

EXECUTIVE

LEADER: Cllr Jeremy Christophers

PORTFOLIO HOLDER: Cllr John Goodey

DATE: 6 March 2018

REPORT OF: Simon Thornley, Business Manager, Strategic Place

SUBJECT: Formal Comments on the Submitted Ide Neighbourhood Plan

PART I

RECOMMENDATIONS

The Executive is recommended to

Resolve

To approve the formal comments of objection from Teignbridge District Council in response to the Ide Neighbourhood Plan Submission (Regulation 15).

1. PURPOSE

1.1 The purpose of this report is to inform the Executive of the objections raised to one specific policy within the Submitted Ide Neighbourhood Plan, namely:

- IDE07: Ide Gateway Enhancement Area

1.2 Significant objections to a Neighbourhood Plan fall outside of delegated authority.

1.3 A copy of the Submitted Ide Neighbourhood Plan is available online at: www.teignbridge.gov.uk/idenp

2. BACKGROUND

2.1 The Localism Act and associated regulations provide the legal framework for the production of Neighbourhood Plans. These formed part of the suite of planning powers devolved to town and parish councils and neighbourhood forums under the 2011 Localism Act.

2.2 Following designation of Ide Parish area in May 2013 the Parish Council began work on their Neighbourhood plan. The development of the plan has been informed by extensive community and stakeholder engagement.

2.3 Neighbourhood plans are required through the Localism Act to undertake two formal consultation stages (Pre-submission & Submission).

TEIGNBRIDGE DISTRICT COUNCIL

- 2.4 The Ide Neighbourhood was submitted in its entirety to Teignbridge District Council on 9th February 2018. The final stage of Public Consultation on the Submitted version will run for 6 weeks commencing Monday 26th February 2018, ending on Friday 13th April 2018.
- 2.5 Delegated authority was granted to the Strategic Place Business Manager Simon Thornley on 14 June 2016 to avoid unnecessary delays in progressing Neighbourhood plans. These delegations are limited to areas of agreement between the LPA and Neighbourhood Planning Group.
- 2.6 Significant objections are proposed in relation to one Policy within the Ide Neighbourhood Plan policies namely:
- IDE07: Ide Gateway Enhancement Area
- 2.7 Teignbridge District Council formally object to the extent of Policy IDE07: Ide Gateway Enhancement Area on the following grounds:
- *The site identified in the Policy as Roundfield is geographically separated from the settlement of Ide and has no visual access to either residents or those using the C50, other than the presence of mature hedgerows and trees, the majority of which will be retained in the event of any redevelopment.*
 - *The Enhancement Area is too extensive and includes the entire Roundfield site which has not been demonstrated to contribute to the enhancement of the areas sense of rurality.*
 - *It is refuted that Roundfield is rural in character, with visual access directly onto the A30 and high levels of both noise and light pollution. This lack of rurality is evidenced not only by the Ide Gateway Character Assessment, but also by the CPRE and specialist environmental and geospatial consultancy Extrium (Figures 3.3.0 and 3.3.1 respectively) as well as by the District Council's Landscape Officer.*
 - *There is evidence that the inclusion of Roundfield in Policy IDE07 has been specifically identified to frustrate strategic infrastructure development required to support a major residential allocation in the adopted Local Plan, which has wider benefits for the District as a whole.*
 - *The inclusion of Roundfield in the Enhancement Area is contrary to Strategic policies S5 and SWE1 in the Local Plan and the IDP (2016), which identifies the Roundfield as a potential location for this required park and ride scheme.*

As such the Council request that Roundfield be excluded from the Enhancement Area with only the boundary screening along the C50 included as illustrated on the attached map (Appendix B).

- 2.8 A copy of these draft objections is available in full in appendix A to this report.

TEIGNBRIDGE DISTRICT COUNCIL

3. MAIN IMPLICATIONS

- 3.1 In line with the Localism Act and associated regulations, these objections have previously been noted to the NDP group at pre-submission stage.
- 3.2 The NDP group however, have chosen not to take the opportunity to amend the plan to remedy these concerns prior to the document being formally submitted to the District Council.
- 3.3 As previous objections have not been resolved prior to the plans submission to the District Council, it is proposed that further representations of objection now be provided to the Examiner, who has the power to recommend modifications to the plan to ensure that it meets the required regulatory standards.

4. GROUPS CONSULTED

- 4.1 The Ide Neighbourhood plan steering group have undertaken numerous informal community engagement events to gain an understanding of the community's ambitions.
- 4.2 A formal Pre-submission Stage of consultation was undertaken by the neighbourhood planning group between 8th September 2017 and 23rd October 2017. The responses to this consultation are provided in their submitted consultation statement which is available to view at www.teignbridge.gov.uk/idenp
- 4.2 Objections raised by the District Council through the attached comments have been informed by the Neighbourhood planning officer, Ecologist, Landscape Officer and Strategic Planning.

5. TIME-SCALE

Immediate

6. DATE OF IMPLEMENTATION (CONFIRMATION OF DECISION SUBJECT TO CALL-IN)

13 March 2018.

Simon Thornley
Business Manager, Strategic Place

Cllr John Goodey
Portfolio Holder for Community
Neighbourhoods

Wards affected	Ide Parish
Contact for any more information	David Kiernan 01626 215758 or Alexis Marsh 07827

TEIGNBRIDGE DISTRICT COUNCIL

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Background Papers (For Part I reports only)	N
Key Decision	Y
In Forward Plan	Y
In O&S Work Programme	N
Appendices attached:	A: Formal comments of objection to Submission Ide Neighbourhood Plan B: Revised Ide Gateway Enhancement Area