

Review Timetable for the Newton Abbot Neighbourhood Development Plan (2026–2027)

Prepared for: Newton Abbot Town Council Full Council

Period Covered: September 2026 – 10 March 2027

Purpose: To set out the required steps, statutory processes, and recommended timetable for undertaking a review of the Newton Abbot Neighbourhood Development Plan (NANDP), in accordance with the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 (as amended), and Teignbridge District Council's (TDC) responsibilities as Local Planning Authority (LPA).

1. Background

The Newton Abbot Neighbourhood Plan was originally made in 2016. Following the adoption of the Teignbridge Local Plan 2020–2040 on 19 May 2026, a review of the Neighbourhood Plan is now required to ensure alignment with the new strategic policies and to maintain its weight in decision-making.

A review may result in:

- A light-touch update (no referendum required), or
- A full update (referendum required), depending on the scale of changes.

A full review is required where the changes alter the “nature” of the Neighbourhood Plan. Under the guidance, a plan is considered to have changed in nature when the modifications fundamentally shift its strategy, scope, or policy direction.

Examples:

- Introducing new strategic policies
- Changing the spatial strategy (e.g., reallocating growth areas)
- Adding new site allocations
- Removing or significantly altering existing allocations
- Introducing new policy themes not previously covered
- Major changes to design codes or development principles

Given the shift in the TDC Local Plan, and the lack of site allocation policies in the original Neighbourhood Plan, it is likely that a full review will be required.

This timetable assumes a full review, as this is the most robust and future-proof approach.

2. Summary Timetable (September 2026 – 10 March 2027)

Stage	Activity	Lead Body	Timeframe
1	Project initiation & evidence scoping	Town Council	Sept 2026
2	Early engagement & call for ideas	Town Council	Sept–Nov 2026
3	Drafting updated policies	Town Council	Dec 2026
4	Pre-submission (Reg. 14) consultation	Town Council	Jan–Feb 2027
5	Approval by Newton Abbot TC	Town Council	Aim for 10 th March 2027
5	Submission to TDC (Reg. 15)	Town Council	Late March 2027
6	LPA validation & publicity (Reg. 16)	TDC	

3. Detailed Timetable and Required Steps

Stage 1 — Project Initiation and Scoping (September 2026)

Lead: Newton Abbot Town Council

Purpose: Establish governance, scope, and evidence needs.

Key Tasks:

- Confirm review type (light-touch vs full update)
- Establish a Neighbourhood Plan Steering Group.
- Review new Teignbridge Local Plan 2020–2040 strategic policies.
- Identify evidence gaps (housing needs, design, environment, town centre, transport).
- Agree project plan and communications approach.

Stage 2 — Early Engagement & Call for Ideas (Sept–Nov 2026)

Lead: Town Council

Legal Status: Non-statutory but strongly recommended.

Activities:

- Public “call for issues and ideas” (online survey, drop-ins, stakeholder letters).
- Engagement with:
 - Residents
 - Community groups
 - Local businesses
 - Youth groups and schools
 - Landowners and developers
- Liaison with Teignbridge District Council to confirm conformity expectations.
- Begin drafting updated vision, objectives, and policy themes.

Stage 3 — Drafting the Updated Neighbourhood Plan (Dec 2026)

Lead: Town Council / Steering Group

Legal Status: Non-statutory drafting stage.

Outputs:

- Updated policy wording aligned with the 2020–2040 Local Plan.
- Revised proposals map.
- Supporting evidence documents (e.g., design codes, green infrastructure, heritage).
- Basic Conditions Statement (draft).
- Consultation Statement (draft structure).

By end of December 2026:

A full **Regulation 14 draft** should be ready for consultation.

Stage 4 — Pre-Submission Consultation (Regulation 14) (Jan–Feb 2027)

Lead: Town Council

Legal Requirement: Minimum **6-week** consultation.

Actions:

- Publish the draft plan, evidence base, and consultation materials.
- Notify statutory consultees (as required by Schedule 1 of the Regulations).
- Hold public events and targeted stakeholder sessions.

- Collect and analyse representations.
- Amend the plan in response to feedback.

Indicative Dates:

- **Consultation launch:** Monday 4 January 2027
- **Consultation close:** Monday 15 February 2027

Stage 5 — Town Council approval

Approval by Town Council Planning Committee and Full Council. Full Council meeting scheduled for 10th March 2027.

Stage 6 — Submission to Teignbridge District Council (Regulation 15) (Late March 2027)

Lead: Town Council

Legal Requirement: Submit the following to TDC:

- The revised Neighbourhood Plan
- Basic Conditions Statement
- Consultation Statement
- Map of the Neighbourhood Area
- Any supporting evidence documents

Target Submission Date: Week commencing 24 March 2027

Stage 6 — LPA Validation & Publicity (Regulation 16)

Lead: Teignbridge District Council

Legal Requirement:

Once validated, TDC must:

- Publicise the submitted plan for **a minimum 6-week consultation**
- Invite representations
- Appoint an independent examiner

Target Milestone:

- **Validation and start of Reg. 16 consultation by April 2027**

(Note: Examination, modifications, referendum, and making of the plan occur after March 2027 and are outside the scope of this timetable.)

4. Risks

- **Alignment with the new Local Plan:** Essential for Basic Conditions compliance.
- **Modifications to the NPPF:** changes to the NPPF will have resultant implications for the TDC Local Plan which might have to be reflected in the NA NDP.
- **Capacity of TDC:** Validation and Reg. 16 start dates depend on LPA resources.
- **Evidence availability:** Some technical studies may require external commissioning.
- **Community engagement:** Strong participation reduces risk of challenge at examination.

5. Resources

The Town Council would need to engage expertise to support the consultation and plan preparation process.

There are 3 elements to this budget:

1. Costs of a Project Manager – up to £10,000.

2. Budget for Community Engagement Officer's time carrying out public consultation – allow £2,500.
3. Budget for any specialist input from other experts – allow up to £10,000.

6. Recommendations

Newton Abbot Town Council is recommended to:

1. Approve the timetable set out in this report.
2. Immediately begin recruiting for the Steering Group, with a view to establishing the Steering Group in September 2026.
3. Confirm the budget available for undertaking the Review.
4. Begin early engagement immediately in September 2026 to maintain momentum.