Chapter Two: Planning Policy Context:

What is a Neighbourhood Development Plan?

Neighbourhood Development Plans (NDPs) are a way in which local communities, such as those within the Parishes of Bridestowe and Sourton, can formulate development management policies, and set out local standards and criteria against which planning applications for the development and use of land and buildings will be assessed in the parishes of Bridestowe and Sourton.

If a NDP containing these policies successfully passes scrutiny by an independent examiner and then is subsequently approved by a local referendum, the NDP will be formally 'made' and thus the policies it contains will be applied by the Local Planning Authority for development management purposes in the consideration and determination of formal applications for planning permission. The examiner is there to consider whether the NDP in setting out policies in relation to the development and use of land in the whole or any part of a particular neighbourhood area meets the basic condition, and whether the referendum should extend beyond the neighbourhood area. The examiner will make recommendations and the Local Authority then decide what action to take in response to these recommendations. If the Authority propose to make a decision which differs from that recommended by the examiner, it must notify the following people or groups of their proposed decision (and reason for it) and invite representations from;

*the qualifying body

*anyone whose representation was submitted to the examiner and

*any consultation body that was previously consulted

NDPs were established through the Localism Act 2011 and Schedules 4A & 4B of the Town & Country Planning Act 1990 and accordingly must meet the following basic conditions:

i.   They must generally conform with the strategic policies of the formally adopted Development Plan for the area, in the case of Bridestowe and Sourton this is the West Devon Local Development Framework (2011) , together with the Dartmoor National Park Plan (for those parts of the Parishes within the National Park);

ii. Having regard to national policies and advice contained in guidance issued by the Secretary of state and the National Planning policy framework (NPPF, March 2012)

iii. Contribute to achieving sustainable development; and,

iv. Be compatible with European Union (EU) law and human rights obligations.

Thus, the weight to be accorded to Parish led development management policies contained in any NDP will be equal to that of policies developed at both District and National level, ensuring that local residents have a real and greater voice in the quality and contribution of new development to local community facilities and the character of the rural landscape within the Parishes. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. A Neighbourhood Development Plan has the same legal status as the Local Plan once it has been agreed at a referendum and is made (brought into legal force) by the local planning authority. At this point it becomes part of the statutory development plan. However, NDPs are not a potential tool to stop development from happening in the first place.

The National Policy Planning Framework (NPPF) provides current advice from the Government on Planning Policy and potentially supersedes policies contained within some of the older local planning documents.

In this Neighbourhood Development Plan for the Parishes of Bridestowe and Sourton we seek to clarify what kinds of development are to be encouraged, for the benefit of developers and the local community.

Plymouth, West Devon and South Hams are currently preparing a Joint Local Plan which is anticipated to be finalised and adopted in late 2017, and will set out the overarching strategy for the area, setting out where development will take place, what areas should be protected, and how the area will change through to 2034.

In this Neighbourhood Development Plan, we have sought to follow the principles set out in the currently available public consultation version of the Joint Local Plan as far as possible. Until the new Plan has been officially adopted we are however required to generally conform with the existing Local Development Framework Core Strategy Development Plan Document (2006-2026) which was adopted by West Devon Council in 2011.

Details of policies and strategies in the adopted plans for West Devon that are relevant to the neighbourhood development plan are given in Appendix II.

The National Planning Policy Framework (NPPF).

The National Planning Policy Framework (NPPF) was published on 27 March 2012 and sets out the Government's planning policies for England and how these are expected to be applied.

The NPPF is supported by detailed guidance (National Policy Planning Guidance, NPPG) on how the framework and its contents should be applied locally and nationally. Both the NPPF and the NPPG are available at: http://planningguidance.communities.gov.uk/ .

Details of recommendations in the NPPF that are relevant to the Neighbourhood development plan for Bridestowe and Sourton are given in Appendix II

The NPPF emphasises the importance of **Sustainable Development**[1], which it places at the heart of planning and in our Neighbourhood Development Plan we have endeavoured to ensure all objectives and policies are in line with this principle.

1. Footnote

International and national bodies have set out broad principles of sustainable development. Resolution 42/187 of the United Nations General Assembly defined sustainable development as:

"*meeting the needs of the present without compromising the ability of future generations to meet their own needs*".

The UK Sustainable Development Strategy Securing the Future set out five 'guiding principles' of sustainable development:

    1   living within the planet's environmental limits;

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[1]

2   ensuring a strong, healthy and just society;

3   achieving a sustainable economy;

4   promoting good governance;

5   and using sound science responsibly.