



# Ugborough Neighbourhood Development Plan

2017-2032

## Basic Conditions Statement

Town and Country Planning Act 1990 (as amended) Paragraph 8(2) of  
Schedule 4B Statement

Submission Date

Giving our community more  
power in planning local  
development...



# Contents

1. Introduction
2. Content of the Neighbourhood Development Plan
3. Vision
4. Legal requirements.
5. Basic Conditions.
6. Contribution to the Achievement of Sustainable Development.
7. Involvement
8. General Conformity of Development Plan Policies with Strategic National and Local policies.
9. Conclusion

## 1. Introduction

Parish Councils are designated as the Qualifying Body for the purposes of the Town and Country Planning Act 1990 Section 61E (6).

In order to investigate the opportunities offered by the Localism Act 2011 relative to neighbourhood planning Ugborough Parish Council, as a Qualifying Body, established the Ugborough Neighbourhood Planning Working Group (the Working Group) at the Parish Council meeting on 12<sup>th</sup> October 2011. The Working Group is made up of local residents, including Parish Councillors, under the statutory authority of Ugborough Parish Council.

A Neighbourhood Plan covering the area shown in map 1 (LAX polling district) was proposed by the Parish Council in **December 2011** with a view to making a proposal for a Neighbourhood Development Plan (NDP) to South Hams District Council (SHDC). SHDC would provide a liaison officer to provide assistance.

The Parish Council received confirmation of designation of a Neighbourhood Area in **March 2013** and the Working Group was tasked with formulating a Neighbourhood Development Plan in accordance with the provisions of the Localism Act 2011.

This Basic Conditions Statement has been prepared to accompany the Ugborough Neighbourhood Development Plan (the Plan). The Basic Conditions Statement sets out how The Plan has met the legal requirements and basic conditions for producing a NDP for the defined Plan Area within Ugborough Parish.

## 2. Content of the proposed Neighbourhood Development Plan

A number of documents have been produced in order to support the Plan and meet the Basic Conditions. These include:

- (i) **The Ugborough Neighbourhood Development Plan** - the main document which includes policies developed in consultation with the community at various engagement events and workshops.
- (ii) **Consultation Statement** – sets out how the community, and other stakeholders, have been involved in preparing the Plan.
- (iii) **Basic Conditions Statement** - An appraisal of the Plan policies against European Union (EU) and national policies, as well as the strategic policies of SHDC and any other policies and guidance.
- (iv) **Plan Area Character Appraisal**

- (v) Conservation Area Character Appraisal
- (vi) Conservation Area Management Plan

### 3. Vision towards 2032

The Plan policies are designed with the intention of complying with EU, national and local policies and objectives whilst delivering development locally that will respond to the community's vision for the Plan Area.

#### **Our Vision Statement**

*The Ugborough Neighbourhood Development Plan Area sits between the moor and sea with a distinct historic and natural environment and is a strong, balanced, rural community. Our aim is to maintain and enhance its character, support the local community while responding to evolving needs and aspirations and striving towards a sustainable future for all.*

The purpose of the Plan is to encourage any development to be sustainable, to meet the evolving needs and aspirations of the community and to ensure that benefits are channelled for the well-being of all. It provides a holistic approach to improving the quality of life for residents and businesses in the area.

### 4. Legal requirements

The southern part of Ugborough Parish (see map 1) has been designated a Qualifying Area (reference South Hams District Council designation letter) and Ugborough Parish Council is the Qualifying Body.

The Plan relates to planning matters and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The Plan will be in force from the time it is adopted until 2032 and will be reviewed every 5 years, or as the Parish Council see fit, to ensure it continues to serve the purpose of the residents and businesses.

The Plan does not deal with 'excluded development' defined as county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

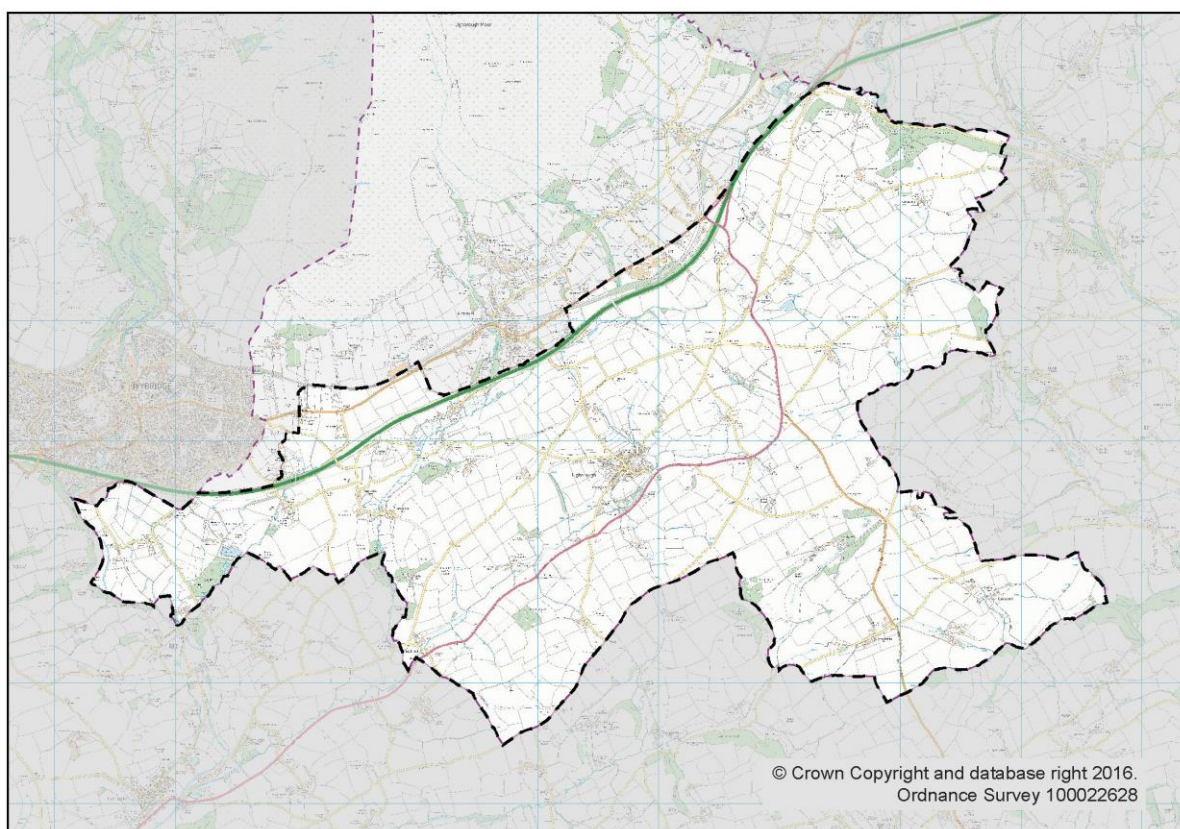
The Plan proposal relates to the designated Neighbourhood Area (as shown in Map 1) as defined within Ugborough Parish and to no other area, and there are no other Neighbourhood Plans relating to that Neighbourhood Area.

The Plan is informed by discussions with various stakeholders, including residents and businesses within the Plan Area, and with neighbouring Town and Parish Councils regarding their aspirations and planning issues of cross-boundary importance.

As shown on map 1, the Plan Area has been defined as that area of Ugborough Parish that lies south of, and outside of, Dartmoor National Park which falls under a different planning authority. Therefore it is not considered that there is any benefit, or authority, in extending the area for the referendum beyond the designated Plan Area.

There are no other prescribed matters.

**Map 1:** The defined Neighbourhood Plan Area



All the documents required by part 5, paragraph 15 of the Neighbourhood Planning Regulations 2012 are included in the submission package for the Plan.

The requirements include provision of the following:

- a) a map or statement which identifies the area to which the proposed NDP relates;
- b) a Consultation Statement;
- c) the proposed NDP; and
- d) a statement explaining how the proposed NDP meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act (The Basic Conditions Statement).

## 5. Basic Conditions

Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012 requires that NDPs must meet the following basic conditions:

- i. The NDP does not breach, and is otherwise compatible with, EU obligations;
- ii. The NDP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);
- iii. The NDP must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority; and
- iv. The making of the NDP contributes to the achievement of sustainable development.

The Plan has been informed by the extant SH Core Strategy and Local Development Framework (LDF) where these are in conformity with the NPPF. The core strategy and LDF are expected to be superseded by the emerging Plymouth and South West Devon Joint Local Plan (JLP) in 2018 and so the Plan has been written to ensure conformity with the JLP policies.

The Ugborough Neighbourhood Development Plan is considered to meet all of the basic conditions and this document is intended to demonstrate this.

## 5(i) Compatibility with EU Obligations.

Because the Plan is a 'theme based' rather than a 'site based' plan SHDC considers the Plan does not require a Strategic Environmental Assessment (SEA) (European Directive 2001/42/EC, Appendix 9).

No housing or commercial sites are allocated in the Plan. However, the Plan recognises that sites may be brought forward for development, subject to compliance with detailed policies in the Plan.

The Working Group has undertaken a wide range of public engagement events, advertising, roadshows, workshops as well as visits to 'hard to reach' local groups, as detailed in the Consultation Statement.

## 5(ii) Regard to National Policies and Advice.

The NPPF provides a framework within which local people, and their accountable Town or Parish Council, can produce their own distinctive NDP and the NPPF must be taken into account in the preparation of NDPs.

It sets out the Government's requirements for the planning system as far as it is relevant, proportionate and necessary to do so.

The NPPF, paragraph 184, states that neighbourhood planning provides a powerful set of tools for local people to ensure they receive the right types of sustainable development for their community.

Paragraph 7 of the NPPF lists three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with

accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

This section demonstrates that the Plan has regard to the elements set out in the NPPF, relevant to the Plan Area, to delivering sustainable development through:

- i. Conserving and enhancing the historic and natural environment.
- ii. Supporting a prosperous rural economy.
- iii. Promoting sustainable transport.
- iv. Delivering a choice of high quality homes, requiring good design.
- v. Promoting a healthy community.
- vi. Meeting the challenge of climate change and flooding.

The Plan, in some policy areas, repeats elements of the NPPF in order to emphasise the importance of these to the sustainability and environmental aspects that are of particular importance within the Plan Area and to the community.

## 6. Contribution to the Achievement of Sustainable Development

The NPPF states a presumption in favour of sustainable development. According to the NPPF, sustainable means ensuring that better lives for the community does not mean worse lives for future generations.

Development means growth. Sustainable development is about positive growth, which allows economic, environmental and social progress for this and future generations. National Planning Practice Guidance (2014) provides further advice on how development should be sustainable and respond to climate change.

NPPF, paragraph 10, requires that plans and decisions take account of local circumstances so that they respond to the different opportunities for achieving sustainable development in different areas. This is an acknowledgement that what constitutes sustainable development will be different in different areas.

The NPPF refers variously to "*positively seeking development opportunities, providing a practical framework for planning decisions, taking a positive approach to sustainable*



*new development, and for neighbourhood plans they must be practical and deliver the sustainable development that communities need."*

## 7. Involvement

The Plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying Consultation Statement.

The Plan has been consulted on as required by the Neighbourhood Planning (general) Regulations 2012 and responses have been recorded and changes made as described in the Consultation Statement.

The Consultation Statement has been prepared by members of the Working Group and meets the requirements set out in Paragraph 15 (2) of the Regulations. In this regulation 'consultation statement' means a document which:

- a) contains details of the persons and bodies who were consulted about the proposed NDP;
- b) explains how they were consulted;
- c) summarises the main issues and concerns raised by the persons consulted; and
- d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed NDP.

The Working Group has written the content of the Plan and engaged and consulted throughout the whole process using focus groups and larger public engagement events, roadshows and workshops as detailed in the Consultation Statement.

The Working Group has used a variety of means of engaging with the community of the Plan Area. This has included open public meetings and a variety of questionnaires including:

- a questionnaire to the whole Parish that resulted in the establishment of the focus groups in January 2013(161 responses);
- a car parking survey of Ugborough village residents in January 2014 (100 responses);
- a youth group questionnaire;
- questionnaires at Ugborough Fair Days (30 responses in July 2014);
- questionnaire at roadshows in September 2013; and
- Workshops in January 2014 (85 attendees from the Plan Area).

There were also specific approaches made to different community groups seeking their views.

The Working Group held road shows throughout the village in order to contact as many people as possible and ensure everyone was able to access information. A large email group was established of interested people who were kept up to date on developments.

The focus groups were set up as a response to areas highlighted in the January 2013 questionnaire as requiring further investigation and these groups then developed their own questionnaires, held regular meetings and collated information.

The Working Group reports regularly to the Parish Council who, in turn, includes a regular monthly report in the Parish Newsletter. The Plan was also the main topic at the 2015 Annual Parish Meeting and discussed at the 2016 and 2017 Parish Meetings.

The Annual Ugborough Village Fairs in July 2013 and July 2014 were an opportunity to tell the community how the Plan was developing and gather their views. There have also been regular displays in the Ugborough Village Bus Shelter.

Originally information on the Plan was publicised through the Parish Council website. However, in late 2014, an independent web site ([www.ugboroughplan.org](http://www.ugboroughplan.org)) was established for the Plan and Twitter and Facebook accounts were set up to help spread information and gather views. These linked into the new village website that was established in early 2015. The Plan website kept people up to date with the progress of the Plan as well as including minutes of meetings and links to wider information about the Plan development process as a whole.

In January 2015 two engagement workshops were held to further explore the emerging themes with members of the community and to gain feedback on relative importance and priority areas. The outcome of these workshops led to the production of an Interim Report distributed by hand to all households in the Plan Area in March and April 2015.

These activities informed the Working Group throughout the Plan development period, allowing the Group to continuously assess environmental, economic and social benefits and impacts of the Plan.

Since the Interim Report the Working Group has been preparing both background supporting material and the policies for the Plan which was presented to the Parish Council in January 2016.

Assistance and workshop support has been provided externally by (Mary Ann Nosset and Clare Wright) consultants from CSP (*Community Spirit Partnership CIC*).

The NPPF, paragraph 183, states neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parish Councils and neighbourhood forums can use neighbourhood planning to set planning policies to determine decisions on planning applications.

The use of the adjective “general” has been considered to introduce a degree of flexibility, although not unlimited, within the Plan; “*Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan*” (NPPF, paragraph 184).

The process of preparing a NDP is undertaken by the community and is intended to be a locally driven process rather than one which is undertaken by the Local Authority. As such it is a significant voluntary undertaking for a local community and one that is not made lightly. To be worth this effort and time, the content of a NDP must be sufficiently different from the Local Plan so that, whilst not undermining the overall strategy (NPPF, paragraph 184), it provides for decision making that would not otherwise be possible without a NDP.

## **8. Conformity of the Plan Policies with Strategic National and Local Policies**

This section describes the Plan objectives, reasoned justification and resulting policies and how they are aligned with national and local policy frameworks. It demonstrates that the Plan has regard to the elements set out in the NPPF, relevant to the Plan Area and to delivering sustainable development through policies for:

- i. Conserving and enhancing the historic and natural environments.
- ii. Supporting a prosperous rural economy.
- iii. Promoting sustainable transport.
- iv. Delivering a choice of high quality homes, requiring good design.
- v. Promoting a healthy community.
- vi. Meeting the challenge of climate change and flooding.

## 8(i) Conserving and enhancing the historic and natural environment.

The overall vision for Plan Area is for it to continue to thrive; meeting the changing needs of the community whilst preserving the distinctive character, landscape, and setting of the Plan Area that has evolved over time.

*'The Ugborough Neighbourhood Development Plan Area sits between the moor and sea with a distinct historic and natural environment and is a strong, balanced, rural community. Our aim is to maintain and enhance its character, support the local community while responding to evolving needs and aspirations and striving towards a sustainable future for all.'*

The Plan objectives and policies collectively support this vision.

One outcome of all the consultations was the recognition of the importance of the characteristics and heritage of the Plan Area.

Paragraphs 109 to 126 of the NPPF cover "Conserving and enhancing the natural environment" and Paragraphs 126 to 141 cover "Conserving and enhancing the historic environment". The SHDC Local Development Framework, Development Policies Development Plan (2010) sets out in DP6 specific policy relating to the historic environment. The emerging Joint Local Plan sets out in DEV21 and DEV22 specific policies relating to conserving the historic environment and development affecting the historic environment.

In line with the NPPF and SHDC policy, the Plan sets the following objective:

**The intention is to conserve and enhance the character and heritage of the Plan Area, in particular historic features by:**

- **conserving the characteristics and heritage of the different settlements in the Plan Area.**
- **maintaining the shape and character of Ugborough village, for example the distance of buildings from the central Square with no excessive development in one direction, and the existing street form;**
- **protecting and enhancing landscaping, green infrastructure and strip field systems; and**
- **protecting and enhancing the natural environment, including hedgerows.**

Ugborough village has a conservation area along with several historic and listed buildings and structures. There are also other historic and listed buildings and structures throughout the Plan Area.

The Plan Area and Ugborough Village Conservation Area Character Appraisals describe the key features that create the special interest and characterise the distinctive appearance of the Plan Area and Conservation Area.

The community consider it extremely important that any new development protects the principal views and vistas and rolling countryside in the Plan Area. The undulating nature of the Plan Area and the variety of views and vistas are seen as an important and valued characteristic.

### **Biodiversity**

Within the Plan Area there are no Sites of Special Scientific Interest or special conservation areas, no national or international conservation sites or specific conservation target areas. However, the area does contain some protected species such as bats, owls and dormice.

The NPPF requires that planning policies minimise negative impacts on biodiversity and, where possible, enhance it. (NPPF paragraphs 9, 17, 109, 113, 114, 116 to 119 and 157). The Plan supports the NPPF and SHDC policies to ensure the continued protection of any protected and rare species and a wide range of internationally, EU and UK protected species and local species present in the Plan Area. The intention is to ensure that any development in the Plan Area has the least impact on biodiversity and, where possible, enhances it in accordance with best practice and legislation.

Under the Biodiversity Duty introduced by the Natural Environment and Rural Communities (NERC) Act 2006, part c 16, Section 40: "Every public authority must, in exercising its function, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."

(<http://www.legislation.gov.uk/ukpga/2006/16/section/40>) Moreover, biodiversity is recognised by the Department for Environment, Food and Rural Affairs (DEFRA) as 'a core component of sustainable development, underpinning economic development and prosperity and has an important role to play in developing locally distinctive and sustainable communities.' (DEFRA: Guidance for Public Authorities in implementing the Biodiversity Duty, 2007, [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69311/pb12585-pa-guid-english-070516.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69311/pb12585-pa-guid-english-070516.pdf)) This duty requires consideration of biodiversity to be embedded as an integral part of policy and decision making which needs to visibly contribute to achieving the national Government's Biodiversity 2020 strategy. (<https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services>)

The SHDC Local Development Framework, Development Policies Development Plan (2010) sets out in detail specific policies relating to biodiversity, namely Development Policies DP2, Landscape Character and DP5, Biodiversity and Geological Conservation. The emerging Joint Local Plan contains specific policies relating to biodiversity, namely DEV24, landscape character, DEV28, protecting and enhancing biodiversity and geological conservation, and DEV30, trees, woodlands and hedgerows.

The Plan policies that seek to conserve and enhance the historic and natural environment, and ensure minimum impact on biodiversity are **UG1, UG2, UG11, UG12 and UG13.**

Ugborough NDP Policy	SHDC Local Development Framework, Core Strategy (2006)	SHDC Local Development Framework, Development Policies Document (2010)	Emerging Plymouth and South West Devon Joint Local Plan (2017)	NPPF paragraphs
<b>UG1 Historic and environmental features (heritage)</b>	CS10	DP6	DEV21, DEV22	109-125 & 126 - 141
<b>UG2 Skyline and other views and vistas</b>			DEV24	59
<b>UG11 Landscape and built environment character</b>	CS10	DP2, DP5, DP6	DEV21, DEV22, DEV27, DEV28, DEV30	9; 17; 58 -68; 109; 113; 114; 116-119; 157.
<b>UG12 Design</b>	CS7	DP1	DEV20	56 - 68
<b>UG13 Conservation Area</b>		DP6	DEV21, DEV22	17;64;67

## 8(ii) Supporting a prosperous rural economy.

Paragraph 28 of the NPPF states that:

*'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.'*

In line with the NPPF and emerging Joint Local Plan policy DEV15, supporting the rural economy, the Plan sets the following objectives in order to support a prosperous rural economy:

- **Support the continuation and development of small rural businesses employing local people as far as possible in order to provide opportunities for those living in the area. This includes enhancing the viability of farming and other land-based rural enterprises by supporting business diversification.**
- **Promote Ugborough Village and the Plan Area as a base from which to explore Dartmoor and the coast.**

**Rural businesses and farming diversification** - the intention is to:

- support the farmed countryside and agriculture as a viable industry sector in the Plan Area by supporting the farming community including respecting the frequent movement of farming vehicles and farm animals, and understanding that farmed land is the equivalent of an industrial shop floor;

- support existing rural businesses and encourage growth and sustainability, as well as encourage and support appropriate new initiatives. This includes supporting small scale rural enterprise and diversification that is appropriate for the local roads, landscape and attractiveness of the Plan Area. At the same time, it is important that new isolated businesses are not generated in the open countryside; and
- do nothing to create barriers to the local economy.

**Attracting visitors to the Plan Area** - the intention is to:

- protect and enhance the features within the Plan Area which attract visitors to the area;
- publicise the Plan Area as an all year round base for visitors through better advertising and encouraging new sustainable initiatives;
- review and provide new information for visitors and residents in order to promote the Plan Area as a year round base from which to explore South Devon, Dartmoor, the coast and the surrounding areas;
- support a range of rural businesses that provide accommodation, facilities and services for visitors to the Plan Area including those providing overnight accommodation, pubs and restaurants; and
- ensure any new development enhances the unique characteristics of the Plan Area and does not adversely impact on existing public rights of way so that these remain open to all users.

The farming communities are an important and viable business sector and it is essential to support both the existing rural businesses as well as encouraging growth and diversification. Many of the farms within the Plan Area are family run concerns and family members are keen to continue to work in the agricultural sector. Therefore, new businesses have been established in agricultural contracting, horse fodder and wood chipping. The community have said they wish to support the diversification of farms. There are also a number of other business within the Plan Area, including Wrangaton Business Park, equestrian centres, a repair garage and public houses.

**New technologies**

The NPPF states, paragraph 42, *“advanced high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.”*



Slow broadband internet connections effects the ability of some residents in the Plan Area to access information, particularly those in outlying areas. It also impacts on the performance of rural businesses that rely on broadband as a key means of communication. This is not ideal for attracting new businesses or for growth in existing ones.

Initiatives will be encouraged that would improve the coverage and speed of broadband within the Plan Area and the potential for local businesses, homes workers and general internet users to benefit from high speed broadband and other emerging technologies.

The Plan policies that seek to build a strong economy consistent with existing strengths and locally appropriate opportunities are **UG15** and **UG16**.

<b>Ugborough NDP Policy</b>	<b>Emerging Plymouth and South West Devon Joint Local Plan (2017)</b>	<b>NPPF paragraphs</b>
<b>UG15 Rural Businesses</b>	DEV15	28, 42-46
<b>UG16 Visitors to the Plan Area</b>		28

### **8(iii) Promoting sustainable transport.**

Paragraphs 29 to 41 of the NPPF, Promoting sustainable transport, states that:

*“Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.”*

In line with the NPPF, paragraphs 32 and 34, SHDC Core strategy, SO13 and SO14, and emerging Joint Local Plan DEV31, the Plan sets the following objective:

**To improve traffic management within the Plan Area by recognising the character, capacity and constraints of the roadways serving the Plan Area.**

The intention is that any new development does not worsen, and if possible improves, traffic flow in the Plan Area, and particularly in Ugborough village and the lanes serving it. Thereby, maintaining a safe environment for pedestrians (particularly children), horse-riders, livestock movements, cyclists and other road users.

This will be achieved by ensuring that:

- any new development has access to a sustainable transport infrastructure including walking, cycling, horse riding and public transport;
- any new development has safe vehicular and pedestrian access and promotes pedestrian safety; and
- local bus services and connections with other services are supported and maintained.

Due to its rural location the connectivity beyond the Plan Area for commuting and access to services is a key issue and public transport in and through the Plan Area is limited. Ugborough village is served by bus only one day a week and narrow, steep lanes throughout the Plan Area hinder walking to the only convenient and regular public transport over 1 mile away.

Lanes in the Plan Area have no pedestrian zones and pavements are very limited within Ugborough village and surrounding hamlets. Certain lanes are also being declassified and will no longer be maintained.

For most people living in the Plan Area the car has become the principal mode of transport. This has become increasingly the case over the last 20 years as many people now commute to work outside the area.

During school terms buses, as well as private vehicles, are used to convey schoolchildren to and from Ugborough village, both transporting children to and from the local Ivybridge schools and bringing them in to the village to the primary school and preschool. Increasingly, greater use is being made of internet shopping and this has led to an increase in home deliveries leading to more and larger vehicles on lanes and streets.

All these factors have led to more congestion on lanes and roads into and through Ugborough village.

The Plan policies that seek to minimise transport and traffic flow issues and promote sustainable transport are **UG3 and UG14**.

Ugborough NDP Policy	SHDC Local Development Framework, Core Strategy (2006)	SHDC Local Development Framework, Development Policies Document (2010)	Emerging Plymouth and South West Devon Joint Local Plan (2017)	NPPF paragraphs
UG3 Traffic Flow	SO13, SO14, CS8	DP7	DEV31	30, 32, 34, 35, 39
UG14 Sustainability		DP7	DEV31	32, 35

## 8(iv) Delivering a choice of high quality homes.

The NPPF, paragraphs 50 and 55, attaches great importance to the delivering of a choice of high quality homes through sustainable development, particularly in rural areas, and advocates a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes).

The Plan has regard to the NPPF, SHDC Core Strategy, SHDC Local Development Framework policies (where they are in conformity with the NPPF) and emerging Joint Local Plan policies in setting out clear housing policies that seek to deliver appropriate provision of new high quality homes to meet identified local need. (See table below for list of relevant policies.)

The Plan sets the following housing objective:

- **Provide new homes that respond to the need identified within the Plan Area ensuring the quantity, quality, location, type and tenure of any new homes meet the criteria set by those living in the Plan Area and are consistent with the emerging Joint Local Plan.**
- **Deliver new homes over the period of the Plan in line with historic growth trend (currently an average of 3 new homes per year).**
- **Deliver a mix of housing that meets the needs of all sections of our community.**

The Plan seeks to provide new homes to deliver:

- the identified housing need;
- the continuation, as far as possible, of the historic trend in growth over the last 20 years, while recognizing that there may be fewer opportunities for infill and conversion of farm buildings over time and that development may be in small pockets in sustainable locations; and
- the proportionality of growth to existing housing stock.

The new housing will be made up of a variety of housing:

- Small pockets of development including affordable homes, self-build and open market housing. This will be within or close to the existing boundaries of settlements, with consideration given to access to major roads, public transport and key services.
- Conversions of redundant farm buildings.
- Infill of single dwellings where appropriate.

All new housing will also be expected to conform to the criteria in the relevant housing policies, e.g. quality of design and sustainability factors. The expectation is that many of these new homes will be spread throughout the Plan Area as has happened historically. The community wishes to focus on development where it is needed, e.g. close to land based businesses, and where there are good services such as good road access, power, water, drainage, broadband and access to public transport.

Small scale development, defined in the Plan as less than 10 in any one place, will deliver the Plan Area's needs and is in keeping with historic growth trends. The Plan positively supports development whilst recognising that larger development will be limited by access and topography to sustainable locations, such as the sites at Filham in the west of the Plan Area identified within the emerging Joint Local Plan.

Affordable housing is sought as an integral part of any development of three or more, with each site generating at least 35% affordable homes to meet local need. Although the emerging JLP proposes 30% affordable housing, the Ugborough Neighbourhood Development Plan requires 35% in order to ensure there are sufficient affordable homes to meet need within small scale developments.

The Plan sets out the following policies that aim to provide a quantum of housing which more than meets local need through a wide choice of high quality homes, **UG4, UG5, UG6, UG7, UG8, UG9, UG10, UG11, UG12, UG13 and UG14.**

<b>Ugborough NDP Policy</b>	<b>SHDC Local Development Framework, Core Strategy (2006)</b>	<b>SHDC Local Development Framework, Development Policies Document (2010)</b>	<b>Emerging Plymouth and South West Devon Joint Local Plan (2017)</b>	<b>NPPF paragraphs</b>
<b>UG4 Small scale housing developments of less than 10</b>	CS7	DP1	TTV30, TTV31 SO9, SO10, SO11	50
<b>UG5 Infill sites</b>				
<b>UG6 Conversion of farm buildings</b>				28, 51, 55
<b>UG7 New affordable housing</b>			TTV8, TTV9 DEV9	50, 54
<b>UG8 Local connection</b>				55
<b>UG9 Self-build/custom build</b>			DEV9	50
<b>UG10 Older persons' housing</b>		DP11	DEV9	50
<b>UG11 Landscape and built environment character</b>	CS9	DP5, DP6	DEV21, DEV22, DEV27	58
<b>UG13 Conservation Area</b>		DP6	DEV21, DEV22	
<b>UG14 Sustainability</b>			DEV31, DEV32, DEV33, DEV37	100 -103

## 8(v) Requiring Good Design.

The NPPF, paragraphs 56 to 68, attaches great importance to the design of the built environment and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area.

*"Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics whilst avoiding unnecessary prescription, detail or imposed architectural style or taste."*

The Plan also has regard to SHDC Core Strategy, CS7, Local Development Framework, DP6, and emerging Joint Local Plan policies, DEV20, DEV21 and DEV22, in setting out criteria for high quality design appropriate for the environment.

The intention is to promote high quality design throughout the Plan Area. New buildings, or changes to existing ones, must add value to the existing landscape, heritage and history of the Plan Area. New development will be encouraged to deliver a creative and high quality standard of design, which sits comfortably with the existing built and natural environments.

The Plan expects new development to be designed to a high quality and respond to the local heritage and distinctive character which reflects the identity and context of the Plan Area and Ugborough village. The Plan has therefore had regard to the NPPF in setting out clear design policies that seek to reinforce local distinctiveness.

The Plan refers to the distinctive rural character of the Plan Area, as described in the Plan Area Character Appraisal. The Plan seeks to promote and reinforce this local distinctiveness. The Plan also describes some of the distinctive characteristics of Ugborough village including the Conservation Area (see Conservation Area Character Appraisal).

The Plan therefore places a strong emphasis on design and interpreting the community's desire to ensure that new development responds to the local character of the Plan Area's built and natural environment.

The policies that seek to secure good design are **UG12 and UG13**.

Ugborough NDP Policy	SHDC Local Development Framework, Core Strategy (2006)	SHDC Local Development Framework, Development Policies Document (2010)	Emerging Plymouth and South West Devon Joint Local Plan (2017)	NPPF paragraphs
UG12 Design	CS7		DEV20	58-64
UG13 Conservation Area		DP6	DEV21, DEV22	

## 8(vi) Promoting a Healthy Community.

The NPPF provides the policy context in relation to three key types of community facility:

- a. community facilities such as meeting places, sports venues and places of worship
- b. education facilities
- c. open space

The NPPF sets out requirements for sustaining a healthy community (paragraphs 69 to 78). The NPPF specifically covers open areas and green spaces (paragraphs 74 to 78) and states, in paragraph 76:

*"Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances."*

*"Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services".*

The Plan has regard to the NPPF, SHDC Core Strategy, CS8, Local Development Framework, DP8, and emerging Joint Local Plan policies, DEV1, DEV3, DEV29 and DEV32, in setting out clear objectives and policies that seek to retain community facilities and to promote a healthy local community. The Plan sets the following objectives in relation to community well-being:

**Ensure Ugborough village continues to be an active, attractive and safe hub supporting the community, i.e. people within the Plan Area.**

**Maintain the physical and social linkages between the village and outlying areas. These are key aspects of the heritage of the Plan Area and appropriate infrastructure, such as road and footpaths links and community spaces and buildings, is necessary to maintaining an inclusive, vibrant, diverse and coherent community.**

The intention is to preserve the atmosphere of the Plan Area by maintaining an inclusive, vibrant, diverse and cohesive community and ensuring that Ugborough village continues to be an active, attractive and safe hub supporting the community and to:

- ensure any new development within the Plan Area encourages and sustains an environment that contributes to the health and well-being of all residents taking into account the particular needs of rural communities; and
- provide and sustain activities that encourage and contribute to the health and wellbeing of all residents and ensure that access to facilities and the natural environment are developed and maintained so that they promote the health and well-being of the community.

The church, village hall and activities and events such as Ugborough Sustainable Saturday, church coffee mornings and various clubs help ensure an active, vibrant and cohesive community.

There is public open space, such as Ugborough village playground, allotments, Filham Park and Erme Fields, located within the Plan Area. The Plan Area also benefits from a large number of public footpaths and access to Dartmoor is within easy reach, all of which contribute to promoting a healthy community.

The continuation of the provision of education facilities and having a strong education system for young children is an attractive element of village life and important for attracting young families to the Plan Area. Ugborough village benefits from established educational facilities in the Ugborough School and Ugborough and Bittaford Preschool.

The Plan identifies specific needs for the provision of community facilities and open space and policies **UG14** and **UG17** seek the provision and retention of community facilities and open space. Ugborough Parish has an Open Space, Sport and Recreation Plan which sits alongside this NDP.



Ugborough NDP Policy	SHDC Local Development Framework, Core Strategy (2006)	SHDC Local Development Framework, Development Policies Document (2010)	Emerging Plymouth and South West Devon Joint Local Plan (2017)	NPPF paragraphs
UG14 Sustainability		DP8	DEV32	69 - 78
UG17 Community facilities	CS8	DP8	DEV1, DEV3, DEV29	69 - 78

## 8(vii) Meeting the Challenges of Climate Change and Flooding.

Whilst the NPPF, SHDC Local Development Framework (DP4) and the emerging Joint Local Plan (DEV37) set out clear policy approaches to meeting the challenge of climate change nationally and in South Hams, the Plan has considered climate change, and associated factors such as flood risk, at the local level.

The Plan therefore has regard to the NPPF in setting out a local approach to help meet the challenge of climate change and flooding as part of the Plan's approach to sustainability.

The allocation of any site(s) for new housing development in the Plan Area should ensure that developments avoid flood risk areas and incorporate appropriate drainage to reduce the risk of flooding, not just to the development itself but also to surrounding areas and properties and to downstream properties.

The UNDP sets the following policies for dealing with Climate Change and Flooding, **UG11 and UG14**.

<b>Policy</b>	<b>SHDC Local Development Framework, Core Strategy (2006)</b>	<b>SHDC Local Development Framework, Development Policies Document (2010)</b>	<b>Emerging Plymouth and South West Devon Joint Local Plan (2017)</b>	<b>NPPF paragraphs</b>
<b>UG11 Landscape and built environment character</b>		DP4	DEV37	93 - 104
<b>UG14 Sustainability</b>	CS11	DP4	DEV37	93 - 104

## 9. Conclusion.

The Working Group considers that the Ugborough Neighbourhood Development Plan, and the policies it contains, meets the Basic Conditions as set out in Schedule 4B to the Town and Country Planning Act 1990.

It is therefore our belief that the Ugborough Neighbourhood Development Plan complies with Paragraph 8(1) (a) of Schedule 4B of the Act.

## ANNEX 1 - Ugborough Neighbourhood Development Plan policies

### **UG1: Historic and Environmental Features**

Development will be supported where it:

- makes the most of opportunities to draw on the contribution made by the historic environment to the character of the place and communities it sustains;
- takes account of the desirability of making a positive contribution to local character;
- respects the local character of the surroundings and takes every opportunity, through use of design and local materials, to reinforce local distinctiveness; „
- does not dominate the views of the landscape or the view of the Grade 1 listed Church of St Peter;
- respects the unique character of the natural environment; and
- can demonstrate that it respects and positively responds to identified listed buildings and vernacular features within the Plan Area.

### **UG2: Skyline and Other Views and Vistas**

Development will be supported where it maintains the distinctiveness and character of local skylines, views and vistas.

All development should meet the following criteria:

- does not spoil the skyline;
- does not spoil the views and vistas within the Plan Area (see map on page 33 and character appraisal); and
- does not spoil the setting of Ugborough village nestling in the valley as epitomised by the views of the village from near and afar.

### **UG3: Traffic Flow** (see also UG4)

New development should be associated with a settlement and in a location that allows safe, direct and unhindered access to the A3121 and B3213, leading to the A38, in order to minimise additional traffic on the lanes around and streets within that settlement.

Proposals for any new development must include a proportionate assessment of:

- the level of traffic the development is likely to generate;
- the potential impact of this traffic on safety of pedestrians, horse-riding, cyclists and farm animal movements;
- the potential impact on parking and congestion within the Plan Area;
- traffic noise; and
- measures needed to mitigate any impacts.

### **UG4: Small Scale Housing Developments of less than 10**

Any proposed housing development must meet the criteria contained within policies UG1, UG2, UG3, UG11, UG12, UG13 and UG14.

Small scale development of less than 10 would in principle be supported in line with historic growth trends subject to meeting the criteria contained within policies UG1, UG2, UG3, UG11, UG12, UG13 and UG14.

Any site put forward for larger development (more than 10) must have due regard to the sustainability criteria and must take account of the need for access to public transport, to major roads such as the A38 and to other local services.

All new development of 3 or more should deliver at least 35% affordable housing.

All new developments will be subject to section 106 contributions appropriate to the impact of the development.

#### **UG5: Infill Sites**

The use of individual plots where appropriate is encouraged, providing the development complies with planning policy and the relevant policies in this Plan.

Small scale residential development of less than 10 or single new homes on infill and redevelopment sites will be supported subject to:

- proposals being well designed and meeting all relevant requirements set out in other policies in this Plan, and where such development;
- fills a small, restricted gap in the continuity of existing frontage of buildings or on other sites within a built-up area where the site is closely surrounded by buildings; and
- where the development is not subject to any highways access constraints both during and after completion.

#### **UG6: Conservation of Farm Buildings**

Where the development needs planning permission then it must also meet the criteria in policies UG11, UG12, UG13 and UG14.

Planning proposals for conversion of redundant farm buildings into accommodation for family, holiday lets or workshops will be supported subject to the following criteria:

- it is complementary to and does not prejudice any viable agricultural operations on a farm and other existing viable uses;
- the form, bulk and general design of the building is in keeping with its surroundings and the proposal and any associated development will not harm its landscape setting;
- it protects the distinctiveness and character of local skylines, views and vistas;

- the building is capable of conversion without losing its historical or vernacular significance;
- it will not damage the fabric or character of any traditional building and, in the case of a listed building, the proposal will not damage the architectural or historic merit of the building or its setting; and
- the building is part of a farmstead and not in an isolated position.

#### **UG7: New Affordable Housing**

In the event of a site being brought forward for development that meets all the criteria in UG4 the following criteria must be met:

- „all new development of 3 or more should deliver at least 35% affordable housing.
- the proposals contribute to meeting the affordable and social-rented needs of people with a local connection; and
- the development is subject to an agreement which will ensure that it remains as affordable housing for people with a local connection in perpetuity (see UG8).

#### **UG8: Local Connection**

This Plan wishes that those in housing need and have a local connection are given higher priority for affordable and social rent housing than those with no local connection. Affordable Houses shall only be sold to or let to and occupied by people (and their Household) whose housing need is not met by the market and who meet one or more of the following criteria:

- have lived in the Plan Area for the last 5 or more years; or
- have worked in permanent employment in the Plan Area for the last 5 or more years; or
- have grown up in the Plan Area (defined as having spent 10 of their first 16 the Plan Area);
- have a close family member living for a minimum of 5 years permanently and continuously in the Plan Area.

Where such a person cannot be found, Affordable Houses may then be sold to or let to and occupied by persons (and their Household) whose housing need is not met by the market and has an area local connection within Ugborough Parish, adjacent Parishes or a South Hams local connection.

Occupation of the Affordable Housing built in the Plan period will be controlled and managed by a registered provider or other bona fide housing provider to ensure that the benefits of Affordable Housing are enjoyed by all subsequent as well as initial occupiers. Note Adjacent Parishes are defined as: Modbury, Ermington, South Brent, Harford, North Huish and Ivybridge Town.

#### **UG9: Self Build/ Custom Build**

Self-build is a possible low cost route to affordable housing. Proposals for self-build or custom build schemes will be supported where the location and nature of the proposed development is appropriate and subject to UG4, UG5, UG11, UG12, UG13, UG14 and the following criteria:

- dwellings can only be built on these sites by individuals, builders or developers acting on behalf of individuals or a community group of individuals;
- dwellings can only be built for owner occupation;
- self-build properties will still need to conform to the policy criteria set out in the rest of this Plan;
- landowners or developers who have an interest in a site which is designated for self-build may undertake activities to sub-divide the site into plots and provide supporting infrastructure such as roads and services;
- approval of the site layout/density will need to be obtained from SHDC prior to these activities taking place; and
- individuals who wish to purchase a self-build plot must:
  - demonstrate that they have a local connection; and
  - demonstrate that they intend to live in the property once it is complete.

#### **UG10: Older Persons Housing**

The demographic trend nationally and locally points to an ageing population and the ratio of older to younger people is set to rise. The demographic trend in the Plan Area (see 2001 and 2011 census data for Ugborough Parish, page 15) is similar to that nationally, i.e. the proportion of those over 85 years is likely to double over the next 20 years and nearly treble in the next 30.

The community have said they would like more accommodation that enables older people to remain within the community. It is clear from consultation with the community that the mix of ages contributes to the vibrancy that characterises the atmosphere of the Area.

The consultation suggests that some people either have, or foresee a time when they will have, a need to modify their accommodation to either remain themselves or to accommodate older relatives in an appropriate way.

Planning proposals to extend or sub-divide existing dwellings to provide additional and suitable accommodation for an older person or infirm dependent will be supported subject to the following criteria:

- such accommodation should be ancillary to the main dwelling and should not be a separate dwelling;
- it does not have an unacceptable impact on the visual or landscape amenity value; and
- it meets the identified need of an older local person or a person having additional needs who can no longer live alone.

#### **UG11: Landscape and Built Environment Character** (see also UG1)

In conjunction with criteria on landscape character and built character, this policy contains criteria seeking to avoid detrimental impacts on biodiversity. Any proposals for new development within the Plan Area are subject to the following criteria:

- The proposals sit well within the surrounding rural landscape and the landscape setting of any settlement in the Plan Area. This includes consideration of the relationship to local features such as:
  - the openness of the surrounding landscape;
  - the backdrop to the building including landscape features such as hedges, walls, strip fields, streams, routes and built forms; and abutting features.
- „The proposed development must be appropriate in terms of its scale, character and location with the settlement to which it is associated; and
- The proposed development will respect the setting of any affected listed building. Where the proposed development is within a hamlet or farmstead, it must conserve or enhance the characteristics of the hamlet or farmstead or the character of buildings within the hamlet or farmstead.

The proposed development must conserve or enhance the surrounding rural landscape and the landscape setting of any settlement in the Plan Area.

The proposed development must improve or conserve biodiversity and ecology of the surrounding landscape and should seek to protect and, where possible, enhance wildlife value on the application site, surrounding sites and wildlife corridors.

#### **UG12: Design**

All new development should demonstrate good quality design and respect the character and appearance of the surrounding area. Development will be supported where it takes opportunities available for enhancing the local character and quality of the area and the way it functions. A central part of achieving good design is responding to and integrating with local surroundings and landscape context as well as the built environment through:

- achieving high quality design that respects the scale and character of existing and surrounding buildings;
- supporting innovative, original and excellent sustainable design;
- respecting established building set back and arrangements of front gardens, walls, railings or hedges;
- ensuring proposals relate to established plot widths within streets where development is proposed, particularly where they establish a rhythm to the architecture in a street;
- using good quality materials that complement the existing palette of materials;
- ensuring safe access and egress for pedestrians, cyclists and other road users;
- meeting the requirements of 'Secured by Design' to minimise the likelihood and fear of crime.

- providing at least two parking spaces of sufficient size per unit plus additional visitors parking. This is an essential requirement due to the lack of public transport in most of the Plan Area and, therefore reliance on private cars, and limited road parking;
- providing adequate refuse and recycling storage incorporated into the scheme to minimise visual impact;
- adopting the principles of sustainable urban drainage; and
- innovation to achieve low carbon sustainable design and construction.

**UG13: Conservation Area** (Cross reference UG1)

**Also Reference Conservation Area and Plan Area Character Appraisals.**

Any new development within the Conservation Area, or adjoining the Area, should take account of those qualities which create the unique character and atmosphere of the Area and must ensure that residents in the conservation area are not disadvantaged or lose existing amenities (e.g. parking).

Any new development must demonstrate that it respects and positively responds to the conservation area and identified listed buildings (refer NPPF 137 and 138) and will be subject to the following criteria (see Conservation Area Character Appraisal and Management Plan, [www.ugboroughplan.org](http://www.ugboroughplan.org)):

- maintenance of the overall symmetry of the Conservation Area with any development, as far as possible, radiating out from the central Square;
- development must not adversely impact on the dominant view of the Church;
- maintenance of the visual order and cohesiveness of the street scene, for example by ensuring roof ridges follow the line of the street so that eaves, rather than gables, face forward;
- street level boundaries in keeping with those of surrounding buildings, for example constructed from stone or hedging; roofing materials in keeping with that of surrounding buildings, for example natural or imitation slate;
- elevations of natural stone, slate hung or colour washed over a render coat;
- no additional signage, street markings or street lighting; and
- provision of at least two parking spaces of sufficient size per unit plus additional visitors parking where the development is more than one unit.

Development in or around Ugborough village must protect the existing pedestrian connections within the built up area of Ugborough village. Any development on the limits of Ugborough village should integrate with existing connections to Ugborough village square.

Where development takes place beyond and separated from the links to the square it shall form its own focal point which is itself connected to a route to the square by pedestrian links.

**UG14: Sustainability**

Any proposals for new development will be subject to the following criteria:



- development in areas at risk of flooding should be avoided by directing development away from areas at highest risk and by applying the sequential test. Where development is necessary, making it safe without increasing flood risk elsewhere. (reference Environment Agency map, page 68 of this Plan and NPPF, paragraph 100 to 103);
- demonstration of how connection will be made to services including power, waste disposal, drainage and telecommunications as a minimum;
- protecting/enhancing the water environment throughout the Plan Area;
- consideration of access by demonstration that:
  - there are no constraints to safe access for pedestrians, cyclists and motor vehicles and, as appropriate to its scale and location, proposals which enhance the attractiveness and maximise opportunities for walking and cycling;
  - the increase in traffic in and around Ugborough village will not provide a constraint to safe and unimpeded access for motor vehicles, cyclists and walkers;
- consideration of parking by demonstration that:
  - there will be no increased demand on public parking in the lanes and streets in and around Ugborough village as a result of the proposed development. This is due to the reliance on public parking by many of the current residents of the village who have no private parking;
  - the availability of public parking within Ugborough village, i.e. in the square or surrounding streets, will not be reduced;
  - there will be no requirements for parking restrictions in Ugborough; and
- consideration of the specific issues of living in a rural area and promotion of the health and well-being of all the residents regardless of age or ability by demonstrating:
  - how the development will encourage and sustain an environment that contributes to the health and well-being of all residents;
  - how the development will enhance and enable access to open spaces or the natural environment, green spaces and facilities that promote an active, healthy lifestyle for all ages and abilities. (see UG17).

#### **UG15: Rural Businesses**

Planning proposals for the diversification of agriculturally based industries and other existing land based and rural businesses will be supported subject to the following criteria:

- any new building must conform to high quality design (see housing policy UG12);
- the design and volume of any extension should be consistent with the historic development at that location and present a satisfactory composition;

- the diversification must not compromise residential amenity as defined in **SHDC policy, DP3** residential amenity, and road safety;
- the diversification must not result in an isolated development in the open countryside; and
- the development does not cause coalescence between adjacent businesses.

Diversification and new business must conform to NPPF policies, SHDC policies and relevant Ugborough NDP policies and must not compromise the environment, landscape and overall rural character of the Area.

#### **UG16: Visitors to the Plan Area**

Any planning proposals for the development of facilities for visitors, relating to land both inside and outside settlement boundaries, will be supported providing they:

- demonstrate that the use proposed will not have an adverse impact on the rural landscape but will promote the unique characteristics of the area;
- do not cause inappropriate development of smaller settlements; and
- meet the relevant criteria in all other Plan policies.

#### **UG17: Community Facilities**

In order to protect access to community services the change of use or redevelopment of a local facility will not be permitted unless:

- a. there is alternative local provision; and/or
- b. there is proven absence of demand for the facility; and/or
- c. it can be shown to be non-viable.

Development that results in the loss of green amenity space or which results in any harm to their character, setting, accessibility or appearance, general quality or amenity value will only be supported if the community would gain equivalent benefit from provision of a suitable replacement.

New development that results in loss of part or all of a community facility or resource, either built or outside space, will only be supported if it results in a replacement facility providing an equivalent or better resource in a suitable location.

**ANNEX 2 – SHDC Local Development Framework, Development Policies  
Development Plan (2010) policies referenced and considered to be in conformity  
with the NPPF**

DP1 High Quality Design

DP2 Landscape Character

DP4 Sustainable Construction

DP5 Biodiversity and Geological Conservation

DP6 Historic Environment

DP7 Transport, Access and Parking

DP8 Open Space, Sport and Recreation

DP9 Local Facilities

DP11 Housing Mix and Tenure

### **ANNEX 3 – The Emerging Plymouth and South West Devon Joint Local Plan (JLP) Policies referenced**

Policy TTV30 Empowering local residents to create strong and sustainable communities where relevant

Policy TTV31 Development in the countryside

Policy DEV1 Protecting health and amenity

Policy DEV3 Sport & Recreation

Policy DEV9 Meeting local housing need in the Plan Area

Policy DEV10 Delivering High Quality Housing

Policy DEV15 Supporting the rural economy

Policy DEV20 Place shaping and the quality of the built environment

Policy DEV21 Conserving the historic environment

Policy DEV22 Development affecting the historic environment

Policy DEV24 Landscape character

Policy DEV27 Nationally protected landscapes

Policy DEV28 Protecting and enhancing biodiversity and geological conservation

Policy DEV29 Green and play spaces

Policy DEV30 Trees, woodlands and hedgerows

Policy DEV31 Specific provisions relating to transport

Policy DEV32 Meeting the community infrastructure needs of new homes

Policy DEV33 Waste management

Policy DEV37 Managing flood risk and water quality impacts