

Draft Allocations

**Name:** TEIGN1688

**Plan Name:** Teignbridge Local Plan Review 2020-2040

**Address:** East Street, Denbury

**Number of units:** 25

**Size:** 0.95 ha (approx)

**Notes:**

**Teignbridge Local Plan 2020-2040 - Proposed Submission: Regulation 19 (January 2023)**

**V7: East Street, Denbury**

Land is allocated at East Street, Denbury for approximately 25 homes to include:

1. At least 0.25 hectares of green infrastructure to include;
  - a. An ecological mitigation plan to inform a project level HRA to ascertain no adverse effect on the integrity of the South Hams SAC.
2. Suitable and safe access into the site for pedestrians and vehicles;
3. Contributions towards infrastructure for secondary education provision and home to school transport;
4. Conservation or enhancement the significance of the Conservation Area;
5. A suitable buffer between HMPS Channings Wood and any dwelling; and
6. A layout informed by details of archaeological and geological investigations, evaluation and mitigation.