

KENTON

PARISH NEIGHBOURHOOD PLAN

2018- 2033



“Devon’s Finest Living Village”

Pre-submission Draft December 2018

CONTENTS

Foreword	4
1. Introduction and a Vision for Kenton	5
2. Why we need a Neighbourhood Plan and how it has been prepared	8
3. Key Themes of the Plan	12
4. About Kenton Parish: key facts	15
5. Proposed Policies for Kenton	28
6. Delivery, and Monitoring and Review	56
7. What happens next?	57
List of Acronyms	58
Appendices and References	59

LIST OF FIGURES

- 1. Kenton Neighbourhood Plan and Parish boundary**
- 2. Proposed settlement boundary for Kenton village**
- 3. Kenton Conservation Area**
- 4. Kenton Flood Zones**
- 5. Kenton Age Structure**
- 6. Existing community facilities**
- 7. Kenton Public Rights of Way**
- 8. Traffic incidents in the village**
- 9. Kenton Conservation Area Character Areas**
- 10. Landscape Character Areas which impact on Kenton**
- 11. Statutory and non-statutory wildlife sites (Devon Biodiversity Records Centre, 2015)**
- 12. Locally Important Views**
- 13. Local green spaces**
- 14. Location of existing school field**
- 15. Working population breakdown**

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, 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).
- 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 illustrated in Figure 1. The plan will run until 2033, in parallel with the adopted Teignbridge Local Plan.
- 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 ‘pre-submission’ consultation plan (Reg. 14). Following a period of public consultation and any resultant revisions, a final version of the plan will be developed and a further period of consultation will be carried out. The plan will then be sent to an independent examiner to review, before finally going to Referendum, at which point those living within the designated Parish of Kenton will get the opportunity to vote for whether or not the plan should be adopted. If a majority of residents vote in favour of adopting the Plan it will then become a statutory planning document for the area and will be used to form judgement on all future planning proposals within the Parish.
- 1.7 A Formal ‘Consultation Statement’ and Basic Conditions Statement will be submitted to Teignbridge District Council and thence to the Examiner alongside this plan.
- 1.8 The Consultation Statement must 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 must be submitted alongside the draft Neighbourhood Plan. We are required to demonstrate 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 (see para. 1.4 of this Plan).

1.10 Teignbridge District Council will carry out a Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) screening on the Pre-submission Plan. An initial SEA screening was carried out in October 2016, and a further one will be carried out when the NDP goes through its pre-submission process.

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



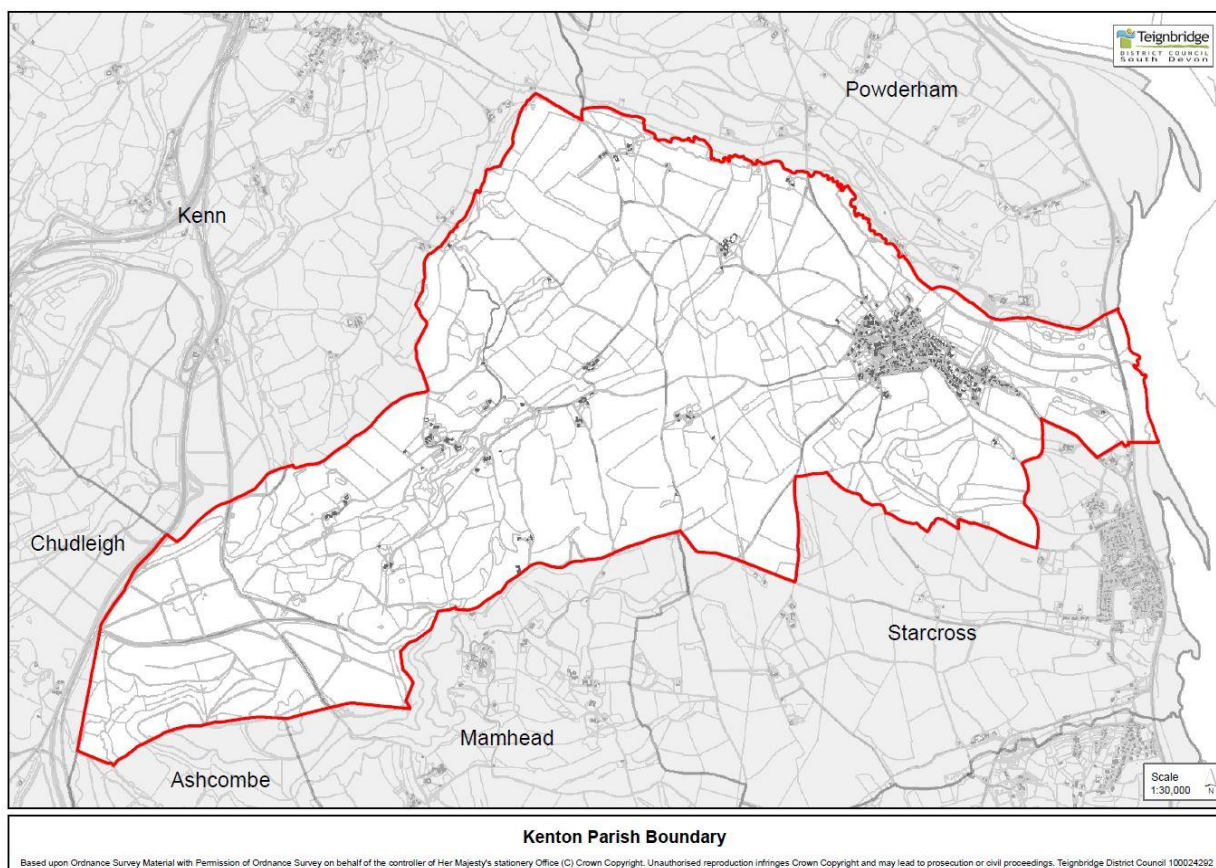


Figure 1: Kenton Neighbourhood Plan and Parish Boundary



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. Why we need a Neighbourhood Plan

- 2.1 The primary purpose of a Neighbourhood Plan is to influence planning for sustainable development which the community wants and needs. They set out a vision for the area and include 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. In the course of consulting our residents about the Plan plenty of other issues arose that perhaps could and should be included. These are dealt with in the 'Aspirational Policies' of the plan and have less weight in planning terms but are considered by the Parish Council as equally important to pursue.
- 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;
 - 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;
 - 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 6th May 2014.
- 2.5.2 The Plan will be subject to independent examination and 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 / or with 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 and, 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 Kenton. 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.
- 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 <http://www.kentondevon.org.uk/>
- 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 Kenton 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 Kenton Settlement Boundary

Kenton'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 Kenton 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 Kenton. 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. This proposed revised boundary is unlikely to be

adopted in the final version of the local plan review until 2022. The methodology used in refining the Kenton settlement boundary is available to view in the [Teignbridge Draft Settlement Boundary Review \(May 2018\)](#).¹ 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.

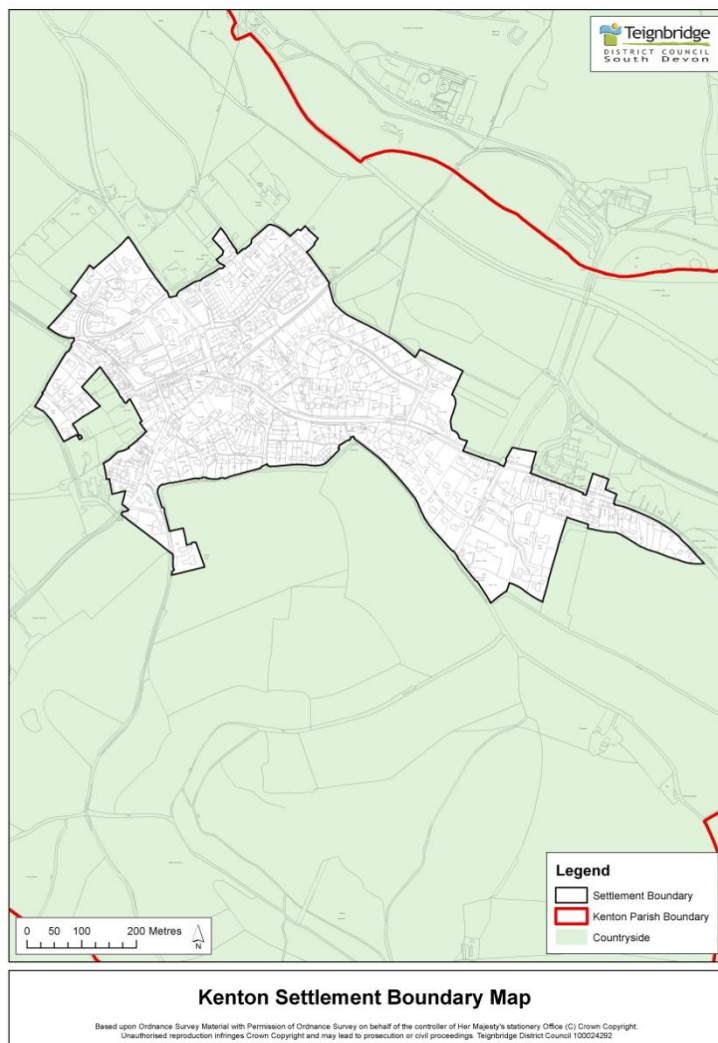


Figure 2: Proposed Settlement Boundary for Kenton Village Source Teignbridge District Council

¹ <https://www.teignbridge.gov.uk/planning/local-plans-and-policy/local-plan-review-2020-2040/settlement-boundary-review/>



Fore Street Kenton



Kenton Produce Show



Good Friday walk

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.

Strengths (positive things about Kenton)	Weaknesses (negative things)
<ul style="list-style-type: none"> ➤ Historic village centre ➤ Attractive and listed buildings ➤ Mix of property types ➤ Services – PO, shop, pub, restaurants (2), Country Store and associated retail at Powderham ➤ Community Primary School ➤ A good GP practice ➤ Church ➤ Allotments ➤ Cemetery ➤ Open spaces – Triangle, playing field, public footpaths ➤ Victory Hall ➤ Network of lanes and paths enabling access to housing and services ➤ Powderham estate land available to access – rights of way through parkland, etc. 	<ul style="list-style-type: none"> ➤ Not enough housing available for young people ➤ Not enough housing for young families ➤ Not enough affordable housing ➤ Not enough options for downsizers ➤ Not enough provision for elderly or disabled people – e.g. bungalows or accessible houses. ➤ Some less attractive estate type housing ➤ Many large ‘executive style’ properties ➤ Street parking in village centre – some properties were never built with cars in mind.
Opportunities (for the future)	Threats (to the future)
<ul style="list-style-type: none"> ➤ Housing provision for young people ➤ Also for young families and downsizers ➤ and for elderly/disabled – including bungalows ➤ Homes suitable for home workers ➤ Encouragement of small scale local businesses ➤ Development of small scale housing schemes to meet identified local need as above ➤ Provision of a site for self-build ➤ Provision of eco and/or carbon neutral properties ➤ Provision of a new Primary School ➤ Housing for people with strong local connections ➤ Provision of a community meeting space / community café. ➤ New small-scale development with a mix of styles, sizes, colours, design in keeping with the eclectic mix in the village centre ➤ Inclusion of innovative modern design. 	<ul style="list-style-type: none"> ➤ 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). ➤ Threats to local services such as the shop, school, pre-school, pub – if there is no provision for demographic groups as per ‘opportunities’ section. ➤ Concern re GP services. Currently based in Exminster and Starcross, we have a relatively small practice. ➤ Population becoming increasingly elderly and in unsuitable accommodation.

2.2 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.

THEMES	AIMS	OBJECTIVES
Theme 1: Historic built environment and heritage	<ol style="list-style-type: none"> 1. Identify and protect important features and valuable assets. 2. Ensure future development is of a high design standard, environmentally sustainable and sensitive to the unique qualities and characteristics of Kenton. 	<ul style="list-style-type: none"> • Conserve and safeguard the heritage assets of the Parish. • Introduce and maintain a 'Local Listing' to identify locally important heritage assets and character areas. • 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. • Support new development which maximises use of renewable technology to reduce its carbon footprint. • Ensure development does not exacerbate flood events.
Theme 2: Natural environment	<ol style="list-style-type: none"> 1. Protect, maintain and enhance the Parish's natural environment and countryside. 2. Reduce flood risk. 	<ul style="list-style-type: none"> • Ensure future development has due regard to the green Infrastructure, landscape setting and characteristics of the area. • Protect and enhance hedgerows, woodlands, green and open spaces and wildlife habitats. • Improve drainage to known areas of flooding. • Safeguard the quality of selected views to the village and countryside in any future development. • Safeguard designated Local Green Spaces within the parish.
Theme 3: Health and well-being	<ol style="list-style-type: none"> 1. Provide adequate usable, good quality open space. 2. Improve and update local sports and leisure facilities. 3. Protect and support community facilities in order to achieve the agenda for health and well-being. 	<ul style="list-style-type: none"> • Identify and protect community assets including the School, Pub, Church, Post Office, and Village Hall. • Retain and protect existing public open spaces. • 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.

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

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 Oxton, 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, which was built between 1390 and 1420 for Sir Philip Courtenay, and includes significant land holding within the 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.



Powderham Castle

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

4.2.1 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 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.

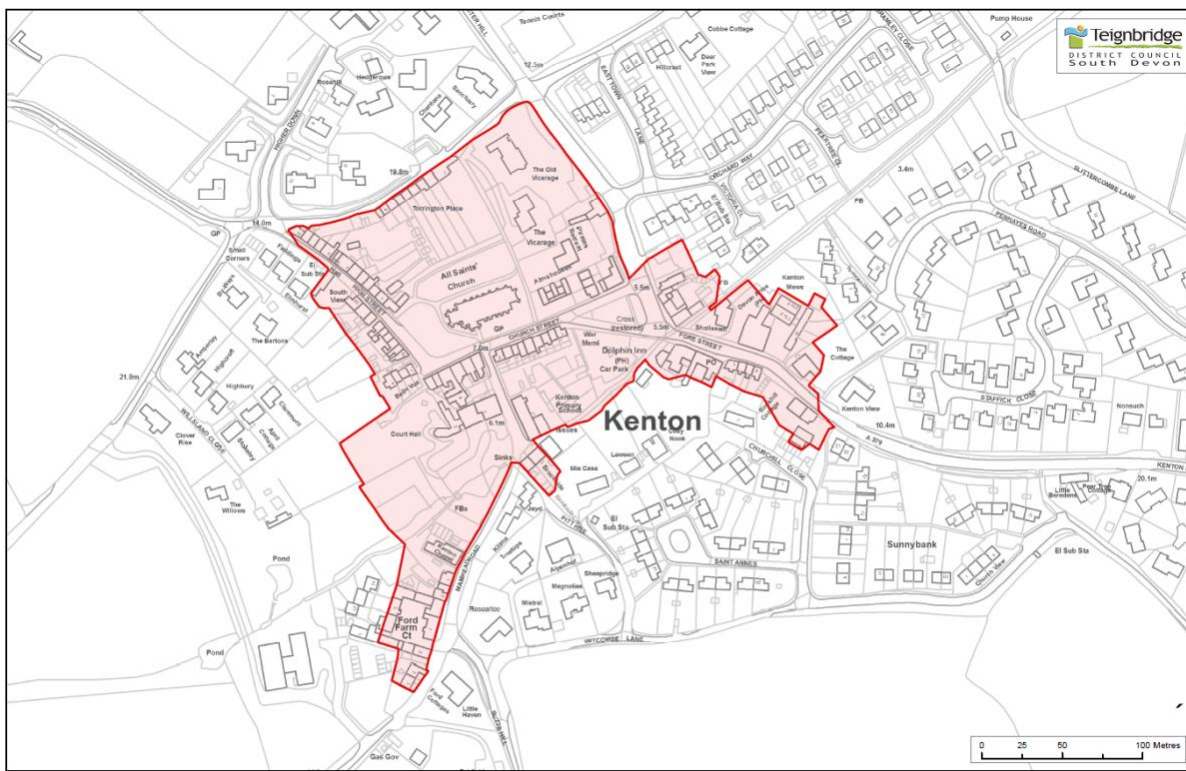
4.2.4 A fire in 1856 destroyed many properties in the village centre. During the following few years these were rebuilt by the then Earl of Devon and have many interesting gothic style features.



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

4.3 Conservation Area

Within the parish of Kenton there is one designated Conservation Area containing 53 listed registered 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.



Kenton Conservation Area

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Figure 3: Kenton Conservation Area

4.4 Listed Buildings

4.4.1 There are around 60 listed buildings (dwellings or other buildings) in the parish of Kenton, both within and outside of 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.

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 broadleaved 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. 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.



Flooding of the River Kenn and Powderham Estate Easter 2018

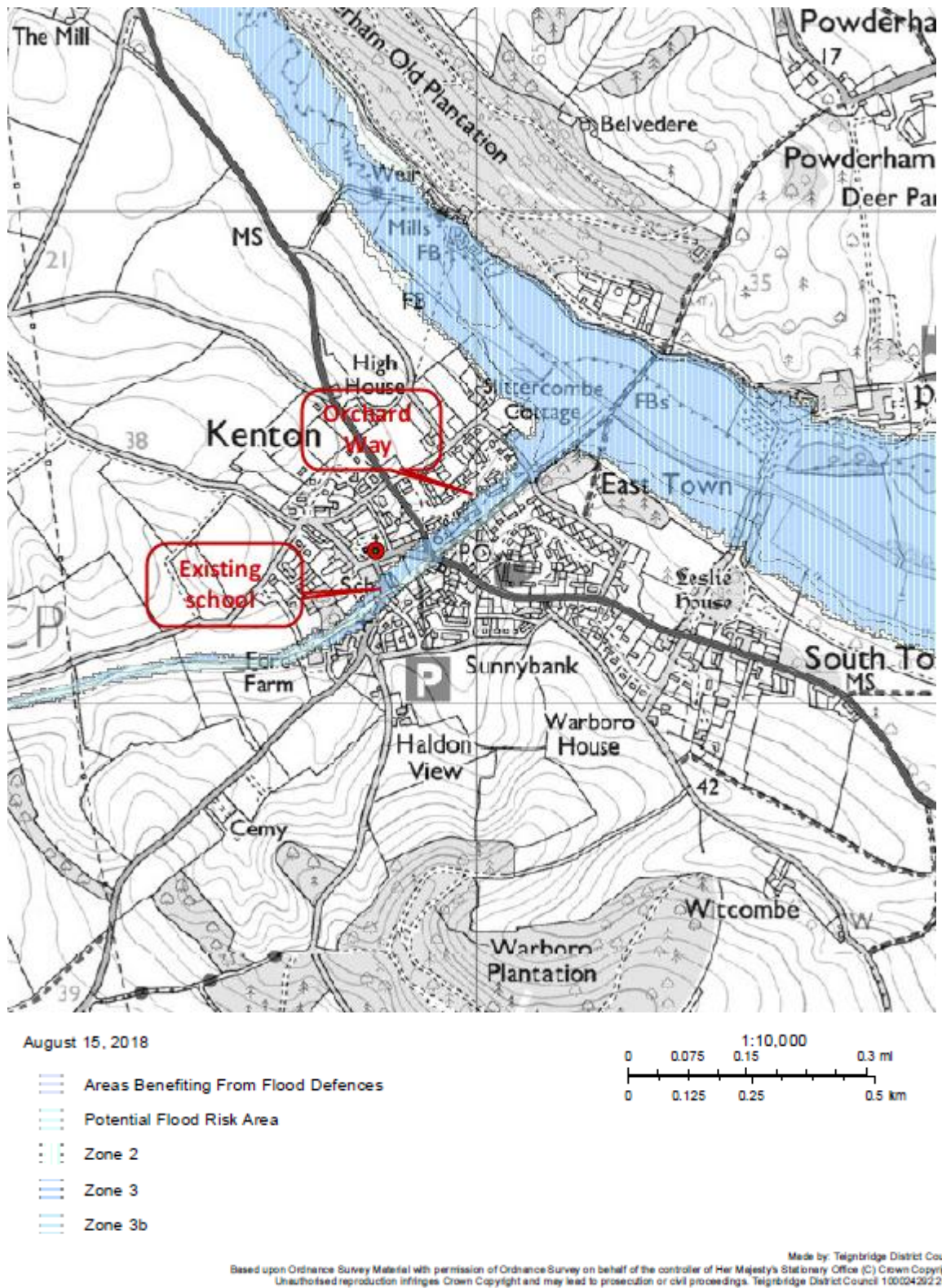


Figure 4: Kenton Flood Zones

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.

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)

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 **Westbank Practice** provides primary medical services to people living in Kenton. The practice 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 is a pharmacy in both Starcross and Exminster.

4.7.2 Kenton benefits from the services of the **Westbank League of Friends**, a registered charity established in the late 1980s, 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.
- 4.8.2 The Post Office and shop is an Asset of Community Value, as designated on 17/12/2013. The Parish plan to re-list these designations when they are due for renewal on 17/12/2018.
- 4.8.3 High Garden Nursery is open 6 days per week for the sale of plants, with visitors welcome to tour their extensive garden.
- 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.
- 4.8.7 There are at least two holiday lets in the village, possibly more. A successful bed and breakfast business also operates in the village centre, with others located 1 mile south and 1 mile north on the A379.
- 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 of 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: Pre-School, 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.

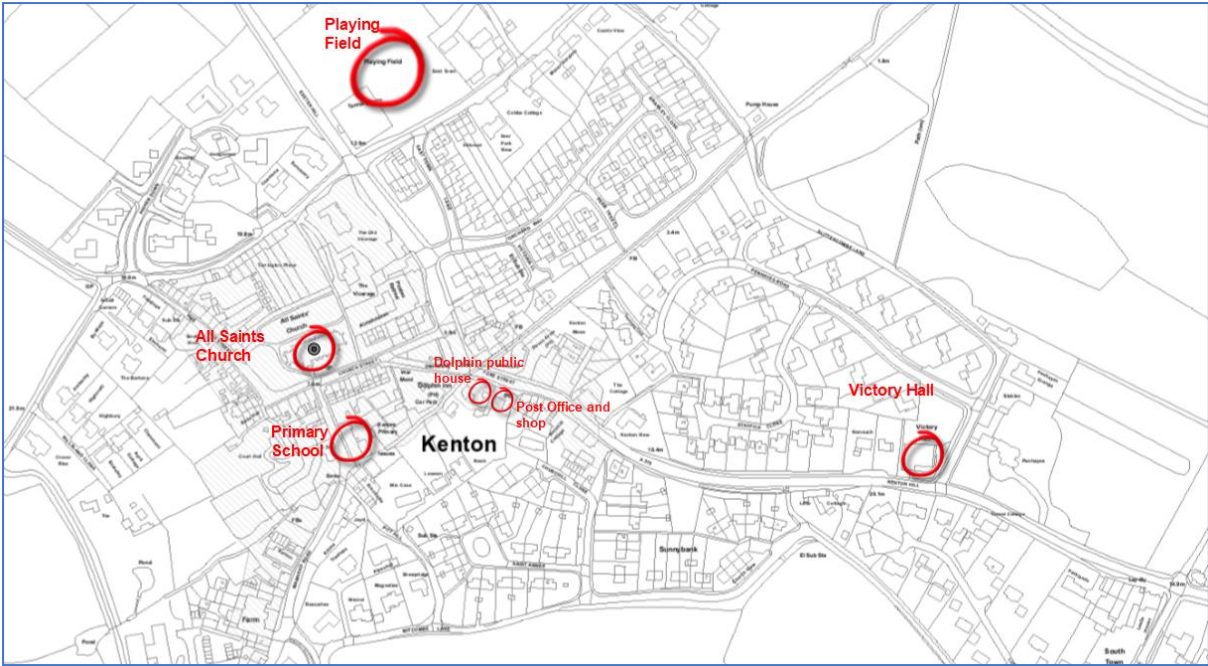


Figure 6 Existing Community Facilities



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.
- 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 Cafe and occasional concerts.
- 4.9.5 **Other activities:** 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, 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 There is an allotment site at Mamhead Road providing 40 plots.
- 4.10.3 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.
- 4.10.4 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.
- 4.10.5 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.



Allotments Open Day

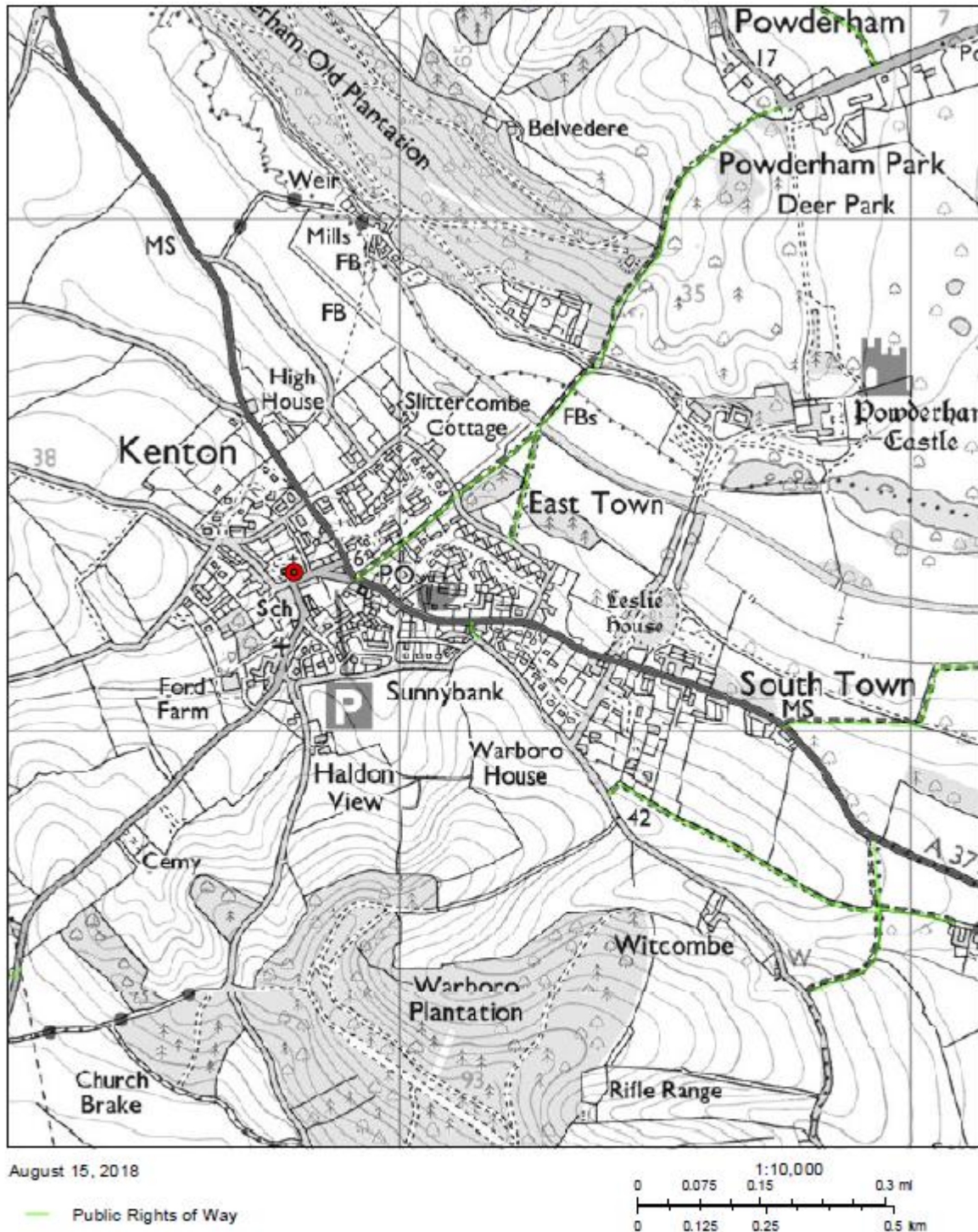


Figure 7: Kenton Public Rights of Way

4.11 Education in Kenton

- 4.11.1 The village benefits from both a pre-school and 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 Community Primary School is federated with Kenn C. of E. Primary School. The Federation has permission from the Department of Education and Exeter Diocese to join the Teignmouth Learning Trust Academy and the final decision will be made in the school year 2018-19.
- 4.11.4 It is still an ambition of both the village Community and the Federation to have a new school site in Kenton, which would incorporate the 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 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:

A379 Station Rd Junction (Swan's Nest), Exminster to Exeleigh Junction, Starcross				
Traffic Collisions between 31 Jan 2013 and 31 Dec 2017				
Year	Fatal	Serious	Slight	Total
2013		0	2	2
2014		3	2	5
2015		3	5	8
2016		2	4	6
2017		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.
- 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. On Sundays and Public Holidays there is an hourly service on this route throughout the day.
- 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 outlined in the National Planning Policy Framework and TDC 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 to delivered within the Plan period; and they should

conforming to the strategic policies of Teignbridge Local Plan.

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.

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.

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.²

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 apply the Crime Prevention through Environmental Design (CPTED) attributes together with the practices and principles of Secure by Design.

² Kenton Conservation Area Character Appraisal 2000



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Key to Character Survey Map

- Category 1: Outstanding
- Category 2: Positive
- Category 3: Neutral/Negative

Figure 9: Kenton Conservation Area Character Areas

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.
- Introduce and maintain a 'Local Listing' to identify locally important heritage assets and character areas.
- 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.

5.1.4 Historic Built Environment Policies

Policy KBHE 1: Design Quality within the Parish

1. Any new development in Kenton Parish must demonstrate high quality design. All project proposals should be innovative and in keeping with the area within which it is located, respond to and integrate with the local built surroundings, landscape context and setting. A contemporary design solution will be supported providing it respects the context and setting.
2. Development outside the Conservation Area will be supported where:
 - a) building setbacks follow and match adjoining buildings;
 - 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 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.
5. Existing footpaths or public rights of way must be retained or acceptable diversions agreed.

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. The appraisal also 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.

All project proposals in the Conservation Area should conform to the following criteria:

a) They should contribute positively to the Conservation area as defined by the three character areas in the appraisal:

Outstanding

Positive

Neutral/Negative. These are mostly located outside the Conservation Area but will have an impact on its setting.

b) If they have an impact on a heritage asset, they should be accompanied by an assessment of the significance of the asset including a desktop and on-site study.

c) 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.

d) 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.

e) Consideration should be given to detailed surface treatments that are locally distinctive for example: cobbles, patterned engineering bricks or granite setts.

f) Existing wooded areas and mature isolated trees should be retained.

g) 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 & Farmlands and Haldon Ridge³ (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.

The Exe Estuary and Farmlands Landscape Character Area Description *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 *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.*

³ Teignbridge Landscape Character Assessment <https://www.teignbridge.gov.uk/media/2225/teignbridge-district-landscape-character-assessment-2009-reduced.pdf>

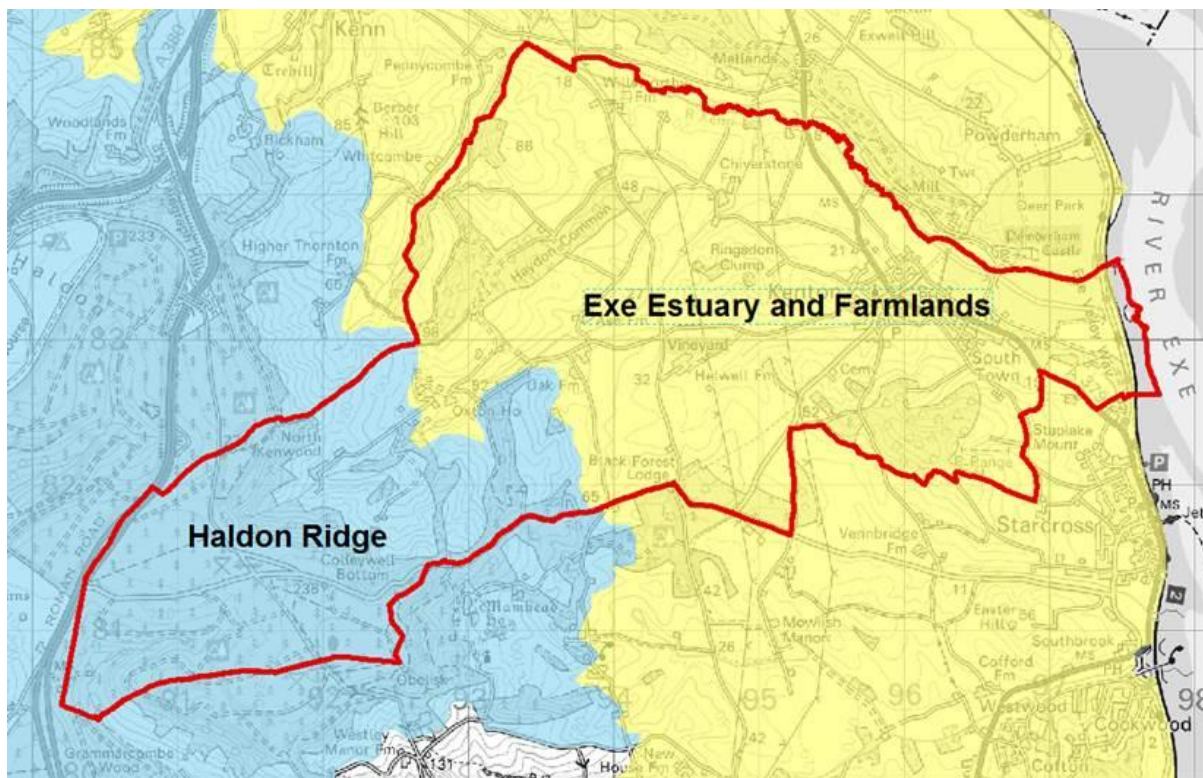


Figure 10: Landscape Character Area's which impact on Kenton

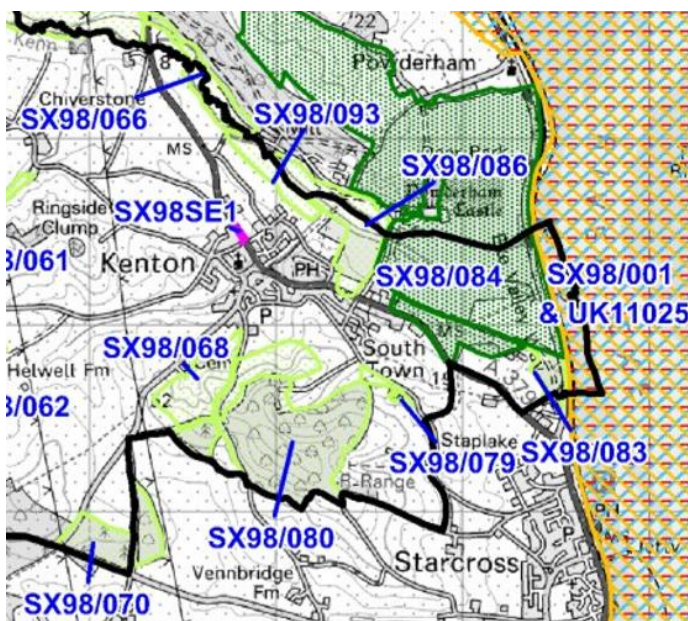
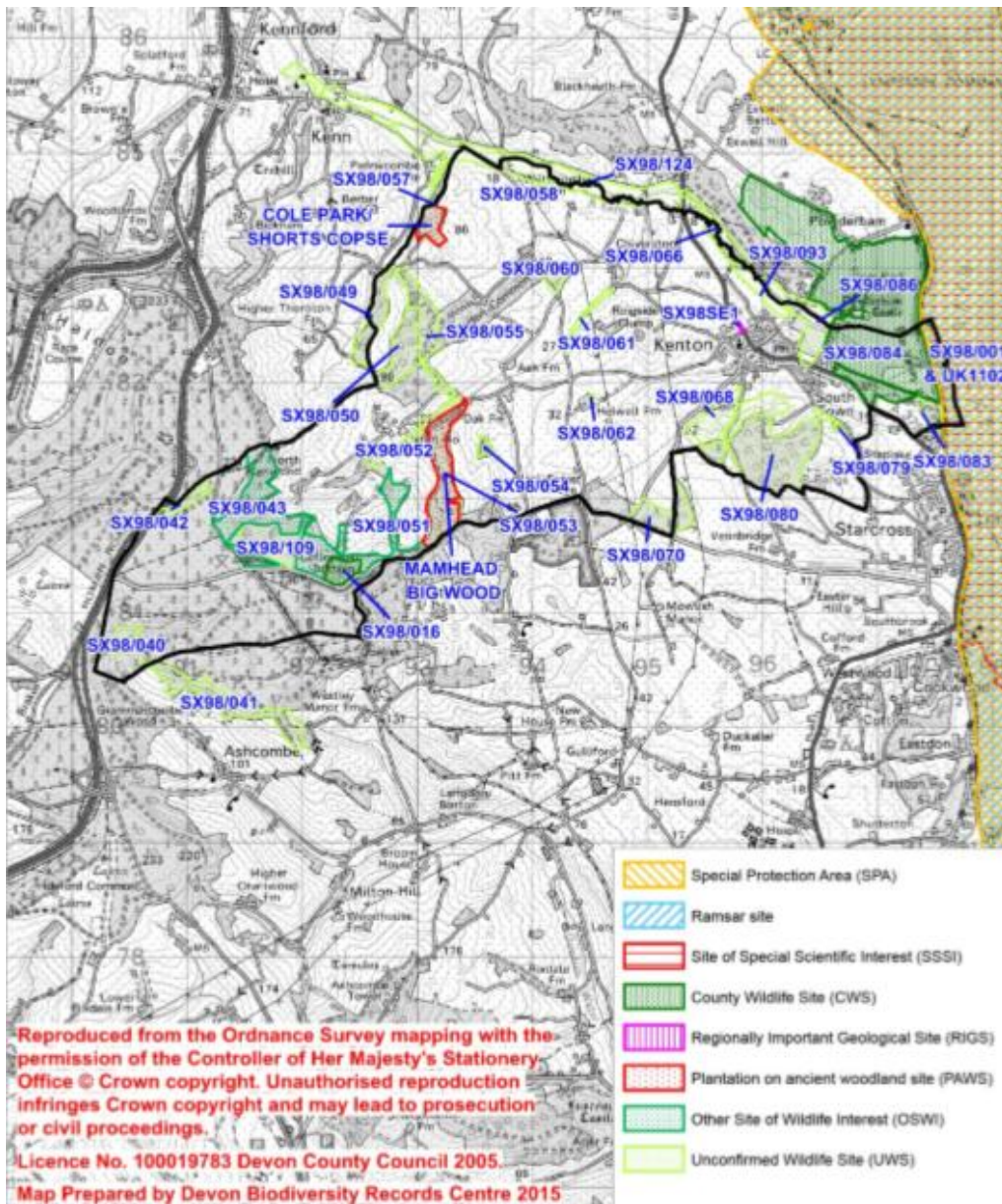


Figure 11: Statutory and Non-Statutory Wildlife Sites; with inset for Kenton Village ; Devon Biodiversity Records Centre 2015

- 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.
- 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 broadleaved 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 and should be safeguarded.

5.2.2 Local Plan Policies

- S21 Villages
- S22 Countryside
- EN1 Strategic Open Breaks
- EN2A Landscape Protection and Enhancement
- EN3 Carbon Reduction Plans
- EN4 Flood Risk
- EN5 Heritage Assets
- EN8 Biodiversity Protection and Enhancement
- EN9 Important Habitats and Features
- EN10 European Wildlife Sites
- EN11 Legally protected and priority species
- EN12 Woodlands, Trees and Hedgerows
- WE 11 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 future developments must demonstrate an awareness and future management of wildlife corridors through the parish and connecting to the broader green infrastructure of Teignbridge and South Devon. Any development should also be informed by the Wildlife Resource Map and species record produced for the Plan⁴ and included in the evidence base.

- a) A statement is required on all developments with the exception of minor alterations to single existing dwellings within the Parish boundary detailing the way in which green infrastructure has been incorporated into the proposed development. The statement shall be commensurate with the level of development proposed however as a minimum the applicant should consider the Teign Green Network Strategy, Local Plan Policy WE11 and the Wildlife Resource Map and demonstrate how the design and landscape proposals address them.
- b) Protection of locally distinctive natural features in a development such as Devon Banks, hedgerows, woodland and the protection of existing mature trees beyond those protected within a Tree Preservation Order should be included as part of the above statement.

Aspirational Policy K Env 2: Reduction of existing flood risk

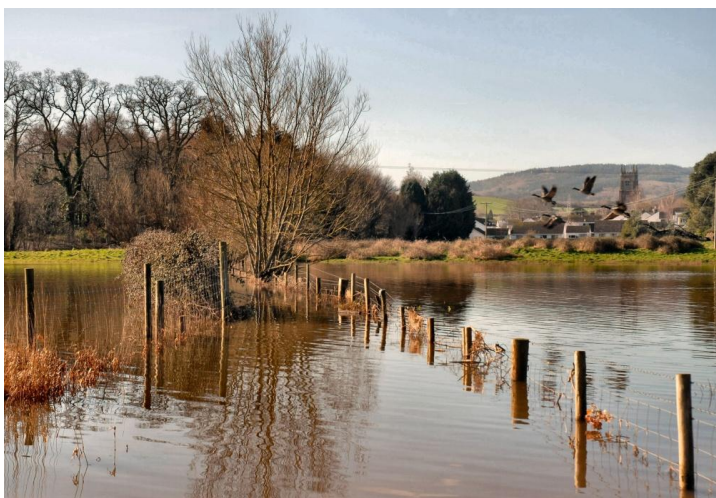
Localised flooding is a regular hazard at various locations within the Parish. This could be overcome by a programme of small works and periodic regular maintenance.

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

- a) Orchard Way
- b) Existing school

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

The Parish Council will negotiate improvements with Devon County Council, and where possible will seek funding to enable such work to be carried out at its discretion.



Flooding of the River Kenn

⁴ Devon Biodiversity Records Centre

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 ? and Appendix 2 should be safeguarded in any future 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 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: A view out of the village from Witcombe Lane south-west towards Oxton, showing the hill and copse above.

View V3: Village centre view from the Triangle westwards to the church.

View V4: From the River Kenn south-westwards to the village across the water meadows to the church.

View V5: A view from the public footpath from Witcombe Lane north eastwards over the Exe estuary to the open sea.

View V6: 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.

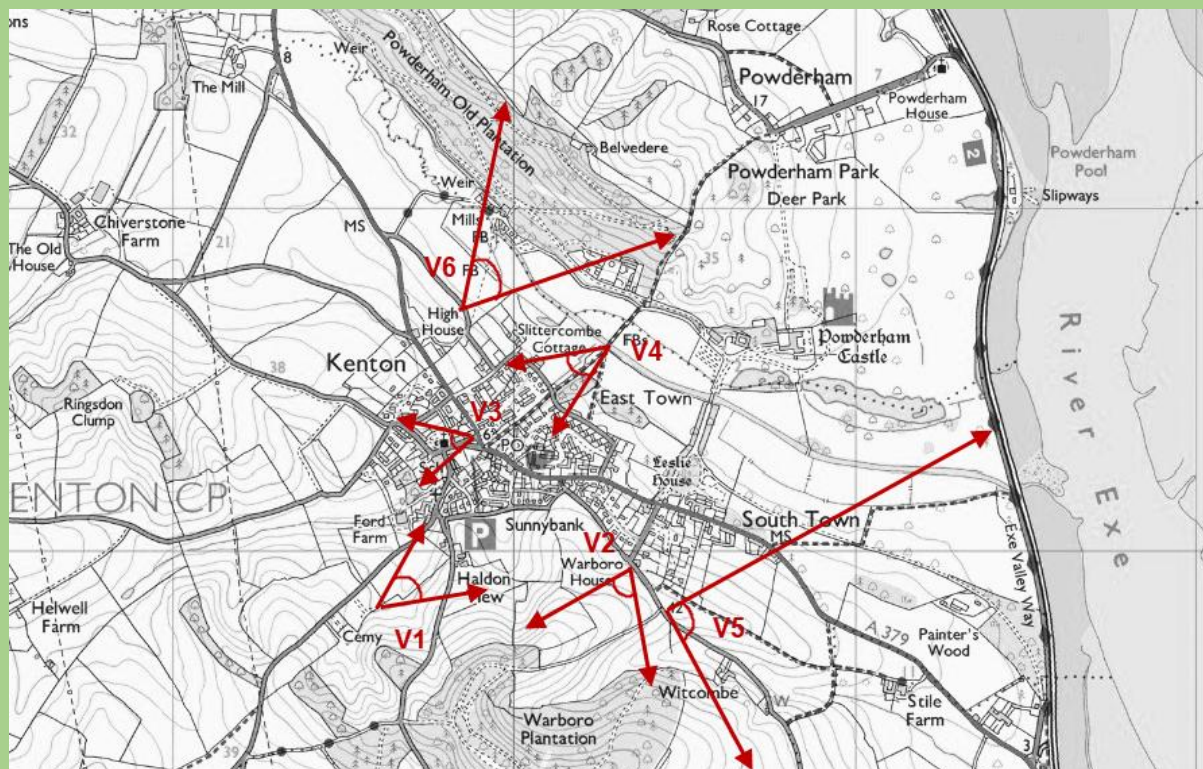
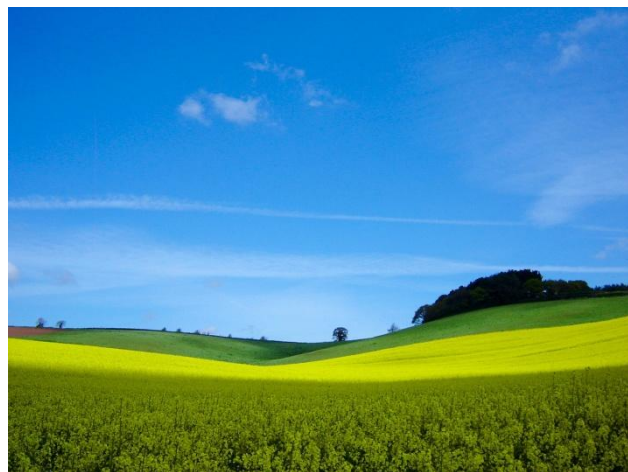


Figure 12A Locally Important Views



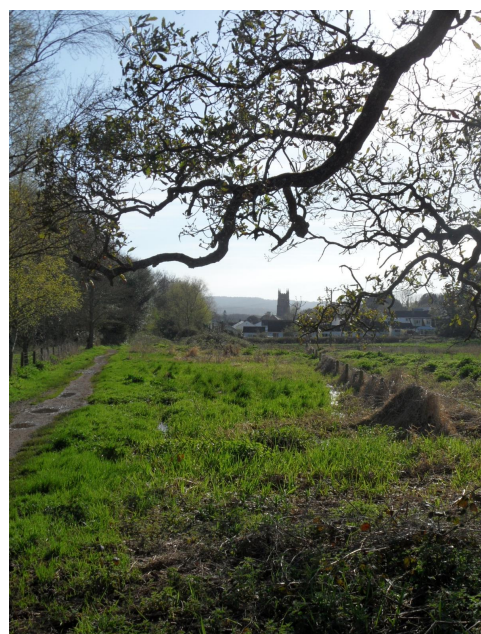
View 1



View 2



View 3



View 4



View 5

Figure 12B Locally Important Views



View 6

5.2.5 Within the village of Kenton, there are public green spaces owned by Kenton 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. These sites illustrated in figure 13 have been identified by the community as of special value to Kenton Parish and hold a particular significance to the place, namely:

- 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;
- the historic landscape setting of settlement is retained.

The following sites are designated as Local Green Spaces (LGS). The justification for each site against the criteria set in NPPF clause 77 is included below and within the evidence base as Appendix 1 Development within the designated LGS will only be supported if it is necessary for the enhancement of the LGS.



Figure 13 Local Green Spaces

Kenton Neighbourhood Plan Regulation 14 Version December 2018

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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
- GS8 Churchill Close
- GS9 Orchard Way Brook Path (Brookside)
- GS 10 Kenton Village Allotments

Development within the designated Local Green Spaces listed above will only be supported if it is necessary for the enhancement of the public enjoyment of the LGS and enhancement of the existing qualities that make them demonstrably special as listed in Appendix 1.

Development within GS2 solely for a new school and pre-school as outlined in Policy K ED 1 will be supported by this policy.



East Town Lane Green Space GS6



St Anne's Green Space GS7

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Orchard Way Brook Path (Brookside) GS9

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.

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.⁵

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.

5.3.1.4 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
 - Kenton Village Allotments
 - 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
- 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.

⁵ Public Health England Spatial Planning for Health. An evidence resource for planning and designing healthier places 2017.

5.3.4 Heath 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.

New residential development on larger sites of greater than 10 homes will where practicable be expected to deliver new community facilities on site. On smaller sites or where this is not practicable a planning obligation will be sought to mitigate the impact of new residents through new and improved provision in an appropriate location.

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

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 aspiration is to 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).
- 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

Aspirational Policy K T1: Improved traffic management plan for the A379 through Kenton

It is an aspirational policy of the Plan that a sustainable solution be found early in the Plan period to calm traffic through the village. This plan should be agreed by the Parish Council working in partnership with Teignbridge District Council, Devon County Council Highways team and Highways England. The scope of the Traffic Management Plan should cover:

- a) reduction of road speeds on the A379 in the village, particularly on Exeter Hill and Fore Street/Kenton Hill;
- b) consideration to reducing the speed limit 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;
- e) the requirement for the submission and approval of an effective traffic management plan for large events affecting the Parish; these include music events and festivals at Powderham Castle. Such a plan should be approved in advance by the Parish Council.

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
Sheltered housing and flats/apartments	1 space per bedroom and 1 visitor space for every 3 bedrooms.

Proposals which seek to include parking provision below these standards will require robust justification which takes into account the sites accessibility, proximity to and availability of public transport with regards to the use, type and mix of development proposed.



Public car park in the centre of Kenton exceeding capacity



On street car parking within Kenton at capacity

Policy K T3: Footpaths

All new development in the Plan area should link to a safe path network that connects the Parish, Powderham Estate and the Estuary Path, where feasible. Where appropriate, opportunities to improve and extend that network will be sought as part on any development proposals. New and existing footpaths should:

- a) have durable surfacing and effective drainage;
- b) be easy to navigate with discreet rural signage;
- c) be accessible to those with special needs where feasible;
- d) include improved footbridges and stiles where required;
- e) connect to other existing and new footpaths as appropriate.

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) and the Evidence Base. 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.

5.5.1.2 Housing Need

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.

5.5.1.3 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), 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.

5.5.1.4 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.

5.5.1.5 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.

5.5.1.6 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 there is a local need for specific types of housing, which this policy sets out to address.

5.5.1.7 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.

5.5.2 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

5.5.3 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.

5.5.4 Policies

Policy K H1: Affordable Housing

Development which includes affordable housing should meet the following requirements:

- a) The type and number of affordable homes to be delivered is in line with the need as defined by the most up to date Kenton Local Housing Needs Assessment, (current February 2017⁶) and the local affordable housing register in place at the time.
- b) The range and size of dwellings especially single bed units is in line with the need as defined by the Kenton Local Housing Needs Assessment, February 2017 and Devon Homes Choice.
- c) Affordable Homes should include those developed for rent, purchase, shared ownership and affordable self-build plots.
- d) Homes shall be occupied by people with a strong local connection as defined in 5.5.1.7 and agreed with Teignbridge DC and the Parish Council.
- e) Affordable housing (with the exception of Starter Homes) for sale shall be subject to a legal covenant to ensure the homes remain affordable and that Starter Homes are subject to a legal covenant to ensure they are not resold or let at their open market value for 5 years following the initial sale.

Policy K H2: Rural Exception Sites

This plan supports the use of Rural Exception Sites to deliver affordable housing; this is in line with National Policy and Teignbridge District Council Policy WE5. Proposals for residential development on sites adjoining or very near to the settlement boundary (see figure 2) which would not otherwise be released for this purpose 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) at Teignbridge District Council's discretion a small number of market homes may be permitted where necessary to be financially viable;
- d) management of the scheme will ensure that the dwellings continue to meet the identified need in perpetuity;

⁶ Devon Communities Together

http://www.kentondevon.org.uk/_UserFiles/Files/_NeighbourhoodPlan/Kenton%20HNA%20report%20DCT%20draft.doc

- e) the number of proposed affordable homes should not exceed the identified local affordable housing need for Kenton identified in the survey and Devon Homes Choice. There should be a mix, type and form of tenure that will meet / contribute towards the identified need;
- f) the proposal meets the requirement of all other relevant policies of the Local Plan.

Community led housing initiatives such as a Community Land Trust will be supported on rural exception sites. New affordable housing will be subject to eligibility criteria requiring a strong local connection, and suppressed in value against open market values where possible in perpetuity to ensure that dwellings continue to meet the affordable housing needs of local people.

5.6 Theme 6: Education and Training

5.6.1 Background

- 5.6.1.1 The village benefits from both a pre-school and a community primary school. The Primary School is housed in a listed building belonging to and leased from the Exeter Diocese in the centre of the village. 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. Kenton Pre-School is a registered charity and is run by a committee of volunteer parents. The Pre-School has been operating for nearly 50 years from the Victory Hall in Kenton and provides an equal opportunity for all children in Kenton and the surrounding area to receive high quality Pre-School education. Current facilities are not ideal for either primary or pre-school users. The intake at both pre-school and school 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.
- 5.6.1.3 There is a long held, long-term ambition of the Parish to have a purpose-built education facility on the existing school field which would house both school and pre-school, as well as providing other community rooms and amenities.



Figure 14 Location of existing school field edged in green

5.6.2 Local Plan Policies

- WE12 Loss of local facilities
- WE13 Protection of recreational land and buildings

5.6.3 Objectives

- Enable greater community use of school facilities
- Support the school's expansion and development
- Support the creation of a new school site.

5.6.4 Policies

Policy K ED 1: Education and training

Any proposal to build a new school and pre-school on the existing school playing field shall be supported. 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 is the largest local employer 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 2011 Source ONS Census and the Evidence Base

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 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 cafes. Such changes of use of agriculture buildings would only be encouraged if they are of low environment and transport impact business uses (e.g. workshops, offices, storage, small scale food processing, cafes, and leisure).

5.7.2 Local Plan Policies

- EC1 Business Development
- ED2 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 Em 01: 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 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:⁷

'Enabling growth to cater for the needs of current generations but ensuring that growth doesn't mean worse lives for future generations'

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 plan 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

⁷ Locality Neighbourhood Plans Road Map Guide page 44

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.

7. WHAT HAPPENS NEXT?

- 7.1 This version of document is in draft. It has been prepared for the Pre-Submission Stage of the Neighbourhood Planning process.
- 7.2 This version of the plan will be available for review by the community and other key stakeholders. The minimum requirement for consultation includes:
 - publication of the plan that brings it to the attention of people who live, work and run businesses in the Parish;
 - opportunities to view and make comments on the plan;
 - arrangements to make comments on the plan, which must be for a minimum period of 6 weeks from the date it was first publicised;
 - consultation with statutory consultation bodies whose interest may be affected by the Plan, these include, Teignbridge District Council, Devon County Council, the Environment Agency, Natural England and Historic England.
- 7.3 We shall also consult all neighbouring parishes, significant landowners and local community organisations, societies and trusts including the National Trust.
- 7.4 The plan will be published on the Kenton Neighbourhood Plan website www.kentondevon.org.uk/Neighbourhood_Plan_6804.aspx

LIST OF ACRONYMS

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

APPENDICES and REFERENCES

Reference	Description	Web link
Appendix 1	Local Green Spaces	http://www.kentondevon.org.uk/_UserFiles/Files/Appendix%201%20%20Local%20Green%20Space%20Kenton%20NDP%20%20updated%2010%2012%2018%20v1.pdf
Appendix 2	Locally Important Views	http://www.kentondevon.org.uk/_UserFiles/Files/Appendix%202%20Locally%20Important%20Views%20v1.pdf
Appendix 3	Basic Conditions Statement (to follow)	
Appendix 4	Consultation Statement (to follow)	
Appendix A	Evidence Base	www.kentondevon.org.uk/_UserFiles/Files/NeighbourhoodPlan/KNP%20Evidence%20Base%20Report%20FINAL%2013%20April%202016.pdf
Appendix B	2017 Housing Needs assessment	http://www.kentondevon.org.uk/_UserFiles/Files/NeighbourhoodPlan/Kenton%20HNA%20report%20DCT%20draft.doc
Appendix C	Community Consultation results and analysis	http://www.kentondevon.org.uk/_UserFiles/Files/Appendix%20C%20Community%20Consultation%20Questionnaire%20results%20Nov%202015%201.pdf
Appendix D	Kenton Neighbourhood Development Plan Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) Screening Report	http://www.kentondevon.org.uk/_UserFiles/Files/Appendix%20D%20FINAL%20Kenton%20SEA%20%20HRA%20%20Pre-Sub%20Screening%20Report%20Jan%2019%203.pdf
Appendix E	Devon Biodiversity Records Centre Wildlife Resource Map and Species	http://www.kentondevon.org.uk/_UserFiles/Files/Appendix%20E%20Devon%20Biodiversity%20Records%20Centre%20Wildlife%20Resource%20Map%20and%20Species%201.pdf
Appendix F	Teignbridge District Council Adopted Local Plan 2013-2033	https://www.teignbridge.gov.uk/media/1669/local-plan-2013-33.pdf

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

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The Powderham Estate

