

## 2.3 Community Facilities (Policy BSF)

### Our aim is to

Ensure that the Parish of Bishopsteignton has community facilities which are located and designed to meet the social, cultural and recreational needs of all age groups in the community both now and for the Plan period (**Ref.A7**).

Local Plan policy WE12 requires that the redevelopment or loss of retail, leisure, community, and other key local community and commercial facilities for another use will not be permitted unless certain criteria apply. The policy is reproduced below in the list of relevant policies.

#### **BSF1**

Support the retention of existing local facilities in accordance with Local Plan policy WE12. This policy will apply in particular to the uses listed in Appendix 7 (**A7**) of this Plan.

## 2.5 Conservation and Environment (Policy BSC)

The historic core of Bishopsteignton is an intrinsic part of the settlement's charm. This character should not be eroded further by infill or back land development, as gardens are integral to the historic plan (**Ref. M1**). Of the multitude of gardens and undeveloped areas shown on the 1889 OS map, very little remains. However, several of the important landscaped gardens associated with the larger 19th century houses do still survive. Notable amongst these are at 'Huntly' and 'Teignlawn' which are the remnants of an early C19th private 'Pleasure Garden' once linked by a communal carriage drive. Several smaller historic plots in the older parts of the village also remain. These must be jealously preserved to respect their historic landscape character. Some gardens or open areas are both of historic importance and are also valuable Local Green Spaces. These have been included in both policy BSC1 and BSC2.

#### **BSC1**

Development which has a significant detrimental impact on the character of the historic gardens shown on **map M1** in the appendix to this plan will be resisted.