

## IDE PARISH COUNCIL

5th January 2024

To: Teignbridge District Council Planning Department

Dear Sir

The planning committee of Ide Parish Council have inspected and considered planning Application 23/01924/OUT., Land North Of College Lane Ide Lane Ide Devon EX2 9TF.

Outline application for three dwellings and associated works (approval sought for access)

**The Ide Planning Committee strongly objected to the application.**

We express strong objections regarding the proposed development's location beyond the Ide Neighbourhood Plan settlement boundary and its potential implications on the character of adjacent cottages. Additionally, apprehensions arise concerning the direct exit of the access road onto a main highway, without evident consultation with the Highways Agency - a consultation we recommend be pursued.

Further objections encompass heightened flood risks, deviation from the Ide Neighbourhood Plan with regards to small dwellings, and adverse effects on the Ide Conservation Area. Notably, the biodiversity report underscores the presence of wildlife in the proposed site, emphasising the potential loss of habitat. Also of concern is the absence of an acceptable flood risk assessment (FRA).

The primary points prompting objection are as follows:

1. The proposed development's location outside the settlement boundary, contravening the smaller dwellings requirement outlined in the Ide Neighbourhood Plan (**Policy IDE01**).
2. Apprehensions about safety associated with new entry/exit points onto the main Ide Village road, a road subject to a 60mph speed limit.
3. Anticipated negative impacts on the Ide Conservation Area and the establishment of a detrimental precedent for larger developments in the future.
4. The risk of flooding, compounded by the removal of land that absorbs rainfall, and the absence of an acceptable flood risk assessment (FRA) as highlighted by the Environment Agency.
5. The potential consequences for wildlife and biodiversity in the proposed field as highlighted in the biodiversity report.
6. The encroachment into the countryside and potential adverse effects on the distinctive conservation area encompassing listed cottages in The College.

Ben Ervine  
Chair, Ide Parish Council Planning Committee