

Chapter 5. Our Policies and General Development Principles

SECTION 1: HOUSING

Introduction

Development within the settlement boundaries was the preferred location of respondents to the comprehensive questionnaire, but Bridestowe has no infill sites that will accommodate more than 1 or 2 houses. Sourton has been assessed by both Local Authorities as a community unsuitable for sustainable housing development as it has no shop or school within the main settlement; however, it could still see development should land be put forward.

Although several specific sites for possible development for Bridestowe fall outside the settlement boundary, they are adjacent to it. These sites must be considered as 'Exception Sites'; the NPPF states these sites must be used for affordable housing in perpetuity where normally housing would not be permitted.

Policy H1.

Proposals for appropriate new housing development will be supported at a scale and in locations that accord with the NPPF, adopted policies for West Devon, Dartmoor National Park Authority and policies contained elsewhere in this Plan, where they support the continued sustainability and viability of communities in the Plan area by providing new homes, including but not limited to affordable and local needs housing to meet the objectively assessed local housing needs of the Plan area (Appendix IV).

Policy H2.

- a. *Proposals will be supported for housing developments outside the Bridestowe village development boundary subject to **all** the following criteria being met:*
1. *They are adjacent to the existing settlement boundary;*
 2. *The proposed development contributes to meeting the local housing needs (as defined in section c below) within the relevant parish for affordable and social-rented accommodation, which, for developments of more than 5 homes, constitutes a minimum of 30% of the proposed new dwellings or, for developments of 5 or fewer homes, an equivalent contribution towards the cost of such accommodation elsewhere within or adjacent to the Bridestowe settlement boundary (see H1);*
 2. *The proposed development is subject to a legally enforceable agreement which will ensure that affordable housing remains affordable housing for people with a local connection in perpetuity; (see below)*
 4. *The proposed development is appropriate in terms of its scale, character and location with the settlement to which it is associated (as defined in H1, H3, H4). Developers must produce evidence that the proposed development will not have an adverse impact on the*

surrounding rural landscape or the landscape setting of any settlement in the Plan area;

5. *Within each of the parish hamlets, proposals for 1 or 2 houses, adjacent to or within the hamlet setting within each 5-year period of the plan, will be supported only where local needs can be demonstrated.*

b. Definition of Local Housing Need.

In this Plan, “local need” with reference to housing provision is defined as housing provided specifically for people who meet one or more of the following criteria:

1. *Existing residents of Sourton or Bridestowe parishes establishing a separate household;*
2. *People who do not live in the Parishes but who have a current and long-standing link (of at least 5 years) to the local community including a previous period of residence in the Parishes or an adjacent parish; or*
3. *People who are in, or are taking up permanent substantive employment in an already established business, within the Parishes or an adjacent parish;*
4. *People who must leave tied accommodation within the Parishes or adjacent parish; or*
5. *Those residents of the two parishes who currently live in accommodation that is unsuited to their needs and who are unable to find suitable accommodation within their local community.*

Policy H 3.

The following provisions will apply to all proposed housing development in the Plan area:

1. *Proposals should be supported by information proportionate to the scale of development to assess the impact of the development on the following:*
 - *surrounding rural landscape or the landscape setting of any settlement in the Plan area; special and distinctive qualities of the local landscape or the Dartmoor National Park (as defined by the DNP Authority), and takes full account of the historical environment.*
 - *the local highway network, or on safety for pedestrians, cyclists, horse riders or other users.*
 - *land stability or drainage, and utilises sustainable drainage methods and sewage disposal;*
 - *surface or ground water quality, quantity or drainage;*
 - *risk of flooding; and flood measures should be included in the development to ensure that flood risk in surrounding areas is not increased in line with current Environment Agency regulations;*

In addition, proposals should include measures to:

- *minimise light pollution, particularly for developments outside or at the edges of existing settlements;*
 - *increase biodiversity and provide an evidence-based biodiversity action plan*
2. *The proposed development respects the established patterns of development*
 3. *Proposed new developments overall and individual components of those developments are in keeping with the site and surrounding landscape in terms of height, scale, massing, orientation and location within the site and are not unduly prominent in the local or wider landscape.*
 4. *The proposed development respects and complements the physical and natural characteristics of the site. Landform re-profiling and loss of established trees and hedgerows to accommodate the development must be minimised with mitigation through replanting.*
 5. *The proposed development will not result in the loss of or harm to the character, setting or amenity value of existing public open or green spaces; where such adverse effects are likely to occur, the development will be supported only if the community will gain equal or greater benefit from provision of a suitable replacement as part of the proposed development.*

Policy H.4.

All new housing developments in the Plan area must meet all the following criteria:

- a. *Quality and design.* *All proposals for housing development will be designed to a high quality. Design which fails to have regard to local context and does not preserve or enhance locally distinctive character will not be supported. Development proposals, extensions and alterations to existing buildings and structures will be*

expected to:

- *use traditional and vernacular building materials where appropriate to respect the context of the development concerned.*
- *make efficient use of land while respecting the density, character, landscape and biodiversity of the surrounding area;*
- *be suitably designed for the context within which they are set;*
- *retain existing important landscape and natural features;*
- *ensure that the scale and massing of buildings relate sympathetically to the surrounding area;*
- *create safe environments addressing crime prevention and community safety;*

b. Car Parking. Proposals for housing development will be required to provide a minimum of two off-road parking spaces per dwelling. Homes with 4 or more bedrooms will be required to provide a minimum of three off-road parking spaces per dwelling. Proposals accompanied by a parking provision of less than two parking spaces per dwelling will only be permitted if alternative and easily accessible car parking arrangements are provided and which in themselves do not add to on-street parking;

All new building developments must comply with highway regulations and have a primary access route of sufficient width to allow access of refuse collection vehicles and emergency vehicles (including Fire Service vehicles). Access roads must be of a standard that will make them suitable for adoption by the highway authority. Site layout for car parking must ensure sufficient on-site turning where appropriate to the scale of the development.

c. Footpaths. All new development in or adjacent to Bridestowe or Sourton villages must where possible be linked to the core of the village by a continuous footpath designed and constructed to an adoptable standard.

d. Connectivity. (see policy CW2 a & b below)

Policy H 5.

Other than those changes of use allowed under Permitted Development, proposals for the conversion and re-use of redundant buildings both within settlements and in the open countryside for local housing needs, affordable housing, or live-work accommodation will be supported where all the following criteria are met: (Tourist accommodation is dealt with separately under E2).

- 1. The residential amenity of nearby residents is protected.*
- 2. The conversion is designed to respect the scale, form, historic character, fabric, architectural features, design and setting of the original structure, maximising the re-use of existing materials.*

In addition:

(a) To improve the thermal efficiency or utility of the building in its new role small changes to the footprint or profile of the building (e.g. the addition of a porch where appropriate) will be permitted.

(b) Subject to paragraph (a) above, increasing the number or size of openings in a building will be supported to the extent that such changes are necessary to allow safe access, including but not limited to disabled access or provision of adequate natural light within the new dwelling.

SECTION 2: EMPLOYMENT AND THE LOCAL ECONOMY

Policy E1. a

Small-scale proposals providing office, retail or light industrial units, will be supported, subject to all the following criteria being met:

- a) *The developer must provide evidence that the proposed use will not compromise the tranquil rural character of the area by excessive or adverse traffic/ noise etc. in the immediate area or access roads*
- b) *The developer must provide evidence that the proposed development will have no negative impact on biodiversity or provide an evidence-based biodiversity action plan to minimise and mitigate any such effect;*
- c) *The proposed use will not have an adverse impact on the amenity of nearby properties or on the landscape.*
- d) *Retail development outside existing settlements will only be permitted where the main purpose of development is either to provide an outlet for locally produced goods and artefacts, or to provide small-scale supply or servicing of domestic, agricultural or other equipment or facilities needed in a rural economy.*
- e) *The developer will be required to provide an appropriate traffic management plan to ensure the impact of any increase in heavy vehicle traffic, locally or through the village of Bridestowe is minimised.*
- f) *The proposal will either:*
 - i) *involve the re-use of existing permanent buildings by way of conversion to business light industrial use or,*
 - ii) *in the case of new build, be located either within existing farmstead clusters or on brownfield sites well related to Sourton village, Sourton Down or Bridestowe village.*
- g) *Any new build employment development not intrinsically linked to a farm's diversification is wherever possible located where it can be safely and conveniently accessed by residents of one of the two villages (Bridestowe or Sourton) on foot and minimises the need to travel by car.*
- h) *For businesses that meet these criteria applications will be considered for sites where it can be shown that the business would benefit from being easily accessible to passing traffic or intended clientele, but all related parking must be off the highway and include a loading and turning space.*

For such developments, landscaping and green screening should be incorporated into the design to reduce the visual impact; for example, to ensure the visibility of the development is limited as far as possible to the road. All such development must meet the same standards of good design as those required for housing (see H3, H4 and H5).

Policy E1. b

Excluding those changes of use allowed under Permitted Development, Employment sites within the plan area shall remain as far as possible in or available for employment uses and not be redeveloped for other purposes. Only on production of evidence that advertising and publicity has failed to attract a new business can the site be considered for housing or other purposes.

Policy E1.c

Proposals to provide broadband and mobile telephone reception in suitably located positions and in line with other policies in the Plan will be encouraged, subject to an assessment of the impact on the landscape.

Policy E2.

Tourist and recreational developments that add to the sustainability of the local economy will be supported where the applicant can demonstrate that all the following criteria have been met:

- a) *The developer must provide evidence that the proposed use does not have an adverse impact on the residential amenity of local residents, on local housing availability (Appendix IV) or on neighbouring land-use;*
- b) *The developer must provide evidence that the proposed development will have no adverse highways impact or adverse effects on other users of highways or other rights of way (including pedestrians, cyclists and horse riders), or an implementable action plan to minimise any such effects;*
- c) *The developer must provide evidence that the proposed provision of caravan and camping sites will have no adverse visual impact;*
- d) *In addition to those changes of use allowed under Permitted Development, conversion of agricultural buildings for tourist use will be supported subject to the following conditions:*
 1. *The conversion and any extension is designed to respect the scale, form, historic character, fabric, architectural features, design and setting of the original structure, maximising the re-use of existing materials.*
 2. *To improve the thermal efficiency or utility of the building in its new role small changes to the footprint or profile of the building (e.g. the addition of a porch where appropriate) will*

be permitted.

3. *Subject to paragraph 3 above, increasing the number or size of openings in a building will be permitted to the extent that such changes are necessary to allow safe access, including but not limited to disabled access or provision of adequate natural light within the new building.*

SECTION 3: HERITAGE AND COMMUNITY ASSETS

Policy HCA 1.a

Proposals that will enhance the viability and/or the community value of recognised community assets will be supported.

Opportunities to create new community assets will be encouraged. Future provision of similar facilities where compatible with conditions set out in the Bridestowe and Sourton Neighbourhood Development Plan may be considered as additional community assets.

No proposal that will result in either the loss of a community asset as listed in Appendix VI or significant harm to its community value or viability will be permitted, unless the proposal will provide a replacement asset of equal or greater value to the community.

Proposals that enhance or facilitate improvements to community assets will be supported provided that these are conveniently located to the villages of Bridestowe or Sourton.

Policy HCA 1.b

Non designated Heritage Assets including the Local List of Buildings of Architectural or Historic Interest.

Development proposals affecting a non designated heritage asset including any building on the Local List of buildings of architectural or historic or interest must be accompanied by information which describes the significance of the heritage asset including any contribution made by its setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

SECTION 4: DELIVERING LOW CARBON DEVELOPMENT

Policy LC1

Proposals will be supported for small-scale renewable energy infrastructure that is compatible with the landscape sensitivity of the Parishes and does not, either individually or cumulatively have an adverse impact on the special qualities of the landscape within the plan area or the setting of Dartmoor National Park.

Such development will be supported provided the following conditions are met:

- 1. The siting and appearance of any proposed development must ensure minimal impact on the landscape considering the landscape context, scale and openness, visual amenity, cumulative effects and settlement pattern;*
- 2. Any associated structures must sit well in the landscape and be similar in height and extent to existing structures in the local landscape so as not to adversely affect visual horizons and the key vistas listed in Appendix VII;*
- 3. The developer must show evidence that the energy produced is intended for local consumption on site or within the immediate local community;*
- 4. The siting, scale and design of the energy generating infrastructure does not compromise public safety and allows continued safe use of public rights of way;*
- 5. The developer must show evidence that the development will have no adverse impacts in terms of drainage, noise, vibration, amplitude modulation, visual reflection, dazzle, odour, electromagnetic interference or other adverse impacts on neighbouring properties associated with the installed equipment; and*
- 6. The developer must show evidence that the development will have no adverse impact on the natural environment or local hydrology.*

Policy LC1b

- 1. Support will be given to individual & community scale energy generation from Hydroelectric, Solar thermal, Photovoltaic, Biomass and Wood Fuel.*
- 2. Developers will be strongly encouraged to build homes that exceed the minimum national standards for sustainable homes requirements will be strongly encouraged.*

SECTION 5: COMMUNITY WELLBEING

Policy CW 1 Community and Sports Facilities and Services

Proposals that provide for additional public open space, sports facilities, or access to shared facilities, which meet the needs of schools and the wider community will be supported.

Policy CW 2 Communications Infrastructure

- a. *Proposals which seek the expansion of electronics communication networks and high-speed broadband along with improvements to connectivity will be supported so long as the proposal does not have a harmful impact on the landscape.*
- b. *Developers proposing housing developments will be required to provide a 'Connectivity Statement' confirming and detailing how the development will be provided with internet connectivity that meets the agreed national standard of minimum download speed of 25 Mbps.*

Policy CW 3 Developer Contribution

1. *Proposals for new development of 5 or more dwellings must provide appropriate contributions to new community facilities on-site if appropriate, or directly deliver off-site facilities or a financial contribution to the provision of such facilities elsewhere, as determined by the Local Planning Authority.*
2. *Proposals that will provide appropriate public open space, allotments, sport and recreation facilities will be encouraged. Provision of facilities should include foot paths, linking new developments with other parts of the village where possible.*