

Ide Parish Neighbourhood Plan

Land Availability and Development Potential - Site Assessment Report

Introduction

1. This report sets out the process by which future housing development sites in the Parish of Ide have been identified and considered for inclusion in the Ide Neighbourhood Plan by the Neighbourhood Plan Steering Group.

Background

2. Under the Localism Act 2011 *“a neighbourhood plan can allocate additional sites to those in a Local Plan where this is supported by evidence to demonstrate need above that identified in the Local Plan”*. Also *“a neighbourhood plan can propose allocating alternative sites to those in a Local Plan, but a qualifying body [the Parish Council] should discuss with the local planning authority why it considers the Local Plan allocations no longer appropriate”*¹.
3. Planning Practice Guidance² also makes it clear that *“the qualifying body should carry out an appraisal of options and an assessment of individual sites against clearly identified criteria.”* A form of development potential exercise is required.
4. During the Neighbourhood Plan’s development over 2015 and early 2016, the Steering Group considered whether allocating sites within the Plan was the best course to take. The alternative was to allow Teignbridge DC to do the allocating and deal with all matters relating to new housing development; with the Neighbourhood Plan having some say on how many houses would be built and their design. On the basis that there was little in the way of identifiable housing need³ and the adopted Local Plan⁴ does not see Ide as being the location of substantial and/or strategic housing development, the initial conclusion reached by the Steering Group was that specific site allocation was unnecessary. Rather, we felt we should put in place policies that would enable appropriate and sustainable small-scale development to take place consistent with national and local planning policies.
5. The situation and our view was changed however when the Parish Council was made aware that the Church Commissioners wish to bring forward land at Pynes Farm (the existing farm buildings and yard) for residential development in the near future. This prompted a decision by the Steering Group in September 2016 to consider identifying development sites in the draft Neighbourhood Plan after all.
6. The Group took this decision following a well-attended public meeting⁵ held in the village on the 8th September 2016 at which representatives of the Church Commissioners unveiled their plans for Pynes Farm Yard. The proposals were only in outline and the plans were only indicative. The Church Commissioners wished to gain planning permission for approximately 13 dwellings on the site, with a view to selling it on to a developer. Attendees at the public meeting were asked to indicate their support or otherwise to the principle of residential development at Pynes Farm and provide any comments and thoughts on what they had heard by completing a short questionnaire.
7. From the analysis of the returned questionnaires, we found the overall community response to the Church Commissioners’ proposals was supportive, although it was felt that 13 dwellings were too

¹ NPPG para: 044 Reference ID: 41-044-20140306

² NPPG para: 042 Reference ID: 41-042-20140306

³ <http://www.ideford-parish.co.uk/PDFs/Notices/2012%20-%20Housing%20Needs%20Survey%20-%20Ideford%20Report%20Final.pdf>

⁴ See Appendix B

⁵ Link to meeting notes

many. Many people were concerned about parking and were insistent that sufficient parking spaces were included in the development. A mix of house sizes was wanted.

8. On the basis that the community was generally supportive, although concerned about the scale and nature of the development, the Steering Group decided that it should include a draft policy relating to residential development at Pynes Farm in the first consultation draft of the Neighbourhood Plan. The several ways this could be done, i.e. the different policy approaches, were considered by the Steering Group after taking advice from the local planning authority. At a Steering Group meeting on 26th October 2016, the Steering Group decided that allocating the site for residential development within the Plan, along with criteria to help shape the development, would put in place an appropriate degree of community control over the development.
9. We were advised that if we chose specifically to allocate Pynes Farm Yard for residential development, we had to show that our penchant for this site is firmly based upon evidence that it is a sustainable choice. Our purpose therefore in carrying out a site assessment exercise was to assure ourselves and the community at large that residential development at Pynes Farm meets the basic developability criteria and how it compares with alternative development options.

Methodology

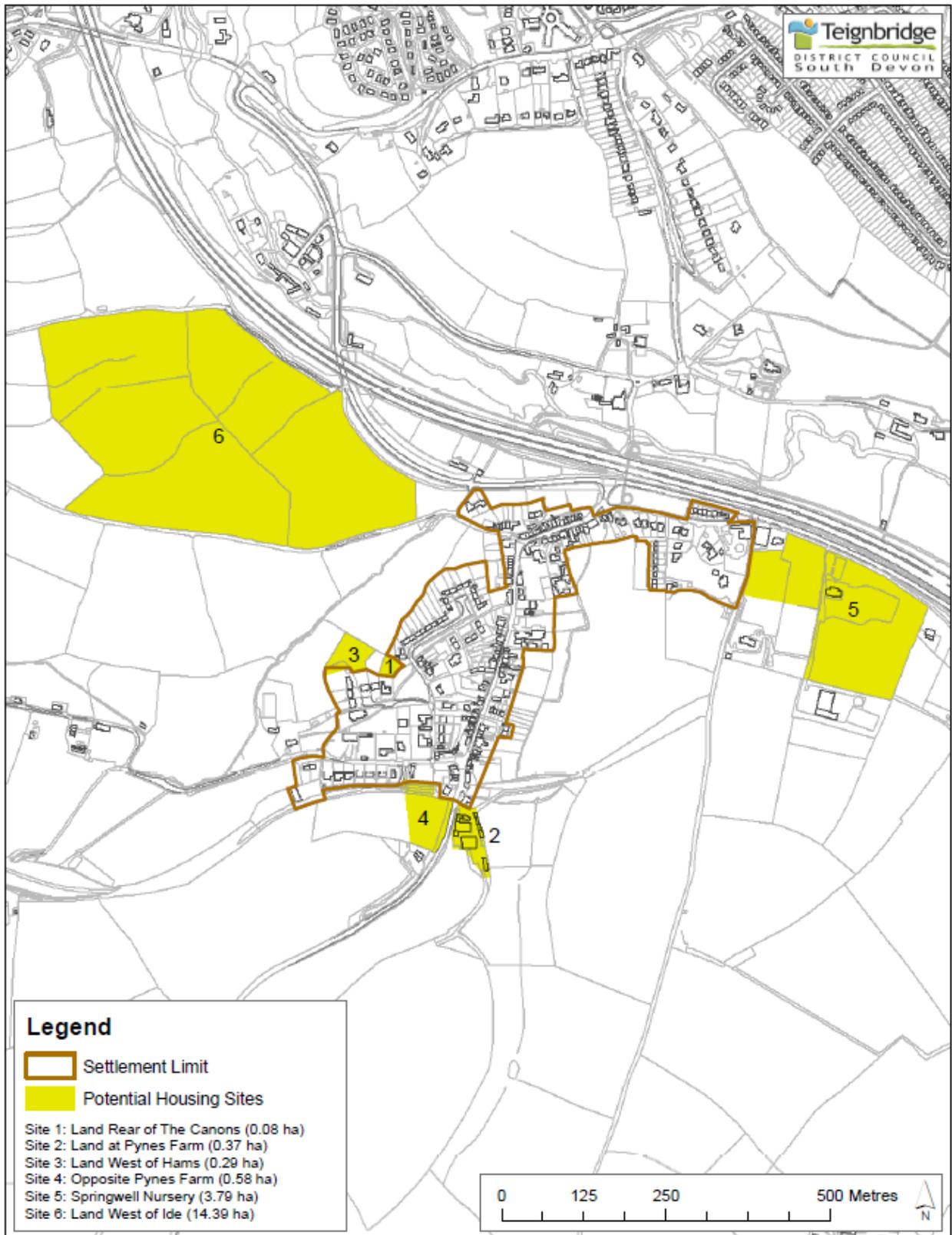
10. The methodology adopted was based on tried and tested approaches used elsewhere. The process we followed was as follows:
 - *Site Identification* – we created a short-list of possible development sites in Ide based on their likely availability. We used the response from a ‘call for sites’ to local land-owners which we made in May 2016 as part of our evidence gathering (see appendix C). Two sites were ‘nominated’. To ensure a more complete exercise, we also took the Ide sites that were identified and appraised in the most recent SHLAA⁶ undertaken by Teignbridge DC, albeit out-of-date (2010).
 - *Site Appraisal* – we prepared a site appraisal form and used a standard checklist to record information about each site. The information came from the SHLAA technical appraisal; the sites’ owners and our own site survey.
 - *Appraisal Analysis* – we devised a simple system that allowed us to compare and score each site on the same basis
 - *Site Ranking* – we ranked the sites in terms of ‘developability’ and considered the implications of these ranking on the policy content of the Neighbourhood Plan

Site Identification

11. Using the SHLAA (2010) and the response to our own Call for Sites of May 2016, six areas of land in and around the village of Ide were short-listed for further consideration.

Ide NP		Potential Development Sites	
No.	Address:	Call for Sites	SHLAA
I001	Land rear of Canons	✓	
I002	Pynes Farm Yard	✓	
I003	Land west of the Hams		✓ Ref: 05.10.01
I004	Orchard opposite Pynes Farm		✓ Ref: 05.10.03
I005	Springwell Nursery		✓ Ref: 05:10:04
I006	Land west of Ide village		✓ Ref: 05:10:05

⁶ SHLAA = Strategic Housing Land Availability Assessment



Ide Residential Site Options

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Assessment

12. Once the short-list of sites had been agreed, members of the task group carried out a desk study, spoke to officers of Teignbridge Planning Department and visited each site. A summary of their findings, recorded on a site by site basis, can be found in Appendix A of this report.
13. To enable comparison between sites various criteria were first ranked as “positive” or “negative” in terms of the site’s developability, availability and the impact of its development on the nearby environment. Using a basic scoring system, the following aggregate scores for the sites were derived.

Ide NP		Development Potential Exercise		
No.		hectares	capacity*	net score
I001	Land rear of Canons	0.08	2	+9
I002	Pynes Farm Yard	0.37	10	+22
I003	Land west of the Hams	0.29	12	+3
I004	Orchard opposite Pynes Farm	0.57	18	+2
I005	Springwell Nursery	3.86	93	+11
I006	Land west of Ide village	14.38	345	-1
* SHLAA sites’ yield based on TDC’s mid-yield assessment				

Analysis

14. Our basic computation indicates that for residential development, taking both development potential and community support into account, the sites rank as follows:

Ide NP		DP score	rank
I002	Pynes Farm Yard	+22	1
I005	Springwell Nursery	+11	2
I001	Land rear of Canons	+9	3
I003	Land west of the Hams	+3	4
I004	Orchard opposite Pynes Farm	+2	5
I006	Land west of Ide village	-1	6

Conclusions

15. Our analysis indicates that Pynes Farm Yard scores highly in terms of developability and sustainability. Indeed, it scores significantly higher than the other sites. It is ranked first amongst those sites we considered. On this basis, we are happy to include a draft policy relating to the redevelopment of Pynes Farm Yard for residential development in the consultation draft of the Ide Neighbourhood Plan.
16. Having assessed six sites we feel we should also consider the implications of our analysis for the remaining five sites. In ranking order:
 - Springwell Nursery* – Much of this land is already under development for commercial activity. The site is developable but lies outside the built-up area and would represent a significance extension of the village, which is not consistent with the Local Plan.
 - Land rear of Canons* - the site is outside but adjacent to the settlement.
 - Land west of the Hams* – the site is outside but adjacent to the settlement.
 - Orchard opposite Pynes Farm* – this long established but neglected orchard is regarded highly for its heritage and environmental value. The community is keen to see it ‘revived’ as a productive horticultural area. Its development could have a negative impact on the natural and built environment as well as community life.
 - Land west of Ide village* – Given the lack of infrastructure, this site could likely only be developed as a whole. Such a scale of development would have a major impact on the natural environment and would be completely out of character with the nearby built environment. It would change Ide Parish forever.

Appendix A
Site Appraisals

Reference No.	<i>1001</i>
Site Name/Location	Land rear of Canons
Gross Area	0.08ha.
Current Use	Garden of small bungalow
Description	<i>Lawn and flowerbeds</i>
Suitability	<i>Relatively flat</i>
Biodiversity & Heritage	<i>No significant sites - ecological or archaeological Inside the Conservation Area</i>
Flood Risk	<i>Not liable to flooding</i>
Impact	<i>Would have an adverse visual impact on the area</i>
Mineral Resource	<i>None</i>
Air Quality	<i>No issues known or likely</i>
Land Status	<i>Within conservation area but outside settlement boundary</i>
Services	<i>Adjacent to site</i>
Access	<i>Access is difficult i.e. through a neighbour's garden</i>
Availability	<i>Neighbour's position is uncertain</i>
Achievability	<i>Pedestrian and road access poor</i>
Acceptability	<i>Proximity to the village green make this site unacceptable for housing development</i>
Planning History	<i>Several previous unsuccessful planning applications (pre-2005) Single storey extension to the Canons approved 2007</i>

Site 1 Land rear of Canons	Positive/ Good	Neutral/ Average	Negative/ Poor
Current use			
Suitability			
Biodiversity and Heritage			
Flood Risk			
Impact on surroundings			
Environment (effect on local character)			
Mineral Resources			
Air Quality			
Land status			
Services			
Availability and Access			
Achievability			
Residential Score = +9	+10	+3	-4

Reference No.	1002
Site Name/Location	Pynes Farm Yard
Gross Area	0.37ha.
Current Use	<i>Mixed business uses and vacant</i>
Description	<i>Brownfield site partly in semi-derelict condition</i>
Suitability	<i>Outside but adjacent to built-up area boundary</i>
Biodiversity & Heritage	<i>Adjacent but outside Conservation area – may be home to little owls</i>
Flood Risk	<i>None</i>
Impact	<i>Redevelopment would enhance the site</i>
Mineral Resource	<i>No issues known</i>
Air Quality	<i>No issues known or likely</i>
Land Status	<i>Farm site</i>
Services	<i>On-site</i>
Access	<i>Good road and pedestrian access</i>
Availability	<i>Yes</i>
Achievability	<i>Good road and pedestrian access</i>
Acceptability	<i>This semi-derelict site is suitable for development, with a limited number of dwellings (maximum of 10 units), retaining the stone features of barns and walls, space for car parking of residents and visitors</i>
Planning History	<i>None in last 10 years</i>

Site 2 Pynes Farm Yard	Positive/ Good	Neutral/ Average	Negative/ Poor
Current use			
Suitability			
Biodiversity and Heritage			
Flood Risk			
Impact on surroundings			
Environment (effect on local character)			
Mineral Resources			
Air Quality			
Land status			
Services			
Availability and Access			
Achievability			
Residential Score = +22	+20	+2	0

Reference No.	1003
Site Name/Location	Land west of the Hams rear of 3 Vicarage Close
Gross Area	0.29ha.
Current Use	Large rear garden
Description	<i>Grass area with fruit trees</i>
Suitability	<i>Greenfield site</i>
Biodiversity & Heritage	<i>Part of site within Conservation Area May have archaeology</i>
Flood Risk	<i>Part of site is within flood zone 2&3</i>
Impact	<i>Little adverse impact on the local environment</i>
Mineral Resource	<i>No issues known</i>
Air Quality	<i>No issues known or likely</i>
Land Status	<i>Outside the settlement boundary; within area of 'Great Landscape Value'</i>
Services	<i>Not on-site</i>
Access	<i>Access would be via a shared path that owner has right of access over</i>
Availability	<i>Uncertain</i>
Achievability	<i>Yes</i>
Acceptability	<i>A suitable and achievable site but concerns over biodiversity and flood risks. No highway access.</i>
Planning History	<i>None in last 10 years</i>

Site 3 Land west of the Hams	Positive/ Good	Neutral/ Average	Negative/ Poor
Current use			
Suitability			
Biodiversity and Heritage			
Flood Risk			
Impact on surroundings			
Environment (effect on local character)			
Mineral Resources			
Air Quality			
Land status			
Services			
Availability and Access			
Achievability			
Residential Score = +3	+6	+3	-6

Reference No.	1004
Site Name/Location	Orchard opposite Pynes Farm
Gross Area	0.57ha.
Current Use	<i>Neglected orchard</i>
Description	<i>Greenfield site</i>
Suitability	<i>Outside but adjacent to built-up area boundary</i>
Biodiversity & Heritage	<i>Part of Victorian orchard – last remaining in Parish Flocks of migrating redwings and field fares visit Home to a variety of wildlife</i>
Flood Risk	<i>Little or no risk</i>
Impact	<i>Prominent gateway site</i>
Mineral Resource	<i>No issues known</i>
Air Quality	<i>No issues known or likely</i>
Land Status	<i>Within area of 'Great Landscape Value'</i>
Services	<i>Not known</i>
Access	<i>Road and pedestrian access likely to be acceptable</i>
Availability	<i>Parish Council negotiating lease to retain as Community Orchard</i>
Achievability	<i>Yes</i>
Acceptability	<i>Ecological, historical and settlement boundary issues along with community interest in retaining orchard make this site a controversial choice for development</i>
Planning History	<i>None in last 10 years</i>

Site 4 Orchard opposite Pynes Farm	Positive/ Good	Neutral/ Average	Negative/ Poor
Current use			
Suitability			
Biodiversity and Heritage			
Flood Risk			
Impact on surroundings			
Environment (effect on local character)			
Mineral Resources			
Air Quality			
Land status			
Services			
Availability and Access			
Achievability			
Residential Score = +2	+8	+1	-7

Reference No.	1005
Site Name/Location	Springwell Nursery, at the end of Old Ide Lane
Gross Area	3.86ha.
Current Use	<i>Agricultural supplier and nursery</i>
Description	<i>Majority of site being developed as retail outlet</i>
Suitability	<i>Outside settlement boundary – part greenfield</i>
Biodiversity & Heritage	<i>Adjoins high grade agricultural land</i>
Flood Risk	<i>Little or no risk</i>
Impact	<i>Significant visual impact</i>
Mineral Resource	<i>No issues known</i>
Air Quality	<i>Traffic generated by its development could have an impact on the Exeter AQMA</i>
Land Status	<i>Within area of 'Great Landscape Value'</i>
Services	<i>Adjacent to site</i>
Access	<i>Road access very good</i>
Availability	<i>Owner's current view unknown</i>
Achievability	<i>SHLAA (2010) considered it suitable, available and achievable</i>
Acceptability	<i>Would constitute ribbon development</i>
Planning History	<i>Various relating to intensification of Nursery including retail and café (including refusals)</i>

Site 5 Springwell Nursery	Positive/ Good	Neutral/ Average	Negative/ Poor
Current use			
Suitability			
Biodiversity and Heritage			
Flood Risk			
Impact on surroundings			
Environment (effect on local character)			
Mineral Resources			
Air Quality			
Land status			
Services			
Availability and Access			
Achievability			
Residential Score = +11	+6	+7	-2

Reference No.	1006
Site Name/Location	Land west of Ide village
Gross Area	14.38ha.
Current Use	Agricultural use
Description	Greenfield site west of village adjacent to A30
Suitability	Lack of cohesion with Ide village, swamping it with housing development
Biodiversity & Heritage	Biodiversity problems with presence of 2 protected species - barn owls and badgers No nearby heritage features – archaeology unknown
Flood Risk	Flood zone 1 with little or no risk
Impact	Significant impact on the rural environment
Mineral Resource	No issues known
Air Quality	Proximity of A30 and C50 may be a problem
Land Status	Within area of 'Great Landscape Value' High grade agricultural land
Services	None Distant from village facilities
Access	Good road and pedestrian access – would increase in traffic congestion on the already busy C50
Availability	Available
Achievability	Long-term potential
Acceptability	The large nature of this site is totally out of scale with its surroundings
Planning History	None in last 10 years

Site 6 Land west of Ide village	Positive/ Good	Neutral/ Average	Negative/ Poor
Current use			
Suitability			
Biodiversity and Heritage			
Flood Risk			
Impact on surroundings			
Environment (Effect on local character)			
Mineral Resources			
Air Quality			
Land status			
Services			
Availability and Access			
Achievability			
Residential Score = -1	+6	+1	-8

Appendix B

Relevant Teignbridge Local Plan Review Policies

Policy S21 Villages

The following settlements are defined as villages, having close access to a shop, public house, village hall, school, and daily public transport services:

Abbotskerswell, Bickington, Bishopsteignton, Broadhempston, Chudleigh Knighton, Cockwood/Middlewood/Westwood, Denbury, Doddiscombsleigh, Exminster, **Ide**, Ipplepen, Kennford, Kenton, Liverton, Ogwell, Shaldon/Ringmore, Starcross, Stokeinteignhead, Tedburn St Mary.

Changes in the provision of village services will be monitored and may lead to this list being reviewed.

These defined villages will be appropriate locations for limited development which meets their social and economic needs, protects their rural character and is consistent with the need to minimise travel.

Emphasis will be on the provision of affordable housing, employment, services, facilities, environmental enhancements and to small scale development brought forward through Neighbourhood Plans.

Development at any of the villages listed in policy S21 will be permitted only where it can be demonstrated that it will not have an adverse impact on the integrity of the South Hams SAC.

Policy S21A Settlement Limits

Settlement limits are defined on the Policies Map for Newton Abbot, Kingsteignton, Kingskerswell, Dawlish, Teignmouth, South West of Exeter, Bovey Tracey and Chudleigh and for villages listed in policy S21.

Within the settlement limit development will be permitted where it is consistent with the provisions and policies of the local plan.

Policy S22 Countryside

Land outside the defined settlement limits of Bovey Tracey, Chudleigh, Dawlish, South West of Exeter, Kingskerswell, Kingsteignton, Newton Abbot, Teignmouth and the villages listed in S21 **is classified as open countryside**, where development and investment will be managed to provide attractive, accessible and biodiverse landscapes, sustainable settlements and a resilient rural economy.

In open countryside, development will be strictly managed, and limited to uses which are necessary to meet the overall aim set out above, as follows:

- a) affordable housing for local needs, replacement dwellings, travelling show people plots, Gypsy and Traveller pitches, and dwellings for agricultural, forestry and other necessary rural workers;
- b) agricultural, forestry, equine, industry, business, warehousing, retail, leisure and tourist uses;
- c) transport, communication, energy and other infrastructure and community facilities;
- d) development to support biodiversity and geodiversity; and
- e) alterations and extensions to existing dwellings, and to other buildings with one of the uses in criteria (a) – (d) above.

In assessing development proposals, particular account will be taken of:

- f) the distinctive characteristics and qualities of the Landscape Character Area;
- g) the integrity of green infrastructure and biodiversity networks;
- h) impact on overall travel patterns arising from the scale and type of development proposed; and
- i) the need to ensure that development in the countryside does not have an adverse effect on the integrity of the South Hams SAC.

Policy S23 Neighbourhood Plans

The Council will support parishes and towns to prepare Neighbourhood Plans which meet local needs and support community development, in general conformity with Local Plan policies.

Ide Neighbourhood Plan

Call for Sites

Background

Our Neighbourhood Plan is a mechanism for helping our community, including local residents and businesses, to influence the planning of the area in which we live and work. It can be used to:

- (1) Develop a shared vision for the neighbourhood.*
- (2) Propose where new homes, businesses and other development should be built.*
- (3) Identify and protect important local green spaces.*
- (4) Influence what new buildings should look like.*

Ide Parish Council is preparing a Neighbourhood Plan, under the provisions of the Localism Act 2012.

As part of its work in assessing future development needs, the Ide Neighbourhood Plan Steering Committee is calling upon landowners and agents of land within the village for expressions of interest in applying for future development permission.

Why are we calling for sites?

This is an informal opportunity for landowners and developers to propose sites within the Parish of Ide for development. This exercise will not in itself decide whether a site would be allocated for development by the Neighbourhood Plan nor will it commit the proposer(s) to applying for planning consent, but it will simply enable the committee to understand the needs and wishes of the parishioners within our Parish.

The site suggestions received by us will be used to guide and inform the preparation of the Allocations of Land and Site Development section of the Neighbourhood Plan.

If you want a site(s) to be considered for development by the Neighbourhood Plan, we should like to hear from you. The sites need not be in your ownership, as long as you have a responsibility for managing them, and they can be proposals for a wide range of development uses. At this stage, we simply need to know:

- 1. Location.*
- 2. Type of development - residential/business/recreational.*
- 3. Any other appropriate details - e.g. affordable housing, community use, parking provision.*

Please reply to me, Chris Bishop at thegreatbear@btinternet.com, or hand in details to the Community Shop, or telephone me on XXXXXXXXXXXXX for advice.

Please let us hear from you no later than 1st June 2016. Thank you.

Chris Bishop

Chairman of Ide NP Steering Committee