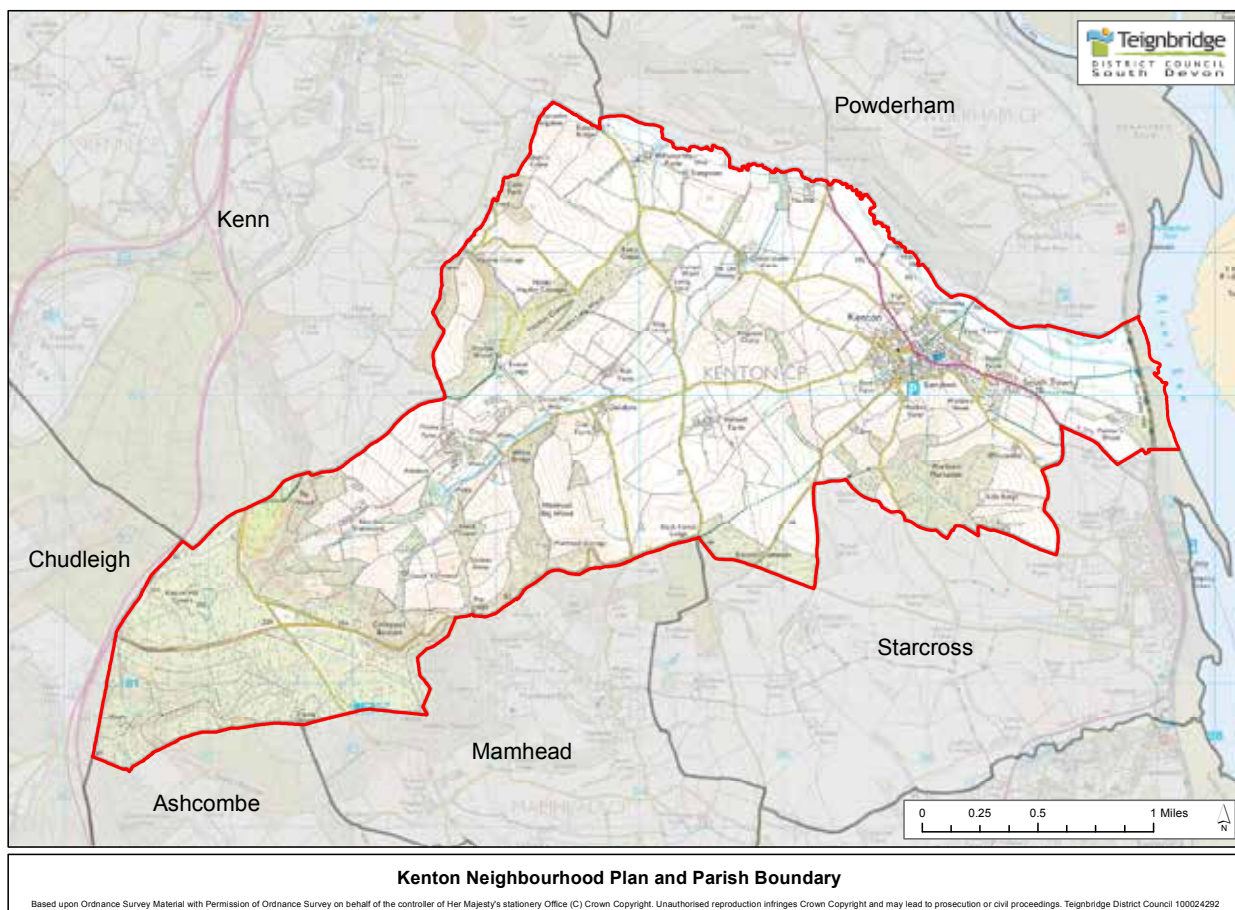


Figure 1: Kenton Neighbourhood Plan and Parish Boundary



Aerial view of Kenton Village from the East. Photo credit: @Still Imaging.co.uk

## 2. WHY WE NEED A NEIGHBOURHOOD PLAN AND HOW IT HAS BEEN PREPARED

2.1 The primary purpose of a Neighbourhood Plan is to influence planning for sustainable development which the community wants and needs. A Neighbourhood Plan sets out a vision for the area and includes planning policies for the use and development of land. If adopted following a local referendum, this Neighbourhood Plan will have a statutory status which requires that Teignbridge District Council and Devon County Council must take it into account when making planning decisions.

2.2 Together with the Teignbridge Local Plan, the policies in this Neighbourhood Plan will provide the basis for the determination of planning applications by Teignbridge District Council in the Kenton Neighbourhood Plan Area. Neighbourhood planning policies only influence development that requires a planning application and the Plan cannot therefore include policies that fall outside planning control.

2.3 **A Neighbourhood Development Plan can....**

- develop a shared vision for our neighbourhood;
- choose where new homes, shops, businesses and other development should be built;
- identify and protect important local green spaces;
- influence what new buildings should look like, and
- promote more development than is set out in the Local Plan.

2.4 **A Neighbourhood Development Plan cannot...**

- conflict with the strategic policies in the Local Plan prepared by Teignbridge District Council;
- be used to prevent development that is included in the Local Plan, or
- be prepared by a body other than a parish or town council or a neighbourhood forum.

### 2.5 PLANNING CONTEXT

2.5.1 This Neighbourhood Plan has been prepared in accordance with the National Planning Policy Framework and the National Planning Practice Guidance. The policies in the Plan are in general conformity with the strategic policies set out in the Teignbridge Local Plan 2013–2033, adopted on 6th May 2014.

2.5.2 The Plan has been subject to independent examination and subsequent modification. The Kenton Neighbourhood Plan now requires a successful local referendum before it can form part of the Development Plan of the Teignbridge area (The Local Plan). This statutory status gives a Neighbourhood Development Plan far more weight than some other community planning documents, such as parish plans, community plans and village design statements. As a formal planning document, it can be used in determining planning applications. Neighbourhood Plans are required to be in general conformity with the strategic policies of the Local Plan.

2.5.3 The Neighbourhood Plan must also be in conformity with EU legislation on strategic environmental assessment and habitat regulations, and national policy.

### 2.6 HOW THE PLAN WAS PREPARED

2.6.1 Kenton Parish Council decided to investigate preparing a Kenton Neighbourhood Plan in late 2013. After a number of local drop-in meetings and a presentation at the 2014 Annual Parish Meeting, which gave support to the idea, this was formally approved in September 2014. A steering group of parish councillors and parishioners was set up to undertake the work and funding was obtained to enable it. Kenton Neighbourhood Area was formally confirmed by Teignbridge District Council on 17th April 2015.



- 2.6.2 In July 2015, questionnaires were devised and circulated to all parishioners to find out what the local community thought about Kanton. The steering group wanted to hear from as wide a range of local people as possible – residents, businesses, young people, older people, community groups, service providers and other interested parties, so there was an adults’ questionnaire and one designed specifically for younger people. Face-to-face sessions were also held with Primary School pupils and a youth group, the Chat Café.



*Community Event*

- 2.6.3 Funding was obtained from the Ministry of Housing, Communities and Local Government to appoint a consultant to advise and guide the steering group. Work commenced on preparing an evidence base, looking at areas such as the local economy, the local environment, housing, heritage, local transport and roads, etc. The resulting evidence document was completed in March 2016 and is included as Appendix A to this document and can be viewed through the village website [www.kentondevon.org.uk](http://www.kentondevon.org.uk).



*Good Friday Walk*

- 2.6.4 A workshop with our consultant and the steering group was held in February 2016 to devise the aims and objectives of our Neighbourhood Plan, which were agreed by Kanton Parish Council in April 2016 and presented to parishioners at the 2016 Annual Parish Meeting. These aims and objectives were subsequently updated following a further workshop on 1st April 2017, following the advice of Teignbridge District Council. These are set out in Section 3.

## **2.7 DIVERSITY AND EQUALITY**

Care has been taken throughout the consultation process to engage as many members of the community as possible; these included residents, landowners, school children, businesses and special interest groups. The Steering Group has endeavoured not to discriminate on grounds of Race, Gender, and Disability or on any other grounds. All venues for events were fully accessible.

## **2.8 KANTON SETTLEMENT BOUNDARY**

Kanton’s settlement boundary or village envelope is currently set in the adopted Teignbridge Local Plan 2013-2033. It is a line on a map which defines the built limits of a settlement. This line illustrates the difference between the built up area of the village and the countryside beyond. The principle of development within the boundary is usually acceptable (subject to local plan and neighbourhood plan policy), whereas development is strictly controlled in the area outside the boundary, particularly for residential development. The currently adopted settlement boundary for Kanton was last comprehensively reviewed in the previous Teignbridge development plan in 1996. However incremental changes to physical features on the ground, alongside less precise aerial photography and mapping techniques in the past, has resulted in a boundary which doesn’t reflect the current built form of Kanton. Teignbridge District Council have sought to update settlement boundaries across the district through establishing a methodology for their review, which was presented through the Local Plan Review: Issues Consultation in summer 2018. The methodology used in refining the Kanton settlement boundary is available to view in the [Teignbridge Draft Settlement Boundary Review \(May 2018\)](http://www.teignbridge.gov.uk/planning/local-plans-and-policy/local-plan-review-2020-2040/settlement-boundary-review)<sup>1</sup>. This methodology has been applied to the revised settlement boundary in this neighbourhood plan. It serves to define the limit of neighbourhood plan policy K H2 (Rural Exception Sites) and update the line on the map which reflects the built form of the village and illustrates where the village ends and the countryside begins.

1. [www.teignbridge.gov.uk/planning/local-plans-and-policy/local-plan-review-2020-2040/settlement-boundary-review](http://www.teignbridge.gov.uk/planning/local-plans-and-policy/local-plan-review-2020-2040/settlement-boundary-review)

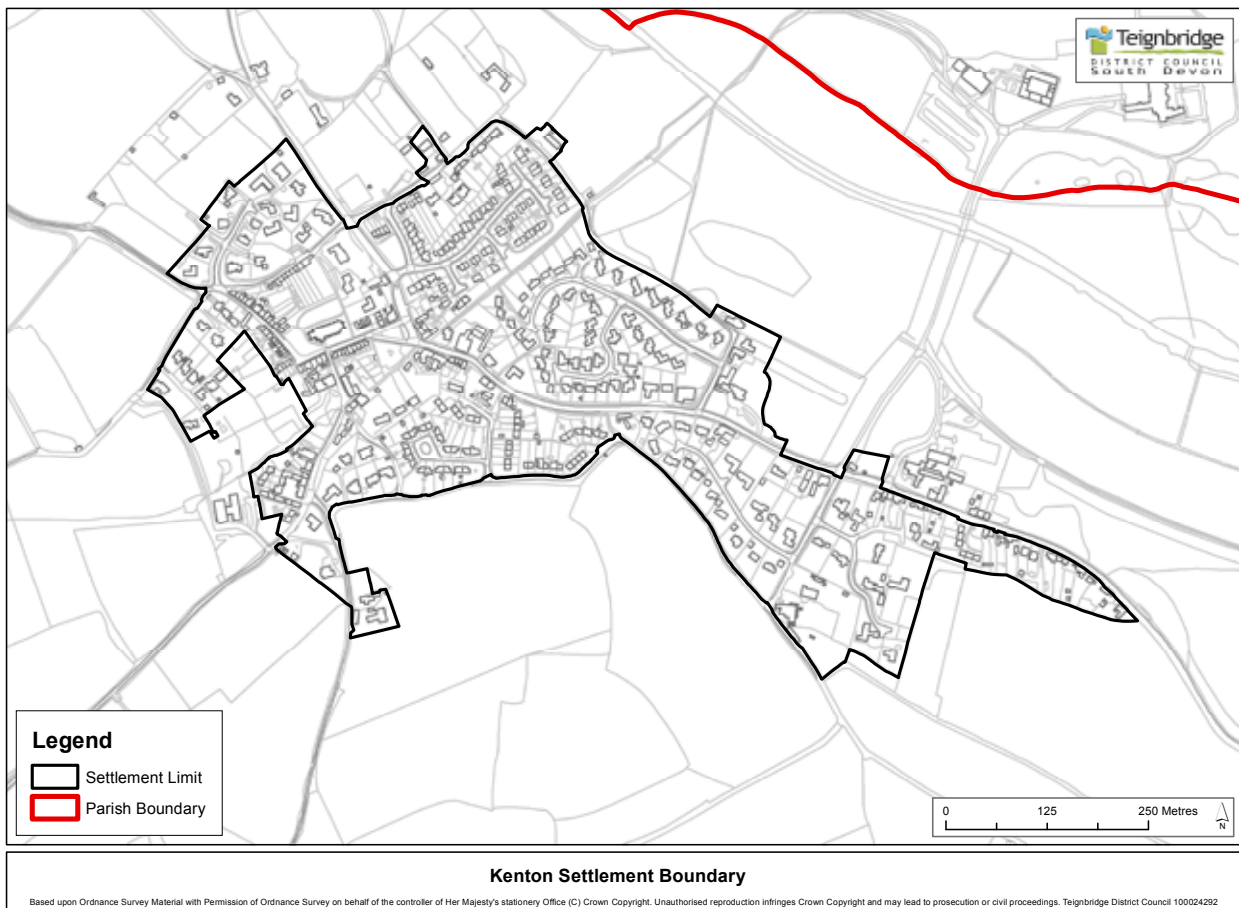


Figure 2: Settlement Boundary for Kenton Village



Fore Street, Kenton

### 3. KEY THEMES OF THE PLAN

#### 3.1 ANALYSIS OF STRENGTHS AND WEAKNESSES

In this section we outline the key themes that underpin the Vision for Kenton. These have been determined through community surveys and consultation events. The priorities, aims and objectives derived from these are also informed by an assessment of the strengths and weaknesses, opportunities and threats (SWOT) to the future sustainability of Kenton Parish agreed at a community workshop in November 2014 and further developed following the community survey in autumn 2015. A shared community view of the SWOT is summarised below.

<b>STRENGTHS</b> <i>of Kenton</i>	<b>WEAKNESSES</b> <i>of Kenton</i>	<b>OPPORTUNITIES</b> <i>for Kenton</i>	<b>THREATS</b> <i>to Kenton</i>
<p>Historic village centre Attractive and listed buildings.</p> <p>Mix of property types Services – PO, shop, pub, restaurants (2), Country Store and associated retail at Powderham Community Primary School.</p> <p>A good GP practice. Church. Allotments. Cemetery.</p> <p>Open spaces – Triangle, playing field, public footpaths. Victory Hall.</p> <p>Network of lanes and paths enabling access to housing and services Powderham estate land available to access – rights of way through parkland, etc.</p> <p>Proximity to Exeter, major transport links, regional towns and the coast.</p>	<p>Not enough housing available for young people.</p> <p>Not enough housing for young families.</p> <p>Not enough affordable housing.</p> <p>Not enough options for downsizers.</p> <p>Not enough provision for elderly or disabled people – e.g. bungalows or accessible houses.</p> <p>Some less attractive estate type housing.</p> <p>Many large ‘executive style’ properties</p> <p>Street parking in village centre – some properties were never built with cars in mind.</p> <p>Poor broadband communications.</p> <p>Pinch point on A379 and lack of a bypass.</p>	<p>Housing provision for young people, young families and downsizers and for elderly/disabled – including bungalows.</p> <p>Homes suitable for home workers.</p> <p>Encouragement of small-scale local businesses</p> <p>Development of small-scale housing schemes to meet identified local need as above.</p> <p>Provision of a site for self-build.</p> <p>Provision of eco and/or carbon-neutral properties</p> <p>Provision of a new Primary School.</p> <p>Housing for people with strong local connections</p> <p>Provision of a community meeting space / community café.</p> <p>New small-scale development with a mix of styles, sizes, colours, design in keeping with the eclectic mix in the village centre.</p> <p>Working with well planned development that benefits the community</p> <p>Inclusion of innovative modern design.</p>	<p>Large scale development of housing outside the current settlement boundary, e.g. new and on-going housing development in Dawlish is having an impact on traffic volume on A379 through Kenton – added to impact of Sainsburys supermarket and high volumes due to holiday traffic in summer (multiple caravan parks in Dawlish).</p> <p>Threats to local services such as the shop, school, pre-school, pub – if there is no provision for demographic groups as per ‘opportunities’ section.</p> <p>Concern re GP services. Currently based in Exminster and Starcross, we have a relatively small practice.</p> <p>Population becoming increasingly elderly and in unsuitable accommodation</p> <p>Stagnation compared to other settlements.</p>

### 3.2 THEMES, AIMS AND OBJECTIVES

The themes, aims and objectives for the Plan in order of priority to the community are given below and provide the basis for developing the Plan's policies and proposals.

	THEME 1: Historic built environment and heritage	THEME 2: Natural environment	THEME 3: Health and well-being
AIMS	<ol style="list-style-type: none"> <li>1. Identify and protect important features and valuable assets.</li> <li>2. Ensure future development is of a high design standard, environmentally sustainable and sensitive to the unique qualities and characteristics of Kenton.</li> <li>3. Recognise the proximity of Kenton to a Grade 2* listed park and garden.</li> </ol>	<ol style="list-style-type: none"> <li>1. Protect, maintain and enhance the Parish's natural environment and countryside.</li> <li>2. Reduce flood risk, noting the low-lying land adjoining Kenton and Powderham's Park.</li> </ol>	<ol style="list-style-type: none"> <li>1. Provide adequate usable, good quality open space.</li> <li>2. Improve and update local sports and leisure facilities.</li> <li>3. Protect and support community facilities in order to achieve the agenda for health and well-being, making best use of CIL revenue.</li> </ol>
OBJECTIVES	<ul style="list-style-type: none"> <li>• Conserve and safeguard the heritage assets of the Parish.</li> <li>• Ensure high quality design (in particular housing design) and layout, whilst retaining the rural character of the village. Design should integrate with and complement the existing variety of building styles.</li> <li>• Support new development which maximises use of renewable technology to reduce its carbon footprint.</li> <li>• Ensure development does not exacerbate flood events.</li> </ul>	<ul style="list-style-type: none"> <li>• Ensure future development has due regard to the green Infrastructure, landscape setting and characteristics of the area.</li> <li>• Protect and enhance hedgerows, woodlands, green and open spaces and wildlife habitats.</li> <li>• Improve drainage to known areas of flooding.</li> <li>• Safeguard the quality of selected views to the village and countryside in any future development.</li> <li>• Safeguard designated Local Green Spaces within the parish.</li> </ul>	<ul style="list-style-type: none"> <li>• Identify and protect community assets including the School, Pub, Church, Post Office, and Village Hall.</li> <li>• Retain and protect existing public open spaces.</li> <li>• Enable more services to be provided locally.</li> <li>• Support new health services.</li> <li>• Enable a greater range of activities and places to meet within the village.</li> <li>• Maintain children's play areas for relevant age groups.</li> <li>• Work to meet the leisure needs of young people and older people.</li> </ul>



THEME 4: Transport, roads and movement	THEME 5: Housing and homes	THEME 6: Education and training	THEME 7: Local Economy – business, home working and tourism
<ol style="list-style-type: none"> <li>1. Improve the safety of A379 for pedestrians and cyclists.</li> <li>2. Improve and maintain access to leisure facilities outside the area and public access to the countryside including links to other parishes.</li> <li>3. Look strategically at future improvements to the A379 including considering a bypass.</li> </ol>	<ol style="list-style-type: none"> <li>1. Ensure new housing is appropriate to meet local need.</li> <li>2. Ensure high quality housing design and layout, whilst retaining the rural character of the village.</li> </ol>	<ol style="list-style-type: none"> <li>1. Provide a purpose-built education facility on the existing school field or another appropriate site for the Primary school, pre-school and more community rooms.</li> </ol>	<ol style="list-style-type: none"> <li>1. Help existing and emerging local businesses make the Parish more economically sustainable.</li> <li>2. Help young people and facilitate better infrastructure to support employment.</li> </ol>
<ul style="list-style-type: none"> <li>• Consider options to improve road safety on the A379 and to slow traffic down (aspiration).</li> <li>• Upgrade footpaths, permissive paths, bridleways and cycle-paths across Powderham Estate and engaging the estate on these.</li> <li>• Seek better access to estuary path and seek enhancement of bridges and paths.</li> <li>• Improve wheelchair and special needs access.</li> <li>• Extend links to surrounding areas via cycle paths and footpaths, without compromising wildlife habitats.</li> </ul>	<ul style="list-style-type: none"> <li>• Encourage new development to accommodate a range of household types.</li> <li>• Ensure provision of housing opportunities for people with strong local ties.</li> <li>• Understand local housing need and affordability.</li> <li>• Support the development of small areas of land adjacent to or outside of the existing settlement boundary that meet local needs.</li> <li>• Ensure that design integrates with and complements the existing variety of building styles.</li> <li>• Provide sufficient parking spaces for new dwellings.</li> <li>• Provide adequate and appropriate public open space on new housing developments.</li> <li>• Protect hedgerows, trees and significant walls.</li> </ul>	<ul style="list-style-type: none"> <li>• Enable greater community use of school facilities.</li> <li>• Support the school's expansion and development.</li> <li>• Support the creation of a new school site.</li> </ul>	<ol style="list-style-type: none"> <li>1. Help existing and emerging local businesses make the Parish more economically sustainable.</li> <li>2. Help young people and facilitate better infrastructure to support employment.</li> </ol>

## 4. ABOUT KENTON PARISH: KEY FACTS

### 4.1 KENTON PARISH

- 4.1.1 Kenton in Devon is a small village in the Kenn Valley, 1 mile west of the Exe Estuary and approximately 8 miles from Exeter City centre. The A379 runs through the village, leading from Exeter to Dawlish and beyond. The parish of Kenton comprises the village and its rural hinterland which includes the hamlets of Oxtown, Lyson and Chiverstone. At the time of the 2011 Census the total population of the Parish was around 1100, living in 492 properties.
- 4.1.2 Kenton is probably best known for its medieval castle, Powderham Castle located in the adjoining parish of Powderham, which was built between 1390 and 1420 for Sir Philip Courtenay, and includes significant land holding within Kenton Parish and village. The castle remains the seat of the Courtenay family, Earls of Devon. The family proactively manages the estate to protect the castle, its outstanding historic landscape, wildlife, ecology, sustainability, economic viability and continued survival. The castle and its deer park lie to the east of the A379. Although the castle itself lies outside the parish of Kenton, much of the land within the parish still belongs to the Powderham Estate and much of the built heritage resulted from the work of the Earls of Devon over many centuries.
- 4.1.3 The Estate comprises 3500 acres of land with 4 farms, woodland, 33 houses and approximately 3 miles of foreshore along the River Exe. Powderham Castle is a Grade I listed building; the park and gardens are Grade II\* listed in the National Register of Historic Parks and Gardens. The family and their agents are represented on the Neighbourhood Plan Steering Group and their current vision and values align with the Vision, Themes, Aims and Objectives of the Plan.
- 4.1.4 The village of Kenton is where most of the population lives. Kenton is an attractive village with a historic centre. It is an old settlement and still comprises many older properties. The rest of the village is made up of a mixture of property types built since the Second World War. Since the 1960s modest housing estates have been built, firstly on orchards and allotments in East Town and later in the 1980s at Penhayes and slightly later again in Castle Gate and Lumley Close. The outlying hamlets comprise mainly older estate properties, barn conversions and the occasional modern infill plot.

### 4.2 A BRIEF HISTORY

- 4.1.1 The Kenton area has been inhabited since at least the Bronze Age, whilst Kenton as a recognisable village-style community pre-dates the Norman Conquest. By 1228 Kenton was a Borough and, around



*Powderham Castle*

1230, Henry III granted an annual market and fair to be held on All Saints' Day, illustrating the settlement's early importance.

- 4.2.2 The Parish Church of All Saints, thought to have been built in the late 15th century has great historic importance, boasting a rare example of a medieval rood screen.

- 4.2.3 The legacy of this rich history is clearly evident in some of the village and parish today, including the conservation area and a range of listed buildings and scheduled parks and gardens.

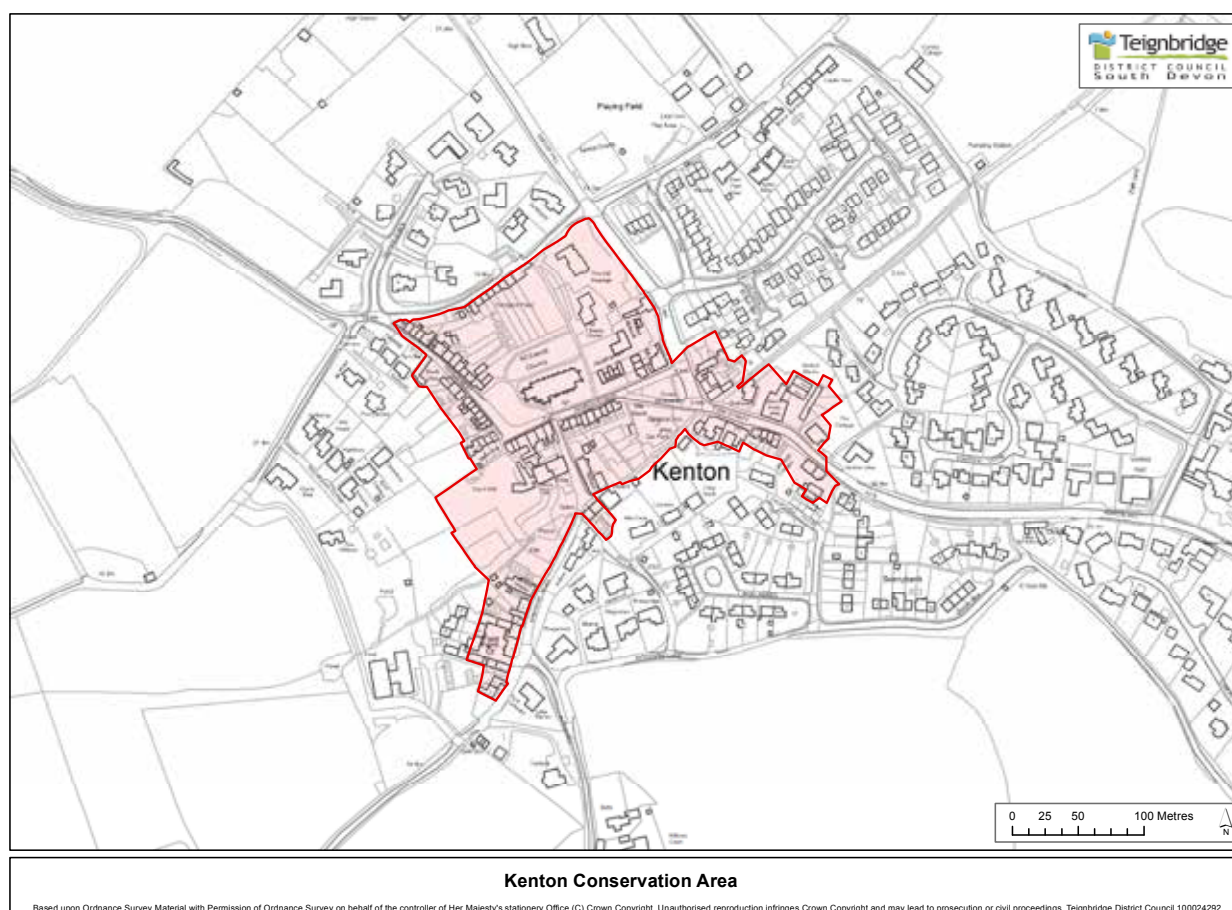


*The Triangle, information board, war memorial, with Rodean Restaurant behind*

- 4.2.4 A fire in 1856 destroyed many properties in the village centre. During the following few years these were rebuilt by the then Earl of Devon and have many interesting Gothic-style features.

### 4.3 CONSERVATION AREA

- 4.3.1 Within the parish of Kenton there is one designated Conservation Area containing a wealth of heritage assets. The Conservation Area boundary, which was designated in 1993, is shown on the map below. Many buildings of note are contained within this area, including the premises now occupied by the school, which started life as a Church House in the mid-16th century, later evolving to become the local Poorhouse and then a school.



*Figure 3: Kenton Conservation Area*



#### 4.4 LISTED BUILDINGS

- 4.4.1 There are 53 listed buildings (dwellings or other buildings) in the parish of Kenton, both within and outside the Conservation Area boundaries, plus a number of other Grade 2 listed structures that are not buildings, e.g. a milestone, the war memorial, phone box, various walls and bridges. Listing generally provides a higher level of protection than being within a Conservation Area. The church of All Saints is a Grade I Listed building of red sandstone and Beer stone, with a magnificent medieval rood screen that was lucky to escape damage during the Civil War from Oliver Cromwell's soldiers, opposed to the Royalist supporters at Powderham. Powderham Castle Bridge, Leslie House and the White Bridge are all grade II\* listed.



*Flooding of the River Kenn and Powderham Estate  
Easter 2018*

- 4.4.2 In addition to the listing entries there are three Scheduled Parks and Gardens that fall entirely or partially within the parish boundaries.

#### 4.5 NATURAL ENVIRONMENT AND LANDSCAPE CHARACTER

- 4.5.1 Kenton Parish falls entirely within the Devon Redland National Character Area as identified by Natural England, with the area below Haldon Hill being part of the 'Exe Estuary and Farmlands' Character Area, and the higher ridge being part of 'Haldon Ridge' Character Area. The lower area of the parish is characterised by red soils, green landscapes and sunken winding lanes with high hedgerows and small river valleys. It has open, flat, low-lying estuary landscape with expansive views across open water and intertidal mudflats from the estuary edge. Haldon Ridge and adjacent slopes provide an imposing, flat-topped, tree-clad ridge, forming a dominant backdrop to the Exe estuary with spectacular panoramic views across adjacent landscapes and east to the coast, contrasting with a strong sense of enclosure within the woodlands. It offers a patchwork of extensive coniferous forests, mixed and broad-leaved woodland interspersed with open heathland.
- 4.5.2 A small part of the large Exe Estuary Ramsar site lies within the parish of Kenton. The Ramsar site is a statutory designation, which is also a Site of Special Scientific Interest and Special Protection Area, indicating an area which supports a population of more than 20,000 water birds within a wetland habitat, and is an important over-wintering site for birds. A small area at Colleywell Bottom adjacent to Jackdaw Hill is a designated County Wildlife Site (CWS).

##### 4.5.3 Flood risks

Parts of Kenton are classified by the Environment Agency as at high risk from surface water flooding, and medium risk from river/tidal flooding. Flooding occasionally occurs in the Parish associated with the River Kenn and Exe Estuary. Steep slopes in the catchment headwaters around Clapham and Dunchideock associated with high tides or high rainfall events on Exmoor combine to see the area between the village and Powderham Castle and along the Kenn Valley flood due to the retention of water behind the flood gate under the railway. The low lying nature of Powderham's Park, the water courses and drainage channels within it requires Network Rail and Devon County Council to maintain outfalls to mitigate flooding issues. This flood risk has been recorded as High by the Environment Agency, with the two River Kenn tributaries being medium risk. There have been flooding events in the village around Orchard Way and the school, which flooded in May 2007, as well as regular winter flooding events along the River Kenn. Recent dredging of the river, and repair work, appear to have reduced the flood risk and a programme of additional small works and periodic maintenance would provide further relief.



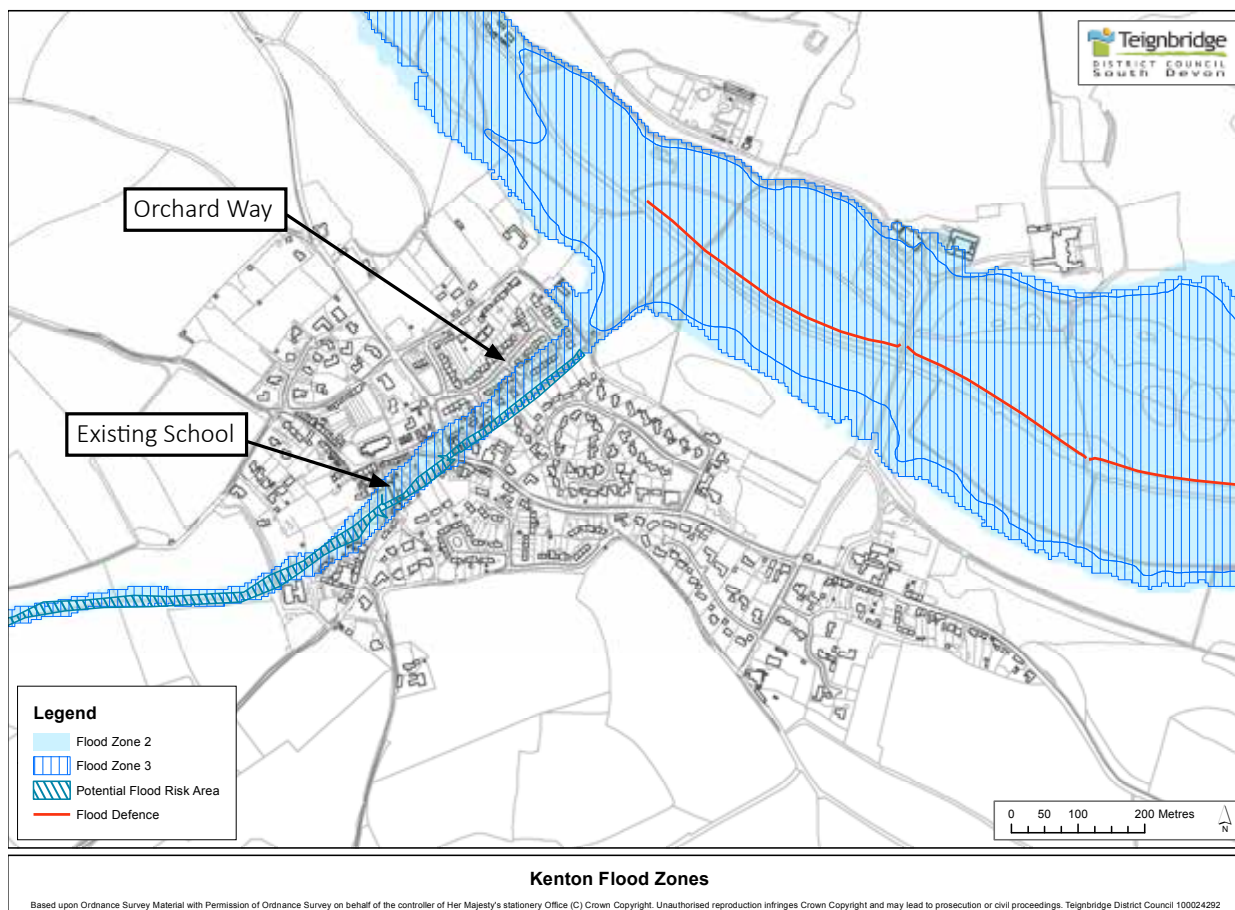


Figure 4: Kenton Flood Zones

#### 4.6 DEMOGRAPHY AND HOUSEHOLDS

4.6.1 Kenton is a vibrant and self-reliant community. It has an older demographic profile than the national one, as may be seen by the table below, which is derived from the 2011 national census.

4.6.2 Census data (2011) included in Appendix A indicates that the Kenton population has a significantly higher level of education than the average for Teignbridge District and Devon, and a similarly higher level of people employed in professions as managers or in skilled trades. This accords with the apparent number of people who live in Kenton but work in Exeter and other major centres of employment.

4.6.3 64.4% of households in Kenton in the 2011 census are of one or two people. The most common household type is couple households with no dependent children.

4.6.4 In 2011 there were 492 dwellings in the Parish of which 42.3% were detached and 81.5% owned, either outright or with a mortgage. 11% were privately rented and 6.3% socially rented.

#### 4.7 COMMUNITY HEALTH SERVICES

4.7.1 The parish is relatively close to the Royal Devon and Exeter and Dawlish hospitals and the **Westbank Practice** provides primary medical services to people living in Kenton. The practice

Kenton - Age Structure 2011			
	No.	Kenton %	England %
Age 0 to 19	232	20.9	24
Age 20 to 44	268	24.0	34.3
Age 45 to 64	361	32.4	25.4
Age 65 to 85	213	19.1	14.1
Age 86 +	40	3.6	0.8
All usual residents	1,114	100	100

Figure 5: Age Structure (source: ONS 2011)

is a Group Practice with branches in Exminster and Starcross. Both surgeries are easily accessed by bus or car. Patients are registered with a named GP and can book appointments in either branch. Patients who use the practice have access to community staff which include district nurses, community psychiatric nurses, health visitors, physiotherapists, mental health staff, counsellors, chiropodist and midwives. Both surgeries are open Monday to Friday. Patients can book appointments, order or view repeat prescriptions and view their test results online. In December 2017 the practice was rated as 'Good' by the Care Quality Commission. There are pharmacies in both Starcross and Exminster.

- 4.7.2 Kenton benefits from the services of the **Westbank Community Health and Care**, a registered charity which is located in the neighbouring village of Exminster. It provides a range of services for those who are disabled, in need of a friend to chat to or need help with transport to the practice surgery or hospital. It also provides a memory café in Exminster village and support for carers.

#### **4.8 RETAIL OUTLETS AND LOCAL SERVICES**

- 4.8.1 Kenton is served by a number of retail outlets and local services. The Post Office and village shop is situated in the centre of the village. As well as post office services and banking facilities which include cash withdrawal from most banks, the shop provides a range of groceries, dairy produce, frozen foods, fresh fruit and vegetables and greetings cards. It is also a newsagent which provides home delivery daily except Sundays. A Sunday paper delivery is available from another provider. The complex of services at Powderham Castle Gates, which is open 7 days a week, comprises the Country Store, which has a butchery, bakery produce, delicatessen, fruit and vegetables and wine as well as groceries and gift products. There is also a café within the Country Store. Also on the site are a garden centre and the House of Marbles store. The latter includes clothing and textiles, toys and games and a range of furniture and gift products. There is potential for growth of the Country Store complex to generate more local employment.
- 4.8.2 The Post Office and shop is an Asset of Community Value, as designated on 17/12/2013. The designation was renewed in December 2018.
- 4.8.3 High Garden Nursery is open for limited dates in the Spring and summer.
- 4.8.4 There are two hairdressers in the village – Ragamuffins and Nikki's, both offering services to men and women.
- 4.8.5 The village has two restaurants, the Rodean and Chi, which are open 5 evenings per week and Sunday lunchtimes. The Chi also offers rooms on a bed and breakfast basis. The Orangery at Powderham Gates is open during the daytime for breakfasts, morning coffee, lunches and afternoon teas.
- 4.8.6 There is one pub in the parish, The Dolphin Inn, which offers regular quiz nights in aid of local charities. The Dolphin Inn is an Asset of Community Value, as designated on 17/12/2013. The designation was renewed in December 2018.
- 4.8.7 There are at least two holiday lets in the village, possibly more. Two successful bed and breakfast establishments operate within the village centre, with another a mile north at Mill Farm, and another a mile south at Starcross.
- 4.8.8 The County Council's mobile library visits the village every 4 weeks, and various other mobile services are available.

#### **4.9 COMMUNITY FACILITIES AND ACTIVITIES**

- 4.9.1 Kenton Victory Hall is a focus for a range of community activities. The original hall was built in 1922, but was virtually destroyed by fire in 1991. The current building dates from 1992. Regular users include: Parish Council, WI, Scouts (cubs, beavers), fitness and ballet classes. The hall also hosts private parties and wedding receptions, plus overnight stays at weekends from Brownie and Guide groups. Local community groups also use the hall for their events such as the Twinning Association and Kenton Village Show.

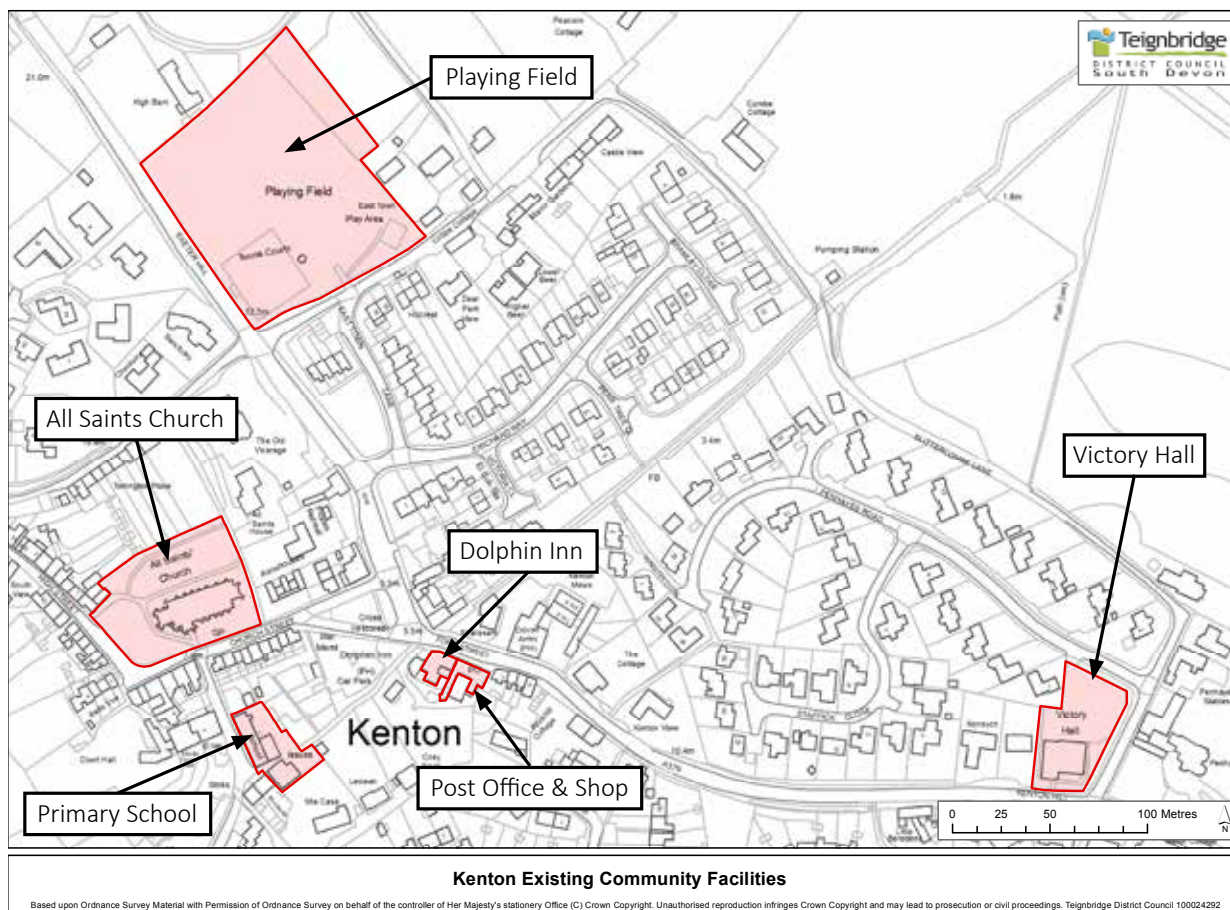


Figure 6: Existing Community Facilities



Friday fast pizza night at Victory Hall September 2018



4.9.2 Wednesday Walking Group originated as a 'walking for health' group; this is a walking and social group which goes out weekly all year round and covers 3-5 miles each week.

4.9.3 The group 'Making Kenton a Dementia Friendly village' is in its prime. The aims of the steering group are simple – to increase awareness of dementia through 'Dementia Awareness Sessions' provided by a volunteer resident with the support of the Alzheimer's Society and the Dementia Action Alliance, and to provide support for those who are affected by memory loss and to their carers.



*Allotments Open Day*

4.9.4 All Saints Church has an active congregation. Its community room is also the venue for social and cultural activities – including a Scrabble group, young people's Chat Café and occasional concerts.

4.9.5 There is an allotment site at Mamhead Road providing 40 plots – these are leasehold and made available to allotment holders by the Parish Council.

4.9.6 Other activities: There are seasonal activities held at Powderham including theatre, music and the arts. Yoga is available in the fellowship room in the church and at Powderham Castle. The pub has a darts team. A number of other clubs are also active, including the Twinning Association, Allotments Association, WI, Past and Present Society and Kenton in Bloom. There are no sports teams based in the village (football, cricket etc.), so participants have to travel. There is a sailing club at Starcross (2 miles), which is believed to be the oldest sailing club in England, having been founded in 1772, and a swimming pool is located at Dawlish (6 miles).

#### **4.10 PUBLIC OPEN SPACES**

4.10.1 Kenton has a playing field on East Town Lane owned by Devon County Council which is used by the Primary School as well as the wider community. Also located on the field is a multi-use games area, a small climbing wall, trim trail and a new play area for young children.

4.10.2 The Triangle at the heart of the village, although small, is a pleasant space, with a bench, and is owned and maintained by the Parish Council. The Kenton in Bloom group provides a wonderful display with troughs and hanging baskets throughout the summer and autumn. They also maintain the shrubbery. The war memorial is also sited here, together with an information board highlighting the history of the Parish.

4.10.3 Other open spaces include the cemetery and wildlife area on Mamhead Road and some additional small open spaces. These are on land at East Town Lane and Churchill Close. In addition, there is open space alongside the brook within the Orchard Way estate.

4.10.4 The network of public and permissive footpaths around the parish allows access to our rural hinterland. Beyond the village, residents have the benefit of easy access to the South West Coast Path, to beaches, to the Exe estuary, to Dartmoor, and to the formal and informal parks in nearby towns and the city of Exeter.



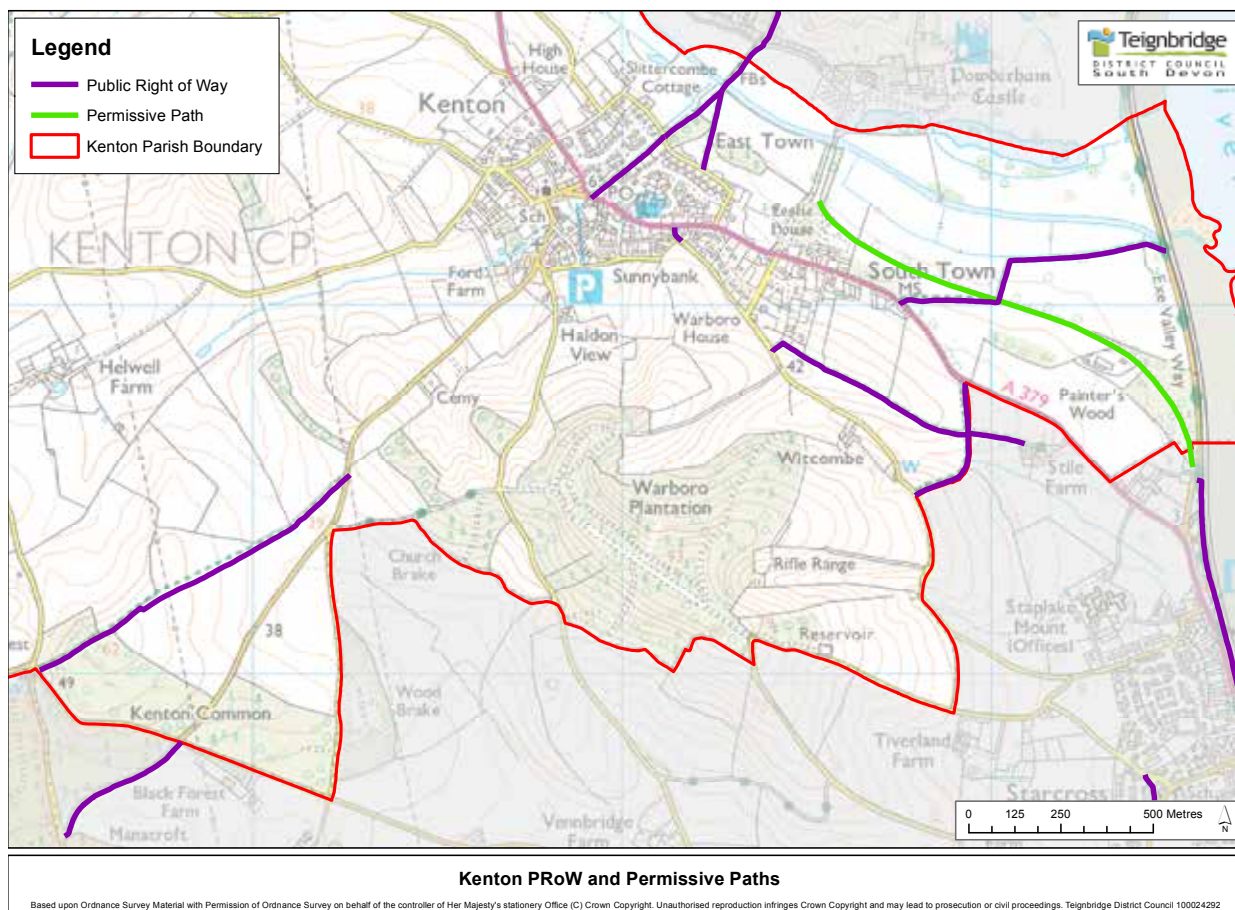


Figure 7: Kenton Parish Public Rights of Way

#### 4.11 EDUCATION IN KENTON

4.11.1 The village benefits from a community primary school (registered as a Community School) with 95 pupils in September 2018 (maximum capacity is 105). DCC has advised TDC in the Local Plan Review consultation that the projected school role in 2022 is 75 pupils; this is a significant drop and would support the development of more family housing in the parish.

4.11.2 At age 11, the majority of pupils attend Dawlish Community College, although some pupils transfer to a wide variety of other schools – be it comprehensive, grammar or private – in Teignmouth, Exeter, Torquay and elsewhere.

4.11.3 Kenton Primary School forms part of the Osprey Learning Trust alongside the nearby schools of Kenn C of E Primary School, Cockwood Primary and Teignmouth Primary Schools.

4.11.4 It is still an ambition to have a new school site in Kenton, which would incorporate a Pre-school, the primary school together with community and health facilities.

#### 4.12 ECONOMY AND JOBS

4.12.1 Kenton has a diverse economy, with over 20 businesses providing goods and services to residents and the wider population, as well as employment for some residents. There are also a number of home-based and self-employed residents, mainly providing goods and services locally.

4.12.2 Census information (2011) shows that two thirds of residents between the ages of 16 and 74 were in employment in 2011, whilst over 20% of residents were retired. Of those in employment, the vast majority work in Exeter or Newton Abbot. Unemployment affects less than 2% of the population.

- 4.12.3 Historically, farming was an important contributor to the prosperity of the Parish, with much of the working population employed in this sector. This has now fallen to 2% of the population, but this is still significantly higher than the national average. Human health and social work activities is the biggest sector that people work in, employing 17% of the population, again higher than the national average of 12.4%.
- 4.12.4 The biggest business and employer locally is Powderham Estate, which comprises the visitor attraction of Powderham Castle with its associated weddings and functions and occasional major concert events, together with the Country Stores complex and other activities such as the deer park and shooting. The Estate is also the major landowner around the village and is the landlord for tenant and contract farmers within the parish, together with some business and residential lettings. There are a number of businesses operating in leased buildings on the Powderham Estate close to the A379.
- 4.12.5 Another local employer is Penhayes, a small residential unit situated in Kenton offering accommodation and a specialist service focusing on independence and skill development for people who may have an Autistic Spectrum Disorder (ASD) and/or mental health needs.

#### 4.13 TRANSPORT, ROADS AND MOVEMENT

- 4.13.1 The Parish is served by one A-class road (A379), the remainder being predominately narrow unclassified roads. There is a speed limit of 30 mph on the A379 through the built-up area. This is widely ignored by drivers, as perceived by local residents, drivers, cyclists and pedestrians.
- 4.13.2 Devon County Highways data shows the number of road traffic collisions over the 5 years up to 31st December 2017 as follows:

Traffic Collisions between 31 Jan 2013 and 31 Dec 2017				
A379 Station Rd Junction (Swan's Nest), Exminster to Exeleigh Junction, Starcross				
Year	Fatal	Serious	Slight	Total
2013	0	0	2	2
2014	0	3	2	5
2015	0	3	5	8
2016	0	2	4	6
2017	0	2	3	5
5 yr total	0	10	16	26

Figure 8: Traffic incidents in the village

No clear trend is indicated, although the Steering Group would like to see a reduction in such incidents.

- 4.13.3 During peak times, and particularly in holiday periods, congestion at Cockwood and Starcross can spread back to Kenton. A number of major housing developments are in progress in the Dawlish area, which will increase traffic on the A379, much of which has to pass through Kenton to access Exeter. The relatively new supermarket on the north side of Dawlish has also had an impact on traffic through the village, particularly by HGVs. The 2011 Census shows that 91% of Kenton households own a vehicle and that 52% have at least two vehicles. The potential for a Kenton and Starcross bypass has been raised over recent years to address increasing traffic volumes and bottlenecks caused by the historic fabric within the village.

4.13.4 There is a free car park in the centre of the village providing space for 33 vehicles (including one disabled bay). Otherwise, and particularly in the Conservation Area in the village centre, parking is mostly on-street. On-street parking is available throughout most of the village but there are occasional issues with inconsiderate parking and the area gets very congested at school start and finish times.

4.13.5 There are also private car parks for the use of customers of Powderham Castle (and its retail outlets), Chi restaurant and Victory Hall.

#### 4.14 PUBLIC TRANSPORT

4.14.1 **Bus Services:** The Parish is served by Stagecoach service No.2 which runs from Exeter to Newton Abbot via Countess Wear, Exminster, Kenton, Starcross, Dawlish and Teignmouth. This service runs every 30 minutes during the day with an hourly service after 7pm . On weekdays Service 2B provides two early morning journeys to Exeter via the Marsh Barton Trading Estate. There are two early evening services for the return journey.

4.14.2 **Rail Services:** The nearest railway station to the Parish is at Starcross, approximately 2 miles to the south. Although situated on the main Paddington to Penzance line, the station is mostly only served by a local service between Paignton and Exeter/Exmouth.



*Conflict between heavy goods vehicles, and car parking in the centre of the village on the A379*

## 5. PROPOSED POLICIES FOR KENTON

As explained in Sections 1–3, the vision, themes, aims and objectives of the Plan have been derived through consultation with the community, then developed and refined by the Steering Group. We set out in this section the seven policy areas, the policies themselves and evidence supporting them. There are also three themes that apply to all the objectives and policies in the Plan. These should be:



**Sustainable**, and should reflect the presumption in favour of sustainable development outline in the National Planning Policy Framework and Local Plan policies S1A and the criteria set out in Policy S1.



**Deliverable**. Where funding sources can be identified for projects arising from the policies, they should be delivered within the Plan period; and they should,



**Conform** to the strategic policies of Teignbridge Local Plan and the NPPF.

### 5.1 THEME 1: HISTORIC BUILT ENVIRONMENT

#### 5.1.1 Background

5.1.1.1 The community surveys indicated that the Parish's historic environment is highly valued by residents. Future building development should be of sufficiently high design and build quality to ensure that it does not detract from the existing heritage assets and 'character' of the village.

**Proposals to enhance the Conservation Area by either re-modelling buildings, or re-developing sites in this category (neutral/negative) will be welcomed. Re-development will be expected to demonstrate a very high standard of contextual design and a thorough understanding of prevailing character.**

5.1.1.2 This plan draws heavily on the Kenton Conservation Area Character Appraisal. This document defines the characteristics of the historic core but also informs the logic of the settlement pattern set within a rural, agricultural landscape. Any future development should respect this.

5.1.1.3 The character of Kenton has been damaged by development that has not reflected the settlement pattern, local materials or design. The cumulative impact of many changes, some small scale, has had a negative impact on the Parish and this policy sets out to redress this in the future.

5.1.1.4 All new development and spaces must have regard to the Crime Prevention through Environmental Design (CPTED) attributes together with the practices and principles of Secure by Design.

#### 5.1.2 Local Plan Policies

- S1A Presumption in favour of sustainable development
- S1 Sustainable Development Criteria
- S2 Quality Development
- S21 Villages
- EN5 Heritage Assets

#### 5.1.3 Historic Built Environment Objectives

- Conserve and safeguard the heritage assets of the Parish.
- Ensure high quality design (in particular housing design) and layout, whilst retaining the rural character of the village. Design should integrate with and complement the existing variety of building styles.
- Development must be sustainable, energy efficient and to high design standards.
- Support new development which maximises use of renewable technology to reduce its carbon footprint.
- Ensure development does not exacerbate flood events.



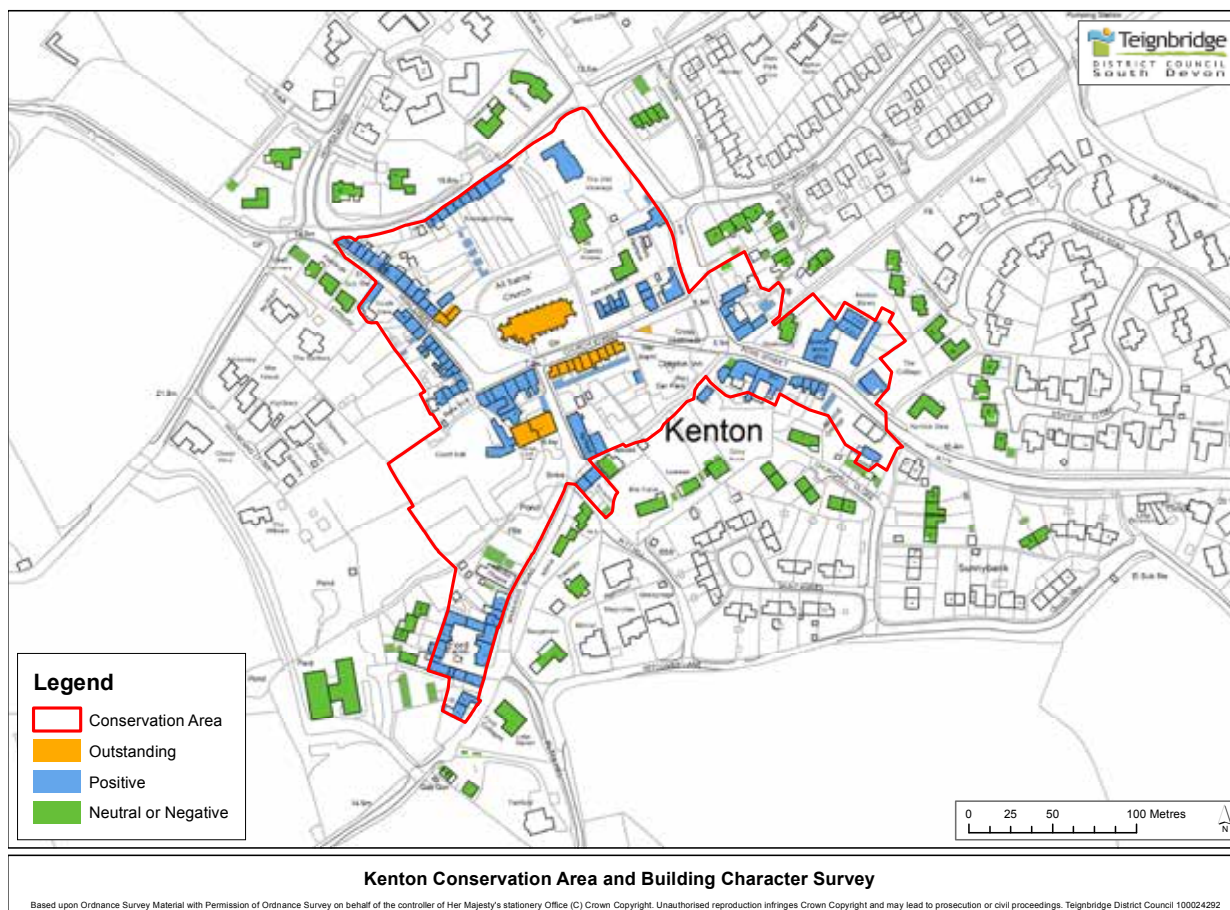


Figure 9: Kenton Conservation Area and Building Character Survey

#### 5.1.4 Historic Built Environment Policies

##### Policy KBHE 1: Quality Design within the Parish

1. Any new development in Kenton Parish must demonstrate high quality design. All project proposals should be in keeping with the area within which it is located. Contemporary and innovative design solutions will be supported providing they respect the context and setting of the proposed development.
2. Development will be supported where:
  - a) building setbacks respect existing building lines;
  - b) the design respects the scale and character of existing and surrounding buildings; this does not exclude an innovative contemporary design approach;
  - c) high quality materials that complement the local and traditional palette of materials found within Kenton Parish are used;
  - d) the principles of sustainable and low carbon design as defined by Local Plan Policy S1, S1A and S7 are adopted;
  - e) it has regard to the requirements of CPTED and 'Secure by Design' to minimise the likelihood and fear of crime and acts of anti-social and unacceptable behaviour and community conflict in the built environment;
  - f) it reduces where possible the dependence on the private car by supporting and connecting directly to other more sustainable modes such as walking, cycling and public transport.
3. Proposals should seek to avoid damage to and retain existing trees and hedges in situ. Where retention is not feasible, lost trees and hedges should be replaced with provision elsewhere on site;
4. Development must not exacerbate flooding risks, and
5. Existing footpaths or public rights of way must be retained or acceptable diversions agreed.

- 5.1.4.1 Development within Kenton shall have special regard to Powderham Castle, its Registered Park and Garden and its wider setting, the Kenton Conservation Area and, to any undesignated heritage assets and their settings, within the Parish.
- 5.1.4.2 Kenton Conservation Area Character Appraisal sets out the negative factors that should be improved in new development. These include: the visual intrusion on the streetscape of cars, the insensitive replacement of windows and doors, the inappropriate road and pavement surface materials and the presence of overhead cables.

## Policy KBHE 2: Safeguarding Heritage Assets and the Conservation Area

Within and surrounding the Kenton Conservation Area any development should preserve and enhance the Conservation Area and make a positive contribution to the significance of heritage assets and their setting, and have regard to the most recent Kenton Conservation Area Character Appraisal.

All project proposals in the Conservation Area and in the vicinity of heritage assets, should conform to the following criteria:-

- a) Development should contribute positively to the Conservation Area as defined by the three-character areas in the appraisal:
- Outstanding
  - Positive
  - Neutral/Negative

Development in Neutral/Negative areas should pay particular regard to the suggested improvements to these areas in the Conservation Area Character Appraisal.

- b) Development should use high quality materials as defined in the Conservation Area Character Appraisal that should complement the local and traditional palette of materials used within the Parish;
- c) Where it raises design standards, design features such as setbacks, stone, brick or render walls that are of a colour and texture that match existing examples, and roof details that are locally distinctive to the outstanding and positive character areas, should be used;
- d) Consideration should be given to detailed surface treatments that are locally distinctive for example: cobbles, patterned engineering bricks or granite setts;
- e) Where they contribute to the significance of the Conservation Area, wooded areas and mature isolated trees should be retained, and
- f) Doors, windows and roofing materials should be replaced with those of a similar appearance to those used in the construction of the exterior of the original building.

## 5.2 THEME 2: NATURAL ENVIRONMENT

### 5.2.1 Background

- 5.2.1.1 This plan sets out to protect and enhance the local environment, green and open spaces, woodland, veteran trees and hedgerows.
- 5.2.1.2 Kenton Parish has a very peaceful and tranquil landscape character covering two classifications- Exe Estuary and Farmlands and Haldon Ridge<sup>2</sup> (see summary below). Kenton residents consider that the rural nature of the Parish is one of its most important qualities; this and the village's connection to the countryside was one of the leading features concluded in the community survey. Kenton Parish adjoins internationally important wetlands and wildlife areas that should remain protected. Kenton contains a high number of sites that contain important wildlife habitats. Parts of the Parish are at risk from increased flood events as a result of changing weather patterns. There is also potential for improved public access to the countryside.

2. Teignbridge Landscape Character Assessment <https://www.teignbridge.gov.uk/media/2225/teignbridge-district-landscape-character-assessment-2009-reduced.pdf>

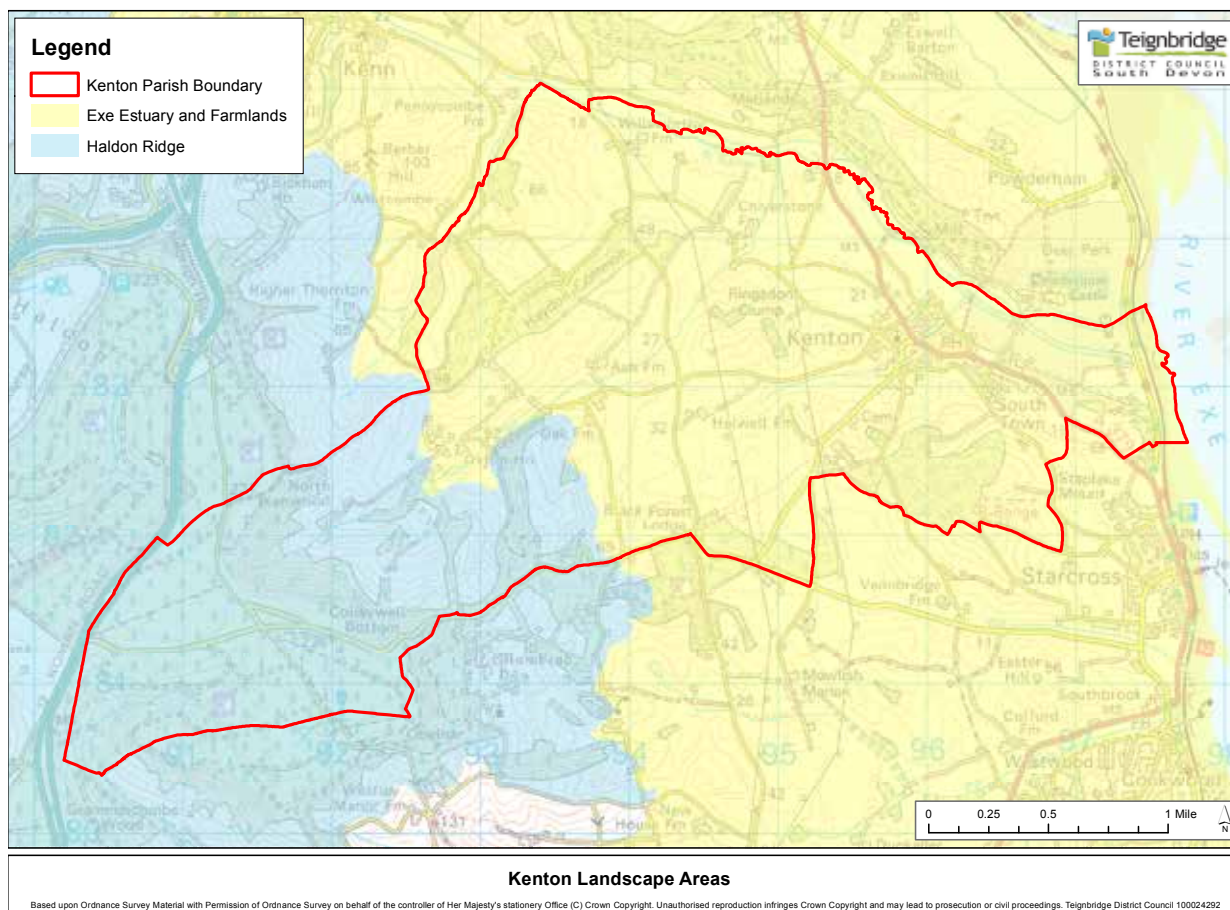


Figure 10: Landscape Character Areas which impact on Kenton



#### **The Exe Estuary and Farmlands Landscape Character Area Description** (shaded yellow in Figure 10)

Encompasses the Exe estuary and rising farmlands to the west. These farmlands cover a series of small river valleys and dividing ridges that flow eastwards from the Haldon Ridge to the estuary. The undulating ridges and elevated slopes facilitate dramatic views east towards the estuary and coast and west towards the imposing Haldon Ridge providing a strong sense of place. The farmlands are underlain by a rich, red soil, derived from red sandstone which often provides a striking contrast to the hedgerow infrastructure, when visible within ploughed fields and along verges. The red soils are fertile and easily worked, resulting in a rich agriculture of mixed arable and pasture. The use of red soil and sandstone in the cob and stone of vernacular buildings adds to this character and combined with the dramatic views contributes to a strong sense of place.

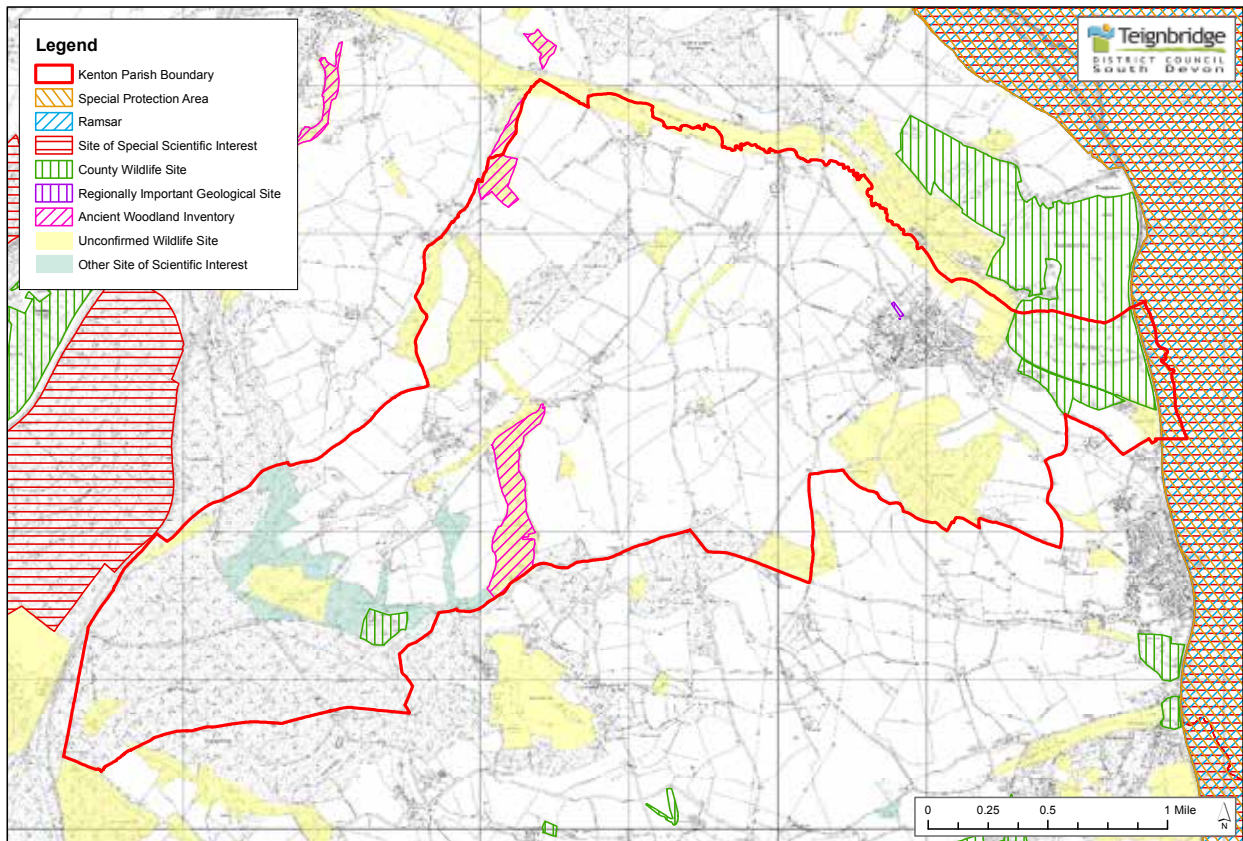


#### **The Haldon Ridge Landscape Character Area Description** (shaded blue in Figure 10)

Encompasses a narrow, forested plateau with adjoining steep scarp slopes, and boasts spectacular panoramic views east to the coast and west to Dartmoor. It has a strong sense of place and is one of the most prominent landscape features within the Study Area, affording a textured, rising backdrop to much of the landscape in the north of the Study Area and providing a setting for the towns of Teignmouth and Dawlish and part of the context of Exeter. It separates much of the Study Area from the city of Exeter and its hinterland to the east.

5.2.1.3 New development within the Exe Estuary and Farmlands Character Area should conserve extensive long and short uninterrupted views across the landscape to the estuary, coast and high ground and conserve, enhance and restore the landscape pattern of fields, woodlands, hedgerows and narrow lanes. The historic settlement pattern, features and vernacular character should be reflected in any new development. Opportunities to conserve, enhance and restore hedgerows, woodlands, historic parkland and other historic features should be considered.

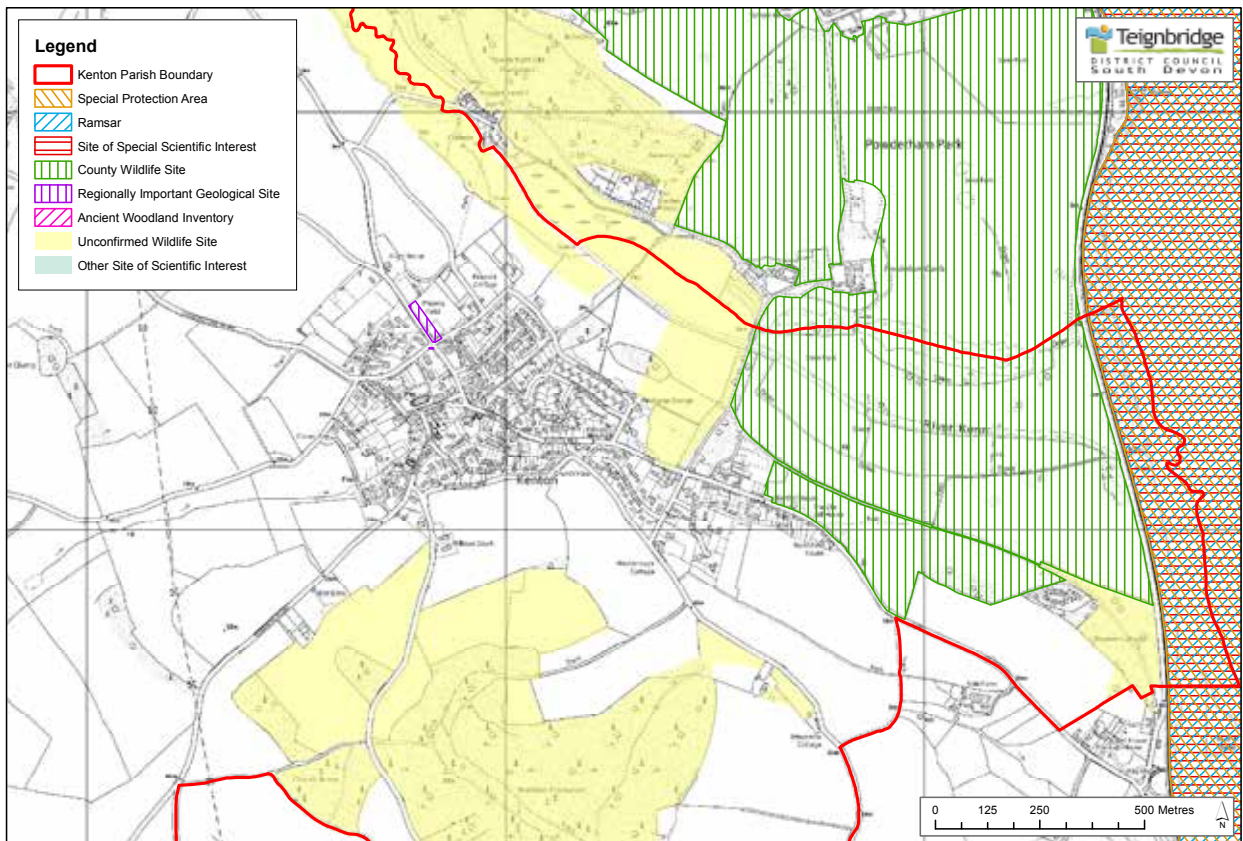




**Kenton Wildlife Sites**

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Figure 11: Statutory and Non-Statutory Wildlife Sites



**Kenton Wildlife Sites**

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Kenton Village Inset. Devon Biodiversity Records Centre 2015.

5.2.1.4 Any new development in the Haldon Ridge Character Area should conserve broadleaved woodland and heathland, panoramic views from the Ridge and views to prominent landscape features and landmarks (such as Haldon Belvedere). Opportunities to conserve, enhance and restore broad-leaved woodland and heathland should be considered.

5.2.1.5 The Parish benefits from a network of Local Green Spaces, footpaths and Rights of Way which the community enjoys in a variety of ways. These are recognised in the plan, illustrated in Figures 7 and 13 and should be safeguarded.

#### 5.2.2 Local Plan Policies

- |   |   |   |
|---|---|---|
| • S21 Villages                              | • EN3 Carbon Reduction Plans                  | • EN9 Important Habitats and Features         |
| • S22 Countryside                           | • EN4 Flood Risk                              | • EN10 European Wildlife Sites                |
| • EN1 Strategic Open Breaks                 | • EN5 Heritage Assets                         | • EN11 Legally protected and priority species |
| • EN2A Landscape Protection and Enhancement | • EN8 Biodiversity Protection and Enhancement | • EN12 Woodlands, Trees and Hedgerows         |
|   |   | • WE11 Green Infrastructure                   |

#### 5.2.3 Objectives

- Any future development should have due regard to the Green Infrastructure, landscape setting and characteristics of the area.
- It should: protect and enhance hedgerows, woodlands, green and open spaces and wildlife habitats, and
- improve drainage to known areas of flooding.
- The quality of selected views to the village and countryside should be safeguarded in any future development.
- Designated Local Green Spaces within the parish should be safeguarded.

#### 5.2.4 Environment Policies

##### Policy K Env 1: Green Infrastructure throughout the Parish

All new development must have regard to the future management of wildlife corridors through the Parish as informed by the Wildlife Resource Map and species record produced for the Plan (figure 11) and included in the evidence base. New development should where possible seek connection to the broader green infrastructure of Teignbridge and South Devon. Development, with the exception of 'householder' development, must demonstrate this through the submission of a statement accompanying a planning application. The statement must;

- Be commensurate with the level of development proposed but, as a minimum, demonstrate how the most up-to-date Teignbridge Green Network Strategy, Local Plan Policy WE11 and the Wildlife Resource Map have been taken into account;
- Demonstrate how green infrastructure has been incorporated within development;
- Demonstrate how locally distinctive natural features such as Devon Banks, hedgerows, woodland and existing mature trees have been incorporated into the development.

##### Policy K Env 2: Reduction of Existing Flood Risk

A mix of permanent improvements and regular maintenance is supported to eliminate regular flooding at the following specific sites:

- Orchard Way
- Existing School

The locations of the flood risks where improvements are required are illustrated in Figure 4.





*Flooding of the River Kenn and Powderham Estate Easter 2018*

### Policy K Env 3: Locally Important Views

There are a number of views across Kenton Parish from public land and routes that are considered locally important.

The quality of the views to the settlement of Kenton or the countryside as identified in Figure 12A and Appendix 2 should be respected in new development. Development with the foreground or middle ground of these views should not have a significant adverse impact on the quality of the view and should, wherever possible, contribute positively to the existing composition of the natural and built elements. Developments within these views should not be overly intrusive, unsightly or prominent to the detriment of the view as a whole, or to the landmarks within that view.

The local important views are illustrated in figure 12A and 12B and are summarised as follows:

#### View V1

View from the Kenton Village Allotment site looking north-east down over the allotment site and fields to the village and church.

#### View V2

Village centre view from the Triangle westwards to the church.

#### View V3

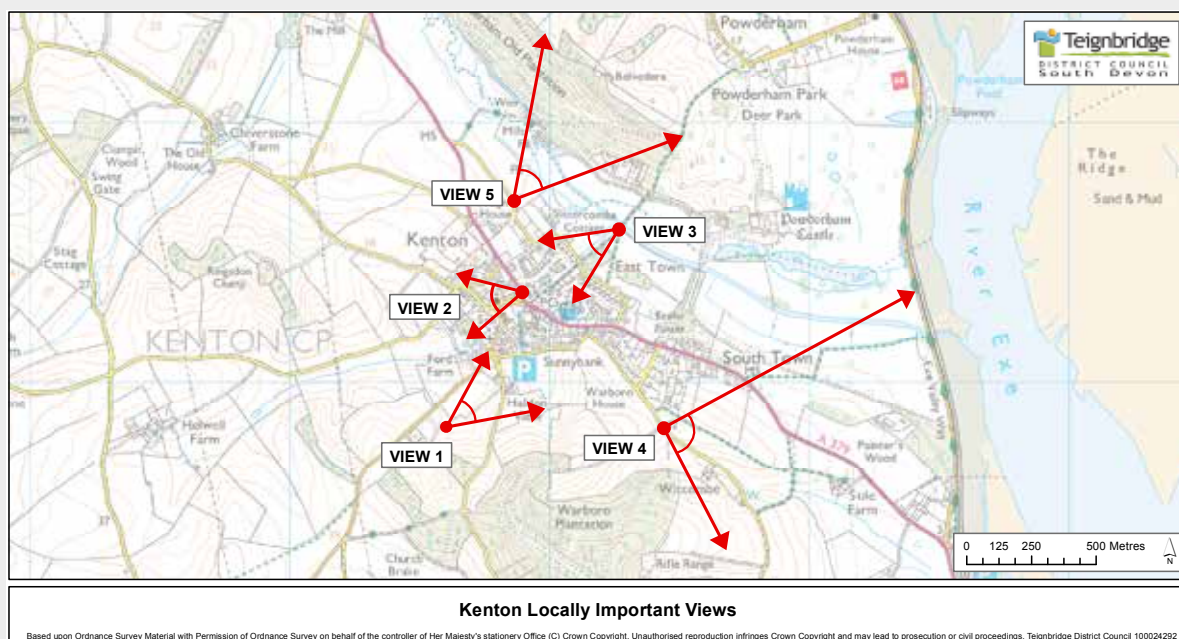
From the River Kenn south-westwards to the village across the water meadows to the church.

#### View V4

A view from the public footpath from Witcombe Lane north eastwards over the Exe estuary to the open sea.

#### View V5

A view eastwards down towards the River Kenn from the northern end of Kenton near High House, including the forge and sawmills with the hills behind.



*Figure 12 Locally Important Views*





View 1



View 2



View 3



View 4



View 5

5.2.5 Within the village of Kanton, there are public green spaces owned by Kanton Parish Council, Teignbridge District Council or Devon County Council, which are freely accessible and considered suitable to be designated as Local Green Space.

Policy K Env 4: Local Green Spaces

A number of green open spaces within the Parish are designated as Local Green Space as shown in figure 13.

The justification for each site using the criteria set in NPPF paragraphs 99-100 are set out in Appendix 1 and includes the following attributes:

- their beauty and tranquillity;
- historic significance;
- passive and active recreational value;
- their high environmental quality;

- the richness of habitats and wildlife;
- to maintain the open character of the parish, and
- the historic landscape setting of settlement is retained.

The following sites are designated as Local Green Spaces (LGS).

GS1	The Triangle	GS6	East Town Lane
GS2	Playing Fields	GS7	St. Anne’s
GS3	Cemetery	GS8	The churchyard of All Saints Church, Kanton
GS4	Harmony Meadow	GS9	Orchard Way Brook Path (Brookside)
GS5	Parish Garden		

Development within the designated LGS will only be supported in very special circumstances, normally if it is necessary for the enhancement of public enjoyment of the LGS and the existing qualities that make them demonstrably special.

The figure is a map titled "Kanton Local Green Spaces" showing the layout of the village of Kanton. Nine specific green spaces are highlighted in green and labeled with boxes: GS1 (The Triangle), GS2 (Playing Fields), GS3 (Cemetery), GS4 (Harmony Meadow), GS5 (Parish Garden), GS6 (East Town Lane), GS7 (St. Anne's), GS8 (The churchyard of All Saints Church, Kanton), and GS9 (Orchard Way Brook Path (Brookside)). The map includes a scale bar from 0 to 200 metres and a north arrow. A logo for Teignbridge District Council is in the top right corner. Below the map, a small text block states: "Based upon Ordnance Survey Material with Permission of Ordnance Survey on behalf of the controller of Her Majesty's stationery Office (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Teignbridge District Council 100024292".

Figure 13: Local Green Spaces

KANTON NEIGHBOURHOOD PLAN 2018-2033

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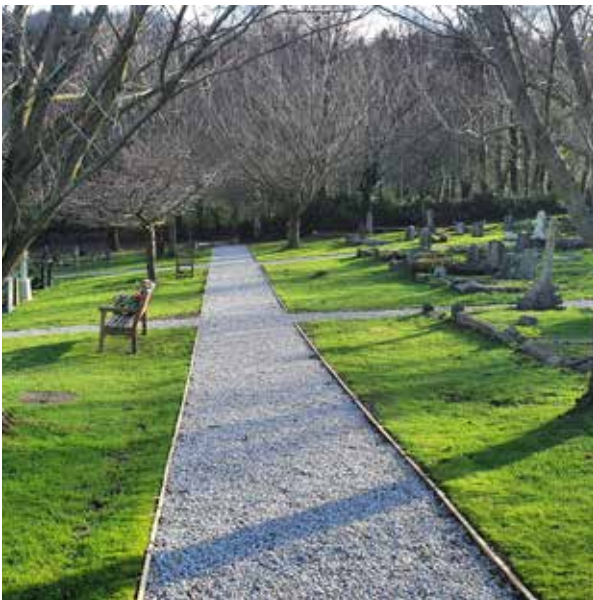




*GS1 The Triangle*



*GS2 Playing Fields*



*GS3 Cemetery*



*GS4 Harmony Meadow*



*GS5 Parish Garden*



*GS6 East Town Lane*





*GS7 St Anne's Green Space*



*GS8 The churchyard of All Saints Church*



*GS8 The churchyard of All Saints Church*



*GS9 Orchard Way Brook Path*

#### 5.2.6 **Protection of the Exe Estuary SPA and Dawlish Warren SAC**

A Habitat Regulations Assessment (HRA), required under the Habitats Directive, has been undertaken on the policies within this Neighbourhood Development Plan to ensure there will not be an adverse impact on any European wildlife site. The HRA identified the need for an additional protective policy in relation to the Exe Estuary Special Protection Area, Ramsar site and Marine Area and Dawlish Warren Special Area of Conservation, which has now been included below as K Env 5.

#### **Policy K Env 5: Protection of the Exe Estuary SPA and Dawlish Warren SAC**

Nothing in this NDP shall permit development to negatively impact the Exe Estuary SPA and Dawlish Warren SAC, their qualifying features or functionally linked land, directly or indirectly, alone or in-combination. Any development which might negatively impact shall be subject to Appropriate Assessment under the Conservation of Habitats and Species Regulations 2017.



### 5.3 THEME 3: HEALTH AND WELLBEING

#### 5.3.1 Background

5.3.1.1 In the context of this Plan wellbeing refers to the diverse and interconnected qualities of physical, mental and social wellbeing that extend beyond the traditional definitions of health.

**Provision of local amenities can improve mobility and social engagement among older adults. Mixed land use developments that prioritise access to schools, recreational centres and social amenities can increase physical activity among children, adolescents and older adults.<sup>3</sup>**

5.3.1.2 Paragraphs 4.7 to 4.10 and figure 6 outline the facilities and uses currently present in Kenton. Easy access to high quality open space, sports and recreation facilities can make an important contribution to the health and well-being of the local community.

5.3.1.3 It is expected that new development in Kenton and in surrounding towns and villages will put pressure on existing community services such as schools, medical and social care services. Any new development should incorporate a programme for enhancing or extending facilities. This in particular applies to schools, health and social care facilities and services.

#### 5.3.2 Local Plan Policies

- WE12 Loss of Local Facilities
- WE 13 Protection of Recreational Land and Buildings



#### 5.3.3 Health and Wellbeing Objectives

- Identify and protect community assets including the School, Pub, Church, Post Office / store, and Victory Hall
- Retain and protect existing public open spaces:
  - The Triangle
  - Playing Field
  - Brook Path and its woodland surroundings on the south side
  - Orchard Way green spaces
  - Harmony Meadow
  - Cemetery
  - Churchyard
  - East Town Lane green space
  - St Anne's green space
  - Churchill Close green space
  - Parish Garden adjacent to A379 and Triangle bus stop
- Safeguard Kenton Village Allotments
- Enable more services to be provided locally
- Support new health services
- Enable a greater range of activities and places to meet within the village
- Maintain children's play areas for relevant age groups
- Work to meet the leisure needs of young people and older people.

3. Public Health England Spatial Planning for Health. An evidence resource for planning and designing healthier places 2017.

#### 5.3.4 Health and wellbeing Policies

##### Policy K HW1: Safeguarding Community Facilities

The character, setting, accessibility, appearance, general quality and amenity value of community facilities and public open spaces should be considered in any proposal which has the potential for an adverse effect on one or more of these qualities.

Development which results in the loss of community facilities and public spaces illustrated in Figure 6 will only be permitted where;-

- a) They are replaced by a community facility/public space of equal or higher quality in terms of design, accessibility and parking, or
- b) It can be demonstrated the facility is no longer needed by the local community and has no viable prospect of being brought back into community use.

New development will be expected to deliver community benefits on site or, where this is not practicable, off-site, which are commensurate with the scale of development.

##### Policy K HW2: Enhancing Enjoyment and Access to the Countryside

Proposals to facilitate and enhance informal recreational activities and access to the countryside will be supported where they;-

- a) Enhance the enjoyment of the countryside,
- b) Assist in the interpretation of the historic environment and wider landscape,
- c) Do not adversely affect the character of the countryside or historic environment, and
- d) Do not adversely affect the operation of nearby land uses.

##### Policy K HW3: Heritage and Nature Trails

The inclusion of enhancements to heritage and nature trails within or adjacent to developments is strongly supported.

#### 5.4 THEME 4: TRANSPORT, ROADS AND MOVEMENT

##### 5.4.1 Background

5.4.1.1 A major concern over any future development is to ensure sufficient parking spaces are provided for new dwellings. On-street car parking is already a concern in the older parts of the village, and the Triangle car park is very often full. The transport and traffic aspirations are to address traffic volumes through the village and improve the safety of the A379 for pedestrians and cyclists. Recent road traffic accidents have again demonstrated the dangers, and the objective is to improve road safety on the A379 and to slow traffic down.

##### 5.4.2 Local Plan Policies

- S5 Infrastructure
- S9 Sustainable Transport
- S10 Transport Networks
- WE11 Green Infrastructure

##### 5.4.3 Objectives

- Consider options to improve road safety on the A379 and to slow traffic down (aspiration).
- Consider with others the community support and potential for a bypass to the village.
- Seek to improve cycle access to the Estuary Cycle route from Kenton.

- Seek better access to the Estuary path and enhancement of bridges and paths to improve public access.
- Improve wheelchair and special needs access. Extend links to surrounding areas via cycle paths and footpaths, without compromising wildlife habitats.

#### 5.4.4 Policies

##### Policy K T1: Traffic Calming

Sustainable solutions to calm traffic through the village are supported.  
Measures supported include:

- a) reduction of road speeds on the A379 in the village, particularly on Exeter Hill and Fore Street/Kenton Hill and Southtown;
- b) consideration of road safety measures between Kenton and Starcross or other safety measures;
- c) introduction of gateway features at the entrances to the village and changes in road surface treatment through the village in order to calm and slow down traffic;
- d) introduction of safer pedestrian routes away from the highway, including signing and safe surface treatments.

##### Policy K T2: Car Parking

- a) Any proposal which would result in a loss of parking, on or off street, within the streets in the village must be compensated by providing an alternative which serves the site. Proposals which generate an increase in on-street parking will be resisted.
- b) No development will be supported within the Parish that causes the loss in the number of public car parking spaces. Should the spaces be relocated, there should be no reduction in their convenience and proximity to the village centre.
- c) New residential development should ensure there is no increase in on-street parking and meets the following parking standards on site:
 

• 1 bedroom dwelling	1 parking space
• 2 and 3 bedroom dwelling	2 parking spaces
• 4 or more bedroom dwellings	3 parking spaces

Proposals which seek to include parking provision below these standards will require robust justification which takes into account the site's accessibility, proximity to and availability of public transport with regards to the use, type and mix of development proposed. Sheltered housing developments may reduce these standards, but will be expected to provide some parking available for visitors on site.



*Public car park in the centre of Kenton exceeding capacity*



*On street car parking within Kenton at capacity*

## Policy K T3: Footpaths

1. All new development in the Plan area should maximise possible connections to the existing footpath network that connects the Parish, Powderham Estate and the Estuary Path, where feasible and appropriate.
2. Where appropriate, opportunities to improve and extend that network will be sought as part of any development proposals.
3. New and existing footpaths should:
  - a) have durable surfacing and effective drainage;
  - b) be easy to navigate with discreet signage in materials appropriate to the location;
  - c) where feasible, be accessible to those less mobile or with special needs;
  - d) connect to existing and planned footpaths as appropriate.
4. No new footpath should have a detrimental impact on wildlife habitats as outlined in the Wildlife Resource Map and any future revision included in the Evidence Base.

The existing footpath network is shown in Figure 7.

## 5.5 THEME 5: HOUSING AND HOMES

### 5.5.1 Background

5.5.1.1 There was recognition in the consultation process that some small-scale residential development may be a positive gain to the community. Such a consideration is informed by the proven need for affordable housing and for 'down-sizers'. As shown in Figure 5, there are a number of older residents in the parish. There are 21.1% of the village between the ages of 60 and 74 compared with a national average of 14.6% and 22.7% over 65 compared with a national average of 16.4% (source ONS 2011). It is believed that many of the older residents would be happy to downsize if appropriate smaller properties were available in the village. These needs should be balanced against preserving the rural nature of the parish and not detract from the attractiveness of the historic core of the village.

### 5.5.2 Housing Need

5.5.2.1 Evidence shows that there are only 11 houses that were socially rented by the Council (Teign Housing) in Kenton (2.3%) in 2011 plus 19 socially rented from other sources (4.3%), as against a total average in the whole of Teignbridge of 9%. In July 2018 there were two applicants on the Devon Choice social housing register who reside in Kenton Parish, though this number is very fluid and will change from month to month. It is recognised that there are a number of young people living at home with parents in Kenton who would love to stay in the village if there were more affordable homes built.

5.5.2.3 A priority for the Steering Group was to determine the exact need for housing in our locality, and so it commissioned a Housing Needs Assessment that was undertaken by Devon Communities Together (DCT); this is included as Appendix B. The survey was based on a postal questionnaire distributed to all households in the Kenton Parish to determine residents' views and needs regarding housing. 498 survey forms were sent out, of which 148 were returned. The response rate was 30% which, according to DCT, is high for this kind of survey. The report was received in March 2017. Its principal conclusions were:

- The survey identified a need for 8 affordable homes within the next 5 years.
- The survey found 8 households in housing need who could not afford to buy or rent in the open market.
- Of the households in need, 6 qualify for affordable rent, 1 may be able to afford a shared ownership property and 1 may be able to afford a starter or discount market home.
- There was a need for 6 x 1- or 2-bedroom homes for singles/couples; 1 x 2-bedroom home for a family; 1 x 3-bedroom home for a family.
- 67% of those who answered the question said they would be in favour of a small development of affordable housing for local people. 23 households did not answer this question.
- A total of 20 households showed an interest in self-build.



5.5.2.4 The Steering Group identified 6 possible sites for housing development, all bordering on the existing settlement boundary, or within it. These were presented to residents of the parish at a full day drop-in session on 17th November 2016. There was substantial support for limited development within the parish to provide for younger people, downsizers and those with local connections who are currently unable to buy. However the proposed sites drew negative comments, with no consensus as to where any new properties should be located. It was decided not to allocate sites for housing or other development. It is hoped that the generic policies of this Plan will enable appropriate development commanding community support. Rural exception site Policy (K H2) recognises that a suitable site or sites must be found.

5.5.2.5 Rural Exception Site Policy KH2 supports the provision of small-scale housing site's to meet the locally identified need for affordable housing. A rural exception site permits housing in areas outside the settlement boundary where residential development is not usually allowed. This housing should be tailored to meet a local need and is tied to those with a strong local connection. As noted in paragraph 2.8, the Local plan's 2013-2033 settlement boundary for the village of Kenton has been replaced and updated by the boundary illustrated in figure 2 through the Making of this neighbourhood plan. Rural Exception Site policy KH2 supports this type of exception site adjoining or within 400 metres walking distance from this updated settlement boundary.

5.5.2.6 The Housing Policies in this section set out to address the Housing aims and objectives detailed in Section 2, having due regard for the findings of the 2017 Housing Needs Assessment, community views and what is already provided for in the Teignbridge Local Plan and national policy.

5.5.2.7 Policy K H1 is needed to ensure that priority is given to meet local need rather than open market demand that may be fuelled by external factors such as the expansion of Exeter. The 2017 Housing Needs Assessment, together with information gained from Devon Homes Choice, demonstrates that there is a local need for specific types of housing, which this policy sets out to address.

5.5.2.8 In relation to Policies K H1 and H2, a strong local connection is defined as:

- people who can demonstrate that they currently live in the parish and have done so for at least three years, or
- can demonstrate that they previously lived in the parish for at least three years within the last ten years, or
- people who need to move to the parish to give or receive support from a close family member (for these purposes immediate family encompasses a parent or parents, a child or children, a sibling or siblings or other relationship where it can be demonstrated there is a genuine need to give, or receive support). This person should have lived within the parish for 5 years.
- people on the Teignbridge Housing waiting list.
- people resident or working within the Teignbridge District Council area.

The above criteria should be applied sequentially.

### 5.5.3 **Local Plan Policies**

- S1A Presumption in favour of sustainable development
- S1 Sustainable development criteria
- S21A Settlements Limits
- WE1 Housing Plan, Monitor and Manage
- WE2 Affordable Housing Targets
- WE3 Retention of Affordable Housing
- WE4 Inclusive Design and Layout
- WE5 Rural Exceptions
- WE7 Custom Build Dwellings
- WE8 Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments
- WE9 Rural Workers Dwellings
- WE10 Removal of Conditions Imposed on Rural Worker's Dwellings
- EN4 Flood Risk

#### 5.5.4 Objectives

- Encourage new development to be mixed so as to accommodate a range of household types.
- Ensure some provision of housing opportunities for people with strong local ties.
- Continue understanding of local housing need and affordability.
- Any development of small areas of land adjacent to or outside of the existing settlement boundary which meets local needs will be supported.
- Design should integrate with and complement the existing variety of building styles.
- Ensure sufficient parking spaces are provided for new dwellings.
- Provide adequate and appropriate public open space on new housing developments and protect hedgerows, trees and significant walls.

#### 5.5.5 Policies

##### Policy K H1: Affordable Housing

Where development includes affordable housing, the affordable housing mix, type, size and tenure is in line with the Kenton Local Housing Needs Assessment Report 2017 or any later document updating this assessment. Where a need has been identified development proposals should include affordable, custom and self-build plots where feasible.

##### Policy K H2: Rural Exception Sites

The use of Rural Exception Sites to deliver affordable housing is supported in line with National Policy and Teignbridge District Council Policy WE5.

A settlement boundary is designated for the village of Kenton as shown in figure 2 and proposals for residential development on sites adjoining or within 400 metres walking distance of the settlement boundary which would not otherwise be released for open market housing may be permitted, provided that it can be demonstrated that;

- a) it meets a proven need for affordable housing for local people;
- b) the development should not have an unacceptable impact on the visual and landscape amenity of the area, as outlined in TDC Local Plan Policy WE5;
- c) the development provides a safe and suitable pedestrian route to the settlement;
- d) at Teignbridge District Council's discretion, a small number of market homes may be permitted where necessary for the development to be financially viable;
- e) management of the scheme will ensure that the dwellings continue to meet the identified need in perpetuity, where permissible;
- f) the number of proposed affordable homes should be in line with the identified local affordable housing need for Kenton as identified in the most up-to-date Housing Needs Assessment and the mix, type and tenure should contribute towards the identified need.

Community led housing initiatives such as a Community Land Trust will be supported on rural exception sites.

### 5.6 THEME 6: EDUCATION AND TRAINING

#### 5.6.1 Background

- 5.6.1.1 The village benefits from a community primary school which is housed in a building formally known as The Church House. This listed building is leased from Kenton Parish Lands Trust by Devon County Council, with a 15-year rolling lease. All repairs and building maintenance costs are borne by the school. Owing to issues due to its listed building status, it has not been possible to enable the school to be fully accessible to children or staff with disabilities, nor to take measures to improve energy efficiency through double glazing etc. The school also offers a breakfast club and after school care. The school playing field is owned by Devon County Council and is on the other side of the A379. Current facilities are not ideal for the primary school users and the intake is not solely from Kenton.



5.6.1.2 Both education establishments have very good reports from Ofsted (refer to Evidence Base). However existing facilities require more space to keep pace with current needs and any demand generated from future growth in the Parish and its hinterland.

### 5.6.2 Local Plan Policies

### 5.6.3 Objectives

#### 5.6.4 Policies

Any proposal to build a new school and pre-school will be supported subject to other policy considerations in the development plan. Development proposals for a new school within the existing playing field and Local Green Space will only be acceptable if there is no other possible sites in the village and replacement playing fields are provided that are of equal or higher quality in terms of design, accessibility and parking.. Any new educational facility should be made accessible to the wider community as a community hub to improve the health and wellbeing of the local community.

## 5.7 THEME 7: LOCAL ECONOMY, BUSINESS, HOME WORKING AND TOURISM

### 5.7.1 Background

5.7.1.1 Kenton has a diverse economy, with over 20 businesses providing goods and services to residents and the wider population, as well as employment for some residents. There are also a number of home-based and self-employed residents, mainly providing goods and services locally. Census information shows that two thirds of residents between the ages of 16 and 74 were in employment in 2011, whilst over 20% of residents were retired. The Parish has seen significant socio-economic changes as a result of increasing affluence, the rise in car ownership and the movement of population from town to country, although much of the land in the parish is still farmed. Over the past fifty years, rural settlements have become attractive to an increasing number of mobile individuals and their families who choose to live in the country but work in the town and city. This would indicate that there is potential to develop more local small scale and rural based employment.

5.7.1.2 The Powderham Estate and their Country Stores is the largest local employer which has upwards of 10 full-time employees, with many more part-time or seasonal, and the majority of these are Kenton residents. The Estate is also the major landowner around the village and is the landlord for tenant and contract farmers around the village and some business and residential lettings, requiring office and maintenance staff.

Kenton Occupations 2011			
	No.	%	Eng %
All Usual Residents Aged 16 to 74 in Employment	540		
Managers, Directors and Senior Officials	66	12.2	10.9
Professional Occupations	133	24.6	17.5
Associate Professional and Technical Occupations	82	15.2	12.8
Administrative and Secretarial Occupations	61	11.3	11.5
Skilled Trades Occupations	63	11.7	11.4
Caring, Leisure and Other Service Occupations	42	7.8	9.3
Sales and Customer Service Occupations	39	7.2	8.4
Process, Plant and Machine Operatives	16	3.0	7.2
Elementary Occupations	36	6.7	11.1
		100.0	100.0

Figure 15: Working population breakdown

- 5.7.1.3 This plan sets out to encourage the sustainable growth of all businesses and enterprise in the Parish that does not have a detrimental impact on the local environment and landscape character. This support includes rural tourism and leisure facilities that would benefit local businesses, residents and visitors, as long as it respects and protects the character of the countryside.
- 5.7.1.4 Local Plan Policy EC4 (Working from Home) is supported; this policy encourages business start-ups, home working and small-scale employment in residential and rural areas. It is acceptable in principle to use part of a dwelling for an employment generating use subject to no detrimental effect to the amenity, parking problems or traffic generation in the area.
- 5.7.1.5 To accommodate a growth in local employment space this Plan also supports Local Plan Policy EC3 (Rural Employment). There are opportunities within the Parish for diversification of existing and redundant agricultural buildings to other commercial uses. Currently, Class R of the Town and



Country Planning (General Permitted Development) (England) Order 2015 already provides, subject to conditions permitted development rights for agricultural buildings to convert to offices, storage, distribution, hotels, restaurants and cafés. Such changes of use of agriculture buildings should only be encouraged if they are of low environment and transport impact business uses (e.g. workshops, offices, storage, small-scale food processing, cafés, and leisure).

#### 5.7.2 **Local Plan Policies**

- EC1 Business Development
- EC2 Loss of Employment Sites
- EC3 Rural Employment
- EC4 Working from home
- EC10 Local shops
- EC12 Tourist Attractions

#### 5.7.3 **Objectives**

- Support sustainable local businesses that provide jobs for local people;
- Ensure local young people get access to good training and jobs;
- Support rural tourism;
- Support home-working;
- Encouraging local business development and enterprise.

#### 5.7.4 **Policies**

##### **Policy K EM1: Local Rural Employment**

The conversion of redundant agricultural buildings, their expansion or development of new buildings for small-scale employment uses will be acceptable in principle within the countryside provided that:

- a) the scale of employment use is appropriate to the accessibility of the site by public transport, cycling and standard of local highways;
- b) proposals respect the character and qualities of the landscape and environment as outlined in Policy K Env1 and include effective mitigation measures to avoid adverse effects or minimise them to acceptable levels.

An existing building is considered redundant if it has remained vacant for a period exceeding two years. Evidence in the form of dated photographs will be required to confirm the period that the building has remained vacant.

## 6. DELIVERY, MONITORING AND REVIEW

### 6.1 SUSTAINABLE DEVELOPMENT

- 6.1.1 One of the fundamental factors underlying this Plan is that it contributes to making development within the Parish of Kenton more sustainable. This plan respects the Government's approach to sustainable development as set out in the National Planning Policy Framework. A clear definition of sustainable development provided by Locality is:

**'Enabling growth to cater for the needs of current generations but ensuring that growth doesn't mean worse lives for future generations'.<sup>4</sup>**

- 6.1.2 Some of the features of this plan that make the Parish more sustainable are:
- a high level of community engagement;
  - mixed transport options encouraging use of public transport, walking and cycling;
  - more local employment provision;
  - more community facilities to promote health and wellbeing;
  - promotion of high-quality design;
  - new housing that responds to local needs;
  - protection and enhancement of the countryside, wildlife areas and measures to support biodiversity;
  - conservation of historic buildings and environments;
  - recognition of the importance of landscape and open space, protection of ancient hedgerows and deciduous woodlands.

### 6.2 Delivery

- 6.2.1 The Neighbourhood Planning Group set up by Kenton Parish Council to develop, champion and engage the community on the Neighbourhood Plan will in due course either transfer the responsibilities for delivering the Plan back to the Parish Council or to a new community-led body, which should be formed capable of co-ordinating, stimulating and supporting project initiatives identified by the Plan.
- 6.2.2 Some projects will simply be brought forward by private individuals and independent organisations wishing to invest in site(s) and policies. However, many aspects of the Plan will be driven by public and community investment. Funding bids may have to be prepared and submitted and resources allocated. Some land and/or assets may also need to be transferred into community ownership.
- 6.2.3 The governance of specific initiatives that are being enacted on behalf of the wider community need to be carefully thought through. For some actions it will be most efficient and practical if the Parish Council, District Council or another public agency takes the lead, but then steering and management of the tasks becomes key to ensure that proper co-ordination and 'ownership' of the outputs is achieved. The Parish Council, as owners of the plan, will have the strategic role to lead on plan delivery and monitoring and keeping the 'whole picture' across the Parish in focus.
- 6.2.5 This Neighbourhood Plan has been developed to enable sustainable growth in Kenton Parish for the period of up to 2033. A formal review process will be undertaken by the Parish Council in consultation with the community and Local Planning Authority every five years. This is to ensure the Plan is still current and remains a positive planning tool to deliver sustainable growth in the parish. In addition, the delivery of the theme sub-groups referred to above shall be monitored annually by the Parish Council and a progress report posted on the Council's website.

### 6.3 Community Projects

In parallel with the Neighbourhood Planning process the Parish Council and Plan Group have developed a list of community projects that are considered eligible for Community Infrastructure Levy (CIL) support. This project list includes:

4. Locality Neighbourhood Plans Road Map Guide page 30

#### 6.3.1 Short to medium term projects

- Provision of toilets, running water and changing facilities at the current or any future playing field site.
- Levelling of the current playing field site to enable football, rugby football and other grass sports to be more feasible for all ages.
- Improvements to the hard-court area to facilitate more sports e.g. tennis, netball, and basketball.
- Refurbishment of the village car park.
- Resurfacing of Brook Path.
- Enabling improved access for disabled people to the Brook Path.
- Providing disabled access to the bridge over the River Kenn beyond Slittercombe Lane.
- Works to improve Kenton Victory Hall including: storage and public access space for village archives, an additional meeting room.
- Fabric improvements to All Saints Church including the roof.
- Traffic calming measures, to reduce the speed of traffic on the A379 through the village.
- Funding to enable community purchase of designated 'Assets of Community Value' including the Dolphin Public House, village shop and post office.
- A programme of works and periodic maintenance to alleviate areas of local flood risk.

#### 6.3.2 Long term projects

- Provision of a new school on the current playing field site or at another suitable location. This should include a permanent venue for the pre-school, a community hub for all ages, to include meeting rooms, facilities for teenagers, health provision and a meeting place for older people.
- Replacement of playing field facilities, if a new school were to be provided at the current playing field site.
- A village bypass to reduce the volume of traffic.

This project list will be periodically updated.

## 7. WHAT HAPPENS NEXT?

- 7.1 This version of the Plan is subject to public referendum for all of those eligible to vote within the parish of Kenton. The Plan must receive over 50% support from those voting for the Plan to progress. If the Neighbourhood Plan is successful, it will be formally Made (adopted) by Teignbridge District Council and will be used in the determination of planning applications within the Parish.
- 7.2 The plan is published on the Kenton Neighbourhood Plan website [www.kentondevon.org.uk/Neighbourhood\\_Plan\\_6804.aspx](http://www.kentondevon.org.uk/Neighbourhood_Plan_6804.aspx)



## LIST OF ACRONYMS

ASNW	Ancient and Semi natural woodland	NE	Natural England
CIL	Community Infrastructure Levy	NPPF	The National Planning Policy Framework
CPtED	Crime Prevention through Environmental Design	ONS	Office of National Statistics
CWS	County Wildlife Sites	OS	Ordnance Survey
DCC	Devon County Council	OSWI	Other Sites of Wildlife Interests
DCT	Devon Communities Together	Ramsar	The Convention on Wetlands of International Importance especially as Waterfowl Habitat
EA	the Environment Agency	SAC	Special Area of Conservation
GI	Green Infrastructure	SCI	Sites of Community Importance
GP	General Practitioner	SEA	Strategic Environmental Assessment
HE	Highways England	SSSI	Sites of Special Scientific Interest
HRA	Habitat Regulation Assessment	SPA	Special Protection Areas
IMD	Index of Multiple Deprivation	SW	South West
LGS	Local Green Space	TDC	Teignbridge District Council
LNR	Local Nature Reserves	UK	United Kingdom
NDP	Neighbourhood Development Plan		

## APPENDICES AND REFERENCES

Reference	Description	Web Link
Appendix 1	Local Green Spaces	<a href="http://www.kentondevon.org.uk/_UserFiles/Files/Appendix 1 Local Green Space Kenton NDP revised 300519.pdf">http://www.kentondevon.org.uk/_UserFiles/Files/Appendix 1 Local Green Space Kenton NDP revised 300519.pdf</a>
Appendix 2	Locally Important Views	<a href="http://www.kentondevon.org.uk/_UserFiles/Files/Appendix 2 Locally Important Views revised 160519.pdf">http://www.kentondevon.org.uk/_UserFiles/Files/Appendix 2 Locally Important Views revised 160519.pdf</a>
Appendix 3	Basic Conditions Statement	<a href="http://www.kentondevon.org.uk/_UserFiles/Files/Appendix 3 Kenton NDP Basic Conditions Statement Final May 2019.pdf">http://www.kentondevon.org.uk/_UserFiles/Files/Appendix 3 Kenton NDP Basic Conditions Statement Final May 2019.pdf</a>
Appendix 4	Consultation Statement	<a href="http://www.kentondevon.org.uk/_UserFiles/Files/Appendix 4 Kenton NDP Consultation Statement Final 25 06 19.pdf">http://www.kentondevon.org.uk/_UserFiles/Files/Appendix 4 Kenton NDP Consultation Statement Final 25 06 19.pdf</a>
Appendix A	Evidence Base	<a href="http://www.kentondevon.org.uk/_UserFiles/Files/_NeighbourhoodPlan/KNP%20Evidence%20Base%20Report%20FINAL%2013%20April%202016.pdf">www.kentondevon.org.uk/_UserFiles/Files/_NeighbourhoodPlan/KNP%20Evidence%20Base%20Report%20FINAL%2013%20April%202016.pdf</a>
Appendix B	2017 Housing Needs assessment	<a href="http://www.kentondevon.org.uk/_UserFiles/Files/_NeighbourhoodPlan/Kenton%20HNA%20report%20DCT%20draft.doc">http://www.kentondevon.org.uk/_UserFiles/Files/_NeighbourhoodPlan/Kenton%20HNA%20report%20DCT%20draft.doc</a>
Appendix C	Community Consultation results and analysis	<a href="http://www.kentondevon.org.uk/_UserFiles/Files/Appendix%20C%20Community%20Consultation%20Questionnaire%20results%20Nov%202015%201.pdf">http://www.kentondevon.org.uk/_UserFiles/Files/Appendix%20C%20Community%20Consultation%20Questionnaire%20results%20Nov%202015%201.pdf</a>
Appendix D	Kenton Neighbourhood Development Plan Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) Screening Report	<a href="http://www.kentondevon.org.uk/_UserFiles/Files/Appendix%20D%20FINAL%20Kenton%20SEA%20%20HRA%20%20Pre-Sub%20Screening%20Report%20Jan%2019%203.pdf">http://www.kentondevon.org.uk/_UserFiles/Files/Appendix%20D%20FINAL%20Kenton%20SEA%20%20HRA%20%20Pre-Sub%20Screening%20Report%20Jan%2019%203.pdf</a>
Appendix E	Devon Biodiversity Records Centre Wildlife Resource Map and Species	<a href="http://www.kentondevon.org.uk/_UserFiles/Files/Appendix%20E%20Devon%20Biodiversity%20Records%20Centre%20Wildlife%20Resource%20Map%20and%20Species%201.pdf">http://www.kentondevon.org.uk/_UserFiles/Files/Appendix%20E%20Devon%20Biodiversity%20Records%20Centre%20Wildlife%20Resource%20Map%20and%20Species%201.pdf</a>
Appendix F	Teignbridge District Council Adopted Local Plan 2013-2033	<a href="https://www.teignbridge.gov.uk/media/1669/local-plan-2013-33.pdf">https://www.teignbridge.gov.uk/media/1669/local-plan-2013-33.pdf</a>

## **KENTON NEIGHBOURHOOD PLAN STEERING GROUP MEMBERS**

*(serving at various periods during the development of the Plan between 2015 and 2018)*

Chris Thompson (chairman November 2016 to present)  
Chris Britton (former chairman Feb 2016 to Oct 2016)  
Paul Harmsworth (former chairman Jan 2015 to Oct 2015)  
Sue Craythorne (secretary Jan 2015 to present)  
Ann Bond  
Anne Hatcher  
Charlie Courtenay and other representatives from the Powderham Estate  
Chris Tagg  
David Appleton  
David Blount  
Frank German  
Gary Taylor  
Ian Fulcher  
Ian Graham-Jones  
Jackie Randall  
Jan Caig  
John Norman  
Jonathan Ball  
Michael Dunn  
Mick Browne  
Robert Williams  
Sue Maguire-Walker

## **TEIGNBRIDGE DISTRICT COUNCIL**

David Kiernan  
Alexis Marsh  
Councillor Alan Connett

## **CONSULTANTS**

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## Appendix 1

### Kenton Neighbourhood Development Plan – Local Green Spaces

Code	Description	Ownership	Justification as LGS	Close proximity to community in minutes' walk	Area m2 (not an extensive track of land)	Demonstrably special and holding particular significance						Wildlife and landscape designations
						Beauty/visual amenity	Tranquill	Historic significance	Recreation value	Richness of wildlife	Other specific	
GS1	The Triangle	Kenton Parish Council	This is situated in the centre of the village and holds the distinctive Celtic Cross, which is immediately visible. There is also the War Memorial to those villagers who fell in both World Wars, which is now a listed monument. The Triangle was created after the "Great Fire of Kenton", which started behind the Dolphin Inn and consumed most of the nearby thatched cottages. The grass space is used for local events, for example Twinning events. There are benches and people often sit on the steps of the cross. Each New Year's Eve sees the A379 road closed at the Triangle by celebrating crowds. It is owned and maintained by Kenton Parish Council, with floral displays planted and maintained by Kenton in Bloom.	1 min	475	✓		✓	✓		Village Centre	KCA
GS2	School Playing Fields	Devon County Council	A large area of grass, used by Kenton Primary School for their outside activities, including a play area and activity equipment for children, with	1 min	11626				✓		Playing Fields	RIGS

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GS 5	Parish Garden			and quiet. It is owned by Kenton Parish Council and maintained by volunteers. Sadly, Jane died in 2000, but her memory lives on.	1 min	213	✓									
GS 6	East Town Lane	Kenton PC		An area of trees, shrubs and grass on the opposite side of the A379 to East Town Lane, behind the Roedean restaurant. It is proposed as the site for a bench in memory of Joan West, a local lady who was well known and loved around the village. It is a shady area just to watch the world go by, and is owned by Kenton Parish Council and has been maintained by Kenton in Bloom.	5 min	855	✓				✓					
GS 7	St Annes	Teign Housing		This is a large grassy area planted with fine trees and shrubs, situated between East Town Lane and Exeter Hill on the A379. It provides a visual amenity at the entrance to the Orchard Way estate and shields some of the houses from the busy A379. It is owned by Kenton Parish Council and maintained by Teignbridge District Council.	1 min	131	✓				✓					
GS 8	Churchyard to All Saints Church	Diocese of Exeter		A small circular area in the centre of the former council housing estate, with a fine central tree and planting boxes for flowers. It is maintained by local residents supplied with plants by Kenton in Bloom. It is a visual amenity which mitigates views of surrounding housing.	1 min	3002	✓	✓	✓							

GS9	Orchard Way Brook Path	Kenton PC	an area where the congregation can assemble before and after services.	1 min	2795	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
			An area of grass and trees beside the Orchard Way estate on the opposite bank of the brook to Brook Path. Together with Brook Path itself, it forms an important pathway from the village across the River Kenn towards the Belvedere on the Powderham Estate. It is also used for recreational purposes, for example a recent village midsummer party featuring local musicians. It is owned by Kenton Parish Council and maintained by Teignbridge District Council.														

**Key**

<b>UWS</b>	Unconfirmed Wildlife Site
<b>TDC</b>	Teignbridge District Council
<b>KPC</b>	Kenton PC
<b>LB</b>	Listed Building
<b>KCA</b>	Kenton Conservation Area
<b>RIGS</b>	Regionally Important Geological Site
<b>TPOs</b>	Tree Preservation Orders

Revised 30/5/19 PS

Refer to figure 13 for the location of each designated LGS

## Appendix 2

### Kenton Neighbourhood Plan Locally Important Views

(Grid references all SX)

	Description	Grid Ref	Key features of view
V1	View from the highest point of the Kenton Village Allotment site looking north east down over the allotment site and fields to the village and church	955828	Agricultural fields, the village centre and church. The topography of Kenton is such that there are hardly any publicly accessible points from which the historic village centre can be seen. This is one of only 2 accessible viewpoints. This view is highly rated by residents because of the view of the church combined with trees and the agricultural foreground.
V2	Village centre view from the Triangle westwards to the church	959833	The wonderful Kenton in Bloom display at the centre of the old village. Conservation area.
V3	From the River Kenn south westwards to the village across the water meadows to the church	963835	Water meadows and church view. This is one of only 2 views of the historic village.
V4	A view from the public footpath from Witcombe Lane north eastwards over the Exe estuary	965828	Wonderful vista across fields to the Exe estuary and Exmouth and the open sea. This the only viewpoint from public land within the parish from which one can view the estuary across to Exmouth and open sea.
V5	A view eastward down towards the River Kenn from the northern end of Kenton near High House	959836	A picturesque view across fields down to the River Kenn across water meadows to the sawmills and forge.

Updated 16/5/19







