EXECUTIVE

LEADER: Cllr Jeremy Christophers   **PORTFOLIO HOLDER: Cllr John Goodey**

DATE: **3 October 2017**

REPORT OF: **SIMON THORNLEY, BUSINESS MANAGER, STRATEGIC PLACE**

SUBJECT: **FORMAL COMMENTS ON THE PRE-SUBMISSION 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 Pre-submission (Regulation 14) public consultation.

1.   **PURPOSE**

1.1   The purpose of this report is to inform the Executive of the objections raised to two specific policies within the Pre-submission Ide Neighbourhood Plan, namely:
- IDE06: Local Green Spaces, and
- IDE07: Ide Gateway Enhancement Area

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

1.3   A copy of the Pre-submission Ide Neighbourhood Plan is available online at: http://idevillage.org.uk/wp-content/uploads/2015/10/Ide-NP-Pre-submission-Consultation-Version-Aug17.pdf

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).

2.4   The Ide Neighbourhood is currently subject to the Pre-submission consultation stage in which comments are sought from members of the public, statutory consultees and various stakeholders, including the District Council. This consultation runs from 8th September 2017 to 23rd October 2017.

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 two Ide Neighbourhood Plan policies namely:
•   IDE06: Local Green Spaces, and
•   IDE07: Ide Gateway Enhancement Area

2.7   The objections raised are summarised below:

Ide 06: Local Green Spaces

a)   Roundfield Local Green Space in policy IDE06 does not meet the criteria within the National planning policy framework. It is not considered to stand in reasonably close proximity to the community it intends to serve and evidence of particular value and local significance in terms of beauty and richness in wildlife has not been adequately demonstrated.

b)   Roundfield has been identified to prevent a specific development proposal which does not constitute planning positively to support local development, specifically a potential park and ride scheme which is contrary to strategic policies of the Local Plan.

c)   The Roundfield landowner has not been directly consulted on the proposals for their land.

d)   Policy wording permits uses which are not considered ancillary to the wildlife reason for designation

Ide 07: Ide Gateway Enhancement Area

e)   The IDE07 policy area is too extensive and includes an area of land which does not contribute to the sense of rurality used to justify the policy area.

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

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3. MAIN IMPLICATIONS

3.1 Under the Localism Act and associated regulations a Neighbourhood planning group must take account of and respond to comments received through the pre-submission consultation.

3.2 The objections at this stage provide the NDP group the opportunity to amend the plan to remedy these concerns prior to the document being formally submitted to the District Council.

3.3 Raising the objections requires the plan group to address them either through amendments to the plan or through an explanation as to why the objections have not been addressed through plan amendments.

3.4 If objections are not resolved prior to the plans submission to the District Council then further representations of objection will be provided to the Examiner. The Examiner 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 community engagement events to gain an understanding of the community's ambitions.

4.2 The current pre-submission consultation period is the first formal round of consultation which requires engagement with the full range of interested bodies including stakeholders and the District Council.

4.3 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

5.1 Immediate.

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

10.00 a.m. on 10 October 2017.

Simon Thornley
Business Manager, Strategic Place

Cllr John Goodey
Portfolio Holder for Community
Neighbourhoods

TEIGNBRIDGE DISTRICT COUNCIL

Wards affected	Kenn Valley
Contact for any more information	Simon Thornley 01626 215706 or David Kiernan 01626 215758
Background Papers (For Part I reports only)	N
Key Decision	Y
In Forward Plan	N
In O&S Work Programme	N
Appendices attached:	A: Formal comments of objection to Pre-submission Ide Neighbourhood Plan B: Revised Ide Gateway Enhancement Area