

# Ipplepen Neighbourhood Development Plan (2020- 2040)



Pre-submission Plan  
May 2022



## **Foreword**

*Thank you to all members of the steering group who have given their time and contributions in helping to prepare this Ipplepen Neighbourhood Plan.*

*The formulation of this draft plan has been led by members of our local community, overseen by the Parish Council and guided by our consultant from Teign Planning. A particular thank you to the Teignbridge Neighbourhood planning officer David Kiernan for advising us in the preparation of the plan.*

*Our objective from the outset (just over 3 years ago) was to provide a sustainable community -safeguarding the past, improving the present and shaping the future. This can be summarised by the 6 key issues raised by the steering group: namely ... future developments, employment, character and appearance, car parking, accessibility and community facilities. These form the basis of our vision for the Neighbourhood Plan.*

*It was also our intention, if possible, to allocate potential sites for any future residential and employment development, thus enabling parishioners to have a say over where development goes and what it looks like rather than leaving it to the local district council.*

*We are hopeful that you will be able to both contribute to, and support, the continued development and final adoption of this Neighbourhood Plan going forward.*

*Our Parish have been praised In the past by local council Representatives, following “Road shows“ held in the village, for our response and willingness to engage in this process. So a big thank you to all Parishioners - it reflects the pride taken by so many in being members of Ipplepen Parish community.*

*Steve Rattlidge*

*Chairman. ...Ipplepen neighbourhood plan steering group*

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## **Chapter 1. Introduction**

### **What is a neighbourhood plan?**

**1.1** Neighbourhood planning was introduced in 2012 through the Localism Act 2011 which formed part of the Government's localism agenda. This introduced a new tier of planning policy at the community level. It enabled communities to produce planning policies for their area which had equivalent weight as the District Council's Local Plan.

**1.2** A Neighbourhood Development Plan is a community-led and produced planning document which guides development proposals within a designated neighbourhood area. The whole parish of Ipplepen was designated a neighbourhood area by Teignbridge District Council on 8<sup>th</sup> July 2015.

### **What area does it cover?**

**1.3** The designated Ipplepen Neighbourhood Area is illustrated in figure 1 and a copy of the designation confirmation is available in appendix A.

**1.4** Ipplepen Parish Council are the 'Qualifying body' which must oversee the preparation of a neighbourhood plan, however many members of the community have contributed to the development of the Ipplepen Neighbourhood Plan.

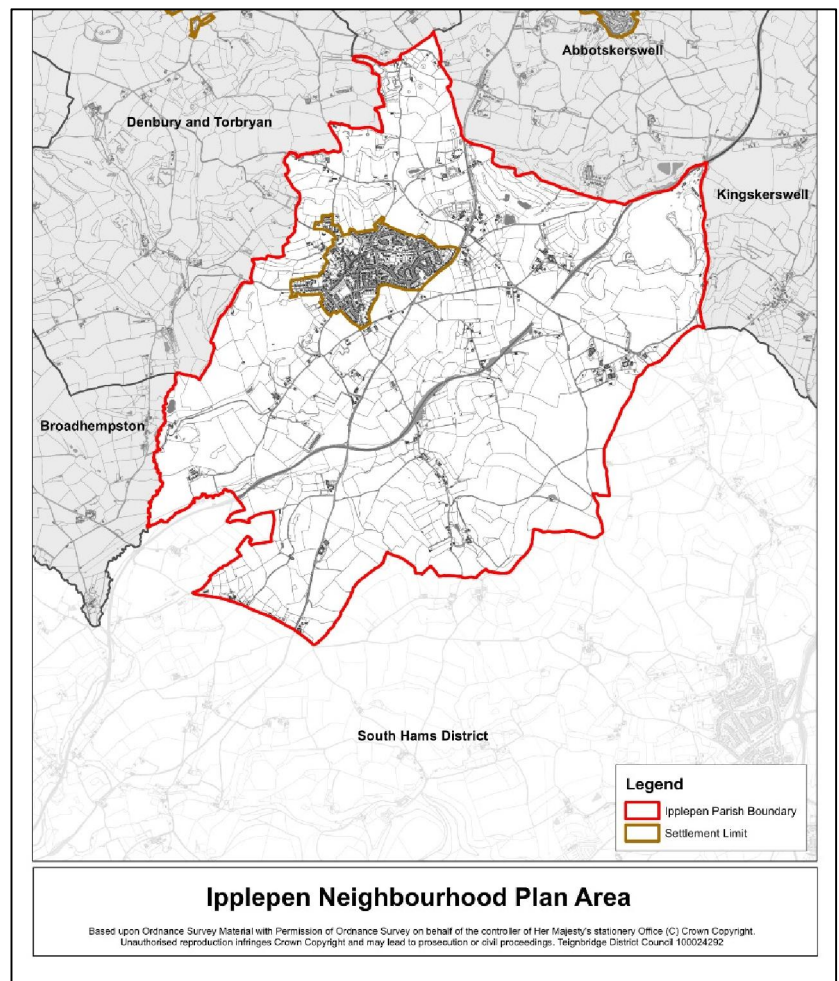
### **What is a neighbourhood plan meant to do?**

**1.5** A neighbourhood plan relates to the use and development of land and once adopted will be used to determine planning applications within the parish of Ipplepen, alongside the Teignbridge Local Plan.

**1.6** A neighbourhood plan is about shaping and guiding development which comes forward in the parish to ensure it safeguards and enhances what is important to the local community. A neighbourhood plan provides Ipplepen with a voice on issues surrounding development which we wouldn't have otherwise benefited from.

### **Limitations of a Neighbourhood Plan**

**1.7** A neighbourhood plan is not a tool to prevent development and the preparation of a neighbourhood plan must meet certain legal requirements set out in the



*Figure 1: Designated Ipplepen Neighbourhood Plan Area*

[Neighbourhood Planning Regulations 2012](#) (as amended). It sets out that a neighbourhood plan must:

- Generally conform to the strategic policies of the Teignbridge Local Plan
- Have regard to national policy
- Contribute to the achievement of sustainable development (economic, social & environmental)
- Be compatible with Human rights and European law

**1.8** The land use nature of the plan also prevents non-land use elements from being included within the main body of the neighbourhood plan. A neighbourhood plan is not able to address things such as:

- Dog fouling
- Road signs
- Parking enforcement
- Litter
- Things which don't require planning permission
- Matters falling outside of the parish boundary

#### How is a Neighbourhood Plan prepared?

**1.9** A neighbourhood plan has legal weight in the determination of planning applications, as such it must go through a continuous process of community involvement, assessment by an independent examiner, a public referendum and then formal adoption by Teignbridge District Council.

**1.10** The full process is illustrated in figure 2 and more detail on how the Ipplepen Neighbourhood Plan has been prepared so far is available in the Community Consultation- so far document in appendix D.

**1.11** A neighbourhood plan must follow this process and be subject to independent examination on its policies and allocations and then subject to a public referendum of those registered to vote in the parish. The plan must receive over 50% of the votes received in favour of using the plan to help determine planning applications before it can be formally Made or adopted by Teignbridge District Council.

**1.12** Once formally made/adopted by Teignbridge, the plan must be used in conjunction with policies of the Local Plan when officers are determining planning applications in Ipplepen.

#### Benefits of a Neighbourhood Plan

**1.13** This formal process is established in legislation and regulations and its successful completion affords the plan significant weight in decision making which other less formal plans such as parish plans do not enjoy. A neighbourhood plan can bring a number of benefits including:

- Explicit requirements for developers to meet
- 25% developer contribution (CIL receipt) for community infrastructure
- Direct external funding to projects listed in the neighbourhood plan
- Identify where you want housing and employment development
- Set out design standards to avoid officer interpretation
- Increased resistance to unplanned development
- External agencies are more likely to take local proposals seriously



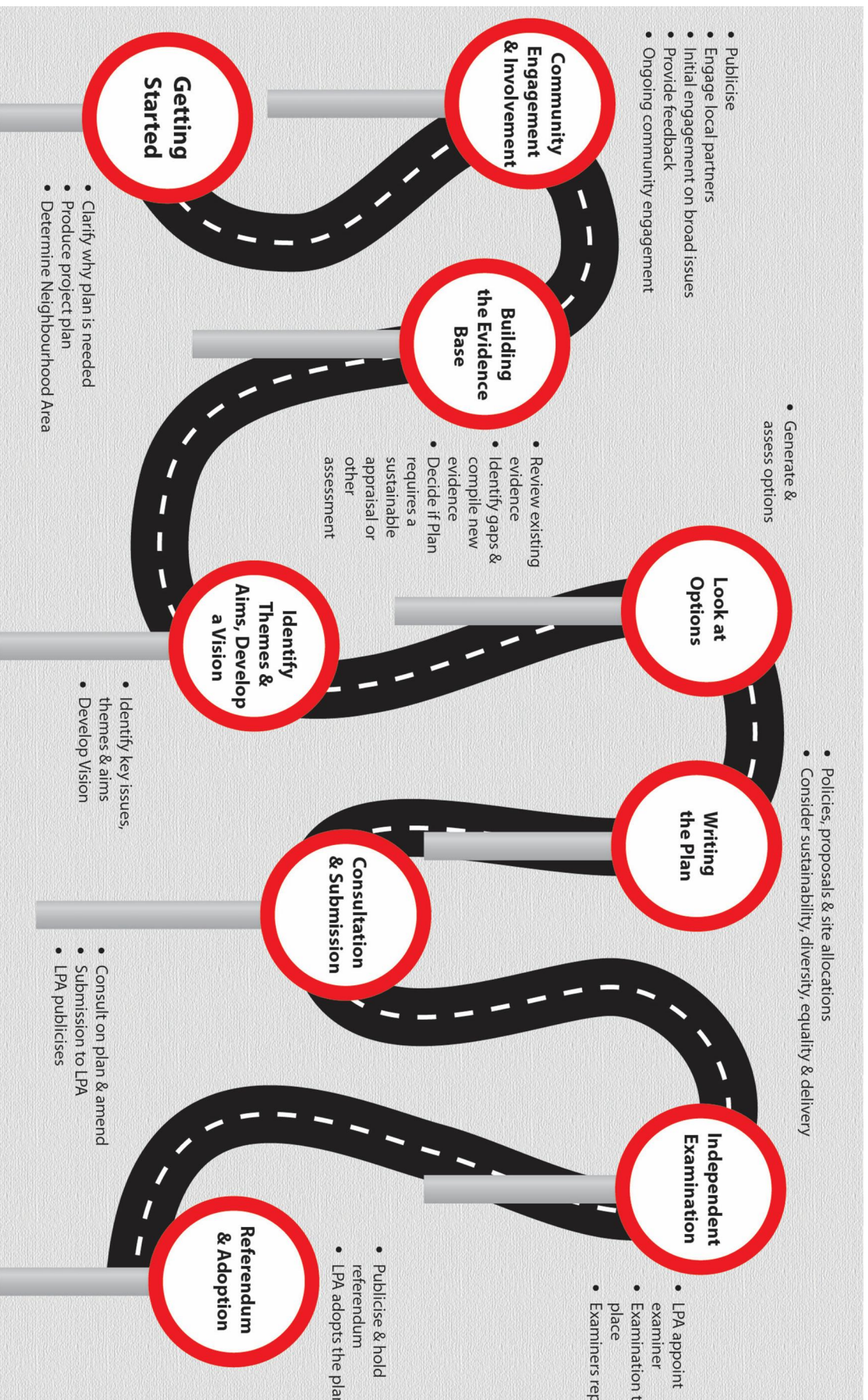


Figure 2: Neighbourhood Plan Process Diagram

## **Chapter 2: Key Information on the Parish of Ipplepen**

**2.1.** Ipplepen parish is a predominantly rural parish standing on the southern limit of Teignbridge District. It has a population of 2469 people at the time of the 2011 census mainly residing in the largest village of the parish, Ipplepen. The parish also has the three smaller villages of Dainton, Wrigwell, Combefishacre and Red Post.

### **Population**

**2.2.** Figure 3 illustrates the historic population growth of the parish since the Domesday Book estimated the parish population to stand at 280 in 1086. The population slowly grew to 821 and largely stabilised until early into the 20th century. The population grew rapidly after the second world war with a significant expansion of Ipplepen in the 1950's, 60's and early 70's through suburban development. The population had reached 2446 by the 1991 national census and has largely remained at that level, with the 2011 census recording 2469 people resident in the parish of Ipplepen.

**2.3.** Ipplepen has experienced very little population growth in the last 30 years, with only minor developments and conversions adding to the overall number of properties.

**2.4.** Whilst the population has not grown over the last 30 years, the age profile of the parish has got older with fewer people of working age represented within the population.

**2.5.** Table 1 provides the age breakdown of the population of Ipplepen parish alongside the figures for the district, county, region and country.

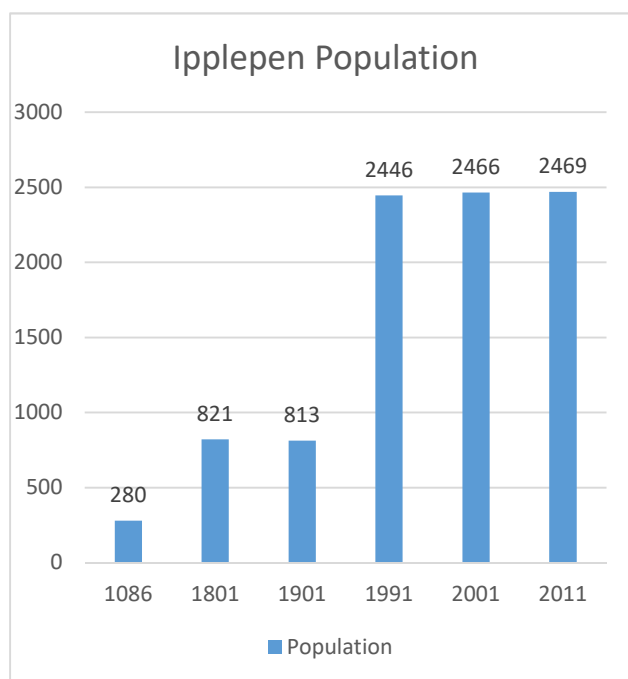
**2.6.** The key notes from the table are:

#### **Local**

- 53% of the population are of working age (18-65 years)
- 27.7% of the population are over 65+
- 19.1% of the population are under 18 years which stands at the district and county average

#### **National**

- National average working population is 62.3%
- National average over 65+ population is 16.4%
- National average under 18 population is 21.4%



*Figure 3: Historic Population Graph*

**2.7.** Ipplepen has above average numbers of those who are over 65 and below average numbers of those of working age. This is a trend which is likely to continue alongside the national trend of an aging population relative to those within the workforce.

Age category	Ipplepen Parish	Teignbridge	Devon	England
0-4 years	4.69%	4.8%	5.02%	6.29%
5 to 7 years	2.83%	2.95%	2.95%	3.44%
8 to 9 years	2.10%	1.9%	1.91%	2.15%
10 to 14 years	5.71%	5.6%	5.42%	5.81%
15 years	1.21%	1.2%	1.18%	1.22%
16 to 17	2.55%	2.43%	2.36%	2.47%
18 to 19	2.02%	2.12%	2.54%	2.59%
20 to 24	2.91%	4.58%	5.75%	6.78%
25 to 29	2.34%	4.37%	4.87%	6.88%
30 to 44	14.45%	16.87%	16.95%	20.64%
45 to 59	22.64%	21.73%	20.72%	19.38%
60 to 64	8.70%	8.03%	7.72%	5.98%
65 to 74	14.17%	11.78%	11.57%	8.58%
75 to 84	8.87%	7.77%	7.53%	5.52%
85 to 89	2.99%	2.41%	2.23%	1.46%
90 years +	1.74%	1.29%	1.22%	0.76%

Table 1: Parish, County, Region & Country age breakdown- ONS 2011

## Households

**2.8.** The 2011 census identified a total of 1078 households in the parish and figure 4 illustrates the breakdown of household size.

**2.9.** Figure 4 illustrates that the majority of Ipplepen residents at 69% live either alone or with one other person. Very few households have more than four people.

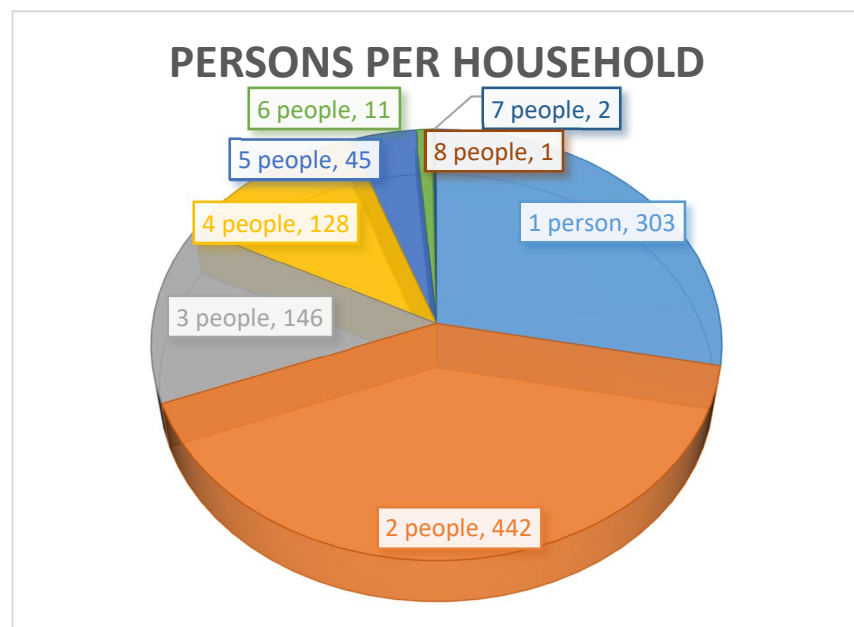


Figure 4: Households by Size in Ipplepen Parish- ONS 2011



## Types of Housing in Ipplepen

2.10 Figures 5 and 6 illustrate the number and percentages of different sized properties in terms of bedrooms and the house type.

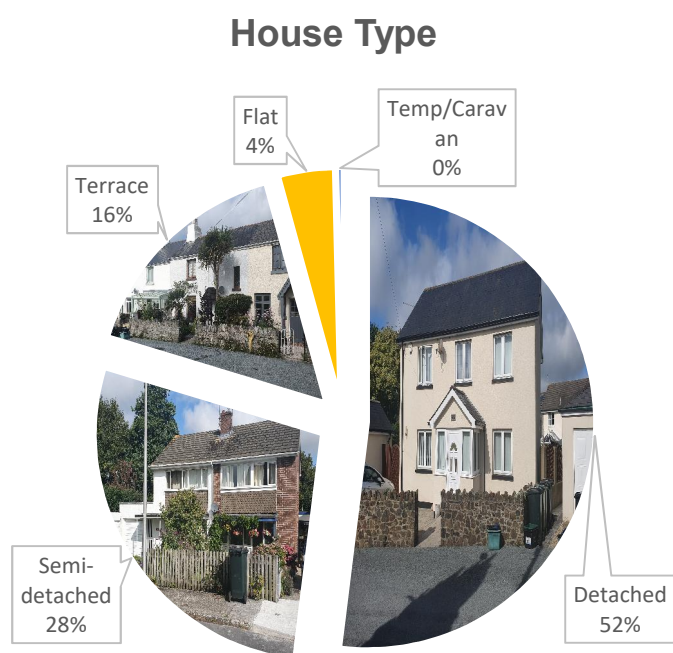


Figure 5: Percentage of Property types in Ipplepen Parish- ONS 2011

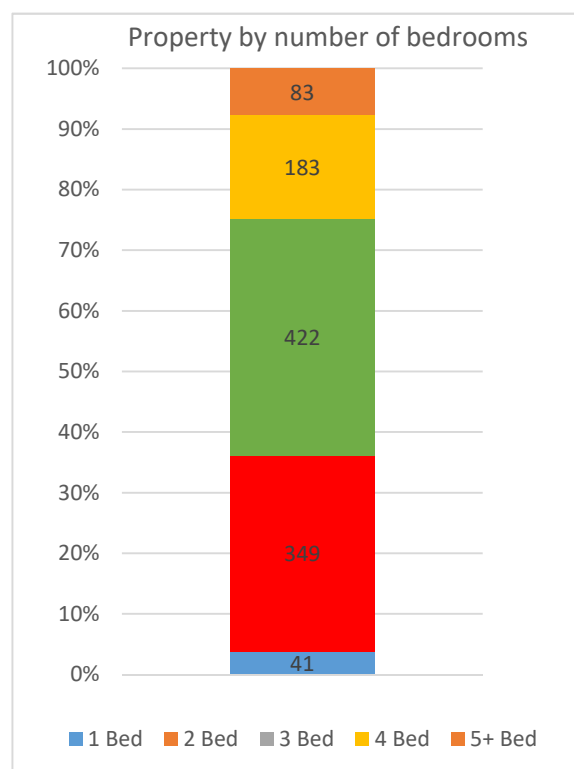


Figure 6: No. of parish properties by no. of bedrooms- ONS 2011

**2.11.** The above figures highlight that the majority of properties at 71% are two and three bedroom and these are made up of primarily detached and semi-detached property types.

**2.12.** 64% of the properties in Ipplepen have 3 bedrooms or more but as noted in figure 6, the majority of Ipplepen residents live in one or two person households. This indicates that there are a number of homes in the parish which are under-occupied.

## Car Ownership

**2.13.** The 2011 census recorded a total of 1713 vehicles in the parish and 1078 households which equates to approximately 1.6 vehicles per household.

**2.14.** Figure 7 illustrates the significant proportion of households at 43% have only one car per household with 76% of households owning no more than two vehicles.

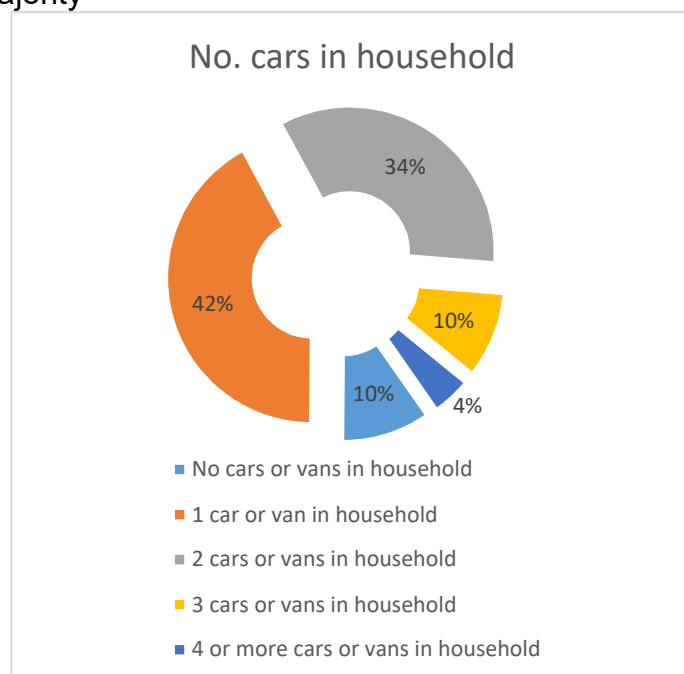


Figure 7: No. of cars per household by percentage in Ipplepen Parish- ONS 2011



## Housing Affordability

Figure 8: Example of house price vs average salary comparison for Teignbridge District- Land Registry data- April 2019



\* Average house prices in Teignbridge as of April 2019, data sourced from landregistry.data.gov.uk

**2.15.** Figure 8 illustrates a snapshot in time of the relative affordability of different property types in Teignbridge (Land Registry do not provide parish specific data). The photos above do not represent homes for sale or their price.

**2.16.** Figure 8 highlights that a single person would have to earn £31, 780 per year and have more than £14,000 as a deposit to purchase a flat in Teignbridge. As noted in figures 5 & 6 above, Ipplepen has very few of the more affordable, smaller property types, particularly flats and 1 bedroom properties.

Banding	Number of properties	Percentage of properties %	Value at 1 April 1991	Average Teignbridge annual council tax charge
A	62	5	Up to £40,000	£1,282
B	92	8	£40,001 to £52,000	£1,496
C	418	37	£52,001 to £68,000	£1,710
D	325	28	£68,001 to £88,000	£1,923
E	125	11	£88,001 to £120,000	£2,351
F	80	7	£120,001 to £160,000	£2,778
G	41	4	£160,001 to £320,000	£3,205
H	2	0	More than £320,000	£3,846

Table 2: Percentage of properties in Ipplepen Parish by Council tax banding

**2.17.** Table 2 states that 13% of current properties are valued in the lowest charged council Tax bands of A and B, meaning the majority of properties in Ipplepen are subject to annual council charges in excess of £1700 per year. This reinforces the current 2019 house price data, illustrated in figure 8, for the district, which illustrates the majority of the properties in the parish are the more expensive detached and semi-detached property type.

**2.18.** Teignbridge District Council no longer hold any housing stock and socially rented housing is provided by housing associations. 58 socially rented properties were

recorded through the Housing Needs Survey 2019. This equates to only 5% of the overall housing stock in the parish.

### Affordable Housing Need

**2.19.** The Parish Council have sought to provide parish-level detail on the need for affordable homes in the local area through two housing needs assessments, in 2014 and 2019.

**2.20.** A Housing Needs Assessment is a survey based assessment which investigates the affordable housing need, tenure and house size needed by local people currently resident in the parish. It is only a snap shot in time and only provides an indication of what current residents may need and doesn't address general population changes.

**2.21.** The most current 2019 Housing Needs Survey found a need for 16 affordable homes, predominately 1 and 2 bedroom with the greatest need for affordable rented homes.

**2.22.** These property types are the least common in the parish currently.

**2.23.** The 2014 and 2019 Housing Needs Surveys are available in appendix B and C

### Health

**2.24.** The health of residents is generally good with 48% of residents reporting they considered their health to be good or very good. However 510 residents also recorded that their day to day activities were limited either a little or a lot by a medical condition. This accounts for over 20% of the population of the parish.

**2.25.** Those who have limited mobility are those residents which would receive the greatest benefit from access to housing stock which is adaptable and accessible for their needs.

Photo 1: Ipplepen Health Centre

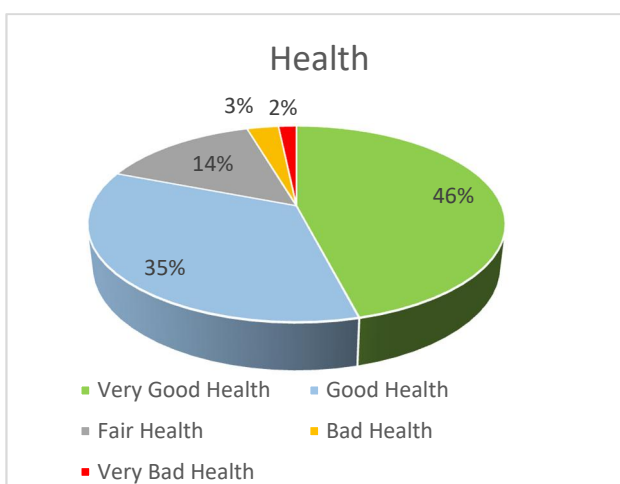


Figure 9: Health of Parish residents by percentage- ONS 2011

Long term health problem or disability (population)	
Day to day activities limited a lot	218
Day to day activities limited a little	292

Table 3: No. of Parish residents with a long term health problem or disability- ONS 2011

## Education

Qualifications	2011					
	Ipplepen		Teignbridge		England	
	Pop	%	Pop	%	Pop	%
All categories: Highest level of qualification	2,060	100.0	103,738	100.0	42,989,620	100.0
No qualifications	436	21.2	22,353	21.5	9,656,810	22.5
Level 1 qualifications	241	11.7	14,007	13.5	5,714,441	13.3
Level 2 qualifications	309	15.0	17,189	16.6	6,544,614	15.2
Apprenticeship	108	5.2	4,632	4.5	1,532,934	3.6
Level 3 qualifications	258	12.5	12,196	11.8	5,309,631	12.4
Level 4 qualifications and above	642	31.2	29,014	28.0	11,769,361	27.4
Other qualifications	66	3.2	4,347	4.2	2,461,829	5.7

Table 4: Qualification level by Parish, District & County- ONS 2011

**2.26.** Table 4 highlights that over 31% of Ipplepen residents have the highest level of educational attainment and are considered highly qualified. This stands above the district and national averages.

**2.27.** Ipplepen is served by the Ipplepen Primary School which has a capacity for 219 children aged between 4 and 11 years and the Saplings pre-school catering for children between 2 years 6 months and 5 years.



Photo 2: Ipplepen Primary School

**2.28.** Ipplepen Primary School catchment has a close relationship with the parish boundary although it does differ in places. The catchment includes the whole village of Ipplepen and Dainton and the majority of Combefishacre and Torbryan

**2.29.** Students from the primary school must leave the village for their secondary education and most often attend Coombeshead Academy,

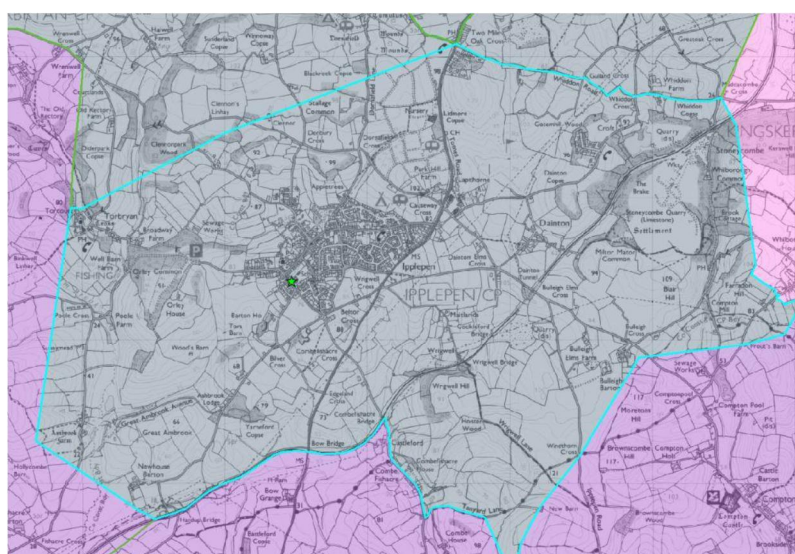


Figure 10: Ipplepen Primary School Catchment Map

## Employment

**2.30.** Table 5 presents Office of National Statistics data on employment for the parish, district and country. The key facts to draw for the parish of Ipplepen from this data are:

- Low level of unemployment at 1.7%
- Higher than national average for self-employment
- Higher than the national average for those retired at 21.5% of the population compared to the national average of 13.7%
- Slightly below average percentage of those who are economically active between the ages of 16 to 74.

Economic Activity	2011					
	Ipplepen		Teignbridge		England	
	Pop	%	Pop	%	Pop	%
All usual residents aged 16 to 74	1,724	100.0	89,471	100.0	38,881,374	100.0
Economically active	1,167	67.7	61,845	69.1	27,183,134	69.9
In employment	1,091	63.3	57,108	63.8	24,143,464	62.1
Employee: Part-time	301	17.5	14,300	16.0	5,333,268	13.7
Employee: Full-time	540	31.3	30,983	34.6	15,016,564	38.6
Self-employed	250	14.5	11,825	13.2	3,793,632	9.8
Unemployed	30	1.7	2,477	2.8	1,702,847	4.4
Full-time student	46	2.7	2,260	2.5	1,336,823	3.4
Economically Inactive	557	32.3	27,626	30.9	11,698,240	30.1
Retired	371	21.5	17,009	19.0	5,320,691	13.7
Student (including full-time students)	62	3.6	2,694	3.0	2,255,831	5.8
Looking after home or family	47	2.7	2,944	3.3	1,695,134	4.4
Long-term sick or disabled	51	3.0	3,182	3.6	1,574,134	4.0
Other	26	1.5	1,797	2.0	852,450	2.2
Unemployed: Age 16 to 24	6	0.3	701	0.8	471,666	1.2
Unemployed: Age 50 to 74	12	0.7	641	0.7	315,863	0.8
Unemployed: Never worked	2	0.1	252	0.3	276,121	0.7
Long-term unemployed	10	0.6	865	1.0	668,496	1.7

Table 5: Employment Status by Parish, District & Country- ONS 2011

**2.31.** Table 6 presents data on the occupation of parish residents with the highest occupation category at 21% in 2011 identified as professional occupations, followed by managers, directors and senior officials with 13.9%.



Occupation of residents	2011					
	Ipplepen		Teignbridge		England	
	Pop	%	Pop	%	Pop	%
All categories: Occupation	1,128	100.0	58,962	100.0	25,162,721	100.0
1. Managers, directors and senior officials	157	13.9	7,177	12.2	2,734,900	10.9
2. Professional occupations	237	21.0	9,643	16.4	4,400,375	17.5
3. Associate professional and technical occupations	118	10.5	6,666	11.3	3,219,067	12.8
4. Administrative and secretarial occupations	119	10.5	6,063	10.3	2,883,230	11.5
5. Skilled trades occupations	144	12.8	8,364	14.2	2,858,680	11.4
6. Caring, leisure and other service occupations	100	8.9	6,334	10.7	2,348,650	9.3
7. Sales and customer service occupations	75	6.6	5,000	8.5	2,117,477	8.4
8. Process plant and machine operatives	74	6.6	3,756	6.4	1,808,024	7.2
9. Elementary occupations	104	9.2	5,959	10.1	2,792,318	11.1

Table 6: Resident occupation by Parish, District & Country- ONS 2011

## History

**2.32.** The parish of Ipplepen is blessed with a long and rich history which spans from the Iron Age and includes evidence of Roman occupation in the parish. The village of Ipplepen developed on a weathered limestone plateau with the first record of Ipplepen provided in a Saxon Charter in 952, referred to as Ipelanpaenne. However there are many records of variations on the spelling of Ipplepen including Iplepena, Ypplepen, Hypelepenn and Uppelpen.<sup>1</sup>

**2.33.** There is evidence of an Iron Age settlement at Miltor Mator on Dainton Common, four ancient burial mounds, known as Bowl Barrows or Round Barrows at Dornafeld Cross and a copper axe was unearthed dating from 1500bc near Park Hill<sup>2</sup>.

**2.34.** An ancient roman road is also thought to have passed through the parish running from Dartmoor to the west to the sea around Paignton in the east. Moor Road runs along the north of Ipplepen village and is considered to be a lasting remnant of that route.

**2.35.** These findings provide us the clues to the lives of ancient parish residents and the activities that went on in the local area.

**2.36.** Recent archaeological excavations in the parish undertaken by local residents and Exeter University have enhanced our understanding of the areas Roman history. They have revealed some of the furthest westerly evidence of roman settlement in

<sup>1</sup> Source: Ipplepen by Arthur French 2003

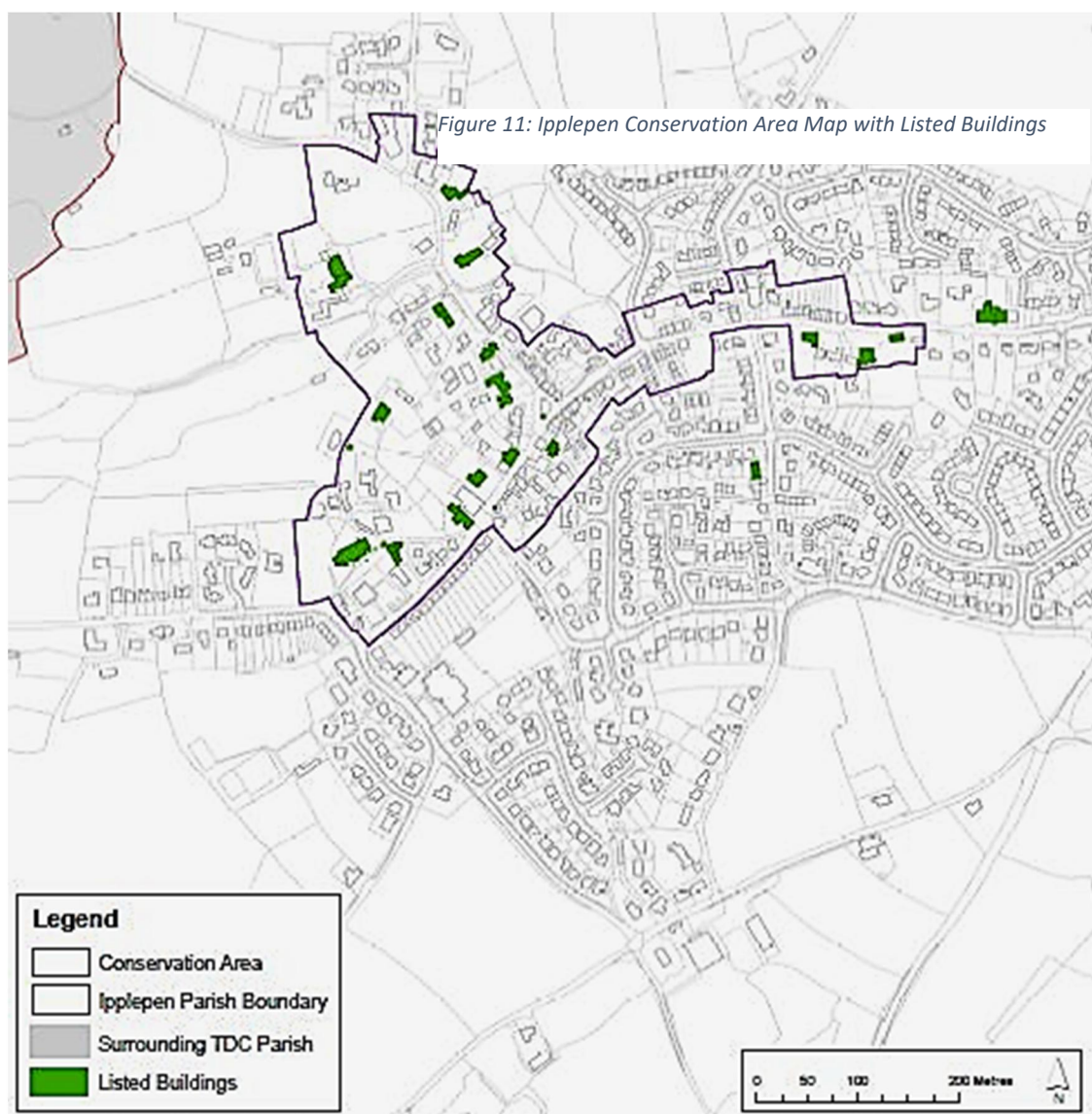
<sup>2</sup> Source: [www.ipplepenlocalhistory.org.uk](http://www.ipplepenlocalhistory.org.uk)

Britain. The findings include 150 roman coins which are considered a rare concentration in Devon and Cornwall and highlights how Ipplepen formed part of the wider Roman economy. Roman pottery has also been unearthed which includes higher quality Samian Ware imported from the continent, highlighting the importation of luxury goods to the westerly periphery of Roman Britain.<sup>3</sup>

**2.37.** The importance of archaeology in understanding parish history was also evident when excavating for the Ipplepen health centre in 2006. The works unearthed medieval burial remains which indicated the adjacent churchyard may have been larger than currently and may have formed part of the priory complex of buildings.<sup>4</sup>

**2.38.** The current evidence of ancient burial mounds, copper axes, mediaeval burial sites and roman activity all lead to an increased likelihood that further archaeological remains of historic interest still lay undiscovered.

**2.39.** The Domesday Book of 1086 records the village of Ipplepen as one of the largest in the area and it still hold this title as Teignbridge District's largest village. The medieval village grew from the historic core formed by the church and ovoid enclosure



<sup>3</sup> Source: [www.ipplepen.exeter.ac.uk](http://www.ipplepen.exeter.ac.uk)

<sup>4</sup> Source: Ipplepen Conservation Area Character Appraisal



where it radiated out forming the historic, and oldest streets in the village, namely Fore Street, North Street, Bridge Street, Croft Road and Paternoster Lane.

**2.40.** These streets form the historic core of Ipplepen which is covered by the Ipplepen Conservation Area and where the greatest concentration of listed buildings in the parish are situated. The Conservation Area was designated in 1975 and its boundaries and listed buildings within and adjacent are illustrated in figure 11.

**2.41.** Ipplepen Conservation Area covers an area of 12 hectares and includes one Grade I and 28 Grade II listed buildings/structures. Some notable buildings including Jaxon House/Vine Cottage, Rosemount, the church of St Andrew, the Old Thatch and two village pumps as illustrated below.

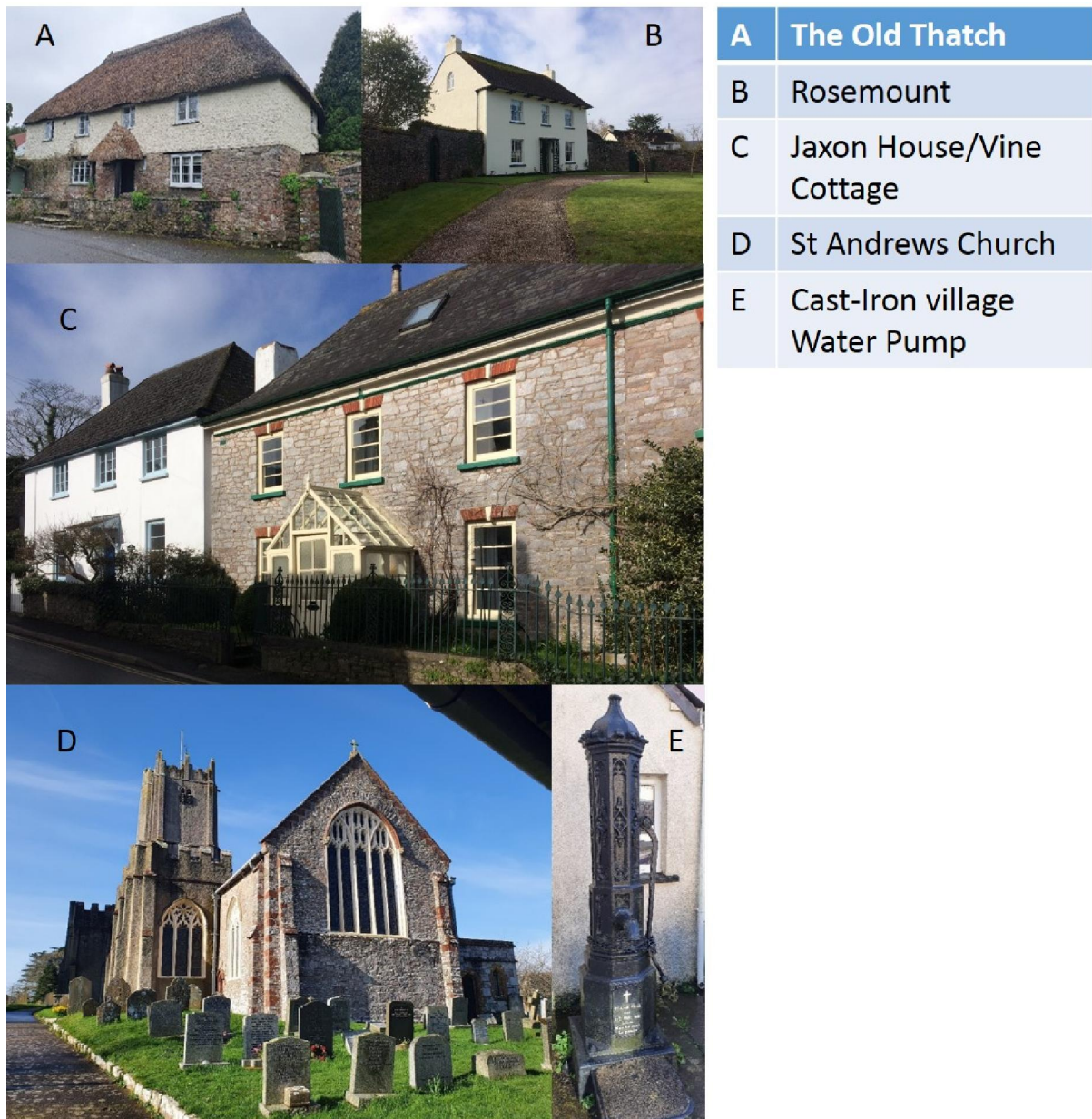


Figure 12: Group of photos of historical assets of interest in Ipplepen Conservation Area

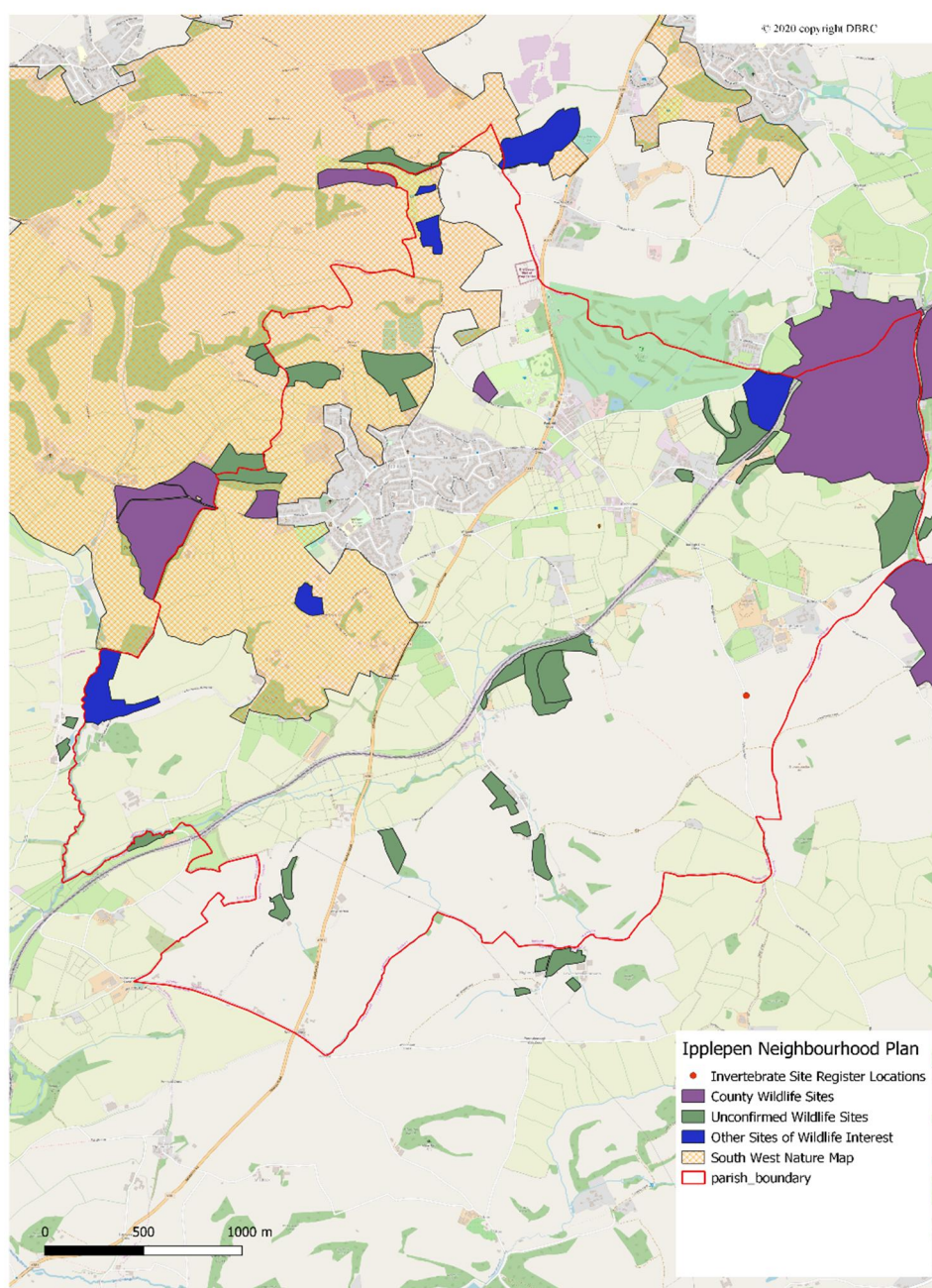
## Natural Environment

**2.42.** The landscape of the parish is characterised by small hills, farmland with irregular fields separated by hedgerows and local stone walls, mature trees in fields and hedges and small areas of woodland. These elements combine to provide a varied and beautiful rural landscape and a diverse wildlife habitat.

**2.43.** The parish is home to three County Wildlife Sites (CWS), Church Hills on Orley Road, Ross Park on Moor Road and Stoneycombe Quarry which spans the north eastern parish boundary with Kingskerswell and Abbotskerswell. These are areas of county importance for wildlife in terms of a known species and/or habitat. County Wildlife Sites are not statutory designations. Orley Common and Kerswell Down & Willborough Common are also identified County Wildlife Sites but these stand outside the parish on the western and eastern boundaries respectively.

**2.44.** A map illustrating all of the wildlife designations in the parish is presented in figure 13.

Figure 13:  
Wildlife  
designation  
map for  
Ipplepen  
Parish- Devon  
Biodiversity  
Records Centre

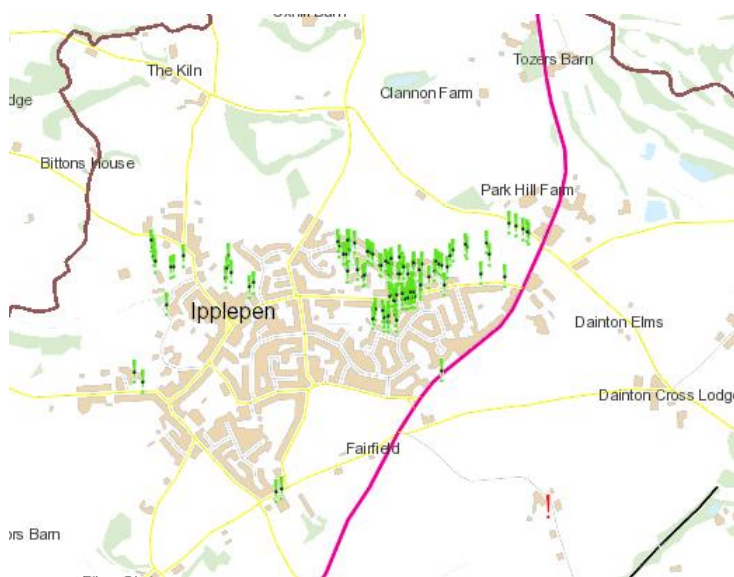




**2.45.** Traditional hedgerows are the one of the dominant features of the parish with many being species rich and ancient. Many are built on limestone walls forming Devonbanks which support a variety of plants including Maidenhair, Spleenwort and Navelwort and Rustyback fern.

**2.46.** Small copse and woodlands are dotted across the parish and these are characteristic of the parish landscape. The Parish Biodiversity Audit for Ipplepen in appendix M noted a number of mature trees but no veteran trees were recorded. The parish does have a number of trees designated under Tree Preservation Orders (TPO's), which are trees protected from cutting, lopping, topping, uprooting, damage and destruction without prior written consent from the local authority. Trees under TPO's are designated for their amenity value and most are focused within and around the village of Ipplepen as illustrated in figure 14.

*Figure 14: Focus of Tree Preservation Orders around Ipplepen Village*



**2.47.** The Parish is home to a wide variety of plant and animal species and the Biodiversity Audit notes those identified through previous surveys within the parish and within 1km of the boundary. Rare species recorded include brown hares, lesser horseshoe bat, skylark, barn owl, cirl bunting and pearl-bordered fritillary. The railway provides a valuable wildlife corridor through the parish and Devon Whitebeam grows on the banks where it passes Stoneycombe quarry.



*Photo 3: Devon Whitebeam*

**2.48.** The parish stands outside a Special Area of Conservation (SAC) but within the Landscape Connectivity Zone for the European protected species of Greater Horseshoe Bat, illustrated in figure 15. This area includes a complex network of commuting routes used by the Greater Horseshoe bat population and provide connectivity between designated roosts. They are found in low numbers in this zone and only proposals which could severely restrict the movement of bats at a landscape scale may have a likely significant effect.

## Agricultural Land Classification

**2.49.** The quality of parish soil is relatively high with the parish being covered by Grade 2 and Grade 3 agricultural land quality which is the second and third highest quality grades. A small pocket of Grade 4 agricultural land stands around Coombe Fishacre and Bow Grange, illustrated in figure 16.

## Flooding

**2.50.** The Parish has no major waterways or large bodies of water with the exception of the Am Brook and a few streams feeding into the Dart and a small reservoir.



Figure 16: Agricultural Land Classification

**2.51.** A relatively small area of flood zone 2/3 stands along the south western parish boundary with Broadhempston and Littlehempston around the Am Brook and stretching eastward along a southern stream. Another area of Flood zone 2/3 stands along the north eastern boundary with North Wilborough parish following a stream. These areas are rural and stand some distance from the main population and employment centres of the parish.

**2.52.** Surface water flooding is a more common occurrence in the parish population centres of Ipplepen village and Dainton. A stream runs through the north eastern area of Ipplepen village flowing through part of Tremlett Grove. The stream can be seen at the bottom end of North Street. Another stream runs along the north eastern edge of Dainton and areas directly adjacent the streams are susceptible to one in 30 year surface water flooding events as illustrated in figures 18 and 19.

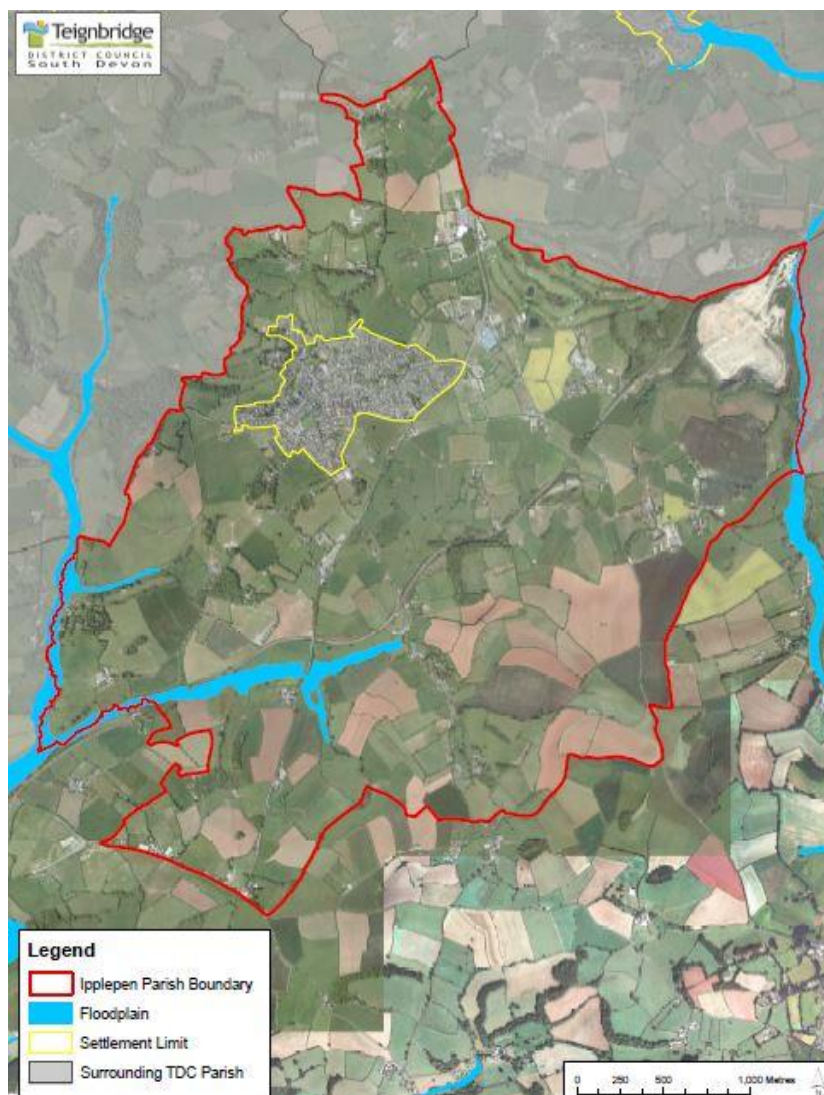
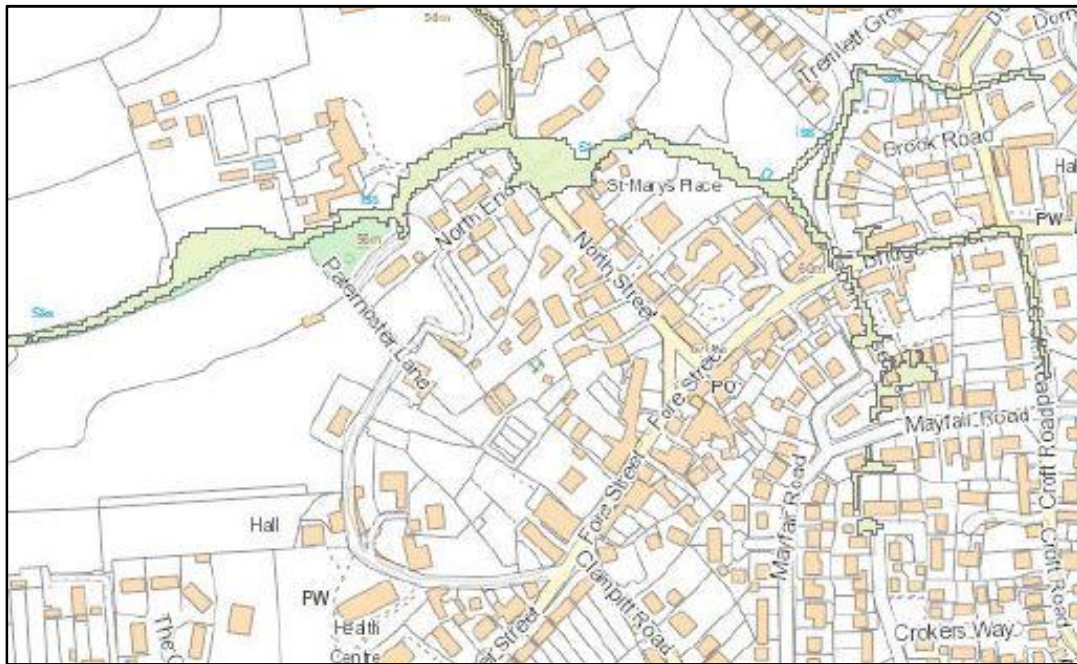


Figure 17: Floodplain areas in Ipplepen Parish





## Tranquillity/Dark Skies

**2.53.** The rural character and agricultural nature of the parish affords large portions of the landscape the benefit of dark skies and a high degree of tranquillity.

**2.54.** Figure 20 illustrates that the majority of the rural parish is covered by the lowest and second lowest levels of light pollution on the scale. However, the village of Ipplepen, the garden centre and industrial estates, along the A381, suffer from much higher levels of light pollution. The levels of light pollution in these areas are comparable to that on the edges of the Newton Abbot and Torbay Urban Areas.

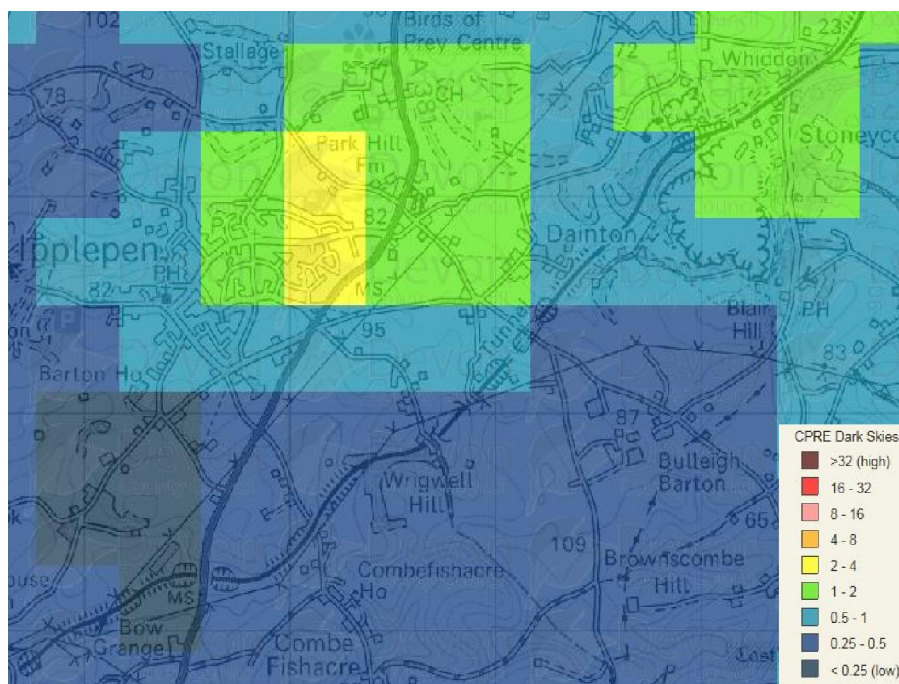


Figure 20: CPRE Map of Dark Skies over Ipplepen Parish

**2.55.** The rural landscape of the parish also benefits from relatively good levels of tranquillity as mapped by CPRE and illustrated in figure 21. The scoring range is from -94 as the lowest level of tranquillity and 136 as the highest. The tranquillity in the parish ranges from -31 in the least tranquil areas along the A381 corridor and in and around the village of Ipplepen, to a high of 13 in the rural heart of the parish. In comparison, the heart of Dartmoor has tranquillity scores in the 70's and 80's, whereas Newton Abbot has tranquillity scores as low as -65.

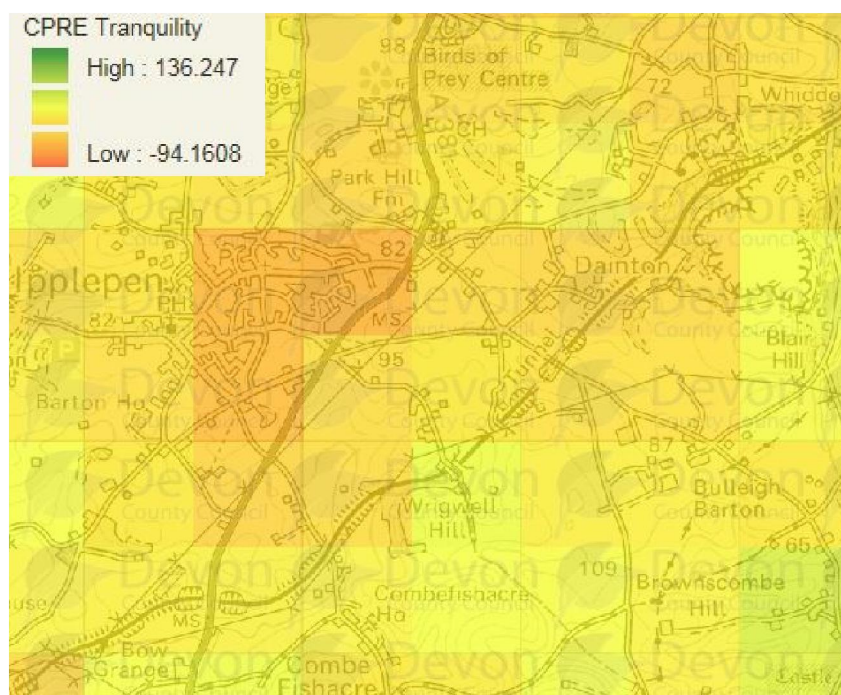


Figure 21: CPRE Map of Tranquillity in Ipplepen Parish



## **Strengths, Weaknesses, Opportunities and Threats**

**2.56.** The strengths, weaknesses, opportunities and threats summarised below have been developed from the key information on the parish presented above, alongside community input through the preparation of Parish Plans and the Neighbourhood Plan.

<b><u>Strengths</u></b>	<b><u>Weaknesses</u></b>
<ul style="list-style-type: none"> <li>• Close proximity to urban centres</li> <li>• Local employment provision</li> <li>• Conservation Area &amp; historic character</li> <li>• High levels of educational attainment</li> <li>• Low levels of unemployment</li> <li>• Local shop, post office and public house</li> <li>• A primary school, pre-school and health centre</li> <li>• Low levels of flooding</li> <li>• Westward views to Dartmoor at elevated locations</li> <li>• Species rich habitats</li> </ul>	<ul style="list-style-type: none"> <li>• High levels of on-street parking</li> <li>• Division of fields into individual horse paddocks, eroding landscape character</li> <li>• Under-occupation of properties</li> <li>• Very poor affordability of existing housing stock</li> <li>• Housing mix weighted towards larger more expensive properties</li> <li>• Poor junction safety at Park House junction with the A381</li> <li>• Most workers travel outside the parish for employment</li> </ul>
<b><u>Opportunities</u></b>	<b><u>Threats</u></b>
<ul style="list-style-type: none"> <li>• Provide additional employment opportunities locally</li> <li>• Improve connections within the parish and between Ipplepen village and the A381</li> <li>• Provide downsize opportunities for residents to stay local</li> <li>• Create affordable home opportunities for local people</li> <li>• Safeguard and enhance community facilities and services</li> <li>• Enhance the sustainability of the village</li> </ul>	<ul style="list-style-type: none"> <li>• Ipplepen becomes a dormitory village</li> <li>• Further loss of facilities and services</li> <li>• Growing elderly population</li> <li>• Local youngsters leaving the village due to poor housing affordability and availability of smaller properties.</li> <li>• Unmodified properties becoming unsuitable for an increasingly aging population with potential mobility concerns.</li> <li>• Loss and/or damage to local hedgerows and Devon banks</li> </ul>

*Table 7: Analysis Table of Ipplepen's Strengths, Weaknesses, Opportunities & Threats*

### **Chapter 3: Vision, Aims & Objectives for Ipplepen**

**3.1.** The Vision provides the overarching statement as to how the community would like to see Ipplepen develop. It is the first step in the preparation of a neighbourhood plan and sets the overall ambition.



Figure 22: Vision Diagram with Themes

**3.2.** The Aims are intended to provide broad statements of intent to deliver the overall vision, address concerns, realise ambitions and guide future developments in a way the community directs. The objectives are more specific actions to realise those aims and deliver the vision.

**3.3.** The vision, the aims and objectives were developed and refined from:

- **Parish Council and community member knowledge and understanding** relating to strengths and weaknesses in the area. The community of the Parish has a history of engaging in the development and improvement of its community and have actively engaged in the preparation of the plan so far. Community engagement undertaken so far is explained in the Community Consultation document in appendix D.
- **Through Parish Plans.** Ipplepen Parish Council seeks to embody the community's desire for improvements and has regularly prepared a Parish Plan to highlight these improvements to those who can make effective change and focus funding resources. The latest 2015-2020 Parish Plan surveyed local residents through a questionnaire to understand what was



*Figure 23: Front Cover of Ipplepen Parish Plan 2015- 2020*

important and valuable to them and also identify their current concerns. The parish plan highlighted the following:

- Concerns regarding dog and horse fouling, litter and weeds
- Support for additional local employment opportunities
- The need for improved broadband delivery/provision
- Importance of play and leisure facilities in Ipplepen
- Concerns over housing affordability
- An intention to pursue the development of a neighbourhood plan
- **Local Housing Needs Assessments** in 2014 and 2019 which revealed an affordable housing need in the parish.
- **Background data** on health, education, employment, current and future population information, house price and type, car ownership and households as discussed in chapter 2.
- **Evidence and studies** on the landscape, biodiversity, heritage, archaeology, on-street parking, character and potential development sites.

**3.4.** All of above have informed the development of the Ipplepen neighbourhood plans vision, aims and objectives.

**3.5.** Table 8 sets out the 6 aims and 25 objectives which provide the framework for the discussion, policy and evidence in the Ipplepen Neighbourhood Plan. Where possible, measures have been taken in policy to deliver the aims and objectives. In some cases, higher tier policy such as national policy and legislation or local plan policy, already satisfactorily addresses the issue or it stands outside the remit of a neighbourhood plan as discussed in the introductory chapter.

	<b>Aim</b>	<b>Objective</b>
<b>Accessibility</b>	<b>Aim 1: Improve the accessibility of Ippepen for all users</b>	1a: Ensure new development does not have a detrimental effect on access or highway safety
		1b: Improve access to and from the village centre
		1c: Identify potential safeguards & improvements to the local road system
		1d: Improve pedestrian footways
		1e: Maintain and improve access to green spaces & public rights of way throughout the parish
<b>Parking &amp; Highways</b>	<b>Aim 2: Ensure new developments meet future vehicular parking needs</b>	2a: Ensure any new development includes sufficient off-street parking and visitor parking
		2b: Maintain existing off-street parking provision
		2c: Identify any potential sites for additional off-street parking
		2d: Review existing public facilities with regard to the sustainability of parking provision
<b>Character &amp; Appearance</b>	<b>Aim 3: Safeguard and Enhance the Character of the Countryside and villages within the Parish</b>	3a: Ensure regard is had to the Conservation Area Character Appraisal
		3b: Control development on agricultural land and open countryside
		3c: Safeguard and enhance the character and appearance of Ippepen and the villages of Wrigwell, Dainton, Combefishacre and Red Post
		3d: Ensure new developments enhance existing character through design and materials
<b>Community Resources &amp; Infrastructure</b>	<b>Aim 4: Preserve &amp; Enhance Existing Community Facilities</b>	4a: Identify and list local facilities which serve the community
		4b: Improve existing facilities in preference to replacement
		4c: Identify any potential for re-siting of facilities for improved use/access
		4d: Identify and seek to meet future needs
<b>New Developments</b>	<b>Aim 5: Influence future developments and tailor new sites to meet local need</b>	5a: Facilitate an up to date housing needs survey
		5b: Review the settlement boundary for Ippepen
		5c: Identify areas suitable for development
		5d: Propose site(s) to meet needs
		5e: Ensure developments include infrastructure for fibre internet connectivity
<b>Employment</b>	<b>Aim 6: Support new sustainable employment opportunities</b>	6a: Support development which creates new employment opportunities for the community
		6b: Ensure any development has no detrimental effect on the amenities, parking or traffic flow problems
		6c: Support the expansion of existing industrial and employment sites in preference to new locations

Table 8: List of Aim & Objectives



## Chapter 4: Accessibility, Parking and Highways

### Aim 1

Improve the accessibility of Ipplepen for all users

#### **Objective 1a**

Ensure new development does not have a detrimental effect on access or highway safety

#### **Objective 1b**

Improve access to and from the village centre

#### **Objective 1c**

Identify potential safeguards & improvements to the local road system

#### **Objective 1d**

Improve pedestrian footways

#### **Objective 1e**

Maintain and improve access to green spaces & public rights of way throughout the parish

### Aim 2

Ensure new developments meet future vehicular parking needs

#### **Objective 2a**

Ensure any new development includes sufficient off-street parking and visitor parking

#### **Objective 2b**

Maintain existing off-street parking provision

#### **Objective 2c**

Identify any potential sites for additional off-street parking

#### **Objective 2d**

Review existing public facilities with regard to the sustainability of the parking provision

**4.1.** The Parish of Ipplepen stands in the south of the district of Teignbridge but in relative close proximity in a car to the main urban areas of Newton Abbot 4 miles to the north, Totnes 5 miles to the south west and Paignton 6 miles to the south east.

**4.2.** The Parish has a rural character despite its proximity to urban areas and is primarily served by one A road, the A381 or Totnes Road which dissects the parish and runs north to south along Ipplepen Village's eastern side.

**4.3.** Many rural roads and lanes serve the parish including Moor Road which is thought to have once formed part of an ancient track between Dartmoor and the coast. The parish also has a number of public rights of way and

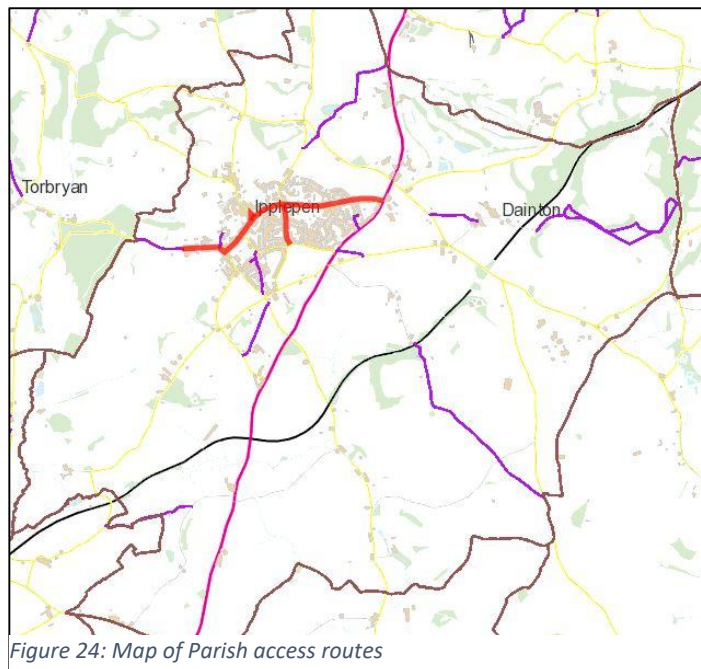


Figure 24: Map of Parish access routes

footpaths which are illustrated in figure 24.

**4.4.** Vehicular access to the village of Ipplepen is most heavily concentrated from the Totnes Road on Foredown Road which then follows westward, through the village into East Street, Bridge Street, Fore Street, Silver Street and branches north west into Orley Road and south west into Edgelands and Conniford Lanes.

**4.5.** The central Foredown Road route winds through the historic street pattern of the village which at points can be particularly narrow. This often impacts on the free flow of traffic which is, at times, exacerbated by high levels of on-street parking.

**4.6.** Approximately 500 metres to the south of the primary A381 access stands another junction providing access to Ipplepen village. Clampiit Road leads through the village and forms the south eastern boundary which diverges around a residential property, Park Cottage, resulting in two access points. This access arrangement is considered particularly unsuitable due



*Photo 4: Example of narrow congested nature of central village roads (1)*

to very limited sight lines for on-coming traffic, leading to significant highway safety concerns. This leads to an intensification in traffic along the narrow historic street pattern to access the safer Foredown Road junction with the A381.

**4.7.** Proposals in Chapter 7 seek to address the highway safety issues of the Park House junction. Policy 7: Blackstone Cross Site, seeks improvements through the allocation of development which, due to the problems mentioned above, are required to provide adequate levels of highway safety.

**4.8.** Parking and highway safety are some of the most important daily concerns for Ipplepen residents and this has been reflected in every community engagement exercise undertaken to date.

**4.9.** The current parish plan 2015-2020 built upon the findings of the first and also surveyed local residents through a questionnaire to understand what was important and valuable to them and also identify their current concerns.

**4.10.** The significant level of comment relating to parking and highway matters raised led to the Parish Council developing the Ipplepen Parish Transport Plan and Action Plan 2014 to provide a greater focus on these issues. The below list broadly summarises the 10 main action points:

1. Conduct active traffic monitoring
2. Provide a new footway
3. Provide a combined footway-cycleway



4. Ensure enforcement of speed limits and parking restrictions
5. Introduction of a mandatory speed limit across the village
6. Introduction of 20 mph gateway zones to the village centre
7. Enhance the junction safety
8. Create a virtual pavement from the village centre
9. Introduce 10 minute waiting bays in the village centre and cycle racks
10. Promote greater consideration for the needs of other road users.

**4.11.** As noted in Chapter 1 a neighbourhood plan is unable to address matters relating to speed limits, parking restrictions or enforcement.

#### Parking Evidence

**4.12.** The community concern over parking and highway safety combined with the ambitions of the parish transport and action plan led to a need to provide evidence demonstrating the parking problem to support any proposed parking policy.

**4.13.** The Steering Group undertook an on-street parking audit for the streets of Ipplepen village to record the number and location of cars parked on the street and also over kerbsides. These details are recorded onto maps within the parking audit in appendix E.

**4.14.** The parking audit also examined how the type of street, its proximity to services and other central roads and the types of property on that street may factor into parking and highway safety concerns.

**4.15.** The Ipplepen on-street Parking Audit found the areas with the greatest levels of on street parking were:

- Orley Road
- Silver Street/Newhayes
- Fore Street
- Bridge Street
- North Street/Poplar Terrace
- East Street
- Foredown Road, and
- Croft Road



*Photo 5: Example of narrow congested nature of central village roads (2)*

**4.16.** These streets form hot spot areas where the number of parked cars are the highest relative to the road length. They largely form the historic core of the village where roads are narrower than the modern average and properties lining these streets are of more historic character with little available on-street parking. This is intensified by their use as a central thoroughfare through the village to reach the Totnes Road and close access to the Co-op and Post Office.

**4.17.** Figure 25 illustrates the eight streets with the highest levels of on-street parking.





## War Memorial Area in 1906



Figure 26: Postcard of Ipplepen Village Centre in 1901

## War Memorial area in 2020



Photo 7: War Memorial in 2020

**4.23.** The Parish Council are seeking opportunities to enhance the war memorial to create a more usable, public space which benefits a wider range of parish residents and enhances the character of the Conservation Area. Figure 27 illustrates a draft plan for discussion which illustrates potential enhancements including seating, established parking spaces and planting.

**4.24.** This proposal is in its early stages and stands as an ambition rather than a proposal through this neighbourhood plan.



Figure 27: Initial Draft Proposal for War Memorial Area

**4.25.** It is recognised that the proposed war memorial scheme would lead to reduced parking capacity and this would need to be balanced against the improvements to the areas character and enhanced use and amenity for residents.

#### Safeguarding and Improving Parking

**4.26.** The lack of off-street parking and the historic nature of the streets and properties mean the existing off-street car parking spaces make a vital contribution to parking capacity and any loss could exacerbate the existing congested situation.

**4.27.** Policy 1: Parking seeks to encourage and support the creation of additional off-street parking spaces in hot spot areas whilst limiting the loss of existing spaces.

**4.29.** A neighbourhood plan addresses considerations for development and cannot require existing households to make modifications to create additional parking. What a neighbourhood plan can do is set a minimum parking standard for new homes built in the parish, in the anticipation this would not lead to an intensification of on-street parking, particularly in hot spot areas.



**4.30.** Neither Teignbridge nor Devon County Council currently have a minimum parking standard for new residential development. At least two adopted neighbourhood plans in the District have included their locally specific parking policy which includes a minimum number of parking spaces per dwelling. A similar policy is considered beneficial for Ipplepen considering demonstrated community concern over this issue and justified by the Parking Audit evidence. Policy 1: Parking seeks to set this minimum standard for new homes in the parish, alongside an electric vehicle charging requirement.

**IPP Policy 1: Parking**

- a) The creation of off-street parking in close proximity to the village centre is supported where this would not adversely affect the character of the Ipplepen Conservation Area and would serve to alleviate high levels of on-street parking in the area.
- b) Proposals involving the loss of off-street parking provision within a Hot Spot area identified on figure 25 will only be supported where this will be commensurately replaced in a similarly accessible location.
- c) Schemes for the creation of new dwellings should include at least one off-street parking space for each new 1-2 bedroom dwelling and two spaces for each dwelling with greater than 2 bedrooms. One space per three dwellings should be provided as visitor parking.
- d) Proposals which seek to include parking provision below these standards will require robust justification which takes into account the site's accessibility, the type, mix and use of the proposed development and proximity to, and availability of, public transport.
- e) Developments of new housing will include a facility to enable the charging of electric vehicles.

**4.31.** High levels of on-street parking were focused in the hot spot areas where traffic flows are highest, where services are situated and where the historic character of the properties limits off-street parking capacity. It is therefore appropriate to restrict the loss of existing off-street parking provision in those areas to limit intensification of the problem. It would be disproportionate to apply the same measures to more suburban areas with wider streets, much higher levels of individual, off-street parking and lower levels of vehicles parked on the roadside.

**4.32.** National policy enables neighbourhood plans to set out a minimum parking requirement but this must take account of accessibility, type and use of development, local car ownership levels and the need to ensure space for charging low emission vehicles. (NPPF. Para. 107).

**4.33.** The On-street Parking Audit in appendix E found that generally areas with off-street parking provision have lower levels of vehicles parked on the roadside. Access to the bus service can be limited, particularly for commuting and the car is a vital means of transportation in the parish and the primary means of travel to work. It is important therefore to provide adequate provision for off-street parking areas for vehicles in new developments to accommodate this need and reduce highway safety issues arising from parked cars.

**4.34.** A minimum parking requirement has been strongly supported by the community as evidenced through the previous community engagement illustrated in appendix D. The minimum standard has been set based on the average number of cars per household of 1.6, balanced with the need for smaller homes to remain affordable by not extending their uninhabitable site area requirements for additional parking spaces. The lower requirement for smaller properties is largely off-set by the requirement for visitor spaces. Facilities for the charging of electric vehicles for private off-street parking and new public parking is also required. This seeks to address national policy, the climate change emergency and to respond to the Government's target of preventing the sale of internal combustion engines in the UK by 2035.

**4.35.** At Survey August 2020, 90% of those responding felt Neighbourhood Plan addressed their parking concerns.

## Chapter 5: Character and Appearance

### **Aim 3 Safeguard and Enhance the Character of the Countryside and villages within the Parish**

**Objective 3a**  
Ensure regard is had to the Conservation Area Character Appraisal

**Objective 3b**  
Control Development on agricultural land and open countryside

**Objective 3c**  
Safeguard and enhance the character and appearance of Ipplepen and the villages of Wrigwell, Dainton, Combefishacre and Red Post

**Objective 3d**  
Ensure new developments enhance existing character through design and materials

**5.1.** The rural parish of Ipplepen is characterised by the large village of Ipplepen with the satellite hamlets/villages of Dainton, Wrigwell, Combefishacre and Red Post, separated by the working rural landscape in the backdrop of Dartmoor hills in the distant west.

**5.2.** It is the rural character of the parish which local residents most value and wish to safeguard from inappropriate development.

**5.3.** National policy encourages neighbourhood plans to identify the special qualities of an area and explain how this should be reflected in development. (NPPF. Para. 29)

**5.4.** This has been done by exploring the three strands of character which provide the foundation of what residents experience in the parish:

- The open rural character of the parish countryside
- The historical character evident through the conservation area, listed buildings, historic street pattern and archaeological remains
- Contemporary developments

**5.5.** These facets of Ipplepen's character are explored below with tailored policies to meet the aim and objectives and ensure the character of the parish is maintained for current and future residents.

#### The Character of the Countryside

**5.6.** The parish of Ipplepen lies in the South Devon National Character Area in the Denbury Downs Local Landscape Character Area. This area is predominately made up of upper and middle Devonian limestones forming a limestone plateau. The Devonian rocks in the area are composed mainly of slate, shales and limestones which are rich in fossils and are the source of traditional local materials for buildings and surfaces.

**5.7.** The [Teignbridge Landscape Character Assessment 2014](#) (appendix N) defines the parish more specifically as an open inland plateaux character type and its characteristics are:

- Undulating topography;

- Pastoral farmland with variable small-scale woodland cover and estate farmland plus minor other land uses;
- Mainly broadleaved woodland;
- Many streams, wet rush pasture and ditches;
- Hedgebanks with hedgerow trees;
- Sparse pattern of dispersed hamlets, isolated farms, villages, historic settlements and crossroads settlements;
- Dense network of narrow sinuous lanes with curved verges of variable width;
- Open elevated long views over river valleys;
- Exposed rock outcrops locally
- Limestone caves, outcrops and small disused quarries and use of limestone in walls and buildings;
- Prehistoric earthworks including Denbury Hillfort;
- Old orchards and small parks;
- Areas of common land.

**5.8.** The Ipplepen countryside is an undulating landscape on a limestone plateau, interspersed with farmsteads and winding rural lanes which provide a sense of enclosure by the hedgerows and devonbanks. The landscape largely has a tranquil character in areas away from the main village of Ipplepen and the A381 where the greatest concentration of development lies, including a cluster of leisure, retail and industrial.

**5.9.** The countryside is characterised by an irregular patchwork of predominantly pasture with occasional arable fields, old orchards and areas of common land. Small irregular shaped wooded hilltops are common alongside westerly views to the hills of Dartmoor from open and elevated areas.

**5.10.** These features collectively contribute to the special character and distinctive identity of the Ipplepen countryside.

**5.11.** [The Landscape Character Assessment 2014](#) in appendix N defined the character area in which the parish sits as of **high landscape character sensitivity with moderate visual sensitivity**.

**5.12.** The countryside of the parish is a working, living and changing landscape. Whilst development is carefully managed in our rural areas, there are types of development that are suitable particularly where it meets the housing or economic needs of local people. Where development does occur it is important that any change minimises the impact on Ipplepen's distinctive landscape qualities.



**5.13.** Policy 2: Development in the Countryside seeks to ensure that the form and features of the parish countryside, which make it distinct and special, are safeguarded for future generations, whilst not preventing the evolution and development of the communities and businesses which operate in the landscape.



*Photo 8: View of landscape from an elevated position*

### **IPP Policy 2: Development in the Countryside**

Development in the countryside is supported where it enhances the distinctive landscape character of the parish, complies with the strategic policies of the Local Plan and where it meets the following:

- a) Conserves and enhances hedgerows with any required openings limited to the minimum required for safe access. Where loss is unavoidable, equivalent replacements should be provided in close proximity to the loss.
- b) Minimises the loss of traditional field boundaries and historic orchards.
- c) Buildings and associated enclosures contribute to the enhancement of, and do not detract from, the rural landscape character of the parish either as a stand-alone scheme or cumulatively.
- d) Light pollution is limited through the design, siting and technological solutions to prevent sky glow, including through the limitation of luminosity and hours of operation of outdoor lights.
- e) Any reduction in level of tranquillity is minimised through siting, layout and landscaping of the scheme.
- f) Special regard is given to enhancing westerly views to the hills of Dartmoor, particularly on hilltops and open areas with clear views/wide aspect.

**5.14.** A particular concern of local people is the proliferation of stables and their associated enclosures which can change the existing landscape pattern of the countryside. The cumulative impact of a number of such developments and field divisions can be detrimental to Ipplepen's distinctive character.

**5.15.** Hedges and hedge/Devonbanks have been identified as both a distinctive characteristic of the parish landscape and important wildlife corridors and habitats, including for priority species such as Dormouse and the Greater Horseshoe Bat. They also support a varied range of plant life and add to an areas visual amenity. It is for these reasons that all development within the countryside should conserve and enhance these features. It is recognised that openings within existing hedgerows can

be the only way to safely access a site but this should be avoided wherever possible and replaced close-by where there is no other alternative.

**5.16.** The Tranquillity and Dark skies maps in chapter 2 and the Landscape Character Assessment both highlight a good sense of tranquillity in the more rural areas of the parish away from the main concentrations of development. These are characteristic features of the landscape and are highly valued by the local community.

**5.17.** National policy supports the protection of tranquil areas and seeks to limit the impact of light pollution on local amenity, intrinsically dark landscapes and nature conservation. (NPPF, Para. 185)

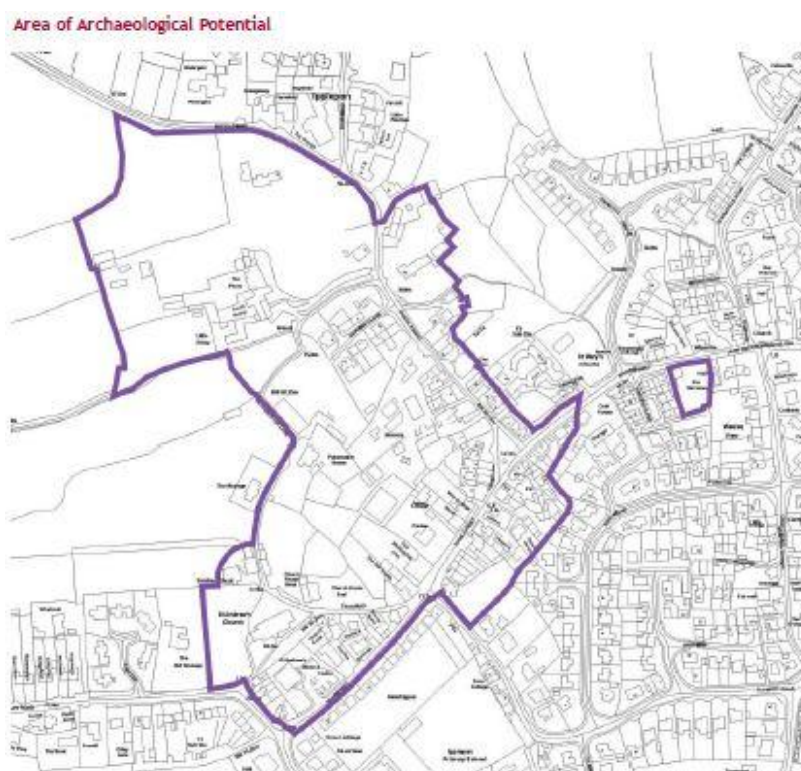
**5.18.** Policy 2, seeks to preserve and enhance this sense of tranquillity through design, layout, siting and landscaping in addition to limiting additional light pollution which may erode this character.

## The Historical Character

**5.19.** The built heritage of the parish is the community's most evident link with our past and the lives of previous residents. It provides the everyday connection to our history and provides a sense of place and tradition. This connection is most evident through the Ipplepen Conservation Area where the village first originated and where the greatest concentration of historic buildings are focused.

**5.20.** The [Teignbridge Ipplepen Conservation Area Appraisal](#) in appendix O provides an analysis of the features, materials and characteristics of the Conservation Area which together define its special architectural and historic interest. This is a fundamental evidence base, alongside the Historic Environment Record, in the understanding of what makes the Ipplepen Conservation Area special.

**5.21.** The appraisal describes the origins and development of Ipplepen and highlights the potential significance of unearthed archaeology around the ancient parts of the village. In recognition of the significant potential for new archaeological discoveries in the area, an Area of Archaeological Potential is designated around the land encircled by Paternoster Lane, Silver Street & Fore Street and North Street, illustrated in figure 28.



*Figure 28: Map of Area of Archaeological Potential*

**5.22.** The appraisal details the characteristic building and surfacing materials found in the Conservation Area which includes natural slate and thatch for roofing, natural and rendered limestone stone walls, cobbles and features short building frontages.

**5.23.** The buildings and their architectural features and materials form a fundamental aspect of the Conservation Area and those considered to make an outstanding, positive and neutral or negative impact on the character of the Conservation Area are illustrated in figure 29.



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#### Key to Character Survey Map

- Category 1: Outstanding
- Category 2: Positive
- Category 3: Neutral/Negative

Figure 29: Buildings contribution to Conservation Area Character

**5.24.** The appraisal also goes beyond just buildings and identifies other positive and negative features of the Conservation Areas character as listed in table 10.

Positive Features	Negative Features
Specimen trees	Overhead Cables
Orchards	On-street parking & high levels of traffic movement
The stream and cast iron water pump	Windows and doors in modern materials and with unsympathetic design
Views out to the west	Lighting units and urban glow
Historic limestone and chert cobble surfacing	
The Post Office and Public House	

Table 9: Positive and Negative Features in the Conservation Area



## Safeguarding our Heritage

**5.25.** Our historic environment holds designated heritage assets which include a number of Grade I and Grade II Listed Buildings, a Conservation Area, Scheduled Monuments and non-designated heritage assets. Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of heritage significance meriting consideration in planning decisions but don't meet the criteria for designation.

**5.26.** Our historic environment is safeguarded through a number legislative protections, most notably:

- the [Planning \(Listed Buildings and Conservation Areas\) Act 1990](#) provides specific protection for buildings and areas of special architectural or historic interest
- the [Ancient Monuments and Archaeological Areas Act 1979](#) provides specific protection for monuments of national interest
- the [Historic Buildings and Ancient Monuments Act 1953](#) makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).

**5.27.** The above set out the specific provisions for safeguarding of our heritage. The planning system applies this legislation through planning applications and consents and national planning policy provides guidance on how applications affecting heritage should be considered.

**5.28.** The National Planning Policy Framework establishes the historic environment as one of the central components of sustainable development and it requires plans to:

*'set out a positive strategy for the conservation and enjoyment of the historic environment...'* (para.190)

**5.29.** National Planning Practice Guidance expands on what makes up a 'positive strategy' and states:

*'This could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with particular regard given to the prevailing styles of design and use of materials in a local area.'*

Paragraph: 003 Reference ID: 18a-003-20190723

**5.30.** It is the job of local and neighbourhood plans to provide the locally specific detail on understanding and protecting the significance of local heritage. Teignbridge Local Plan policy EN5: Heritage Assets, seeks to protect and enhance the districts heritage by requiring development to:

*'Respect and draw inspiration from the historic environment responding positively to the character and distinctiveness of the area'*

**5.31.** It also requires proposals for enhancements identified in Conservation Area Appraisals to be included in schemes where appropriate.

**5.32.** National Planning Practice Guidance states:

*“neighbourhood plans need to include enough information about local heritage to guide decisions and put broader strategic heritage policies into action at a neighbourhood scale.”*

Paragraph: 005 Reference ID: 18a-005-20190723

**Policy 3: Enhancing our Conservation Area**

**5.33.** This neighbourhood plan has taken the opportunity to build upon the safeguards to heritage provided by national and local plan policy. It goes beyond the Local Plan by setting out the Ipplepen specific detail which contributes to the special qualities of the Ipplepen Conservation Area.

**5.34.** Policy 3 sets out the traditional materials and features characteristic of the Ipplepen Conservation Area and requires that these be incorporated into new developments where it would lead to an enhancement. It is appreciated that it would not be feasible or suitable for some proposals to include these materials and features. Where this is the case, the applicant must set out the reasons why the policy cannot be complied with and set out how the alternative would not harm or detract from the Conservation Areas significance.

**IPP Policy 3: Enhancing our Conservation Area**

- a) All proposals affecting the significance of the Conservation Area must have regard to the Conservation Area Character Appraisal and seek to reinforce and enhance the outstanding and positive features, buildings and spaces and improve on the negative and neutral.
- b) Special consideration should be given to the use, repair and reinstatement of the following building features and materials where they would lead to an enhancement to the Conservation Area:
- c)
  - i. Natural slate and thatched roofing for domestic buildings and dark coloured corrugated iron for outbuildings with clay ridge tiles and mitred hips on slate roofs
  - ii. Roughcast rendered stone/natural stone wall and/or cob wall for buildings
  - iii. Oak timber windows and painted softwood doors
  - iv. Limestone walls, devonbanks and/or hedgerows for boundary treatments
  - v. Limestone cobbles, granite setts, hoggin or blacktop as surfacing materials
  - vi. Heavy limestone chimneys
  - vii. Building frontages situated tight to the road side or with a small enclosed front garden

Where incorporation of the above into a proposal are considered to enhance the Conservation Area but where the applicant proposes an alternative, this must be clearly justified and include demonstration the proposal would conserve the character and significance of the Conservation Area

## Character of Contemporary Developments

**5.35.** The village of Ipplepen has experienced significant growth in both its population and its area growing from 813 people in 1901 to the 2469 recorded in 2011 and this can be seen through the age and pattern of development.

**5.36.** The Ipplepen Character Assessment appendix F records the development and growth of the village from the historic core centred around East Street, Bridge Street, North Street and Fore Street to its modern suburban developments. The assessment broke down the village of Ipplepen into ten residential character areas, illustrated in figure 30, to review the materials, features, layout, design and boundary treatments which characterise them.

**5.37.** It notes that Ipplepen began to grow in the years between the world wars with the construction of local authority housing along Silver Street/Newhayes and Orley Road. These properties are predominately two storey terraces and semi-detached properties with little to no available on street parking with light rendered facades and brown concrete roof tiles.

**5.38.** The village experienced significant expansion in the 50 years following the Second World War. The 1950's and 60's saw the development of a small pocket of bungalows at Grange Close followed by a large expansion of the village to the south through the 1970's. The large southern 1970's expansion is dominated by detached and semi-detached bungalows but includes pockets of two storey dwellings. These properties are characterised by 5-10m front set-backs, single garages and driveways, front gardens either open or bounded by stone, brick or rendered walls, brown clay roof tiles and brick or rendered facades.



*Photo 9: Photos illustrating examples of properties in the Bungalow Character Area*



**5.39.** The 1980's saw some more modest infill development at Crocker's Way and The Glebe and a northerly expansion of the village with the Dornafeld Drive East development. These areas consisted of primarily detached and semi-detached two storey dwellings and are more open in their character with predominantly open frontages. Dornafeld Drive and Crocker's Way share a number of similar characteristics including:

- Red or brown brick and render facades with some tile hanging features in Crocker's Way
- Single garages with over-door arch features in Crocker's Way
- Approx 3m front elevation setbacks from the road
- Brown roughcast concrete tiles



*Photo 10: Example of properties on Crocker's Way*

**5.40.** The Glebe is of a slightly differing character with its large two-storey detached properties with 7-10 metre front set-backs arranged within a small a cul-de-sac. These properties are also characterised by brown concrete roof tiles, smooth white render tile hanging features and some stone detailing.



*Photo 11: Example of properties on Dornafeld Drive East*

**5.41.** The 1990's saw an edge of village development on the northern side of Ipplepen with Tremlett Grove. These properties are detached two-storey family homes with open front gardens, stone edge-detailing, gablets, white and brick rendered façades dark coloured concrete tiles and single and double garages.



*Photo 12: Example of property on Tremlett Grove*

**5.42.** Another small infill residential site was developed at Thorne Orchard in the 2000's. These are large detached properties with cream rendered facades and stone edge-detailing in sandstone, open front boundaries and double garages, gablet roof features and dark coloured concrete tiles.

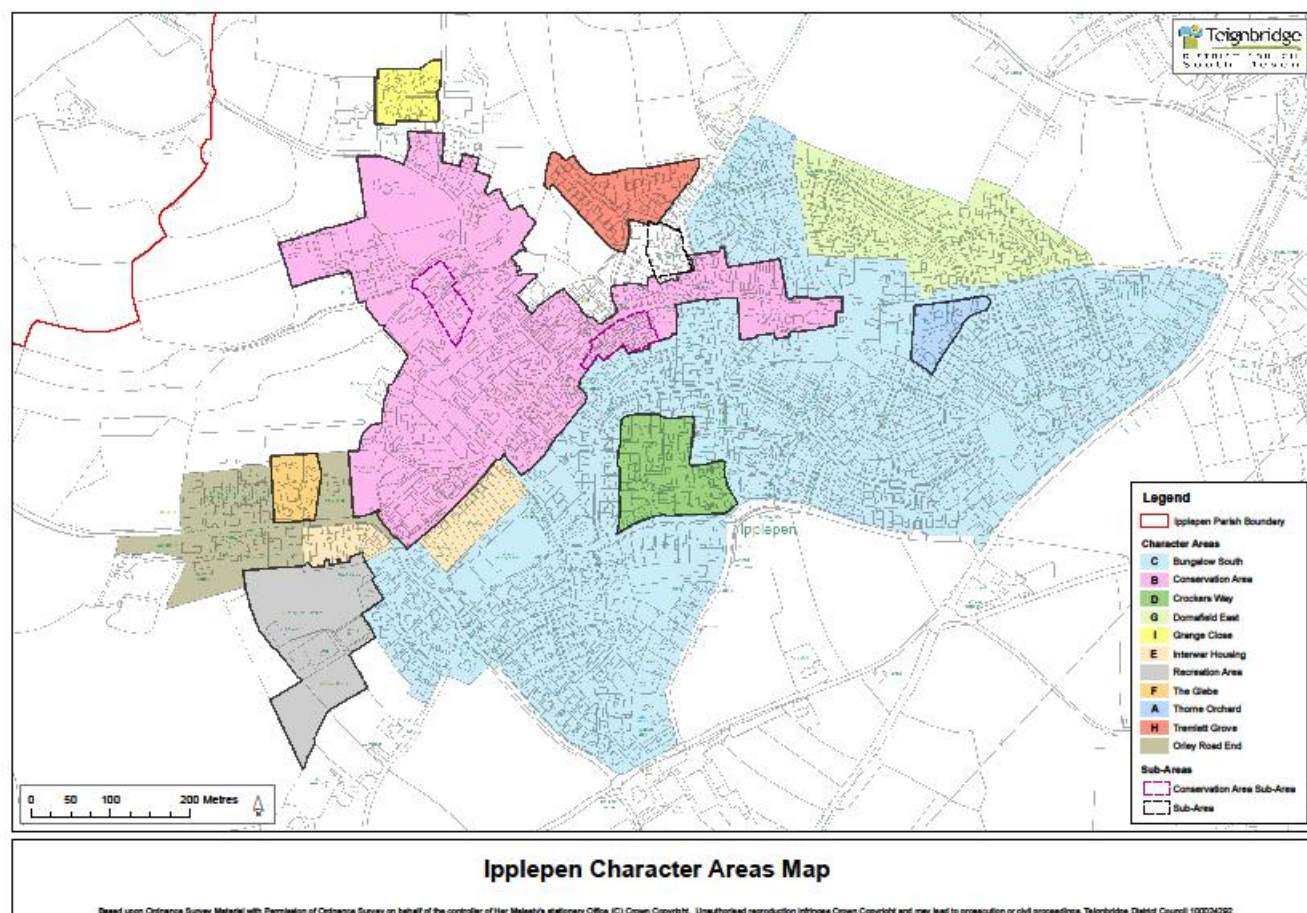
*Photo 14:  
Example of a  
property at  
Thorne  
Orchard*



*Photo 13: Example of property on The Glebe*



Figure 30: Ipplepen Character Areas



## Enhancing Character through Design

**5.43.** Policy 4: Development Design has sought to require the common positive design features identified by the character assessment through new residential development, which stands outside of the Conservation Area. A feature may be common in some of the character areas such as brown rough-cast concrete tiles, but more of this material is not considered to lead to an enhancement to Ipplepen's character. Features and materials which are considered to lead to high quality design which enhances the overall design quality of the area have been included.

**5.44.** The dominant form of contemporary roofing material is brown or dark grey concrete tiles. A traditional residential roofing material in the Conservation Area is natural slate. The character and appearance of this roofing material is considered to enhance the roofline, particularly when used as a replacement to common brown rough-cast concrete tiles which currently dominate. An example of this is illustrated in photos 15 and 16.



Photo 15: Example of common brown roughcast concrete tiles

**5.45.** Chimneys are a characteristic feature of both traditional properties in the Conservation area and some of the more contemporary dwellings. They provide utility to the occupier and visual interest to the property and roofline of the village.

**5.46.** Whilst traditional properties in the Conservation Area are characterised by front elevations close to the road, largely this is not repeated elsewhere in the village. The majority of properties are set back at least 3 metres from the roadside. This provide space for front gardens and these are bounded

by stone, brick and rendered low boundary walls, particularly in the dominant bungalow area to the south of the village. These features provide a sense of enclosure to the occupier creating a usable space for recreation and vehicle parking at the front of the property whilst also enabling a degree of visibility and visual amenity from the street.

**5.47.** Photo 17 illustrates a recently renovated 1970's bungalow which incorporates a number of the positive features developments should include such as:

- slate roof tiles,
- front garden with a set-back of the front elevation from the roadside,
- white render and
- chimney with clay pot.



*Photo 17: Example of positive features in a redevelopment*

**5.48.** In Survey August 2020, 90% felt that aspects mentioned in the Plan reflected Ipplepen character.

**5.49.** In Survey August 2020, 80% of replies felt the character of Ipplepen could be safeguarded in new development.



*Photo 16: Example of slate tile roof*

#### **IPP Policy 4: Development Design**

All new development should be of high quality design which reflects the character of the area and seeks to enhance the overall design quality of the area.

High quality development will be supported where:

- a) The design incorporates:
  - i. Natural slate roofing, or where this is appropriate, not feasible or not viable, a dark coloured, thin profiled, smooth tiling should be used.
  - ii. Where it reflects the character of the nearby development, front elevations are set back from the road by at least 3 metres creating a front garden.
  - iii. Front gardens are bounded by low rise stone (limestone) and/or rendered walls
  - iv. Façades are stone facing and/or rendered in a light colour
- b) Adequate off-street parking is provided in line with Policy 1: Parking
- c) For new housing, employment and community development, the scheme 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.



## **Chapter 6: Our Community Resources and Infrastructure**

### **Aim 4 Preserve & Enhance Existing Community Facilities**

**Objective 4a**  
Identify and list  
local facilities  
which serve the  
community

**Objective 4b**  
Improve  
existing  
facilities in  
preference to  
replacement

**Objective 4c**  
Identify any  
potential for re-  
siting of facilities  
for improved  
use/access

**Objective 4d**  
Identify and  
seek to meet  
future needs

**6.1.** Ipplepen has a thriving, active community which is engaged in a wide variety of activities, including coffee mornings, film screenings, fitness classes, amateur dramatics and youth club to name but a few. Activities such as these provide opportunities for members of the community to interact, socialise, discuss local issues and build relationships.

**6.2.** All these activities require suitable, locally accessible spaces. In Ipplepen these are primarily provided for by the Methodist Church (Ipplepen Community Hub), St Andrew's Church Hall and the village hall.

**6.3.** Less formal or pre-planned opportunities for community activities and social gatherings are primarily provided for through the village pub, The Wellington. A pub has historically been the heart of the community and The Wellington provides not only somewhere to drink but also a place to meet friends for a curry and a quiz or a game of darts. The pub provides an informal atmosphere which encourages planned and unplanned meetings and strengthens community ties.

**6.4.** Ipplepen, as one of the larger villages in Teignbridge, benefits from a primary school, pre-school in the Millennium Centre and health centre which contributes significantly to both community life and the sustainability of the village. The availability of these services within walking distance of resident's homes limits the need to drive and enables those who don't drive or have mobility issues to access the services they rely on. This advantage is considered even more important in view of the Climate Change Emergency and the need to reduce carbon emissions.

**6.5.** Ipplepen, like many rural villages, has seen a loss of shops and services over the course of the last 30 years. Ipplepen was once served by a public library but this



*Photo 18: St Andrews Church Rooms*



*Photo 19: Ipplepen Village Hall*



*Photo 20: Ipplepen Methodist Church*

closed in 2006 and a community library at the Methodist Church and mobile library now serve as a replacement.

**6.6.** Ipplepen since 1990 has also seen the loss of shops with the Butchers shop, Barnfield Stores and Brook Cottage Stores all closing.<sup>5</sup> However a small Co-op general store and Post Office and newsagents remain in the centre of the village.

**6.7.** All of these services and facilities enable a variety of activities, act to strengthen our community and the loss of any of these would be to the detriment of village life.

### Safeguarding our Community Resources

**6.8.** National policy supports the retention of community facilities and states that planning policies should enable:

*“the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.” (NPPF, para. 84)*



Photo 21: Ipplepen Co-op Store



Photo 22: Ipplepen Post Office & Newsagents

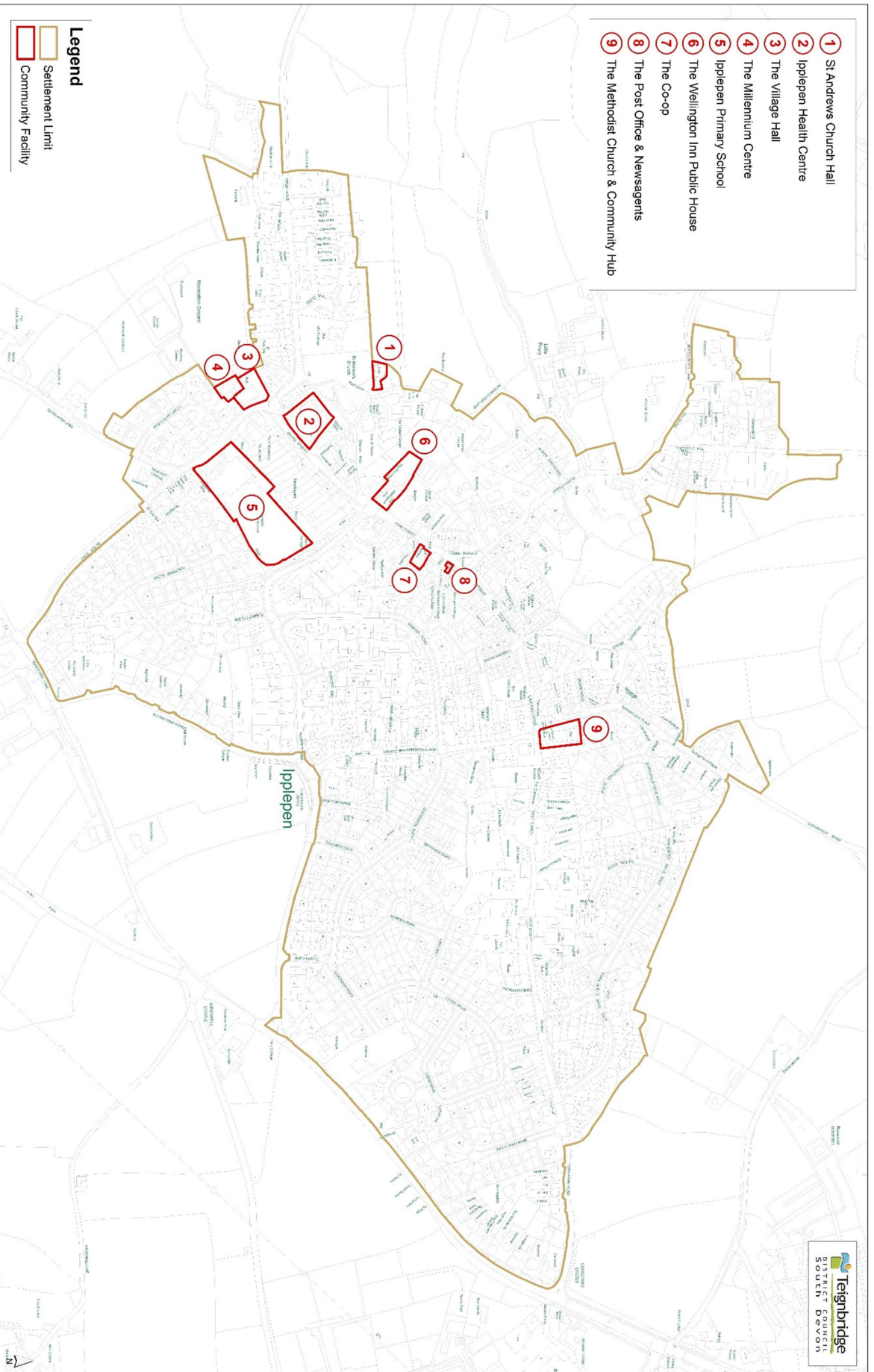
**6.9.** Teignbridge District Council through their Local Plan seeks to retain community facilities and only enables their loss under particular circumstances. Policy WE12: Loss of Local Facilities, only permits the loss of local facilities such as retail, leisure and community buildings where:

- there is sufficient choice of that type of provision,
- the existing use is causing a significant problem which only relocation can resolve
- the proposed replacement has significant benefits, or
- it is demonstrated the use is no longer necessary or viable

**6.10.** A neighbourhood plan must stand in general conformity with the strategic policies of the Local Plan, such as WE12 and have regard to national policy. A neighbourhood plan has the power to amend and add to the requirements of the policy to reflect local detail, ambitions and concerns. The Teignbridge policy aims to safeguard community facilities but doesn't explicitly identify which facilities it is referring to. This could lead to oversight by a determining officer. To provide clarity to the reader, this neighbourhood plan has identified all the community facilities it wishes to be safeguarded on figure 31 and through the community facilities review in appendix G.

<sup>5</sup> Source: Ipplepen by Arthur French, 2003





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## Safeguarding Community Facilities

Figure 31: Map of Community Facilities safeguarded under Policy 5: Community Facilities



**6.11.** In recognition of the importance of these identified facilities to the community of Ipplepen, the neighbourhood plan has varied local plan policy WE12 to provide more detail and be more specific in its requirements.

**6.12.** The policy adds additional detail to the current local plan policy by setting out how a lack of community need should be demonstrated. It requires confirmation from Ipplepen Parish Council which should be sought by the applicant prior to the submission of the application.

#### **IPP Policy 5: Community Facilities**

All existing community facilities as identified on figure 31 and the Policies Map should be retained and enhanced for community use. The whole or partial loss of one of these community facilities will be only be supported where it is demonstrated that:

- a) There is no longer a community need and this has been formally confirmed by the Parish Council, or
- b) There is equivalent existing or replacement provision within a reasonable walking distance of the original and it meets the community's needs, or
- c) The facility is no longer viable and this has been demonstrated through an independent assessment confirming the facility has been actively marketed at a reasonable rate for a minimum period of one year.

#### **And**

- d) The facility (if successfully nominated) has been offered for purchase to the local community through the Assets of Community Value process.

The enhancement of existing facilities is strongly encouraged.

The development of new community facilities will be supported where they are in an accessible location to the community it intends to serve.

**6.13.** The policy also sets out more detail regarding how a lack of viability should be demonstrated. It requires appropriate marketing of the facility at a reasonable rate for at least one year to provide evidence that the facilities current use is unviable. This seeks to avoid the loss of facilities to other higher value uses, unless robust marketing can be demonstrated.

**6.14.** The policy also includes an additional requirement for facilities successfully nominated as Assets of Community Value to be offered to the community for purchase in line with the Assets of Community Value regulations prior to the determination of the application.

#### **Assets of Community Value**

**6.15.** Assets of Community Value is another powerful tool granted to local communities through the Localism Act 2011. It enables communities to register land and/or buildings which contribute to their social interests and well-being as an asset of community value. This registration is reviewed by Teignbridge and if successful, the

land or building becomes an Asset of Community Value. This provides community groups the opportunity to purchase the asset, if it is proposed to be sold. Community groups have up to 6 months in which the asset can only be sold to a qualifying community group to source the funds for the purchase. This is not a right of first refusal, only a moratorium on the asset being sold on the open market for a limited time.

**6.16.** A number of community facilities are either owned or leased by public bodies such as the Parish Council and are therefore already largely in community ownership or control. The community facilities which are considered at greatest risk of loss in the future and would be most suitable for potential community ownership are The Wellington pub, the Post Office and the Co-op. In August 2020 Survey, there was 100% parishioner agreement regarding the importance of these community assets not in community control.

**6.17.** Should the Post Office or Co-op come up for sale, the asset of community value designation provides the opportunity for the community to purchase and run the facility as a volunteer community shop. The Wellington also provides similar advantages for a community-run pub. Whilst these measures will hopefully not be required, if their loss does appear likely, there are mechanisms to look to alternative options to safeguard the services they provide to the community.

### Recreation and Open Spaces

**6.18.** Built facilities such as the ones discussed above are not the only local facilities which benefit the community and contribute to village life. Ipplepen is also served by a number of open spaces and recreational facilities which are of high value to the community and of particular local significance. These spaces include:

- Ipplepen Allotments which provide residents the opportunity to grow their own food, encourage exercise and provide a space to socialise.
- Ipplepen Cricket Club Field & Football pitches are home to the local teams, Ipplepen Athletic Football Club and Ipplepen Cricket Club and provides local sporting opportunities.
- Tremlett Grove Play Area provides a more accessible children's play area to nearby residential properties.



*Photo 23: Ipplepen Allotments*



*Photo 25: Skate Park at Ipplepen Recreation Ground*



*Photo 24: Tremlett Grove Play Area*

- Ipplepen Recreation Ground includes a well-equipped children's playground, a large playing field, Skatepark, tennis court, bowling green and public toilets. This is the central recreational hub for play and recreation in the village, particularly for the young of Ipplepen.



*Photo 25: Play equipment at Ipplepen Recreation Ground*

- Ipplepen War Memorial is a Grade II listed structure standing in memorial to those lost during the world wars.

### Local Green Spaces

**6.19.** The Teignbridge Local Plan policy WE13: Protection of Recreational Land and Buildings seeks to safeguard recreational facilities such as those in Ipplepen, however it does not provide the level of protection in which a Local Green Space designation is able to afford.

**6.20.** A Local Green Space Designation is an additional layer of safeguard from adverse development for local open spaces of particular importance. This designation was introduced through the Localism Act 2011 and is supported through national policy which provides these local green spaces commensurate protection to green belt. This means the only development permitted on these sites is that which relates to the enhancement of the areas special qualities. For example, a small spectator's stand for the football and/or cricket pitches would be acceptable in principle but housing would not.

**6.21.** The National Planning Policy Framework paragraph 102 sets out the criteria to which a local green space designation must meet as follows:

- Must be in reasonably close proximity to the community it serves;
- Is demonstrably special to a local community and holds particular local significance for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife, and
- Local in character and is not an extensive tract of land.

**6.22.** The Ipplepen Local Green Space Assessment in appendix H has reviewed Ipplepen open spaces against the above requirements and confirmed that the areas identified meet the above stated criteria.



**6.23.** Policy 6: Local Green Spaces and figure 32 establish which Local Green Spaces are to be safeguarded through this policy. The Policy sets out that development will only be supported which preserves and enhances the areas special qualities. In terms of the war memorial that special quality refers to its historic interest and the recreational value of the other four listed spaces.

#### **IPP Policy 6: Local Green Spaces**

Policies for managing development within a Local Green Space should be consistent with those for Green Belts, as identified through appendix H.

The following areas have been designated as Local Green Spaces as indicated on figure 32.

**LGS1:** Ipplepen Allotments

**LGS2:** Ipplepen Football and Cricket Pitches

**LGS3:** Ipplepen Recreation Ground

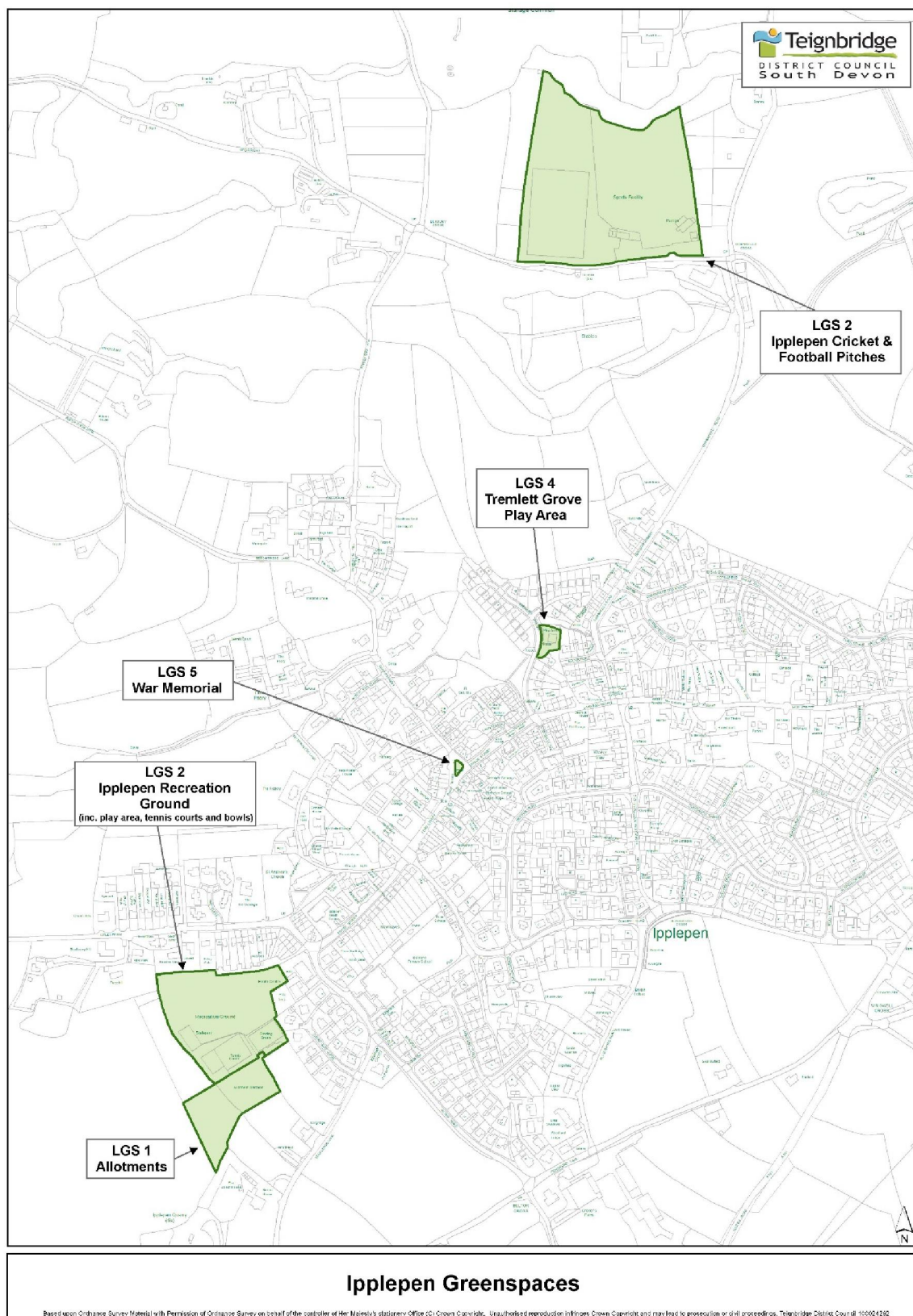
**LGS4:** Tremlett Grove Play Area

**LGS5:** War Memorial

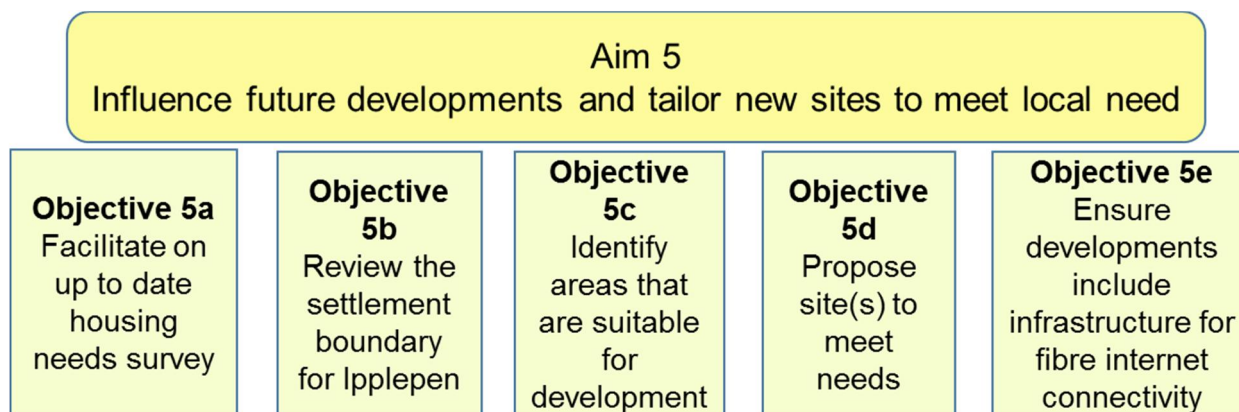
In August 2020 Survey, there was 100% agreement with the green spaces identified.

**6.24.** It is recognised that Orley Common is an important community resource but this area has not been included as a local green space because it stands outside of the Ipplepen Parish Boundary and therefore outside the powers of this neighbourhood plan.

Figure 32: Ipplepen Local Green Spaces Map



## Chapter 7: New Developments



**7.1.** Neighbourhood plans provide communities with the power to control where development goes and how it is designed and landscaped. It is a proactive approach which seeks to direct development which comes forward in a way which most benefits existing and future residents of the parish.

### Housing Need

**7.2.** Chapter 2 has already set out that the population of Ipplepen has largely remained unchanged over the last 30 years. It has highlighted concerns over housing affordability, the lack of smaller properties, the above average numbers of those aged over 65 and a significant proportion of the population which would benefit from more accessible housing.

**7.3.** The Parish Council have sought to further pin down the need for affordable homes within the parish area through two previous housing needs assessments, in 2014 and 2019. The findings are summarised in table 11.

2014 Housing Needs Survey Findings	2019 Housing Needs Survey Findings
400 respondents	418 respondents
62% of those surveyed supported a small affordable housing development	73% of those surveyed supported a small affordable housing development
59 housing association properties in Ipplepen	58 housing association properties in Ipplepen
The most given reason for housing need was leaving home and unable to afford the private sector, followed by needing a larger home.	The most given reason for housing need was health/mobility reasons, followed by the need to downsize to a home with fewer bedrooms.
A need for 17 affordable homes for those who cannot afford to buy in the open market.	A need for 16 affordable homes for those who cannot afford to buy in the open market
All households in need met the local connection criteria.	A need for 13 of those 16 affordable homes to be for rent.
10 respondents expressed an interest in self-build housing	12 respondents to survey (Mar. 2020) expressed interest in self/custom build opportunity.

*Table 10: Summary of key findings of 2014 & 2019 Ipplepen Housing Needs Surveys*



**7.4.** Ipplepen is in need of smaller and more affordable market homes and affordable homes. The provision of smaller 1 and 2 bedroom properties would help to rebalance the mix of homes from the larger sized housing which currently dominates in the parish. More of these properties would enable young people and/or first time buyers greater access to homes in the local area and provide opportunities for older residents to downsize from their larger homes to something smaller whilst staying in the parish they love. Both housing needs surveys highlight general support for the provision of affordable homes and this was also reflected in the September 2019 exhibition comments.

**7.5.** More accessible housing is also a growing housing need in Ipplepen due to the combination of a growing elderly population, 20% of the population having conditions limiting their mobility and there are few known accessible homes currently in the Parish. Mobility was the most given reason for needing to move in the next 5 years through the 2019 Housing Needs survey.

#### Custom & Self Build Housing Demand

**7.6.** For the purposes of planning policy, Custom and Self Build dwellings share the same definition and the terms are used interchangeably. Custom Build is where a person commissions a specialist developer to help to deliver their own home, while Self Build is where a person is more directly involved in organising and constructing their home. Both routes require significant input from the home owner in the design process of the dwelling.

**7.7.** There can be a number of benefits of this type of housing over other more conventional models such as:

- More floorspace for your money
- Longer average occupancies (average of 26 years compared to 6 years for standard new build houses)
- Support for smaller building firms and local employment
- Sourcing materials more locally
- A higher quality of design and innovation
- Diversifying the choice and type of housing in the area
- Designed-in options to assist mobility such as level access and parking, lifts, wet rooms, hoist rails.

**7.8.** Government policy requires local authorities to hold a register of those who are interested in custom and self-build in the local authority area, namely the Custom & Self Build Register. The current number of people on the Register for Teignbridge District as a whole is 425, but this is an open register and regularly changes. Table 12 indicates those registering an interest on the Teignbridge register for custom and self-build plots in the parish of Ipplepen as a total of 14 plots.

**7.9.** The Custom and Self-build Register applies to individual local authorities however any individual from

<b>Those registered on Custom &amp; Self Build Register in Ipplepen (15<sup>th</sup> July 2019)</b>		
<b>Ipplepen as 1<sup>st</sup> Choice</b>	<b>Ipplepen as 2<sup>nd</sup> Choice</b>	<b>Ipplepen as 3<sup>rd</sup> Choice</b>
4	8	2

*Table 11: Record of Custom & Self Build Interest in Ipplepen*

anywhere in the UK can register themselves as having an interest in building their own home in a particular parish of Teignbridge district. The register in table 12 therefore identifies a wider demand but this is not necessarily reflective of local demand from parish residents.

**7.10.** To understand the more localised demand for Custom and Self Build from Ipplepen residents, a custom and self-build leaflet was distributed to every household in the parish by way of an insert in the monthly parish magazine, see appendix I. It sought to provide information on custom and self-build and to collect the names and details of local people who wish to and are able to build their own home locally.

**7.11.** A total of 1100 leaflets were distributed and 13 were returned identifying an interest in custom and self-build in Ipplepen. Of those who returned their completed forms, all but one were newly interested parties which do not appear on the current Teignbridge Custom and Self Build Register.

**7.12. Overall there appears to be evidenced demand for 25 custom and self-build plots in the parish of Ipplepen with half already resident in the parish and half resident outside.**

**7.13.** Teignbridge Local Plan policy WE7: Custom Build Dwellings requires all developments of more than 20 dwellings to supply at least 5% of dwellings plots for sale to custom builders. This policy will also apply to development in Ipplepen.

#### Housing requirement for Ipplepen

**7.14.** The District Council's understanding of general housing need is determined by central government through their standard method. It provides an annual district-wide housing figure based on household formation and housing affordability. The figure provided by the formula is a minimum requirement which Teignbridge must meet through their Local Plan and planning permissions.

**7.15.** The current housing requirement figure for Teignbridge within the adopted Local Plan 2013-2033 is 620 dwellings per year. This figure will change when the Government's standard method is applied to changing data. As at November 2021, the District Council is required to deliver 752 homes per year.

**7.16.** The current Local Plan is being reviewed in line with these requirements and it will have to consider additional housing allocations to meet the increased annual housing requirement.

**7.17.** The existing Local Plan does not include any housing allocations for Ipplepen village or anywhere in the Parish currently but all options will be considered through the review to accommodate the additional development demands.

**7.18.** Ipplepen Parish Council believe, as do many of the residents talked with through the preparation of this plan, that it should be the local community which gets to choose where development goes in their local area. It is this belief which has driven the preparation of this neighbourhood plan and why it has sought to take control of the housing allocation process for the parish of Ipplepen.

**7.19.** Teignbridge have provided an indicative housing figure for the parish of 100 dwellings up to the end of the plan period of 2040. This figure is considered

proportionate to the existing size of the village. Ipplepen has 1079 households meaning 100 new homes would result in less than a 10% increase over the 20 year plan period.

**7.20.** This level of growth is considered proportionate and appropriate. If a site(s) can be identified through the Ipplepen Neighbourhood Plan then the local community can directly choose where and shape how the houses are designed.

**7.21.** There a number of benefits of the neighbourhood plan allocating a site for 100 dwellings:

- Provide 30 affordable homes with a local connection requirement
- At least 5 custom and self-build plots
- Ensure net gain for biodiversity- with special regard to important species
- Promote smaller dwellings to provide downsizing opportunities for the elderly as well as cheaper housing types for young people
- Control the design, layout and landscaping
- Provide greater opportunity for movement within the village and improved connections to the A381
- Reduced pressure from unplanned development

**7.22.** With an increase in housing can come increased pressure on local roads and services such as the doctors and the primary school. It can also lead to more people frequenting the Co-op and Post Office, attending local community events and activities and enlivening community life. Developer contributions will be sought to alleviate additional pressures on local services.

### Looking for Sites

**7.23.** A total of 11 sites have been collected from:

- The Greater Exeter Strategic Plan call for sites in 2017
- The Teignbridge Local Plan Review call for sites in June 2018
- The Ipplepen Neighbourhood Plan call for sites in July 2019

**7.24.** The 'Call for sites' process is simply a request for landowners to put forward their sites for consideration to be allocated for development. It is essentially a catalogue of sites upon which the GESP and Local Plan Review will choose the most suitable and sustainable choices to allocate for employment and/or housing.

**7.25.** Figure 33 illustrates all the sites submitted in the parish through the above three call for sites processes and table 13 below list them by site number and provides their gross site area.

Site Number	Site Name/location	Area (hectares)
1	Blackstone Cross- Blackstone Rd/Clampitt Lane/Conniford Lane	6.1 ha
2	Blackberry Hill, Orley Road	0.75 ha
3	Adjacent Buttland's Industrial Estate	0.6 ha
4	Adjacent Park Hill Lodge, Moor Road	0.3 ha
5	Land off Moor Road	6.38 ha
6	Field off Dornafeld Road	1.57 ha
7	Land at Dainton	9.29 ha



<b>Site Number</b>	<b>Site Name/location</b>	<b>Area (hectares)</b>
<b>8</b>	Land South of Dainton	4.8 ha
<b>9</b>	Adjacent Dainton Bridge	0.29 ha
<b>10</b>	Bulleigh Barton Farm on the south east parish boundary	104 ha
<b>11</b>	Land off Eastwell Lane	2.92 ha

*Table 12: List of sites submitted under the Call for Sites processes*

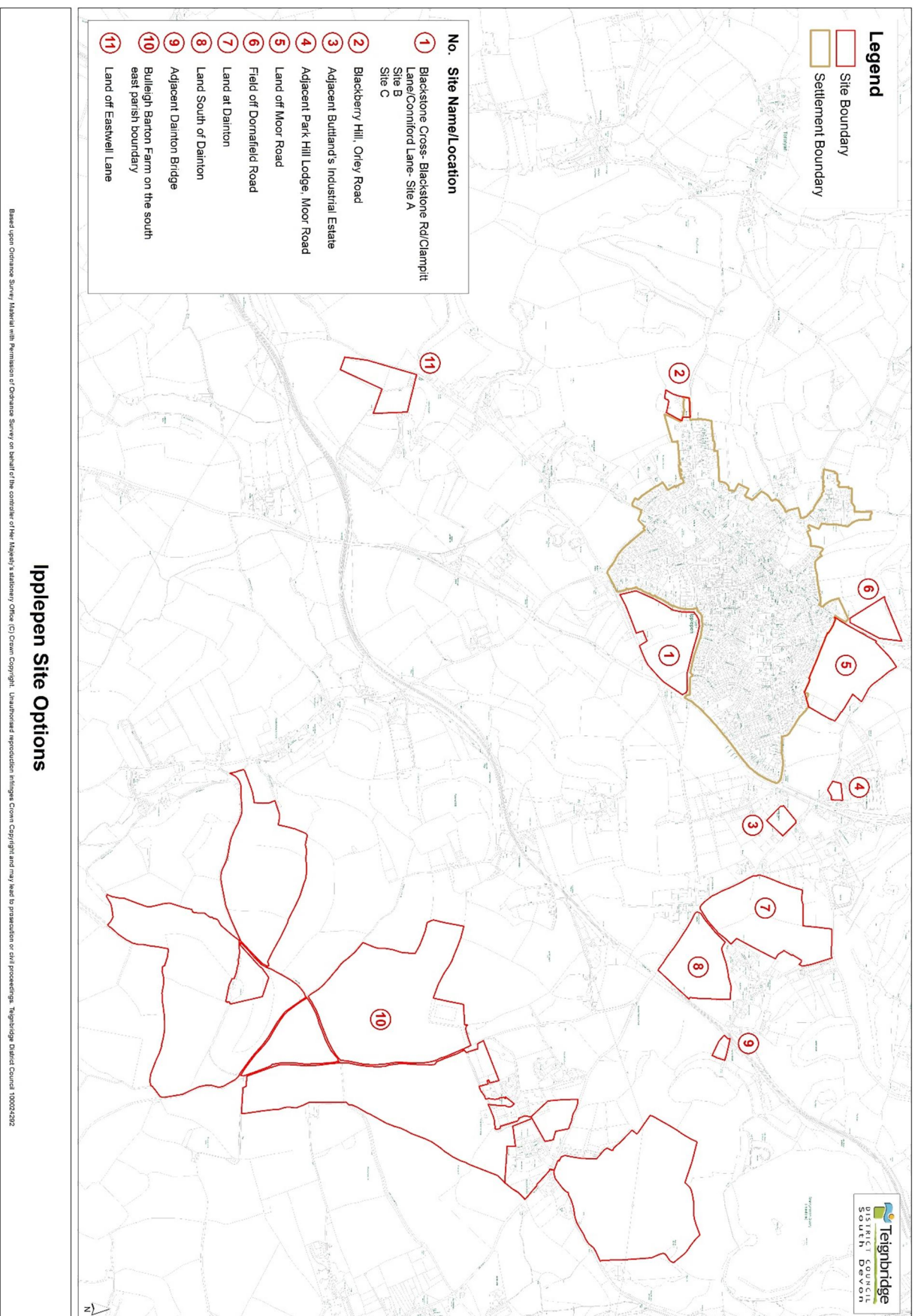


Figure 33: Map of all sites submitted under the Call for Sites Processes

## Assessing Sites

**7.26.** After sites have been gathered through the Call for Sites process they are assessed for their availability, achievability and suitability for development. This assessment does not determine whether a site should be allocated as that is up to the neighbourhood plan.

**7.27.** The Ipplepen Neighbourhood Plan Site Assessment (appendix J) has undertaken a review of the 11 submitted sites utilising the [Locality template](#). It assesses their site capacity and development potential, it looks at site constraints such as flooding and highways, proximity to services and topography to name a few. This established the development potential of a site.

**7.28.** Stage 3 of the site assessment compared the merits of the site against the aim and objectives of the Ipplepen Neighbourhood Plan and Part 4 provides recommendations for the most suitable sites to be allocated in the neighbourhood plan.

### Most Suitable Residential site

**7.29.** Part 4 of the Ipplepen Neighbourhood Plan Site Assessment brings all of the previous three assessments parts together to make a judgement on which sites are considered suitable for either residential or employment development, and which sites should be allocated within the Neighbourhood Plan.

**7.30.** National policy states housing should be located where it will enhance or maintain the vitality of rural communities (NPPF. Para 79).

**7.31.** Therefore the assessment identified that the most suitable residential sites are firstly those which stand in closest proximity to the greatest concentration of local services. These are sites which stand within or adjacent to the village of Ipplepen which narrows the site options to four. One of those sites, Site 6, Dornafeld Road does not have the capacity to accommodate 100 dwellings and an additional site would also be required.

**7.32.** Site 5 (Moor Road) has an elevated position over the village which forms a dominate feature to Ipplepen's character and surface water run-off from the site can flood the rear gardens of properties on Dornafeld. The site stands adjacent to a County Wildlife Site and is poorly served by footpaths to village services. The site has the right capacity for the housing requirements but is not considered the most suitable site when compared to others based on the above constraints.

**7.33.** Site 1 (Blackstone Cross) was identified as the most suitable site to accommodate Ipplepen's 100 dwelling housing requirement. The site is able to accommodate the requirement, stands adjacent to Ipplepen's settlement boundary and is in close proximity to local services and has no wildlife designation on or adjacent the site. A constraint to the site's development but also an opportunity is the Park House junction to the A381. This is the nearest junction and development is likely to intensify its use, worsening highway safety. Development of this site brings the advantage of improving this junction, providing a safer southern access to Ipplepen and reducing current traffic flows through the central historic streets of the village to access the Foredown road junction.

The land south of Blackstone Cross lies in an area of archaeological potential just to the west of an area of regionally important prehistoric and Romano-British activity, to the east of the medieval village of Ipplepen and the significance of any archaeological deposits that may be present here is unknown.

As such the preparation of any planning application for the development of the land south of Blackstone Cross will be informed and supported by the results of a programme of archaeological work to enable the presence and significance of any archaeological deposits to be understood. This work will consist of a geophysical survey followed by a programme of intrusive archaeological field evaluation. Consideration of the results of this work will allow the requirement and scope of any mitigation – either by design to enable preservation in situ or by preservation by record (archaeological excavation) of archaeological deposits – to be understood and implemented as part of the development of the site.

**7.34.** The Blackstone Road site was the clear favourite for residential development with 83% of those who responded (44 dots) favouring this site at the summer fete in July 2019. In Survey August 2020, 90% of parishioners considered that there would be no loss of social/amenity value from potential development site.

**7.35.** The other site adjacent the village is Site 2 Blackberry Hill on Orley Road with capacity for approximately 14 dwellings. The site stands in the closest proximity to village services and the recreational resource of Orley Common. The village footpath doesn't stretch to the site but a Public Right of Way (ProW) does stand in close proximity. The site has the lower grade agricultural land at grade 3 and is partially enclosed by housing, hedgerow and trees.

**7.36.** The Blackberry Hill site was the second favorite choice for residential development site at the summer fete in July 2019.

### Housing Sites

**7.37.** National policy encourages communities to set out more detailed policies for specific areas, neighbourhoods or types of development which can include allocating sites. (NPPF. Para. 28)

**7.38.** The Ipplepen neighbourhood plan has taken on the challenge of meeting the housing requirement through the allocation of two housing sites with accompanying policies. Through these allocations the plan seeks to provide a mix of market and affordable homes, to rent and to buy and includes opportunities for the community to build their own home. .

**7.39.** Site 1, The Blackstone Cross site is proposed to be allocated for residential development for 100 homes which will include 30 affordable homes and 5 custom and self-build plots in accordance with local plan policy. The site specific and locally tailored requirements for the development to meet are set out in Policy 7 below.

**7.40.** Site 2, the Blackberry Hill site, is proposed to be allocated for up to 14 custom and self-build plots to meet locally identified demand for individuals to build and tailor their own home in their local area. The specific custom and self-build site requirements are set out in Policy 8 below.



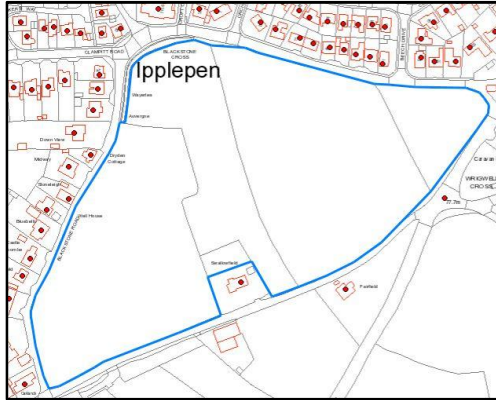


Figure 34: Outline of Site 1: Blackstone Cross

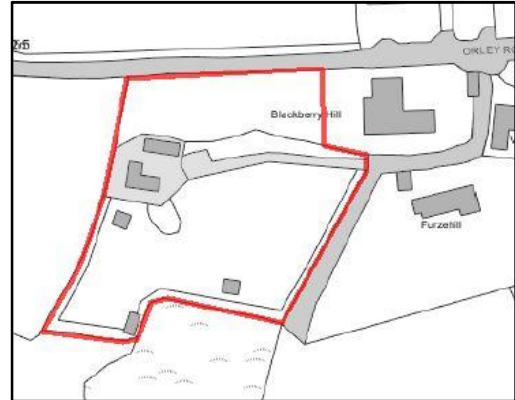


Figure 35: Outline of Site 2: Blackberry Hill

## Market & Affordable Housing Site Allocation

### **IPP Policy 7: Blackstone Cross Site**

Residential development on the Blackstone Cross site identified as site 1 on the Policies Map is supported for a comprehensive development of 100 homes where:

- a) An improved vehicular access from the A381 is implemented in conjunction with the development.
- b) Homes are not occupied until the completion of the new A381 access in the area identified on figure 36.
- c) Site boundary hedgerows are maintained with required access openings kept to the minimum required to ensure safe access.
- d) Footpaths are created in around the site to connect to the existing footpath network to provide safe pedestrian access to the village recreation ground and services.
- e) Special regard is had in the design and landscaping to provide a safe movement corridor for wildlife between the village and the countryside.
- f) High quality landscaping which includes native species is implemented to soften the visual impact of the development both from the village of Ipplepen and looking toward Ipplepen from the southern approach.
- g) The layout of the development and landscaping should incorporate opportunities to maximise views towards Dartmoor.
- h) The development includes a carbon reduction plan which stipulates how the proposal seeks to minimise its carbon footprint with regard to viability, materials, construction methods, design (including orientation to maximise solar gain), energy, water, waste management, travel planning and carbon offsetting.
- i) The housing mix provides for a greater number of smaller homes (2 or fewer bedrooms) than larger homes (3 or more bedrooms).
- j) Buildings are no more than 2 storeys in height to ameliorate landscape impacts from the sites elevated position.
- k) 20% of all market and affordable homes on the site to be built to M4(2) building regulation standards
- l) Open access ducting (open to all fibre providers) suitable for and including full-fibre broadband connections is provided to each dwelling.
- m) Biodiversity - nothing in this NDP shall permit development which may have a negative impact on the South Hams SAC or its qualifying features, directly or indirectly alone or in combination. Any development which might have a negative impact shall be the subject of any Appropriate Assessment under the Conservation of Habitats and Species Regulation 2017.
- n) Planning applications must be informed and supported by the results of a programme of archaeological work, including geophysical survey followed by a programme of intrusive archaeological field evaluation.

**7.41.** The policy has set out that the site's three constituent field parcels must be developed comprehensively to realise the benefits of site development. Comprehensive development is required to ensure the site capacity can viably deliver the A381 junction improvement which is essential to deliver the improvements to highway safety required to make any of the field parcels suitable in highway terms. The junction improvements should be completed before a new home on the site is occupied to prevent increased use of an unsafe access and reduce the impact of additional traffic flows travelling through the historic village to access the Foredown Road junction further north.



*Figure 36: Junction improvement (Blue) & potential improvement area (red outline) map*

**7.42.** Species-rich hedgerows follow the sites field boundaries and provide linear wildlife habitats which can serve as corridors for wildlife movement. These should be retained with particular regard for incorporating some central hedgerows into a green corridor to allow easier movement of wildlife through the site once developed. Planning applications must be accompanied by adequate and up-to-date species and habitats surveys, assessment of likely impacts of the development on the biodiversity and full details of how those impacts will be avoided, mitigated or compensated, in particular to take account of the presence of cirl bunting and dormice on the site. Proposals must protect and positively enhance biodiversity habitats for greater horseshoe bats through an approved bespoke Greater Horseshoe Bat mitigation plan.



*Figure 37: photo view illustrating views to be safeguarded through site development*

**7.43.** The land rises to an elevated point situated centrally on the site and stands on the edge of Ipplepen village with open countryside to the south. This provides clear westward views to the hills of Dartmoor on the most elevated portions of the site. Such views are a key characteristic of the parish and development of the site must incorporate and enhance this view through its layout, design and landscaping. Its edge of village location and elevated position also require landscaping on the southern boundary to soften the impact of the development when viewed on the southern approach.

**7.44.** The site allocation and policy 7 seek to meet Ipplepen's housing requirement through the allocation of 100 homes. This plan has demonstrated that these 100 homes should be of size, type and tenure to meet local needs.

**7.45.** There is a local need for smaller homes, more affordable homes, more adaptable homes, more homes to rent and a demand for custom and self-build dwellings. Policy 7 requires more smaller homes be built than larger ones, to rebalance the local housing stock away from larger homes and provide a greater mix and range of properties. Smaller properties also provide a cheaper option for first time buyers and provide opportunities for local residents to downsize, which in turn can release a larger house for a family.

**7.46.** Affordable housing requirements are set out in the Local Plan and this would also be applicable to this development and doesn't require repeating in the policy. The emerging Local Plan Review is seeking to set out a requirement to achieve 70% of those homes to be of a rented tenure. This requirement will seek to address the shortfall in affordable rented accommodation in the parish highlighted by the housing needs surveys 2014 and 2019.

**7.47.** Policy 7 also seeks a higher standard of accessibility for new homes to enable people to live more independently and avoid expensive adaptations or moving house at a later stage.

**7.48.** National policy guidance states that where a need for accessible and adaptable housing exists plans are expected to make use of the optional building regulations standards and set out the proportion to be delivered through planning policy. (*NPPG Paragraph: 009 Reference ID: 63-009-20190626*)

**7.49.** Chapter 2 highlights the higher than average proportion of older people in the parish compared to district and national averages. It also identified 510 parish residents experiencing long term health problems or disability which limits their day to day activities a little or a lot. This accounts for approximately 20% of the resident population in 2011 which would benefit from more accessible and adaptable housing and this is expected to grow as the population continues to age. There is also a lack of known adaptable properties in the area to serve this need.

**7.50.** Policy 7 requires 20% of all market and affordable homes on the site to be built to M4(2) building regulation standards. This would require each adaptable and accessible property to have safe and convenient approach routes into and out of the home and outside areas, suitable circulation space and suitable bathroom and kitchens.

**7.51.** One of the concerns raised by the local community is the lack of high speed broadband to some homes. This concern was translated into objective 5e of this plan to ensure developments include infrastructure for fibre internet connectivity. Policy 7 requires open access ducting to be provided to each home to enable the easy installation of broadband cables by any provider.

**7.52.** Climate change is arguably the most significant challenge we must face now and going forwards. Homes built now are likely to still be standing by the end of the century and it is therefore vital that planning takes action now to reduce the impacts of development on the environment.

**7.53.** The Government have set ambitious targets for reducing the nation's carbon emissions and sets out a supportive framework for plans to help address the causes and impacts of climate change. The Government requires the planning system to contribute to meeting the climate change challenge and this forms one of its three core sustainability objectives.

**7.54.** National Policy states plans should *'take a proactive approach to mitigating and adapting to climate change... Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts....'* (NPPF. Para. 153)

**7.55.** National Policy also requires new development to be planned for in ways that *'can help reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.'* (NPPF Para.154)

**7.56.** The adopted Local Plan includes policy S7: Carbon Emission Targets, which seeks an overall reduction in Teignbridge carbon emissions. It also includes policy EN3: Carbon Reduction Plans which requires major developments to produce a carbon reduction plan indicating how they aim to achieve carbon reductions in line with the target in policy S7.

**7.57.** Consultations with the community identified strong concerns relating to climate change with the second highest responses to the autumn 2019 exhibition at 41 stating dwellings should be of the highest energy efficient design and include solar panels on roofs. It is for this reason it is considered important to support and reiterate the requirement for a carbon reduction plan within the neighbourhood plan.

**7.58.** The Blackstone Cross site is a major development and as such its impacts on the environment and its contribution to meeting the challenges of climate change must be addressed at the planning application stage. In line with the Local Plan and supported by national policy, a scheme for this site must include a carbon reduction plan which looks at a range of factors to identify how the development's carbon footprint has been minimised.

#### Custom and Self Build Site Allocation

**7.59.** Review of the Custom and Self Build register and expression of interests received through the local leaflet drop revealed a demand for 25 custom and self-build plots for the parish. 11 of those identified are already resident in the parish, whereas the rest live outside the parish, district or county.



**7.60.** The Blackstone Cross site will provide 5 custom and self-build plots in accordance with Local Plan Policy WE7 that requires 5% of plots to be for sale to custom builders. This only equates to one fifth of the overall demand.

**7.61.** This presents the opportunity to go beyond the districts housing requirement to allocate for a custom and self-build only site which caters specifically for local demand.

**7.62.** National policy states *“the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to ... people wishing to commission or build their own homes.”* (NPPF. Para.62)

**7.63.** Policy 8 allocates the Blackberry Hill site on Orley Road for up to 14 Custom and Self-build dwellings to meet the parish based demand.

**7.64.** Depending on the site density the capacity varies between 10 dwellings at 20 dwellings per hectare to 14 dwellings at 30 dwellings per hectare. A density over 30 dwellings per hectare would not be considered to be in character with a peripheral location to a rural village and this stands as the upper limit. Similarly, the provision of only one or two dwellings would not fulfil the demand and would not be considered to have regard to the national policy requirement to make efficient use of land (NPPF. Para.125).The provision of between 10-14 dwellings would meet the identified local demand whilst also ensuring a density which is compatible with the character of the edge of the village.

**7.65.** To ensure a balance between density, character, affordability and efficient use of the land, plot sizes have been limited to a maximum of 350 square metres each to ensure the site is maximised within the constraints of village character and ensuring dwelling sizes are not overly large and expensive.

### **IPP Policy 8: Blackberry Hill Custom & Self Build Site**

The Blackberry Hill site identified on the Policies Map is allocated wholly as a custom and self-build site for between 10 to 14 plots.

Proposals to establish individual or collections of serviced plots together with supporting infrastructure will be supported.

Subject to the application conforming to the policies in this neighbourhood plan and the relevant policies of the Local Plan, a scheme for individual custom or self-build dwellings within the site will be supported where:

- a) The applicant(s) can demonstrate that the plot(s) will be secured in compliance with IPP Policy 9, by
  - i. Undertaking in a section 106 agreement that the initial sale of the open market properties will be restricted to local people with a local connection, with those restrictions being removed on any sold or unsold plots after an initial six month marketing period, which shall commence upon the plot being serviced and available for purchase.
  - ii. Undertaking in a section 106 agreement that any affordable housing provided on-site will be restricted in perpetuity to people with a local connection.
- b) In order to achieve a site yield of 10-14 dwellings, a mix of plot sizes between 200 and 500 square metres should be provided.
- c) Dwellings are limited in height to no more than two storeys.

Ipplepen Parish Council will review this policy at 5 year intervals following the adoption of the Ipplepen Neighbourhood Development Plan to determine whether it is delivering new dwellings as intended. If the allocated site has been robustly marketed at an independently assessed and agreed fair market value for Custom and Self Build housing, either as a land parcel or as individual serviced plots, but has little prospect of being developed during the lifetime of the plan, then the Parish Council will consider either the removal of the allocation or its reallocation through a neighbourhood plan review.

### **IPP Policy 9: Definition of Local Connection**

For the purposes of Policy 8 only, a Local Connection is classed as either being by Residency or by Employment and is defined as follows:

**a. Residency qualification, those qualifying will:**

- i. have been resident in Lpplepen parish or a qualifying parish for 12 continuous months at the time of application or
- ii. have lived in Lpplepen parish or a qualifying parish for 3 out of previous 5 years or
- iii. have close family (mother, father, brother or sister, adult children or grandparent) who have been resident for at least 3 continuous years and continue to be resident in Lpplepen parish or a qualifying parish.

**b) Employment qualification.** An individual will be considered to have a Local Connection if he/she or his/her partner is in employment which meets all of the following criteria:

- i. the office or business establishment at which a person is based or from where their work is managed is within Lpplepen parish or a qualifying/adjoining parish; and
- ii. is in paid employment; and
- iii. works a minimum of 16 hours per week; and
- iv. has been employed for a minimum of 12 continuous months at the time of their application and is currently in employment; and
- v. has a permanent or fixed term contract or is self-employed.

If, after a period of 6 months, an affordable home cannot be sold or rented to a person who meets the local connection in sections a) and b) above, then it can be released to anyone meeting the criteria set out in section c)

**c) Secondary Residency and Employment qualification, those qualifying will**

- i. have been resident in Teignbridge District for 12 continuous months at the time of application; or
- ii. the office or business establishment at which a person is based, or from where their work is managed, is within Teignbridge District; and
- iii. is in paid employment; and
- iv. works a minimum of 16 hours per week; and
- v. has been employed for a minimum of 12 continuous months at the time of their application and is currently in employment; and
- vi. has a permanent or fixed term contract or is self-employed.

**7.66.** The Blackberry Hill site is a specific allocation for custom and self-build development. It gives priority to local people either within or adjacent to Ipplepen parish to build or commission their own home. As previously identified there are a number of benefits to this type of housing and this allocation directs those benefits initially to those with a local residential and/or employment connection to Ipplepen parish or a qualifying parish.

**7.67.** Qualifying parishes outside Ipplepen are the nearby rural parishes which stand within the district and include:

- Broadhempston
- Woodland
- Denbury & Torbryan
- Ogwell
- Bickington, and
- Abbotskerswell.

**7.68.** It is recognised that not all expressions of interest will result in plot delivery by or for that person as individual circumstances change and lead-in times can be a number of years. In light of this, the wider demand for custom and self-build housing, and the need for a deliverable and viable site, the local restriction will be removed from any open market plots that remain unsold after an initial marketing period to local people.

### The Settlement Boundary

**7.69.** Ipplepen stands in an area classed as rural for the purposes of defining affordable housing need. As such, any development over 4 dwellings will be subject to the Local Plan affordable housing requirement. This will require a percentage of the plots to be delivered as affordable custom and self-build housing or to be developed by registered affordable housing providers in accordance with Local Plan policy.

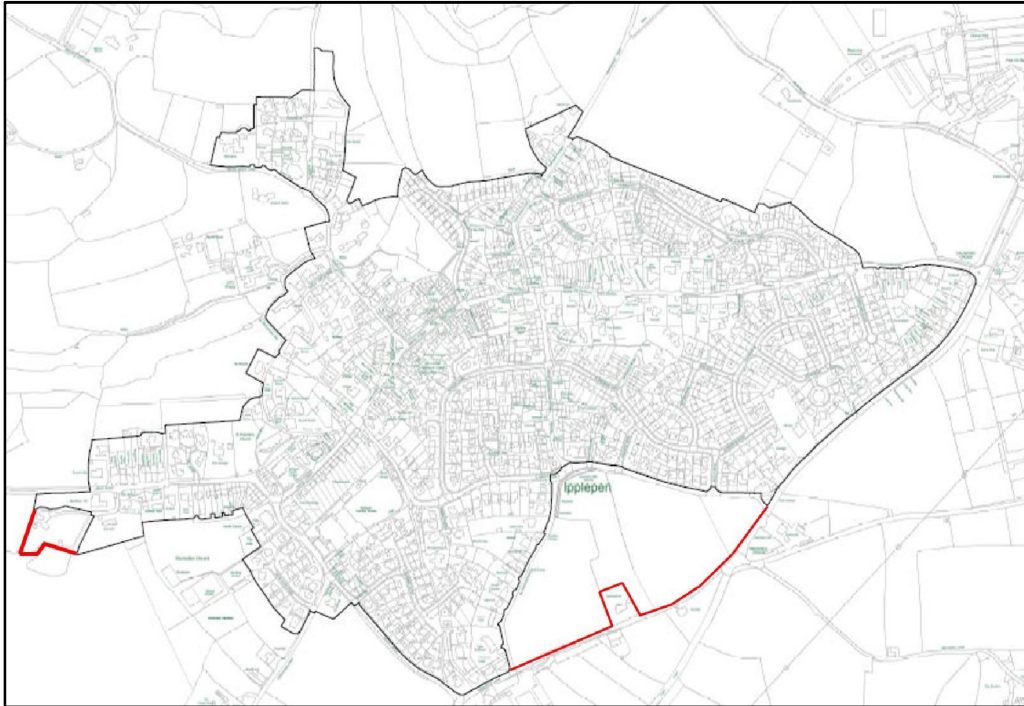
**7.70.** Through the Teignbridge Local Plan Review, all settlement boundaries were reviewed and amended in line with the Settlement Boundary Review Methodology in appendix L. The revisions for Ipplepen were open to comment to the Parish Council through a workshop in April 2018 and to the public through an Ipplepen Exhibition in June 2018.

**7.71.** The revised settlement boundary proposed through the Settlement Boundary Review update 2020 has been included in the neighbourhood plan to ensure the boundary accurately reflects the built up limits of Ipplepen.

**7.72.** The updated boundary has been mirrored in the neighbourhood plan with two additional amendments with the inclusion of the proposed site allocations at Blackstone Cross and Blackberry Hill, Orley Road. These areas will form the built up limit of Ipplepen once development is complete and its inclusion follows the established methodology to include allocated sites.

**7.73.** The newly proposed settlement boundary is illustrated in figure 38.





*Figure 38: Proposed Ipplepen Settlement Boundary*

**7.74.** A copy of the Teignbridge 2020 updated boundary is illustrated in appendix K.

**7.75.** The Teignbridge Settlement Limit Review Update 2020 methodology is available in appendix L.

**7.76.** The villages of Wrigwell, Dainton, Combefishacre and Red Post do not have settlement limits and all stand in the area defined as countryside in the Teignbridge Local Plan. This seeks to ensure that development is not encouraged in areas with few to no services in unsustainable locations.

## Chapter 8: Employment

### Aim 6

#### Support new sustainable employment opportunities

##### Objective 6a

Support development which creates new employment opportunities for the community

##### Objective 6b

Ensure any development has no detrimental effect on the amenities, parking or traffic flow problems

##### Objective 6c

Support the expansion of existing industrial and employment sites in preference to new locations

**8.1.** Ipplepen is a predominately rural parish with pockets of retail, leisure, services and light industrial employment, particularly concentrated along the A381.

**8.2.** Ipplepen is served by a number of leisure based industries and services including the Dainton golf club, two caravan parks and the Bird of Prey Centre. These are largely clustered close together near the Fermoys Garden centre which includes Newton Pets and Aquatics.

**8.3.** The parish also benefits from two industrial estates adjacent the A381 and in close proximity to one another. The Laphorne and Butlands Industrial Estates provide space for light industrial uses, retail provision, car repair and storage.

**8.4.** Another cluster of employment stands further south of the village of Ipplepen on the A381 which includes Ipplepen Business Park, Southern Timber and Animals in Distress Rescue Centre.

#### Where do residents work?

Industry	2011					
	Ipplepen		Teignbridge		England	
	Pop	%	Pop	%	Pop	%
<b>All categories: Industry</b>	1,128	100.0	58,962	100.0	25,162,721	100.0
<b>A Agriculture, forestry and fishing</b>	25	2.2	1,017	1.7	203,789	0.8
<b>B Mining and quarrying</b>	10	0.9	275	0.5	43,302	0.2
<b>C Manufacturing</b>	71	6.3	3,987	6.8	2,226,247	8.8
<b>D Electricity, gas, steam and air conditioning supply</b>	4	0.4	368	0.6	140,148	0.6
<b>E Water supply; sewerage, waste management and remediation activities</b>	9	0.8	506	0.9	175,214	0.7
<b>F Construction</b>	96	8.5	5,379	9.1	1,931,936	7.7
<b>G Wholesale and retail trade; repair of motor vehicles and motor cycles</b>	195	17.3	10,246	17.4	4,007,570	15.9
<b>H Transport and storage</b>	36	3.2	2,303	3.9	1,260,094	5.0

Industry	2011					
	Ipplepen		Teignbridge		England	
	Pop	%	Pop	%	Pop	%
<b>I Accommodation and food service activities</b>	67	5.9	3,930	6.7	1,399,931	5.6
<b>J Information and communication</b>	22	2.0	1,351	2.3	1,024,352	4.1
<b>K Financial and insurance activities</b>	18	1.6	1,265	2.1	1,103,858	4.4
<b>L Real estate activities</b>	20	1.8	966	1.6	367,459	1.5
<b>M Professional, scientific and technical activities</b>	71	6.3	3,624	6.1	1,687,127	6.7
<b>N Administrative and support service activities</b>	38	3.4	2,463	4.2	1,239,422	4.9
<b>O Public administration and defence; compulsory social security</b>	93	8.2	3,624	6.1	1,483,450	5.9
<b>P Education</b>	131	11.6	5,860	9.9	2,490,199	9.9
<b>Q Human health and social work activities</b>	172	15.2	8,802	14.9	3,121,238	12.4
<b>R, S, T, U Other</b>	50	4.4	2,996	5.1	1,257,385	5.0

Table 13: Residents of Ipplepen Parish Industry of Employment- ONS 2011

**8.5.** The predominant industry for parish residents is wholesale and retail trade; repair of motor vehicles and motor cycles at over 17%, followed by human health and social work activities with over 15%. Education is the third highest category for employment for Ipplepen residents at 11.6%.

**8.6.** Agriculture, forestry and fishing only accounts for 2% of the parish workforce which equates to 25 people.

How are people getting to work?

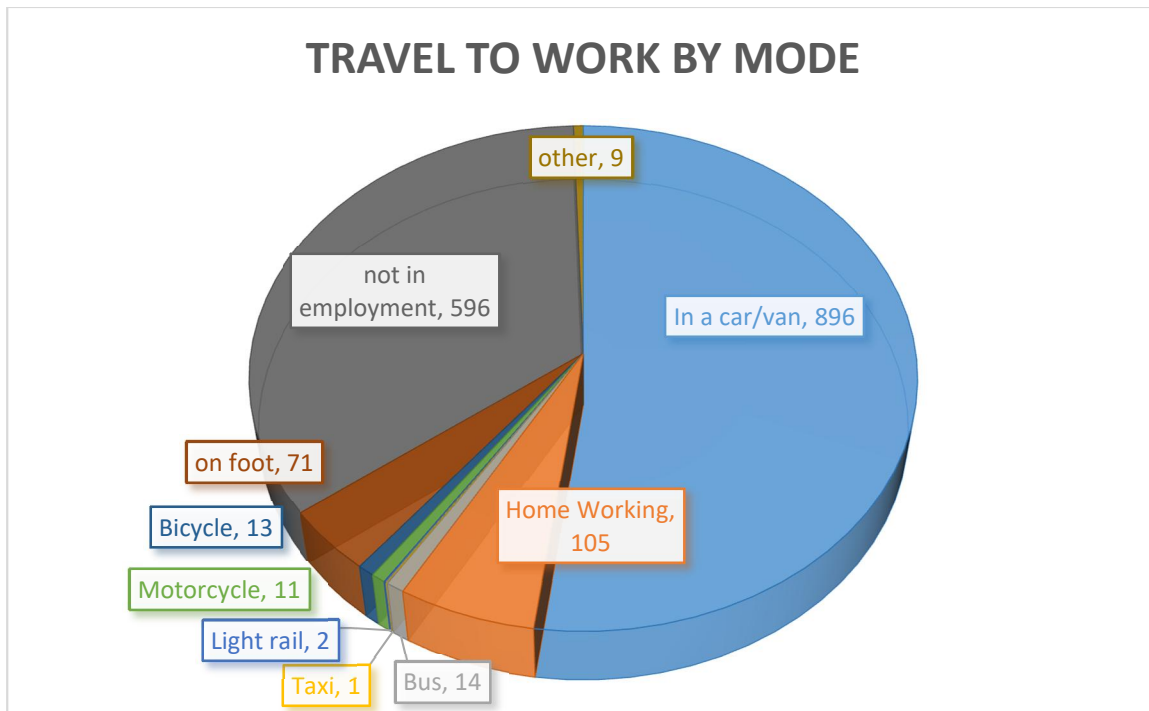


Figure 39: Pie Chart illustrating mode of travel to work for Parish residents

**8.7.** Figure 39 illustrates the majority of those travelling to work do so either driving or being driven in a private car or van with very few cycling or taking the bus.

**8.8.** Figure 40 illustrates the distances residents travel to work with the majority travelling under 10 kilometres. Both the towns of Newton Abbot and Tones and their surrounding employment opportunities all stand within this 10km range. A significant number of residents work from home.

#### Encouraging more Employment

**8.9.** Local plan policy EC3 supports rural employment development but does not allocate for any new provision in the parish.

**8.10.** The objectives of the neighbourhood plan seek more local employment opportunities and an expansion of existing employment sites where there are no detrimental impacts on highway safety.

**8.11.** To achieve these objectives and create a more sustainable parish with additional opportunities for local residents to reduce their need to travel, the site adjacent Buttlands Industrial Estate has been allocated for new employment development.

**8.12.** It is appreciated that the development of a small scale employment site in the parish doesn't not necessarily mean that it would solely be parish residents employed there. However the provision of local employment space does provide additional opportunities for local people to work close to their home.

**8.13.** National policy supports sustainable growth of rural employment and states planning policies should enable:

*"the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings" (NPPF, Para.84)*

**8.14.** The chosen site stands directly adjacent to the existing Butland Industrial Estate and a short distance from the Laphorne Industrial Estate, thereby reinforcing and enhancing this industrial and employment cluster on the A381. The site also stands directly adjacent an isolated residential property Makurdi and Policy 10: New Employment Provision requires developers of this site to have special regard to the potential impacts on this property's amenity.

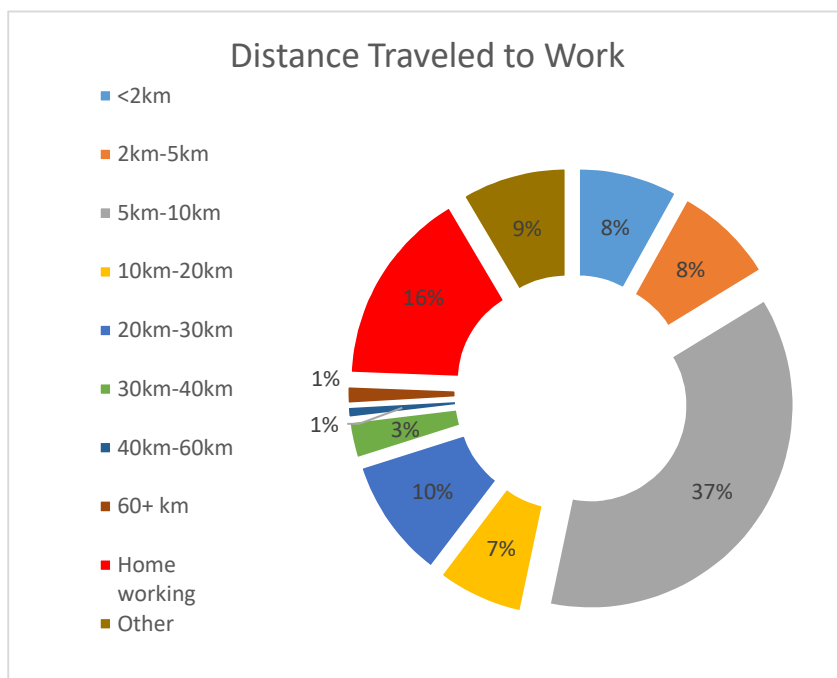


Figure 40: Pie Chart illustrating distance travelled to work by Parish residents



### IPP Policy 10: New Employment Provision

Site 3 identified on Figure 41 and the Policies Map is allocated for business and industrial uses. Employment development on this site is supported where:

- a) A suitable and safe access can be provided and roads accessing the site are of adequate dimensions for the expected vehicle users
- b) Site hedgerows are maintained and the existing field access is used to access the development
- c) External light fittings keep luminosity levels to a minimum to reduce night glow and avoid adverse amenity impacts on the neighbouring residential property
- d) Particular regard is had to reducing the adverse visual and amenity impacts including noise on adjacent property Makurdi on Marldon Road through the design, siting and landscaping of the scheme.

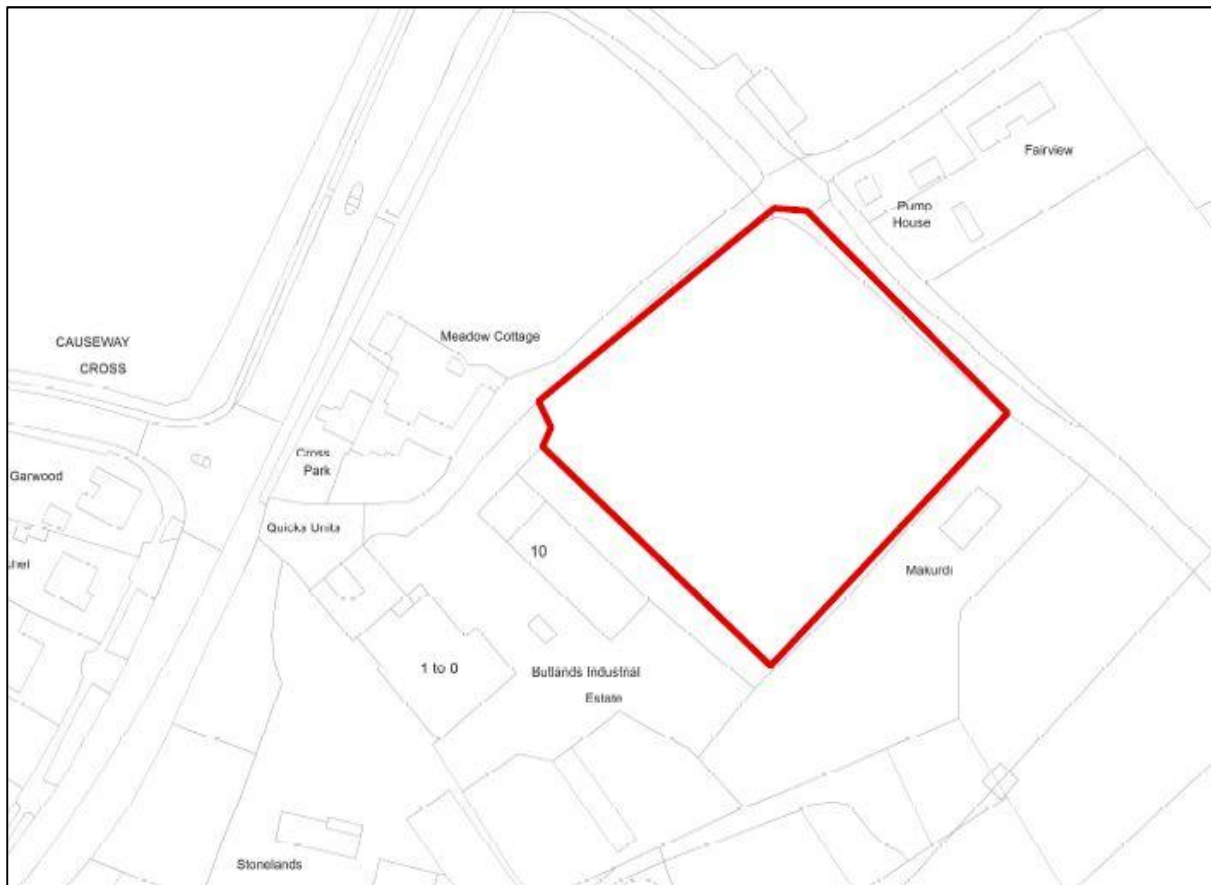
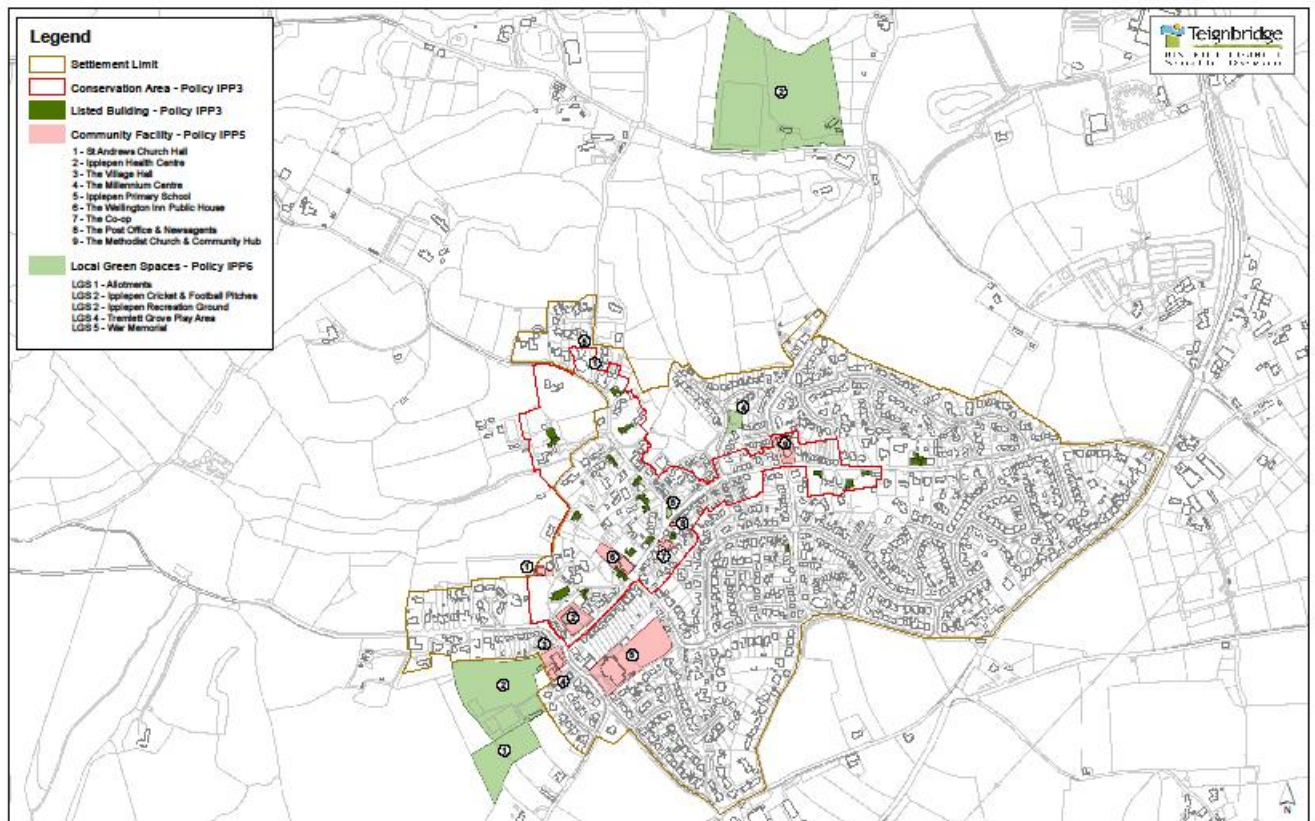


Figure 41: Outline of Site 3: Land adjacent Butlands Industrial Estate

## IPP Policy 11: PROTECTION OF THE SOUTH HAMS SAC

Nothing in this NDP shall permit development to negatively impact the South Hams SAC or its qualifying features, directly or indirectly, alone or in-combination. Any development which might negatively impact shall be subject to a Habitat Regulations Assessment under the Conservation of Habitats and Species Regulations 2017.



**Ipplepen Neighbourhood Plan Policies Map**

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Glossary	
<b>Accessible &amp; Adaptable Housing</b>	A standard defined by Part M of the Building Regulations M4(2) which provides reasonable access to and around the home, meeting the requirements of occupiers with differing needs including some older or disabled people and allowing adaptation of the home to meet changing needs over time
<b>Affordable homes</b>	Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers).
<b>Affordable rented accommodation</b>	Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
<b>Agricultural Land Classification</b>	ALC uses a grading system to assess and compare the quality of agricultural land at national, regional and local levels. It assesses the potential for land to support different agricultural uses, such as growing crops for food. It doesn't consider the land's current use and intensity of use. A combination of climate, site and soil characteristics and their unique interaction determines the limitation and grade of the land.
<b>Area of Archaeological Potential</b>	Areas of Archaeological Potential (AAPs) are areas within the historic cores of towns and villages, where, on the basis of current knowledge, it is likely that archaeological remains will be encountered in the course of continuing development and change.
<b>Assets of Community Value</b>	In England, an <b>asset of community value</b> (ACV) is land or property of importance to a local community which is subject to additional protection from development.
<b>Biodiversity net-gain</b>	Biodiversity Net Gain is an approach to development that leaves biodiversity in a better state than before. Where a development has an impact on biodiversity it encourages developers to provide an increase in appropriate natural habitat and ecological features over and above that being affected in such a way it is hoped that the current loss of biodiversity through development will be halted and ecological networks can be restored.
<b>Chert</b>	Flint-like stone found in profusion in the Haldon area and in watercourses around the higher ground.

Glossary	
<b>Community Infrastructure Levy (CIL)</b>	The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008, as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area.
<b>Community Land Trust</b>	Community land trusts (CLTs) are set up and run by ordinary people to develop and manage homes as well as other assets important to that community, like community enterprises, food growing or workspaces
<b>Conservation Area</b>	Areas designated for their special architectural and historic character.
<b>Conservation Area Appraisal</b>	A Conservation Area Appraisal is an objective analysis of the elements which together define the area's special architectural or historic interest. These elements will be largely physical, both man-made and natural, but will also include more ephemeral considerations, such as spaces, views, uses, and sounds.
<b>County Wildlife Site</b>	What are County Wildlife Sites? County Wildlife Sites (CWSs) are areas of land important for their wildlife and they can be found on public and private land. CWS recognition is non-statutory, but is recognition of a site's high value for bio- diversity.
<b>Custom and self-build housing</b>	<p>Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act</p> <p>Custom and self-build housing projects are those where someone directly organises the design and construction of their own home. This can take a “hands on” approach involving a traditional DIY selfbuild home, to projects where the “self- builder” employs someone to build their home for them, or where the “self-builder” works with a developer as an individual or a group to help deliver their own home.</p>
<b>Dark Skies</b>	Places where the darkness of the night sky is relatively free of interference from artificial light.
<b>Designated Neighbourhood Area</b>	An <b>area designated</b> by the LPA following an application by the parish council or a prospective <b>Neighbourhood</b> Forum in which the policies and plans of neighbourhood plans and orders apply.
<b>Devonbanks</b>	The 'Devon Bank' typically consists of a large bank, with laid hedge shrubs on top and veteran hedge trees at wider intervals. Adjacent ditches and stone-faced revetting of the bank were also common practices to aid drainage and provide support.
<b>The Domesday Book</b>	A record of a survey of the lands of England made by order of William the Conqueror about 1086, giving ownership, extent, value, etc., of the properties.



Glossary	
<b>Dwelling per hectare/density</b>	Refers to the number of dwellings on a site by hectare.
<b>Flood Zone</b>	<p>Areas identified for their likelihood of flooding</p> <ul style="list-style-type: none"> <li>• Flood Zone 1 - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (&lt;0.1%)</li> <li>• Flood Zone 2 - land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year</li> <li>• Flood Zone 3 - land assessed as having a 1 in 100 or greater annual probability of river flooding (&gt;1%), or a 1 in 200 or greater annual probability of flooding from the sea (&gt;0.5%) in any year</li> </ul>
<b>Greater Exeter Strategic Plan</b>	A strategic plan being prepared jointly by Teignbridge, East Devon, Exeter and Mid Devon District Councils and Devon County Council. It will form part of the Development Plan for Teignbridge, setting out how much new employment and housing growth is required and site allocations to meet this need.
<b>Habitat Regulation Assessment</b>	The Habitats Directive requires an appropriate assessment where a plan or project is likely to have a significant effect upon a European site, either individually or in combination with other projects.
<b>Historic Environment Record</b>	Historic environment record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
<b>Historic Interest</b>	To be of special <b>historic interest</b> a building must illustrate important aspects of the nation's social, economic, cultural, or military <b>history</b> and/or have close <b>historical</b> associations with nationally important people.
<b>Hoggin</b>	Compressed aggregate of varied size and composition used as a surfacing material
<b>Housing allocations</b>	An area and/or site identified in a made/adopted neighbourhood plan, local plan or other development plan which is identified for future housing development.
<b>Landscape Character Assessment</b>	Landscape Character Assessment (LCA) is the process of identifying and describing variation in character of the landscape. LCAs identify and explain the combination of elements and features that make landscapes distinct from one another by mapping and describing Landscape Character Types and Areas.
<b>Landscape Connectivity Zone</b>	The area that includes a complex network of Commuting Routes used by the SAC population of greater horseshoe bats and providing connectivity between the Designated Roosts.
<b>Listed Buildings</b>	A building is listed when it is of special architectural or historic interest considered to be of national importance and therefore worth protecting. As the term implies, a listed

<b>Glossary</b>	
	building is actually added to a list: the National Heritage List for England.
<b>Local Green Space</b>	A planning designation which provide special protection against development for green areas of particular importance to local communities.
<b>Local Plan</b>	A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.
<b>The Localism Act</b>	An Act of Parliament that changes the powers of local government in England. The aim of the act is to facilitate the devolution of decision-making powers from central government control to individuals and communities
<b>National Character Area</b>	159 distinct natural areas in England. Each is defined by a unique combination of landscape, biodiversity, geodiversity, history, and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries.
<b>National Planning Policy Framework (NPPF)</b>	A document which sets out government's planning policies for England and how these are expected to be applied.
<b>National Planning Practice Guidance (PPG)</b>	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.
<b>Neighbourhood Planning Regulations 2012</b>	Provides the regulations to the provisions made through the Localism Act 2011.
<b>Non-designated Heritage Assets</b>	Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.
<b>Office for National Statistics</b>	The <b>Office for National Statistics</b> is the UK's largest independent producer of official statistics and the recognised national statistical institute of the UK.
<b>Priority species</b>	A species identified as being the most threatened and requiring conservation action under a Biodiversity Action Plan
<b>Qualifying Body</b>	A parish or town council or designated Neighbourhood Forum for the purposes of preparing a neighbourhood development plan or order.
<b>School catchment</b>	The geographic area from which students are eligible to attend a local school.

<b>Glossary</b>	
<b>Serviced plots</b>	Shovel ready sites with planning permission, where plots or parcels of land are laid out and ready for construction. Access is provided and each plot or parcel of land has utilities/services provided within its boundary.
<b>Settlement boundary/limit</b>	Defines the built up area of the village of Ipplepen and sets out on a map where the countryside begins. The principle of development within the boundary is usually acceptable whereas development in the countryside is strictly controlled
<b>Special Area of Conservation</b>	Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.
<b>Species-rich</b>	A number of different species represented within an ecological community, landscape or region.
<b>Standard Method for Housing</b>	The standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply.
<b>Strategic policies of the Teignbridge Local Plan</b>	Policies defined in paragraph 2.57 of the Teignbridge Local Plan 2013-2033.
<b>Sustainable Development</b>	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
<b>Section 106 Agreement</b>	A Section 106 is a legal agreement between an applicant seeking planning permission and the local planning authority, which is used to mitigate the impact of development on the local community and infrastructure.
<b>Tranquillity</b>	'the quality of calm experienced in places with mainly natural features and activities, free from disturbance from manmade ones'. (CPRE 2006)
<b>Veteran/Ancient Trees</b>	A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage
<b>Walking distance</b>	Walking distance is a measure of the distance from a home or neighbourhood to businesses, public transport, schools, retail and other services. In general, walking distance is considered to be up to 800 metres with 400 metres averaging as a 5 minute walk and 800 metres a 10 minute walk.