

Appendix II.

The National Planning Policy Framework (NPPF) has a number of recommendations relevant to the neighbourhood Development Plan for Bridestowe and Sourton:

Paragraph 17:

The NPPF states that local plans, including Neighbourhood Development Plans should

“be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency”;

Paragraph 28:

“Supporting a prosperous rural economy.

Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- *promote the development and diversification of agricultural and other land-based rural businesses;*
- *support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and*
- *promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.”*

paragraph 54:

“In rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.”

Paragraph 55:

“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- *the essential need for a rural worker to live permanently at or near their place of work in the countryside; or*

- *where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or*
- *where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or*
- *the exceptional quality or innovative nature of the design of the dwelling. Such a design should: – be truly outstanding or innovative, helping to raise standards of design more generally in rural areas; – reflect the highest standards in architecture; – significantly enhance its immediate setting; and – be sensitive to the defining characteristics of the local area”.*

Paragraph 154:

“Local Plans should be aspirational but realistic. They should address the spatial implications of economic, social and environmental change. Local Plans should set out the opportunities for development and clear policies on what will or will not be permitted and where. Only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan.”

Paragraphs 183-185:

“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- *set planning policies through neighbourhood plans to determine decisions on planning applications; and*
- *grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.*

(The Bridestowe and Sourton neighbourhood Development Plan is not proposing a neighbourhood Development Order or Community Right to build Orders).

Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.”

Adopted Plans in West Devon and Dartmoor National Park

The current Development Plan in West Devon is made up of a number of documents that contain policies to manage development. They are known as Adopted Plans as they have been through a number of statutory processes and have been formally adopted by the Council. These policies will remain in place until they are replaced by the Joint Local Plan (see below).

Adoption of the Joint Local Plan is not likely to occur before mid to late 2017, and thus the Bridestowe and Sourton neighbourhood Plan, which aims to be adopted in late 2016 or early 2017 will need to be entirely compatible with the Current Development Plan, though will need to take account of planned changes under the Joint Local Plan where possible.

The consultation documents for this Plan are available at:

<http://plymouth.objective.co.uk/portal/planning/jlp/>

The adopted West Devon plans include:

- 2011 Core Strategy
- Proposals Map
- Settlement Maps
- 2005 Local Plan Review (as amended 2011)

There are a number of other plans relevant to the Bridestowe and Sourton Neighbourhood Plan that give more detailed policy guidance:

- 2006 Reuse of Rural Buildings Supplementary Planning Document (SPD)
- 2007 Infrastructure and facilities to support new development Supplementary Planning Document (SPD)
- 2012 Affordable Housing Code of Practice
- 2013 Assessing the Impact of New Retail Development in West Devon Supplementary Planning Document (SPD)

Details of all of these plans and other documents are available at:

<http://www.westdevon.gov.uk/article/3237/The-Current-Development-Plan>

It is beyond the scope of this document to try to outline or provide details of all of the underlying principles described in these plans, but a number of points are important and will have a potentially major influence on what we will be permitted to include in our Neighbourhood Plan.

Local Development Framework Core Strategy Development Plan Document (2006-2026) Adopted 2011.

This is the main policy document relating to development policies that are currently in force in West Devon.

A number of relevant strategic policies in this document are copied below, as background to the proposed policies included in the Neighbourhood plan:

Strategic Policy 1 (page18)

Sustainable Development

The following considerations should be taken into account in order to ensure that development within West Devon is undertaken in a sustainable manner:

- a. The need for all new development to demonstrate how it seeks to minimise resource and energy consumption and how it is located and designed so as to withstand the longer-term impacts of climate change;*
- b. The use of on-site and off-site renewable or low carbon energy sources and a reduction in the overall consumption of resources;*
- c. The need to ensure that development is supported by efficient use of land and appropriate improvements to infrastructure;*
- d. The use of previously developed land resources wherever possible and appropriate;*
- e. The need to link the provision of homes to jobs and services in accessible locations to reduce social inequalities and disadvantages;*
- f. To take into account the needs of all individuals and groups in the community to promote health, safety and social wellbeing and improve quality of life indicators;*
- g. The promotion of opportunities for walking, cycling and public transport which meet a diverse range of needs;*
- h. The protection of historic and cultural features in the Borough;*
- i. The protection of natural and man-made landscapes in and surrounding the Borough with particular regard to the Tamar Valley Area of Outstanding Natural Beauty, the Cornwall and West Devon Mining Landscape World Heritage Site and the Dartmoor National Park;*
- j. The need to maintain and improve green infrastructure links;*
- k. The protection and enhancement of the countryside, biodiversity and geodiversity, with particular regard to a range of locally, nationally and internationally protected areas;*
- l. The need to ensure high quality and locally distinctive design and sustainable construction of developments in order to protect and enhance the character of the existing built environments and settings of many of the Borough's towns and villages;*
- m. The conservation of the quality and quantity of water, air and soil resources;*

n. To include the use of Sustainable Urban Drainage Systems (SUDS) in all new developments where possible;

o. The need to minimise the production of waste; and

p. The avoidance of development in flood risk areas and the appropriate management of surface water drainage in order to reduce the risk of flooding.

Strategic Policy 2 (page 19)

Decentralised Renewable and Low Carbon Energy to Supply New Developments

At least 10% of all energy to be used in new development of more than 10 dwellings or 1000m² of non-residential development should come from decentralised and renewable or low carbon sources unless it can be demonstrated that it would affect the viability of the scheme or is not practical on the site. A significant element of this energy provision will be generated on site from renewable sources. On smaller sites an element of renewable energy generation will be required on site.

Strategic Policy 8 (page 34).

Inclusive Communities

Development should provide a mix of housing sizes and types to meet the needs of the Borough's communities. Provision should particularly be made for smaller homes to meet the needs of existing and new households.

It is aimed to create a socially inclusive, balanced community with an adaptable environment suitable for a range of occupiers which meets the long term housing needs of all. When making spatial planning decisions and when determining planning applications the needs of the following groups must be addressed:

- i. an ageing population, providing appropriate housing and health care accessible to all people and which is capable of adaptation to reflect changing lifestyles;*
- ii. young people, providing jobs, housing and lifestyle to enable them to stay in the area;*
- iii. people whose circumstances make them vulnerable;*
- iv. minority groups within the Borough.*

All new residential developments will maximise the potential to incorporate the principles of Lifetime Homes Standards where viable.

Strategic Policy 9.

Meeting Housing Needs (page 36)

Throughout the area of West Devon covered by this Core Strategy all housing development will be expected to contribute to meeting the targets for affordable housing set out below, subject to viability.

On sites of 1-4 dwellings, excluding wholly flatted developments, a 15% off site financial contribution per dwelling will be required;

On sites of 5-9 dwellings, excluding wholly flatted developments, 25% of the dwellings on site should be affordable;

On sites of 10 or more dwellings 40% of the dwellings on site should be affordable.

When the affordable housing policy results in part of a dwelling, the part dwelling shall be provided as a financial contribution where this would not compromise the overall viability of the development.

Planning permissions will be subject to conditions or a planning obligation to ensure that the affordable housing remains affordable in perpetuity.

4.49 Saved Local Plan Policy H37 remains relevant and it is not proposed to alter it in this Core Strategy. The dwellings provided through it will be welcomed and will support the strategy of maintaining the viability of rural communities. The policy states that:

“As an exception to other planning policies and proposals, planning permission will be granted for development adjoining the defined settlement limits of villages to provide affordable housing to meet local needs where the Borough Council is satisfied that those needs cannot be met in any other way.

Such proposals will be required to satisfy the following criteria:

- (ii) The development should be sympathetic to the form and character of the settlement;*
- (iii) The number of units should not exceed the identified local need; and*
- (iv) The proposal must in all other respects conform to normal planning and highway requirements.*

The Council will seek to ensure that the initial and subsequent occupants are controlled by condition or agreement to ensure that such housing remains affordable to those in need.”

Strategic Policy 11

Rural Regeneration (page 42)

Support will be given to the social and economic needs of rural communities by encouraging:

- a. The development and expansion of small scale businesses in rural communities;*
- b. The re-use of suitable rural buildings for employment generating uses;*
- c. Diversification of the agricultural economy;*
- d. Appropriate tourism related initiatives;*
- e. Appropriate recreation uses for a countryside location;*
- f. Small-scale renewable energy projects and businesses to serve the industry;*
- g. Arts and crafts based industries and initiatives;*
- h. Technological development needed to enable new ways of working in rural areas; and*

i. Improvement of public transport links to market towns and employment areas.

Strategic Policy 14

Accessibility Planning (page 51).

Major development should be located where it can maximise accessibility to services and the public transport network in order to meet the needs of all groups and individuals in society.

Development should be located so as to reduce the need to travel and to optimise the potential for the most sustainable forms of travel having regard to the following hierarchy:

- | | |
|---------------------|---------------------|
| 1. Walking | 2. Cycling |
| 3. Public transport | 4. Private vehicles |

Strategic Policy 15

Traffic Management

The Borough Council will work with partners to support and, where possible, improve rail and bus services, in terms of stations and stops served and enhanced service frequency. Where appropriate, traffic management measures such as travel plans and car sharing initiatives will be required in association with new development to reduce the impact of traffic in town centres and on strategic road networks.

Strategic Policy 17 (page 55)

Landscape Character

a. In designated Areas of Outstanding Natural Beauty their conservation and enhancement will be given great weight. Development will not be proposed in the Local Development Framework, or otherwise permitted, which would be detrimental to the natural beauty and quiet enjoyment of the Area of Outstanding Natural Beauty, including its landscape, wildlife and geological interest.

b. On sites outside Areas of Outstanding Natural Beauty and the Dartmoor National Park, particularly on the fringe areas of designated landscapes, development will not be permitted which would damage their natural beauty, character and special qualities or prejudice achievement of their designated purposes.

c. The quality, character, diversity and local distinctiveness of the natural and historic environment will be conserved and enhanced. Within identified Landscape Character Types development will conserve, enhance and where appropriate, restore landscape character. Specific landscape, wildlife and historic features which contribute to local character will be preserved.

Strategic Policy 20 (page 59).

Promoting High Quality Design

The requirement to achieve high quality design of both buildings and landscaping is a priority for all development proposals. Support will be given for proposals which have regard to the following requirements:

- a. Provide an attractive, accessible, functional and inclusive development;*
- b. The distinctive character of the area, including the local context, design, landscape, natural and historic environment and incorporate public art where appropriate;*
- c. Take account of the need to reduce the opportunities for crime and fear of crime;*
- d. Promote safe and user friendly environments;*
- e. Encourage access through sustainable forms of transport;*
- f. Provide appropriate public open spaces;*
- g. Make efficient use of resources;*
- h. The retention and enhancement of biodiversity on the site.*

Strategic Policy 21 (page 60).

Flooding

Development should avoid flood risk where possible, ensure protection from and not worsen flooding, and provide betterment where possible.

Development should first seek to make use of areas at no or low risk to flooding (Flood Zone 1) before areas of higher risk (Flood Zones 2, 3a and 3b), where this is possible and compatible with other policies aimed at achieving a sustainable pattern of development.

Development which is acceptable (in terms of PPS25) or otherwise exceptionally justified within areas at risk of flooding must:

Be subject to a flood risk assessment;

Include an appropriately safe means of escape above flood levels anticipated during the lifetime of the development; and

Be designed and controlled to mitigate the effects of flooding on the site and the potential impact of the development on flooding elsewhere.