

Ide Neighbourhood Plan

2016-2033

1st Consultation Draft



Website: <http://idevillage.org.uk/parish-council/neighbourhood-plan/>

Ide Parish Council January 2017

Cover photograph: Ide Village Green 2016



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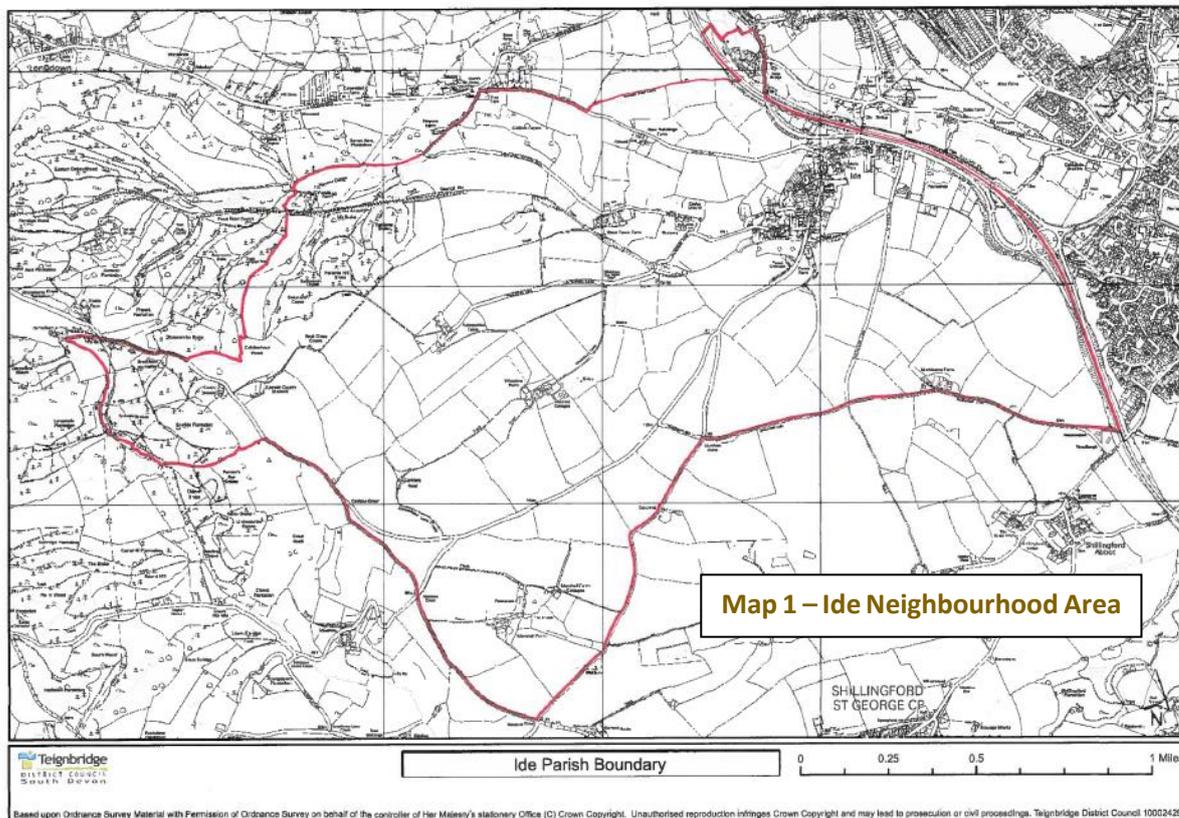
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1. Introduction

The Plan Area

- 1.1 The Ide Neighbourhood Plan applies to the parished area that is under the jurisdiction of Ide Parish Council. The Plan area as designated by Teignbridge District Council in on 1st May 2013, is shown on the map below.

Map 1 Ide Neighbourhood Area



Purpose of the Neighbourhood Plan

- 1.2 Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of the local area. The National Planning Policy Guidance says that, in accordance with the Localism Act 2011, we are able to “choose where [we the community] want new homes, shops and offices to be built, have [our] say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings [we] want to see go ahead”¹.
- 1.3 Although not compulsory, Ide Parish Council decided in November 2012 that it would be appropriate for Ide to plan to achieve its vision for the 20 years ahead.
- 1.4 In preparing the Ide Neighbourhood Plan, we understood from the outset that it would have to meet a number of basic conditions:
- have regard to national policies and advice contained in guidance issued by the Secretary of State
 - contributes to the achievement of sustainable development

¹ NPPG - Paragraph: 001 Reference ID: 41-001-20140306 What is neighbourhood planning? - <http://planningguidance.communities.gov.uk/blog/guidance/neighbourhood-planning/what-is-neighbourhood-planning/>

- is in general conformity with the strategic policies contained in the development plan for the area – the Teignbridge Local Plan 2013-2033
 - does not breach, and is otherwise compatible with, EU obligations
- 1.5 Within these constraints we have consulted widely and engaged individual parishioners, groups and businesses to understand local needs and what it is possible to achieve with a set of neighbourhood planning policies specifically for Ide.
- 1.6 The Ide Neighbourhood Plan sets out how we would like to see the parish area developed over the period until 2033 and, through its policies, aims to guide sustainable development to provide the maximum benefit to those that live, work or visit in our area.

The Neighbourhood Planning Process

- 1.7 The development and preparation of the Neighbourhood Plan has been undertaken by a Working Group appointed by the Parish Council. The Working Group was set up in November 2012 following a call for volunteers.
- 1.8 It was understood from the outset that for the Plan to be representative of the planning issues of relevance in the area and to be the community's plan, we needed to carry out a thorough and on-going consultation process with those who live and work in the Parish and those that visit here on a regular basis. We also recognised that the Plan could not be properly developed without the input of organisations and agencies with a district, county, sub-regional or national remit and an interest in the area.
- 1.9 The Steering Group devised a questionnaire for parishioners in April 2014 who were asked to respond to a range of issues that were thought to affect the Parish. The responses were then examined in detail in order to evaluate the principal concerns of the parishioners. In July 2014, there was an exhibition/forum at the Village Hall during which parishioners could examine the questionnaire responses and have another opportunity to provide further feedback so that the Steering Group could begin to formulate a draft Neighbourhood Plan of our vision, objectives and policies.
- 1.10 To aid plan-writing and simplify what seemed to be a complicated process, we devised a table of contents as a framework for our Plan document. We then began the process of writing the Neighbourhood Plan, well aware that further consultation with parishioners would be necessary as well as obligatory (under the regulations).
- 1.11 This first draft of the Plan is being shared with the community and other stakeholders in expectation that it may well need further refinement or revision to reflect comments before progressing through the regulatory framework. The Regulations requires us to carry out a formal consultation on the pre-submission (next) version of the Plan, followed by formal submission to the local planning authority with additional community consultation and then examination of the Plan by an independent Examiner to ensure it meets the basic conditions (see para. 1.4). Assuming that the Plan passes through the examination successfully, it will be subject to a public referendum. Parishioners of Ide on the electoral register will be asked if they support the final version of the Plan. If the referendum answer is a "yes" from a majority of voters turning out on the day, the Plan will be "made" i.e. adopted by the local planning authority, Teignbridge District Council.

The Plan's Status

- 1.12 This Neighbourhood Plan, once 'made' (i.e. adopted), will be a statutory development plan. This means that its policies will have significant weight (or real teeth) when it comes to being used by the local authority to help determine proposals for development submitted through planning applications. It will form the local tier of planning policy for our neighbourhood area. It sits with the Teignbridge Local Plan (also a statutory development plan) and underneath the umbrella of national planning policy in the Government's National Planning Policy Framework (NPPF) as the main planning policy documents relevant to the area.

2. Area Description

Our History and Heritage

- 2.1 The Parish of Ide covers an area of around 1,600 acres. It lies two miles south west of the city of Exeter in a small valley – that of the Alphin Brook, a tributary of the river Exe. It has one settlement area, the village of Ide. The Exeter Domesday Book records a manor of Ide or Ida which had “*land for 6 ploughs*” and was “*worth 40 shillings*” (£2). The name of the village is thought to be derived from a church dedicated to the German Saint Ida.
- 2.2 Historically “*the majority of Ide’s residents lived in the village itself in a long street where many picturesque cottages, with thatched roofs and olde-worlde gardens give no hint of the nearness of Exeter from which indeed that are entirely hidden by surrounding hills*”² and most people worked in the village itself. Many were involved in the woollen or serge industry. Like most English villages, Ide has seen many changes in its character but despite successive Agrarian and Industrial ‘Revolutions’ and a decline in local work opportunities, the population numbers have not fluctuated greatly, due mainly to the proximity of Exeter for work.
- 2.3 At the beginning of the 20th century, sustainability was not an issue. There were then six shops, (two bakers, two butchers and two general stores), a working mill, a brew house, a wheelwright, a blacksmith, a primary school, a congregational chapel, a policeman, a midwife and two doctors. The majority of the population worked on the six farms or in service in the large houses such as Pole House and Ide House and there was a railway station nearby on the old Teign Valley line, which closed in 1958.

What Makes Ide Unique

- 2.4 “*Green Vales I have always loved thee*” – Vale of Ide (Sir John Bowering in his 1863 Presidential Address inaugurating the Devonshire Association³).
- Ide is a self-contained, historic village set in a picturesque valley containing a variety of architectural features. The building of the A30 trunk road in the early 1970’s meant the loss of a beautiful valley and could have been detrimental to the village but in fact, it served to draw a line between the City of Exeter and Teignbridge’s rural villages, who value their diverse nature and independence.
- 2.5 The community spirit remains strong, helped by the presence of the school and the churches, the village hall and community shop, the public houses and our sports teams, but most of all by the parishioners themselves.
- 2.6 Ide is twinned with Canteloup and Cleville, two small villages in Normandy.

² From Ide Village website <http://idevillage.org.uk/parish-council/neighbourhood-plan/our-village/>

³ www.devonassoc.org.uk

Character Matters

2.7 The comment boxes in this section (in yellow) summarise the response we received to the Community Questionnaire carried out in 2014. A fuller report with numbers and percentages can be found on our website⁴.

People and Housing

2.8 The population of the Parish of Ide was 526 according to the 2011 Census compared to 547 in 2001. The age profile shows our community dominated by mature adults (50% of persons aged between 30 and 59, and 16.4% aged 65 and over in 2011). This is consistent with the proportion of older persons in England and Wales in 2011. Most parishioners live in the village. There were 231 households at 2011 (average household size was 2.3 persons per household). Just under a third of households (31.6%) were one-person households. A quarter of households were families with dependent children.

2.9 Almost three quarters (72.3%) of all homes are owner-occupied. There were only 15 social housing units in the Parish in 2011 compared with almost 50 private rented dwellings.

2.10 *Based on the Community Questionnaire response of 2014, parishioners appear content with the village as it is, with around half of parishioners opposed to significant further housing development, largely on the basis that it may threaten the character of the village; although the impact on infrastructure, particularly roads, is also of concern. Many of those who are more supportive of new housing would prefer housing development to be small in scale and 'environmentally friendly' and affordable to local people. The lack of affordable housing, despite not being a problem when the last survey was conducted a few years ago, is now considered to be more serious and may have to be addressed.*

Business and Employment

2.11 There are 5 farms within the Parish. The Church of England owns a substantial amount of the land surrounding the village, much of which is let as farm tenancies. Other farms are owner occupied. There is an organic farm, which is heavily involved in delivering an arts and education programme, offering rustic settings for parties and travelling theatre groups etc.

2.12 Approximately 300 parishioners were in employment in 2011. Only 3% were engaged in agriculture or related employment. 54% of the working population was engaged in managerial, professional or technical occupations. 12% of economically active residents worked from home in 2011. 69% travelled to work by car.

2.13 Whilst most people commute out of the Parish to work, there are several small businesses operating from the village. These include a photographer, wood burning stoves supplier, solicitor's offices, two bed and breakfast establishments, a hairdresser, and others working from home.

2.14 *The successful campaign a few years ago for faster broadband speeds has encouraged home-working. There is no discernible demand for more local employment and most comments we received via the Community Questionnaire were opposed to further business development in the Parish.*

⁴ Community Questionnaire 2014 Response Report - <http://idevillage.org.uk/parish-council/neighbourhood-plan/>

Village Amenities and Facilities

- 2.15 There are still two thriving public houses in the village - the thatched Huntsman Inn at the bottom of the High Street and the Poachers at the top. Both offer good food and host community activities such as the Ide Folk Group and the Twinning Group's pub quizzes.
- 2.16 With the closure of the last shop and Post Office in the High Street in 2009, a community shop was opened in a portacabin in the car park at the top of the village and was such a success that after much hard fund-raising work and a community share scheme, a brand new facility was built next door to the Memorial Hall at the entrance to the village in 2012.

2.17 *The general feeling is that the Community Shop is a primary asset to the village and a highly successful undertaking. Ideas put forward for its improvement include opening hours being increased with just an hour's closure at lunchtime and a coffee shop in conjunction with the Village Hall.*

- 2.18 Ide Memorial Hall started life as a Church Institute and was sold to the Parish after World War II. Since then much has been done to the old structure but it is now outdated and needs refurbishment. The Memorial Hall Development Sub-Committee has progressed to quotes from builders and possible funding. The Hall continues to be well used for a wide range of activities by both village residents and people from further afield.

2.19 *The consensus is that the Memorial Hall needs a complete refurbishment including the provision of a kitchen suitable to provide meals for the elderly. It also needs a double entrance door, with the inner door to mask the noise for local residents. Perhaps it could encourage more groups and activities particularly for the young e.g. cubs and brownies. Some have suggested that it should be renamed 'Ide Community Hall'. Parking for both the shop and hall is a problem. The possibility of a new village hall with additional parking facilities for all, on an adjacent site, is a vision some parishioners have for the future.*

- 2.20 Ide School has seen a great deal of growth in recent years with its change from a First School to Primary status. With this has come an increase in the problems associated with the 'school-run'.

2.21 *The increase in school traffic attracts the greatest number of concerned comments. People feel that the school is doing a "very good job" and generally involves the community well. We've had several requests to develop premises for a pre-school facility.*

- 2.22 St. Ida's Church has had recent refurbishment creating more open space and converting the vestry into a more useable area. Apart from its regular services and baptisms, weddings, funerals, it is also used by Messy Church, which is a Saturday morning gathering of parents and children involving play, stories and food. Ide Aloud, the village community choir, have occasional concerts here as well as others. The Church welcomes further community activities. The venue offers huge potential, being the largest in the village. The smaller Congregational Church holds weekly services as well as regular, weekly, coffee morning (except in August). It does host children's activities during school holidays.

2.23 *Although comments were relatively few, they are generally positive with constructive criticism. The Church's geographical position necessitates better road signs and the graveyard need better care, perhaps using a village working party. The bell ringing attracted a few adverse comments but it was thought they added to the "quintessentially English feel of Ide." Future ideas included a lending library and use by youth groups.*

Recreation and Leisure

2.24 Leisure activities are on the increase, but the facilities are scattered and inadequate. The Parish of Ide does not have much flat land and what there is, is owned by the Church Commissioners and is liable to flood. Ide Cricket Club has been active for many years and the football and rugby clubs have seen a revival in recent years. Although the rugby team is currently being to be able to use Church Commissioners' land at Weir Meadow, the footballers have to go out of the Parish to play. Badminton can be played in the school hall. There is a netball team, but no court in the village, and likewise there are no public tennis courts; although the school MUGA (multi use games area) does provide some limited space for additional sports activities.

2.25 *Regarding play facilities, most people believe they need improving. There should be more facilities for the older children such as a permanently accessible MUGA. Sports facilities are very inadequate. Almost everyone agrees that more are needed. Sports provision inspired strong views, with the MUGA's control by the school frustrating community use. Bigger schemes were also envisaged with a sports pavilion, new football pitch/running track that would go some way to providing adults and children with a venue for evening and weekend activities. There is a feeling that the Church Commissioners could be more helpful in making land available to provide more facilities.*

Traffic and Parking

2.26 Ide's proximity to Exeter and the national road network means that many people are able to commute to the city of Exeter and elsewhere. There is a bus service, but the primary mode of travel is by private car. The village is also a through route to neighbouring villages, Haldon and beyond. This inevitably puts a strain on the road system at busy times of the day. We are "blighted by traffic", to quote the Conservation Area Character Appraisal document.

2.27 *Whilst the bus service is highly regarded, it does receive a lot of criticism. There are many complaints about the frequency of the service, the cost, the inconvenient timetabling and the lack of evening services. Traffic can be a real nuisance in the village, especially around school opening and closing times. The village road (High Street) is narrow with many cars parked along it. Its use by agricultural vehicles is accepted, although it does constitute a safety concern. Many people would like to see additional traffic management measures in the interests of speed reduction and safety introduced; although opinion is very divided as to what would 'work' best. There is a lot of support for a new public car park. Several sites have been suggested. The parking problems, associated with the village hall, shop and school-users, needs to be sorted out.*

Green Spaces

2.28 Being surrounded by beautiful countryside it is sometimes possible to overlook the presence and value of public open spaces in or adjacent to the village. We have a long established village green that continues to serve an important function at the heart of the community, hosting a variety of fairs, fetes and events throughout the year. The school playing fields are not only a valuable recreation space for the school's pupils but also at other times they are used by the community for a range of recreation activities. We have an attractive community garden which provides a tranquil meeting place as well as a community gardening resource. The Victorian Orchard and part of Pynes Farm are owned by the Church Commissioners and let for grazing at present, with the orchard offering potential for those interested in community horticulture. There are also eight allotments on a site behind the School, fully let with a waiting list.

2.29 *The responses regarding our green spaces are concerned with keeping valuable assets, refreshing existing spaces and expanding sporting opportunities. The Village Green is a well-loved facility that should be used more frequently and kept free of any structures. The Coronation Gardens are now an attractive area, a restful haven half way up the High Street that some thought could become a herb garden.*

Footpaths raised emotions especially where dog mess was concerned. Householders need to keep their hedges trimmed back to help keep them clear and that the footpath system could be expanded.

The Allotments need to be kept secure, especially with recent security problems with the adjacent School Field, and also that encroaching vegetation from neighbouring properties are kept at bay. A new site might be preferable if the waiting list lengthens. The Victorian Orchard above Station Road was also identified as a suitable project for community use.

Sustainability and Constraints

- 2.30 Over the last few decades, although the community has not greatly increased in numbers, the incidence of extreme weather has put a strain on the water and sewage system. There is a flood prevention scheme but this sometimes does not cope. Flooding has occurred at the bottom of the village, partially caused by rising ground water and an ineffective drainage system. However, improvements to the stream behind Fore Street have helped to reduce this problem considerably. An enlargement of the drains would further help and this has been reported to the Highways Agency.
- 2.31 Although the village has a bus service, its infrequency means that the majority of journeys are by car. Narrow streets are made narrower by on-street parking owing to the lack of sufficient car parking areas. Any future development would have to include adequate off-street parking. The village is also a through route from outlying villages and as it is surrounded by farming land, inevitably farm vehicles have to travel through the village centre. Any large increase in housing would put further strain on the road infrastructure.

3. Planning Context

National Planning Policy Framework

3.1 We have at all times been cognisant of the current national planning framework as set out in the 2012 publication and supplemented by the Planning Practice Guidance relating to neighbourhood planning matters which is published by the Department for Communities and Local Government via a dedicated website. Our Plan will be accompanied by a Basic Condition Statement⁵, which includes a section setting out how our Plan has due regard to national policies and the advice contained in guidance issued by the Secretary of State.

Teignbridge Local Plan 2013-2033

3.2 The Teignbridge Local Plan was adopted on the 6th May 2014. It contains a set of policies, proposals and actions for the area over the 20 period until 2033. The Local Plan provides:

- *a strategy for the distribution and level of development and supporting infrastructure;*
- *a set of proposals to meet that strategy;*
- *policies to deal with planning applications; and*
- *proposals for monitoring the success of the plan.*

3.3 The Local Plan is framed by three over-arching objectives:

- Economic Prosperity
- A Quality Environment
- The Wellbeing of its Communities

which have led to the following key issues to be addressed by the Local Plan:

- *Reducing out-commuting and providing significantly greater local job opportunities*
- *Provision of infrastructure meeting the needs of providers and communities*
- *Promoting town centre enhancements*
- *Supporting more sustainable transport modes and other measures to reduce carbon emissions*
- *Meeting the need for housing including a significant proportion of the affordable housing requirements*
- *Protecting and enhancing biodiversity and heritage assets including international wildlife sites*
- *Improvements to air quality*
- *Involvement of local communities in decision making*

3.4 To that end the Local Plan has a number of strategic policies with which our neighbourhood plan has to be in conformity. In the case of the Ide Neighbourhood Plan these are:

- all Strategic Policies, Strategic Places, Prosperous Economy, Wellbeing and Quality Environment policies from S1A through to EN12
- Edge of Exeter policies SWE1 to SWE3

Our Basic Condition Statement must include a section setting out how the making of the Ide Neighbourhood Plan is in general conformity with the strategic policies contained in the Teignbridge Local Plan and other development plan documents for the area.

3.5 The Teignbridge Local Plan has a specific policy relating to neighbourhood planning. Policy S23 'Neighbourhood Plans' states: "*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.*"

⁵ To accompany the submission version of the Ide Neighbourhood Plan

Ide Neighbourhood Plan

Status

- 3.6 The Ide Neighbourhood Plan, once 'made' (i.e. adopted) will be a statutory development plan. This means that its policies will have significant weight (or real teeth) when it comes to being used by the local authority to help determine proposals for development submitted through planning applications. When the Plan is 'made' its policies will be used by the local planning authority when it considers decisions that need to be made about development proposals submitted through the planning application process. The Neighbourhood Plan's policies cannot guarantee that a development proposal will be refused nor be granted permission, but its policies will carry significant weight, alongside policies of the NPPF and Local Plan when weighing up the appropriateness of the development proposal in question.

Our Approach

- 3.7 The Local Plan states that Ide village would be "*an appropriate location for limited, small scale, development which meets its social and economic needs, protects their rural character and is consistent with the need to minimise travel*"⁶. Ide however has a distinct and well-defined boundary between its residential area and agricultural land which should be maintained. This does limit opportunities for development, as there is a lack of building space within the village boundary. However, Exeter's proximity, with its sustainable growth in housing and business, is likely to help our situation for the foreseeable future. Nevertheless, although we see little potential for growth, Ide Parish would welcome development that meets present parishioner needs without compromising the capacities of future generations to meet theirs.

Vision and Goals

- 3.8 The majority of houses in Ide Parish are within the village of Ide itself. There is a great variety of individual housing, many old, some thatched, a few small modern developments; all are generally well maintained. Being a desirable place to live, property values are high, even for smaller properties. Many parishioners remain living in the Parish for a long time. Houses therefore are often extended. It is important that any extensions are in keeping with the character of the existing building and compatible with those around it.
- 3.9 Many residents feel that Ide's infrastructure would be unable to cope with much of an increase in housing. Within the settlement boundary there is little scope for development, with the balance of green spaces providing a valuable asset to the community. With building land at a premium, even small sympathetic developments might be a challenge. Understandably, there is no wish for major business development, apart from an increase in home workers benefitting from the recent welcome increase in broadband speeds.
- 3.10 The Conservation Area needs to be preserved and listed buildings need to be protected. In the unlikely situation where a building needs to be demolished, the replacement should satisfy planning constraints.
- 3.11 There is an appreciation of the need for and value of some local affordable housing. If a site can be found for affordable housing there would have to be planning conditions regarding suitable occupancy and resale.

⁶ Policy S21, Teignbridge Local Plan, Teignbridge District Council, 2014
<https://www.teignbridge.gov.uk/CHttpHandler.ashx?id=41652&p=0>

- 3.12 Additional retirement accommodation within the village would be to the advantage of older residents wishing to remain in the village, thereby vacating larger properties then made available to families.

Sustainable Development

- 3.13 We appreciate our separation from Exeter whilst recognising the debt to a thriving city so conveniently close. However, Ide Village and Parish values its community identity and spirit which has developed and prospered over the years. The village hall, community groups, sports teams, the school, the two churches, and, last but not least, the community shop have all contributed to a sense of vitality and cohesion. Many of us would wish for this happy state to last forever and the village to stay the same, but communities have to grow. This Neighbourhood Plan hopes to ensure that any changes that occur are handled with care and integrity in order to preserve our Parish for us and future generations.

Aims and Objectives

- 3.14 Based on our overall approach and in response to the views of the community we have set the following aims and objectives for the Ide Neighbourhood Plan:

- 3.15 Aim:

To introduce neighbourhood planning policies where it is thought necessary to do so to promote appropriate sustainable development.

- 3.16 Objectives:

- To allow opportunities for new housing development that meets specific and identifiable housing needs within or adjacent to the existing settlement boundary
- To encourage development that provides space for vehicles belonging to parishioners or bona fide visitors to the village to be parked off the roads and in areas that help reduce their impact
- To protect and enhance existing recreation areas and encourage community use
- To facilitate the provision of additional recreation areas in order to meet local demands
- To ensure that local green spaces which make such a positive contribution to the environment of the village are valued, protected and enhanced

4. Housing Development

Topic Overview

- 4.1 There is limited potential and capacity for new housing development in the village of Ide. According to the last housing needs survey⁷ in the Parish, there is little evidence of local need for housing that should be met within the Parish. We recognise however that there is always a demand and there may be some beneficial development opportunities through infill or the occasional redevelopment project. Much of the village of Ide is covered by the Ide Conservation Area and subject to its policies. The Conservation Area Appraisal⁸ has been adopted by Teignbridge DC as a “*material consideration*” when considering planning applications. The Conservation Area Appraisal recognises that there are many buildings that have either a neutral or negative effect on the character of the area. It welcomes “*proposals to enhance the conservation area by either re-modelling buildings, or re-developing sites in this category..... redevelopment will be expected to demonstrate a very high standard of contextual design and a thorough understanding of prevailing character.*”

Policy IDE01 Residential Development in Ide

Development proposals for small residential developments on infill and redevelopment sites within Ide village will be supported subject to proposals being well designed and meeting all relevant requirements of the Local Plan, and where such development:

- i. fills a small, restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of the village where the site is closely surrounded by buildings;
- ii. will not involve the outward extension of the settlement boundary of the village;
- iii. is not considered to require unsuitable access, reduce the privacy of adjoining properties or is inconsistent with the character of the locality; and
- iv. provides, where feasible, for at least one small dwelling, with two or fewer bedrooms, for every one larger dwelling with three or more bedrooms.

IDE01 Policy Explanation and Justification

- 4.2 The settlement boundary for the village of Ide as described in the Teignbridge Local Plan is shown on map 2. We concur with the Conservation Area Appraisal that there may be opportunities for residential development within the confines of the settlement boundary in the form of infill or the redevelopment of sites with redundant or derelict buildings. Our policy IDE1 is supportive of such development taking place for good reason and which achieves an enhancement to the character of its locale. The design criteria for development that takes place within the Conservation Area is set out in Appendix 1 of the Ide Conservation Area Appraisal.
- 4.3 Any such development however should not be shoe-horned into the village. There should be proper access arrangements and no resultant loss of privacy or amenity to adjoining properties.
- 4.4 Our Community Consultation in 2014 revealed 82% of respondents supporting housing favoured affordable housing with small scale/environmentally friendly homes in keeping with the character of the village. Given the interest in smaller dwellings, expressed by local

⁷ Local Housing Needs Report, Community Council of Devon, February 2012

⁸ Teignbridge District Conservation Area Character Appraisals, Ide, Teignbridge DC, approved 2010

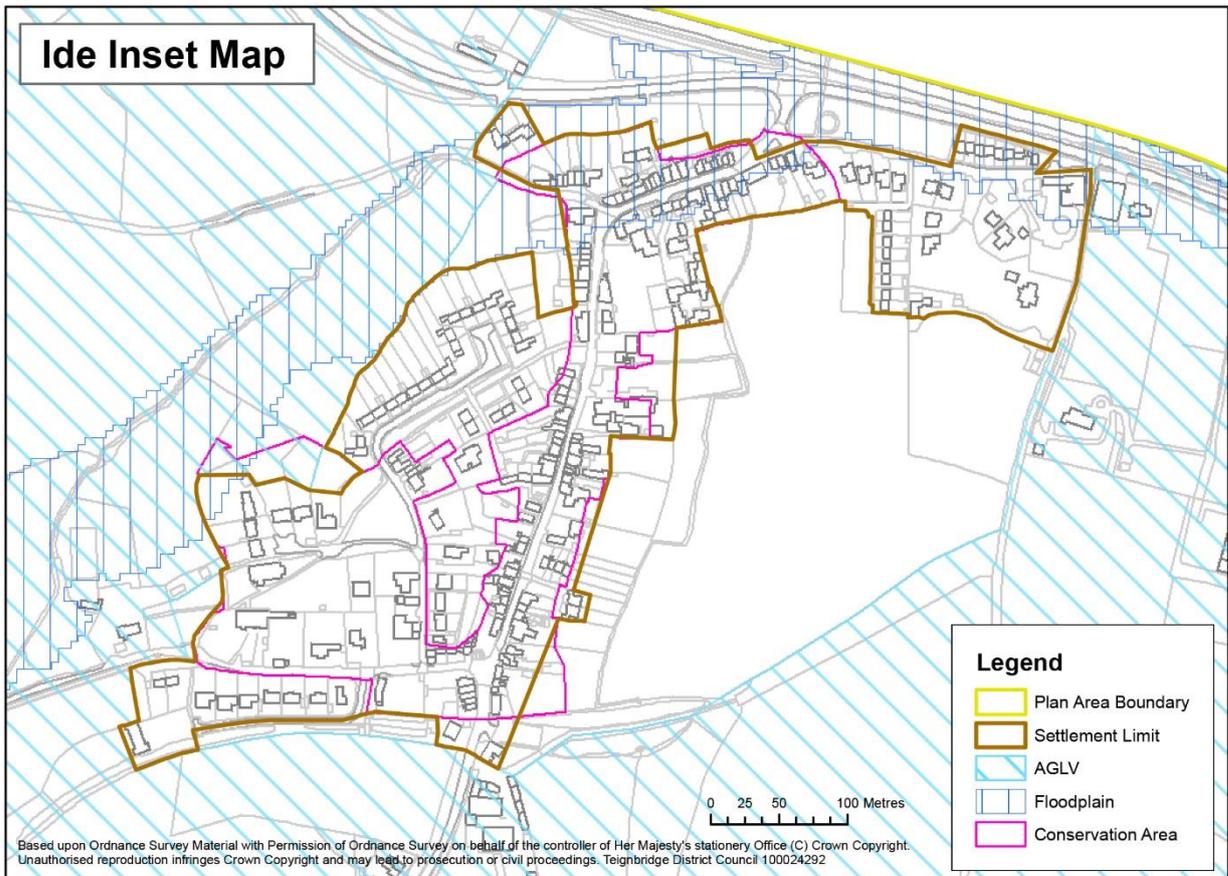
residents at recent consultations, we want to maintain a balanced housing stock. New housing development should therefore include as many small as larger dwellings.

- 4.5 The Teignbridge Housing Strategy highlights the extent to which the district’s demographic profile is likely to age. By 2030 almost a third of the population will be over 65, some 10% ahead of England as a whole. *“People are growing old in Teignbridge, so we need to consider the housing needs of this demographic in the design and delivery of accommodation.”*⁹ The most recent Strategic Housing Market Assessment (SHMA) concludes that *“the future need for all authorities is concluded to be largely dominated by a need for smaller properties, mostly in the 1 and 2-bedroom size categories”*¹⁰. Future housing development in Ide will not have a significant impact on the district’s supply but, in seeking 50% of smaller dwellings on all developments, we intend that it will help meet the local demand for smaller dwelling units and down-sizing.

IDE01 Policy Context

- 4.6 Our policy aligns with current national planning policies and guidance:
NPPF para. 57 - *plan positively for the achievement of high quality and inclusive design for all development*
NPPG paras. 24-28 – *Design, buildings and the spaces between them*
Our policy relates to the following Local Plan policies:
Teignbridge Local Plan Policies S4, S21, WE2, WE3, WE4

Map 2 Teignbridge Local Plan Ide Inset Map



⁹ 'More than bricks and mortar' A housing Strategy for Teignbridge 2015-2020, Teignbridge DC 2015

¹⁰ Exeter Housing Market Area Strategic Housing Market Assessment Interim Final Report 2014/15, DCA 2015

Policy IDE02 Pynes Farm

Redevelopment of buildings and land at Pynes Farm to provide approximately 10 dwellings (see map 3) will be supported provided the scheme:

- i. retains the stone/brick buildings of solid construction or, where demolition in part or full is proposed, robust justification is provided to demonstrate why these buildings cannot be retained within the scheme;
- ii. takes into account the proximity to the Conservation Area;
- iii. ensures the scheme complements and enhances the character of the local area;
- iv. incorporates materials where practical that have been reclaimed, salvaged or recycled as a result of any demolition on site;
- v. protects the privacy and amenity of nearby residents;
- vi. provides sufficient parking spaces for residents and their visitors within the site;
- vii. includes adequate recycling and storage areas on site as an integrated part of the design and layout of the scheme so as not to harm visual amenity;
- viii. incorporates measures to minimise water consumption; and
- ix. incorporates a sustainable drainage scheme, if practicable.

IDE02 Policy Explanation and Justification

- 4.7 The Church Commissioners, the owners of the land, approached the Parish Council during 2016 with specific proposals to redevelop the site of the existing buildings at Pynes Farm (see map 3) to provide new dwellings. The site is outside, but adjacent to, the built-up area boundary. The Parish Council considered that there was some merit to the proposal given the state of disrepair of many of the buildings and the fact that farming is no longer the main use of the site or the buildings.
- 4.8 The redevelopment proposal was made the subject of a public meeting in September 2016. Representatives of the Church Commissioners explained their proposals in outline to a well-attended meeting and sought the community's views via a questionnaire distributed on to attendees. The community's response¹¹ was generally favourable if: the number of dwellings is 10 or less; included several small dwellings; and there is sufficient parking provided on site, so as not to make parking in the village even more difficult.
- 4.9 Whilst there seems merit and community backing in principle for the Pynes Farm proposal, it was important to ensure that any support for residential development on a specific site in the Ide Neighbourhood Plan was justified as being the most suitable option. To confirm that this was the case, the Steering Group undertook a site identification and assessment exercise. This concluded¹² that Pynes Farm appears to be the best option if a small residential development site is needed or wanted.
- 4.10 Our policy IDE02 provides support for the redevelopment of Pynes Farm to provide a small number of new dwellings. Whilst any development should achieve a high level of sustainability that is in accordance with the current regulations, we also expect the design of the new development to be sensitive to the fact that the site is outside the built-up area and adjacent to the Conservation Area. There are several established character buildings on the site, which we expect to be retained in whole or part in the new development particularly if they are or can be made structurally sound. This is primarily to retain the character of this gateway area of

¹¹ See meeting report and survey results - <http://idevillage.org.uk/parish-council/neighbourhood-plan/>

¹² See Site Assessment Report - <http://idevillage.org.uk/parish-council/neighbourhood-plan/>

the village and minimise the impact of the new development. So close, is Pynes Farm to the Conservation Area and so much part of the village’s heritage that we would expect the development to conform to the Ide Conservation Appraisal that required development to be *“carefully integrated with the historic development pattern”*. To that end we expect any materials reclaimed as a result of the site’s redevelopment such slate, Exeter brick and local stone to be re-used on the site in the interests of local character. *“Character is derived more from the use of traditional materials on simple building forms than from any conscious effort to create an effect.”*¹³

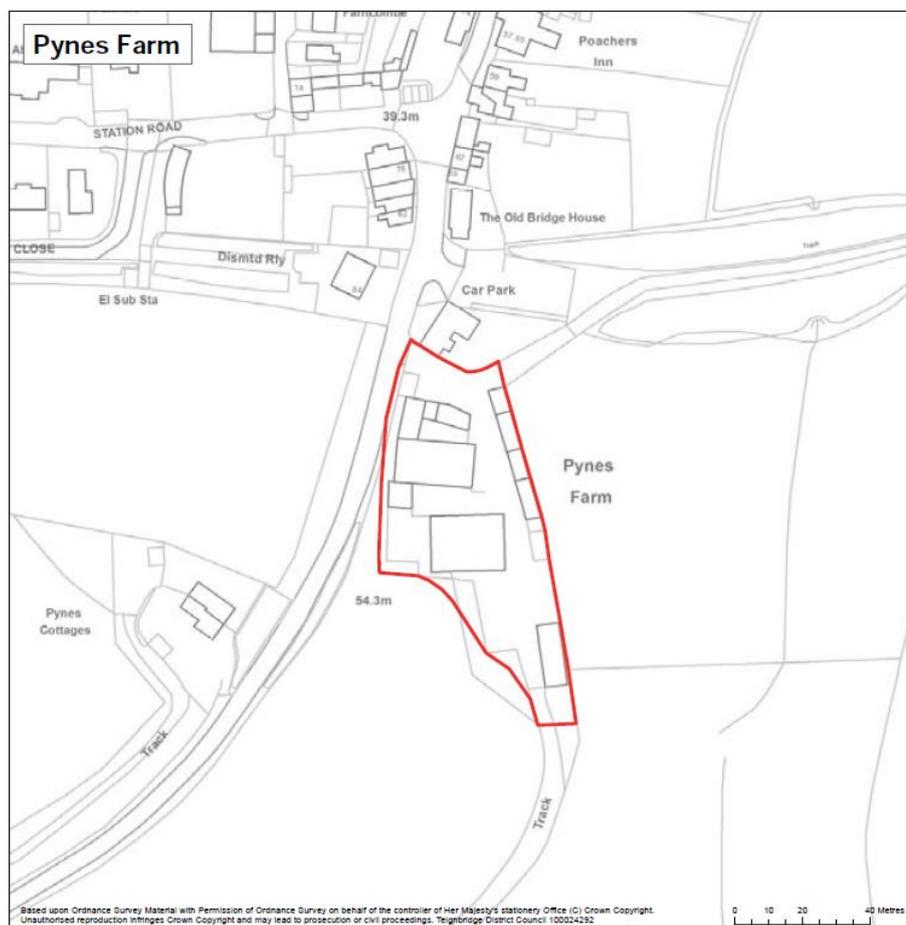
- 4.11 Ensuring that the car parking needs of the development can be met within the development site is a very important condition. The parking problems experienced in Ide are described in the next section of this Plan.

IDE02 Policy Context

- 4.12 Our policy aligns with current national planning policies and guidance:
 - NPPF para. 55 - *housing should be located where it will enhance or maintain the vitality of rural communities*
 - NPPF para. 111 - *encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value*
 - NPPG paras. 24-28 – *Design, buildings and the spaces between them*

Our policy relates to the following Local Plan policies:
Teignbridge Local Plan Policies S2, S21

Map 3 Pynes Farm



¹³ Teignbridge District Conservation Area Character Appraisals, Ide, Teignbridge DC, approved 2010

5. Car Parking Areas

Topic Overview

- 5.1 Lack of sufficient car parking space has long been regarded as a major problem in Ide village. The narrow streets are made even narrower by parked vehicles, many of which are parked in the same place for days at a time. Few residents have their own dedicate off-road parking space. Car ownership as yet, shows no sign of decreasing.
- 5.2 There are approximately 70 parking spaces on the High Street, but most are occupied day and night by local residents. Three parking spaces outside the Old Post Office are subject to restrictions during the daytime, which helps commercial activity a little. There is one car park in the village, with the very limited capacity of 19 car parking spaces. Its location, at the top end of the village does little to meet the demand for parking spaces at the bottom of the village, or alleviate the problems when the School or Memorial Hall are busy. The School has a small car park for staff that can accommodate up to seven cars. These are always occupied during school times. The Huntsman Public House car park does however serve to alleviate problems at times, with the permission of the landlord. Ide and its surrounding countryside attracts visitors by car. Whether they are walkers, cricketers or members of Ide Memorial Hall clubs and societies they are most welcome, but, inevitably, they add to the parking problems.

Policy IDE03 New Car Parking Areas

Proposals for new car parking areas within or adjoining Ide village will be supported in their entirety or as part of new developments on suitable sites where:

- i. there is appropriate vehicular and pedestrian accessibility; and
- ii. appropriate hard and soft landscaping is provided to ensure the design and layout are sensitive to the setting of the conservation area and nearby historic buildings.

IDE03 Policy Explanation and Justification

- 5.3 Several potential sites for a car park were suggested by local people during the Community Consultation in 2014. Much of this was in response to concerns about visitor parking problems. Our policy IDE03 supports the development of new car parking areas on suitable sites. We would welcome the creation of a new permanent car parking area, either within the existing settlement boundary or in close to it, which would provide for callers to the community facilities and services at the 'bottom' of the village; in the interests of reducing on-road congestion, increasing the safety of pedestrians and, not least, in aiding the viability of our local facilities.
- 5.4 Any car parking area should have a suitable access and egress arrangements for both vehicles and pedestrians that meets the requirements of the Highways Authority. The screening effect of the landscaping should be appropriate to its location. For sites in or adjacent to the Conservation Area, careful consideration will need to be given to the car park's impact on heritage assets and features. Consideration will also need to be given to the site's landscaping (hard and soft), and the appropriateness of Devon hedges and dry stone walls, lighting, signage and the car park surfacing.
- 5.5 Because of the traffic and environmental issues, the village has recently (spring 2016) voted in its own referendum against a major Park and Ride development proposed by Devon County Council, serving Exeter, being located within the Parish. The site in question was away from the village and considered by a large majority of local people not to be an appropriate way to alleviate the local parking problems.

IDE03 Policy Context

- 5.6 Our policy aligns with current national planning policies and guidance:
NPPF para. 28 - *supporting the provision and expansion of tourist and visitor facilities*
NPPG paras. 15-22 – *Design, a well-designed place*
Our policy relates to the following Local Plan policies:
Teignbridge Local Plan Policy S21

6. Sport and Recreation Facilities

Topic Overview

- 6.1 We are a sporting community, despite the fact that the Parish of Ide is short of formal recreation space. The Cricket Club Ground, with its new pavilion, is the one dedicated sport facility we have in 2016. The rugby team has been able to make temporary use of Church Commissioners' land at Weir Meadow, but other parishioners have to leave the Parish to pursue their sport.
- 6.2 The Parish has relatively few sites that can be used regularly and informally for leisure and recreation purposes other than the small village green, where dogs are prohibited. The lack of opportunities has been exacerbated by the closure of the permitted footpath across land attached to Whiddon Farm, recently sold into private ownership by the Church Commissioners. Our policies are directed at ensuring that we continue to have the benefit of existing spaces and, if possible provide additional space and better facilities in the years ahead.

Policy IDE04 Sports and Recreational Facilities

The following sports and recreation facilities and pitches (shown on map 4) will be safeguarded for their existing use:

- A. Ide Cricket Pitch
- B. Ide School Field
- C. The Children's Play Area

Proposals which result in a loss of these recreation and sports facilities and pitches and/or their capacity and/or community accessibility (availability for community use) will only be supported where:

- i. an assessment has been undertaken which clearly shows that facilities are surplus to local and strategic need and demand; or
- ii. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity, quality and community accessibility in a suitable location and demonstrate community benefit; or
- iii. the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Proposals which replace existing facilities and pitches should demonstrate that they benefit the community or that there is secured community access.

IDE04 Policy Explanation and Justification

- 6.3 The recreation areas we have are precious to us. There is no doubt that the interest in outdoor recreation activities is high. As a community we would benefit from access to more and better outdoor and indoor facilities. Our policy IDE04 seeks to protect the sites and facilities we already have access to. It identifies the three areas that are currently recognised as recreation areas and protects them from change of use, unless it becomes clear that they are no longer required by the community or are to be replaced by better recreation facilities.
- 6.4 The Cricket Pitch, adjacent to Weir Meadow, is on land that is owned by Devon County Council. It is rented from the County Council by a local farmer who has let the community use it for cricket and a range of other recreation activities since 1987. The current clubhouse is only two years old, having replaced an earlier one.
- 6.5 Ide School Field is an integral part of primary school provision in the village. It also serves as an important recreational space several times a year for major events such as national celebrations e.g. the Queen's Jubilee, and local commemorative events such as the

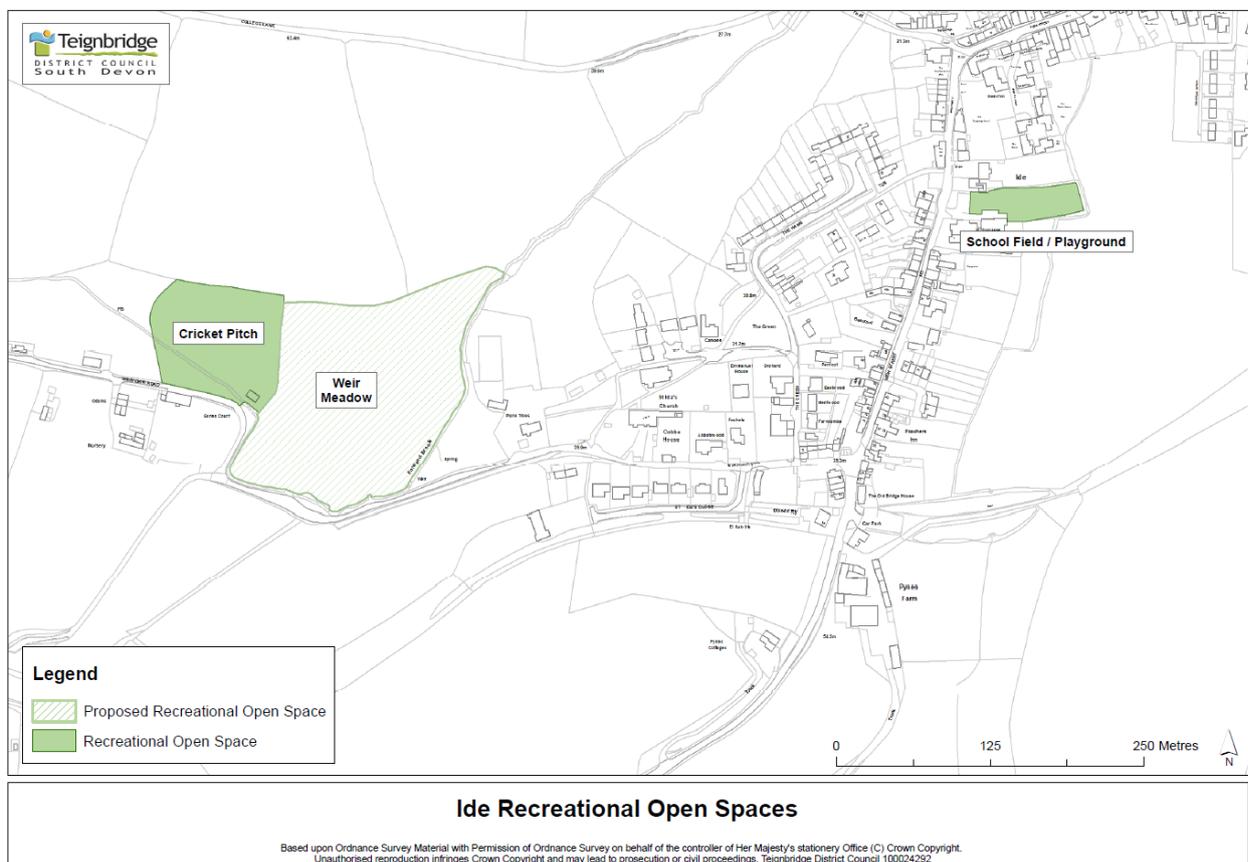
Community Shop's AGM and Hog Roast. From July 2016, its use as a recreational space for village use has been severely restricted (as a result of School policy), but it is the ambition of the community to enable greater access out-of-school hours.

- 6.6 The Play Area next to the School is the only dedicated children's play space in the village, re-opening in 2016 with new play equipment provided by the Parish Council with help from Lottery funding and a Devon County Council grant.

IDE04 Policy Context

- 6.7 Our policy aligns with current national planning policies and guidance:
 NPPF 70 - *guard against the unnecessary loss of valued facilities and services*
 NPPG paras. 01-03 - *Open space, sports and recreation facilities, public rights of way and local green space*
 Our policy relates to the following Local Plan policies:
 Teignbridge Local Plan Policy WE13

Map 4 Ide Recreation Open Spaces



Policy IDE05 Weir Meadow

Proposals to develop land at Weir Meadow, as shown on map 4, to provide outdoor sports and recreation facilities together with a pavilion, including changing rooms, and a car parking area to serve the sports facilities will be supported where it is demonstrated the proposal:

- i. has regard to landscape character and seeks to integrate development with its surroundings through landform and appropriate landscaping;
- ii. identifies and mitigates against potential adverse impacts on biodiversity;
- iii. prevents unnecessary light pollution in the interests of maintaining the rural character of the site;
- iv. has regard to highway safety with adverse impacts satisfactorily mitigated;
- v. would not result in unacceptable impacts on residential amenity or the productive use of nearby agricultural uses;
- vi. has been subject to a flood risk assessment and will have satisfactory arrangements put in place for flood control; and
- vii. includes arrangements to ensure the facilities will be properly maintained.

IDE05 Policy Explanation and Justification

- 6.8 There is little doubt as to the value of local recreation space to any community. The NPPF states that *“access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities”*. We would welcome additional sports, recreation and play facilities in the Parish.
- 6.9 The Parish Council had discussions during 2016 with the Church Commissioners regarding the long-term use of Weir Meadow for community recreation activities. In considering needs and demands, the Parish Council has judged that the community could make good use of the whole field to provide a range of much needed sports pitches along with a children’s playground, exercise trails and other outdoor recreation pursuits. There is also the potential to provide for additional allotments if there is sufficient local demand.
- 6.10 78% of respondents to the Community Consultation in 2014 expressed a desire for more local recreation areas, with Weir Meadow cited by many as an example of a suitable location for a variety of sports and recreational uses whilst maintaining its current countryside status with limited landscaping envisaged.
- 6.11 In response to the opportunity at Weir Meadow, and with encouragement of the Parish Council, a Community Project Group has been formed. This Group has taken advice from Sport England as to the required facilities and standards and how to proceed with the project. It will take on the challenge of developing the recreation plans in detail, raising the required funds, over-seeing the construction work and putting in place the necessary long-term management. Our policy IDE05 is aimed at supporting and facilitating this important community-based initiative.

- 6.12 Weir Meadow is situated in open countryside to the west of the village of Ide (see map 4). Its boundaries are described by Fordland Brook. The land is graded as 'flood zone 3'. The site would normally need to be the subject of sequential testing for many types of development. In the context of this site- and use-specific policy, the test has not been applied because the proposed use "*outdoor sports and recreation and essential facilities such as changing rooms*" is classified by the NPPG as water-compatible development and moreover there are no alternative sites available to consider for such a community recreation facility.
- 6.13 Organised sport is already an established use in this area of the Parish. Weir Meadow is adjacent to the current Ide cricket ground. Our intention is to extend the sporting and recreation opportunities available whilst protecting the essential character of this attractive, tranquil, rural location with its relatively narrow lane that provides access to the site.
- 6.14 There has been no recent assessment carried out by Teignbridge District Council but we expect that the emerging Play and Pitch Strategy and Open Space Needs Assessment, which is currently (late-2016) at the briefing stage will recognise the local shortfall in recreation opportunities and the demand for and value of more local facilities.

IDE05 Policy Context

- 6.15 Our policy aligns with current national planning policies and guidance:
NPPF 73 - *Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.*
NPPG paras. 01-03 - *Open space, sports and recreation facilities, public rights of way and local green space*
NPPG Paragraph: 066 Reference ID: 7-066-20140306 "*water compatible development - outdoor sports and recreation and essential facilities such as changing rooms.*"
Our policy relates to the following Local Plan policies:
Teignbridge Local Plan Policy S22c

7. Local Green Spaces

Topic Overview

- 7.1 The green spaces within the village of Ide contribute so much to what makes our environment special. The Conservation Area Appraisal¹⁴ carried out by Teignbridge District Council recognises the positive contribution that is made to the special character of the Ide Conservation Area by the water of Fordland Brook; the trees, particularly those in the churchyard, the cedar close to Canns House and the line of trees adjacent to The Green; the orchards; the gardens; and the open spaces, particularly The Green. The open spaces contribute positively to the setting of the historic buildings in the vicinity.

Policy IDE06 Local Green Spaces

The areas listed below and identified on Map 5 are designated as Local Green Spaces and will be protected from development due to their particular local significance and community value:

- D. The Village Green
- E. The Hams
- F. Coronation Gardens
- G. Victorian Orchard

Proposals for development on this land that is not ancillary to the use of the land for community or recreational purposes will be resisted.

Development proposals which lead to the loss of, damage to or adverse impact on these local green spaces will not be supported.

IDE06 Policy Explanation and Justification

- 7.2 The four sites identified in our policy IDE06 (see map 5) meet the criteria laid down in the National Planning Policy Framework (NPPF) i.e. being:
- special to a local community and hold a particular local significance
 - in reasonably close proximity to the community it serves
 - local in character and not an extensive tract of land
- 7.3 The Village Green¹⁵ has a long history and continues to provide for general recreation activity as well as the venue for outdoor village events such as the annual fete. Its quietness is due to its distance (150 m.) from the main road through the village.
- 7.4 The Hams is a long area of grass and trees beside a footpath linking the St Ida's Church and High Street via The Green. It serves mainly as an amenity space
- 7.5 Coronation Gardens is an amenity garden, a small haven in the centre of the village, with flower borders and seating that has been tended by the Parish Council for many years.
- 7.6 The Victorian Orchard (owned by the Church Commissioners) above St Ida's Close is much loved, but its apple trees have been neglected by the owner and tenants for at least 20 years. It remains the last orchard at a village that was surrounded by them in the 18th and 19th centuries¹⁶. In designating it as a local green space the Parish Council is drawing attention to its heritage value and hopes to encourage community interest in its future wellbeing and produce.

¹⁴ Teignbridge District Conservation Area Character Appraisals, Ide, Teignbridge DC, approved 2010

¹⁵ See cover photograph

¹⁶ See maps in 'A History of the People and Parish of Ide', Donald Burnett, published 1992 by Strangaton Books

7.7 Our own analysis is presented below in tabular form below.

Ide Local Green Space Analysis 2016	Village Green	The Hams	Coronation G.	V. Orchard
<i>Is it an extensive tract of land?</i>	No	No	No	No
<i>In proximity to the community it serves?</i>	Yes	Yes	Yes	Yes
<i>Demonstrably special for its:</i>				
<i>beauty?</i>	✓	x	x	✓
<i>historical significance?</i>	✓	x	x	✓
<i>recreational value?</i>	✓	✓	✓	✓
<i>richness of wildlife?</i>	✓	x	✓	✓
<i>tranquility?</i>	✓	x	✓	✓
Should it be designated as local green space?	Yes	Yes	Yes	Yes

7.8 The Green and Coronation Gardens were commented on favourably by 55% and 82% respectively of respondents to the Community Consultation in 2014.

IDE06 Policy Context

7.9 Our policy aligns with current national planning policies and guidance:

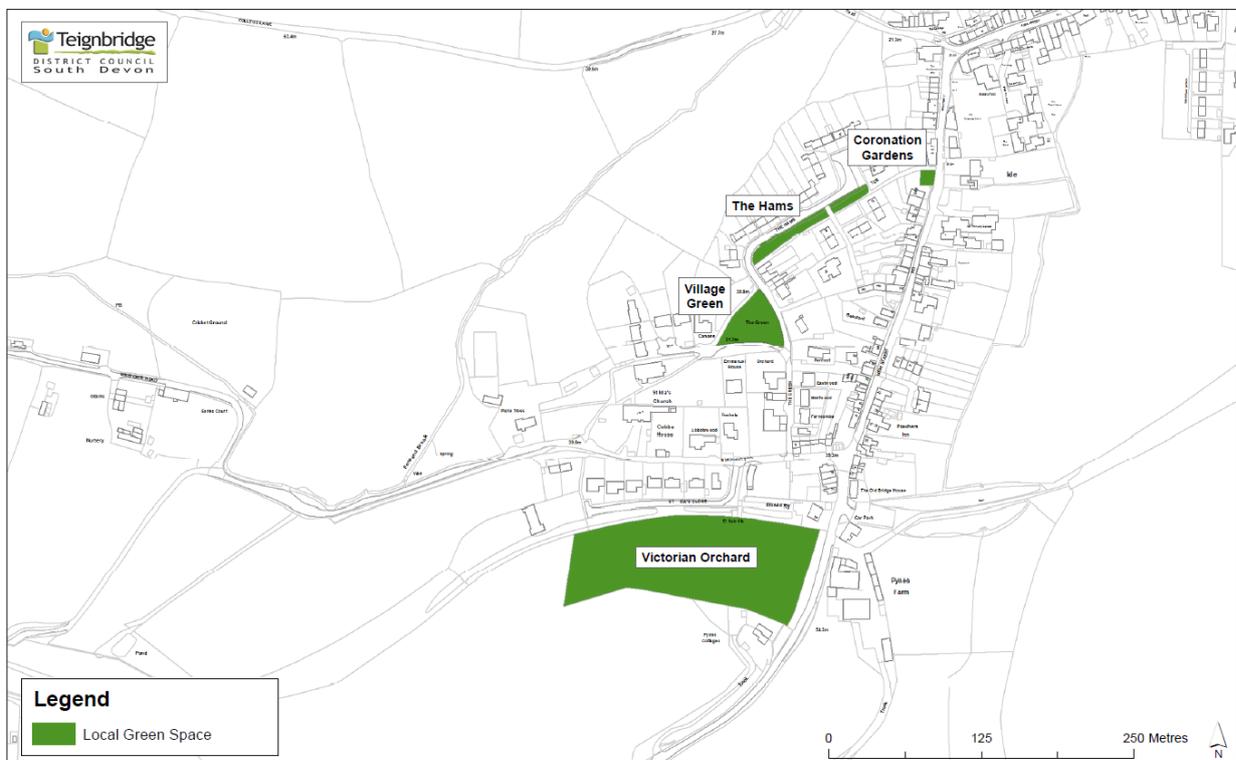
NPPF para. 76 - *identify for special protection green areas of particular importance to them*

NPPG paras. 05-15 - *Open space, sports and recreation facilities, public rights of way and local green space*

Our policy relates to the following Local Plan policies:

Teignbridge Local Plan Policy WE11

Map 5 Local Green Spaces



Ide Local Green Spaces

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8. Monitoring

- 8.1 There is no statutory requirement for the impact of this Plan and its policies to be monitored. Ide Parish Council will periodically monitor the impact of policies on change in the Parish by considering the policies' effectiveness in the planning application decision-making process. The Parish Council will do this by referring to this Plan when reviewing planning applications. The Parish Clerk will keep a record of applications, any applicable policies, and comments from the Parish Council together with the eventual outcome of the application.
- 8.2 A full or partial review of this Plan may be triggered by changes to legislation, changes to national or district-wide planning policies, or significant planning issues being raised by the local community which cannot be dealt with effectively by a combination of national, district and/or existing neighbourhood plan policies.

9. Glossary of Terms

- 9.1 The following terms are used in the Ide Neighbourhood Plan. We offer a little explanation below for those that are unfamiliar with them.

Conservation Area	An area of special architectural or historic interest, designated under the Planning (Listed Buildings & Conservation Areas) Act 1991, whose character and appearance it is desirable to preserve and enhance. There are special rules on some development in conservation areas.
Conservation Area Appraisal	A published document defining the special architectural or historic interest that warranted the conservation area being designated often including policy recommendations in the interest of protecting or enhancing its character.
Local Green Space	Green areas of particular importance to local communities designated to provide special protection against development.
Local Plan	A portfolio or folder of documents Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs), setting out the planning strategy for a local planning authority area.
Local Planning Authority	The public body whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply in this Plan to Teignbridge District Council
NPPF	The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of communities.
NPPG	The National Planning Practice Guidance (NPPG) is a web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and coincided with the cancelling of the majority of Government

	Circulars which had previously given guidance on many aspects of planning.
Neighbourhood Plan	A development plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
SHMA	A Strategic Housing Market Assessment is a study of the way the housing market works in a particular area. It looks into the type of households living in the area, where they work and what sort of housing they live in. It attempts to estimate future housing needs across the area, broken down by tenure and size of housing.
Sustainability Appraisal	The consideration of policies and proposals to assess their impact on sustainable development objectives.
Sustainable Development	The National Planning Policy Framework defines it as 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. It is central to the economic, environmental and social success of the country and is the core principle underpinning planning. Simply stated, the principle recognises the importance of ensuring that all people should be able to satisfy their basic needs and enjoy a better quality of life, both now and in the future.

10. Bibliography

The following documents have been referred to in preparing the Ide Neighbourhood Plan.

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