

**Teignbridge District Council**  
**Executive**  
**6 June 2023**  
**Part i**

## **Adoption of Ipplepen Neighbourhood Development Plan**

### **Purpose of Report**

To seek the adoption of the Ipplepen Neighbourhood Plan.

### **Recommendation(s)**

The Executive RESOLVES to:

- (1) 'Make' (adopt) the Ipplepen Neighbourhood Development Plan and thereby bring it into force as part of the suite of Teignbridge Development Plan Documents as a material consideration in planning terms relating to the Ipplepen Parish Area.

### **Financial Implications**

See paragraphs 1.7 and 1.8 below.

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### **Legal Implications**

There are no specific legal implications arising out of this report but see Paragraph 1.9 below.

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### **Risk Assessment**

See paragraph 1.10 below.

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### **Environmental/ Climate Change Implications**

Please refer to sections 1.11 and 1.12.

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## Executive Member

Executive Member for Planning - Unconfirmed at the time of writing this report.

## Appendices

The Ipplepen Parish Neighbourhood Plan is available online at [www.teignbridge.gov.uk/ipplepennp](http://www.teignbridge.gov.uk/ipplepennp)

## Introduction and Background

- 1.1. Following designation of the Ipplepen Parish area in July 2015, the Parish Council and the Ipplepen Neighbourhood Plan Steering Group began work on their Neighbourhood Plan. The development of the plan was informed by extensive community and stakeholder engagement, formally and informally throughout the plan development process. The Neighbourhood Plan contains a range of locally produced policies, to help guide the decision-making process.
- 1.2. Following the formal consultation period (Pre-submission & Submission), the plan was submitted to the District Council and then subjected to an independent examination to assess whether it met the 'Basic Conditions'. The successful examination of the plan led to a referendum in which the decision to 'make' (adopt) the neighbourhood plan was put to a local vote in Ipplepen Parish on 4<sup>th</sup> May 2023.
- 1.3. The referendum resulted in a 44% turnout with 78.6% of those casting their ballot voting yes to the question: (the wording of which is prescribed in the regulations); *Do you want Teignbridge District Council to use the Neighbourhood Plan for Ipplepen to help it decide planning applications in the neighbourhood area?*
- 1.4. Statute requires that planning applications should be determined in accordance with the provisions of the development plan unless material considerations indicate otherwise. Once the Neighbourhood Plan is 'made' it formally becomes part of the Development Plan for the parish (alongside the Teignbridge Local Plan and Devon County Minerals and Waste Plans) and will therefore have a significant role in decision-making on planning applications within the parish.
- 1.5. Note that neighbourhood plans are 'Made' which has essentially the same meaning as when a Local Plan is 'adopted'. This accords with the provisions of the Planning and Compulsory Purchase Act 2004 Section 38A(4) as amended.

## Groups consulted

- 1.6 In accordance with the Neighbourhood Planning Regulations, the Ipplepen Neighbourhood Plan was led and informed by local people. A total of five stages of public and stakeholder consultation were undertaken during the development of the plan before it progressed to public referendum.

## Implications, Risk Management and Climate Change Impact

### Financial

- 1.7 Introduction of the Neighbourhood Plan will mean that 25% of Community Infrastructure Levy receipts collected within Ipplepen Parish will be passed to the Parish Council for them to spend on community priorities. Until now, that figure has been 15% and the difference has been retained by Teignbridge to put towards infrastructure improvements across the district. Over the next 10 years, estimates indicate that CIL generated in Ipplepen could amount to around £1.3million, meaning that at least £130,000 more could be passed to the Parish Council. Forecasts that underpin Teignbridge's capital programme already take this shift into account and there will be no immediate impact on our approved capital programme.
- 1.8 Teignbridge District Council will receive £20,000 following the referendum, which covers the costs accrued by the District Council in supporting preparation, examination and referendum of the Neighbourhood Plan.

## **Legal**

- 1.9 With the successful referendum, Teignbridge Council must 'make' the neighbourhood plans unless doing so would breach or would otherwise be incompatible with any obligation or Convention under the Human Rights Act. No such conflict has been identified by the neighbourhood plan examiner or by Officers of the Council. In addition, the Habitat Regulation Assessments and Strategic Environmental Assessment Screening reports did not identify any likely significant effects on the environment. As such no conflict or breach with the above has been identified and the Neighbourhood Plan should be 'made'.

## **Risks**

- 1.10 As the 'made' neighbourhood plan will entitle the Parish Council to receive 25% of CIL receipts for development in Ipplepen Parish, it is more important than ever that the Councils work together on infrastructure delivery and that investment priorities are aligned.

## **Environmental / Climate Change Impact**

- 1.11 The Plan makes a positive contribution towards mitigating climate change and supporting the environment, and will be considered in conjunction with other statutory documents and policy including the district Local Plan and the national planning policy framework.
- 1.12 Policies contained within the Plan include requirements for electric vehicle charging (IPP Policy 1), safeguards for existing community facilities (IPP Policy 5), requirements for carbon statements (IPP Policy 7) and support for the creation of local employment sites (IPP 11); these carbon focussed policies may also be considered in conjunction with policies to protect hedge rows (IPP Policy 2), the protection of designated green spaces (IPP Policy 6) and protection of the South Hams Special Area of Conservation (SAC).

## **Conclusion**

- 1.13 With the successful referendum, Teignbridge Council must now 'make' the neighbourhood plan through Executive resolution.