

Ide Neighbourhood Plan

2016-2033

Submission Version



Ide Parish Council January 2018

Cover photograph: Ide Village Green 2016



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Ide Neighbourhood Plan

Submission Version

Neighbourhood Plan Contents:	page:
Introduction	3
Area Description	6
Planning Context	11
Housing Development	14
Car Parking Areas	18
Sport and Recreation Facilities	20
Local Green Spaces	24
Gateway Enhancement Area	26
Monitoring	29
Glossary of Terms	29
Bibliography	30

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- 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 Steering Group appointed by the Parish Council. The Steering 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 A first draft of the Plan was shared with the community and other stakeholders during February 2017. The results of that consultation and the amendments made to the Plan document can be found in a report that has been placed on the village website².
- 1.12 The Regulations require us to carry out a formal consultation on the pre-submission version of the Plan, followed by formal submission to the local planning authority, that will undertake an 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 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.

² Community Consultation Report on the 1st Version of the Plan, Mar 2017 - <http://idevillage.org.uk/parish-council/neighbourhood-plan/>

Companion Documents

- 1.13 A number of other documents have been prepared to accompany the Neighbourhood Plan. We are obliged to produce a:
- Consultation Statement
 - Basic Conditions Statement
- 1.14 The Consultation Statement must satisfy the requirements of the Neighbourhood Planning Regulations 2012, Part 5 section 15, and provide a document which:
- a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - b) explains how they were consulted;
 - c) summarises the main issues and concerns raised by the persons consulted; and
 - d) describes how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.
- 1.15 The Basic Conditions Statement must be submitted alongside the Neighbourhood Plan. We are required to demonstrate how our Plan meets the Basic Conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004 (see para. 1.4 of this Plan).
- 1.16 The Neighbourhood Plan is subject to testing as it is developed to help determine its positive or negative impact on the social, environmental and economic character of the neighbourhood area. If significant environmental effects are identified as likely, an environmental report must be prepared in accordance with paragraphs (2) and (3) of regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004. A 'screening opinion' on the environmental effects of the draft Plan and its policies was sought from Teignbridge District Council. We have been informed by the local planning authority that the Pre-Submission Version of the Ide Neighbourhood Plan *"is unlikely there will be any significant effects arising from the Ide Neighbourhood Development Plan that were not covered in the Strategic Environmental Assessment and Habitats Regulation Assessment of the Teignbridge District Local Plan 2016-2033. As such it is the opinion of Teignbridge District Planning Authority that the 1st Consultation Draft Ide Neighbourhood Development Plan does not require a full SEA to be undertaken"*³. During the initial screening process, Historic England expressed the opinion that the site subject to Policy IDE05 *"may have a significant role in defining the setting of the Conservation Area.... and development may unwittingly cause harm to the significance of the Conservation Area as a designated heritage asset"*⁴. We have endeavoured to address these concerns in drafting the policy.

The Plan's Status

- 1.17 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.

³ Pre-submission Version Ide Neighbourhood Development Plan (Jan 2017) Strategic Environmental Assessment (SEA) Screening Report & Habitat Regulation Assessment (HRA), Teignbridge DC, Feb 2017 - <http://idevillage.org.uk/parish-council/neighbourhood-plan/>

⁴ Screening Opinion, Historic Places Adviser South West, Historic England, Email 10th April 2017

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 they are entirely hidden by surrounding hills*”⁵ 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 church, 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 Association⁶).
- Ide is a self-contained, historic village set in a picturesque valley containing a variety of architectural features. The A30 trunk road was built in the early 1970’s along this 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.

⁵ From Ide Village website <http://idevillage.org.uk/parish-council/neighbourhood-plan/our-village/>

⁶ 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 website⁷.

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 According to the 2011 Census, almost three quarters (72.3%) of all homes are owner-occupied. There were 15 social housing units in the Parish in 2011 compared with 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 - Marshall, West Town, New Buildings, Markham and Pynes. 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, bed and breakfast establishments, a freelance hairdresser, a garden machinery supplier, a firm of quantity surveyors 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.*

⁷ 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 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. Phase 1 of a major refurbishment has recently been completed. Phase 2, planned for 2018 subject to funding, involves improvements to the entrance and replacing the stage facilities. 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 coffee mornings. The Hub, housed within the Congregational Church is very active and is available for community use including 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, has a risk of occasional flooding. Ide Cricket Club has a history going back to the 1920's, with the present club having been revived in 1983. The football and rugby clubs have also seen a revival in recent years. Although the rugby team has been 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. 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 strong support for a new residents' car park. Several sites have been suggested. Future developments should seek to solve problems with parking and pedestrian access throughout the village. The parking problems, associated with the village hall, shop and school-users, needs to be sorted out. A few people have asked for further cycle routes.*

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 field is a valuable recreation space for the school's pupils. 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 which protects the ford and The College. Flooding has occurred close to the village hall, 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. Key parts of the High Street lack a safe walking route and there are no cycle paths within the parish. 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 Statement⁸, 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-year 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 several strategic policies with which neighbourhood plans should 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 includes 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."*

⁸ 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"*⁹. 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 address most local needs 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.

⁹ 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 social sustainability and 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 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 survey¹⁰ 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 Appraisal¹¹ 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 the built-up area of 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. does not result in significant encroachment into the countryside;
- iii. Provides a suitable and safe access, ensures the privacy of adjoining properties and seeks to enhance the character of the area; and
- iv. provides, whenever 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. The NPPF (para. 57) encourages us to plan positively for the achievement of high quality and inclusive design for all development. 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. Opinion on the draft policy canvassed during the Community Consultation event in February 2017. Almost three-quarters of respondents (73.9%) said they were in favour of the

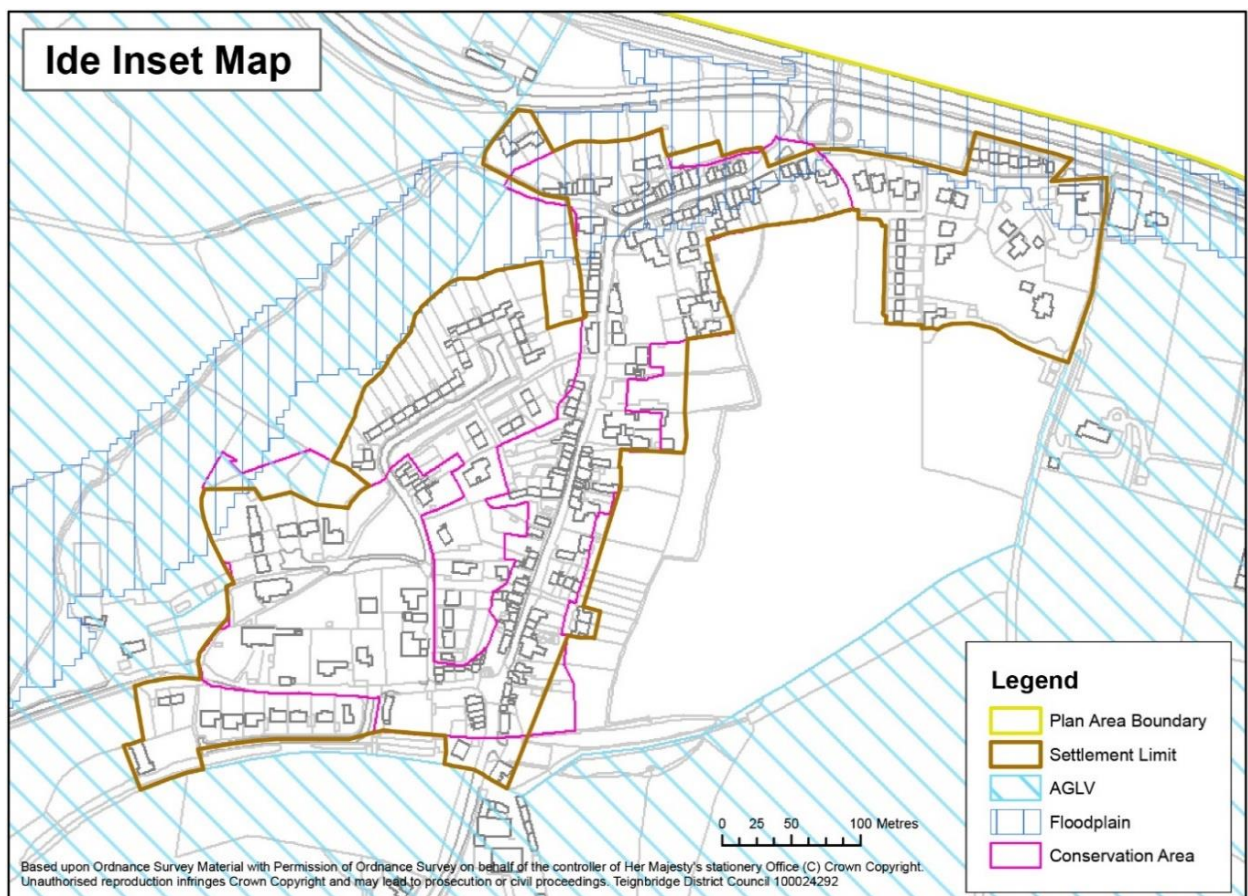
¹⁰ Local Housing Needs Report, Community Council of Devon, February 2012

¹¹ Teignbridge District Conservation Area Character Appraisals, Ide, Teignbridge DC, approved 2010

policy. The comments we received confirmed that the community is inclined to be supportive of additional housing development that is environmentally-friendly, does not change the character of the village and meets a local need. To several respondents, this means smaller affordable dwellings. The desire of some of the village's elderly households to down-size but stay in the village was emphasised in the consultation on the Pre-submission Version of the Plan. Given the interest in smaller dwellings, expressed by local residents during 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."*¹² 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"*¹³. 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.

Map 2 Teignbridge Local Plan Ide Inset Map



¹² 'More than bricks and mortar' A housing Strategy for Teignbridge 2015-2020, Teignbridge DC 2015

¹³ 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 up to 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. complements the Conservation Area and contributes to the enhancement of the character of the village;
- 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, within the site, a minimum of 2 parking spaces for each dwelling with up to 3 bedrooms and 3 parking spaces for each 4 or 5 bedroomed dwelling – a garage, no matter what size, will count as one parking space only;
- vii. includes adequate areas for refuse and recycling bins and external storage 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 an appropriate sustainable drainage scheme.

IDE02 Policy Explanation and Justification

- 4.6 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. The NPPF (para. 111) advocates 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.
- 4.7 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 to attendees. The community's response¹⁴ 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.
- 4.8 Whilst there seemed 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, which involved a local 'call for sites' to identify what else may be available. This exercise concluded¹⁵ that Pynes Farm appears to be the best option if a small residential development site is needed or wanted.

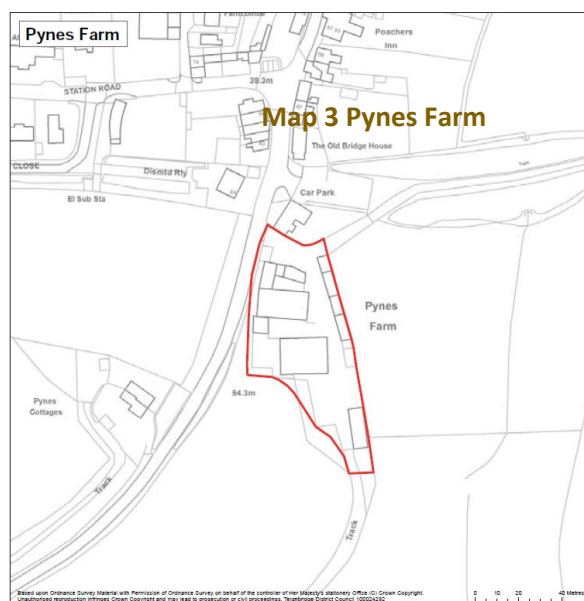
¹⁴ See meeting report and survey results - <http://idevillage.org.uk/parish-council/neighbourhood-plan/>

¹⁵ See Site Assessment Report - <http://idevillage.org.uk/parish-council/neighbourhood-plan/>

4.9 Opinion on a draft policy that facilitated housing development on the Pynes Farm site was canvassed during the Community Consultation event in February 2017. The exhibition panels included a preliminary site plan produced on behalf of the Church Commissioners. Over three-quarters of respondents to the questionnaire (78.3%) said they were in favour of the draft policy for Pynes Farm. The comments we received were generally supportive in principle. The greatest community concern with the redevelopment proposal is the potential for it to add to the parking problem we experience in the village. Surveys have shown that there are few spare overnight parking spaces in this part of the village. Given its location at the top of the hill and the type of scheme envisaged, we do expect car ownership levels of the occupiers of the dwellings at Pynes Farm to be as high as elsewhere in the village. For this reason, we feel justified in setting on-site parking requirements within the policy.

4.10 Policy IDE02 allocates the Pynes Farm site for small-scale residential development of up to 10 dwellings provided that the scheme meets the criteria of the policy, to ensure the development does not adversely affect the setting of the Conservation Area and has a positive impact on the character of the village.

4.11 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 development to be sensitive to the fact that the site is currently 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 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."*¹⁶ Once the development is completed, we would expect the site to be included in the built-up area as a result of a review of the boundary by the local planning authority.



4.12 Other matters that need to be taken into account to ensure the development does not have a negative impact on the village include: safe access and egress; ensuring that the car parking needs of the development can be met fully within the development site; and satisfactory drainage arrangements, so as not to increase flood risk lower down in the village. There are concerns amongst parishioners about the capacity of the drainage network. The parking problems experienced in Ide are described further in the next section of this Plan. In all other ways, development proposals for Pynes Farm should comply with the policies of the Local Plan, including those that relate to wildlife habitats and roosts.

¹⁶ 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 dedicated off-road parking space. Car ownership as yet, shows no sign of decreasing. The 2011 Census records that there were 368 vehicles owned by households in the Parish. Our latest survey of public car parking spaces (February 2017) counted 164 spaces in the village.
- 5.2 There are approximately 70 parking spaces on High Street and Fore 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, but we should acknowledge that on-street parking plays a significant traffic calming role. There is one car park in the village, with 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 car park for staff that can accommodate up to seven cars. These are always occupied during school times. 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 that are intended primarily for residents of Ide or bona fide visitors, 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. Opinion on the draft policy canvassed during the Community Consultation event in February 2017. 91.3% of respondents said they were in favour of the car parking policy. The comments we received confirmed the frustration at the limited parking opportunities there are in the village of Ide. Many respondents would like to see some form of residents' parking scheme introduced to help alleviate the situation in the village.
- 5.4 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; offer safe parking for visitors to the Parish; and also provide additional off-road parking spaces for residents. Small, easily accessible and well-integrated car parking areas in an appropriate and convenient location could help reduce on-road congestion, increase the safety of pedestrians and aid the viability of our local facilities.

- 5.5 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.
- 5.6 Because of the traffic and environmental issues, the village recently (March 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. Concern about Round Field becoming a park and ride site, in future, was raised during the Community Consultation in February 2017 and discussed subsequently by the Parish Council (March 2017). We remain opposed to the use of land in the Parish for any kind of major parking scheme that is not specifically intended to serve the needs of the Parish. In no way, should our policy IDE03 be interpreted as providing support for a park and ride scheme or a major car park to meet the needs of Exeter.

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.

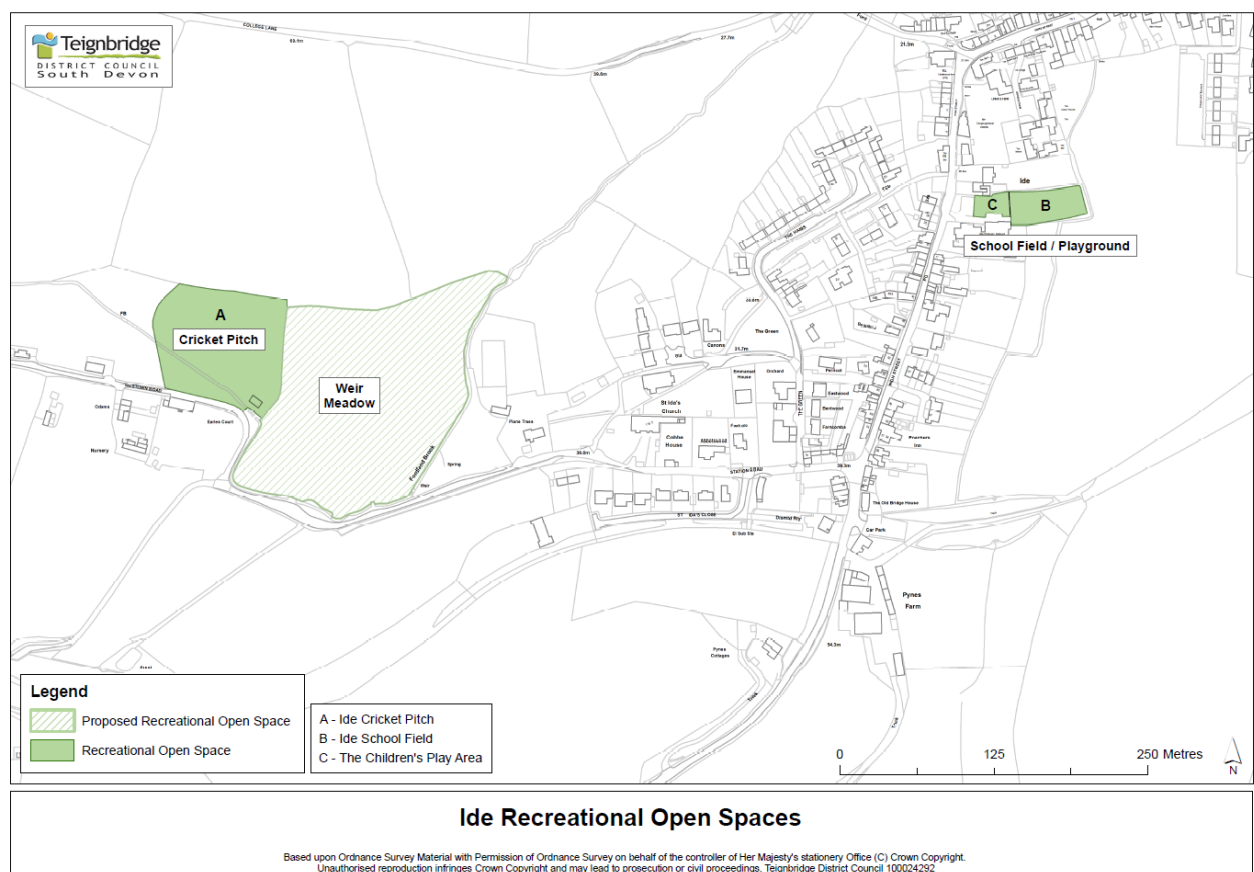
Proposals which replace existing facilities and pitches should demonstrate that they benefit the community and there is secured community access.

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. Opinion on the draft policy canvassed during the Community Consultation event in February 2017. 93.5% said they were in favour of the policy. The comments we received were dominated by a frustration with the limitations on the access to current facilities. The response emphasised the value of the current facilities we have. There is hope that they can be protected and made even more accessible in future.
- 6.4 The NPPF (para. 70) says we should guard against the unnecessary loss of valued facilities and services. Policy IDE04 seeks to protect the sports and recreation 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.

- 6.5 The Cricket Pitch, adjacent to Weir Meadow, is on land that is owned 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.
- 6.6 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.
- 6.7 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.

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. avoids impacting the setting of the nearby Conservation Area;
- v. has regard to highway safety with adverse impacts satisfactorily mitigated;
- vi. would not result in unacceptable impacts on residential amenity or the productive use of nearby agricultural uses;
- vii. has been subject to a flood risk assessment and will have satisfactory arrangements put in place for flood control, including flood plain enhancement when practicable; and
- viii. includes arrangements to ensure the facilities will be properly maintained.

IDE05 Policy Explanation and Justification

- 6.9 There is little doubt as to the value of local recreation space to any community. The NPPF (para. 73) 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.
- 6.10 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.
- 6.11 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.
- 6.12 Policy IDE05 is aimed at supporting and facilitating this important community-based initiative. Opinion on the draft policy canvassed during the Community Consultation in February 2017. 91.% said they were in favour of the policy. The comments we received were dominated by ideas of what activities and facilities could be provided at Weir Meadow to complement the other facilities we have and increase recreation and sporting activities in Ide. We were reminded as well that the site is in countryside and we should protect the character and biodiversity of the area in which it lies. Several residents signed up, at the February 2017 Consultation, to join the Project Group.
- 6.13 In response to the opportunity at Weir Meadow, and with encouragement of the Parish Council, a Weir Meadow Working Group has been formed, representing the principle sporting and recreational interests in Ide. This Group has taken advice from Sport England as to the required facilities and standards and how to proceed with the project. The Group has taken on the

challenge of consulting with the community, developing the recreation proposals and plans in detail, raising the required funds and putting in place the necessary long-term management.

- 6.14 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. The Environment Agency advises that "*when considering the sports and recreation facilities at Weir Meadow, opportunities for flood plain enhancement should be investigated as a means of reducing flood risk. We would be looking for new development to manage surface water drainage on site through the use of Sustainable Drainage Systems to ensure that surface water flooding risks are not increased and, where possible, are reduced.*"¹⁷. The Environment Agency advises "*for development of sports facilities at the site to be considered acceptable the flood risk assessment (FRA) must demonstrate that there will not be an in increased flood risks elsewhere*".¹⁸
- 6.15 Historic England has expressed concern that ambitious agenda for recreation development may unwittingly cause harm to the significance of the Conservation Area as a designated heritage asset¹⁹. It has encouraged us to include suitable provision within the criteria for this policy for the protection of the setting of the conservation area.
- 6.16 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.
- 6.17 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.

¹⁷ SEA Screening Opinion, Environment Agency, 13th April 2017

¹⁸ Comments on Pre-submission Version of the Plan, Environment Agency 29th November 2017

¹⁹ Screening Opinion, Historic Places Adviser South West, Historic England, Email 10th April 2017

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 Appraisal²⁰ 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. We are encouraged by Natural England to identify “green areas of particular importance, for special protection through Local Green Space designation”²¹. The Environment Agency has reminded us that green space in the settlement area offers many benefits including “protecting water quality, supporting biodiversity and improving health/wellbeing”²².

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 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 sites identified in policy IDE06 (see map 5) are considered to meet the criteria laid down in the National Planning Policy Framework (NPPF paras. 76-77) 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 Green²³ 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 an extended 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 for local residents.
- 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

²⁰ Teignbridge District Conservation Area Character Appraisals, Ide, Teignbridge DC, approved 2010

²¹ Annex 1 - Neighbourhood Planning and The Natural Environment: Information, Issues and Opportunities, Regulation 14 Response, Natural England, Oct 17

²² Comments on Pre-submission Version of the Plan, Environment Agency 29th November 2017

²³ See cover photograph

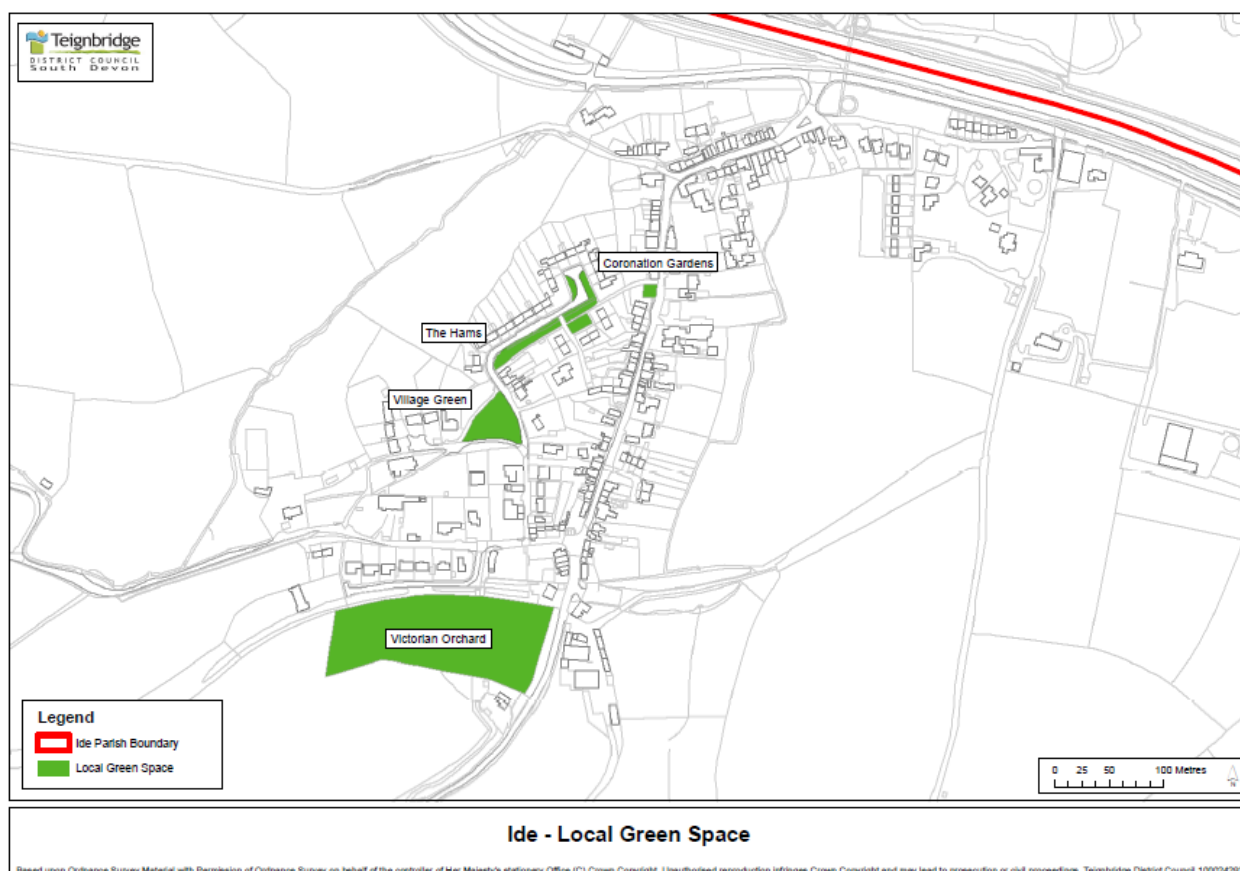
the last orchard in a village that was surrounded by them in the 18th and 19th centuries²⁴. It is categorised as an ‘unconfirmed wildlife site’ by the Devon Biodiversity Records Centre²⁵. In designating it as a local green space the Parish Council is drawing attention to its heritage value and hopes to encourage community interest in its future wellbeing and produce.

7.7 Our analysis is presented below in tabular form below:

Ide Local Green Space Analysis 2016	Village Green	The Hams	Coronation Gardens	Victorian 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>	✓	✓	✓	✓
<i>historical significance?</i>	✓	x	x	✓
<i>recreational value?</i>	✓	✓	✓	✓
<i>richness of wildlife?</i>	✓	x	✓	✓
<i>tranquillity?</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. Opinion on the draft policy with its proposed list of designated sites in the village was canvassed during the Community Consultation in February 2017. 97.8% said they were in favour of the policy. The comments we received were wholly supportive of protecting the local green spaces within the village and those sites that had been identified during the preparation of the Neighbourhood Plan.

Map 5 Local Green Spaces



²⁴ See maps in ‘A History of the People and Parish of Ide’, Donald Burnett, published 1992 by Strangaton Books

²⁵ Wildlife Site Resource Map and Species Information for Neighbourhood Planning – Ide, Devon Biodiversity Records Centre, Jan 2017 - <http://idevillage.org.uk/>

8. Gateway Enhancement Area

Topic Overview

- 8.1 The strongest of all themes during our consultation events was the desire to retain the rurality that defines Ide as a place to live and work. Retaining this sense of a rural community, whilst facilitating sustainable development, has been a key objective for the Neighbourhood Plan Steering Group. A most significant aspect of maintaining our rural identity is protecting and enhancing the gateways to the Parish.

Policy IDE07 'Ide Gateway Enhancement Area'

Proposals for development within the Ide Gateway Enhancement Area (as identified on Map 6) will only be supported if they do not have an adverse impact on the rural character of the Village entrance or its approaches along the C50 (Ide Village Road).

Development proposals within or adjoining the Ide Gateway Enhancement Area should not harm the rural character of the designated area through:

- i. the loss, damage or deterioration of hedgerows, trees and ditches;
- ii. an increase in air or light pollution (including street lights);
- iii. entrance ways inappropriate to the rural setting; or
- iv. intrusive advertising or signage.

IDE07 Policy Explanation and Justification

- 8.2 The A30 trunk road was carved through a beautiful valley in the 1970's. Despite the loss of some precious countryside, it has served to draw a line between the City of Exeter and the rural Parish of Ide. The land between the A30 and the C50 (Ide Village Road) is a vital 'buffer zone' that has protected the village of Ide from noise and pollution from the trunk road and beyond; and safeguarded the appearance of countryside enjoyed during the day and the relative tranquillity and dark skies experienced at night. This experience of rurality begins at the western edge of the Alphington Junction where the C50 begins and includes Crabb Lane, which is a rural bridleway leading to a ford across the Alphin Brook.
- 8.3 Visitors, and those passing through the Parish, get a clear sense of change from town to country immediately on departing the roundabout at the Alphington junction of the A30, or emerging from the shade of its elevated carriageways. The approaches to Ide village along the C50 (Ide Village Road) are lined with fields, substantial hedgerows and tree groups. Entrance ways are generally discrete and rural in character, and signage is sparse. One is left in no doubt that you are out of the city and in the countryside; and Ide village is a distinct and separate rural settlement.
- 8.4 The Teignbridge Local Plan Policy S21 identifies Ide amongst those villages that will be appropriate locations for limited development which meets social and economic needs, if such development "*protects their rural character*". To help protect this rural character the Local Plan Policy S22 has classified the land outside of the built-up area boundary as open countryside, "*where development and investment will be managed to provide attractive, accessible and biodiverse landscapes...*". The NPPF (para. 61) says that planning policies "*should address the connections between people and places and the integration of new development into the natural, built and historic environment*".

- 8.5 We have considered the significance of the main approaches to Ide Village in helping identify where the village begins and ends, and establishing its rural character and setting. In May 2017, we undertook an assessment of the quality and value of Ide Village Road in that context²⁶. The Assessment shows that the land and the features of the landscape on either side of the C50 (Ide Village Road) contribute significantly to the sense of rurality, which in turn has considerable influence on the role and function of Ide village and its sustainability. The Assessment noted how the rural character of the landscape is immediately noticeable and provides sharp relief from the constant hustle and bustle at the Alphington junction of the A30.
- 8.6 For these reasons, we have designated land either side of Ide Village Road as the 'Ide Gateway Enhancement Area', see map 6. Policy IDE07 supports measures that protect and enhance rural land uses within this area and its natural features and long-established character.
- 8.7 Much of the land within the Gateway Enhancement Area is designated as being an Area of Great Landscape Value that is subject to Policy EN2A within the Local Plan. As such, it is afforded "*a high level of protection... reflecting their locally recognised high scenic quality and sensitivity*"²⁷.
- 8.8 We are backed in our view that we should value and protect Ide's rural setting by the Devon Campaign to Protect Rural England (CPRE). The CPRE "*supports the aim of Ide Parish Council to protect the gateway to the village from development. Ide has a distinct rural character which would be compromised by any development along the C50 from the junction with the A30.*" CPRE has endorsed the area designated as the Gateway Enhancement Area on map 6. It identifies that "*the area known as 'Roundfield' is an integral part of this landscape*" and "*... is outside the settlement limit of Ide. Therefore, it is covered by Policy S22 - Countryside - in the Teignbridge Local Plan. This states that "...development and investment will be managed to provide attractive, accessible and biodiverse landscapes...". Further it states that "...development will be strictly managed..." Any development.... would be contrary to this policy as it would cause significant harm to the landscape character of the area*".²⁸
- 8.9 Policy IDE07 adds context to the Local Plan policy. It ensures that the impact on Ide village's rural setting of any development proposal in the Gateway Area, is taken into account. This means:
- avoiding loss or damage to the hedgerows, trees and ditches that are an essential part of the character of the 'West Exeter Slopes' (Landscape Character Area)
 - limiting the impact of noise and movement on the surrounding landscape;
 - conserving the pattern of field enclosure;
 - ensuring that any improvements to the network of historic rural lanes respect the existing predominantly rural character and
 - ensuring new development respects the predominantly rural character.
- These are all consistent with the guidelines and recommendations of the Teignbridge District Landscape Character Assessment 2009²⁹.
- 8.10 Policy IDE07 endeavours to apply these recommendations to that area of the Parish that is vulnerable and which parishioners most want to protect from urbanisation.

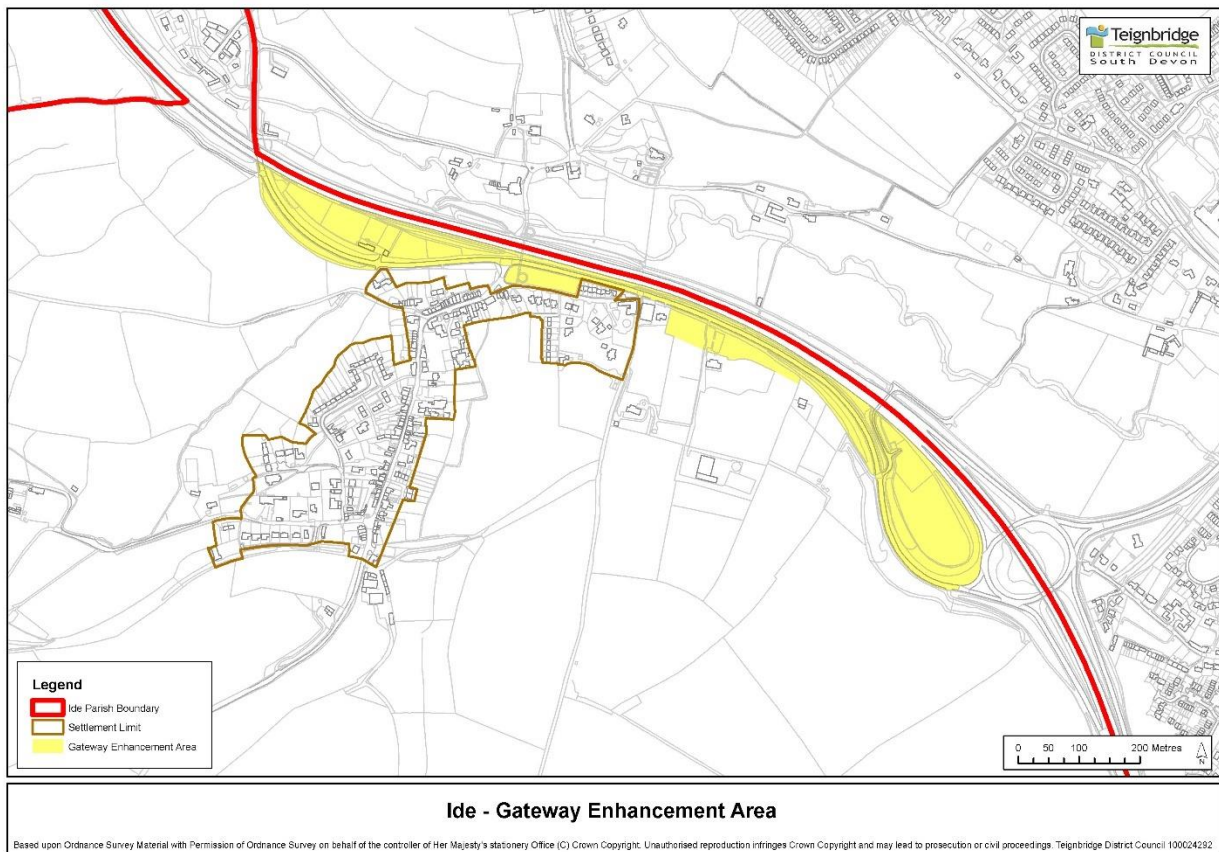
²⁶ See Ide Gateway Character Assessment - <http://idevillage.org.uk/parish-council/neighbourhood-plan/>

²⁷ Teignbridge Local Plan, Para. 5.7, Policy EN2a, Teignbridge District Council 2016

²⁸ Letter to Ide Parish Council from Chairman - Teignbridge Branch of Devon CPRE, 4 Jan 2018

²⁹ Teignbridge District Landscape Character Assessment 2009,
<https://sites.teignbridge.gov.uk/CHttpHandler.ashx?id=46949&p=0>

Map 6 Ide Gateway Enhancement Area



9. Monitoring

- 9.1 There is no statutory requirement for the impact of this Plan and its policies to be monitored. The 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.
- 9.2 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.

10. Glossary of Terms

- 10.1 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.
Flood Risk Assessment (FRA)	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.
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.

11. Bibliography

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

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