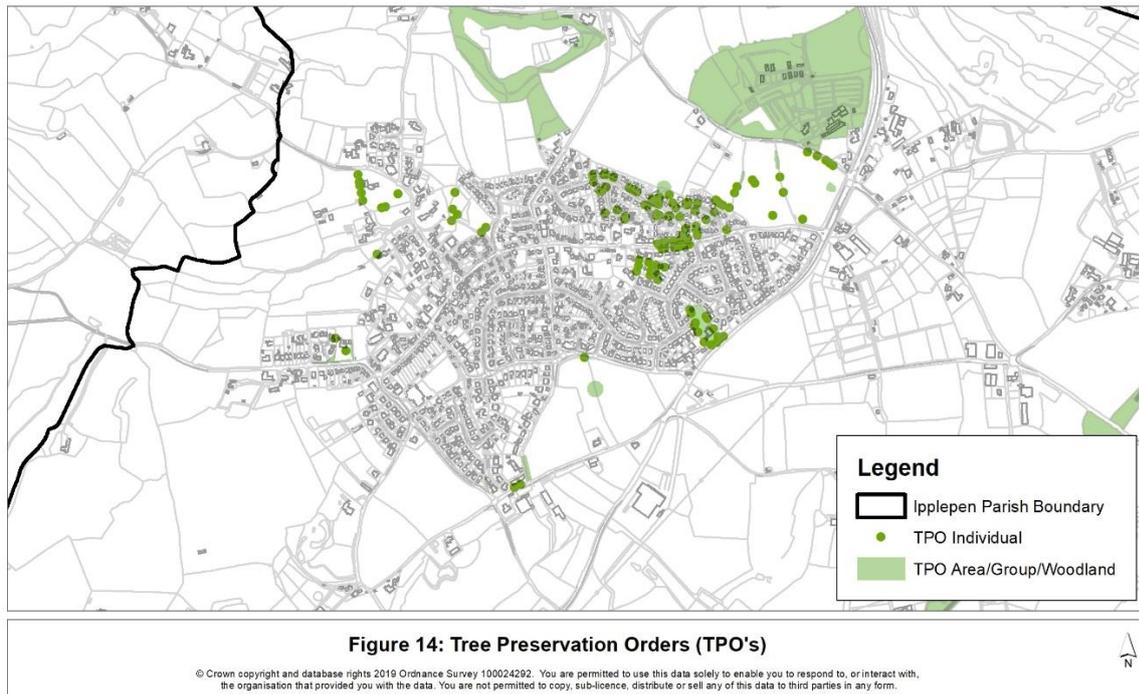


## Response to Examination Questions

### 1. Figure 15

There is a map opposite paragraph 2.45 which seems to show woodlands in the parish, but there is no key or title for the map. Paragraph 2.47 then goes on to refer to a Figure 15 which shows the parish's position in relation to the SAC and the Landscape Connectivity Zone for the European protected species of Greater Horseshoe Bat, but this is not included in the NDP. I would be grateful for some clarification and an additional map if required.

*Figure 14 (previously 15) Tree Preservation Orders (TPO's) has been modified to include a key and title:*



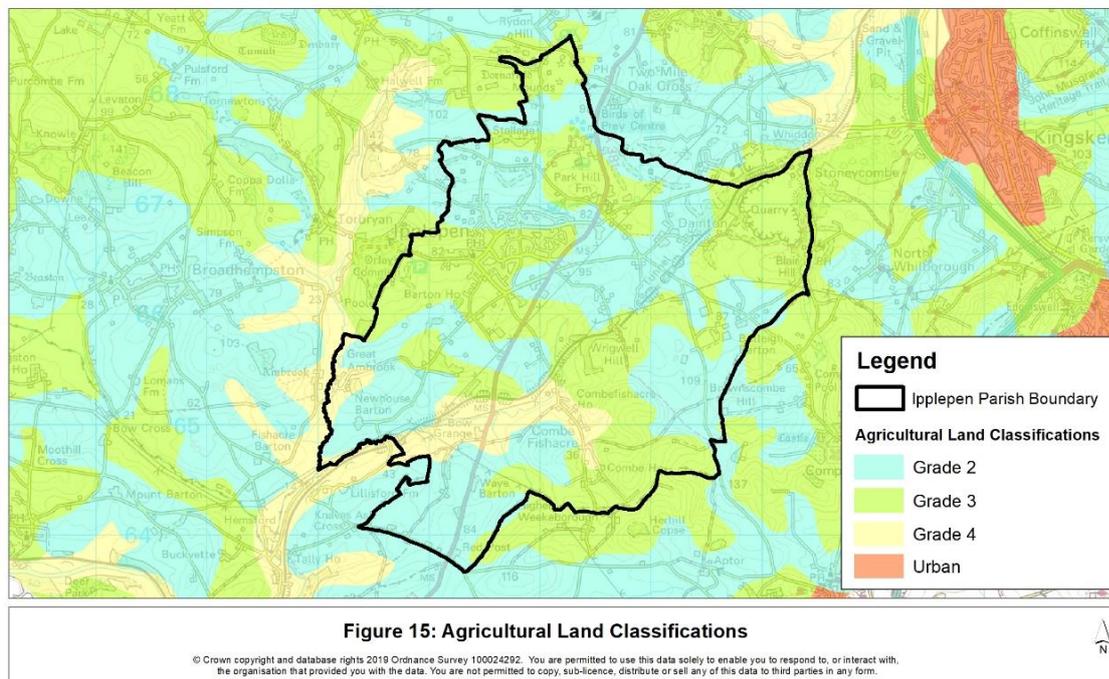
*Figure 15 (Landscape Connectivity Zone covering entire Ipplepen Parish) added:*



## 2. Figure 16

This map has no key or title. Please can these be provided.

*Figure 16 map (Agricultural Land Classifications) modified to include key and title.*



## 3. Area of archaeological potential

What is the purpose of designating an Area of Archaeological Potential, as described in para 5.21 and shown on Figure 28? There does not seem to be any reference or guidance about such a designation in the NDP policies.

*The Area of Archaeological Potential is identified in the Ipplepen Conservation Area Character Appraisal (2010) <https://www.teignbridge.gov.uk/planning/heritage-assets/conservation-areas/information-about-each-conservation-area/>*

*The text in para 5.21 has been amended to reflect this as follows:*

*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 has been designated in the Conservation Area Character Appraisal (2009) around the land encircled by Paternoster Lane, Silver Street & Fore Street and North Street, illustrated in figure 28.*

## 4. Assets of Community Value

Paragraphs 6.15 to 6.17 refer to Assets of Community Value. Can the Councils confirm whether any such assets have already been designated? Policy IPP policy 5, as drafted, seems to require all community assets to be designated, if they are to be protected.

*The assets were listed on 12th January 2021. See: <https://www.teignbridge.gov.uk/media/olekefgd/list-of-assets-of-nominated-successfully-jan-2023.xlsx>*



## **5. Blackstone Cross Site**

Paragraph 7.41 refers to the site being made up of three constituent field parcels with guidance about the site being developed comprehensively, but there appears to be no such reference in Policy IPP7. Please can the Parish Council clarify? In addition, paragraph 7.60 says that 5 custom and self-build plots should be provided, but there is no reference in the policy.

*Paragraphs 7.41 and 7.60 amended as follows:*

*7.41. The policy has set out that the area 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 the site 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.*

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

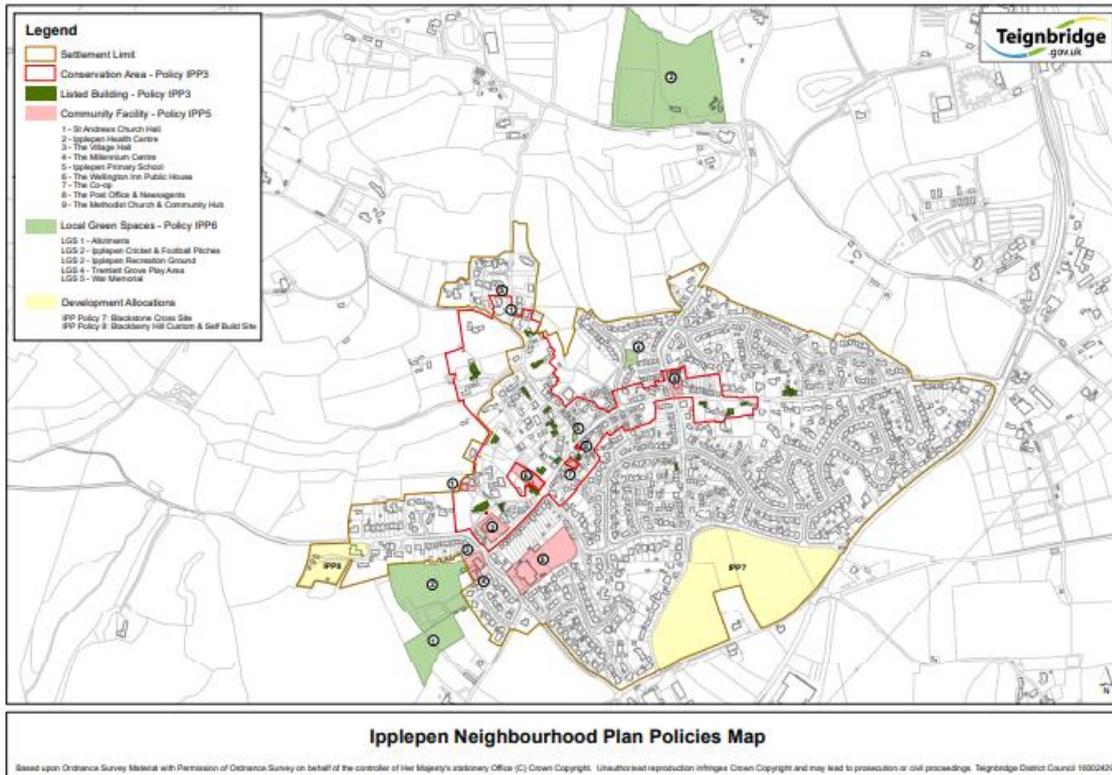
*Custom and self build requirement added to policy IPP7:*

*o) The site will provide custom and self-build plots in accordance with Local Plan Policy WE7.*

## **6. Settlement boundary**

Paragraphs 7.69 to 7.73 explain that a new settlement boundary is proposed as shown in Figure 38, to take account of the land allocations made in the NDP, although there is no associated planning policy. I have also noticed that the unnumbered Ipplepen NDP Policies Map on page 79 shows the original boundary. I would be grateful for both Councils' comments.

*Revised Policies Map included to incorporate development allocations and updated settlement boundary:*



## 7. NDP timescale

The NDP covers a time horizon from 2020 – 2040, which aligns with the timescale for the emerging Teignbridge Local Plan Review, rather than the adopted Teignbridge Local Plan. I would be grateful for both councils' comments.

*The 2040 timescale was adopted by the parish mainly because the development allocations shown in the plan would then align with the timescale of the Local Plan 2020-2040, which also includes these. Also, as the Local Plan 2020-2040 is likely to be adopted in early 2024, it was felt that the Neighbourhood Plan should align the updated Local Plan rather than the soon-to-be superseded 2013-2033 document.*

## 8. Regulation 14 representations

I have looked at the Consultation Statement and have not been able to find any record of the number of representations received at the Reg 14 stage, nor any commentary from the Steering Group about the changes that were made to the draft NDP as a result. Please can the Parish Council Assist?

*The consultation statement has been modified to include a summary of Reg.14 responses.*

## 9. Habitat Regulations Assessment

Paragraph 5.1 of the SEA Screening Report refers to the separate HRA Screening Report. Please can this be provided?

*HRA Screening Report provided.*