

# **ARE YOU INTERESTED IN THE FUTURE OF DENBURY & TORBRYAN PARISH?**

**Welcome to our community drop in day – given that you are here and reading this, then the answer to the question above is hopefully yes!**

The Parish Council would like you to tell us what you think of the area as a place to live, work, play and visit. This is your chance to let us know what is good, what is not so good and what could make it an even better place.

The main purpose of this event is to find out what the issues are that matter most to the local community and to decide whether some form of plan could help us to address any of these in the future. There might be benefits to the community of preparing a Neighbourhood Plan, or it may be that there are other actions that we could take. We need to consider the options careful though, as preparing a plan will require a significant amount of work.



Please read through the panels and give us any comments or ideas you have. In addition to providing opportunities to share your thoughts on the boards, members of the Parish Council are here to listen to your views on anything and everything.

Thank you for taking part and for sharing your views!

**Denbury & Torbryan Parish Council**

# THE HISTORY OF DENBURY & TORBRYAN

**The Parish is a thriving modern community with a population of just under 1000 concentrated in the two ancient villages of Denbury and Torbryan.**

## Denbury

The village takes its name from the large Iron Age fort on Denbury Down, a home of the Dumnonii, the ancient Celtic inhabitants of Devon.

The manor of Denbury existed in Saxon times and it was given to Tavistock Abbey in the reign of Edward the Confessor by Aeldred, later Archbishop of York, who crowned Harold, the last of the Saxon kings and William of Normandy. The Parish church of St Mary the Virgin dates from the 12th Century.

In the 13th Century Denbury was granted a licence to hold a 3 day fair once a year on the feast of the Nativity of the Blessed Virgin Mary. Interrupted by cattle disease in the 19th Century it continues today as the May Fair.

Flying became popular in the 1930's when an airfield was established on the Great Field to the east of the village and Denbury was linked by a regular service to Croydon, then the main UK international airport, to bring tourists to Torbay. Just before the Second World War the airfield was converted to a military camp which was used by US forces before the Invasion of Europe in 1944. The British Army retained the site until 1969 and the Junior Leaders based there initiated what has developed into the Ten Tors annual hike. Subsequently, Channing's Wood Prison was constructed on the site.

Denbury has always been substantially based on agriculture and whilst this remains a major theme today now many residents commute from the village to local more urban centres of employment. Much of the historic village remains largely intact with 16th and 17th Century cob and formerly thatched cottages, now included within a Conservation Area. The village retains its Saxon layout with the church at its centre, together with a village school, public house and post office. Always closely associated with Torbryan there are rumours of a secret underground passageway from Denbury Manor to Torbryan Church.

## Torbryan

All that remains of ancient Torbryan is the Church, Church House Inn, three farmsteads, thirteen cottages, Tor Newton Farm, and the Old Rectory House. In the Domesday Book the place name was Torra; the first record of the double name Torre Braine occurs in 1238. The de Brian family were Lords of the manor for 250 years.

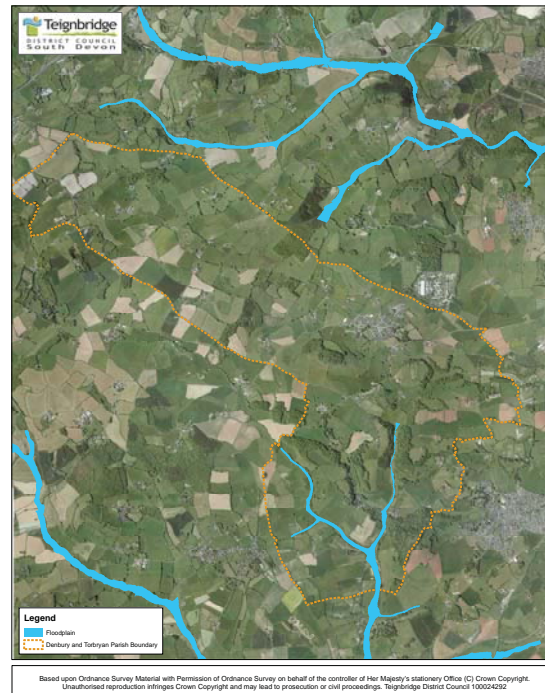
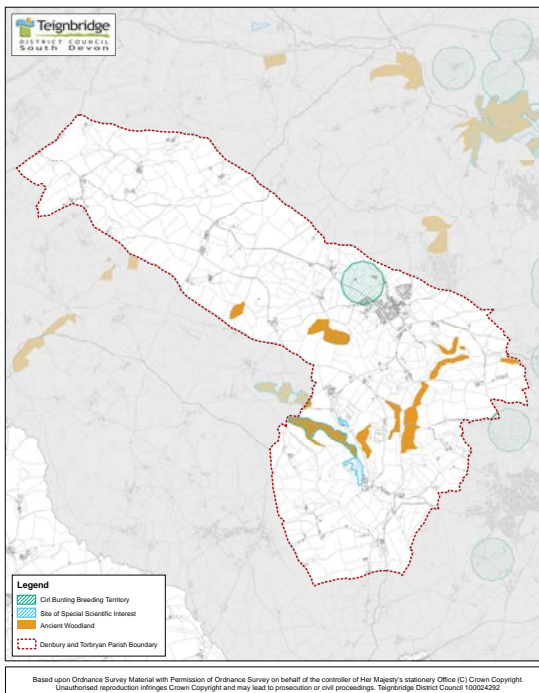
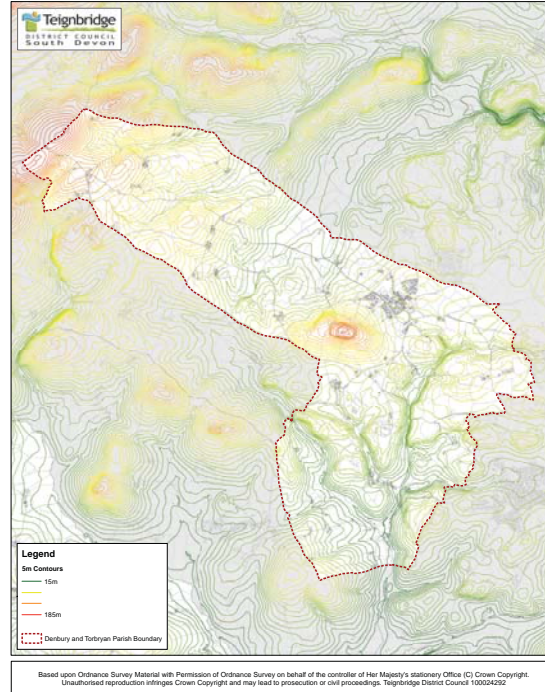
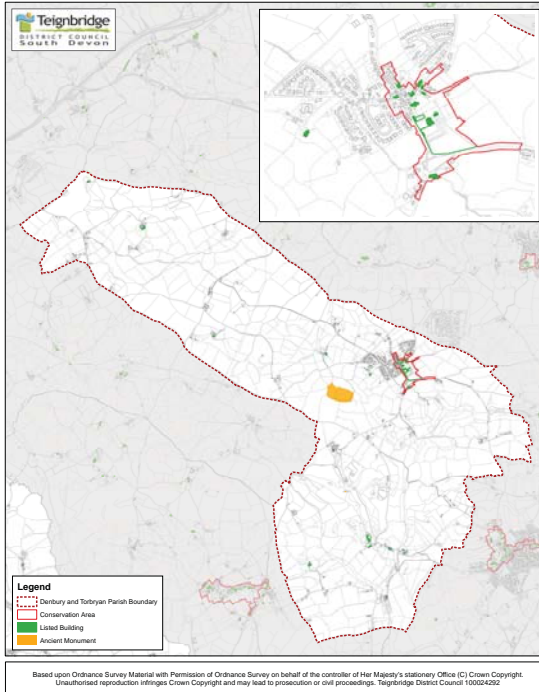
The Church is situated at the head of the village; it is thought that the original church of Sir Guy de Brian burnt down in about 1360. The present lime washed church was constructed in 1400 and is in the perpendicular style. The church also houses a colony of lesser horseshoe bats.

There is a medieval rood screen constructed in about 1430, on the lower panels there is a unique series of coloured painting depicting 36 saints. This is a rare survivor of the reformation and survived because the panels were whitewashed. These screens recently made national headlines when they were stolen but later recovered. The Church House Inn was originally owned by the church. Church ales were sold and hospitality provided for visiting parishioners. There is medieval timber screen and an old beam dated 1485.

The Torbryan caves are world famous and were largely excavated by Edward Widger who lived in the village. The caves are located on the side of the wide valley leading westward towards the Rectory. The bones of many extinct animals were found in the caves including; mammoth, lion, cave hyena, reindeer, cave bear, hippopotamus. These remains are displayed at the Natural History Museum in London.

A notable inhabitant of Torbryan was Sir William Petre who died in 1605. He was a Tudor Secretary of State and agent of Thomas Cromwell who served from Henry VIII to Elizabeth I and was born at Tor Newton. There is a monument to him on the north wall of the chancel. The Peters were succeeded in about 1700 by the Wolstans, two of whom became Rectors. The village of Torbryan is picturesquely situated where a series of streamlets meet. These flow along wide green valley's from north, east and west and then unite to form the Am that flows into the River Dart. A running stream welling from the limestone rocks runs through the village and adds to its charm.

# DENBURY & TORBRYAN IN MAPS



# WHAT IS A NEIGHBOURHOOD PLAN?

A Neighbourhood Plan (officially called a Neighbourhood Development Plan) is a new way of helping local communities to guide and influence the future development and growth of the area in which they live and work. It can be used to:

- Develop a shared vision for your neighbourhood
- Choose where new homes, shops, businesses and other development should be built
- Identify and protect important local green spaces
- Influence what new buildings should look like

A Neighbourhood Plan will be subject to independent examination and a successful local referendum before it can form part of the Development Plan for the Teignbridge area. This statutory status gives a Neighbourhood Plan far more weight than some other community planning documents, such as parish plans, community plans and village design statements. This means that the Teignbridge District Council and planning inspectors will take the plan into account when making planning decisions.

## A Neighbourhood Plan can...

- Decide where and what type of development should happen in the neighbourhood
- Promote more development than is set out in the Local Plan
- Include policies, for example regarding design standards – provided the Neighbourhood Plan policies do not conflict with the strategic policies in the Local Plan

## A Neighbourhood Plan cannot...

- Conflict with the strategic policies in the Local Plan prepared by Teignbridge District Council
- Be used to prevent development that is included in the Local Plan
- Be prepared by a body other than a parish or town council or a neighbourhood forum

A Neighbourhood Plan is optional. There is no legal requirement for a community to prepare a Neighbourhood Plan. The policies in the Local Plan will still apply to your area, whether you decide to prepare a neighbourhood plan or not

## Are there alternatives to a Neighbourhood Plan?

Neighbourhood Plans and Neighbourhood Development Orders are not your only options. For example, you could ask Teignbridge District Council to prepare a Local Development Order or a Supplementary Planning Document (SPD) (previously known as Supplementary Planning Guidance).



# WHAT IS A NEIGHBOURHOOD PLAN?

## Neighbourhood Plan Process

1	<b>Get started</b>	<ul style="list-style-type: none"><li>• Clarify why a plan is needed</li><li>• Produce project plan</li><li>• Determine &amp; designate Neighbourhood Area</li><li>• Liaise with Teignbridge District Council</li></ul>
2	<b>Community engagement &amp; involvement</b>	<ul style="list-style-type: none"><li>• Publicise</li><li>• Engage partners/initial engagement on issues</li><li>• Provide feedback</li><li>• Ongoing community engagement</li></ul>
3	<b>Build the evidence</b>	<ul style="list-style-type: none"><li>• Review existing evidence</li><li>• Identify gaps &amp; compile new evidence</li><li>• Decide if a Strategic Environmental Assessment, Habitat Regulation Assessment, or other assessment is required</li></ul>
4	<b>Identify themes &amp; aims, develop a vision</b>	<ul style="list-style-type: none"><li>• Identify key issues, themes &amp; aims</li><li>• Develop a vision</li></ul>
5	<b>Look at options</b>	<ul style="list-style-type: none"><li>• Generate &amp; assess different ways forward</li></ul>
6	<b>Write the Plan</b>	<ul style="list-style-type: none"><li>• Policies, proposals &amp; site allocations</li><li>• Consider sustainability, diversity, equality &amp; how it will be achieved</li><li>• Check conformity with Local Plan, National Planning Policy Framework and other documents</li></ul>
7	<b>Consultation &amp; submission</b>	<ul style="list-style-type: none"><li>• Consult on plan &amp; amend</li><li>• Submission to Teignbridge District Council</li><li>• Teignbridge District Council publicises</li></ul>
8	<b>Independent examination</b>	<ul style="list-style-type: none"><li>• Teignbridge District Council appoint examiner</li><li>• Examination takes place</li><li>• Examiners report published</li></ul>
9	<b>Referendum &amp; Plan bought into force</b>	<ul style="list-style-type: none"><li>• Publicise &amp; hold referendum</li><li>• The plan is then brought into force</li></ul>

# WHAT IS A NEIGHBOURHOOD PLAN GOOD FOR?

**Neighbourhood Plans** are a new type of specific plan only addressing land use planning issues. They are a legal document and are more technical in nature.

## Good at:

- Developed by the community for that community – enabling residents, business and users of an area to have their say in shaping the plan.
- Evidence based and can use a community plan as a starting point.
- Once adopted the plan is a formal part of planning policy; this means it will form the basis of developments coming forward, how they are shaped, and is a key part in deciding if they gain planning permission.
- It can identify sites for specific developments or types of development to happen and can set policies that control how things look.
- It can be as complex or as simple as the community wish.
- The community have the final say in adopting the plan through a referendum.
- Once adopted it is enforceable and will be used by the local authority in making planning decisions.

## Not so good at:

- It can only deal with issues that the planning system can (which are focused around controlling new development and allowing changes to the use of land).
- It cannot actually build or change things, but it enables developers to work towards the same goals as the community when proposals come forward.
- It is less flexible than a Parish Plan – for example the plan is subjected to an external examination before it can be adopted, and has to accord with national and district policies and sustainability assessment.
- It is likely that they will be relatively expensive.

Neighbourhood Plans are part of formal planning policy and therefore are likely to be the best solution for addressing particular land use or development issues in our community.

# YOUR DENBURY & TORBRYAN

Please use the post-it notes to tell us:

What are your favourite places in Denbury & Torbryan?

# YOUR DENBURY & TORBRYAN

Please use the post-it notes to tell us:

Is there anything that Denbury & Torbryan could do without?



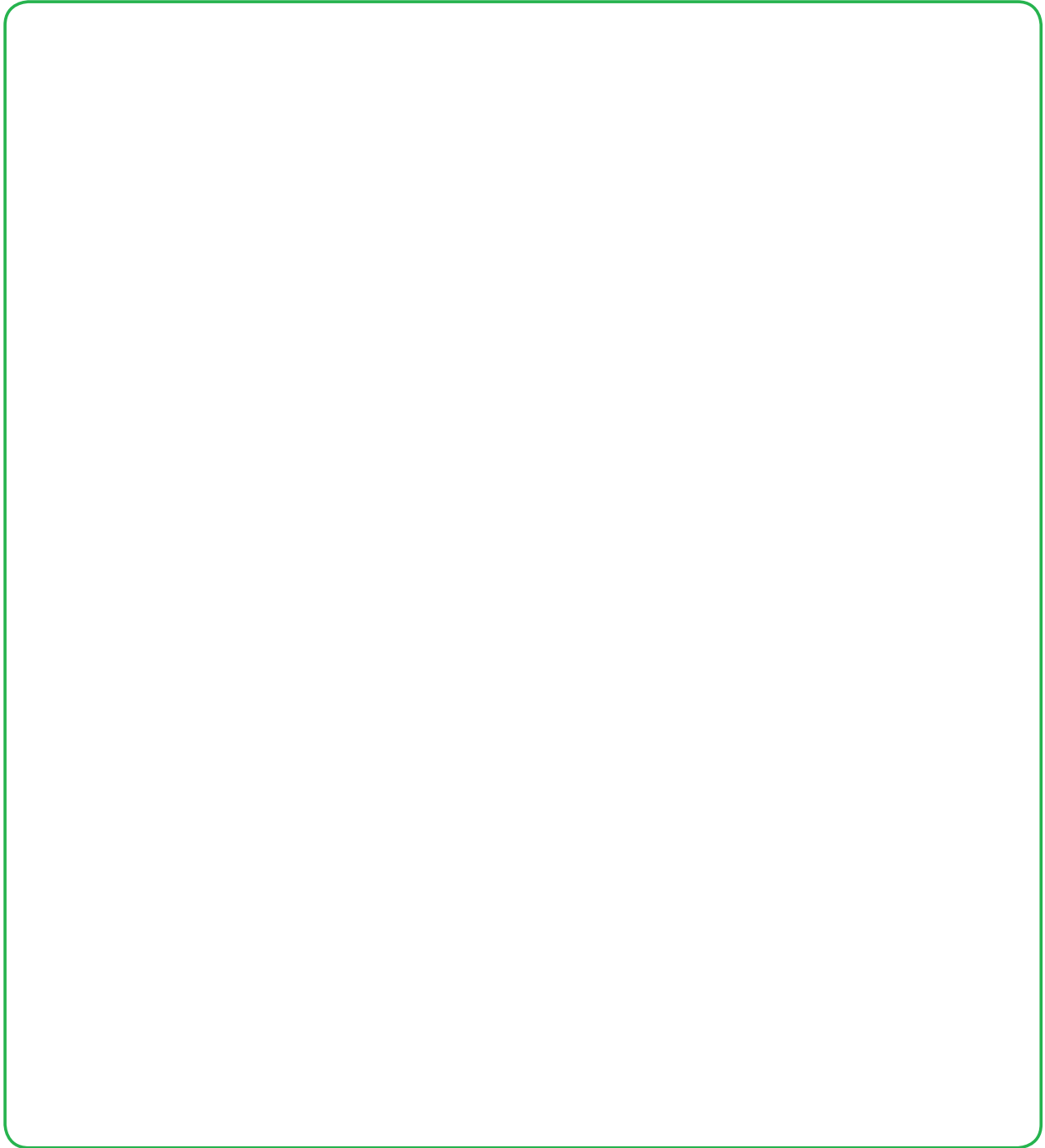
# COMMENTS

Please use the post-it notes to tell us Denbury & Torbryan's:

<b>Strengths</b>	<b>Weaknesses</b>
<b>Opportunities</b>	<b>Concerns</b>

# ANYTHING ELSE?

Please use the post-it notes if you wish to tell us anything else:



# THE NEXT STEPS

After our Exhibition the Parish Council will:

Analyse the comments and identify the key issues



Publish a summary of what the community has told us



Discuss the issues raised at a Parish Council meeting where residents can have their say



Agree the next stages of the Neighbourhood Plan process and how these will be delivered

## SIGN UP - STAY INVOLVED

Use the space below to leave your name and email address or telephone number if you wish to be kept up to date during the process, or would like to be involved in working towards preparing a plan or other activities: