

January 2019



**BRIXTON PARISH NEIGHBOURHOOD PLAN 2014-2034**



**WELCOME**

The Neighbourhood Plan is a key document which will inform the District Council planning process for the future of Brixton Parish.

This plan and the attached Policies set out how we, as a community, wish to see the Parish develop over the plan period 2014-2034.

Our aim is to make our rural parish an even better place both now and for future generations.

This Plan has only been possible as a result of the voluntary efforts of community members who have played a pivotal role in developing and supporting the Neighbourhood Plan so that it focuses on those matters which are identified as being most important in shaping our future.

Thank you to all of you who have contributed to the preparation of the plan, and in particular members of the Neighbourhood Plan Group for their dedication in the production of this document.

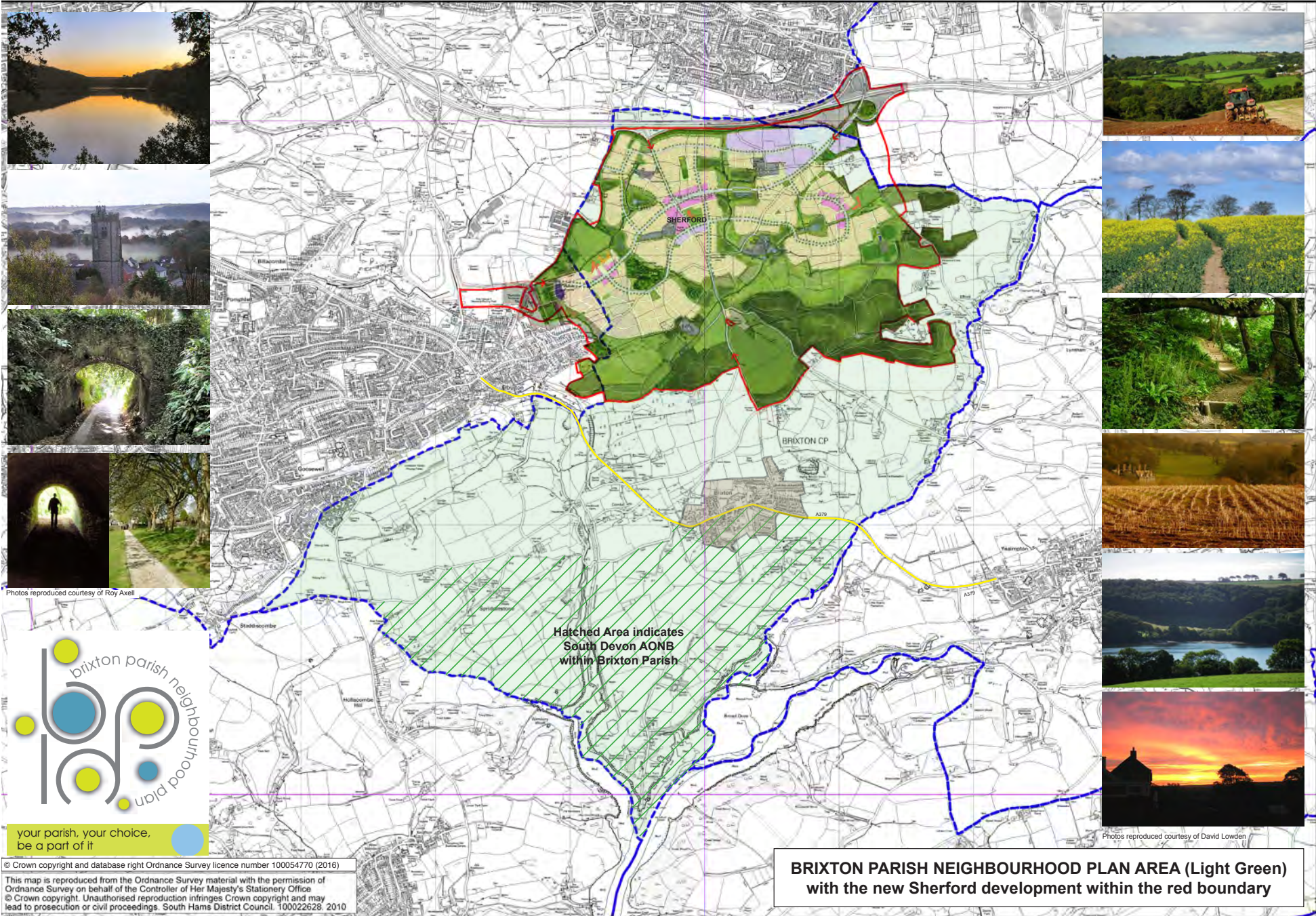
With best wishes

Liz Hitchins

Chair, Brixton Parish Council



# BRIXTON PARISH BOUNDARIES TO INCLUDE PROPOSED NEW TOWN AT SHERFORD



Photos reproduced courtesy of Roy Axell



Photos reproduced courtesy of David Lowden



your parish, your choice, be a part of it

Hatched Area indicates South Devon AONB within Brixton Parish

**BRIXTON PARISH NEIGHBOURHOOD PLAN AREA (Light Green) with the new Sherford development within the red boundary**

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## PREFACE

The Brixton Parish Neighbourhood Plan (BPNP) period is from 2014 - 2034. It has been three years in the making and coincides with the adoption of the Plymouth and South West Devon Joint Local Plan (JLP).

The major development of the new town of Sherford and its effect on the character and infrastructure of the parish raised considerable anxiety when it was approved, having been over 10 years in planning and remains a concern.

Since 2014, there has also been significant housing development in Brixton village, the scale of which has raised concerns about the effect of urbanisation eroding our rural identity and adding further pressure on the existing infrastructure.

The Neighbourhood Plan provides the opportunity to safeguard and enhance the current and future character of the parish.

The policies within our Neighbourhood Plan will be referred to alongside the JLP policies for determination of future planning applications.

The JLP identifies Brixton as a Sustainable Village and recognises the importance of its setting, in particular the South Devon Area of Outstanding Natural Beauty (AONB).

The BPNP and JLP together should ensure that future development is appropriate for our Parish.

Thank you to everyone in Brixton Parish Community who has contributed to the preparation of the plan.

This plan has been made possible by the support of:

Brixton Parish Council

Locality (funding)

Devon Communities Together (consultation)

SHDC (advice and approval)

Brixton Parish Neighbourhood Plan Group who have volunteered their time, gathered all your views, compiled the evidence and set out the objectives and policies which underpin this document.



# THE RURAL CHARACTER OF BRIXTON PARISH



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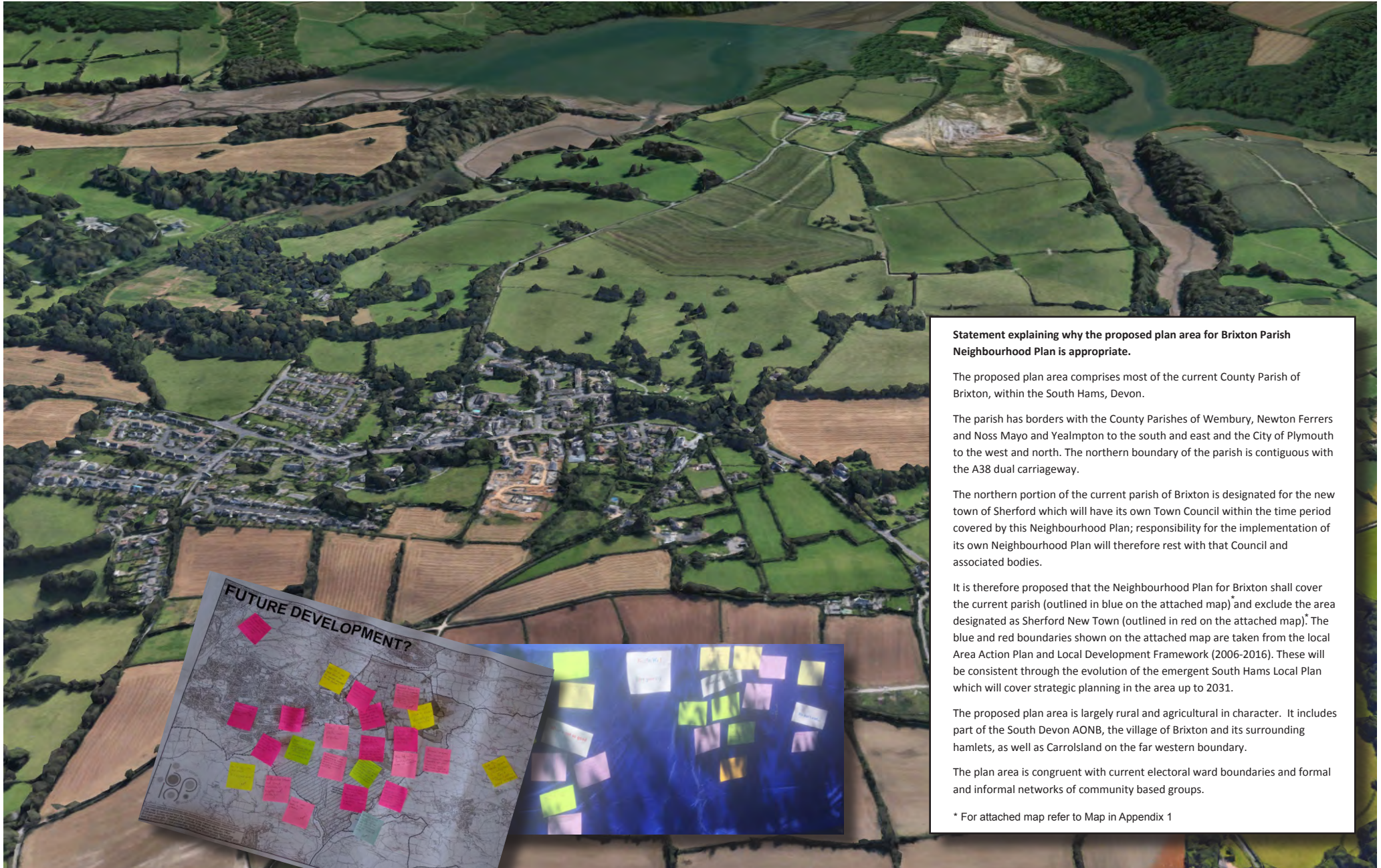
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All questionnaires, surveys and consultation events are available on the BPC website:  
[http://www.brixtonparishcouncil.org.uk/Neighbourhood\\_Plan\\_2016\\_4508.aspx](http://www.brixtonparishcouncil.org.uk/Neighbourhood_Plan_2016_4508.aspx)

## FOUNDATION OF THE NEIGHBOURHOOD PLAN PROCESS



**Statement explaining why the proposed plan area for Brixton Parish Neighbourhood Plan is appropriate.**

The proposed plan area comprises most of the current County Parish of Brixton, within the South Hams, Devon.

The parish has borders with the County Parishes of Wembury, Newton Ferrers and Noss Mayo and Yealmpton to the south and east and the City of Plymouth to the west and north. The northern boundary of the parish is contiguous with the A38 dual carriageway.

The northern portion of the current parish of Brixton is designated for the new town of Sherford which will have its own Town Council within the time period covered by this Neighbourhood Plan; responsibility for the implementation of its own Neighbourhood Plan will therefore rest with that Council and associated bodies.

It is therefore proposed that the Neighbourhood Plan for Brixton shall cover the current parish (outlined in blue on the attached map) and exclude the area designated as Sherford New Town (outlined in red on the attached map). The blue and red boundaries shown on the attached map are taken from the local Area Action Plan and Local Development Framework (2006-2016). These will be consistent through the evolution of the emergent South Hams Local Plan which will cover strategic planning in the area up to 2031.

The proposed plan area is largely rural and agricultural in character. It includes part of the South Devon AONB, the village of Brixton and its surrounding hamlets, as well as Carrolsland on the far western boundary.

The plan area is congruent with current electoral ward boundaries and formal and informal networks of community based groups.

\* For attached map refer to Map in Appendix 1



## INTRODUCTION

This Neighbourhood Plan is a community vision which will inform planning decisions within the parish of Brixton covering the period 2014-2034.

The objectives and policies set out in the Plan come from the views and opinions expressed by the community through extensive consultation over a two year period.

### Why do we need a neighbourhood plan?

The Localism Act 2011 introduced Neighbourhood Planning as part of the planning system in England. Once adopted a neighbourhood plan has legal status as part of the Local Authority development plan. Brixton Parish Neighbourhood Plan is a statutory document that stands alongside the Plymouth and South West Devon Joint Local Plan, thus giving communities the right to shape their future development at a local level.

A neighbourhood plan is put together by the local community, tested by independent examination and referendum, and ultimately becomes part of the development plan, helping to guide decisions about development in the parish.

Chapter 3, Schedule 9, of the Localism Act 2011 empowers the community to shape its surroundings and encourages local residents to develop their own plans for sustainable communities.

The Neighbourhood Plan reflects community ideas and opinions, to protect and enhance the local natural and built environment and to foster a healthy, sustainable and prosperous future for our Parish.

Throughout this document the term Neighbourhood Plan refers to Neighbourhood Development Plan as defined by the Localism Act 2011.

**The plan follows a simple structure: introduction and history; vision and objectives; and the policies needed to achieve the vision.**

### Methodology – how the plan was developed

The plan was initiated by Brixton Parish Council in March 2015 when the Brixton Parish Neighbourhood Plan group was formed, with volunteers from the local community.

The Plan has been developed through extensive consultation with the people of Brixton, including community questionnaires, public open days and updates at the annual fetes. Publicity for the Plan was provided via the Brixton Magazine, social media, the Parish Council website, and posters and flyers. The extensive use of various media ensured that everyone in the Parish was included and had the chance to participate.

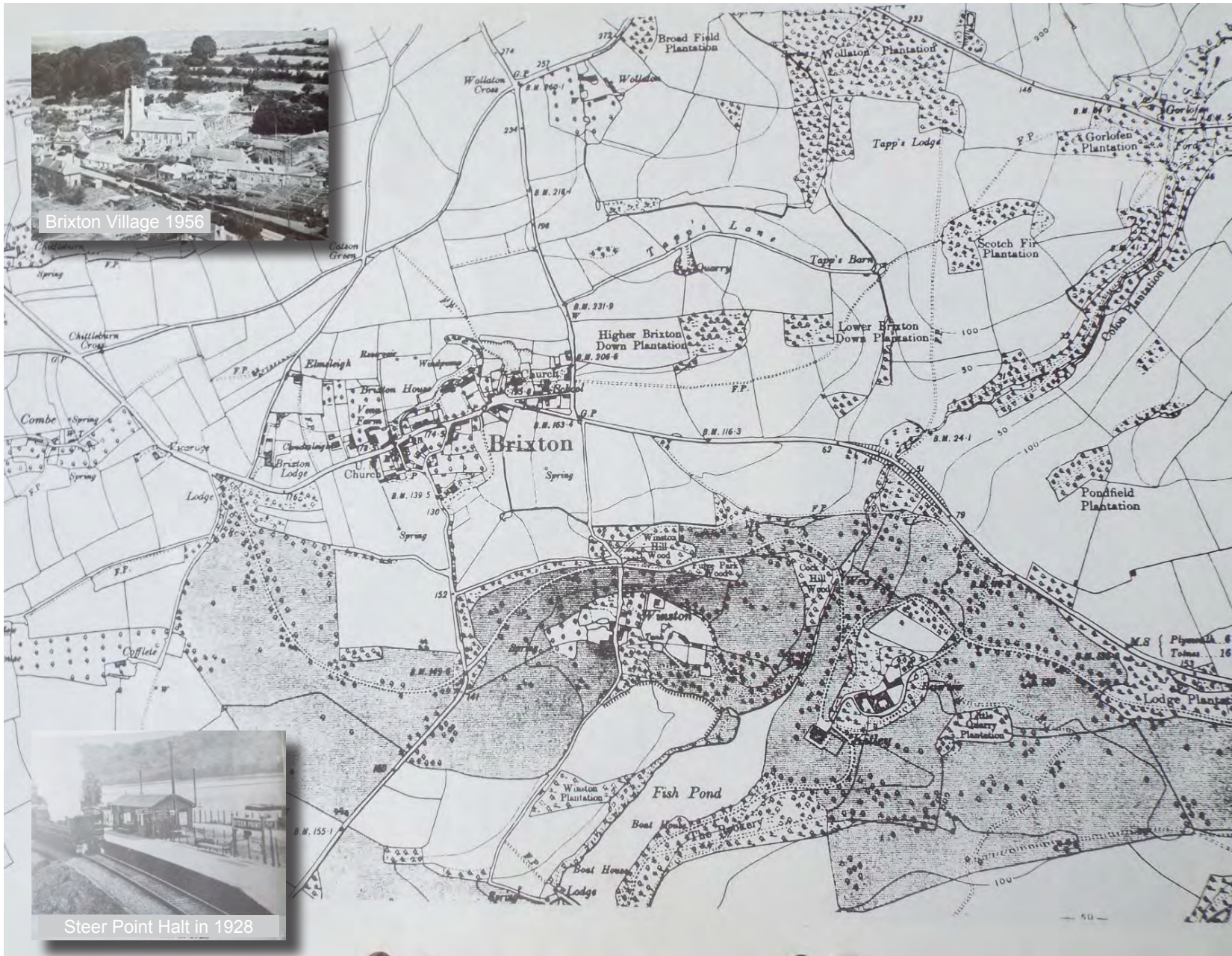
The Statement of Consultation describes in more detail how the community has been involved. See Appendix 3.

This and other supporting documents are available on the Neighbourhood Plan section of the Brixton Parish Council website:

[http://www.brixtonparishcouncil.org.uk/Neighbourhood\\_Plan\\_2016\\_4508.aspx](http://www.brixtonparishcouncil.org.uk/Neighbourhood_Plan_2016_4508.aspx)



**BRIXTON PARISH HISTORICAL MAP circa 1920**



Brixton Village 1956



Steer Point Halt in 1928



Brixton Village Green in 1905



Elliotts Hill in 1940



Manor House Cottages 1918



Wheelwright's shop circa 1905



Foxhound Inn early 1900s



Winston hamlet early 1900s



## BRIEF HISTORY OF THE PARISH

Brixton Parish is a rural parish bordering the City of Plymouth. The area to the south of the A379 is part of the South Devon Area of Outstanding Natural Beauty (AONB) and borders Cofflete Creek and the estuary of the River Yealm. Historically the land use has been mainly agricultural and commercial activities based around the River Yealm, much of which continues today.

The original small parish around Brixton village has historic links to the manors of Hareston, East and West Sherford, Woolaton, Winston, Wiverton and Spriddleston, which have been incorporated into the present parish.

The parish has large areas of land in single ownership, some of which have been in the same family for many centuries. Most notable is the Kitley Estate



and its country house dating from early Tudor times, which was extensively re-modelled in the early 19th century by George Stanley Repton.

Whilst a large part of the estate is within the parish of Yealmpton the boundaries of the

estate, in particular the parkland, extend into Brixton parish. Much of the Estate walling and historic structures are listed and remain today, as does a network of ancient rights of way.

The buildings in the village of Brixton reflect its long history, with its 14th Century Church and Priests' Cottages. These historic buildings including the ancient Feoffee Trust and 18th Century cottages, and several significant listed historic buildings eg Brixton House, together with the original village lanes pattern, characterise the village centre.

The village was largely agricultural and self-sufficient with its own thriving businesses clustered along the main village street (now the A379). Due to improvements in transport links and changes in shopping habits there has been a gradual decline in the number of shops in the village, however, it still retains a limited Post Office /shop and a pub as important local amenities.

The A379, an historic coaching route, has become an increasingly busy commuter road to and from Plymouth and transects the village, separating important local amenities (church and post office to the north; school and pub to the south).



Furniture delivery by the Foxhound Inn 1912



Brixton Village Green in late 1940s

During the period 1960s - 1980s the village expanded significantly due to its proximity to Plymouth. As further demand for housing has grown, extensive development has taken place in the Parish at Carrollsland and more recently Canes Orchard in Brixton village. Collectively these developments have impacted on the original character of the parish as will the new town of Sherford (5500 houses, the majority within Brixton Parish).





Brixton Parish offers the opportunity to embrace village and rural life: a sense of community, tranquillity, a safe environment with public green spaces and beautiful landscapes. Our community benefits from both the South Devon Area of Outstanding Natural Beauty and the close proximity to the historic port city of Plymouth, with all the advantages of connectivity, culture, educational facilities, heritage, employment, sport and commerce.

**Our Vision is:**

- *to conserve and enhance the rural and historic environment of Brixton Parish, with its beautiful landscape of woods, farmland and estuary;*
- *to retain the identity and independent character of Brixton village and its surrounding hamlets;*
- *to nurture thriving communities across the parish by providing improved facilities and taking opportunities to meet the needs and wishes of the community.*

**THEMES**

The Objectives and Policies within this document are centred on the following themes which evolved from the 2012 Parish Plan:

-  **Environment and Landscape**
-  **Community Facilities**
-  **Sport and Recreation**
-  **Transport**
-  **Employment**
-  **Development**

## SUMMARY OF OBJECTIVES

### Environment and Landscape Objectives:

- *To ensure a consistent approach in the conservation and enhancement of the natural environment and heritage of the parish.*
- *To proactively conserve, protect and enhance landscape features of local significance including but not limited to, the South Devon AONB, agricultural land, the River Yealm estuary and green corridors between neighbouring urban centres.*
- *To protect and encourage biodiversity within the parish.*
- *To protect and enhance existing Local Green Spaces (LGS) and to promote the creation of new Green Spaces.*
- *To conserve and maintain historical features such as Estate walling, parkland and woodland, bridges, tracks and hedgerows.*
- *To identify opportunities for renewable energy generation with low visual and noise impact upon the landscape.*
- *To support initiatives for the transition to a low carbon future.*

### Community Facilities Objectives:

- *To support existing and encourage new facilities within the parish and to promote sharing and collaboration with neighbouring communities.*
- *To improve parking provision across the parish.*

### Sport and Recreation Objectives:

- *To encourage opportunities for improved outdoor sports and recreation facilities.*
- *To increase the recreational footpath and cycle network.*
- *To look for opportunities to provide bridleways.*
- *To encourage initiatives that will improve the health and wellbeing of parishioners.*
- *To encourage proposals which provide for additional outdoor sports facilities, over and above those which already exist, and which meet the requirements of the community.*
- *To encourage a diverse range of sport and recreation facilities within the Parish.*

### Transport Objectives:

- *To improve and increase the quality and quantity of safe, sustainable transport links, including cycle and footpath routes.*
- *To support transport links from Brixton to neighbouring villages, towns and Plymouth providing they are safe and sustainable.*

### Employment Objective:

- *To support employment in sustainable and appropriate locations.*

### Development Objectives:

- *Development within the AONB will not normally be acceptable. The safeguarding of the rural, unspoilt and tranquil nature of the South Devon AONB is of the highest priority to the Parish community and development within the AONB will only be considered under exceptional circumstances, together with a clear demonstration of significant community benefit.*
- *Development should reflect the rural character of Brixton parish; be appropriate to the setting and be limited to conserve the independent identity of Brixton village.*
- *Development that utilises pre-developed (brownfield) sites should be given priority over agricultural land.*
- *Suitable sites for the provision of off-street resident and visitor parking within Brixton village settlement boundary to be identified.*



# MAGiC

Table of Contents

Habitats and Species

Habitats

Coastal

- Priority Habitat Inventory - Coastal Saltmarsh (England)
- Priority Habitat Inventory - Mudflats (England)

Grassland

- Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh (England)
- Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) (England)

Marine

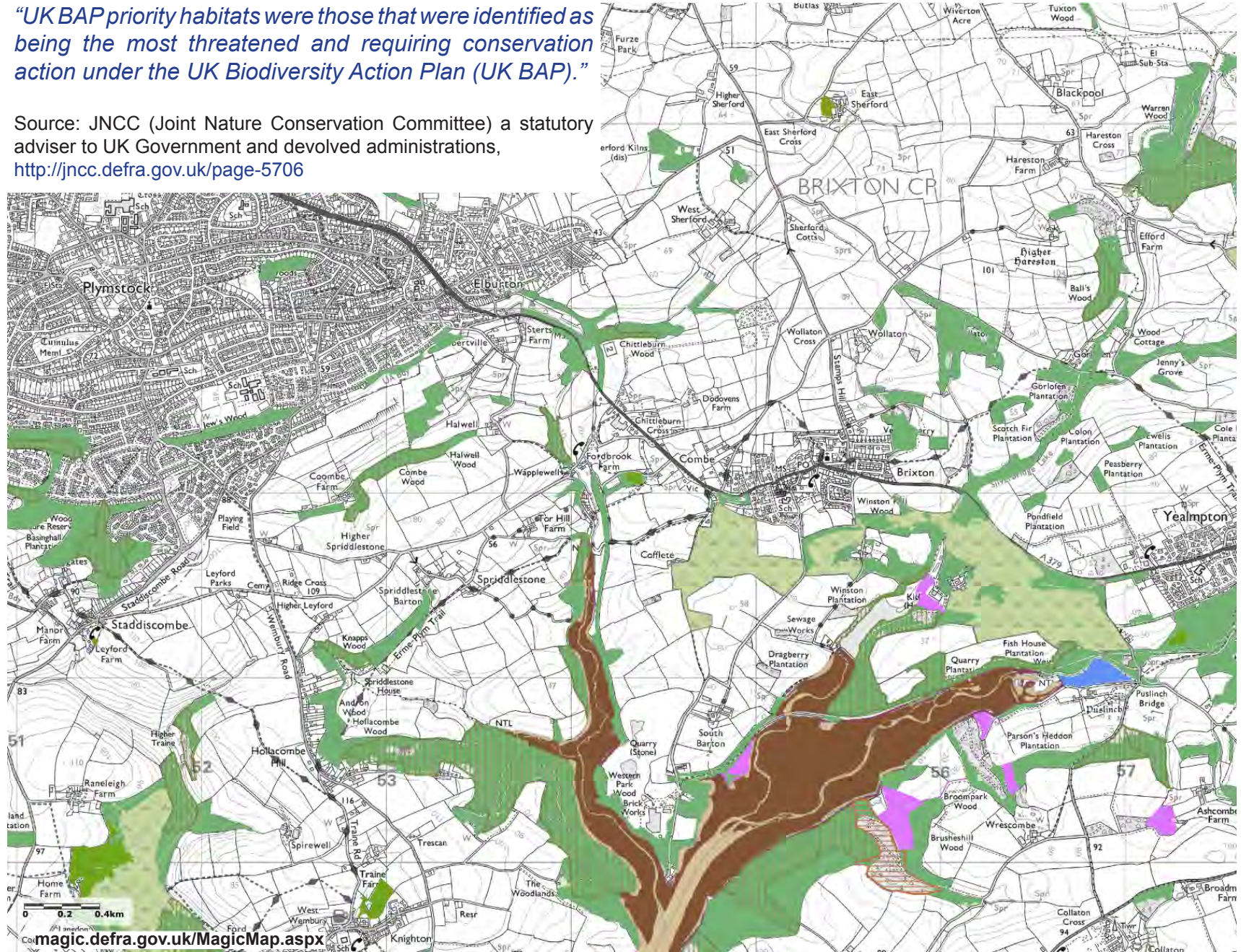
- Intertidal Substrate Foreshore (England and Scotland)
- Mud and Gravel

Woodland

- Ancient Woodland (England)
- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- Priority Habitat Inventory - Deciduous Woodland (England)
- Forestry Commission Legal Boundary (England)
- National Forest Inventory (GB)
- Priority Habitat Inventory - Traditional Orchards (England)
- Woodpasture and Parkland BAP Priority Habitat (England)

*“UK BAP priority habitats were those that were identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP).”*

Source: JNCC (Joint Nature Conservation Committee) a statutory adviser to UK Government and devolved administrations, <http://jncc.defra.gov.uk/page-5706>



Map/Data Source:  
[magic.defra.gov.uk](http://magic.defra.gov.uk)





## ENVIRONMENT AND LANDSCAPE

### Background

Brixton Parish, situated within the South Hams District has historically been a rural, agricultural, area and it borders both the busy and growing city of Plymouth and the developing new town of Sherford, which alone will comprise 5,500 houses, employment areas, schools and shops.

The environment and landscape are characterised by the impact of long term agriculture which has provided productive farm land, both arable and grazing, together with peaceful parkland, which is part of the historic country estate of Kitley. The South Devon Area of Outstanding Natural Beauty (AONB) lies to the south on the A379 and includes the tranquil estuary of the River Yealm.

Steer Point on the River Yealm has been designated as a:

- **Special Area of Conservation (SAC)** for marine habitat (under European Regulations);
- **Site of Special Scientific Interest (SSSI)** for marine species;
- **Site of Special Interest (SSI)** for geology within Steer Point Quarry.

The southern boundary of Brixton Parish along the River Yealm and Cofflete Creek is part of Devon's Undeveloped Coast, Heritage Coast and contains County Wildlife Sites and Ancient Woodlands.

*“Devon's Undeveloped Coast should be regarded as a finite resource for the enjoyment of everyone now and in the future. Local, Neighbourhood and Marine Plans should therefore include strongly-worded planning policies that establish a presumption against development within or affecting Devon's Undeveloped Coast unless it can be successfully demonstrated that it satisfies all of the following criteria:*

- *Maintain the intrinsic character of the landscapes <sup>1</sup> affected;*
- *Protect and enhance valued landscapes affected, giving great weight to conserving landscape and scenic beauty in National Parks, AONBs and Devon's Heritage Coasts <sup>2</sup> ;*
- *Cannot be accommodated reasonably outside the undeveloped coast; and*
- *Take opportunities available, where reasonable, for improving public access to and enjoyment of the coast.”*

Source: Devon Landscape Policy Advice Group Note, 2013

Throughout the parish there are areas of woodland designated on the priority habitat inventory (see Environmental Habitat Map Env Map 1).

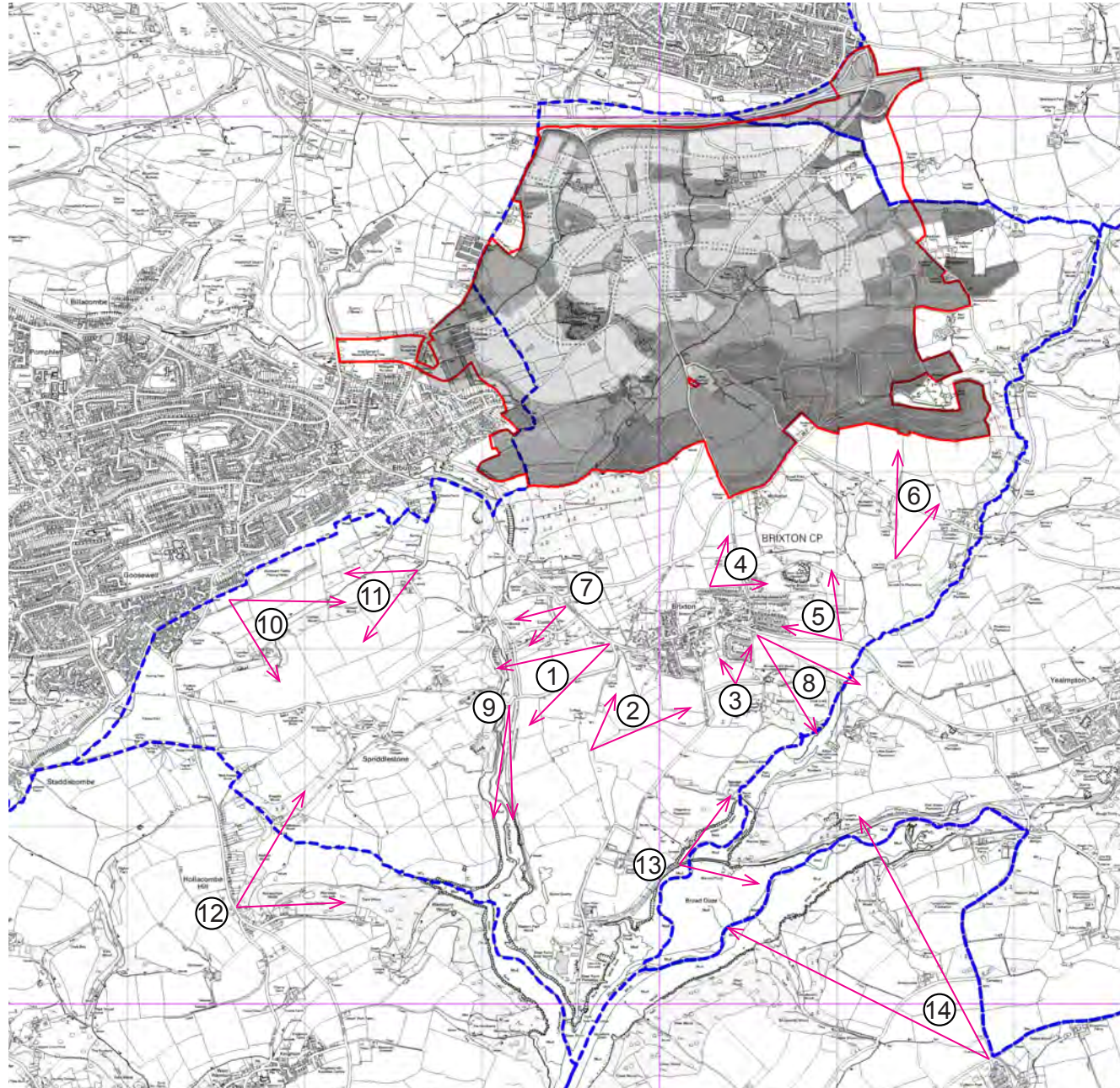
The magnificent vistas across the Parish include the AONB towards the Yealm Estuary and far reaching views across rolling farmland (See Env Map 2). These views together with historic features, woodland and parkland are highly valued by the community characterising the tranquil, rural and special setting of the parish. The existing skyline and long uninterrupted views towards the village from the AONB are important and have been adversely affected by recent developments.

Given the proximity of Plymouth, the significant impact of the new town of Sherford, and the amount of housing approved and built in the parish since 2014, protection of the remaining landscape/countryside and environment in Brixton is paramount.

Without this protection there is a significant risk of encroachment and cumulative development which in time will destroy the important wildlife habitats, vistas, recreational spaces and open country side currently valued and enjoyed by Brixton residents and visitors.



# PARISH LANDSCAPE CHARACTER: Examples of Locally Important Views



## ENVIRONMENT AND LANDSCAPE

**Protecting the natural beauty and rural environmental heritage of Brixton Parish is considered of the highest priority by the local community and must underlie all land use planning decisions.**

Land use planning in Brixton needs to minimise the impact on the environment and respect the many protection measures in place for wildlife, trees and plants. It must also ensure that heritage features such as historic buildings and structures, such as walls and bridges, are conserved.

During community consultation local residents voiced particular concern that the South Devon Area of Outstanding Natural Beauty must not suffer intrusion from housing development, and that the current open views around Brixton village are not compromised.

The route of the A379 between Brixton and Plymouth must not become an opportunity for ribbon development. A significant part of the land between Plymouth and Brixton is currently designated as Strategic Landscape in the Plymouth and South West Devon Joint Local Plan and requires particular recognition to ensure that housing does not encroach on it.

As the UK energy system becomes increasingly decentralised there will be opportunities for renewable energy to be generated locally, allowing more value to be retained locally, particularly through community ownership and local supply at lower cost. Such local generation schemes will be supported as long as they are designed to minimise any visual, noise or other environmental impacts.

### Environment and Landscape Objectives:

- To ensure a consistent approach in the conservation and enhancement of the natural environment and heritage of the Parish.
- To pro-actively conserve, protect and enhance landscape features of local significance including but not limited to, the South Devon AONB, agricultural land, the River Yealm estuary and green corridors between neighbouring urban centres.
- To protect and encourage biodiversity within the parish.
- To protect and enhance existing Local Green Spaces (LGS) and to promote the creation of new Green Spaces.
- To conserve and maintain historical features such as Estate walling, parkland and woodland, bridges, tracks and hedgerows.
- To identify opportunities for renewable energy generation with low visual and noise impact upon the landscape.

### Environment and Landscape Policies Env1 - Env9

#### Policy Intent Env1 and Env2

Policies Env1 and Env2 reflect strongly expressed opinions made during the community consultations of the need to reinforce the protection provided by the South Devon AONB Management Plan, whose planning guidance, adopted by the South Devon AONB Partnership “*seeks to conserve and enhance the special qualities of the AONB, yet also contributes to the sustainable use and management of the area’s rich natural and cultural assets*”.

The South Devon AONB comprises approximately 10% of the County of Devon. This small and highly valued nationally designated area has protected statutory status in recognition of the quality of its natural beauty.



Factors that contribute to Natural beauty:\*

- **Scenic quality**
- **Relative wildness**
- **Relative tranquillity**
- **Natural heritage features**
- **Cultural heritage**



\*The South Devon AONB Planning Guidance: 2.3 Defining Natural Beauty, paragraphs 36-37

***Env1. No development shall be permitted that would harm the natural beauty and special qualities of the South Devon AONB. Any development must maintain and enhance the South Devon AONB and its setting, paying full regard to national and local strategic policies for the AONB and to the South Devon AONB Planning Guidance. This is particularly relevant in the case of cumulative impact of individual developments, and the preservation of tranquillity and biodiversity of the Yealm Estuary and Cofflete Creek environs.***

### **Policy Evidence Env1**

The National Policy Planning Framework (NPPF) paragraph 115 states that great weight should be given to preserving the landscape and scenic beauty of the AONBs; and this is strongly supported in the Plymouth and South West Devon Joint Local Plan Dev27 paras 2-3. See Appendix 10 for further details. Planning for the South Devon AONB: Planning Guidance Version 1 (2017).

***Env2. The fields identified on Environment and Landscape Policy Env Map 3: Policy Area Env2 will be protected from development to maintain the important public open views across the South Devon AONB that define the setting and character of Brixton village and its eastern and western approaches.***

### **Policy Evidence Env2**

Strong preferences were expressed in the community consultations on the vision, objectives and policies of the Brixton Parish Neighbourhood Plan to maintain the rural distinctiveness of Brixton village and to avoid encroachment from Plymouth to the West. This is consistent with the NPPF and the JLP policies which state for “sustainable villages” such as Brixton:

*“Smaller villages, Hamlets and the Countryside - where development will be permitted only if it can be demonstrated that it fully meets the principles of sustainable development and sustainable communities (Policies SPT1 and 2) and positively contributes in all other respects to a sustainable and beautiful countryside.” JLP TTV1.4*

*“Development should be minimised in sensitive locations where the high quality natural environments could be harmed, and positively protects, conserves, enhances and celebrates the Plan Area’s high quality natural and historic environments.” JLP TTV1.4*

Approximately 40% of Brixton Parish (excluding the land designated for the new town of Sherford) is within the South Devon AONB and therefore JLP TTV1 is particularly relevant in recognising the importance of the natural setting. There is likely to be continuing pressure for Brixton village to absorb further housing given its proximity to Plymouth. It is vital therefore, that the special natural rural environment is conserved, particularly at the western and eastern boundaries to retain the important identity of Brixton village and the neighbouring hamlets of Combe, Brixton Torr, Spriddlestone and Winston. The fields in policy area Env2 have been identified for their special open character providing significant views over the AONB and protected woodland.



## ENVIRONMENT AND LANDSCAPE

Their location defines the rural setting of the village at the fringes of the settlement boundary. Notwithstanding the designation of the AONB and development policies in the countryside, protection from development on both of these fields is critical to the rural identity of Brixton village, and the special views they afford across the open landscape.

### Policy Intent Env3 and Env4

Policies Env3 and Env4 support the conservation and enhancement of natural habitat and biodiversity of the countryside and the Yealm Estuary. Brixton Parish is likely to come under pressure for expansion from Plymouth. Therefore, these policies support the vital importance of protecting and safeguarding the natural environment and habitats. This includes the existing prime farmland that is a vital component of the rural character of the Parish, contributing visually, ecologically and economically to the well being of the community.

**Env3. (a) Priority Habitat throughout the parish, including parkland at Cofflete Park, ancient woodland along Cofflete Creek, and the River Yealm estuary at Steer Point and its mud flats as shown on Environment Habitat Policy Map (Env Map1), will be protected and enhanced.**

**(b) Important woodlands are to be conserved and enhanced for their contribution to the character and bio-diversity of the parish. See Appendix 8: Env Map 5.**

**(c) No development that could result in pollution of the estuarine waters will be permitted.**

### Policy Evidence Env3

NPPF para 118, Local Development Framework (LDF) DPD, DP5 and JLP policies DEV28 and DEV30, state that Development should support the conservation, enhancement and restoration of biodiversity and geodiversity across the Plan Area, and should avoid the loss or deterioration of woodlands, trees or hedgerows. See Appendix 10 for further details.

**“UK BAP priority habitats were those that were identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP)”.**

Extracted from Joint Nature Conservation Committee (JNCC) statutory adviser: UK Government and devolved administrations, <http://jncc.defra.gov.uk/page-5706>

### Flood Risk and Water Quality

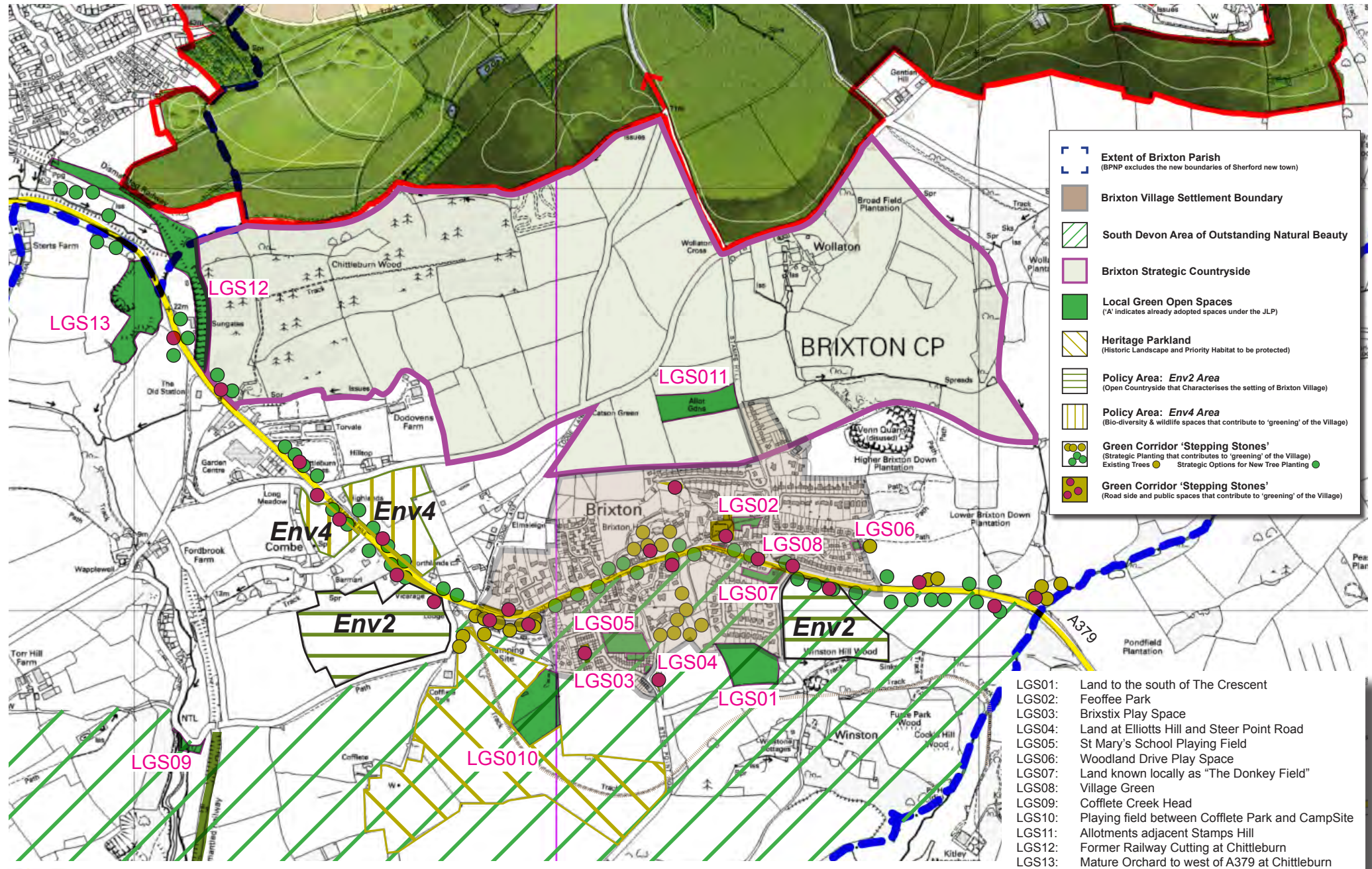
Sewage discharge into the estuarine waters of the Yealm from the sewage treatment plant, adjacent the river at Mudbank, Brixton, has occurred on numerous occasions in the last few years\*, and surface runoff from recent developments has caused flooding to properties. Climate change is predicted to increase the risk of peak rainfall incidents, storm duration and associated flooding risks.

\* Source DEFRA 2017

**Env4. (a) A green corridor will be maintained for visual and ecological significance to protect against the further urban expansion east of Plymouth along the A379, and to safeguard the individual identities of Chittleburn, Combe, and Brixton village, as defined on Env Map 3: Policy Area Env4.**

**(b) Measures to improve the appearance of the A379 route through Brixton, particularly through measures such as tree planting and green landscaping, will be supported. See Env Map 3.**





## ENVIRONMENT AND LANDSCAPE

### Policy Evidence Env4

This policy is in support of the strongly expressed opinion during community consultations that the character of the village and settlements in Brixton Parish should be protected against urban or suburban encroachment, and that the rural nature of the parish must be protected. This is supported by the JLP. See supporting JLP policies TTV1, TTV30, TTV31, DEV24 (See Appendix 10).

### Policy Intent Env5

The Local Green Spaces (LGS) contribute to the quality of the built environment, supporting the physical and emotional wellbeing of our rural communities. LGS provide visual amenity, the opportunity for sport, recreation, leisure activities and play/learning.

***Env5. The Local Green Spaces identified on Environment Policy Map Env Map 3 will be protected and enhanced. Only development directly associated with and necessary to improve the green spaces will be permitted within them. See Appendix 7 for selection criteria.***

### Policy Evidence Env5

There is a need to protect and support a diverse and multi-functional network of green spaces. Green open spaces and play spaces are an integral part of sustainable communities. See JLP Dev 29, Appendix 10.

### Policy Intent Env6

Given the substantial amount of new housing within Brixton village since 2014, and the planned 5,500 houses being built in the northern third of the parish in the new town of Sherford, the area identified as Brixton Strategic Countryside has been designated to provide a protected landscape zone to the north and west of Brixton village.

It is important to recognise that, during the development of Sherford, there may be commercial, technical or social pressures for the new town to encroach into the Community Park. The identified Brixton Strategic Countryside, north of the village as indicated on Environment and Landscape Policy Env Map3, is therefore vital to protect the rural landscape character to the north and west of Brixton village.

The Brixton Strategic Countryside will conserve the rural landscape from encroachment by Plymouth (Elburton).


***Env6. The area identified as the Brixton Strategic Countryside (Env Map 3) shall be safeguarded during the Plan period (2014-2034) except in the event that a future Housing Needs Survey identifies the need for essential, affordable local housing for Brixton community. In which case small numbers of well designed, sensitively located housing might be considered; in any event not before 2023 when the first review of this Plan is due. This review will also consider the development progress of Sherford and any impact on the Brixton Strategic Countryside.***


***No development will be permitted that adds substantially to the cumulative impact of development in the village that will adversely impact on the social wellbeing and character of the village.***



# NON-DESIGNATED HERITAGE ASSETS

Non-Designated historic buildings and structures:  
(full inventory to be the subject of a Project Action Plan)

 Extent of Brixton Parish  
(BNPN excludes the new boundaries of Sherford new town)

 Brixton Village Settlement Boundary

 South Devon Area of Outstanding Natural Beauty

 Heritage Parkland

 Non-Designated Heritage Assets  
(Buildings, Structures or Features inventory as a Project Action Plan)

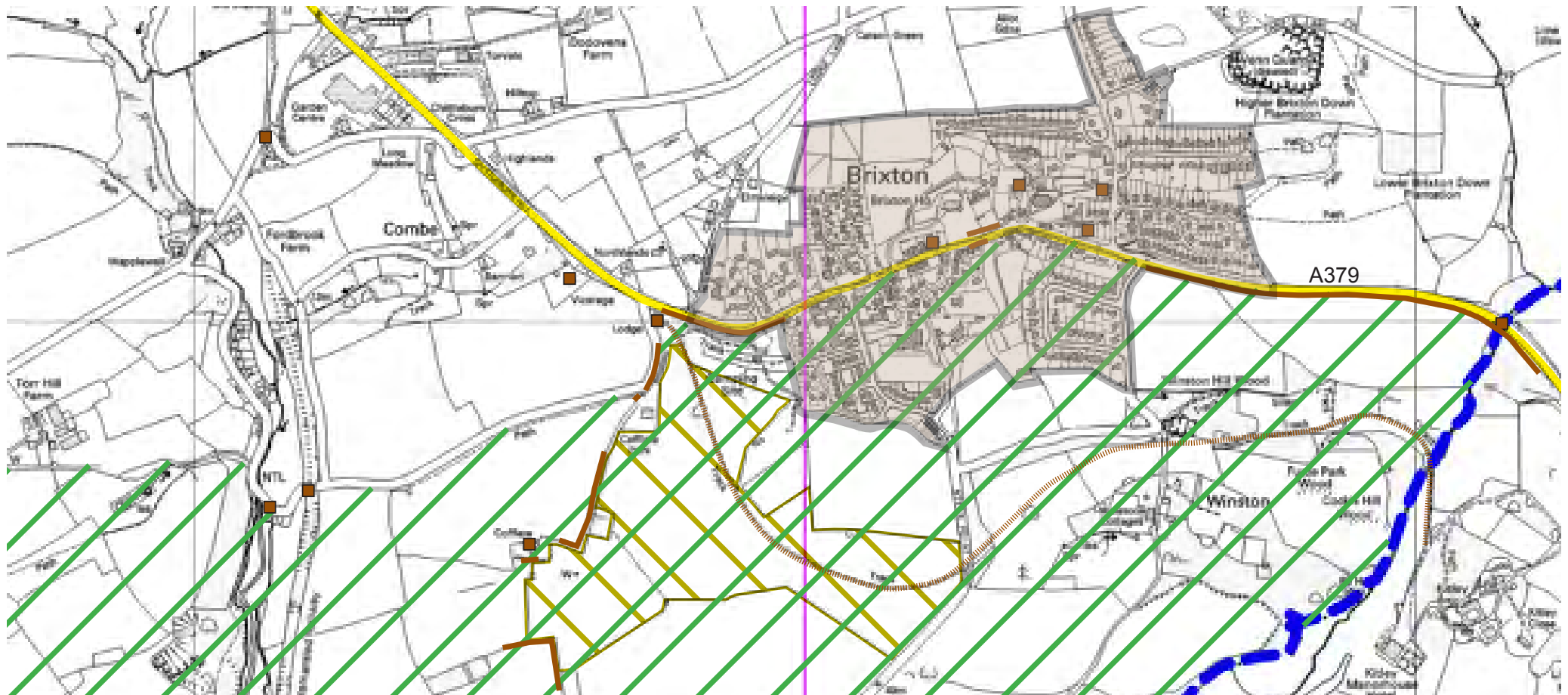
Note for Designated (Listed) buildings and structures refer to Historic England Schedule

**Non-designated historic buildings and structures will include the following examples:**

- Brixton Court (former vicarage)
- Plymouth to Yealmpton railway line bridges (including the remains of cylinder bridge)
- Cofflete Creek ancient footbridge
- Cofflete Lodge
- Cofflete House stables and fish pond (remains of)

- Cofflete House walled garden (remains of)
- Former drive to Cofflete House/Kitley House
- Cofflete Heritage parkland
- Kitley Estate stone walling
- Lane to Cofflete stone walling
- Steer Point brickworks quay
- Former walled garden to Brixton House
- Former laundry to Brixton House

- Dam at Mudbank
- Manor Cottages
- Old Road Cottages
- Brixton Old School House
- Former Inn 'Red Lion'
- Bridge(s) at Silver Stream Way
- Air raid shelters



For schedule of listed buildings refer to Historic England website: <http://www.britishlistedbuildings.co.uk/england/brixton-south-hams-devon#.Wd5LO0zMxE7>





## ENVIRONMENT AND LANDSCAPE

### Policy Evidence Env6:

In conjunction with the Env4 policy above, Env6 protects against urban or cumulative suburban expansion of Brixton village. See supporting JLP policies TTV1, TTV30, TTV31, DEV24, (See Appendix 10).

### Policy Intent Env7

Much of the character of Brixton Parish has been influenced by a small number of significant land owners, in particular Kitley Estate. The legacy of these estates is still recognisable through historic features such as stone walling, bridges, drives, and lodge/gatehouses. Interwoven with these characteristics is the more traditional heritage including listed buildings such as St Mary's Church and the houses that form the core of Brixton village. There are 29 listed buildings in the Parish ranging from grander houses such as Brixton House, Higher Harestone and Spriddlestone House, to more modest terraced cottages and the war memorial by the church. Post-war development has largely taken place to the south and east of Brixton village with more recent development extending to the north.

The heritage structures of major estates which make a significant contribution to the historic character and identity of Brixton Parish must be protected.

**Env7. Development proposals are required to avoid harm and must conserve, restore and enhance designated and non-designated historic and heritage assets (both above and below ground) and their settings.**

### Policy Evidence Env7

Historic England [www:historicengland.org.uk](http://www.historicengland.org.uk)  
Plymouth and South West Devon Records Office (Local History)  
Public Consultation and parish local heritage tours

### Policy Intent Env8

To contribute to national policy on clean and sustainable energy. **Initiatives in support of the transition to a low carbon future\* will be supported.**

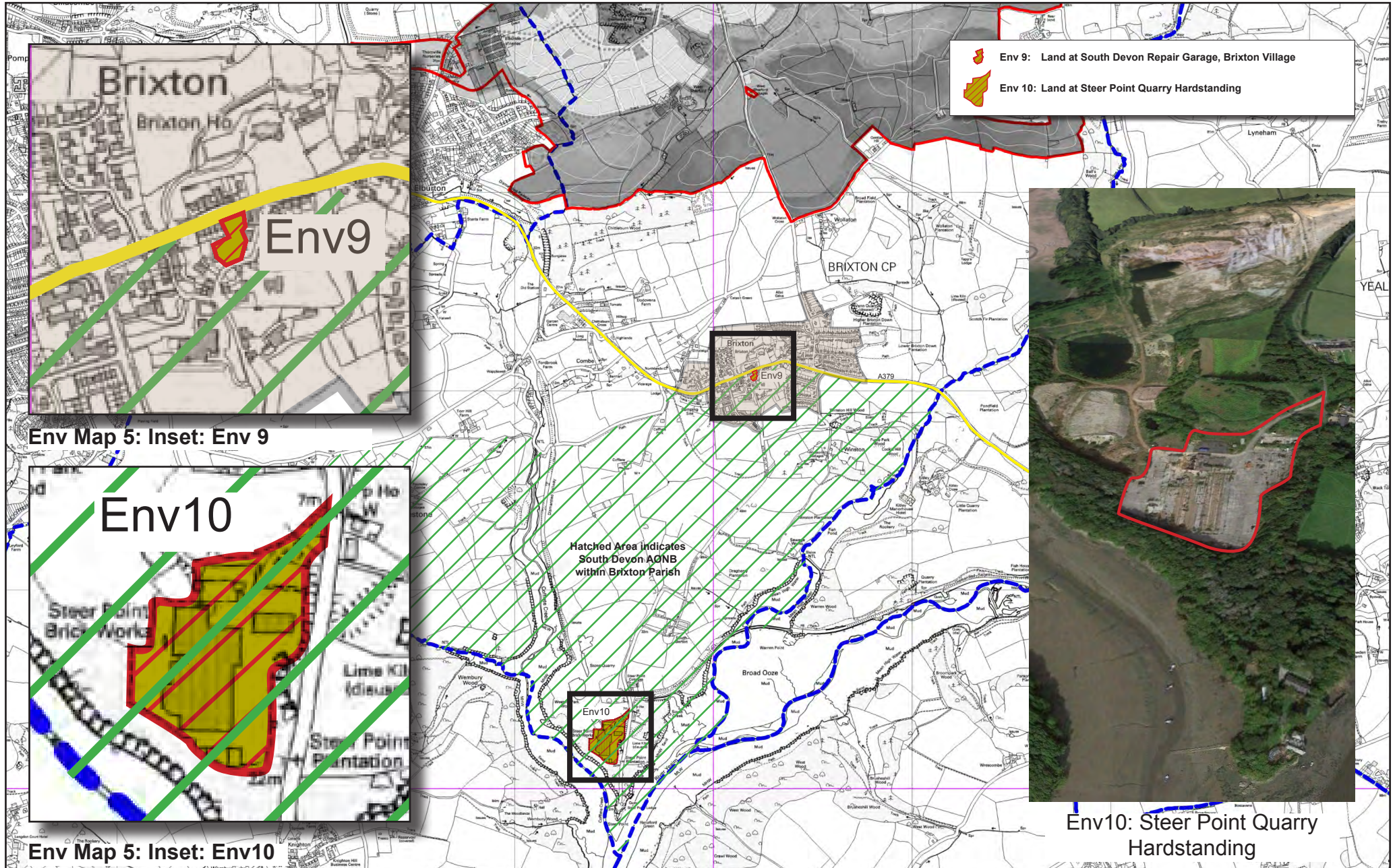
\* The Climate Change Act 2008 and HM Government "The Carbon Plan: Delivering our Low Carbon Future" December 2011. The 2015 Paris Agreement set expectations around the world for the transition to a low carbon future.

**Env8. Private or community renewable energy generation schemes will be supported provided they are designed to avoid harm to the South Devon AONB, local heritage, biodiversity, landscape, views and skylines, through noise or other nuisance and are appropriate to the setting of Brixton Parish.**

### Policy Evidence Env8

Community consultations identified support for Brixton Parish contributing to the country's renewable energy targets by supporting renewable energy schemes where their impacts are, or can be made, acceptable (i.e. minimising noise, visual intrusion). See supporting JLP policies DEV35 and DEV36 in Appendix 10.





Env Map 5: Inset: Env 9

Env Map 5: Inset: Env 10

Env10: Steer Point Quarry Hardstanding



## ENVIRONMENT AND LANDSCAPE

### Policy Intent Env9.

The central location of this land in Brixton village is an important sizeable, flat, open area of land along the A379 corridor. The intent is to capitalise on the opportunity to contribute greatly to the character of the village and **for its potential to provide public benefit.**

**Env9. Located in the South Devon AONB, the land currently occupied by the South Devon Repairs and Sales Garage (Env Map 5) is of strategic value to Brixton due to its location at the core of the village and its open character within the setting of the AONB. Any development on this site must retain the open frontage to the A379 and the far reaching views over the AONB.**

### Policy Evidence Env9

The process of the Neighbourhood Plan and the appraisal of the consultation, including discussions with the landowner, has highlighted the need for quality public spaces and built environment within the village, which is adversely affected by heavy traffic on the A379 which divides the village in half.



Env9: Land at South Devon Repair Garage

### Policy Intent Env10

The large area of concrete hardstanding, left over from the brickwork operations lies within a very environmentally sensitive location. The remnants of the brickworks are out of keeping with the landscape. Options for this brownfield site are being considered for development by the landowner. The future use of this site must be very carefully evaluated in terms of the context of its statutory landscape designations and future community benefit.

**Env10. Any development of the former Steer Point Brickworks hard standing (refer to Env Map 5) must be tightly controlled. This large area of previously developed land is within a highly sensitive area of the South Devon AONB and other landscape designations. Only sustainable development proposals to enhance this sensitive site and provide substantial community benefit in perpetuity in this special location will be considered and should take fully into account the following factors:-**

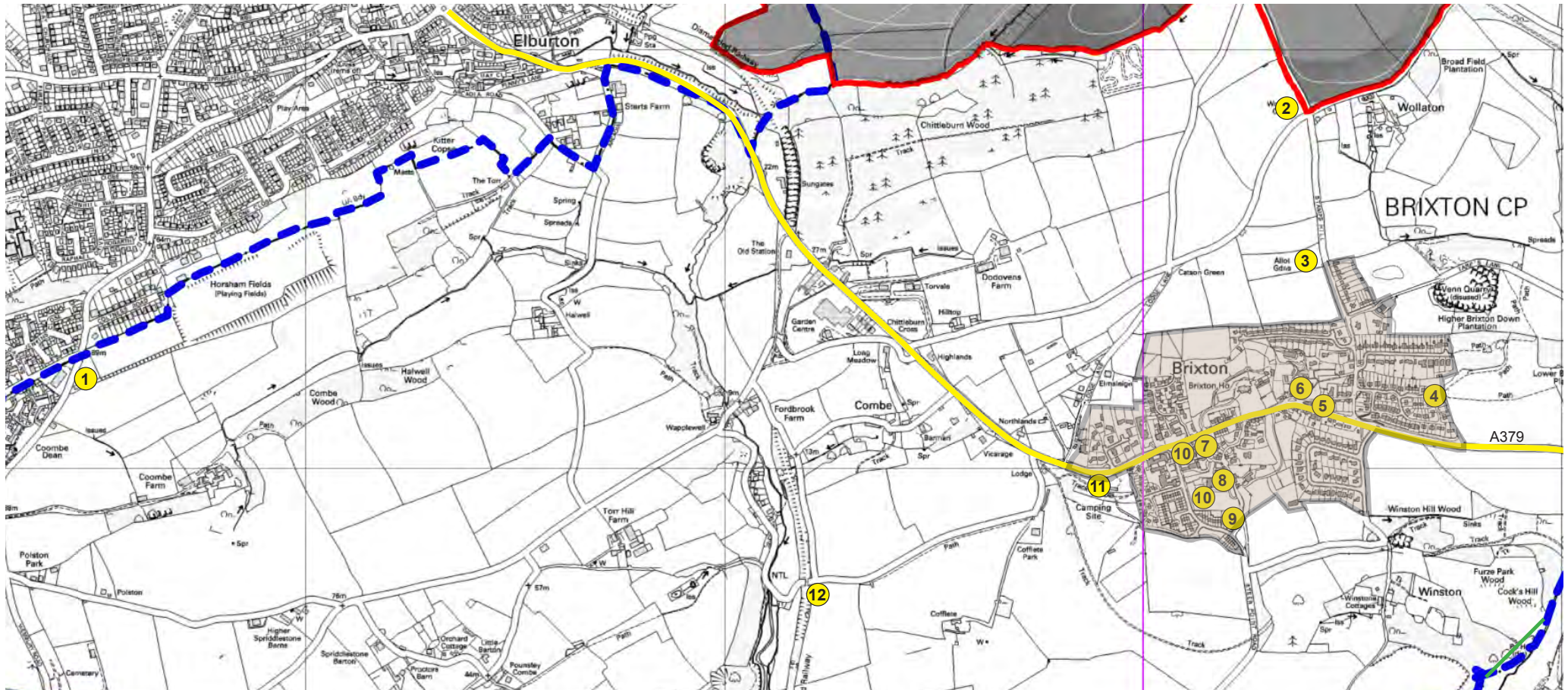
- 1) The sites location in the South Devon AONB and the designated Heritage Coast and adjoining SSSI designations.**
- 2) The site's isolated nature in terms of the Brixton settlement.**
- 3) The unsatisfactory system of roads that serve the site.**
- 4) The potential of the sites redevelopment to offer sustainable benefits to the Brixton community.**

### Evidence Env10

The public were consulted about possible future use of this site during the community consultation period. A wide range of ideas and opinions were expressed.

On 18th November 2017, the landowner presented an initial development proposal to the community after the formal community consultation.

Planning for the South Devon AONB: Planning Guidance Version 1 (2017).



- 1. Horsham Playing Fields Clubhouse
- 2. Brixton Community Composters
- 3. Stamps Hill Allotments
- 4. Woodland Drive Play Space
- 5. Post Office/Shop
- 6. St Mary's Church

- 7. The Foxhound Pub
- 8. Brixton Community Centre
- 9. Brixstix Play Space
- 10. St Mary's School and Ladybirds Nursery
- 11. 1st Brixton and Yealmpton Scout Hut
- 12. Proposed Cofflete Creek Amenity Space

## COMMUNITY FACILITIES

### Background

There are a limited a number of indoor and outdoor amenity spaces and facilities in the parish that bring people together for sporting, recreational, social and leisure and spiritual wellbeing.

The indoor facilities in Brixton village include a community hall shared with the primary school and a dedicated community room. The use of the hall is well supported by the community for multiple purposes including badminton, dance, aerobics, short mat bowls, and yoga.

External space includes St Mary's school playing field and Plymouth Albion Oaks rugby pitches and club house which serve the local and wider community with a range of health/community/social related activities.

There is an existing network of public footpaths including a pedestrian/cycle path link with Yealmpton. There is limited access to the River Yealm.

Despite the huge increase in housing in the parish, the local facilities have declined, eg reduced hours in the Post Office/Shop and no Sunday bus service.

### Community Facilities Objectives:

- **To support existing and encourage new facilities within the parish and to promote sharing and collaboration with neighbouring communities.**
- **To improve parking provision across the parish.**

### Community Facilities Policies Cof1 - Cof3

#### Policy Intent Cof1 and Cof2

Cof1 and Cof2 identify existing and proposed community assets that contribute to the character, social cohesion and quality of life for the local community.



**Cof1. The following local facilities are being proposed as Assets of Community Value\*:**

**St Mary's Church, The Post Office, The Foxhound pub, The Scout hut, St Mary's School and Ladybirds Nursery.**

**Assets of Community Value shall be protected and retained.**

**The loss or redevelopment of the these facilities will not be permitted without overriding justification. Where justification for change of use is claimed, at least one of the following must be demonstrated:**

- **that the facility has been or will be replaced with a similar one of equal or greater value to the local community;**
- **that the facility is no longer needed by the community; or**
- **in the case of privately owned businesses, that the facility is no longer financially viable.**

*\* Part 5 Chapter 3 of the Localism Act 2011 and the Assets of Community Regulations 2012*

**Cof2. New development will be required to contribute, where appropriate, towards the provision or improvement of community facilities, in accordance with the Brixton Parish Community Facilities Plan\* and local priorities which could include but is not restricted to:**

- **a parish hall**
- **off-street car parking/car park**
- **visitor car park in the village**
- **play spaces**
- **allotments**
- **footpath/bridleway/cycle path improvements**
- **traffic speed mitigation**
- **'greening' the A379 corridor**
- **public river access**

Contribution can be either as a part of the development proposal or in the form of a financial contribution. \*See Appendix 5: Parish Project Actions Plans

# COMMUNITY FACILITIES

**Brixton Composters**



**Allotments**



**Ladybirds Nursery and St Mary's School**



**St Mary's Church**



**Feoffee Park**

**Horsham Fields Club House**



**Cofflete Creek Amenity Space (proposed)**

## COMMUNITY FACILITIES

### Policy Evidence Cof1 and Cof2

Community consultations identified and supported the need for improved community facilities including, but not restricted to, improved visitor and resident parking, play spaces, traffic calming measures and greening of the A379. Suggestions have been put forward for a dedicated village hall for Brixton parish which requires further consultation.

JLP Policy TTV2 states:

*“Rural facilities that foster and maintain social interactions were given the highest priority by rural communities when consulted” and “specific attributes of rural sustainability to be supported include the retention and enhancement of important rural services and community facilities”*

For more detail of TTV2 see Appendix 10

### Policy Intent Cof3

Open space is important to people living in the parish for social interaction, health and wellbeing as well as contributing to and complementing the character of established rural settlements. Open landscaped spaces comprise active environments for children’s play and more restful areas such as Feoffee Park. Part of the improvement of open space for younger children has been the Brixton Play Trail linking Brixstix play space to Woodland Drive, catering for a wide range of ages.

Designated new open and landscaped spaces are intended to provide additional opportunities for the community of all ages to enjoy open air, social interaction and informal activity.

**Cof3. Developments of more than 5 homes shall prioritise the on-site provision of well designed, public landscaped space. Safe children’s play areas should be provided on site where appropriate.**

### Policy Evidence Cof3

The National Planning Policy Framework (NPPF) 2012, Chapter 8. Promoting Healthy Communities identifies that *“opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity; (para 69). In addition para 73 states: “Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities”, and “Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.” See Appendix 10.*

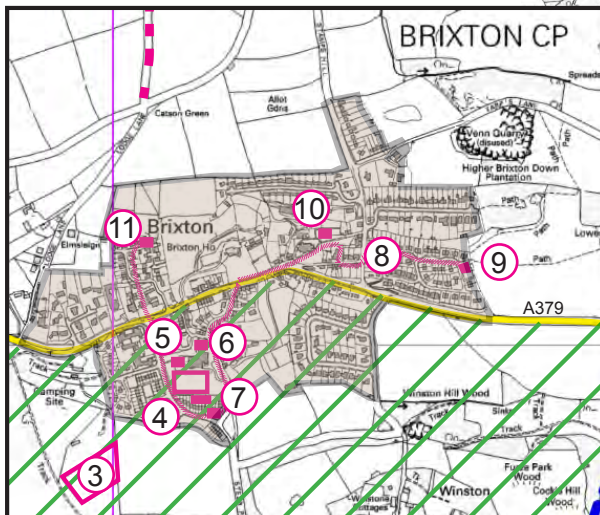
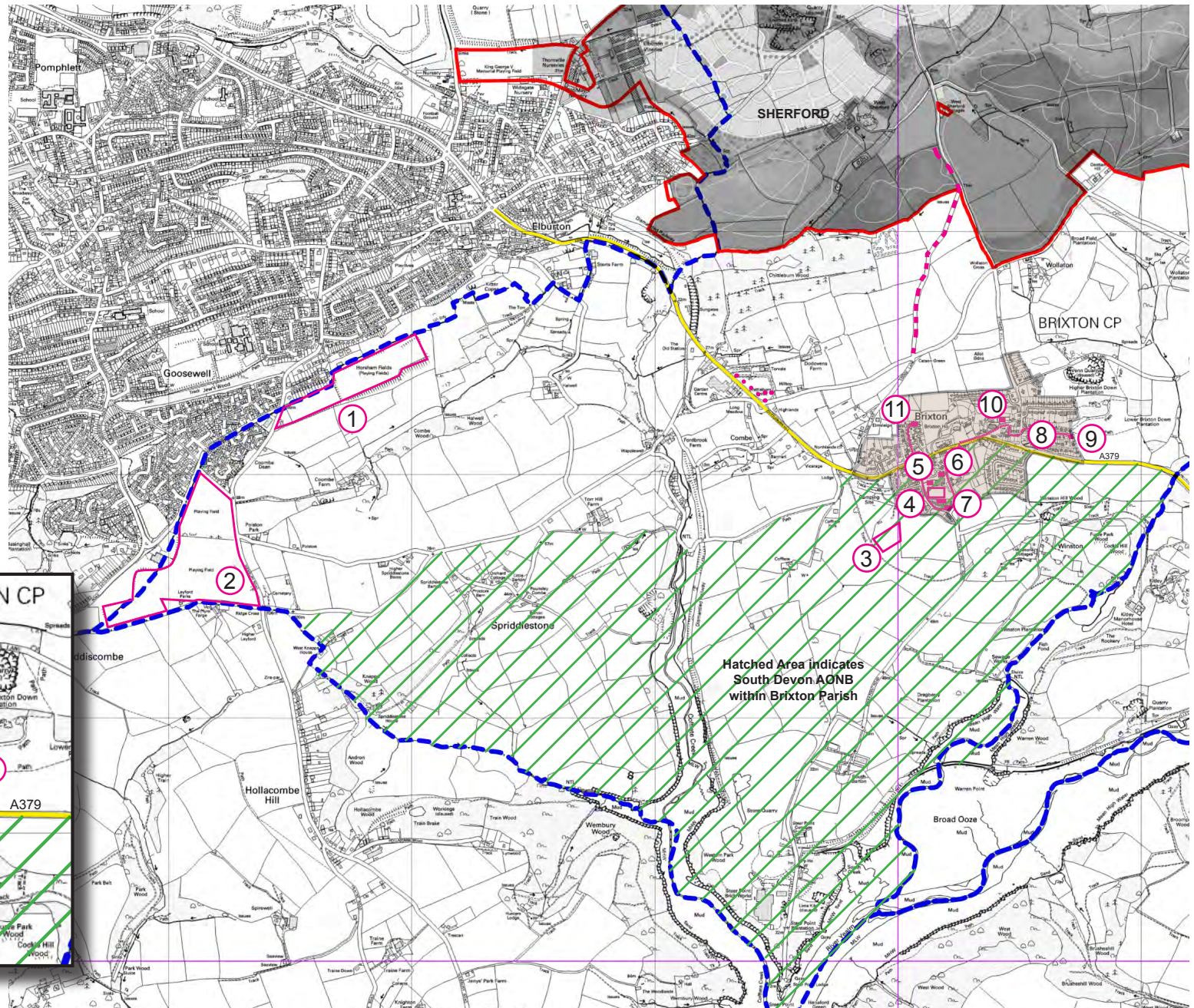
In support of national planning guidance the JLP (Dev1) recognises the importance of wellbeing: *“Health and wellbeing is multi-faceted. To be healthy, communities need to have an identity that engenders community participation in the life of an area with good access to education, employment, transport, housing, green space and leisure, and health and wellbeing facilities and opportunities. There is also a need to protect the quality of environment for, and amenities of, local communities”.* SO11 a. Healthy Communities, supporting paragraph 6.4. For further detail see Appendix 10.



Sport and Recreation Facilities  
- - - Proposed Public Footpath  
- - - Proposed Public Footpath/Cycleway/Bridleway  
- - - Brixton Play Trail (existing to link with Canes Orchard)

NOTE: Refer to the DCC Definitive Public Right of Way Map for existing footpaths/PRWs and also to The Sherford Park Implementation Plan for existing and proposed Footpaths and Cycleway/ Bridleways within the proposed Sherford boundary.

- ① Horsham Playing Fields
- ② Leyford Park Playing Fields
- ③ SB Frankfort Football Pitch
- ④ St Mary's School Playing Field
- ⑤ St Mary's School Sports Court/Play Area
- ⑥ St Mary's School Outdoor Swimming Pool
- ⑦ Brixstix Play Space
- ⑧ Brixton Play Trail
- ⑨ Woodland Drive Play Space
- ⑩ Feoffee Park
- ⑪ Canes Orchard Open Space



Sar Map 1: Inset 1 Brixton Village





## SPORT AND RECREATION

### Background

The community consultation events identified the desire for the provision of new and improved sport and recreation facilities. The parish is currently underserved with facilities to provide the wide range of activities for all ages to match the needs of the recently expanded parish population.

A Sport and Recreation Plan is being prepared to take account of the preferences expressed by the community. The following policies anticipate this plan and include improvement of facilities for walking, cycling and access to the Yealm Estuary.

### Sport and Recreation Objectives:

- ***To encourage opportunities for improved outdoor sports and recreation facilities.***
- ***To increase the recreational footpath and cycle network.***
- ***To look for opportunities to provide bridleways.***
- ***To encourage initiatives that will improve the health and wellbeing of parishioners.***
- ***To encourage proposals which provide for additional outdoor sports facilities, over and above those which already exist, and which meet the requirements of the community.***
- ***To encourage a diverse range of sport and recreation facilities within the Parish.***

## Sport & Recreation Policies Sar1 - Sar3

### Policy Intent Sar1, Sar2 and Sar3

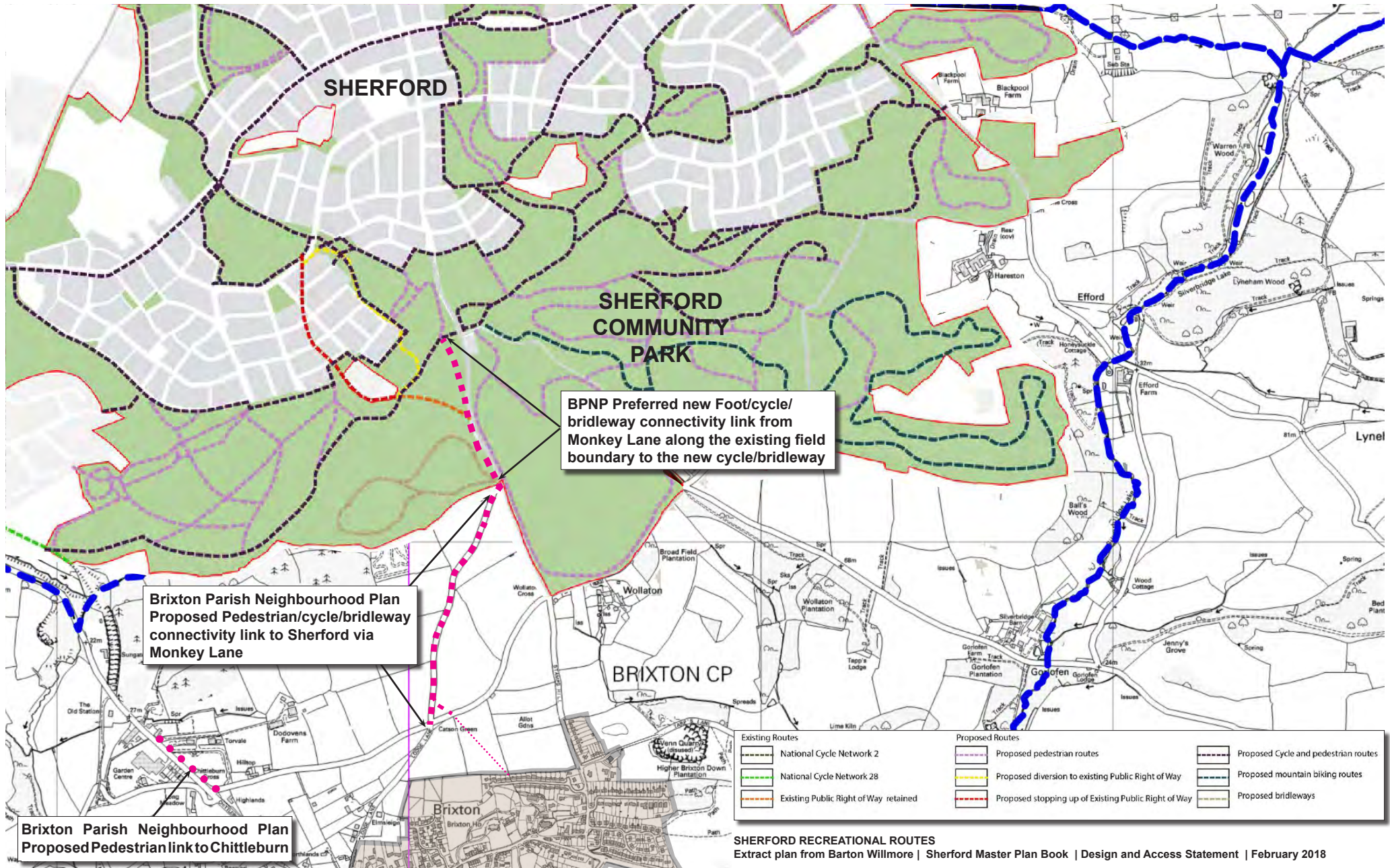
Informal recreational opportunities and access to quality sports facilities for all age groups and abilities is key to supporting our healthy active community. The development of new and enhanced recreational provision, including footpaths, will need to be delivered to meet the our current and future needs.

***Sar1. Public open space, private outdoor sports grounds, school playing fields, play spaces and allotments as identified on Policy Sar 1 Map, shall be protected and retained in that use. Only development directly associated with and necessary for their improvement will be permitted unless:***

- (a). an alternative and improved provision is provided that retains its original functional requirements for existing and future users; and***
- (b). the proposal would not result in the loss of an area important for its amenity or contribution to the character of the area.***



Horsham Playing Fields



SHERFORD RECREATIONAL ROUTES  
 Extract plan from Barton Willmore | Sherford Master Plan Book | Design and Access Statement | February 2018



## SPORT AND RECREATION

**Sar2. (a.) Development that will enhance or extend the footpath, bridleway and cycle network will be supported, providing it meets other policy requirements. Proposals will be particularly welcome which will improve those routes identified in the Sport and Recreation Plan**

**(b). Recreational connectivity with Sherford and the Community Park shall be provided by a designated pedestrian, cycle and bridleway route along Monkey Lane. Improvements for non-vehicular recreational access to Monkey Lane will be supported.**

**c). A new footpath shall be provided between Hilltop Lane, and the junction of Dodovens Farm access with the A379 at Chittleburn. Refer to Sar Map2 and Tpt Map1 .**

**Sar3. Development that will enhance public access to the River Yealm and/or Cofflete Creek will be welcomed and permitted, providing it meets other policy requirements.**

### Policy Evidence Sar1, Sar2 and Sar3

JLP Policy Dev 3 promotes the enhancement of existing and provision of new public rights of way. See Appendix 10. The community questionnaire evidenced increased demand across the Parish for a wider range of sports facilities, including more space for outdoor sports and facilities for water activities such as kayaking, paddle boarding and boating on the creek/river.

See Community Questionnaire June 2016 and subsequent Report:

[http://www.brixtonparishcouncil.org.uk/Neighbourhood\\_Plan\\_2016\\_4508.aspx](http://www.brixtonparishcouncil.org.uk/Neighbourhood_Plan_2016_4508.aspx)

Policy Sar2 b is deliverable to the edge of Sherford Community Park by a DCC Traffic Order and Policy Sar2 c could be delivered through Emp2 b.



### Policy Intent Sar4





To enhance existing and provide new facilities.

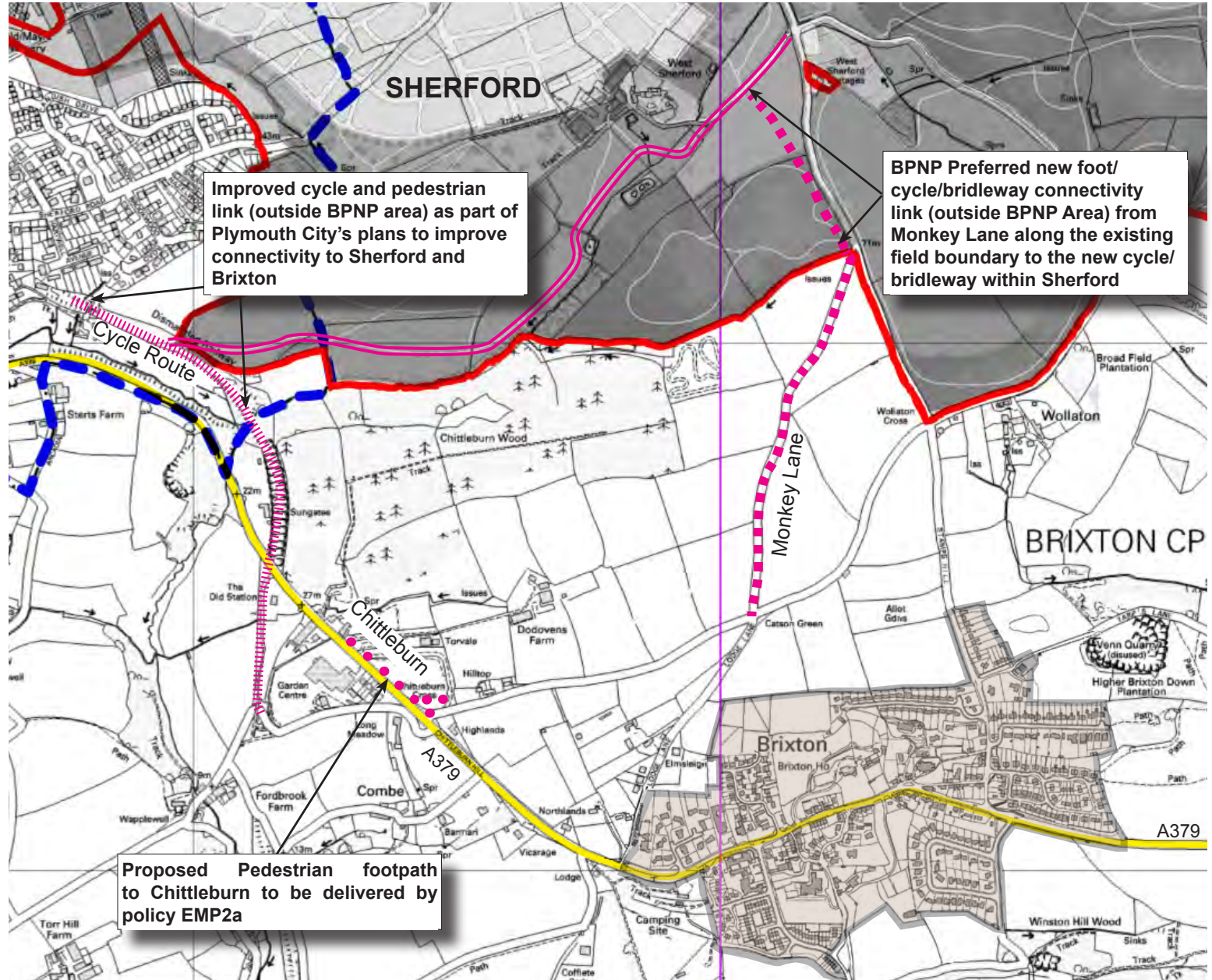
**Sar4. New development will be required to contribute, where appropriate, to existing and the provision of new sport and recreation facilities as identified in the Brixton Parish Sport and Recreation Plan.** \*See Appendix 5: Parish Project Actions Plans

### Policy Evidence Sar4

JLP Policy Dev 3 resists the loss of existing and supports the creation of new or improved sport and recreation facilities where a need has been identified.



-  Improved Cycle and Pedestrian Links  
Brixton to Elburton/Plymouth and Sherford new town
-  Proposed Sherford Cycle and Pedestrian Links  
Sherford new town to Elburton/Plymouth
-  Proposed New Cycle and Pedestrian Link  
Brixton to Sherford new town
-  Proposed New Pedestrian Link  
Brixton to Chittleburn



Improved cycle and pedestrian link (outside BPNP area) as part of Plymouth City's plans to improve connectivity to Sherford and Brixton

BPNP Preferred new foot/cycle/bridleway connectivity link (outside BPNP Area) from Monkey Lane along the existing field boundary to the new cycle/bridleway within Sherford

Proposed Pedestrian footpath to Chittleburn to be delivered by policy EMP2a



Cycle Route Improvements (Elburton)



Proposed cycle/bridle link at Monkey Lane



Proposed Footpath at Chittleburn



## TRANSPORT

### Background

Although the JLP aims to encourage more walking and cycling it is recognised that a rural neighbourhood like Brixton will continue to have a high level of dependency on car ownership. This is the result of the limited and infrequent bus services in the area, compounded by the limited service during the peak morning and evening periods and no Sunday service. There are very limited options for safe cycling or pedestrian routes beyond the village centre.

Evidence gathered from the Brixton Parish Community Survey 2016 and Brixton 2011 Census indicates a higher percentage of car ownership per household than the Devon and National averages (typically 1 to 2 cars). Parking was repeatedly raised as a major concern during public consultations. The increase in on-street parking in recent years represents a safety risk to pedestrians and other road users. It presents a challenge to access for service and delivery vehicles on the main arterial road between Plymouth and Kingsbridge. There is also a shortage of parking for visitors and residents in Brixton village centre. Parking is not a new issue - a village car park was identified as a requirement in the 1992 South Hams District Council Local Plan para 4.10. For policies relating to parking see BPNP Policy Dev5. It is essential that new developments provide adequate parking for residents and their visitors.

### Transport Objectives

- ***To improve and increase the quality and quantity of safe, sustainable transport links, including cycle and footpath routes.***
- ***To support safe and sustainable transport links from Brixton to neighbouring villages, Plymouth and Sherford.***



## Transport Policies

### Policy Intent Tpt1

Transport between Brixton and neighbouring communities including Plymouth and Sherford is overly dependent on private cars. Provision of cycle and footpath routes is poor and needs to be improved. Land use planning must take account of and support the development of better and safer transport routes.

***Tpt1. Development shall be designed to enable and encourage the use of sustainable modes of transport. Non-residential developments shall provide suitable secure cycle racks.***

See projects listed under Appendix 5: Sport and Recreation, which includes: i) to complete the un-surfaced footpath and cycle route from Brixton to Elburton to join the projected route from Sherford into Plymouth, ii) to provide the Monkey Lane link to Sherford and iii) to provide the footpath from Hilltop Lane to Chittleburn.

Highway improvements which mitigate the impact of the ever increasing volume of traffic flow and speed will be sought.





### Policy Evidence Tpt1

JLP policy DEV31 relates to the need for development to contribute to the achievement of high quality and safe transport systems in the area. See Appendix 10.

Responses to the community questionnaire and comments during consultation have revealed major concerns about the unsafe roads and the lack of safe pedestrian and cycle access to neighbouring centres.

# EMPLOYMENT

## Emp Map 1

-  Employment Policy Areas
-  Preferred Sites for new B1 Employment
-  Landscape Screen Planting
-  Surface Water Attenuation Area



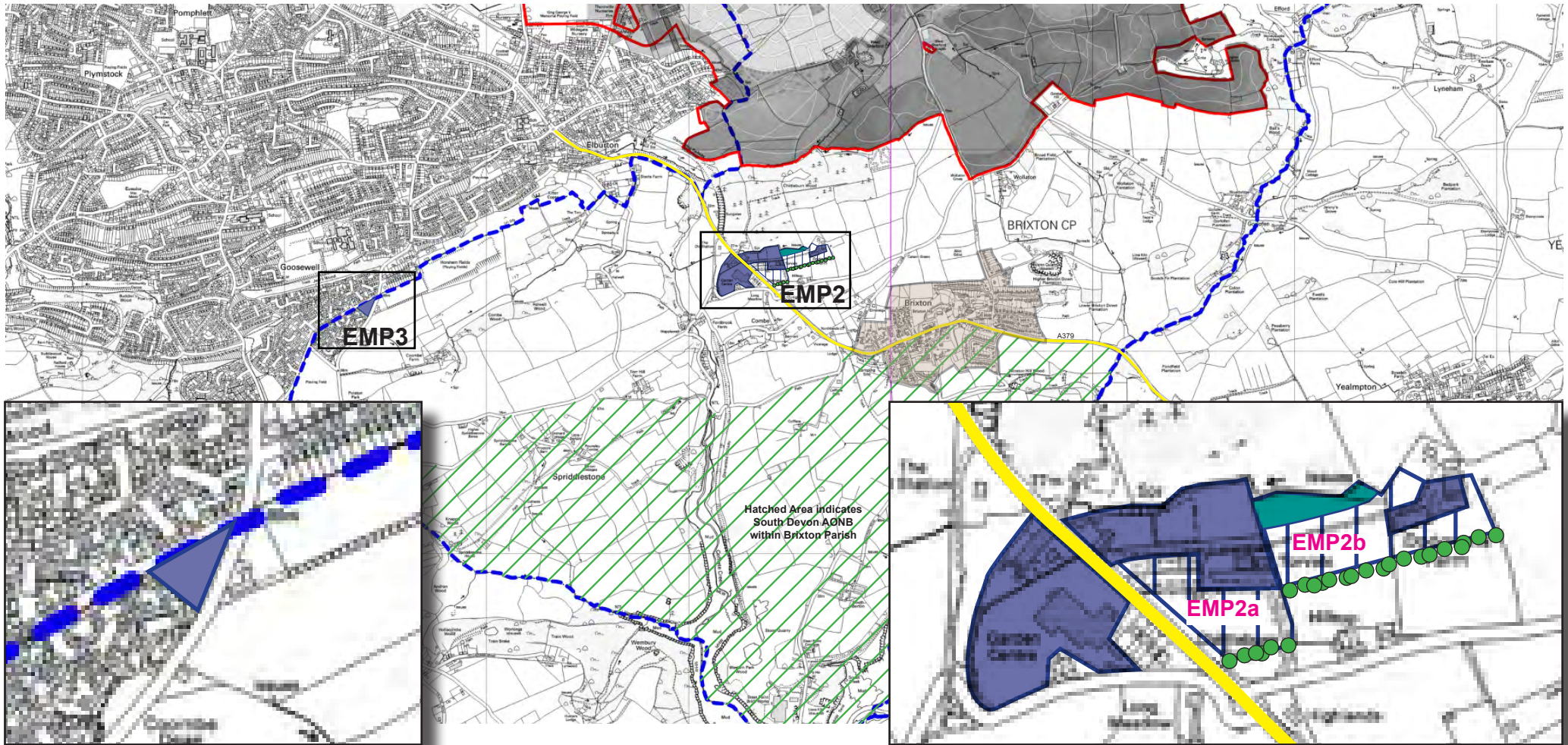
Staddiscombe Service Station/ Supermarket



Rodgers Garage and Car Sales



Otter Garden Centre, Rodgers Garage, Chittleburn Business Park and Dodovens Farm



Emp Map 1: Inset 1: Policy EMP3

Emp Map 1: Inset 2: Policy EMP2



## EMPLOYMENT

### Background

A variety of existing businesses in Brixton Parish offer a range of employment opportunities, mainly agricultural, retail, health and social care and education. The well established employment area at Chittleburn supports a number of businesses including major employers at Otter garden centre and Rodgers Garage.

### Employment Objective

- **To support employment in sustainable and appropriate locations.**

### Employment Policies Emp1 - Emp4

#### Policy Intent Emp1, Emp2 and Emp3

To ensure that existing employment premises are retained and that there are opportunities to expand local employment in a wide range of sectors.

**Emp1. The change of use of existing employment land will not be permitted without a clear demonstration of community benefit.**

**Emp2. Employment Area 1 (refer to inset Map Emp1: Insert 2)**  
**(a) Within the existing employment area at Chittleburn, Employment Area 1, the change of use resulting in the loss of land or premises from employment use will not be permitted.**  
**(b) The identified sites EMP2a and 2b in the vicinity of Dodovens Farm/Chittleburn Business Park are preferred for B1 light industrial development to complement the existing businesses already operating at this location and Chittleburn.**

**In addition to other policy requirements sites EMP2a and 2b will be required to deliver:**

- **The footpath link from Hilltop Lane to Chittleburn**
- **Suitably designed car parking in terms of numbers and visual impact mitigation**
- **Maintain existing Screening landscaping along the A379 and provide new tree/hedgerow screening along Hilltop Lane and to the proposed southern edge of Dodovens Farm.**
- **Buildings shall be integrated into the landscape to mitigate visual impact from public view points**
- **Attenuation of surface water to prevent flooding of the stream on the northern boundary of Dodovens Farm.**

**Emp3. Employment Policy Area at Staddiscombe Service Station/Supermarket . See Map Emp1: Insert 1.**

**The site at Carrollsland/Wembury Road and Staddiscombe Road shall be retained in use for the existing supermarket/petrol filling station or, should that cease to operate, for A1 or B1 uses only. Other changes of use will not be permitted.**

#### Policy Evidence Emp1, Emp2 and Emp3

JLP policies DEV 14-15: Supporting the rural economy. See Appendix 10 Support will be given to proposals in suitable locations which seek to improve the balance of jobs within the rural areas and diversify the rural economy. The community questionnaire and public consultation confirmed widespread support for retaining existing business use of premises and providing new, particularly on brownfield sites. NPPF Chapter 3 para 28. *“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.”*







## EMPLOYMENT

### Policy Intent Emp4

The relationship to the South Devon AONB, access to the countryside and the proximity to Plymouth City provides attractive and varied opportunities for visitors. Brixton Parish's limited tourism facilities must therefore be conserved and improved. The community values the existing tourism facilities for their local employment opportunities and contribution to the local economy.

### Policy Evidence Emp4

As Policies Emp1-Emp3 and Community Questionnaire June 2016 and public consultation.

***Emp4. Existing recreational and tourism facilities shall be retained for that use. Only improvements directly associated with and necessary for their viability will be permitted unless:***  
***(a) alternative and improved provision will be made in a location well related to the functional requirements of that use;***  
***and***  
***(b) the proposal would not result in the loss of, or harm to, an area important for its contribution to recreation and tourism.***



## DEVELOPMENT

## Planning Applications for Housing Approved or Under Construction/Completed since 2014\* Dev Map 1

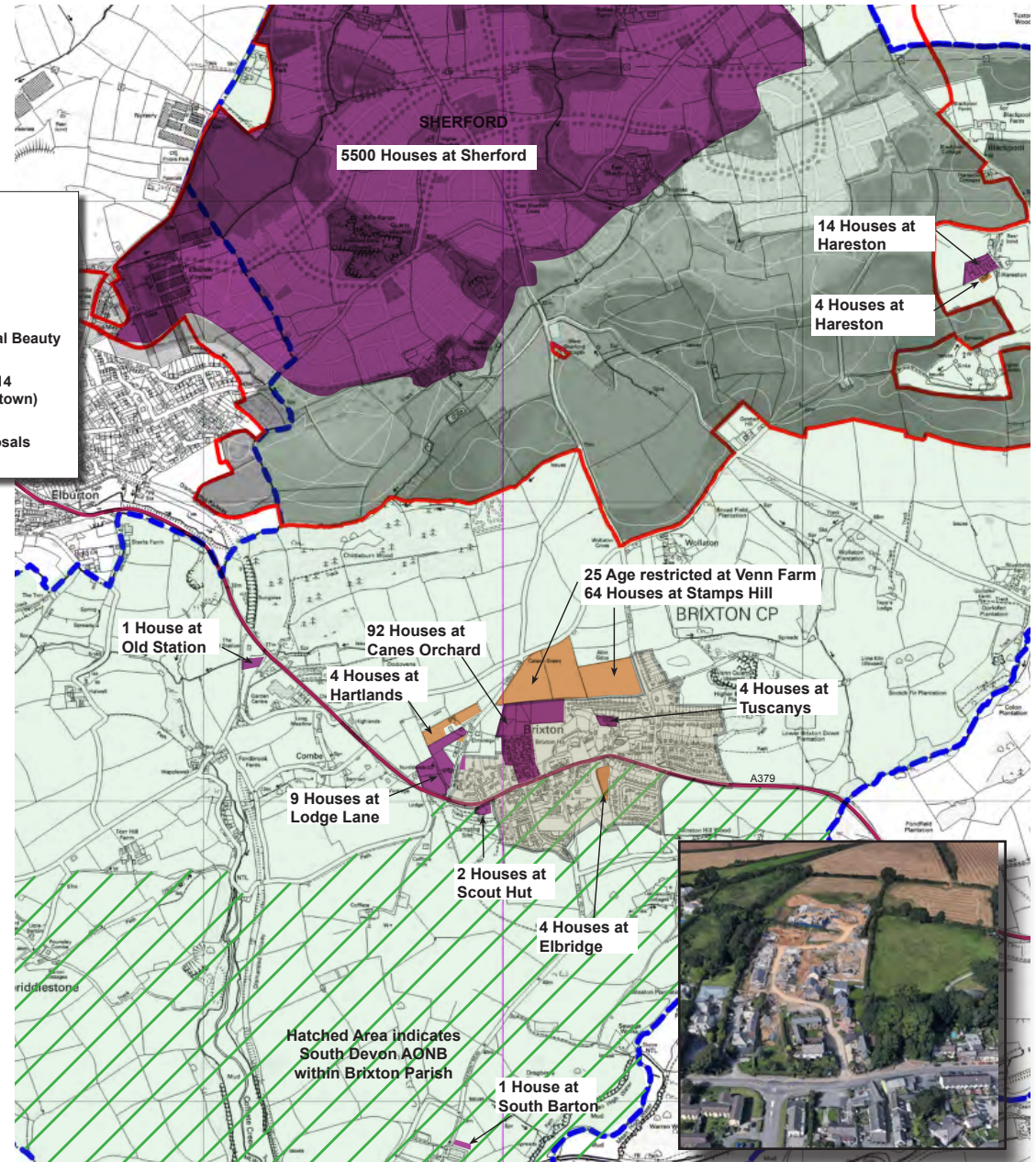
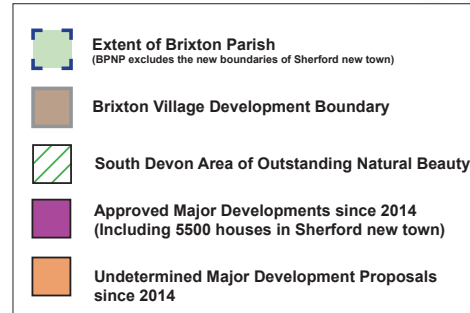
### Canes Orchard and Venn Farm

Phase 1: 27 houses constructed,  
 Phase 2a: 17 Planning Approved (under construction),  
 Phase 2b: 17 Outline Planning Approved  
 Phase 3: 29 Outline Planning Approved (detailed PP proposing 31)  
 ( 92 houses in total).

### Lodge Lane

5: Northlands: Constructed  
 2: Three Corners: Constructed  
 1: Old Coach House: Constructed  
 1: Sandaway: Full Planning Approval  
 ( 9 houses in total).

4: Tuscany's: Full Planning Approval  
 2: Scout Hut Site: Outline Approval  
 14: Hareston Barns: Under Construction  
 1: Station House: Full Planning Approval  
 1: South Barton Farm: Full Planning Approval



Inset Photo: Phase 1 Canes Orchard

**123 total Planning Applications Approved**

### Planning Applications Submitted for Housing (Refused or not yet determined) since 2014

#### Lodge Lane

4: Hartlands: Planning Application as yet Undetermined  
 1: Greenfields: Planning Application Refused

5: Butlas Farm: Planning Application withdrawn  
 2: Venn Farm Phase 3: Reserved Matters for 2 additional houses  
 4: Harestone: Planning Application as yet Undetermined  
 5: Elbridge House: Planning Application as yet Undetermined

64: Stamps Hill application Refused and withdrawn at Appeal  
 25: (circa) Venn Farm 55+ non-determination dismissed at Appeal

**110 total Planning Applications Refused or Undetermined**

\* Information correct as of May 2018



## DEVELOPMENT

### Background

The character of Brixton has been irrevocably changed from its historic dense, organic form, tightly clustered along the A379 to indistinctive suburban development in the latter part of the 20th century and more recent development. This extensive growth does not complement the historic settlement pattern, local materials, or the special location within the South Devon AONB, or provide good design of public realm. The cumulative impact of these changes has diminished the built rural character across the Parish, most particularly in the village.

Since 2014, 121 houses (including 24 affordable homes exceeding the identified numbers in the 2016 Brixton Parish Housing Needs Survey) have been approved or constructed within Brixton Parish, most of which have been concentrated in the village, extending outside the settlement boundary. This recent expansion of the northern edge of the village has had a marked impact on the character of the village.

This rapid rate of change has resulted in progressive urbanisation of the parish and an increase of around 25% in housing in Brixton village over a very short period. Despite the increase in population, community facilities have reduced. The community is therefore demanding stronger protection from housing developments particularly as The Plymouth and South West Devon JLP guide of 10 new dwellings for Brixton as a Sustainable Village (TTV30 figure 5.8) has already been grossly exceeded. However, Affordable Housing for local people in perpetuity is a high priority.

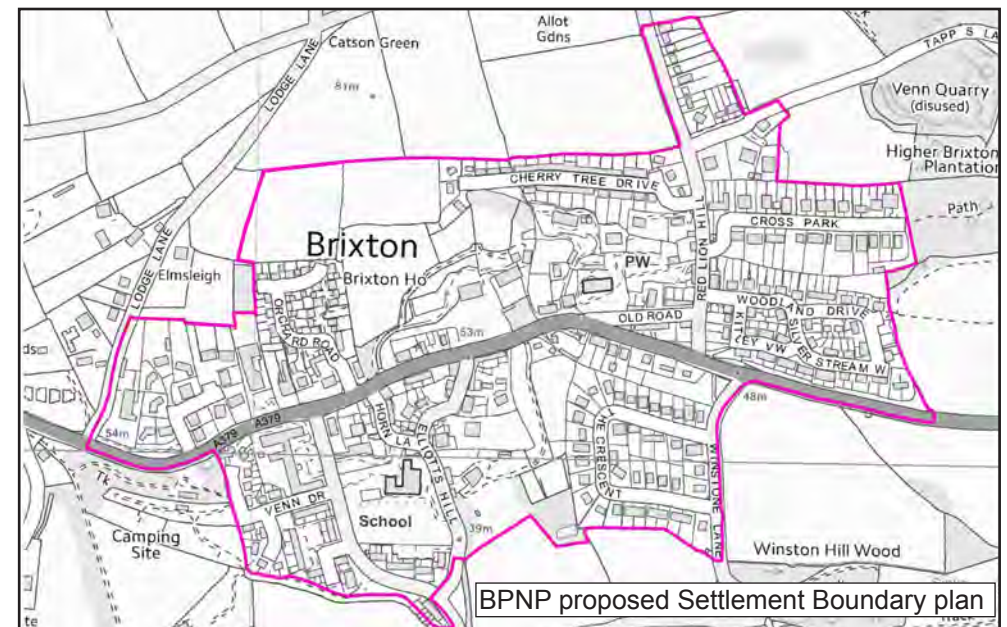


### Development Objectives

- **Development within the South Devon AONB will not normally be acceptable. The safeguarding of the rural, unspoilt and tranquil nature of the AONB is of the highest priority to the Parish community and development within the AONB will only be considered under exceptional circumstances together with a clear demonstration of significant community benefit.**
- **Development should reflect the rural character of Brixton parish; be appropriate to the setting and be limited to conserve the independent identity of Brixton village.**
- **Development that utilises pre-developed (brownfield) sites should be given priority over agricultural land.**
- **Suitable sites for the provision of off-street resident and visitor parking within Brixton village development boundary to be identified.**

### Brixton Village Settlement Boundary

The village settlement boundary for Brixton has been amended to reflect that proposed in the JLP and adjusted to include the land with extant planning permission for residential development of Phase 3, Canes Orchard (Venn Farm).



## Development policies Dev1 - Dev8

### Policy Intent Dev1 and Dev 2

Recent developments have given little regard to the importance of public realm, layout and quality. Future development will be required to address these significant design shortcomings. Housing will comply with the Department of Communities & Local Government “Technical housing standards – nationally described space standard.” \*

**Dev1. Location, scale and character of development. Within the settlement boundary the scale, density and character of development shall be in keeping with its site and surroundings and shall cause no adverse impacts on natural or historic assets, important views, outlooks or skylines, local amenity, traffic, parking or safety.**

**Dev2. All new development must be of high quality and appropriately designed for the context in which it is proposed, with respect to its neighbours and the rural character of Brixton village and across the Parish. Development shall take into account topography, layout, building orientation, massing, landscaping, public green space and associated public realm, to minimise visual, ecological and social impact.**

### Policy Evidence Dev1 and Dev2

**LDF Core Strategy:** Design of New Development: Strategic Objectives

**LDF Development Policies DPD** (DP1, DP2)

JLP Policies DEV 8,20, 24,25,27,32 and TTV 1, 31, 32

\*Nationally Described Space Standards under JLP DEV 10 para 5

Planning for the South Devon AONB: Planning Guidance Version 1 (2017)

For further detail see Appendix 10.



### Policy Intent Dev3

There are examples of non-designated heritage assets within the Parish that contribute to the local character and sense of place, and are not protected by statutory listing. It is important to protect these historic features.

**Dev3. Appropriate and sensitive restoration or conversion that secures a viable long-term future for a non-designated heritage asset, which would otherwise be lost, may be permitted.**

### Policy Evidence Dev3

JLP Policy DEV21 “Conserving the historic environment”:

*“The LPAs will pursue a proactive and solution-orientated approach for the conservation of the historic environment, ensuring that it is promoted as a key element of local character and distinctiveness. . . . . by:*

*1. Protecting and enhancing the character and special interest of heritage assets, designated areas and their setting of areas of acknowledged importance, including:*

*i. Scheduled ancient monuments (or an archaeological site of national importance), listed buildings, registered parks and gardens, conservation areas, the World Heritage Site and archaeological remains (including protected wreck sites marine archaeology).*

*ii. Non-designated heritage assets, including areas of archaeological interest, unregistered parks and gardens and landscapes positively identified as having significance in terms of the historic environment.”*

## DEVELOPMENT

### Policy Intent Dev4

Moving towards a low carbon future, it is imperative to capitalise on renewable energy and energy efficiency (orientation, thermal mass and insulation etc).

***Dev4. Design, where appropriate, shall optimise the orientation of new development to capitalise on solar energy to reduce energy consumption. Development comprising the use of renewable energy and low carbon materials will be encouraged where it does not harm the character and appearance of the Parish and the landscape.***

### Policy Evidence Dev4

Government policy and national guidance: The Climate Change Act 2008 and HM Government “The Carbon Plan: Delivering our Low Carbon Future” Dec 2011.

### Policy Intent Dev5

Recent developments in Brixton village have given little regard to the importance of providing off street parking resulting in logistical and social problems not helped by the lack of on-street parking. Given the rural location and under-investment in public transport, the reliance on private car use has increased. Developments must provide adequate space for off street parking (including electric car charging points) for residents/visitors that can be re-purposed if required.

***Dev5. To ensure that pressure on existing on-street parking is not increased all new developments must include well designed off-street parking and cycle storage for residents and visitors. In residential developments at least one parking space must be provided for each bedroom, with a further additional parking space for properties with more than 3 bedrooms.***

### Policy Evidence Dev5

Representations to the Parish Council have drawn attention to the inadequacy of parking provision in new developments. This inadequacy has resulted in significant safety concerns (parking on the pavement and insufficient space for emergency services and deliveries), social tension through lack of parking spaces, and negative visual impact for the residents of, and visitors to, these new housing schemes.

The principle of this policy has been adopted in other Neighbourhood plans most recently in the adopted NP of the neighbouring parish of Newton and Noss ref:Policy NP3-5 d.

### Policy Intent Dev6

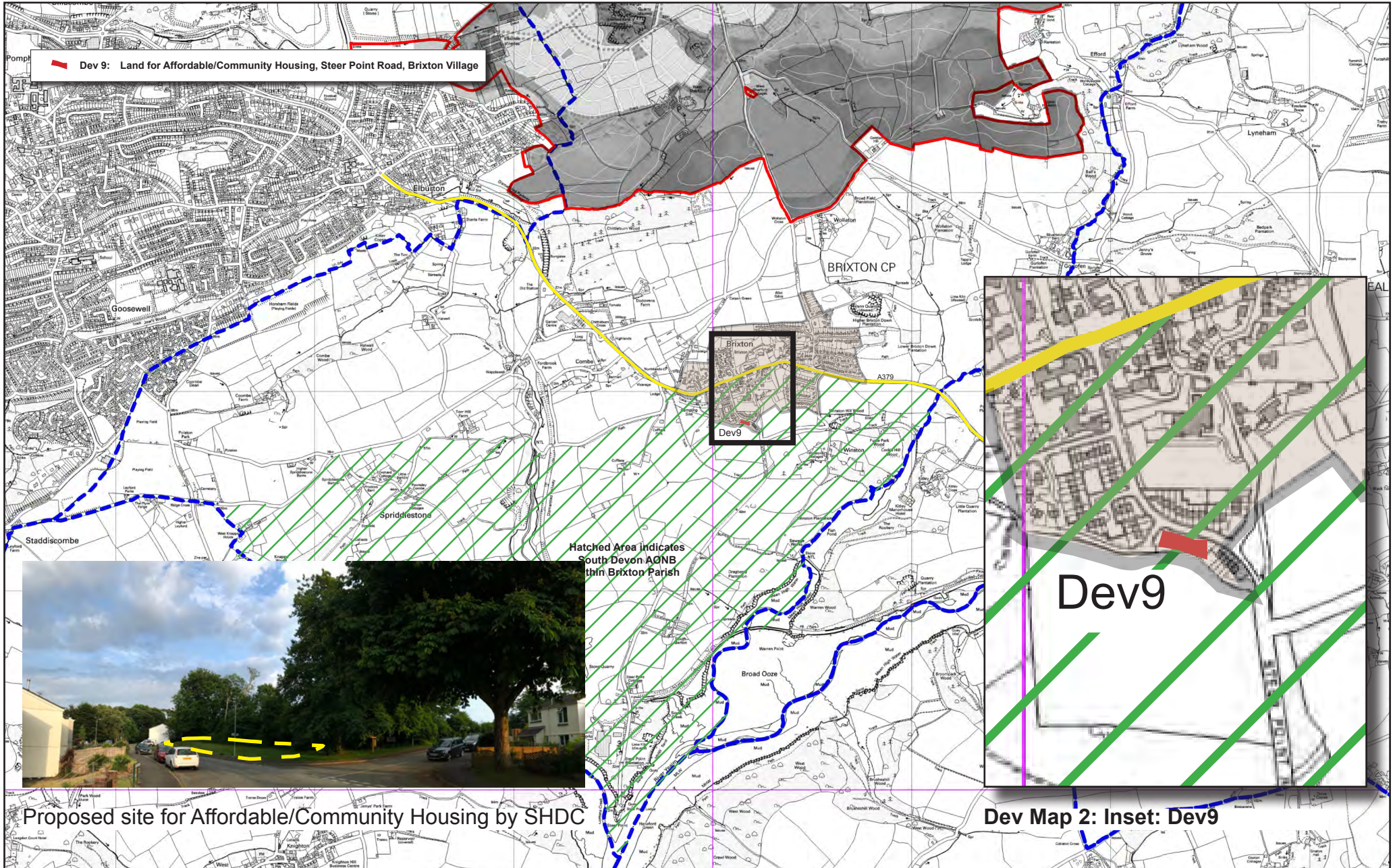
Recent developments have had a major cumulative impact on the rural character of the village. The historic lack of a 5 year housing land supply has pushed development well beyond the defined settlement boundary of Brixton. This policy aims to ensure that future development is controlled and is respectful of the village character in terms of scale and numbers.

***Dev6. No development will be permitted that adds substantially to the cumulative impact of development in Brixton village that will have an adverse affect on the social wellbeing and character of the village.***

### Policy Evidence Dev6

The magnitude of increase in housing within a short time scale has changed the identity of the village and its community. This **continuous uncertainty** of speculative development in an otherwise healthy and happy place to live is starting to have a serious impact on the psychological wellbeing of the community. This is evidenced in Community Survey and Parish Council responses to recent large scale planning applications.





## DEVELOPMENT

### Policy Intent Dev8

Any infill\* sites within the settlement boundary of Brixton village should conform to the Development Policies in this Plan to maintain the rural identity of the village.

\*Definition of Infill:

Infill development is development or redevelopment of land that has remained vacant, or is underused as a result of the surrounding development. For the purposes of the Brixton Parish Neighbourhood Plan, the definition of infill relates to land comprising relatively small gaps between existing buildings (https://www.planningportal.co.uk/directory\_record/305/infill\_development) within the defined settlement boundary of Brixton village, which are readily accessible to the existing infrastructure services and facilities.

**Dev8. Any proposed infill within the village settlement boundary will be required to meet the following criteria:**

- (a) It is sensitive to the history/background of the site**
- (b) Existing non-designated historical features are retained**
- (c) Where an infill site immediately adjacent the A379 is identified for redevelopment, the open character of the site must be retained as part of any plan for its future use. This will preserve the important breaks in the pattern of buildings that contribute to the rural village identity and provide views across the AONB.**

### Policy Evidence Dev8

The process of the Neighbourhood Plan and the appraisal of the consultation has highlighted the need for enhancing the quality of the built environment within the village, which is adversely affected by heavy traffic on the A379.



Dev 9: Land for Affordable Housing, Steer Point Road

### Policy Intent Dev9

In March 2018, South Hams District Council brought land within Brixton village settlement boundary forward for affordable/community housing. Policy Dev9 is to ensure any housing on this site is provided for local people, indefinitely.

**Dev9. The land identified on Dev Map 2, in the ownership of South Hams District Council, is allocated for Affordable Housing for local people in perpetuity. Any loss of hedgerows and trees must be mitigated through the design and layout in respect of the sensitive setting of AONB.**

### Policy Evidence Dev9

Housing Needs Survey 2016 identified the requirement for 29 affordable and open market homes which have already been delivered by existing developments. The JLP requires Brixton village to provide a further 10 houses during the life of the JLP plan. In March 2018 Brixton Parish Council supported the proposal for community housing.

## DELIVERING THE PLAN

The Brixton Parish Neighbourhood Plan will be delivered over a period of twenty years (2014-2034). It is a document that provides policies for the future of the Parish based on the collective views of the community. The policies encompass community facilities, the environment, development, employment, sport and recreation and transport across the parish.

1. The policies contained in this Plan complement the Plymouth and South West Devon Joint Local Plan (JLP) providing a platform to work together in facilitating, promoting, and delivering beneficial developments and improvements in Brixton Parish. Conformity between the plans will be key to delivering any future housing and employment requirements in the Parish.
2. The policies and supporting information in this Plan will be material considerations in determining all planning applications in the parish. Both the District and Parish Councils will assess planning applications against the policies of the Neighbourhood Plan alongside those of the JLP to ensure that the aspirations of the community, as set out in this Plan, are being met.
3. The Parish Council will annually review the impact and effectiveness of these policies against the resultant outcome of planning application decisions made by the District Council during that year.
4. This Plan is a living document. Brixton Parish Council, through the Brixton Parish Neighbourhood Plan group, will regularly monitor and formally review it every 5 years (2023, 2028, 2033) so that it is up to date and relevant for the community.





## PARISH PROJECT ACTION PLANS

The following is a summary of Parish Project Action Plans. These plans do not form part of the Neighbourhood Plan but have been developed from community consultation to be implemented via the Parish Council and volunteer working groups and will be subject to further public consultation:

1. To improve existing and provide new footpaths, cycle and bridleways.
2. To undertake an historic appraisal of Brixton village with a view to defining and designating a village Conservation Area.
3. To support the provision of recycling facilities at Catson Green Community Composting.
4. To secure the land at former Cofflete Mill, owned by SHDC, as a community amenity area.
5. To investigate, with St Mary's School, possibilities for public use of their swimming pool.
6. To support greater use of St Mary's church for community events.
7. To instigate a programme of tree planting and bio-diversity schemes as part of the strategy of 'greening the village'.
8. To prepare an inventory for non-designated historic buildings and structures.
9. To identify historic features falling into disrepair within the parish for maintenance, repair and conservation work eg. Estate stone walling.

Refer to Appendix 5 for further details





## ACKNOWLEDGEMENTS

### Maps:

OS MAPS © Crown copyright and database right Ordnance Survey licence number 100054770 (2016)

DEFRA MAGIC Maps <http://magic.defra.gov.uk/MagicMap.aspx>

Google Earth Pro, Maps and Street View

Barton Willmore (Sherford connectivity map merged with BPNP map)

**Historic Photos:** Christine Clamp

### Brixton Photos:

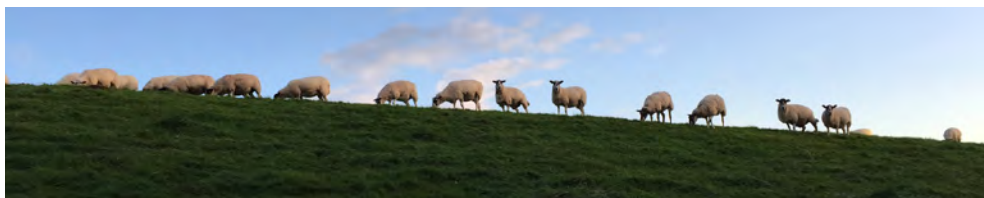
Roy Axell, David Lowden, Graham Searle, Brixton Composters

St Mary's School, Greg Webb, Ray Holland, Tony Steer, Duncan Russell, Shirley Deeney, Jon Capel

**Spriddlestone Cattle Photo:** Jason Keily

This Plan was produced by the Brixton Parish Neighbourhood Plan Group:

<b>Liz Hitchins</b>	with contributions from:	Christopher Masters
<b>Ray Holland</b>		Amy Rogers
<b>Jon Capel</b>		David Croot
<b>Greg Webb</b>		Alistair Macpherson
<b>Tony Steer</b>		Alex Whish
<b>Shirley Deeney</b>		Steve Harvey



## REFERENCES

### Summary of documents referred to during the preparation of this Plan:

**National Planning Policy Framework**, March 2012

**Plymouth and South West Devon Joint Local Plan 2014-2034**

**South Hams Local Development Framework Core Strategy 2006**

**South Hams Local Development Framework Development Policies DPD 2010**

**South Hams Local Development Framework Rural Areas Site Allocations, DPD Feb 2011**

**South Devon AONB Planning Guidance Version 1**, (May 2017)

**Locality Neighbourhood Plans Roadmap Guide 2016**

**Locality Writing Planning Policies**

**Planning Aid** Structuring your neighbourhood plan

**Planning Aid** How to structure your neighbourhood plan

**Planning Aid** How to develop a vision and objectives

**Planning Aid** Deconstructed planning policies

**Planning Aid** How to write planning policies

**Planning Aid** How to write a basic conditions statement

**Planning Aid** How to submit your neighbourhood plan proposal to your local planning authority

**Redtree** Sherford Masterplan Book, November 2006

**Barton Willmore** Sherford Master Plan Book, Design and Access Statement, February 2018

**Government White Paper** Housing Need Consultation Table (National) September 2017

**D of E Planning Service** Creating Places - achieving quality in residential developments

**Cabe** Creating successful masterplans - a guide for clients

**Department of Communities & Local Government** Technical Housing Standards - nationally described space standard.

**Devon County Council** The Management of Roadside Verges in Devon (updated 2010)

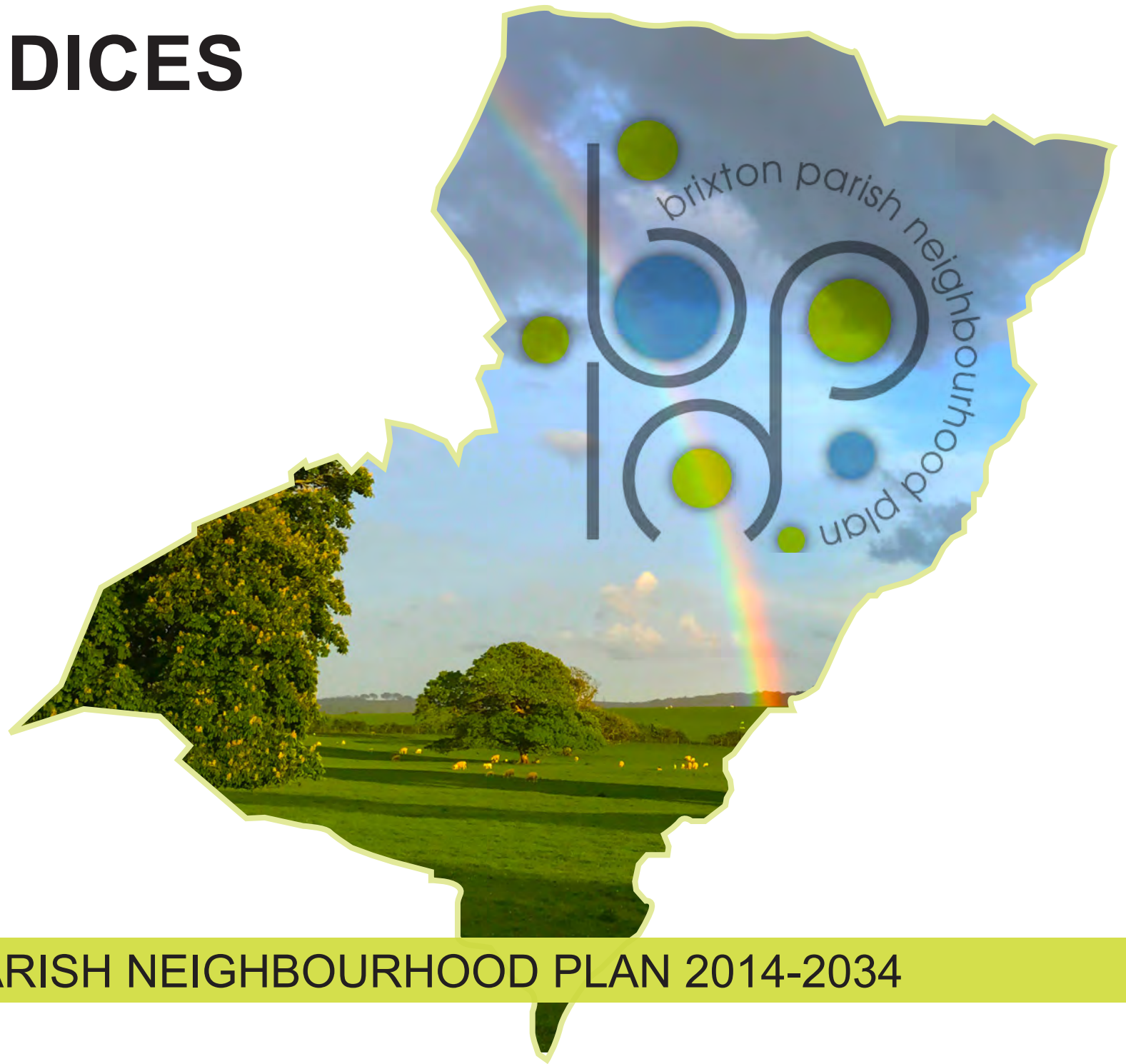
**South Devon Estuaries** Management Plan 2016 – 2020  
(Public Consultation Draft January 2016)

**Report on the Species and Habitat Review**

The Biodiversity Reporting and Information Group (BRIG) June 2007



# APPENDICES

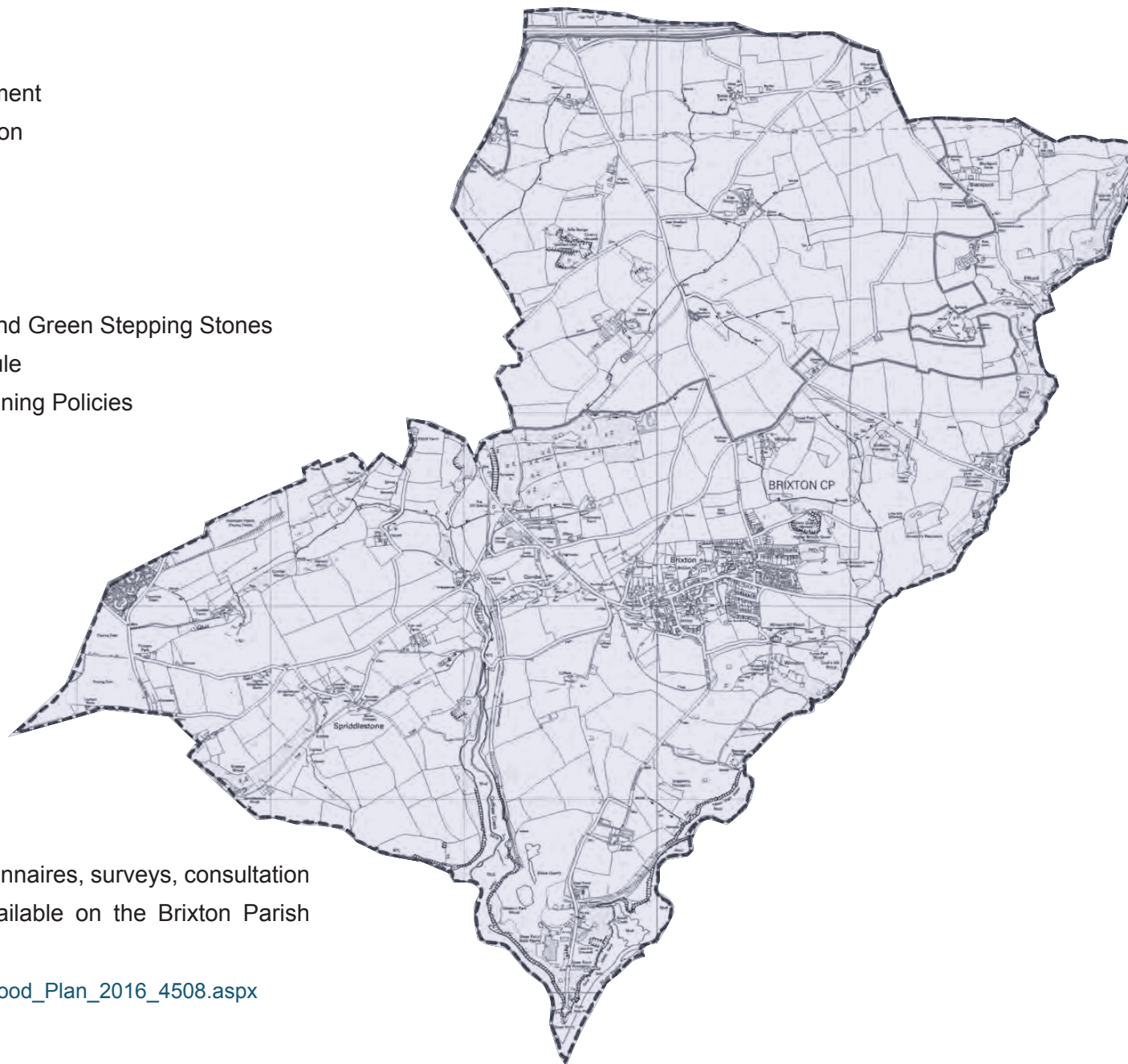


BRIXTON PARISH NEIGHBOURHOOD PLAN 2014-2034



## APPENDICES

Appendix 1	Terms of Reference
Appendix 2	Basic Conditions Statement
Appendix 3	Statement of Consultation
Appendix 4	Evidence Base
Appendix 5	Project Action Plans
Appendix 6	Monitoring Framework
Appendix 7	Local Green Spaces
Appendix 8	Important Woodlands and Green Stepping Stones
Appendix 9	Listed Buildings Schedule
Appendix 10	National and Local Planning Policies



The Appendices and a definitive list of questionnaires, surveys, consultation events and their subsequent results are available on the Brixton Parish Council website:

[http://www.brixtonparishcouncil.org.uk/Neighbourhood\\_Plan\\_2016\\_4508.aspx](http://www.brixtonparishcouncil.org.uk/Neighbourhood_Plan_2016_4508.aspx)





Brixton Neighbourhood Plan	Application Form Proposed Neighbourhood Plan Area for Brixton [69kb]	<a href="http://www.brixton-village.co.uk/parishcouncil.htm">http://www.brixton-village.co.uk/parishcouncil.htm</a>
	Brixton Neighbourhood Plan Supporting Statement [189kb]	
	Brixton Parish Neighbourhood Plan Terms of Reference [409kb]	
	Proposed Neighbourhood Plan Area for Brixton [3Mb]	
	This area was approved by delegated authority on 26th June 2015. The area follows the parish boundary, but excludes the allocated development site for Sherford. The report to approve the delegated approval for this area can be seen below:	
	Brixton Area Approval Designated Decision Report [307kb]	

## Designation of Plan Area Application Form



Name of Applicant - *Must be a Parish or Town Council*

Brixton Parish Council

Contact Details - *Please supply contact details of project lead*

Name: Dr David Croot

Address:

Email:

Tel:

Name of proposed plan area

Brixton Parish Neighbourhood

Map of proposed plan area

**Please supply a separate map showing the boundaries of the proposed plan area**

Statement confirming why the proposed plan area is appropriate

*Please explain why the plan area is an appropriate designation, continue on a separate sheet if necessary.*

Please see separate sheet.

Type of plan proposed - *Please tick*

- Neighbourhood Development Plan  
 Neighbourhood Development Order

- Community Plan  
 Community Right to Build Order

Plan-It Lite

Group Terms of Reference

**Please supply a separate sheet detailing the Group's Terms of Reference**

Please return to the Strategic Planning Team,  
 South Hams District Council, Follaton House,  
 Plymouth Road, Totnes, Devon, TQ9 5 NE.







### Statement explaining why the proposed plan area for Brixton Parish Neighbourhood Plan is appropriate.

The proposed plan area comprises most of the current County Parish of Brixton, within the South Hams, Devon.

The parish has borders with the County Parishes of Wembury, Newton Ferrers and Noss Mayo and Yealmpton to the south and east and the City of Plymouth to the west and north. The northern boundary of the parish is contiguous with the A38 dual carriageway.

The northern portion of the current parish of Brixton is designated for the new town of Sherford which will have its own Town Council within the time period covered by this Neighbourhood Plan; responsibility for the implementation of its own Neighbourhood Plan will therefore rest with that Council and associated bodies.

It is therefore proposed that the Neighbourhood Plan for Brixton shall cover the current parish (outlined in blue on the attached map) and exclude the area designated as Sherford New Town (outlined in red on the attached map). The blue and red boundaries shown on the attached map are taken from the local Area Action Plan and Local Development Framework (2006-2016). These will be consistent through the evolution of the emergent South Hams Local Plan which will cover strategic planning in the area up to 2031.

The proposed plan area is largely rural and agricultural in character. It includes part of the South Devon AONB, the village of Brixton and its surrounding hamlets, as well as Carrolsland on the far western boundary.

The plan area is congruent with current electoral ward boundaries and formal and informal networks of community based groups.

### Brixton Parish Neighbourhood Plan

- **Terms of Reference**

The Brixton Parish Neighbourhood Plan Group (BPNPG) has been established by Brixton Parish Council to develop the Brixton Parish Neighbourhood Plan through processes which will include engaging with the whole parish community, key stakeholders (eg landowners, business leaders, South Hams District Council). The BPNPG is an autonomous group which is accountable to the Parish Council.

- **Membership.**

Membership is open to all members of the community who reside within the parish of Brixton.

- **Conduct of Meetings**

Meetings will be held fortnightly.

Meetings will be quorate providing that a total of four individuals are present. If these conditions are not met, business may proceed but no vote may be taken.

A member shall be appointed by the Group to the position Chairperson.

All members shall declare any interests defined as:

- Land ownership or land occupation within the Plan Area.
- Land ownership (larger than room for an extension to a residential property) or occupation by an immediate relative.
- In active negotiations to purchase development land within the Plan Area.
- In business partnership or having close links with a local developer.
- Land Ownership adjacent to or bordering a potential development site.

Declaring an interest does not prevent an individual from voting: it merely reinforces the openness of the process and prior to any vote the Plan Group will be asked to confirm or update their declaration.

Voting will be based on a simple majority of those present and entitled to vote. In the case of a tied vote the issue will be referred to Brixton Parish Council as the accountable body.

- **Records of Meetings.**

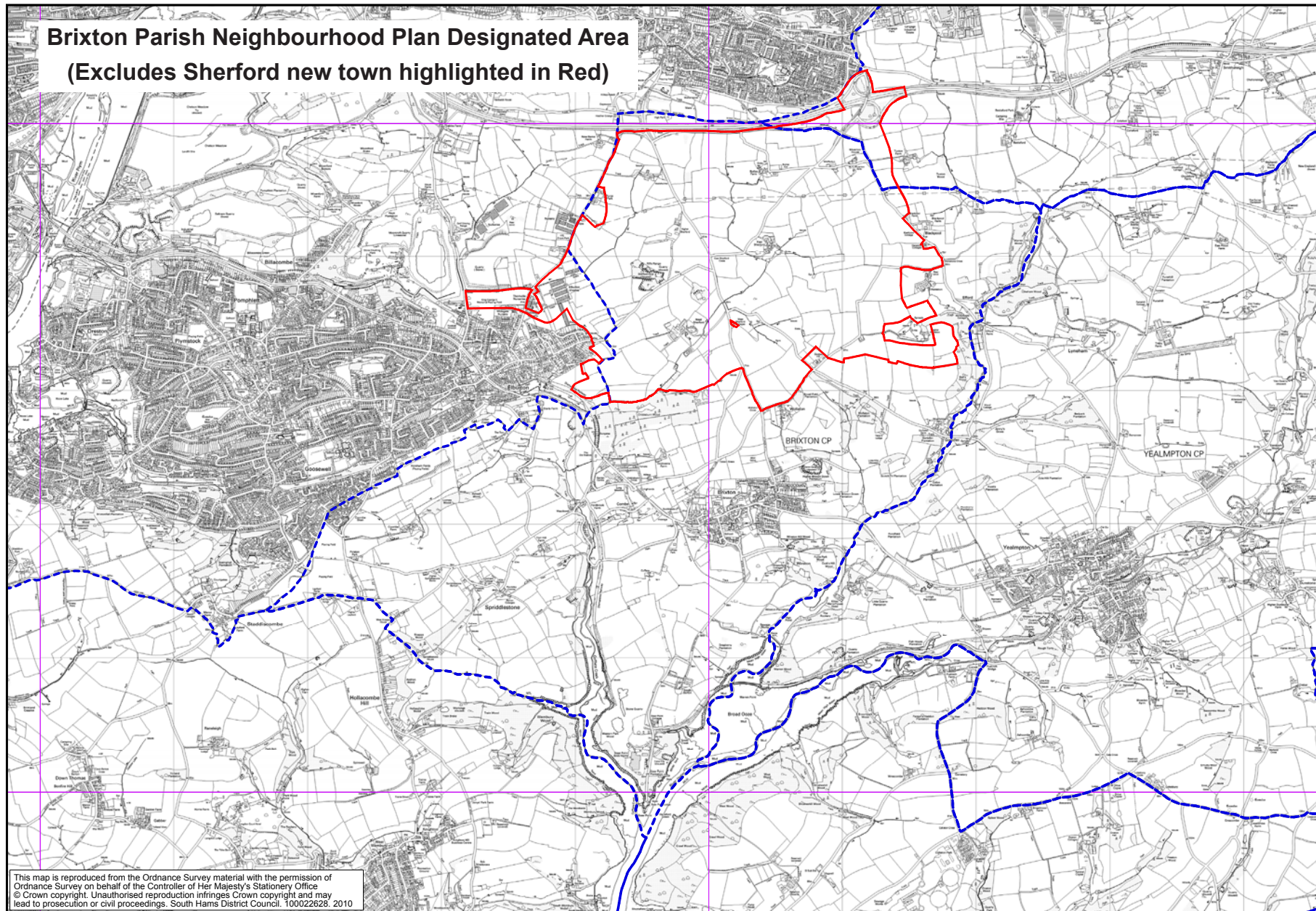
Notes and actions will be recorded and circulated to all Group members electronically and will be made publically available electronically on sites that are accessible to all. Any comments on the records of meetings will be discussed at the following meeting, resolved and accepted.

Any discussion by or documentation received or produced by the Group shall be freely open to all, unconstrained by any confidentiality restrictions other than any obligations of the Data Protection Act. Where that restriction is in place it is to be explicitly stated as the reason for confidentiality.

- **Reports and Recommendations to the Parish Council.**

The records of meetings will be circulated to the Clerk to the PC on a monthly basis. The Neighbourhood Plan Group will be a standing item on the Parish Council Agenda for the duration of the project.





## TERMS OF REFERENCE

### Neighbourhood Plan Area Designation for Brixton



Neighbourhood Plan Area	Brixton
Date application submitted	8 <sup>th</sup> May 2015
Delegated decision date	26 <sup>th</sup> June 2015
Outcome	Plan area is approved

#### Background:

Brixton Parish Council submitted an application to the Council to designate a plan area in respect of preparing a Neighbourhood Development Plan. A map showing the proposed plan area can be viewed <http://www.southhams.gov.uk/shneighbourhoodplans>

The application was advertised for six weeks between 8<sup>th</sup> May 2015 and 19<sup>th</sup> June 2015 during which comments were invited about whether the plan area is appropriate.

Responses were received from:

- Newton & Noss Parish Council
- Environment Agency
- Gladman Developments
- Natural England
- South West Water
- Historic England

The Council has not received any objections to the designation of the plan area proposed.

#### Issues for consideration

- 2.1 Brixton PC submitted an application to the District Council in May 2015 to designate the area that they intend their neighbourhood plan to cover. This area covers the extent of the parish boundaries of Brixton parish, but excludes the area already designated for the development of Sherford, as this is already subject to a planning permission and legal agreement.
- 2.2 The application is accompanied by a Terms of Reference for the group that will be responsible for leading the process in Brixton. This group has been endorsed by Brixton Parish Council. The Terms of Reference for the group can also be viewed online.
- 2.3 The application has been displayed throughout the parish area through the use of pink site notices and the opportunity to comment on the proposed designation has been publicised on the Parish Council website, through the local publicity, and a public meeting.
- 2.4 The Council received six representations during the consultation period. None of these bodies object to the proposed plan area.
- 2.5 As such, it is considered that the plan area is appropriate and can be designated for the purposes of preparing a neighbourhood plan for Brixton.

#### RECOMMENDATIONS:

It is recommended that

- The consultation responses received in respect of the application are noted; and
- The designation of the Brixton Plan Area for the purposes of preparing a Neighbourhood Plan is approved.

## APPENDIX 1

Ward Member: Cllr Basil Cane
Comments: I am happy with the Brixton neighbourhood designated area plan . If any area is highlighted in my ownership i will declare a prejudicial interest and take no further part.
Date: 25 <sup>th</sup> June 2015

Ward Member:
Comments: I would like to state that I have no objection to the NP boundary. I actively support Brixton pursuing a neighbourhood plan.
With kind regards
Councillor Daniel Brown
Date: 24 <sup>th</sup> June 2015

Leader of the Council:
Comments: Dear Phil Very happy to support your recommendation John John Tucker (Cllr) Leader West Dart Ward South Hams District Council
Date: 25 <sup>th</sup> June 2015

Group Manager (Customer First): Tracey Beeck
Comments: <a href="#">Morning Phil,</a>  I'm happy to support this designation.  <a href="#">Kind regards</a> <a href="#">Tracey</a>
Date: 25 <sup>th</sup> June 2015

#### Officer contact:

Phil Baker | Specialist (Place & Strategy)  
01803 861210



## BRIXTON PARISH NEIGHBOURHOOD PLAN

# Basic Conditions Statement

Brixton Parish Neighbourhood Plan

Submitted by the qualifying body:

**Brixton Parish Council**

brixtonpc@talktalk.net <http://www.brixtonparishcouncil.org.uk>

## CONTENTS

1. Legal Requirements
2. Local context and the need for a plan
3. Plan process and consultation
4. Vision and objectives
5. Policies and proposals
6. Submission documents
7. Compliance Statement
8. Regard to national policies and guidance
9. Achievement of sustainable development
10. Conformity with strategic policies of the development plan
11. Compatibility with EU legislation

## ANNEXES

Annex 1 Policies' regard to the NPPF and general conformity with the strategic policies of the development plan

Annex 2 – Compatibility with EU legislation



## BASIC CONDITIONS STATEMENT

### 1.0 LEGAL REQUIREMENTS

- 1.1. This statement has been prepared by the Brixton Neighbourhood Plan Group on behalf of Brixton Parish Council. It accompanies the submission to South Hams District Council of the Brixton Neighbourhood Development Plan under section 15 of the Neighbourhood Planning Regulations 2012.
- 1.2. The Neighbourhood Plan is submitted by Brixton Parish Council, the appropriate qualifying body. It covers the area designated by South Hams District Council on 15th July 2015. Details of the application and its approval are available on the district council's website at:  
<http://old.southhams.gov.uk/shneighbourhoodplans>.
- 1.3. The plan has been prepared on behalf of the Parish Council by a coordinating group with assistance from a planning consultant. The assistance of the District Council is also gratefully acknowledged.
- 1.4. The plan relates to planning matters (the use and development of land) in the designated neighbourhood area. It covers the period from 2014-2034, a period chosen to tie in with the emerging new development plan for the South Hams.
- 1.5. It does not contain policies relating to excluded development – county matters, nationally significant infrastructure or other matters – as laid out in the Regulations.
- 1.6. The designated neighbourhood plan area is shown on the map in Appendix 1. It includes the whole of Brixton parish, but excludes the new town of Sherford.
- 1.7. The following statement addresses each of the four 'basic conditions' required by the Regulations and explains how the neighbourhood plan meets the requirement of paragraph 8 of schedule 4B of the 1990 Town and Country Planning Act.
- 1.8. The Regulations state that the neighbourhood plan will have met the basic conditions if it:
  - a. has regard to national policies and Secretary of State guidance;
  - b. contributes to the achievement of sustainable development;
  - c. is in general conformity with the strategic policies of the development plan for the area; and
  - d. is compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations.

## APPENDIX 2

### 2.0 LOCAL CONTEXT AND THE NEED FOR A PLAN

- 2.1. Brixton is a rural parish lying adjacent to the eastern boundary of Plymouth. The parish population is less than 2,000 people.
- 2.2. The parish has experienced considerable pressure from developers to expand housing, particularly in the village of Brixton. The rate of growth of housing in the village since 2014 has been 25% and has resulted in a cumulative impact on the rural character of the village, against the requirements of the Local Development Framework and the emerging Joint Local Plan.

### 3.0 PLAN PROCESS AND CONSULTATION

- 3.1. The district council confirmed the area to be covered by the plan in July 2015.
- 3.2. A working group chaired by the chair of the Parish Council organised Public events, questionnaire surveys and open days for consultation, and a dedicated web page has been launched.  
([http://www.brixtonparishcouncil.org.uk/Neighbourhood\\_Plan\\_2016\\_4508.aspx](http://www.brixtonparishcouncil.org.uk/Neighbourhood_Plan_2016_4508.aspx))
- 3.3. All this activity has drawn out a great deal of local information and opinion which has helped to shape the plan, which is now published.

### 4.0 VISION AND OBJECTIVES

- 4.1. The plan is based on the Vision produced by the local community:
- 4.2. Brixton parish offers the opportunity to embrace village and rural life: a sense of community, tranquillity, a safe environment with public green spaces and beautiful landscapes. Our community benefits from both the South Devon Area of Outstanding Natural Beauty and the close proximity to the historic port city of Plymouth, with all the advantages of connectivity, culture, educational facilities, heritage, employment, sport and commerce.  
Our vision is:
  - to conserve and enhance the rural and historic environment of Brixton parish, with its beautiful landscape of woods, farmland and estuary;
  - to retain the identity and independent character of Brixton village and its surrounding hamlets;
  - to nurture thriving communities across the parish by providing improved facilities and taking opportunities to meet the needs and wishes of the community.



## BASIC CONDITIONS STATEMENT

- 4.3 The plan's objectives and policies have been set in response to the priorities identified by the local community under 6 themes:

**Environment**

**Transport**

**Employment**

**Community Facilities**

**Sport and Recreation**

**Development**

## 5.0 POLICIES AND PROPOSALS

- 5.1. The plan's policies respond to the community's priorities and seek to establish a basis for support to the parish's sustainable growth and to conserve and enhance assets.
- 5.2. The policies fall under the six themes. They include policies to protect the AONB, other sensitive areas and important local assets, foster good design and construction, enable business development, infrastructure and the vitality of the local community.

## 6.0 SUBMISSION DOCUMENTS

- 1.1. The following documents have been prepared to support the Brixton Neighbourhood Plan.
- The Neighbourhood Plan – the neighbourhood development plan for the designated area containing policies to guide future development in the area.
  - The Statement of Consultation – setting out the community engagement and consultation undertaken from the outset of the process.
  - The Strategic Environmental Impact (SEA) and Habitats Regulations Assessment (HRA) Screening Opinions – setting out the view of the local planning authority (South Hams District Council) as to whether SEA or HRA are required.
  - The Monitoring Framework – outlining a framework of performance indicators against which the effectiveness of the plan's policies can be assessed.
  - The Evidence Summary – listing the key sources for evidence (other than community consultation) to underpin the plan.

## APPENDIX 2

## 7.0 COMPLIANCE STATEMENT

- 7.1. The draft Brixton Neighbourhood Plan was made available for consultation from mid November 2017 for six weeks in accordance with Part 5, Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.
- 7.2. Responses to the comments received are set out in a Response Report which will be submitted to South Hams District Council. Summaries of the responses received and copies of those from key consultees will be posted on the BPNP website.
- 7.3. Following consultation on the draft plan any amendments considered to be necessary have been made and the revised plan is now submitted to South Hams District Council. Part 5, Paragraph 15 of the Regulations sets out the requirements for the submission of a neighbourhood plan, as follows:

### Plan proposals

Where a qualifying body submits a plan proposal to the local planning authority, it must include –

- a map or statement which identifies the area to which the proposed neighbourhood development plan relates;
- a consultation statement;
- the proposed neighbourhood development plan; and
- a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.

The map and the application notice of designation of the Brixton Neighbourhood Plan area can be found at: [www.southhams.gov.uk/article/3882/Neighbourhood-Plans](http://www.southhams.gov.uk/article/3882/Neighbourhood-Plans).

- 7.4. Application and designation notice. Parts (b) and (c) are now published alongside the plan and will be finalised as part of the plan's submission. The requirements of part (d) are that the plan meets the basic conditions which are (as set out at para 1.8 above), that:
- the plan has regard to national policies and advice contained in guidance issued by the Secretary of State.
  - the plan contributes to the achievement of sustainable development.
  - the plan is in general conformity with the strategic policies contained in the development plan for the area.
  - the plan does not breach and is compatible with EU obligations.
- 7.5. The following sections of this statement explain how the Brixton Neighbourhood Plan meets those requirements.



## BASIC CONDITIONS STATEMENT

### 8.0. REGARD TO NATIONAL POLICIES AND GUIDANCE

- 8.1. The National Planning Policy Framework (NPPF) was published in March 2012. It provides a framework for planning for sustainable development, including by local communities through the production of neighbourhood plans.
- 8.2. The Brixton Neighbourhood Plan aims to focus on those planning matters which have been identified as priority concerns by the local community. It seeks to neither hinder nor duplicate policies in existing plans, which should be read alongside the neighbourhood plan. Both independently of one another and in combination the plans meet the requirements of the NPPF.
- 8.3. **Annex 1** sets out the way that the policies of the plan conform with the NPPF.

### 9.0. ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

- 9.1. The Plan's objectives are set squarely within the bounds of sustainable development. It provides for:
  1. economic sustainability through its provisions for development, job creation and protection,
  2. social sustainability through its support for maintenance and development of community infrastructure and housing development; and
  3. environmental sustainability through its promotion of sustainable construction and care of local heritage, green spaces and natural resources.
- 9.2. Sustainability is a key aspect of the plan, and in particular of the following policies:
  1. Env1 and Dev 1 – AONB protection and sustainable design
  2. Env3 – Priority habitats
  3. Env 4 – Green corridor
  4. Env 5 - Local Green Spaces
  5. Env 8 and Dev 4 – Renewable energy
  6. Sar 1 – Sport and recreation spaces
  7. Tpt 1 – Sustainable Transport
  8. Dev 2 – Housing design and standards

## APPENDIX 2

### 10.0 CONFORMITY WITH STRATEGIC POLICIES OF THE DEVELOPMENT PLAN

- 10.1. The development plan for the area is set to be the Plymouth and South West Devon Joint Local Plan (the JLP). Until that plan's final adoption the development plan also includes the South Hams Local Development Framework (LDF) Core Strategy (2006), Affordable Housing DPD (2008), Development Policies DPD (2010), and a series of Site Allocations DPDs, including one for the Rural Areas including Brixton (2011) plus a number of saved policies from the South Hams Local Plan (1996). Several adopted Supplementary Planning Documents (SPDs) provide further detail.
- 10.2. The Brixton Parish Neighbourhood Plan has been prepared in co-operation with the District Council. The Plan conforms with and does not undermine or constrain the strategic content of the emerging JLP or adopted LDF and saved local plan policies inasmuch as they relate to Brixton parish.
- 10.3. More detail about the way in which the Plan's policies generally conform with the strategic content of the development plan policies is set out in Annex 1 (along with details of conformity with the NPPF).

### 11.0 COMPATIBILITY WITH EU LEGISLATION

- 11.1. The Brixton Parish Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998. The consultation process has strived to include all sections of the community, including hard-to-reach and under-represented groups such as young people and the disabled.
- 11.2. Screening opinions have been provided by South Hams District Council in relation to Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA). In consideration of the SEA, amendments have been made to the draft Plan to enable the draft screening report to be updated to conclude that a full SEA is not needed. Assessment under the HRA was deemed not required. Refer to Appendix 2, **Annex 2**.  
The full screening option is available to view at:  
[http://www.brixtonparishcouncil.org.uk/Neighbourhood\\_Plan\\_2016\\_4508.aspx](http://www.brixtonparishcouncil.org.uk/Neighbourhood_Plan_2016_4508.aspx)



**ANNEX 1 – BRIXTON NEIGHBOURHOOD PLAN POLICIES REGARD TO THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF) AND GENERAL CONFORMITY WITH STRATEGIC POLICIES OF THE DEVELOPMENT PLAN**

The table below maps the policies of the Brixton Neighbourhood Plan, their regard for the National Planning Policy Framework (NPPF) and their general conformity with the strategic policies of the development plan for the area.

Brixton Neighbourhood Plan	Regard to NPPF	General conformity with strategic policies
Overall	<p>The plan has regard to the NPPF and particularly to the objectives for neighbourhood plans and in the achievement of sustainable development.</p> <p>It sets out a vision for the future and contains policies which respond to priority concerns expressed by the local community.</p> <p>It sets out a strategy that provides for sustainable development within its area.</p> <p>Its policies align with the NPPF in general and in particular ways as shown below.</p>	<p>The plan is in general conformity with the strategic policies of the development plan and in particular those contained in the South West Devon Joint Local Plan 2017 (the JLP) and the South Hams LDF Core Strategy 2006 (the LDF).</p> <p>JLP policy TTV30 is of key relevance.</p>
Settlement Boundaries (Dev 2)	<p>The policy has regard to NPPF core principles to support thriving rural communities, recognise the intrinsic character and beauty of the countryside, conserve and enhance the natural environment and encourage effective use of land.</p> <p>It clearly sets out where sustainable development can be located, to meet local needs and help support a prosperous local economy (NPPF part 3).</p>	<p>The policy generally conforms with JLP policies SPT1, SPT2, SPT3, SPT11, TTV2, TTV31 and LDF policies CS1 and CS13.</p>
Environment (Env1-6)	<p>The policy has regard to NPPF core principles to conserve and enhance the natural environment taking full account of flood risk and coastal change.</p>	<p>The policy generally conforms with JLP policies TTV1, TTV30, TTV31, SPT11, DEV2, DEV24, DEV25, DEV26 DEV28, DEV30, DEV35, DEV36 DEV37 and DEV38.</p>

**APPENDIX 2**

	<p>It helps to meet the challenges of climate change, flooding and coastal change and to conserve and enhance local landscapes, geology, soils, ecosystems and biodiversity (NPPF part 10).</p>	<p>It also generally conforms with LDF policies CS9, CS10 and, CS11.</p>
Location, scale , character, housing design standards (Dev 2 and 3)	<p>The policy has regard to NPPF core principles to secure high quality design and a good standard of amenity, and to protect and conserve environmental and heritage assets.</p> <p>The policy requires that development be distributed and designed with due regard to the character of the localities (NPPF part 7).</p> <p>The policy has regard to NPPF core principles to always seek to secure high quality design and support the transition to a low carbon future.</p> <p>It aligns with NPPF part 7 (requiring good design) and part 10 (meeting the challenge of climate change, flooding and coastal change).</p>	<p>The policy generally conforms with JLP policies SPT1, SPT2, DEV2, DEV8, DEV10, DEV20, DEV24, DEV34, and DEV35.</p> <p>It also conforms with LDF policy CS7. It also conforms with LDF policy CS7.</p>
Transport (Tpt 1)	<p>The policy has regard to NPPF core principles to promote sustainable transport, good design and healthy communities.</p>	<p>The policy generally conforms with JLP policies SPT10 and DEV31.</p>
Planning Obligations and Commuted Sums (Cof2)	<p>The policy has regard to NPPF core principles and in particular paras 203-206.</p>	<p>The policy generally conforms with JLP policy DEL1. It also conforms with LDF policy CS8.</p>





**COMPATIBILITY WITH EU LEGISLATION**

South Hams District Council (SHDC) provided an initial screening opinion as to whether the draft Brixton Neighbourhood Plan requires a Strategic Environmental Assessment (SEA) or Habitats Regulations Assessment (HRA).

**European Obligations and Human Rights requirements:**

**Strategic Environmental Assessment - SEA Screening Opinion:**

Following the initial screening opinion, a Site Assessments for Development report was prepared and submitted to SHDC. On the basis of this document and amendments to the BPNP policy wording SHDC have confirmed that a Strategic Environment Assessment is not required.

**Habitats Regulation Assessment - HRA Screening Opinion:**

Following the initial screening opinion, and subsequent Site Assessments for Development report, SHDC determined that an Appropriate HRA was necessary.

This assessment has been carried out by SHDC and the results found acceptable.

The Brixton HRA SEA Screening Opinion report for both the Strategic Environment Assessment and Habitats Regulation Assessment is available on the Brixton Parish Council website:  
[http://www.brixtonparishcouncil.org.uk/Neighbourhood\\_Plan\\_2016\\_4508.aspx](http://www.brixtonparishcouncil.org.uk/Neighbourhood_Plan_2016_4508.aspx)

Note: the Site Assessments for Development report is also available on the Brixton Parish Council website:  
[http://www.brixtonparishcouncil.org.uk/Neighbourhood\\_Plan\\_2016\\_4508.aspx](http://www.brixtonparishcouncil.org.uk/Neighbourhood_Plan_2016_4508.aspx)

Heritage and Conservation (Env6)	The policy has regard to the NPPF core principle to conserve heritage assets and to part 12 (conserving an enhancing the historic environment).	The policy generally conforms with JLP policies DEV21 and DEV22. It also conforms with LDF policy CS9.
Protecting the Landscape (Env4)	The policy has regard to NPPF core principles to recognise the intrinsic character and beauty of the countryside, conserve and enhance the natural environment and encourage effective use of land.	The policy generally conforms with JLP policies DEV20, DEV24, DEV25 and DEV27. It also conforms with LDF policy CS9.
Local Green Spaces (Env5)	The policy has regard to NPPF core principles to conserve and enhance the natural environment and promote healthy communities, particularly paras 76-78.	The policy generally conforms with JLP policy DEV29.
Housing Stock and Local Needs Housing (Dev 3)	The policy has regard to NPPF core principles to deliver needed homes, and in particular to part 6 (delivering a wide choice of high quality homes).	The policy generally conforms with JLP policies SPT2, SPT3, DEV8, DEV9, DEV10, . It also conforms with LDF policies CS1, CS2 and CS6.
Business Premises (Emp 1-3)	The policy has regard to NPPF core principles to proactively drive and support sustainable economic development and part 3 (to support a prosperous rural economy).	The policy generally conforms with JLP policies SPT1, SPT2, SPT4, DEV14, DEV15 and DEV19. It also conforms with LDF policies CS1, CS12 and CS13.
Community Facilities, Sport and Recreation (Cof1-3 & SaR1-3).	The policies have regard to NPPF para 8 paras 69 and 79 to promote healthy communities with opportunities for social interaction	The policies generally conform with JLP policies TTV2 an DEV3
Community Facilities and Infrastructure (Cof2)	The policy has regard to NPPF core principles to deliver sufficient community facilities to meet local needs and part 8 (promoting healthy communities).	The policy generally conforms with JLP policies SPT1, SPT2, SPT6, TTV2, DEV3, DEV4, DEV5, DEV18 and DEV32.



# BRIXTON PARISH NEIGHBOURHOOD PLAN



## STATEMENT OF CONSULTATION

## INTRODUCTION

**This Consultation Statement has been submitted by Brixton Parish Council, the qualifying body responsible for the preparation, consultation and submission of the neighbourhood plan. It has been assisted in the process by a separate Neighbourhood Plan Group and local consultants. The Planning Group is grateful to the District Council officers and the local community for their help and involvement in shaping the plan.**

This consultation statement accompanies the Brixton Parish Neighbourhood Plan at the point of its submission to South Hams District Council as the Local Planning Authority. It meets the requirements laid down in the Neighbourhood Planning (General) Regulations 2012 and sets out:

- details of the persons and bodies who were consulted about the plan
- an explanation of how consultation was carried out
- a summary of the main issues and concerns raised through the consultation
- a description of how those issues and concerns have been considered and addressed in the plan where applicable

## COMMUNITY CONSULTATION

The Brixton Parish Neighbourhood Plan group (BPNP) was formed in 2015 by local community volunteers and the Chairman of the Parish Council. From the early stages it was realised that the Neighbourhood Plan belonged, first and foremost, to the community of Brixton Parish. Therefore at every stage of the process in producing the plan, the community was consulted using questionnaires, workshops and public open days in order to gauge their opinions, visions and their concerns. In addition, BPNP group presented information to the community at various fetes and gatherings throughout 2015-2017. Brixton Parish Council was informed of progress with regular updates at its monthly meetings. These are included in the Consultation Statement below.

Within Brixton Parish there are several land owners with considerable sized estates and farmland, some of whom have already developed parts of their land for housing and employment facilities. Contributions from all land owners in the Parish were encouraged as part of the evidence gathering.

## CONSULTATION WITH EXTERNAL AND INDEPENDENT ORGANISATIONS

With Sherford new town to the north and the South Devon Area of Outstanding Natural Beauty to the south, Brixton village lies in a high value environmental area, which is very sensitive to impacts of development. Consultation has been established with Sherford Community Liaison Group to ensure the vision of connectivity to the new town through footpath and cycle networks will benefit both Brixton and Sherford.

Independent consultation was achieved by employing the services of Devon Communities Together, in particular Martin Parkes, who helped with analysing the Community Questionnaire, leading the community workshops and consultation days and presenting the findings to the community through detailed analysis and reports.

The following table details the consultation process:

DATE	CONSULTEE	ACTIVITY	NUMBERS ATTENDED OR CONSULTED WHERE APPLICABLE	KEY ISSUES RAISED	HOW ISSUES WERE CONSIDERED BY NPG
29/4/2015	Brixton Parish Council	Item 8.8 in Brixton Parish Council Meeting 29/4/2015. Parish Council minute agreeing designated area covered by Neighbourhood Plan.	BPC + 18 members of the public	<ul style="list-style-type: none"> <li>Application Form for proposed NP Area for Brixton completed.</li> <li>Sherford will have its own town council</li> </ul>	
May 2015	South Hams District Council	<ul style="list-style-type: none"> <li>Designated area submitted to SHDC for 6 week consultation process.</li> <li>BNPG various meetings with other NP groups and SHDC strategic planning officers to ensure NP is working with the emerging SHDC strategic plan.</li> </ul>			

DATE	CONSULTEE	ACTIVITY	NUMBERS ATTENDED OR CONSULTED WHERE APPLICABLE	KEY ISSUES RAISED	HOW ISSUES WERE CONSIDERED BY NPG
June 2015	Brixton Parish Community	<ul style="list-style-type: none"> <li>NP process presented at Church Fete with opportunity for parishioners to provide initial input.</li> <li>Community invited to view NP Designated Area application online and displayed in various locations around the parish. Comments by 19/6/2015.</li> </ul>	28 people visited display		
24/6/2015	Brixton Parish Council	<ul style="list-style-type: none"> <li>Update on NP progress and intentions to Parish Council</li> <li>Brixton Neighbourhood Plan TORs and group membership approved by BPC.</li> <li>BPC approved designation of BPNP geographical area.</li> </ul>	BPC + 63 members of the public		
26/6/2015	South Hams District Council	Notification from SHDC that NP designated area application has been approved.			
29/7/2015	Brixton Parish Council	Progress report given to BPC and outcome of presentation at Village Fete in June.	BPC + 31 members of the public		

DATE	CONSULTEE	ACTIVITY	NUMBERS ATTENDED OR CONSULTED WHERE APPLICABLE	KEY ISSUES RAISED	HOW ISSUES WERE CONSIDERED BY NPG
30/9/2015	Brixton Parish Council	Progress report delayed until October due to time constraints	BPC + 44 members of the public		
28/10/2015	Brixton Parish Council	BPC informed of the requirement for a Housing Needs Survey and budgetary requirements	BPC + 9 members of the public		
25/11/2015	Brixton Parish Council	Housing Needs Survey discussed further at BPC Meeting plus statistical information on housing numbers from 2011 census.	BPC + 5 members of the public	To be distributed and returned April 2016	
27/1/2016	Brixton Parish Council	Forthcoming Community Survey and Community Workshop discussed at BPC Meeting	BPC + 8 members of the public	To be distributed and returned June 2016 with community workshop in July 2016	
24/2/2016	Brixton Parish Council	BPC informed that Housing Needs Survey will be delivered to all homes by end of March 2016	BPC + 10 members of the public		
30/3/2016	Brixton Parish Council	BPC informed of 2 week delay in distribution of housing needs survey due to printing difficulties and time constraints.	BPC + 7 members of the public		
April 2016	Brixton Parish Community	Housing Needs Survey document distributed	Every parish household, 800 in total		

DATE	CONSULTEE	ACTIVITY	NUMBERS ATTENDED OR CONSULTED WHERE APPLICABLE	KEY ISSUES RAISED	HOW ISSUES WERE CONSIDERED BY NPG
April 2016	Devon Communities Together	Housing Needs Survey Report issued by Devon Communities Together	233 completed surveys, returned 29% of surveys distributed.	Need for 11 affordable homes 2016-2021	To be used when considering housing within the parish in Development Policies
27/4/2016	Brixton Parish Council	BPC updated on progress of Housing Needs Survey and Parish Community Survey.	BPC + 17 members of the public	Land Use Policy SHDC to allocate housing numbers based on Housing Needs Survey	
25/5/2016	Brixton Parish Council	BPC informed of the process for the Neighbourhood Plan Questionnaire and its importance as evidence for the Plan.	BPC + 9 members of the public		
June 2016	Brixton Parish Community	Presentation at Church Fete to advertise Community Survey and results of Housing Needs Survey			
June 2016	Brixton Parish Community	Brixton Neighbourhood Plan 2016-2030 Questionnaire distributed	Every parish household, 800 in total		
29/6/2015	Brixton Parish Council/ District Coucillor Dan Brown	<ul style="list-style-type: none"> <li>Community Questionnaire and NP Budget update.</li> <li>Councillor Brown emphasised importance of NP putting the parish in strong position on planning matters.</li> </ul>	BPC + 16 members of the public		



DATE	CONSULTEE	ACTIVITY	NUMBERS ATTENDED OR CONSULTED WHERE APPLICABLE	KEY ISSUES RAISED	HOW ISSUES WERE CONSIDERED BY NPG
16/7/2016	Brixton Parish Community	<ul style="list-style-type: none"> <li>Community Workshop to further engage parishioners, including children, with community survey.</li> <li>Two Guided walks around the parish lead by local historian showing historic places of interest .</li> </ul>	111 people attended		
27/7/2016	Brixton Parish Council	BPC briefed on Consultation Day, overall progress of NP.	BPC + 15 members of the public		
July 2016	Devon Communities Together	Brixton Neighbourhood Plan 2016-2030 Questionnaire Report issued by Devon Communities Together	272 residents responded to the survey	<ul style="list-style-type: none"> <li>Importance of natural environment including AONB.</li> <li>Greenfield sites should not be developed.</li> <li>Interest in renewable energy projects</li> <li>Maintenance of existing footpaths</li> <li>Desire for a swimming pool</li> <li>Safer cycle routes</li> <li>Desire for more rural and aquaculture employment</li> <li>Improved public transport</li> <li>Importance of local shops</li> <li>Housing development must be small scale, sensitively designed and within the existing development boundary.</li> <li>People leaving parish due to housing reasons.</li> </ul>	

DATE	CONSULTEE	ACTIVITY	NUMBERS ATTENDED OR CONSULTED WHERE APPLICABLE	KEY ISSUES RAISED	HOW ISSUES WERE CONSIDERED BY NPG
September 2016	Brixton Parish Community	Community Workshop Day to present key findings of Community Questionnaire and to provide further opportunity to engage younger people with the development of the Neighbourhood Plan	110 people attended		.
September 2016	Devon Communities Together	Community Workshop Day Report issued by Devon Communities Together		Evidence broadly similar to survey result. However employer engagement was limited.	NPG to engage with employers and land owners at later date
28/9/2016	Brixton Parish Council	BPC informed the Housing Needs Survey report had been agreed and the Community Consultation Report was under scrutiny by NPG. Plymouth Fringe Green Spaces also discussed and need to identify more within the parish with help from parishioners.	BPC + 16 members of the public.		
26/10/2016	Brixton Parish Council	BPC informed of the initial nominations of Local Green Spaces	BPC + 23 members of the public.	<ul style="list-style-type: none"> <li>• Railway cutting between Otter and Elburton</li> <li>• Meadow by A379</li> <li>• Horsham playing fields</li> <li>• Staddiscombe playing fields</li> <li>• Tunnel and Brixton Tor</li> <li>• Bridge at Coflette Creek</li> </ul>	

DATE	CONSULTEE	ACTIVITY	NUMBERS ATTENDED OR CONSULTED WHERE APPLICABLE	KEY ISSUES RAISED	HOW ISSUES WERE CONSIDERED BY NPG
30/11/2016	Brixton Parish Council	General update of progress of writing the plan and the Community Consultation on Visions and Objectives.	BPC + 15 members of the public		
21/12/2016	Brixton Parish Council	<ul style="list-style-type: none"> <li>BPC informed of Local Green Spaces Consultation process .</li> <li>NP Budget update</li> </ul>	BPC + 10 members of the public	LGS Consultation 28/12/16-8/1/17	
25/1/2015	Brixton Parish Council	BPC informed of general progress and budget issues.	BPC + 14 members of the public		
20/2/2017	Brixton Parish Community	Community Consultation on Neighbourhood Plan Vision and Objectives via Parish Magazine, Face Book, website and various shops and businesses.		Comments broadly in agreement with vision and objectives	
21/2/2017	South Hams District Council	Meeting with Tom Jones SHDC to discuss method of policy approval			
3/3/2017	Brixton Parish Community	Consultation on Green Open Spaces via Website, Face Book and Parish Magazine		Green Open Spaces nominated by Parishioners	Include in Green Open Space document as appendix to NP
29/3/2017	Brixton Parish Council	BPC informed of forthcoming Community Consultation in May	BPC + 10 members of the public		
11/4/2017	Devon Communities Together	Meeting with Martin Parkes DCT to plan Community Consultation Day on 23/4/2017			

DATE	CONSULTEE	ACTIVITY	NUMBERS ATTENDED OR CONSULTED WHERE APPLICABLE	KEY ISSUES RAISED	HOW ISSUES WERE CONSIDERED BY NPG
13/4/2017	Independent Consultant	Comments from Lee Bray independent consultant on draft policies		Potential for a good neighbourhood plan with some comments to improve effectiveness of policies	To discuss and consider any proposed changes
23/4/2017	Brixton Parish Community	Community Consultation Day on Brixton Neighbourhood Plan draft vision, objectives and policies.			
26/4/2017	Brixton Parish Council	BPC presented with draft policies by NPG at Annual Meeting	BPC + 13 members of the public		
29/4/2017	Land Owners	Consultation with major landowners in proposed BPNP Policy Areas	5 invited, 2 attended	Landowners expansion plans for employment and housing development	To be considered as part of final NP
24/5/2017	Brixton Parish Council	Progress update and informed of success of Community Day. Report from DCT is awaited.	BPC + 21 members of the public		
6/6/2017	Devon Communities Together	Community Day Report on draft vision, objectives and policies community consultation issued by Devon Communities Together.	71 attended and 18 submitted survey form after the event	All policies had strong support with 70% agreeing or strongly agreeing with every draft policy.	
June 2017	Employers	Meeting with major employer (Rodgers Garage)		Discussed future development	To be considered as part of final NP

DATE	CONSULTEE	ACTIVITY	NUMBERS ATTENDED OR CONSULTED WHERE APPLICABLE	KEY ISSUES RAISED	HOW ISSUES WERE CONSIDERED BY NPG
20/6/2017	South Hams District Council	Meeting with District Councillor Dan Brown to show progress of NP production and how the Plan will be integrated into the planning approval or refusal process.			
24/6/2017	Brixton Parish Community	Presentation at Church Fete to present on results of Community Consultation Day of 6/6/2017			
26/6/2017	South Hams District Council	Meeting with Wendy Ormsby SHDC Planning to discuss how NP will integrate with planning process.			
19/9/2017	The Rt Honourable Gary Streeter MP for South West Devon	Discuss the Neighbourhood Plan in particular the Strategic Green Space between Sherford New Town and Brixton	4 members of Brixton Neighbourhood Plan Group.		
27/9/2017	Brixton Parish Council	BPC informed of the progress and the consultation process to date when the Plan will be submitted for inspection.	BPC + 16 Members of the public		
25/10/2017	Brixton Parish Council	BPC consulted on approval of NP and given timetable of public consultation Nov-Dec 2017	BPC + members of public		
Mid November 2017	Brixton Parish Community Brixton Parish Council South Hams District Council and Statutory Consultees	Brixton Parish Neighbourhood Plan: First Draft For Public and Statutory Consultation under Neighbourhood Planning Regulation 14		See Regulation 14 consultation feedback below. Responses can also be viewed at: <a href="http://www.brixtonparishcouncil.org.uk/Neighbourhood_Plan_2016_4508.aspx">http://www.brixtonparishcouncil.org.uk/Neighbourhood_Plan_2016_4508.aspx</a>	





# REGULATION 14 CONSULTATION

Policy	Consultee	Comment	BNPN Group Response
		Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 74 of the NPPF, this takes the form of <b>assessments of need and strategies for indoor and outdoor sports facilities</b> . A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.	Noted. Refer to Brixton Parish Sport and Recreation Plan
		Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work. <a href="http://www.sportengland.org/planningtoolsandguidance">http://www.sportengland.org/planningtoolsandguidance</a>	Noted. Refer to Brixton Parish Sport and Recreation Plan
		<b>If new or improved sports facilities</b> are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes. <a href="http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/">http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</a>  Any <b>new housing</b> developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.  In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how <b>any new development</b> , especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.  Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.  NPPF Section 8: <a href="https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities">https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</a>  PPG Health and wellbeing section: <a href="https://www.gov.uk/guidance/health-and-wellbeing">https://www.gov.uk/guidance/health-and-wellbeing</a>  Sport England's Active Design Guidance: <a href="https://www.sportengland.org/activedesign">https://www.sportengland.org/activedesign</a>  <i>(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</i>	Noted
		In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how <b>any new development</b> , especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.  Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.  NPPF Section 8: <a href="https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities">https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</a>  PPG Health and wellbeing section: <a href="https://www.gov.uk/guidance/health-and-wellbeing">https://www.gov.uk/guidance/health-and-wellbeing</a>  Sport England's Active Design Guidance: <a href="https://www.sportengland.org/activedesign">https://www.sportengland.org/activedesign</a>  <i>(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</i>	Noted
	South West Water	Thank you for this the content of which is noted.	Noted

# APPENDIX 3

Policy	Consultee	Comment	BNPN Group Response
Cof1	Debbie Parnowski	We own Brixton fish and chip shop and notice we haven't been included in the 'community facilities' in the Brixton Parish Neighbourhood Plan and also notice Ladybirds nursery is not listed.  Please could you correct this by adding us and if you can't please explain why.	Noted. Interpretation of the definition of 'Assets of Community Value' reviewed. Whilst the fish and chip shop is an important community facility it does not fall within the definition of an Asset of Community Value (refer to Part 5, Chapter 3 of the Localism Act 2011 and the Assets of Community Regulations 2012). However, Ladybirds Nursery does fall within this definition and has been included within revised policy Cof1.
	Carol Webb	I have read the policies and objectives and cannot find anything to disagree with. Keep up the good work.	Constructive comment
	Martyn Oates	Preface, this includes concern in respect of rural identity could you consider adding that the parish is concerned also in respect of lack of adequate infrastructure to support our parish.  <b>Green Space</b>  This is a good concept, why is the area to the east of Lodge Lane not included though. A non development zone while good for protecting Brixton from further development pressure has very significant implications on landowners who may wish to capitalise on land for development, such consented development land being worth in the region of a million pounds an acre as opposed to around 10k per acre as agricultural land. It is for this reason that I am concerned that the Chair of Brixton Parish Council corresponded with Luscombe Maye estate agents and Mr Basil Cane regarding landownership on behalf of BPC without telling the full parish council at the time, I believe it could undermine the impartiality of this plan, especially as this included correspondence with Mr Cane who clearly has well known and declared pecuniary interests. Any consultation on this sensitive area of landowner interests needs to be open and transparent. In the interests of openness and transparency I should add that I own a few acres to the north of Cross Park which are not currently under consideration for any type of development.  The plan should be very careful not to create a grey area between the old development boundary and the green space that becomes fair game for further development.  <b>Public Rights of Way</b>  The plan states that it wishes to improve and provide new public rights of way.  Please can you add to the plan a clear map of all existing public rights of way including:  Footpaths, Bridleways, unclassified county roads (green lanes) and in addition any permissive paths such as Silverstream Way.  Recent events do not indicate total active support from Brixton Parish Council for the policy of protecting public rights of way namely,  Clearing of green lane linking public footpaths 2, 4, 5 and 20 at Brixton Torr was not supported by BPC, to the contrary it seems to have been opposed. Narrow lanes throughout the parish are continually being widened by oversized vehicles gouging the verges and generally exacerbating culvert blockages and sludge on our lanes. The net result of this is that the vehicles causing the damage then generally make it difficult for all other users. Could the plan consider a width restriction on our narrower lanes, I have experienced having to backtrack over 150 metres as a pedestrian in order that a large vehicle apparently unable to reverse, can pass me.  Footpath 31 under bridge near Yealm still closed after many months, why has this not been addressed? Change of blocked green lane to public footpath joining path 2 to Torr Hill Farm as suggested by DCC in 2014, this has not been actively progressed or pursued by BPC or DCC and this route remains obstructed as are parts of some other green lanes. Loss of public footpaths within Sherford, no indication yet of any mitigation/compensation for Brixton.  Please include within the plan a target of replacing those paths lost by Sherford stopping up to be mitigated by at least an equal length of new paths by way of compensation. Certainly much more than the short new section proposed in the current draft a circular all weather walking riding and cycling route would be appropriate, footpath 16 could be much improved, it is supposed to run alongside an attractive stream, would the landowner allow some voluntary hedgelaying?	Noted. Preface amended to include development pressures on existing infrastructure.  The land east of Lodge Lane comprises 2 small fields confined between the existing house, Elmsleigh, and the approved Canes Orchard development. It has not been included in the 'Green Space' as it is not true open countryside, being surrounded by development along Lodge Lane. This land may be suitable for small scale well designed dwellings in accordance with TTV31 (development in the countryside) in the JLP.  Given the recent planning approvals and construction of small scale developments along the western boundary of Lodge Lane, it would therefore be inconsistent to include the land east of Lodge Lane as part of the 'Green Space'.  The name "Strategic Green Space" has been reviewed and has been changed to "Strategic Countryside". This area is defined as open countryside abutting the village settlement boundary.  The comment on correspondence relates to bonafide communication on behalf of the BNPN group concerning land ownership enquiries as was explained when this issue arose in 2016.  Agreed  This already defined on the DCC Public Rights of Way website. <a href="http://www.new.devon.gov.uk/prow/">www.new.devon.gov.uk/prow/</a>  Not relevant to this Plan  Not relevant to this Plan, it is a County matter.  This is a Parish Council matter and is being addressed.  The maintenance of PROW is a County matter. However, the clearing of Footpath 2 could be considered as part of Parish Project Action Plan 1 and is being considered in the Sport and Recreation Plan as an Appendix to the BP Neighbourhood Plan.  Sherford is not included within the Designated Area Terms of Reference within the BNPN as this is being dealt with within the Sherford development Plan. This includes a comprehensive proposal for public access.



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Policy	Consultee	Comment	BPNP Group Response
		After several years of frequent flooding and damage to roads in the Catson Green area, this remains unresolved with the net result that only large agricultural and daring vehicles can use these rights of way with walkers and cyclists frequently barred from use due to deep standing water.	
		I have detailed the above to illustrate that the plan is saying good things in respect of public access but in reality Brixton is suffering an erosion of public rights of way, the plan could recognise the many difficult issues currently facing public rights of way in Brixton, which often may only be resolved with cooperation from other authorities and private land owners but Brixton Parish Council could make these unresolved public rights of way issues a higher priority and indicate such in the plan.	The resolution of difficult issues with PROW is not within the scope of this plan.
		The plan goes on to suggest that the Catson Green route to the north will be promoted as a bridleway / quiet lane, this would actually be an erosion of public rights of way as it would be removing access to vehicles, although it would be a good improvement if an off road link were made to the current path 18 (which has been diverted around the farmyard without consent). Page 30 shows a map please improve this map to include the whole of Brixton Parish.  The map shows improved cycle and pedestrian links to Elburton (sustrans route 28), this route has not changed for at least ten years, so to say it is improved is misleading and for many years this route has been incomplete. Today at the Elburton end the route is so badly eroded in places and muddy in other places that it can only be passed on foot, this also has been the case for many years. Can the parish plan confirm that you have consulted Sustrans who as you know not only put forward a comprehensive plan for a cycle route through Brixton but also currently own part of the proposed route.  The route previously proposed by Sustrans was preferable to that shown on your page 30 map as it utilised Mill Lane which is already barred for motorised traffic and while the old railway line route remains unusable, cyclists could easily utilise the recently cleared route to access the existing section of Sustrans route 28 (another reason to support the recent clearing work). This would enable users to stay off the busy A379 and enjoy a more tranquil unmotorised route avoiding the narrow section past Otter Nursery where it is difficult for pedestrians and cyclists to pass motorised traffic. While I understand why you may wish to avoid potentially divisive debates regarding the Sustrans estuary route, the Mill Lane to Elburton route opportunity should not be overlooked and whether or not it is ever joined by an estuary route can be left for future consideration, incidentally the estuary route was recently put forward for potential development by a presentation on the future of Steer Point quarry. At one stage the Sherford 106 offered 730k for offsite cycle and footpath development, Brixton should be at the front of the queue for this funding, if BPC are not proactive in this area Plymouth City Council will probably use these funds if they have not already done so. It may be helpful to refer to the Natural England Coastal Access draft scheme published in 2008 page 54 figure 25 refers to the Yealm (I have a copy if you need to see it). Brixton Parish could greatly benefit from having a full definitive review on public rights of way, the plan could call on DCC for this and have an impartial authoritative assessment of public rights of way within Brixton. As far as I am aware Brixton has no bridlepaths, however the generally derelict state of our (UCRs) green lanes could be improved to the great benefit of both horse riders, pedestrians and cyclists, there appears to be plenty of demand from horse riders. Finally it is with extreme difficulty that new public rights of way are formed and this makes it all the more vital that our current enviable network of paths and lanes are protected for all. Upgrading a circular footpath route to an all weather surface would be a good investment for Brixton as many of our paths are not really useable by the less mobile during wet periods such as the current Christmas New Year period when path demand is high.	This lane will remain as part of the Highway and maintain and improve/facilitate much needed public access to Sherford.  Tpt Map1 on page 34 has been included for the purposes of illustrating improved or new access to Sherford and Plymouth  Agree - key title to be amended to clarify "Proposed Improvements" to the cycle route. The PC and NP Group has identified the problem of the unsurfaced section of the path in discussion with Plymouth City Council (owners) and the Sherford Liaison Group  We suggest this proposal could be addressed as part of Parish Project Action Plan 1.
		<b>Employment Areas</b>	

# APPENDIX 3

Policy	Consultee	Comment	BPNP Group Response
		While I understand and support your logic for protecting employment land my understanding of current planning policy was that all current employment areas could be changed to residential, can the parish plan override such policies? Currently most of the Otter site has been tarmacked over with resultant serious drainage issues for footpath 6 and the stream that runs to the head of Coffete Creek. The danger of further employment use in this valley is that further runoff will continue to increase on an already overloaded drain and the stream, the result will be further increased flood risk at Brixton Torr. Do not take my word for this, take a walk in the area during or just after some wet weather and you will see my point. The stream passing through Fordbrook not only drains much of the current Sherford site but also east to fields near Gentian Hill and to Catson Green, all which flood regularly. A solution to some of these drainage problems may be to find areas suitable for re-establishing marshy areas with obvious wildlife benefits too (this could come under your action plan 7 greening, incidentally DEFRA too are now talking of such schemes). Could the plan include any demographics on how many people both live and work in Brixton.	Protecting specific employment areas is the purpose of this policy to avoid loss of important employment use.  We note this comment and will look to amend the proposed Employment land away from the immediate vicinity of the water course to the west  Refer to the Office of National Statistics data.
		<b>Sport and Recreation</b>	
		There have been 106 funding opportunities for a number of years now, so far I am not aware that any of these have been utilised, is this going to be a priority in the Parish plan? The plan resolves to develop the Old Mill site at Coffete this would link in well with cycle/pedestrian access via Mill Lane. However the Parish council of late has taken on projects like the Brixton Stones and more recently the acquisition of telephone boxes without clearly costed objectives/outcomes that benefit the Parish. At the moment Coffete Creek can be accessed with a very very limited tidal window for canoeing, paddleboarding etc, this area could be improved if the car park area was carefully re opened. However if the parish took over the Old Mill site it is unclear what the benefits would be, could the plan explain what benefits the parish would gain from owning the Old Mill site which has a very dilapidated wall adjacent to an equally dilapidated public road and could become a serious liability for any owner.	The Sport and Recreation Plan will set out ideas for Section 106 Funding.  Coffete Mill site will be subject to community consultation.
		<b>Community Facilities</b>	
		The parish severely lacks any property assets which could be used to benefit the parish, opportunities to purchase land etc as part of any conditions on the recent house building spree seem to have been either missed or overlooked. Responsibility for this lies firmly with SHDC for allowing such a poorly planned piecemeal development at the Venn farm RA12 site. However the parish has a good facility within the school which is now in need of refurbishment, the community room and hall are looking shabby. With this in mind can the plan commit to maintaining the current facilities in priority to taking on lots of new projects. The Parish Council for some years has talked of a sport and recreation group to progress using 106 funds, I am not aware that this has happened and possibly some of the funds have now been either spent elsewhere or lost as the 106 funds are usually time bound.	Refer to previous comments
		I am not convinced that Brixton Campsite is a community facility, it is operated privately for profit the site has a poor record of compliance on planning conditions, as far as I can tell this site is being used permanently in contravention of planning conditions and fire regulations. Have Brixton Parish Council followed up their commitment to represent local residents in respect of protecting dwellings close to the site through planning conditions. It would also be inconsistent not to include other private campsites operated in Brixton at Spriddlestone and next to Pippins cattery. I believe it would be best to exclude all privately operated facilities such as the campsite unless you are going to include all such facilities in a consistent way. I can however see that the plan may wish to ensure that the campsite is not developed for permanent housing developments even though it currently appears to permanently house people in caravans.	The reference to Brixton Campsite as a community facility will be removed.  Noted  Noted
		<b>Renewable Energy</b>	





# REGULATION 14 CONSULTATION

Policy	Consultee	Comment	BNP Group Response
		<p>The plan alludes to supporting a further solar farm project in Brixton, this is not a satisfactory way of executing the parish plan. If there is a potential case for additional solar farms in the Parish then the plan should openly state any such case but not skirt around the issue and be somewhat non straightforward and create a grey area which could be utilised by potential solar farm developments. The same would apply for any other form of renewables wind, tidal bidigestors etc. The plan should bear in mind that there are two large wind turbines consented for Sherford in addition to the significant existing solar farm.</p> <p>Finally thank you to all of those compiling the plan and apologies for perhaps digressing on some points. I hope that this plan will succeed and not become another plan or vision that planning authorities do not respect. Please will you confirm that this response will be fully circulated to all Brixton Parish Council and members of the Parish Plan team, I may forward my response to other interested parties. An open form of consultation as per planning applications would have been good. (confirmed circulated to NPG)</p> <p>Best Regards Martyn Oates</p>	<p>The Policy wording has been reconsidered and amended accordingly.</p> <p>Your comprehensive response is noted and has been circulated as requested.</p>
	Jo Lynn	<p>I have read through the First Draft of the Parish Neighbourhood Plan and am personally happy with the policies and content of the Plan. There is a good balance between support for appropriate development and maintenance of the essence of Brixton village.</p> <p>Before we moved to Devon in 2015, I was a member of the NP group in my previous parish in Sussex. Therefore I know only too well the effort and time required to prepare a Plan for submission and, as such, I applaud the Brixton group for achieving this First Draft stage.</p> <p>Fingers crossed for good reception from parishioners and local council.</p> <p>Regards Jo Lynn</p>	Constructive comment
	Roger Hephher HGH Planning	<p>We represent the prospective long-term lessees and developers of Steer Point quarry and brickworks.</p> <p>You will be aware that we organised a public consultation event on 18 November at the village school. This was very well attended, and demonstrated that there is a high degree of support for the scheme we displayed, involving a low-impact senior living hamlet on part of the site; restoration for nature conservation of the rest; and the creation of much better footpath and cycleway links throughout the area.</p> <p>We would like to suggest as follows:</p>	
		<p>1. DevMap2 should be amended to show the red line extending around the whole of the disused quarry, not just the former brickworks. It is all brownfield land and a scar on the face of the AONB; and the former quarry and the former brickworks are inextricably linked. Furthermore, it is apparent that there is considerable local opposition to the quarry being landfilled, and support for a solution that would involve some development on former quarry land and restoration to nature of the rest.</p>	<p>The red line has been carefully considered to include only the area of existing hardstanding comprising the former brick works operational buildings and storage yard. This is a defined brownfield site which is not subject to the approved landscape restoration of the quarried area. We concur there is considerable opposition to the proposed method of restoration of the quarried area.</p> <p>To include the whole of the disused quarry site would be out of scale within the setting of the AONB and scale of Brixton village.</p>
		<p>2. Policy Dev8 is worded rather negatively. It would help to secure an appropriate future for the site if it could be amended to be more proactive, noting the potential for a suitable form of development on part of the land, albeit that such development would need to be sited, designed and landscaped to the highest standards.</p>	<p>Dev10 policy is carefully worded so as not to preclude development on the condition that there is substantial and sustainable overall community benefit. It goes without saying that any development in the AONB should to the highest standard and reflect our own policy Dev8. Note: Previous Dev8 renumbered to Dev10.</p>
		<p>We will be happy to elaborate upon these representations should you find this helpful.</p> <p>Kindly acknowledge receipt of this email (done) Roger Hephher, Director</p>	
	Hazel Hawken	<p>I have read the objectives and policies of the Draft Neighbourhood Plan and think they have been well thought out and easy to understand. Hopefully the Plan will be accepted allowing our community to have a bigger say in any development applications.</p> <p>thanks for the hard work that I know had gone into this, keeping the village feel in mind.</p> <p>Yours sincerely, Mrs Hazel Hawken</p>	Constructive comment

# APPENDIX 3

Policy	Consultee	Comment	BNP Group Response
	Alistair Macpherson	<p>Huge congratulations to you for getting the plan this far. Its an impressive document managing to be both comprehensive and concise in the same breath - as well as looking highly professional. Well done.</p> <p>I am not entirely clear what kind of response / feedback you are looking for in this consultation, but here are some general thoughts that follow a similar theme to my input into the last questionnaire.</p>	Constructive comment
		<p><b>Vision</b> - This looks good but responding to climate change is notable by it's absence. I would suggest adding something along the lines of... <i>build a community that will be resilient to future economic downturns, rising energy prices and climate change.</i></p>	Noted
		<p><b>Objectives</b> - These all look good. The reference to renewables is positive but I feel it could be strengthened broadened to include energy efficiency projects if it was part of a wider statement around <i>'initiatives that support transition to a low carbon future'</i></p>	Noted
		<p><b>Policies</b> - All the policies have my support with the exception of DEV5 as the proposed provision for car park seems excessive.</p>	Recent evidence of the lack of well considered parking provision and public realm within the completed housing schemes at Canes Orchard in Brixton Village and Kitley View in neighbouring Yealmpton demonstrate the requirement for a more robust approach to parking provision. Should the requirement for car parking diminish in the future this space will provide 'breathing space' adjacent the public realm.
		<p>ENV2 and ENV6 - For the purpose of clarity I think extra explanation is required as to why you have separate policies for ENV2 and ENV6 because it looks as these policies and associated allocations seek to achieve the same outcomes.</p>	ENV2 specifically identifies fields with important open countryside views at the eastern and western approaches to Brixton village that characterise it's setting. ENV6 is under review. This area defines a significant area of countryside north of the village and will be re-designated as Strategic Countryside.
		<p>Cof4 - this should be worded <i>'provide for or provide s106 contribution towards'</i> to be consistent with other policies and avoid provision of small useless play space</p>	We assume this is a reference to Cof3. This policy has been amended.
		<p>Emp4 - the wording of this policy is unclear as to whether the parish is protecting purely for employment or whether it would accept housing on the site in the right circumstance. Whilst I share the sentiment of needing to secure community benefit from any development of the site I would suggest that identifying as 'strategic value for employment' was undermined the very positive statements about employment use at Chittleburn. Is it really where the parish wants employments uses for the foreseeable future?</p>	This policy has been reviewed and removed from this section. The importance of this site is now referred to in a new policy: Dev10.
		<p>DEV3 - I think this policy should be strengthened and expand to reflect the approach taken for larger developments within the JLP. See JLP policy DEV34 for policies relating to onsite renewable energy &amp; solar master planning.</p>	Noted
		<p>I trust that is helpful</p> <p>Please pass on my congratulations to Ray &amp; Jon. Best wishes, Alistair Macpherson</p>	
	Shona McDonough Clerk to Newton & Noss Parish Council	<p>Newton &amp; Noss Parish Council met yesterday evening and considered the matter.</p>	
		<p>The members were in agreement, commending Brixton Parish Council for the work undertaken in preparing their Neighbourhood Plan and to wish every success.</p>	Constructive comment
	Natural England	<p>Planning consultation: Brixton Neighbourhood Plan – Regulation 14 version</p> <p>Thank you for your consultation on the above dated 01 December 2017.</p>	
		<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p>	
		<p>We welcome the emerging Brixton Neighbourhood Plan. Brixton parish supports a rich and diverse natural environment and the coastal margin of the Parish of national importance for its biodiversity, geodiversity and landscape interest, reflected in the designation AONB designation and Yealm Estuary Site of Special Scientific Interest as well as numerous Priority Habitats within the parish boundaries.</p>	Noted
		<p>We note that the Neighbourhood Plan does not allocate new development but contains a number of environmental policies to complement the policies in the newly emerging Joint Local Plan. We would like to make the following comment:</p>	



# REGULATION 14 CONSULTATION

Policy	Consultee	Comment	BNPP Group Response
		Policy ENV8 – In accordance with the mitigation hierarchy as set out in the National Planning Policy Framework, we would advise you to replace the word 'minimize' with the word 'avoid'. You could then add that where it is shown that adverse impacts cannot be avoided, appropriate mitigation should be provided.	Noted
		We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.	
		For any queries relating to the specific advice in this letter only please contact Corine Dyke on 02080 268177 / 07717 888537 or corine.dyke@naturalengland.org.uk. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.	
		Yours sincerely, Corine Dyke Lead Adviser Sustainable Development Team – Devon, Cornwall & Isles of Scilly	
	Sustainable Places Planning Specialist Environment Agency	We are generally supportive of plan's vision especially to conserve and enhance the rural and historic environment of the parish. We consider that environmental objectives are good, particularly the objective to protect/enhance the Yealm estuary and the parish's green corridors, to protect/encourage biodiversity, and to protect/enhance/create green spaces.	Noted
		Environment policies Env1 through to Env6 are supported and welcomed. Nonetheless we consider that these policies could be strengthened further. For example, policy Env3 refers to priority habitats. We consider that this should also refer to mudflats, which constitute an important priority habitat for this parish.	Noted
		There is also very little with regard to flood risk and coastal change. It is indicated in the appendix that Env1-Env6 also address these matters but that is not obvious within the policy wording or supporting text. It is also noted that the plan contains nothing relating to water quality which is surprising given the importance of the estuary/rivers for water related activities/recreation for the Parish (as highlighted in policy Sar3). Whilst the ability to address such issues at a local level is limited we recommend some sort of parish level commitment to seek improvements to water quality through better management of run-off and foul drainage.	Noted. Existing infrastructure is under considerable strain with recent housing development and the increased run off of surface water. Sherford run off is of particular concern to Brixton Torr residents who already experience flooding issues.  Following a report on the problem of sewage overflow into the River Yealm (Source DEFRA 2017), Policy Env3 has been amended to include additional section referencing estuary pollution.
		Please let me know if you have any questions or require further clarification.	
	Historic England	Thank you for your consultation on the Brixton Neighbourhood Plan. Our apologies for not responding before now.	
		This is our first opportunity to feed into the Plan's preparation since we offered generic advice at the time the area was designated in 2015.	
		We are impressed that the Plan sets out as a primary objective the protection and enhancement of its distinctive historic character. This is reflected not only in the suite of policies and proposals but in the Parish Project Action Plans, illustrated by projects such as 8 & 9 identified on pA.29.	Noted
		Our only policy specific comment relates to Policy Intent Emp2, on p33 of the Plan. Though referring to it as a "preference" this would appear to effectively allocate an area of 2.5ha in the vicinity of Dodovens Farm/Chittleburn Business Park for B1 light industrial use to complement the existing businesses. As a new allocation it is important to ensure, and demonstrate with appropriate evidence, that such an allocation will not cause harm to designated heritage assets in accordance with the provisions of the National Planning Policy Framework (NPPF). Reference is made on pA.11 to the policy's compliance with a range of JLP and LDF policies but it is not clear whether and how compliance with national and local policies for the protection and enhancement of the historic environment has been pursued and confirmed.	Size of designated area has been reviewed and reduced in size.  The nearest designated heritage asset is at Combe Lane which is approximately 0.3km from the proposed site on the opposite side of the A379 and obscured by the existing topography so is not deemed to cause any harm to the setting of the listed building.
		While the distribution of designated heritage assets in the area probably means that the potential for harmful impact may be unlikely it nonetheless behoves the Plan preparation process to demonstrate this fact with evidence. This should not be an onerous exercise, but it makes sense to address this matter and update the evidence base before submitting the Plan for Examination.	Mapping evidence from the HE website <a href="https://historicengland.org.uk/listing/the-list/map-search">https://historicengland.org.uk/listing/the-list/map-search</a> has determined that there are no designated historic assets affected by any of the Plan policies. See also note above re. Chittleburn.
		Kind regards, David Stuart, Historic Places Adviser South West	
	Brixton Parish Council Meeting	Identification of land in the ownership of SHDC that could be made available for community housing along Steer Point Road.	This has been considered and included in the revised Neighbourhood Plan to contribute to the JLP identified 10 houses as affordable houses for local people in perpetuity.

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Policy	Consultee	Comment	BNPP Group Response
		<b>Below are comments in response to representations on behalf of developers. The full documents are online.</b>	<a href="http://www.brixtonparishcouncil.org.uk/Neighbourhood_Plan_2016_4508.aspx">http://www.brixtonparishcouncil.org.uk/Neighbourhood_Plan_2016_4508.aspx</a>
	Emergy Planning	INTRODUCTION Paragraph 1.2	We disagree with the comment on prematurity. The BNPP is consistent with the recently published South Devon AONB Management Plan (2014-2019) and the Joint Local Plan (inspection now complete March 2018) The 'Strategic Green Space' shall be renamed 'Strategic Countryside'
		Paragraph 1.3	The proposed development at Stamps Hill does not make a valuable contribution to Brixton village as evidenced in the Planning refusal by SHDC.
		INTRODUCTION, BASIC CONDITIONS and NATIONAL PLANNING POLICY AND GUIDANCE Paragraphs 1.4 - 3.22	Noted
		Paragraph 3.23	We agree. All stakeholders were invited to the numerous, widely advertised, public consultation events throughout the 3 years preparation of this Plan.
		Paragraphs 3.24 - 3.27	Noted
		THE DEVELOPMENT PLAN Paragraphs 4.1 - 4.2	Noted
		RESPONSE TO THE DRAFT POLICIES Paragraphs 5.1 - 5.2	Noted
		Paragraph 5.3	The guidance in the JLP for housing provision within Brixton for the period 2014-2034 is circa 10 houses. Since 2014, 121 houses have already been approved, a significant proportion are under construction or complete. Within this context (a 25% increase in housing numbers), the principal concern expressed by the community was to restrict large scale development in order to sustain the important rural character of the village .
		Paragraph 5.4-5.5	Noted and comments made above
		Paragraph 5.6	The period for a review of the Neighbourhood Plan of 5 years is reasonable and is consistent with other plans. The Plan allows for this review under section 'Delivering the Plan'
		Paragraph 5.7 and 5.8	Noted
		Paragraph 5.9	BNPP Policy Dev2b removed to align with JLP TTV31
		Paragraph 5.10	Noted
		Paragraph 5.11	The housing need for Brixton has already been addressed.
		Paragraph 5.12	Despite the recent increase of 25% in housing stock, it has not reversed the decline in community facilities in Brixton village.
		Paragraph 5.13	Disagree
		Paragraph 5.14	Policy is in accordance with JLP
		Paragraph 5.15	Both the recently completed developments at Canes Orchard and Kitley View demonstrate that well designed and sufficient parking provision is essential given the lack of regular public transport and the high car ownership evidenced in the community surveys.
		Paragraph 5.16 and 5.17	This is consistent with the JLP
		Paragraph 5.18	See comment to paragraph 5.6
		PROPOSED HOUSING ALLOCATION Paragraphs 6.1 - 6.5	This Neighbourhood Plan has been three years in the making. Neither the BNPP or the Parish Council have been approached by Wain Homes with reference the Stamps Hill site during the long preparation of this Plan. The only contact has been in connection with the submitted planning application. This application has been refused planning permission by SHDC.
		SUMMARY AND CONCLUSIONS Paragraph 7.1	Noted and comments as above
		Paragraphs 7.2	The decision of the SHDC Development Management Committee is supported.
	PCL Planning	Paragraph 1	The Neighbourhood Plan is a result of extensive public consultation in the community to determine the future of Brixton parish where the consultees live and work. The consultation identified significant concerns about the substantial development of housing since 2014 in the Parish, and the negative impact on the character and social wellbeing of the community, particularly Brixton village which has been subject to 121 approved new houses since the start of the period of the Plan 2014-2034. This is substantially in excess of the circa 10 houses to be provided in the village identified in the JLP.



## REGULATION 14 CONSULTATION

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Policy	Consultee	Comment	BPNP Group Response
			Ref to Introduction, page 7 reference Neighbourhood Planning and Development. To be added to the document for clarification: <i>"Throughout the document, the term 'neighbourhood plan' refers to a 'Neighbourhood Development Plan', as introduced by the Localism Act 2011."</i>
		Paragraph 2 and bullets, Paragraph 3	Disagree, BPNP complies with the basic conditions.
		Paragraph 4	With particular regard to the NPPF (national), the BPNP provides opportunity for further employment to the existing businesses at Chittleburn. The SHDC Brixton Parish Housing Needs Survey 2016 identified 29 houses (18 open market and 11 affordable) are required for the next 5 years. This number has been provided for with the approval of Canes Orchard Phases 2A, 2B and 3 within the village
		Paragraph 5	As above and in accordance with Local Development Framework and emerging Plymouth and South West Devon Joint Local Plan (local).
			In addition to the approved housing numbers and since consultation, the Plan as a living document, has been updated to include an identified site to provide affordable homes for local people within the village settlement boundary. This site is deliverable.
		Paragraph 6	Noted
		Paragraph 7	Disagree as response to paragraph 4.
		Paragraph 8	BPNP Policy ENV6 has been reviewed. This area defines a significant area of countryside north of the village and has been re-designated as Strategic Countryside. This clarifies the designation and addresses the 3 points in para 8 regarding Green Space.
			Policy ENV6 is fully compliant with the JLP Policy TTV31: <i>"1. Housing and employment development adjoining or very near to an existing settlement will only be supported where it meets the essential, small scale local development needs of the community and provides a sustainable solution."</i>
		Paragraph 9 and 10	As above
		Paragraph 11	Disagree for reasons stated above.  The BPNP reflects the wishes of the community as required under the Localism Act 2011. As updated it does provide opportunities for development of small numbers of high quality houses in appropriate locations which do not harm the rural and historic character of the Parish and meet a local need.

# REGULATION 14 CONSULTATION



**South Hams  
District Council**

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Kirstie Aldridge  
Clerk to Brixton Parish Council

BY EMAIL ONLY

15/01/2017

Dear Kirstie

**South Hams District Council response to the draft  
Brixton Neighbourhood Plan**

Thank you for sending the pre-submission Brixton Neighbourhood Plan (Regulation 14)\* to the Local Planning Authority (LPA) for comments. This will be referred to as the Draft Brixton Neighbourhood Plan (the NP) in this document.

The LPA fully supports the initiative to produce a neighbourhood plan and recognises that much work has gone into the development of the NP with extensive community involvement. The LPA commends the Brixton Neighbourhood Plan Group for all the hard work already put into the NP.

These comments have been provided to assist the Neighbourhood Planning Group in producing a Draft Neighbourhood Plan for submission to the LPA at Regulation 15\*. The response is based on the information provided and available at the time of reviewing the NP, which includes the pre-submission draft Brixton Neighbourhood Plan (Nov 2017) and appendices available on the website.

A number of suggestions are made below for further consideration prior to submission at Regulation 15, to help ensure the NP is successful at examination and contributes to a strong planning policy framework for the Brixton Neighbourhood Area.

\*Neighbourhood Planning (General) Regulations 2012

I hope you find these comments useful. Please do not hesitate to contact me if you would like further clarification on any of them.

Best wishes,

Mandy Goddard  
Neighbourhood Planning Specialist

[www.southhams.gov.uk](http://www.southhams.gov.uk)

Please be aware that telephone calls to and from the Council may be recorded for training and monitoring purposes.

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# APPENDIX 3

SHDC Consultation Responses to First Draft Brixton Parish Neighbourhood Plan - April 2018

Policy Ref	BNP Policy	SHDC Comment	BNP Group Response
1)		The NP is on the whole well considered and well drafted and, with some minor amendments, is likely to help meet the stated Vision and Objectives for the Neighbourhood Area.	Acknowledged
2)		<b>Conformity with the Development Plan and meeting the Basic Conditions.</b> As your Basic Conditions Statement makes clear, two of the 'basic conditions' neighbourhood plans must meet is to have regard to the National Planning Policy Framework (NPPF) and to be in conformity with the strategic policies of the Local Development Plan that is extant at the time of the examination of the NP. For South Hams, this is currently the 2006 Core Strategy except where this is out of date and the NPPF takes precedence. However, it is likely that emerging policy will be adopted by the time of the NP examination: The Plymouth and South West Devon Joint Local Plan (JLP) is currently being examined and is expected to be adopted in 2018. These comments therefore assume that the JLP is the relevant Local Development Plan for the Brixton NP. If this is the case, all references to the Core Strategy should be removed from the NP and from the Basic Conditions Statement. A list of strategic Development Plan policies is included as an appendix to this letter.	We acknowledge this comment, but at the time of submission the JLP has not been adopted and therefore the 2006 Core Strategy remains the current South Hams District Council local planning policy.  The Neighbourhood Plan is a living document and therefore will be reviewed periodically and amended accordingly.
3)		<b>Overall development strategy:</b> It is recognised that the parish of Brixton has seen major recent and ongoing development, and also that there limitations on development within the neighbourhood area due to the location on the edge of the AONB. However, the NPPF does strongly encourage local planning policy to have a positive attitude towards development wherever possible. In addition, JLP policy TTV30 identifies Brixton as a 'sustainable village' where development for 10 dwellings might be delivered through a neighbourhood plan over the JLP plan period, notwithstanding any development that has already taken place or that has already been granted permission.	We recognise the relevance of development opportunities. Since Regulation 14, the BPN Plan has been updated to include land owned and put forward by SHDC for the provision of community housing. It is anticipated that it might deliver the required number of dwellings for Brixton as a 'sustainable village'.
4)		<b>Affordable Housing.</b> It is not made clear within the NP what the assessed level of affordable housing is within the Neighbourhood Area, nor how this need or likely further need arising within the NP period is likely to be met. As such, the NP has not demonstrated how it will assist in meeting local needs and the requirements of Section 6 of the NPPF: Delivering a wide choice of high quality homes	Canes Orchard phased development will deliver the numbers of affordable homes identified in the Housing Needs Survey 2016. See also comment 3) above re community housing.
5)		For the above reasons, the LPA is concerned that the NP as currently drafted does not adequately demonstrate how it has had regard to the NPPF and is in conformity with the strategic elements of the Development Plan. The LPA would prefer to see a) more positive wording within the policies and supporting text of the NP to demonstrate that it is not anti-development, b) the allocation of one or more development sites to deliver in the region of 10 dwellings that would meet local and affordable housing need. This may be appropriately delivered through a Community Land Trust or other community-led housing, which is an opportunity for the local community to control development coming forward and to ensure that local needs are met.	See comment 3) above to deliver community housing.
6)		The LPA has some other concerns about the NP's conformity with the strategic policies of the JLP and with the NPPF, particularly in regard to the Development policies. These concerns are picked up in the detailed comments below.	General Policies and evidence have been revised.
7)		<b>The Evidence Base.</b> The appendices to the NP provide clearly presented evidence, although a) evidence for the proposed Local Green Space designations could usefully be expanded to provide a clearer demonstration that each one meets the criteria set out in NPPF 77, and b) we were not able to access the Housing Needs Assessment from the link given in the appendices.	Local Green Spaces Appendix has been amended to reflect the criteria in the NPPF 77.  The Housing Needs Survey is readily available on the Brixton Parish Council website: <a href="http://brixtonparishcouncil.org.uk/NeighbourhoodPlan">brixtonparishcouncil.org.uk/NeighbourhoodPlan</a>
8)		<b>SEA and HRA.</b> Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA): When the NP is submitted to the LPA at Regulation 15, it will need to be accompanied by either a screening report saying that SEA is not considered necessary, or a full SEA report. HRA screening will also be necessary in order to demonstrate compliance with European laws. Please request an SEA/HRA screening report from us by emailing SW-Neighbourhood Planning <a href="mailto:NeighbourhoodPlan@swdevon.gov.uk">NeighbourhoodPlan@swdevon.gov.uk</a> . The target for completing screening reports is 10 weeks, including consultation with statutory consultees. Should SEA be considered necessary, this can be undertaken at no cost to the NP group via the DCLG support package available at <a href="https://mycommunity.org.uk/take-action/neighbourhood-planning/support-grants/">https://mycommunity.org.uk/take-action/neighbourhood-planning/support-grants/</a>	A draft Screening Opinion was provided by SHDC following their consultation with Historic England, Natural England and the Environment Agency (March 14th 2017). The Screening Opinion identified either A) no negative effect or B) no significant effect. There were no C) likely significant effect alone.  It identified that an HRA is not required.  Where comments on Policies were made, these have been taken into account and the relevant Policies amended.

Policy Ref	BNPN Policy	SHDC Comment	BNPN Group Response
9j)		<b>Other.</b> There is some repetition of JLP policy, which is understandable given that the NP has been progressed to a similar timescale as the JLP. However, this may cause confusion where NP policies differ in interpretation from JLP policy, and is unnecessary unless JLP policy does not adequately address local circumstances. In such cases, it will be appropriate for the NP policy to add emphasis or detail. Where this is the case it should be made clear in supporting text. Individual instances of where this occurs are picked up in the detailed comments below.	Local detail relevant to the Parish has been added to the BNPN Policies.
<b>Comments on specific parts of the Neighbourhood Plan</b>			
<i>Where a particular policy is not commented on, please assume that the LPA supports it</i>			
	<b>Section, policy or text</b>	<b>Comment</b>	
	Map, p.2	For clarity, we would prefer to see this map renamed 'Neighbourhood Plan Area', which should be shaded to clearly show the exclusion of the Sherford area.	The map is included to identify Parish Characteristics not solely the NP Area which is identified. The NP area is clearly identified in Appendix 1: Terms of Reference.
	Environment section	A map showing the location of the Neighbourhood Area in relation to the AONB would be useful in this section.	Identifying AONB text enlarged to clarify
Env2	Env2. The land identified on Environment Policy Env Map 2: Policy Area Env2 will be protected from development to maintain the important public open views across the South Devon AONB that define the setting and character of Brixton village and its eastern and western approaches.	Are there any circumstances in which some types of development in this area would be acceptable? A blanket ban on any development at all may not be realistic.	These policies are site specific unlike JLP policies DEV28 and DEV 30. It is considered that a development restriction is entirely appropriate in the identified locations.
Env3	Env3. (a) Priority Habitat throughout the parish, including deciduous woodland, wood pasture/parkland, ancient woodland and wildlife corridors as shown on Environment Habitat Policy Map, will be protected and enhanced. (b) Important woodlands are to be conserved and enhanced for their contribution to the character and bio-diversity of the parish. See Appendix 9: Env Map 4.	Does this add significantly to the environment policies in the JLP, especially DEV28 and DEV30?	Priority Habitat classification is often overlooked by the LPA and the identified Habitats are an important characteristic of Brixton Parish.
Env4	Env4. A green corridor will be maintained for visual and ecological significance to protect against the further urban expansion east of Plymouth along the A379, and to safeguard the individual identities of Chittleburn, Combe, and Brixton village, as defined on Env Map 2: Policy Area Env4.	What exactly is intended here? Is no development to be permitted in this area at all, or might certain types of development or design be considered appropriate?	The policy is to protect against ribbon development and losing the identities of separate settlements along the A379 and to encourage the biodiversity.
Env5	Env5. (a) Local Green Spaces will be protected and enhanced. Only development directly associated with and necessary to improve the green spaces will be permitted within them (Environment Policy Map Env Map 2 and Appendix 7). (b) Measures to improve the appearance of the A379 route through Brixton, particularly through measures such as tree planting and green landscaping, will be supported. See Env Map 2.	Suggest wording is included which clearly designates the LGS e.g. 'The following green spaces as identified on Env Map 2, are designated as Local Green Spaces.' Then list all proposed LGS by name and map ref.	Local Green Spaces have been updated to show compliance with National Planning criteria.
Env6	Env6. The area identified as the Brixton Strategic Green Space (Env Map 2) shall be safeguarded during the Plan period (2014-2034) except in the event that a future Housing Needs Survey identifies the need for essential, affordable local housing for Brixton community. In which case small numbers of well designed, sensitively located housing might be considered; in any event not before 2023 when the first review of this Plan is due. This review will also consider the development progress of Sherford and any impact on the Brixton Strategic Green Space. No development will be permitted that adds substantially to the cumulative impact of development in the village that will adversely impact on the social wellbeing and character of the village.	Suggest this policy is reworded in a more positive way, e.g. 'Within the area identified as the Brixton Strategic Green Space (Env Map 2), proposals for small scale housing development will be supported where a) they can be demonstrated to meet an essential local need b) they are sensitively located... etc  Consideration should be given to how this policy relates to the policies in the development section below.	The area designation wording amended.  Policy amended.
Env7	Env7. Designated historic and heritage assets and their settings, both above and below ground, shall be conserved and enhanced. Development proposals are required not to harm but to conserve, restore and enhance designated and non-designated historic and heritage assets and their settings.	The identification of local non-designated heritage assets is welcomed and adds detail to JLP Policy DEV2. The first paragraph of this policy is not considered necessary as designated assets are already well protected in policy.	Noted
Env8	Env8. Private or community renewable energy generation schemes will be supported provided they are designed to minimize harm to local heritage, biodiversity, landscape, views and skylines, through noise or other nuisance and be in keeping with its setting and surroundings.	Is any type of renewable energy generation of any size acceptable? Some clarification is needed.	Any size of renewable energy generation will need to be assessed against national and local development policies.
Cof1	Cof1. The following local facilities are designated as Assets of Community Value: The Post Office / village shop The Foxhound pub The Scout hut St Mary's School Assets of Community Value shall be protected and retained. Development that would result in the loss of or harm to any such asset will not be permitted unless there is equivalent or improved alternative provision in the parish.	Have these facilities been formally listed as Assets of Community Value? See <a href="https://www.southhams.gov.uk/article/38_51/Assets-of-Community-Value">https://www.southhams.gov.uk/article/38_51/Assets-of-Community-Value</a> Suggest adding to this policy words to the effect 'unless it can be demonstrated that the facility is no longer needed'. Permitted development rights should be referred to in respect of the shop.	Community Assets re-assessed and revised.
Cof2	Cof2. New development will be required to contribute towards the provision or improvement of community facilities in Brixton in accordance with adopted standards and local priorities which could include but is not restricted to: a parish hall, off-street car parking and/or car park, a visitor car park in Brixton Village, play spaces, allotments, a network improvements to footpaths, bridleways and cycle paths, measures to mitigate traffic flow and speed through the village, improvements to and "greening" of the A379 corridor, a public river access	CIL regs should be referred to: planning obligations must be necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind. See <a href="http://www.legislation.gov.uk/ukdsi/2010/9780111492390/part11">http://www.legislation.gov.uk/ukdsi/2010/9780111492390/part11</a>	SHDC does not have a CIL regulations policy. Section 106 contributions will be required under statutory planning obligations but must also consider: Brixton Parish Sport and Recreation Plan and Brixton Parish Community Facilities Plan
Cof3	Cof3. Developments of more than 5 homes shall incorporate adequate public landscaped space and provision for safe children's play within the development.	What is considered 'adequate' in this context? It would be useful to refer to JLP evidence <a href="https://www.plymouth.gov.uk/jointscapla/nevidancebase">https://www.plymouth.gov.uk/jointscapla/nevidancebase</a> and Fields in Trust guidelines <a href="http://www.fieldsintrust.org/">http://www.fieldsintrust.org/</a>	Policy wording amended.

Policy Ref	BNPN Policy	SHDC Comment	BNPN Group Response
Sar1	Sar1. Public open space, private outdoor sports grounds, school playing fields and allotments shall be protected and retained in that use. Only development directly associated with and necessary for their improvement will be permitted unless: (a), an alternative and improved provision is provided that retains its original functional requirements for existing and future users; and (b), the proposal would not result in the loss of an area important for its amenity or contribution to the character of the area in general.	What does this policy add to JLP DEV3?  As currently worded, the grammar of part b) of the policy is confusing: 'Only development... will be permitted unless (b) the proposal would not result in the loss of...'  It is not entirely clear what is intended here.	This policy adds further local detail.
	Dev Map 1	This is a useful map to help set the context for the NP	Noted
Tp2	Policy Tpt2  Employment policies	This is not really a policy and should be moved to supporting text.  The employment policies are welcomed as adding appropriate local detail to JLP policy. However, clearer identification of the relevant sites on one single map is recommended.	Noted and moved to supporting text  New Map produced.
		Have site assessments been carried out to assess the impact of development on these sites – particularly the 'site of approximately 2.5 Ha in the vicinity of Dodovens Farm/Chittleburn Business Park'? No such assessments have been seen by the LPA, and are recommended in order to demonstrate deliverability of the NP.	See general comment 8 above.
Dev1	Policy Dev1 Development shall not harm but maintain and enhance the South Devon AONB and its setting, paying full regard to national and local strategic policies for the AONB and to the South Devon AONB Planning Guidance.	This policy repeats the requirements of Policy Env1 and as such is not considered necessary.	Policy wording amended
Dev2	Policy Dev2 Location, scale and character of development. (a) Within the settlement boundary the scale, density and character of development shall be in keeping with its site and surroundings and shall cause no adverse impacts on natural or historic assets, important views, outlooks or skylines, local amenity, traffic, parking or safety (b) Elsewhere in the parish development will be strictly controlled and only permitted where it is small scale (1 - 2 dwellings) and can be delivered sustainably and not in conflict with any other policy.	The provisions of this part of the policy are already well provided for in existing planning policy. As such, this part of the policy is not considered necessary.	Noted
Dev2	Policy Dev2 (c) In the event that a future Housing Needs Survey identifies the need for essential, affordable local housing for Brixton community, small numbers of sensitively located, well designed housing, might be considered within the Parish outside the AONB.	This part of the policy is contrary to JLP TTV31, which supports housing and employment development for local needs only adjacent or very close to existing settlements. Isolated development elsewhere is only supported in very specific circumstances, such as to meet the needs of a rural worker. As currently worded, the NP policy is more permissive than JLP TTV31. Unless this is the intention, we suggest removing this part of the policy.	This section of the policy removed
Dev2	Policy Dev2 (d) Small scale development that secures a viable long-term future for a valued local asset which would otherwise be lost, or will meet an essential local need which could not otherwise be met may be permitted	As above. This is already provided for by JLP TTV31 where the proposed development is adjacent or very close to existing settlements. As currently worded, the NP policy is more permissive than JLP TTV31. Unless this is the intention, we suggest removing this part of the policy.	Policy wording amended
Dev3	Dev3. All new development should be of high quality and appropriately designed for the context in which it is proposed with respect to its neighbours and the rural character of Brixton village and Parish. Development shall take into account topography, layout, building orientation, massing, landscaping, public green space and associated public realm, to minimise visual, ecological and social impact. Housing will comply with the Department of Communities & Local Government "Technical housing standards – nationally described space standard."	As above. In addition the wording 'essential local need' potentially creates confusion. What is intended here? This could be interpreted as need for several affordable houses, or in several other ways. Again we suggest removing this part of the policy which is already covered by TTV31.	Reference to local need removed.
Dev4	Dev4. Design shall maximise, where possible, the orientation of new development to capitalise on solar energy and other natural sustainable resources to reduce energy consumption. Development comprising the use of renewable energy and low carbon materials will be encouraged where it does not harm the character and appearance of the Parish and the landscape.	What does this policy add to JLP DEV10 and Dev20? NPs should avoid repeating existing/emerging policy wherever possible.	Policy retained to emphasise the requirement for good design which has been lacking in recent developments.
Dev5	Dev5. All new developments shall include adequate off street parking and cycle storage for residents, users and visitors. Residential developments shall also provide at least one parking space per bedroom.	As above – does this policy add significantly to JLP DEV34?	Policy retained and updated to emphasise the requirement for good design which has been lacking in recent developments.
Dev6	Dev6. Existing Recreation and Tourism facilities shall be retained for that use. Only development directly associated with and necessary for their improvement will be permitted unless: (a) alternative and improved provision will be made in a location well related to the functional requirements of the use and its existing and future users; and (b) the proposal would not result in the loss of an area important for its contribution to the character of the area in general.	This policy is supported, although some clarification of 'adequate' is recommended. See NPPF 39, updated in 2015 with the following text: "Local planning authorities should only impose local parking standards for residential and non-residential development where there is clear and compelling justification that it is necessary to manage their local road network." (written statement: Planning Update March 2015)	Representations to the Parish Council have drawn attention to the inadequacy of parking provision in new developments. This inadequacy has resulted in significant safety concerns (parking on the pavement and insufficient space for deliveries), social tension through lack of parking spaces, and negative visual impact for the residents of, and visitors to, these new housing schemes.
Dev6	Dev6. Future development of former Steer Point Brickworks hard standing (refer to Dev Map 2 and Dev Map 3). This large area of previously developed land lies within a highly sensitive area of the AONB. Only development proposals to enhance this site and provide significant overall community benefit in this special location will be considered.	This policy is supported, but suggest adding wording to the effect 'Unless it can be demonstrated to be no longer financially viable'.  There appears to be text missing at the end of part (b)?	Policy wording amended
Dev6	Dev6. Future development of former Steer Point Brickworks hard standing (refer to Dev Map 2 and Dev Map 3). This large area of previously developed land lies within a highly sensitive area of the AONB. Only development proposals to enhance this site and provide significant overall community benefit in this special location will be considered.	More detail would be welcomed here as to what might be considered acceptable development for this site and what sort of community benefits are aspired to and might be realised from the site.	Policy wording amended.  What will be acceptable in relation to any forthcoming planning application will be judged on its individual merits and assessment of significant community benefit.



## South Hams and West Devon

### Strategic Development Plan Policies December 2017

This document sets out the strategic development plan policies which neighbourhood plans in South Hams and West Devon should demonstrate conformity with, as at December 2017.

#### Contents

Introduction

1. The Emerging Plymouth and South West Devon Joint Local Plan (JLP)
2. South Hams District Council Development Plan Strategic Policies December 2017
3. West Devon Borough Council Development Plan Strategic Policies December 2017

#### Introduction

Neighbourhood plans must be in conformity with the strategic elements of the Local Development Plan that is extant at the time of the examination of the neighbourhood plan. As at December 2017, the extant Local Development Plans for the two Districts are the South Hams Core Strategy 2006 and associated documents, and the West Devon Core Strategy 2011 and associated documents. Further detail on these documents and the relevant policies is given below in Sections 2 and 3. A new Joint Local Plan for the two Districts and Plymouth is currently being examined and is expected to be adopted in 2018.

### 1. The Emerging Plymouth and South West Devon Joint Local Plan (JLP)

<https://www.plymouth.gov.uk/sites/default/files/PlymouthSouthWestDevonJointLocalPlanSubmission.pdf>

Emerging policy should not be referenced in Neighbourhood Plans if the NP is expected to be examined before it is adopted. However, it is important to ensure that NPs are in general conformity with the strategic elements of the emerging JLP and with evidence gathered for the JLP, so that the NP does not become out of date once the JLP is in place.

Relevant sections and policies of the JLP are as follows:

The Vision

The Strategic Objectives

Policy SPT1 Delivering sustainable development



Policy SPT2 Sustainable linked neighbourhoods and sustainable rural communities  
 Policy SPT3 Provision for new homes  
 Policy SPT4 Provision for employment floorspace  
 Policy SPT5 Provision for retail development  
 Policy SPT6 Spatial provision of retail and main town centre uses  
 Policy SPT7 Working with neighbouring areas  
 Policy SPT8 Strategic connectivity  
 Policy SPT9 Strategic principles for transport planning and strategy  
 Policy SPT10 Balanced transport strategy for growth and healthy and sustainable communities  
 Policy SPT11 Strategic approach to the natural environment  
 Policy SPT12 Strategic infrastructure measures to deliver the spatial strategy  
 Policy SPT13 European Sites – mitigation of recreational impacts from development  
 Policy TTV1 Prioritising growth through a hierarchy of sustainable settlements  
 Policy TTV2 Delivering sustainable development in the Thriving Towns and Villages Policy Area  
 Policies TTV3 – TTV28 (Main Towns) where relevant  
 Policy TTV29 Site allocations in the Smaller Towns and Key Villages where relevant  
 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 DEV2 Air, water, soil, noise, land and light pollution  
 Policy DEV3 Sport & Recreation  
 Policy DEV8 Meeting local housing need in the Thriving Towns and Villages Policy Area  
 Policy DEV9 Meeting local housing need in the Plan Area  
 Policy DEV10 Delivering High Quality Housing  
 Policy DEV13 Consideration of sites for Travellers and Travelling Showpeople  
 Policy DEV14 Maintaining a flexible mix of employment sites  
 Policy DEV15 Supporting the rural economy  
 Policy DEV17 Promoting competitive town centres (where relevant)  
 Policy DEV18 Protecting local shops and services  
 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 DEV25 Undeveloped Coast and Heritage Coast  
 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 DEV34 Delivering low carbon development  
 Policy DEV35 Renewable and low carbon energy (including heat)  
 Policy DEV36 Community energy  
 Policy DEV37 Managing flood risk and water quality impacts  
 Policy DEV38 Coastal Change Management Areas

**2. South Hams District Council**

**Development Plan Strategic Policies December 2017**

<https://www.southhams.gov.uk/article/3868/Local-Development-Framework>

The extant Development Plan for South Hams District as at December 2017 comprises the following documents:

- 2006 Core Strategy including saved policies from the 1996 Local Plan
- 2007 Sherford New Community Area Action Plan (AAP)
- 2008 Affordable Housing Development Plan Document (DPD)
- 2010 Development Policies Development Plan Document (DPD)
- 2011 Site Allocations Development Plan Document (DPD) for:
  - Dartmouth
  - Ivybridge
  - Kingsbridge
  - Totnes
  - Rural Areas

The Council considers the following policies relevant as strategic policies with which Neighbourhood Plans should be in conformity where they are still up to date and in conformity with the National Planning Policy Framework (NPPF). Where policies are not in conformity with the NPPF, the NPPF will take precedence and the relevant NPPF paragraph or section is given.

Policies that the Council considers Neighbourhood Plans should be in conformity with are shaded green in the following table.

Strategic Policy	Conformity required?	Notes
<b>Core Strategy 2006</b>		
CS1, Location of Development	Y	Not in full conformity with NPPF; however, NPs should have regard to CS1 as it gives an indication of which settlements are considered sustainable by the Council. NPPF Paras 14-15 are also relevant ('Presumption in favour of sustainable development').
CS2, Housing numbers	N	Out of date. Not in conformity with NPPF – relevant section: 6. Delivering a wide choice of high quality homes. JLP evidence is relevant.
CS3, Employment land provision	Y	Compliance required though NPs may add detail
CS4, Sherford New Community	N	Where relevant.
CS5, Previously developed land	Y	NPPF 111 permits local targets. No new evidence to suggest a different target, however, the Council suggests flexibility on the 50% figure.

CS6, Affordable Housing	N	Does not conform with NPPF in terms of evidence. NPPF Paras 50 and 54 are relevant. New JLP evidence suggests 30%
CS7, Design	Y	Sets out broad design parameters. NPs may add local detail. DPD1 is relevant.
CS8, Infrastructure provision	Y	NPs may add local detail.
CS9, Landscape and historic environment	Y	In broad conformity with NPPF. NPs may add local detail. DPD2 and DPD5 are relevant.
CS10, Nature conservation	Y	DPD5 is relevant.
CS11, Climate change	Y	In broad conformity with NPPF. NPs may add local detail.
CS12 Tourism	N	NPPF does not advocate a sequential approach for tourism related development. Relevant NPPF sections: 1. Building a strong, competitive economy 2. Ensuring the vitality of town centres 3. Supporting a prosperous rural economy
CS13, Rural diversification	N	Not in full conformity with NPPF. NPPF Para 28 takes precedence.
<b>Development Policies DPD</b>		
DPD7, Transport, access and parking	Y	
DPD8, Open space, sport and recreation	Y	
DP11, Housing mix and tenure	Y	
<b>Site Allocations DPD policies where appropriate</b>		



## REGULATION 14 CONSULTATION

### 3. West Devon Borough Council

#### Development Plan Strategic Policies December 2017

<https://www.westdevon.gov.uk/article/3867/Local-Development-Framework>

The extant Development Plan for West Devon Borough Council as at December 2017 comprises the following documents:

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

The Council considers the following policies relevant as strategic policies with which Neighbourhood Plans should be in conformity where they are still up to date and in conformity with the National Planning Policy Framework (NPPF). Where policies are not in conformity with the NPPF, the NPPF will take precedence and the relevant NPPF paragraph or section is given. Evidence produced to support the emerging Joint Local Plan should be taken into account: this is highlighted where relevant.

Policies that the Council considers Neighbourhood Plans should be in conformity with are shaded green in the following table.

Strategic Policy	Conformity Required?	Notes
<b>2011 Core Strategy</b>		
Strategic Policy 1 Sustainable Development	Yes	Sets out sustainable development principles and is in conformity with the NPPF
Strategic Policy 2 Decentralised Renewable and Low Carbon Energy to Supply New Developments	No	Whilst the aspirations of the policy are NPPF compliant, the delivery component of it is not – in that such requirements are likely to be considered so onerous now as to threaten viability and deliverability.  NPPF Section 10 takes precedence, particularly paragraphs 97 and 98.
Strategic Policy 3 Renewable Energy	No	Not fully NPPF compliant: pre-dates the Written Ministerial Statement that requires onshore wind to come forward only on allocated sites in Local or Neighbourhood Plans.  NPPF Section 10 and Written Statement (HCWS42) take precedence. <a href="https://www.parliament.uk/documents/commons-vote-office/June%202015/18%20June/1-DCLG-Planning.pdf">https://www.parliament.uk/documents/commons-vote-office/June%202015/18%20June/1-DCLG-Planning.pdf</a>

## APPENDIX 3

		More up-to-date evidence and guidance is available at <a href="https://www.plymouth.gov.uk/jointlocalplanevidencebase">https://www.plymouth.gov.uk/jointlocalplanevidencebase</a>
Strategic Policy 4 Infrastructure Provision	Yes	In general conformity with NPPF. See also West Devon Infrastructure Delivery Plan 2015 <a href="https://www.plymouth.gov.uk/sites/default/files/WestDevonBoroughCouncilInfrastructureDeliveryPlan.pdf">https://www.plymouth.gov.uk/sites/default/files/WestDevonBoroughCouncilInfrastructureDeliveryPlan.pdf</a>
Strategic Policy 5 Spatial Strategy	No	Partially in conformity with NPPF, but too inflexible on development in the countryside/outside village development boundaries. NPPF Presumption in Favour of Sustainable Development takes precedence, Paras 14-16.
Strategic Policy 6 Density of Housing Development	No	While the NPPF allows for density rates to be set locally, it emphasises local circumstances and appropriate design. NPPF Paras 47 and 59 take precedence.
Strategic Policy 7 Strategic Distribution of Housing	Yes	Broadly in conformity with NPPF, provided up-to-date evidence still supports these numbers. Evidence is available at <a href="https://www.plymouth.gov.uk/jointlocalplanevidencebase">https://www.plymouth.gov.uk/jointlocalplanevidencebase</a>
Strategic Policy 8 Inclusive Communities	Yes except final paragraph (Lifetime Homes Standard)	Largely in conformity with NPPF. Lifetime Homes Standard no longer in use. Housing mix should be based on up-to-date evidence of local needs. For district need see Strategic Housing Market Assessment 2017 <a href="https://www.plymouth.gov.uk/sites/default/files/StrategicHousingMarketNeedsAssessmentPart2.pdf">https://www.plymouth.gov.uk/sites/default/files/StrategicHousingMarketNeedsAssessmentPart2.pdf</a>
Strategic Policy 9 Meeting Housing Needs	No	Does not conform with NPPF in terms of evidence. NPPF Paras 50 and 54 are relevant. New JLP evidence suggests 30% - see JLP Dev8 for detail. See <a href="https://www.plymouth.gov.uk/sites/default/files/StrategicHousingMarketNeedsAssessmentPart2.pdf">https://www.plymouth.gov.uk/sites/default/files/StrategicHousingMarketNeedsAssessmentPart2.pdf</a>
Strategic Policy 10 Supporting the Growth of the Economy	Yes	The objective of this policy is in conformity with the NPPF, though the NPPF gives more detail on an expected strategy for plans. NPPF Paras 18-22 are relevant. Up-to-date evidence is available at <a href="https://www.plymouth.gov.uk/jointlocalplanevidencebase">https://www.plymouth.gov.uk/jointlocalplanevidencebase</a>
Strategic Policy 11 Rural Regeneration	Yes	In broad conformity with NPPF.
Strategic Policy 12 Retailing	Yes	In broad conformity with NPPF. See SPD 'Assessing the Impact of New Retail Development in West Devon' 2013 and evidence at <a href="https://www.plymouth.gov.uk/jointlocalplanevidencebase">https://www.plymouth.gov.uk/jointlocalplanevidencebase</a>





Strategic Policy 13 Community Services and Facilities	Yes	In broad conformity with NPPF. Up-to-date evidence available at <a href="https://www.plymouth.gov.uk/jointlocalplanevidencebase">https://www.plymouth.gov.uk/jointlocalplanevidencebase</a>
Strategic Policy 14 Accessibility Planning	Yes	In broad conformity with NPPF. Up-to-date evidence available at <a href="https://www.plymouth.gov.uk/jointlocalplanevidencebase">https://www.plymouth.gov.uk/jointlocalplanevidencebase</a>
Strategic Policy 15 Traffic Management	Yes	In broad conformity with NPPF. Up-to-date evidence available at <a href="https://www.plymouth.gov.uk/jointlocalplanevidencebase">https://www.plymouth.gov.uk/jointlocalplanevidencebase</a>
Strategic Policy 16 Safer Communities	Yes	In conformity with NPPF.
Strategic Policy 17 Landscape Character	Yes	In broad conformity with NPPF. Up-to-date evidence available at <a href="https://www.plymouth.gov.uk/jointlocalplanevidencebase">https://www.plymouth.gov.uk/jointlocalplanevidencebase</a>
Strategic Policy 18 The Heritage and Historical Character of West Devon	Yes	In broad conformity with NPPF. Up-to-date evidence available at <a href="https://www.plymouth.gov.uk/jointlocalplanevidencebase">https://www.plymouth.gov.uk/jointlocalplanevidencebase</a>
Strategic Policy 19 Biodiversity	Yes	In broad conformity with NPPF. Up-to-date evidence available at <a href="https://www.plymouth.gov.uk/jointlocalplanevidencebase">https://www.plymouth.gov.uk/jointlocalplanevidencebase</a>
Strategic Policy 20 Promoting High Quality Design	Yes	In broad conformity with NPPF, although NPPF also references distinctive and innovative design (para 63, 65) and community involvement. NPPF Paras 56-68 are relevant. Up-to-date evidence available at <a href="https://www.plymouth.gov.uk/jointlocalplanevidencebase">https://www.plymouth.gov.uk/jointlocalplanevidencebase</a>
Strategic Policy 21 Flooding	Yes	NPPF paras 102-104 are relevant
Strategic Policy 22 Okehampton	No	Up-to-date evidence is available at <a href="https://www.plymouth.gov.uk/jointlocalplanevidencebase">https://www.plymouth.gov.uk/jointlocalplanevidencebase</a>
Strategic Policy 23 Tavistock	No	Up-to-date evidence is available at <a href="https://www.plymouth.gov.uk/jointlocalplanevidencebase">https://www.plymouth.gov.uk/jointlocalplanevidencebase</a>
Strategic Policy 24 Sustainable Rural Communities	No	Up-to-date evidence is available at <a href="https://www.plymouth.gov.uk/jointlocalplanevidencebase">https://www.plymouth.gov.uk/jointlocalplanevidencebase</a>

These documents and other supporting evidence of community consultation can be viewed at:

[http://www.brixtonparishcouncil.org.uk/Neighbourhood\\_Plan](http://www.brixtonparishcouncil.org.uk/Neighbourhood_Plan)

**Brixton Parish Community Housing Needs Survey**  
**Completed forms must be received by 30<sup>th</sup> April 2016**

**SECTION 1: Your home and your household**  
 This section asks questions about your current household and the home in which you live. We are defining a household as "one person living alone, or a group of people (not necessarily related) living at the same address with common housekeeping – sharing either a living room or sitting room, or at least one meal a day".

Your post code

1. **Is this your main home?** Please tick one box  
 Yes, main home    Go to Question 2  
 No, second home    There is no need to complete the rest of the form, however, please return it using the envelope provided or using the address at the end of section 3

2. **What type of home does your household live in?** Please tick one box  
 Semi-detached house     Semi-Detached Bungalow  
 Detached house     Detached Bungalow  
 Flat     Terraced house (incl. end terrace)  
 Mobile home (permanently sited)

3. **Does your household own or rent this home?** Please tick one box  
 Owns (with or without a mortgage)     Rents from employer, or tied with job of household member  
 Rents from Housing Association     Shared Ownership with housing association (part rent part mortgage)  
 Other (please specify) \_\_\_\_\_

4. **How long have you lived in this area?** Please tick one box per option

	Less than 1 year	1 to 3 years	More than 3 year but less than 10 years	10 or more years
i) This home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Brixton Parish	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) South Hams	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1

**Parish of Brixton Housing Needs Report**

Produced by: Devon Communities Together  
 On behalf of: Brixton Parish Council  
 Date April 2016

Devon Communities Together  
 Lottery Funded  
 Devon Rural Housing Partnership  
 Invest in People

**Brixton Neighbourhood Plan 2016 -2030 Questionnaire**

June 2016




creating change in Devon **Catalyst**

# Brixton Neighbourhood Plan 2016-2030

Questionnaire Report  
FINAL Version

July 2016  
Martin Parkes  
Telephone: 01392 248919  
Email: [mparkes@devoncommunities.org.uk](mailto:mparkes@devoncommunities.org.uk)  
[www.devoncommunities.org.uk](http://www.devoncommunities.org.uk)  
Catalyst, Devon Communities Together,  
First Floor, 3&4 Cranmere Court, Lustleigh Close  
Matford Business Park, Exeter. EX2 8PW

Devon Communities Together is the operating name for Community Council of Devon, a registered charity (no. 1074047), company registered in England and Wales (no. 3694095) registered office as above. VAT registered (no. 942 0495 27).



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# Brixton Neighbourhood Plan 2016-2030

Community Day Report



September 2016  
Martin Parkes  
Telephone: 01392 248919  
Email: [mparkes@devoncommunities.org.uk](mailto:mparkes@devoncommunities.org.uk)  
[www.devoncommunities.org.uk](http://www.devoncommunities.org.uk)  
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# Brixton Neighbourhood Plan 2016-2030

Community Day Report



May 2017  
Martin Parkes  
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Email: [mparkes@devoncommunities.org.uk](mailto:mparkes@devoncommunities.org.uk)  
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Document	Authors	Date	Source
<b>COMMUNITY-BASED EVIDENCE</b>			
<b>A Parish Plan for Brixton 2012</b>	Brixton Parish Council	2012	<a href="http://www.brixtonparishcouncil.org.uk/_UserFiles/Files/Parish%20Plan/PP%20Parish%20Plan%20v2012%20r.pdf">http://www.brixtonparishcouncil.org.uk/_UserFiles/Files/Parish%20Plan/PP%20Parish%20Plan%20v2012%20r.pdf</a>
<b>Brixton Housing Needs Survey Report</b>	Devon Communities Together (DCT)	April 2016	<a href="http://www.brixtonparishcouncil.org.uk/_UserFiles/Files/Neighbourhood%20Plan/Brixton%20Housing%20Needs%20Report%20FINAL.pdf">http://www.brixtonparishcouncil.org.uk/_UserFiles/Files/Neighbourhood%20Plan/Brixton%20Housing%20Needs%20Report%20FINAL.pdf</a>
<b>Comments on Affordable Housing</b>	Various community members	April 2016	<a href="http://www.brixtonparishcouncil.org.uk/_UserFiles/Files/Neighbourhood%20Plan/Q9.pdf">http://www.brixtonparishcouncil.org.uk/_UserFiles/Files/Neighbourhood%20Plan/Q9.pdf</a>
<b>Neighbourhood Plan Questionnaire</b>	BPNP Team	June 2016	<a href="http://www.brixtonparishcouncil.org.uk/_UserFiles/Files/Neighbourhood%20Plan/Brixton%20Neighbourhood%20Plan%202016-2030%20Questionnaire.pdf">http://www.brixtonparishcouncil.org.uk/_UserFiles/Files/Neighbourhood%20Plan/Brixton%20Neighbourhood%20Plan%202016-2030%20Questionnaire.pdf</a>
<b>Brixton NP Questionnaire Report</b>	Catalyst/DCT	July 2016	<a href="http://www.brixtonparishcouncil.org.uk/_UserFiles/Files/Neighbourhood%20Plan/Brixton%20Neighbourhood%20Plan%20Community%20Survey%20Report%20June%202016.pdf">http://www.brixtonparishcouncil.org.uk/_UserFiles/Files/Neighbourhood%20Plan/Brixton%20Neighbourhood%20Plan%20Community%20Survey%20Report%20June%202016.pdf</a>
<b>Community Day Report 2016</b>	Catalyst/DCT	Sept 2016	<a href="http://www.brixtonparishcouncil.org.uk/_UserFiles/Files/Neighbourhood%20Plan/Community%20Day%20Report%20July%202016.pdf">http://www.brixtonparishcouncil.org.uk/_UserFiles/Files/Neighbourhood%20Plan/Community%20Day%20Report%20July%202016.pdf</a>
<b>Community Day Report 2017</b>	Catalyst/DCT	May 2017	<a href="http://www.brixtonparishcouncil.org.uk/_UserFiles/Files/Neighbourhood%20Plan/170506-community_day_report-final.pdf">http://www.brixtonparishcouncil.org.uk/_UserFiles/Files/Neighbourhood%20Plan/170506-community_day_report-final.pdf</a>
<b>DISTRICT-BASED EVIDENCE</b>			
<b>Plymouth &amp; SW Devon Joint Local Plan 2014-2034 and Evidence Base</b>	Plymouth CC, West Devon and South Hams DCs	Aug 2017	<a href="https://plymswdevonplan.co.uk/policy">https://plymswdevonplan.co.uk/policy</a> <a href="https://www.plymouth.gov.uk/jointlocalplanevidencebase">https://www.plymouth.gov.uk/jointlocalplanevidencebase</a>
<b>South Hams previous local dev framework</b>	Core Strategy	2006	<a href="https://www.southhams.gov.uk/article/3868/Local-Development-Framework">https://www.southhams.gov.uk/article/3868/Local-Development-Framework</a>
<b>Sherford Plans</b>	Bovis/Linden/Taylor Wimpey	Ongoing	<a href="http://sherford.org/">http://sherford.org/</a>
<b>S Devon AONB</b>	S Devon AONB	2017	<a href="http://www.southdevonaonb.org.uk/uploads/files/mp2014/AONB_Management_Plan_2014_2019.pdf">http://www.southdevonaonb.org.uk/uploads/files/mp2014/AONB_Management_Plan_2014_2019.pdf</a>
	AONB Planning Guidance	2017	<a href="http://www.southdevonaonb.org.uk/uploads/files/AONB_Planning_Guidance_version_1.pdf">http://www.southdevonaonb.org.uk/uploads/files/AONB_Planning_Guidance_version_1.pdf</a>



COUNTY-BASED EVIDENCE			
<b>Joint Strategic Needs Assessment</b>	Devon County Council	2015	<a href="http://www.devonhealthandwellbeing.org.uk/wp-content/uploads/2015/06/JSNA_Devon_Overview_2015.pdf">http://www.devonhealthandwellbeing.org.uk/wp-content/uploads/2015/06/JSNA_Devon_Overview_2015.pdf</a>
<b>Environment and Landscape Data</b>	Devon County Council	Ongoing	<a href="https://new.devon.gov.uk/environment/environmental-maps">https://new.devon.gov.uk/environment/environmental-maps</a>
NATIONAL-LEVEL EVIDENCE			
<b>Population and Census data</b>	ONS	2011 & earlier	<a href="https://www.ons.gov.uk/census/2011census/2011censusdata">https://www.ons.gov.uk/census/2011census/2011censusdata</a>
<b>Priority Habitats</b>	DEFRA MAGiC maps DEFRA		<a href="http://www.magic.defra.gov.uk">www.magic.defra.gov.uk</a> <a href="http://jncc.defra.gov.uk/page-5706">http://jncc.defra.gov.uk/page-5706</a>

The following list of projects has been developed from community consultation during the development of the Neighbourhood Plan. These actions do not form part of the Neighbourhood Plan but form a plan of action for implementation over the next few years:

## 1.0 SPORT AND RECREATION:

### To prepare and publish a Sport and Recreation Plan to include but not restricted to the following:

- To secure land at Cofflete Mill (currently owned by SHDC) as a community amenity area.
- To make arrangements for public use of St Mary's School swimming pool.
- To improve existing and create new Footpaths and Cycle/Bridle ways, for example:
- To provide access from footpath no.9 via Monkey Lane\* to provide public safe access for pedestrians, cycles and horse riders to the existing and proposed footpath/cycle/bridleway network at Sherford Country Park.

*\*(Note: Traffic Order required from DCC to restrict vehicular use of Monkey Lane to access only).*

- To extend the range of footpath access along Cofflete Creek to Wembury Woods and to include public footpath access from the Creek to the existing PRoW from the lane at the end at Spriddlestone
- To extend the existing public footpath and cycle access from Yealmpton along the dismantled railway line to cylinder bridge to link with the existing public footpath.

*(Note: Rights of way are an important recreational facility, which local authorities must protect and enhance. Local authorities should seek opportunities to provide better facilities for walkers, cyclists and horse-riders, for example by adding links to existing rights of way networks.)*

- To extend the existing public footpath access from Fordbrook to Halwell and link to Horsham Fields.
- To provide safe designated pedestrian footpath access along Steer Point Road.
- To extend the public footpath/cycle way from Elburton to Yealmpton along the dismantled railway line.

*(Note: Rights of way are an important recreational facility, which local authorities must protect and enhance. Local authorities should seek opportunities to provide better facilities for walkers, cyclists and horse-riders, for example by adding links to existing rights of way networks.)*

- To provide a new pedestrian footpath adjacent the A379 from the end of the existing public footpath by Hilltop Lane to Chittleburn (Rodgers Garage).
- To support the upgrade of the footpath/cycle path from Otter Nurseries to Elburton to join with the Sherford to Laira Bridge cycle route (and to provide access for recreational cycling to Saltram, the Plym Valley Trail etc.)
- To create 'circular' footpath access where possible to link up existing and new footpaths to provide safe and varied routes.



## 2.0 COMMUNITY FACILITIES:

**To prepare and publish a Community Facilities to include but not restricted to the following:**

- To negotiate greater use of St Mary's church for community and public events.
- To encourage the community to support the village shop and Post Office and other local businesses in the Parish.

## 3.0 PARISH HERITAGE:

**To prepare and publish a Parish Heritage Plan to include but not restricted to the following:**

- To create an historic appraisal of Brixton village to define and designate a Conservation Area focused on the historical centre of Brixton village to conserve the importance and heritage of this long established settlement.
- To prepare an inventory for non-designated historic buildings and structures.
- To identify historic features falling into disrepair within the parish for maintenance, repair and conservation work eg. Estate stone walling.

## 4.0 PARISH ENVIRONMENT:

**To support the provision of recycling facilities within the parish, expanding the existing Community Composting Scheme facility at Catson Green.**

**To identify opportunities for greening the route of the A379 along selected built up areas in Brixton village, by planting of trees and protection of roadside open spaces and verges, including sowing wild flowers.**



Village Green historic phone box

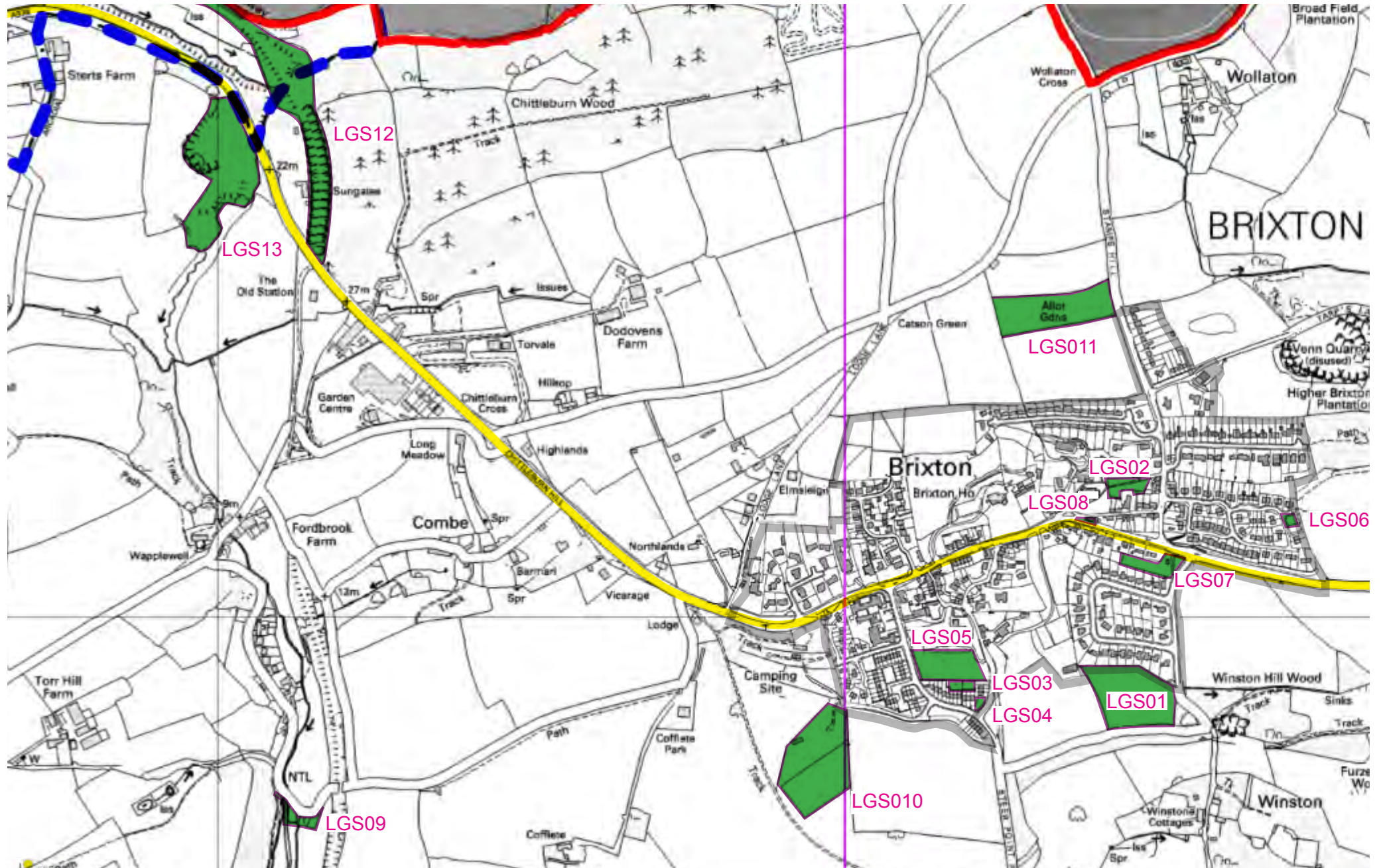


Typical meadow flower planting to a verge in the South Hams





THEME	INDICATORS	HOW MEASURED
<b>Environment</b>	Enhanced Biodiversity New Green spaces agreed Opportunities for Community Renewable Energy identified	Records of species Parish Council records WPD information on agreed connections. Energy generated.
<b>Community Facilities</b>	New community facilities proposed Funding for facilities obtained from any new developments, New parking places provided	Parish Council records  Number of Parking Spaces
<b>Sport and Recreation</b>	New outdoor facilities for outdoor sport and recreation identified and provided.  New cycle paths and footpaths provided	Sport and Recreation strategy agreed with S Hams Funds obtained Number of new or improved paths
<b>Transport</b>	Safe, sustainable transport linkages to neighbouring parishes and Plymouth, particularly cycle paths, footpaths provided.	Number of linkages Usage figures.
<b>Employment</b>	New employment premises New local jobs	Local planning and employment records
<b>Development</b>	Developers discuss development proposals with PC at pre-planning stage Neighbourhood Plan policies upheld.	Parish Council meeting minutes,  Planning decisions



***“Policy Env5. (a) Local Green Spaces will be protected and enhanced. Only development directly associated with and necessary to improve the green spaces will be permitted within them (Environment Policy Map Env Map 2 and Appendix 7 LGS Map 1)”.***

The public consultation process for identified Local Green Spaces is contained within the Statement of Consultation in Appendix 3 and the evidence to support Local Green Space allocation can be found within the Evidence Base in Appendix 4.

There are thirteen Local Green Spaces numbered LGS01-LGS13 which can be found in the proceeding pages with a photograph and a map of each location for identification.

Local Green Space Designations:

LGS01:	Land to the south of The Crescent
LGS02:	Feoffee Park
LGS03:	Brixstix Play Space
LGS04:	Land at Elliotts Hill and Steer Point Road
LGS05:	St Mary’s School Playing Field
LGS06:	Woodland Drive Play Space
LGS07:	Land known locally as “The Donkey Field”
LGS08:	Village Green
LGS09:	Cofflete Creek Head
LGS10:	Playing field between Cofflete Park and CampSite
LGS11:	Allotments adjacent Stamps Hill
LGS12:	Former Railway Cutting at Chittleburn
LGS13:	Mature Orchard to west of A379 at Chittleburn

Information on each designation is detailed on the following pages.



## Policy Context

The National Planning Policy Framework (NPPF) gives communities the opportunity to protect green areas through the new Local Green Space (LGS) designation. LGS confers a similar level of protection as Green Belt land.

Included in this section are the important woodlands identified in the Parish that contribute to the landscape character of the Parish and South Devon AONB. See MAP Env5.

## Strategic Context National Planning Policy Framework (NPPF)

Para 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. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

Para 77: The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

CRITERIA 1: where the green space is in reasonably close proximity to the community it serves;

CRITERIA 2: where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

CRITERIA 3: where the green area concerned is local in character and is not an extensive tract of land.

Para 78: Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

## Planning Practice Guidance

3.5. Further information on Local Green Space can be found within national guidance:

<https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-wayand-local-green-space>



**LGS01: Land to the South of The Crescent, Brixton****Criteria 1:**

This land is a privately owned, greenfield site and is set entirely in the South Devon AONB. One side of this field borders the gardens of the houses on the lower level of The Crescent which is an estate at the eastern end of the village. It can be seen from most of the houses on the south side of the village as they are set on a hill leading down to this field and it can be seen over the roof tops. It marks the edge of village development boundary. It contributes to the green setting of the village and can be seen from the A379, from the village church and from the top of Red Lion Hill.

**Criteria 2**

The land is surrounded by mature trees and hedges on 3 sides and by a small watercourse on the 4th. The land slopes steeply from the SE corner.

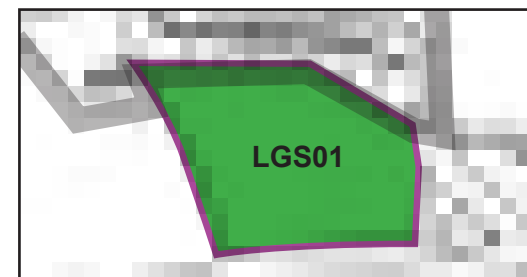
This land is regularly grazed by livestock and managed by a local farmer. It is demonstrably special to the community for its richness in wildlife including, but not restricted to: bats; foxes; owls; buzzards; sparrow hawks; a myriad of diurnal and nocturnal wild birds; insects and deer and for its utter tranquility which contributes to the wellbeing of the community by giving respite from the busy and noisy A379 that runs through the centre of the village and from hectic daily life.

The land has no street lighting and has very dark skies and is excellent for star gazing. Yorda Lane to the south is used regularly by walkers and the view over this field is enjoyed as a valued open space where bird and wildlife spotting is much enjoyed.

Although there is no public access to this field this does not diminish its value as people regularly walk around its boundaries and it can be viewed by many parishioners.

**Criteria 3**

This land provides an important natural transition between the village and open countryside and should be preserved for the setting it provides to the village. It is not an extensive tract of land. It is a small sized field directly adjacent to the residential area of the village. Its location, character and features make this field very valuable to the fabric of the village.

**LGS01**

**LGS02: Feoffee Park**

**Criteria 1**

This land is privately owned and is held in trust for the benefit of Brixton Parish. It is situated behind the houses in Old Road on the North side of the A379 and is surrounded on 2 sides by the Churchyard which adds to its tranquility. It can be accessed through the Churchyard from the Village Green, by Red Lion Hill, and from Old Road.

**Criteria 2**

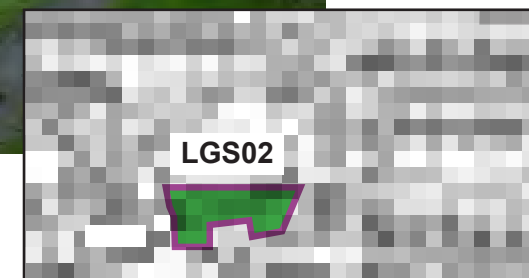
Formerly the school playground, it is a peaceful and tranquil area, shielded from the noise of the busy A379, for the use of the whole community. The Park is laid to grass and is characterised by a line of mature horse chestnut trees. The avenue of trees was originally planted as elms to produce firewood for the poor of the village over 100 years ago. Wild flowers attract pollinating insects adding to the biodiversity of the village. It is special to the local community as it is accessed from many parts of the village and by a Public Right of Way and links to St Mary's church yard. It is used by young and old alike and is one of the few places where the generations come together.

**Criteria 3**

It is a narrow strip of land of approximately 2/3 acre, running east to west, it is fairly flat and is a safe, enclosed area being part of the Brixton Play Trail.



LGS02



**LGS03: Brixstix Play Space**

**Criteria 1**

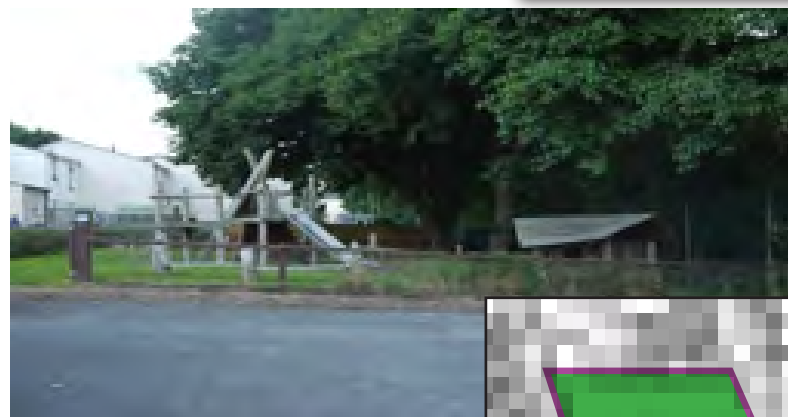
This land is owned and maintained by South Hams District Council. It is a fenced, gated, well equipped, play space immediately to the south of the Primary School playing field, and to the rear of the houses on Steer Point Road.

**Criteria 2**

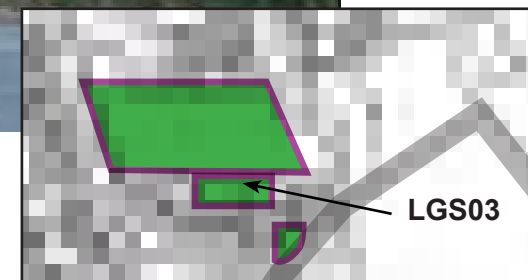
This contained play space is well maintained, where children of all ages can play safely as part of the Brixton Play Trail. New equipment for the younger children has recently been installed. It is used mostly by children who live to the South of the A379, as it can be accessed without crossing the A379.

**Criteria 3**

This is a small area laid to grass with some bark chippings. It has mature trees between it and the school playing field and is of great benefit to the local community.



LGS03



## LOCAL GREEN SPACES

### LGS04: Land at Elliotts Hill and Steer Point Road

#### Criteria 1

This privately owned verge (Housing Association) provides green space where Elliott's Hill joins Steer Point Road. The space is privately maintained. It is part of the Brixton Play Trail.

#### Criteria 2

This area is special to the local community as an active green space. It is laid to grass with young silver birch trees. It features a seat with 2 beautifully carved wooden owls, where people sit. A row of wooden stepping stones encourage children (and adults) to play.

#### Criteria 3

This modest corner provides informal play space, enhanced by the artistic carved seat and the planting of silver birch trees.

### LGS05: St Mary's School Playing Field

#### Criteria 1

The school playing field at St Mary's Primary School is in the centre of the village and can be accessed by the schoolchildren and members of the public from 3 different entrances

#### Criteria 2

This space lies at the heart of village and provides a sports field/ open play space for school children. It is also used for Church and School events as well as a community recreational space out of school hours. Adjoining this green space is a dedicated area for recreation, fenced ball games court and play equipment.

The field is mostly flat and well maintained by the school. It is laid entirely to grass and is surrounded by hedgerows and trees on 2 sides including a small copse. The exercising of dogs in not allowed so it is a clean, safe play space.

#### Criteria 3

The playing field is an integral part of St Mary's School and as an accessible community space.

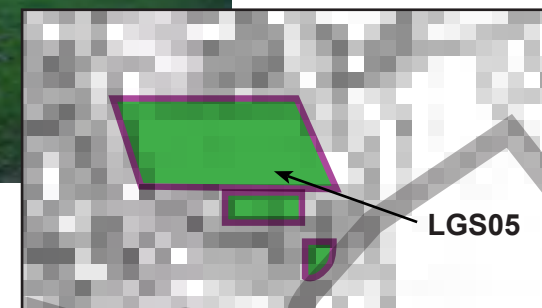
## APPENDIX 7



LGS04



LGS05



**LGS06: Woodland Drive Play Space**

**Criteria 1**

This is a privately owned (Housing Association) and maintained, fenced, well equipped play space at the eastern end of the village. It adjoins open fields and the public footpath network, including the footpath link to Yealmpton.

**Criteria 2**

This space is important to the immediate community as this area was provided as an integral part of the design of the public realm.

The site topography makes it more suitable for older children, although small ones can play at the bottom end of the park. It is laid to grass with some bark chippings and has the benefit of hedgerows and mature trees on 1 side.

**Criteria 3**

It is a small, sloping area that encourages the children to be active, improving the well-being of the local children and their families.



LGS06



**LGS07: Land known locally as “The Donkey Field”**

**Criteria 1**

This is a privately owned and maintained, fenced area at the eastern end of the village running partly alongside the A379 and Winstone Lane and behind the houses fronting the A379. The field is adjacent to one of the local bus stops.

**Criteria 2**

This green space provides a residual buffer between the A379 and The Crescent and contributes to the green setting of the village. This land has been associated with the grazing of donkeys for over 30 years. The community holds great affection for these donkeys as they are an integral part of the character on the approach to the village.

**Criteria 3**

This narrow strip of land is all that remains of the field that was developed to build The Crescent, over 40 years ago.



LGS07





**LGS08: Village Green**

**Criteria 1**

This small piece of land is a publicly owned and maintained, in the centre of the village, between the A379 and St Mary’s Church. It is one of the few green spaces bordering the road providing a buffer between the main road and the entrance to the church.

**Criteria 2**

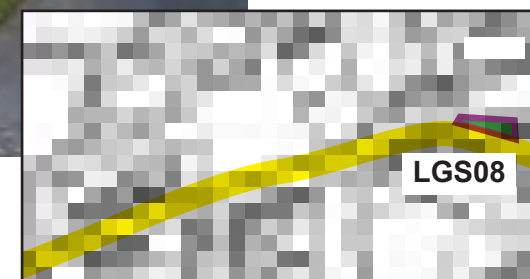
The Green is special to the community for its historic value, being the remains of the original, much larger village green. It laid to grass and is planted with seasonal flowers throughout the year. In December it is used to display the Christmas Tree. The Green is surrounded by historic icons, the church, Victorian lamp post, mounting block and red phone box. Despite its size it contributes significantly to the character of the village and the villagers are fiercely protective of it.

**Criteria 3**

The Green, although very small, is an important historic feature of the village and adds to the traditional character of the area comprising the church and Post Office.



LGS08



**LGS09: Cofflete Creek Head**

**Criteria 1**

This small parcel of land is adjacent to the ancient bridge at the head of Cofflete Creek, and land formerly the site of Cofflete Mill (demolished) . It is accessed by a narrow road from Brixton Torr and from Mill Lane.

**Criteria 2**

This area is popular for its tranquillity, where the exceptional natural beauty of the head of Cofflete Creek can be appreciated and enjoyed. It is abundant with river bank wild life and many species of birds such as egrets, heron, and kingfishers.

This area also provides limited access to the creek and to the River Yealm for recreational water users.

**Criteria 3**

Located in the South Devon AONB, this space is highly valued for its beauty, abundant wildlife and connection to the water.



LGS09



**LGS10: Playing Field between Cofflete Park and Camp Site**

**Criteria 1**

This playing field (football) is in private ownership leased for local league football games. It lies within the South Devon AONB and is accessed from the south west end of the village.

**Criteria 2**

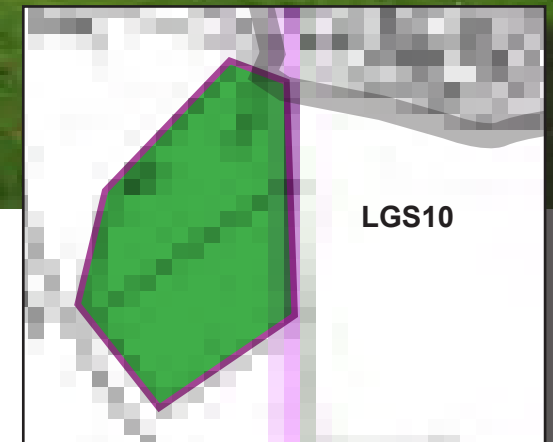
This field is part of the wider context of Cofflete Park - historic parkland which includes the former driveway to Cofflete House. The drive was remodelled to include an avenue of Horse Chestnut trees to form a carriage drive to Grade 1 Listed Kitley House, Yealmpton. The playing field is an open and tranquil space set against the backdrop of the mature horse chestnut avenue. This green space lies within a Priority Habitat area (Woodpasture and Parkland) and is much appreciated by local people and footballers alike.

**Criteria 3**

The playing field is part of the unique character of the remaining historic parkland with beautiful views over the South Devon AONB. There is detailed planning permission for the erection of a new scout hut on the edge of the playing field to complement the sports facility.



LGS10



**LGS11: Allotments adjacent to Stamps Hill**

**Criteria 1**

These well established, privately owned, allotments are located north of the village, adjacent to Stamps Hill. They have served the local community for well over 100 years and are maintained by the tenants who tend them. The land is surrounded by mature hedging bordering farmland.

**Criteria 2**

There are 29 allotments used by local residents to grow a variety of fruit and vegetables. The allotments are very popular, well maintained by the users and are in constant use being the only allotments in the Parish. They provide recreational value and well being for the community, as well as encouraging self sufficiency in home grown produce. They provide inter-generational benefit in the sharing of knowledge and sense of achievement.

**Criteria 3**

The limited size of the field restricts the number of plots available, unchanged for generations.



LGS11



**LGS12: Former Railway Cutting at Chittleburn**

**Criteria 1**

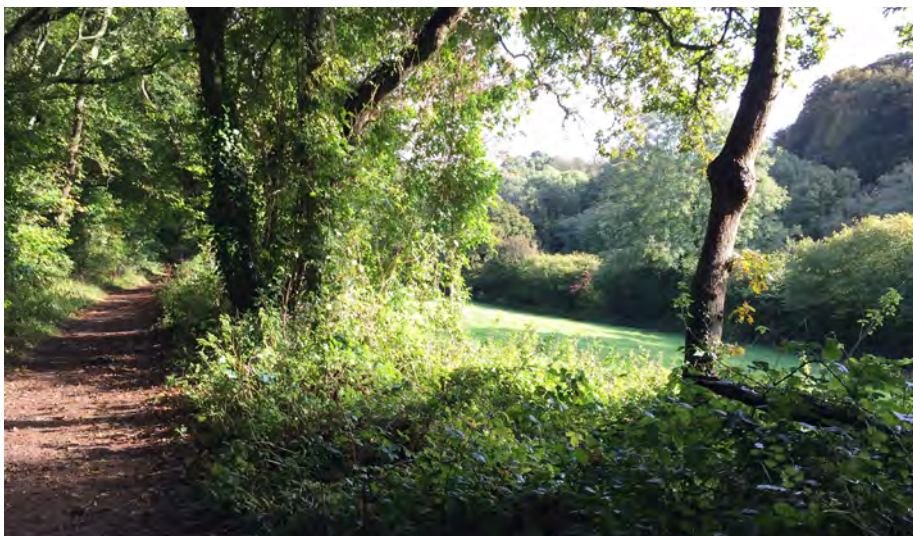
The retention and continued maintenance of the cycle way, originally provided by Sustrans and maintained by Plymouth City Council, will ensure this green corridor is retained as well as providing a recreational and sustainable transport link from Chittleburn to Elburton.

**Criteria 2**

Capitalising on the re-use of the historic railway cutting, this linear space is characterised by woodland trees either side of the cycle path providing a tranquil and attractive pedestrian and cycle link from Elburton to Otter Garden Centre. The cutting also provides an essential green corridor and rich wildlife habitat.

**Criteria 3**

The public use of this previous local railway link between Plymouth and Yealmpton retains this historical asset and the LGS designation safeguards the rural character of this tree lined route and adjacent landscape.



LGS12



**LGS13: Mature Orchard to west of A379 at Chittleburn**

**Criteria 1**

The retention as a grazed orchard will emphasise the green corridor link between rural Chittleburn and urban Elburton. It is within the designated area of Plymouth urban fringe as strategic landscape.

**Criteria 2**

This area of green space is a mature, attractive orchard particularly appreciated in spring/early summer, and is enhanced by the grazing of sheep. It is a natural haven for wildlife.

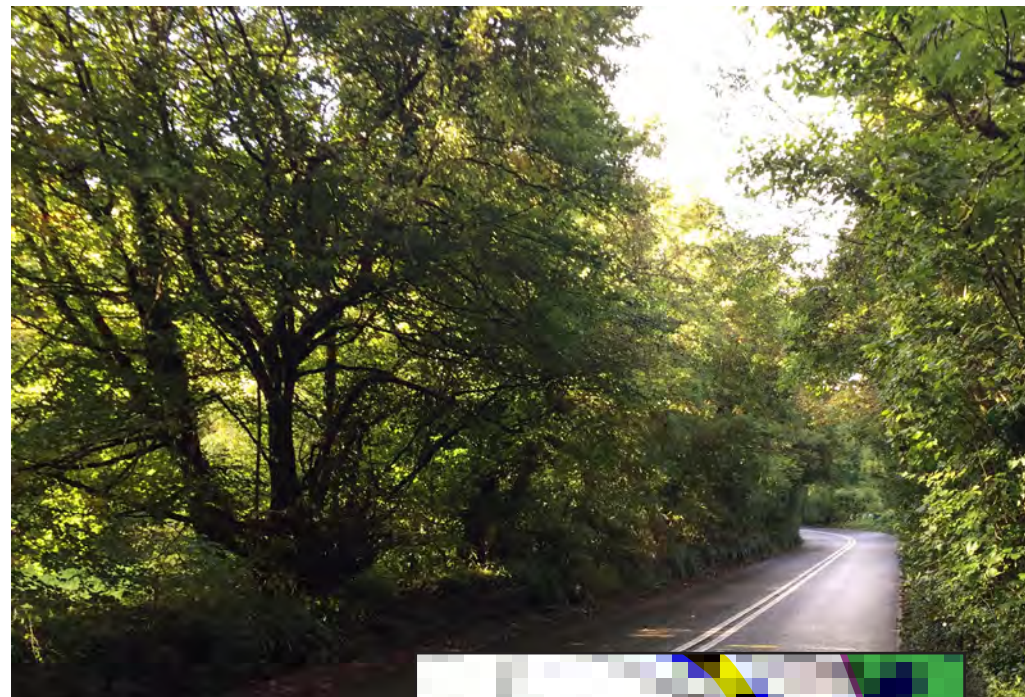
Its rural beauty is enhanced by the unexpected proximity of this unspoilt piece of green space immediately arriving in the Parish from to the built environment of Elburton.

**Criteria 3**

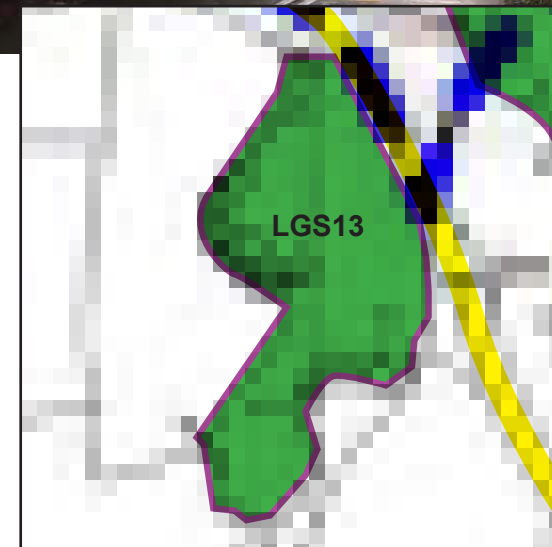
The importance of mature orchards (many of which are in decline) for their historical significance, enchantment and opportunities for pollinators should be recognised for protection. This small and mature orchard should therefore be protected.

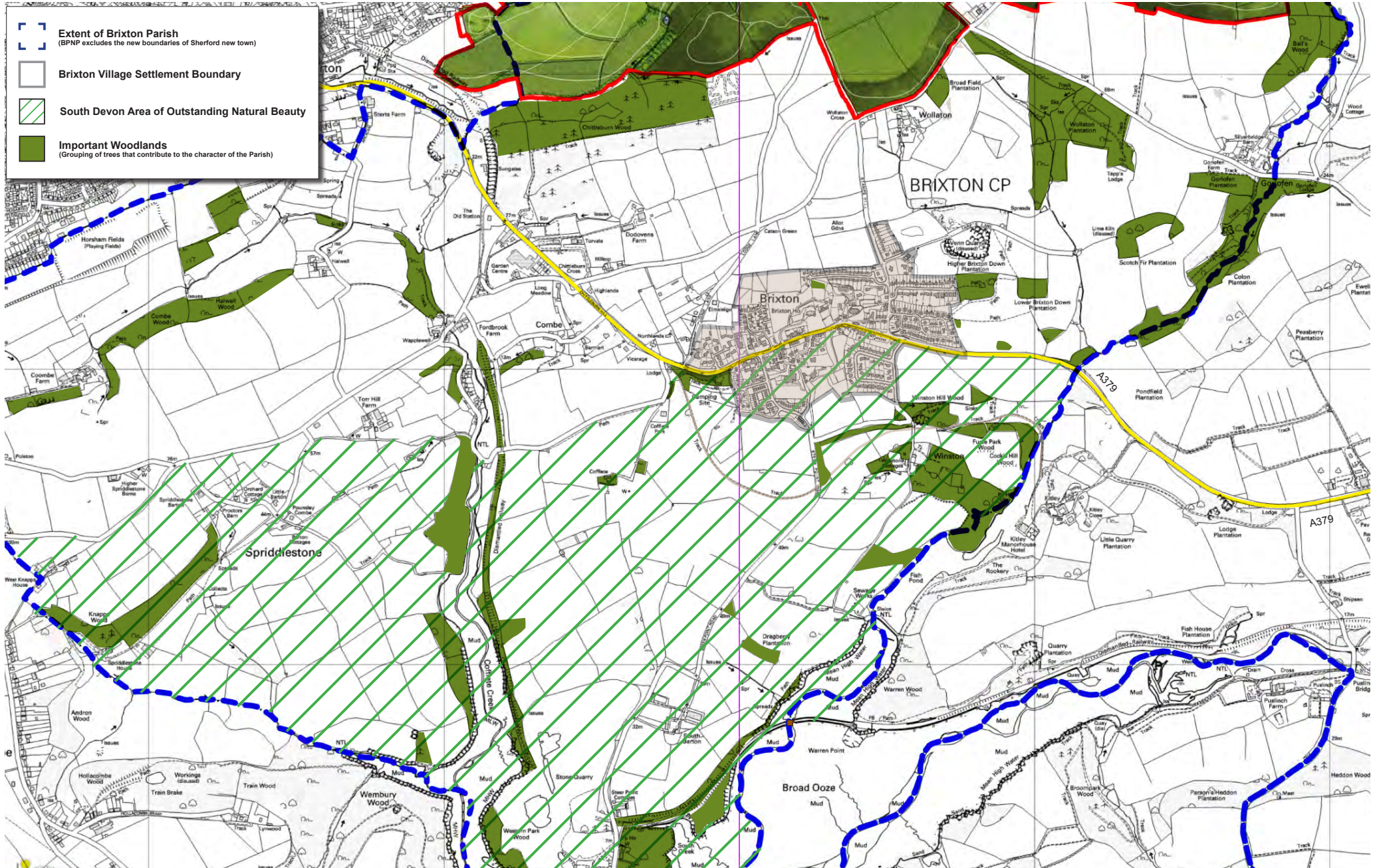


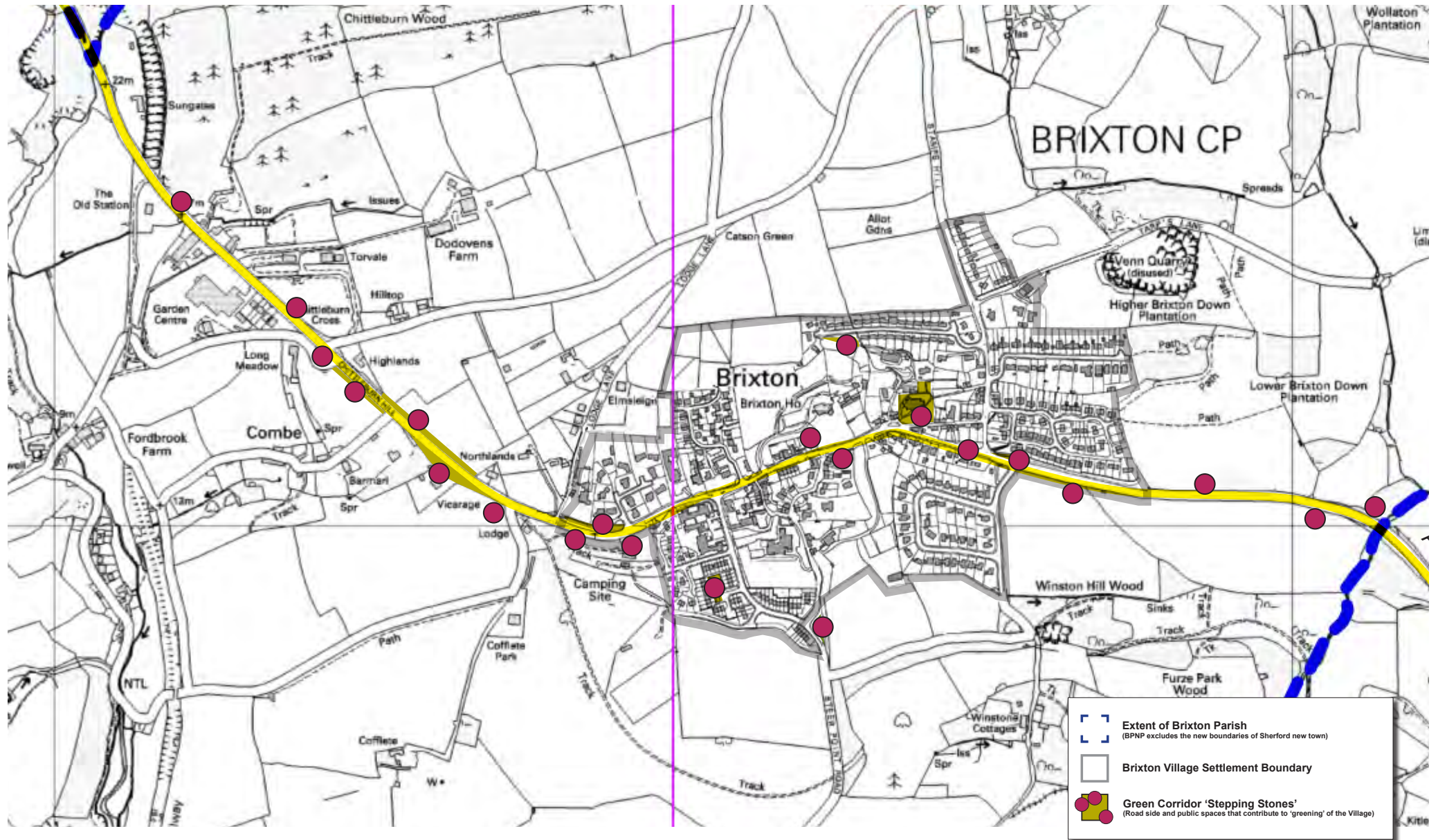
**LGS13**



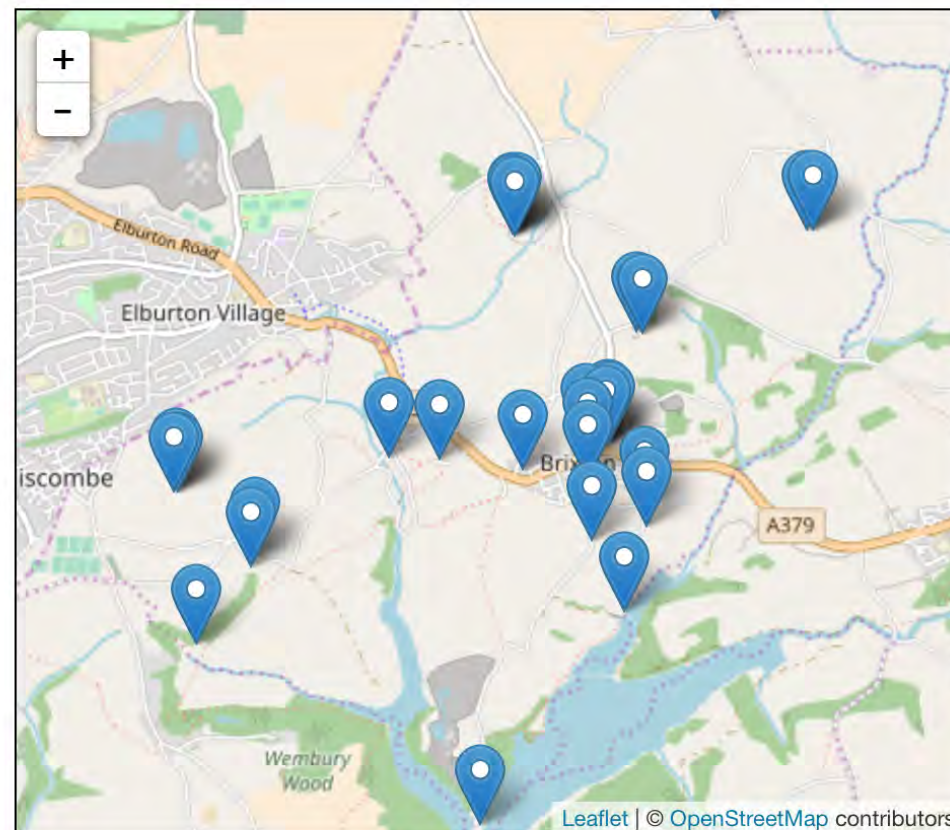
**LGS13**







1. **II Aylescombe Cottage**  
Brixton, South Hams, Devon, PL8
2. **II Barn and Shippen Approximately 50 Metres South South East of Spriddlestone Barton Farmhouse**  
Brixton, South Hams, Devon, PL9
3. **II Barn Approximately 25 Metres West South West of West Sherford Farmhouse**  
Brixton, South Hams, Devon, PL8
4. **II Bridge Approximately 130 Metres North of Winson Court**  
Brixton, South Hams, Devon, PL8
5. **II Bridge over Disused Drive to Kitley House**  
Brixton, South Hams, Devon, PL8
6. **II Brixton House**  
Brixton, South Hams, Devon, PL8
7. **II Brixton Lodge**  
Brixton, South Hams, Devon, PL8
8. **II Brixton War Memorial**  
Brixton, South Hams, Devon, PL8
9. **I Church of St Mary**  
Brixton, South Hams, Devon, PL8
10. **II Combe Farmhouse**  
Brixton, South Hams, Devon, PL9
11. **II Elbridge House**  
Brixton, South Hams, Devon, PL8
12. **II Fordbrook Farmhouse Including Outbuilding Adjoining North East**  
Brixton, South Hams, Devon, PL8





13. **I Higher Hareston**  
Brixton, South Hams, Devon, PL8
14. **II Mud Bank Cottage**  
Brixton, South Hams, Devon, PL8
15. **II Outbuilding Approximately 40 Metres East of Spriddlestone Barton Farmhouse**  
Brixton, South Hams, Devon, PL9
16. **II Priests' Cottages**  
Brixton, South Hams, Devon, PL8
17. **II Shippen and Barn Range Approximately 15 Metres South East of Wollaton Farm House**  
Brixton, South Hams, Devon, PL8
18. **II Shippen and Barn Range Approximately 40 Metres East of Higher Hareston**  
Brixton, South Hams, Devon, PL8
19. **II Shippen Approximately 15 Metres North North West of Combe Farmhouse**  
Brixton, South Hams, Devon, PL9
20. **II Shippen Approximately 30 Metres South West of West Sherford Farmhouse**  
Brixton, South Hams, Devon, PL8
21. **II Spriddlestone House**  
Brixton, South Hams, Devon, PL9
22. **II Stables Approximately 15 Metres West of West Sherford Farmhouse**  
Brixton, South Hams, Devon, PL8

23. **II Steer Point Lodge**  
Brixton, South Hams, Devon, PL8
24. **II The Great Barn, Coombe Farm**  
Brixton, South Hams, Devon, PL9
25. **II The Wicket**  
Brixton, South Hams, Devon, PL8
26. **II West Sherford Farm House Including Outbuilding Adjoining on North East**  
Brixton, South Hams, Devon, PL8
27. **II Winson Court Including Adjoining Stables to South West Estates Nos 119 and 120**  
Brixton, South Hams, Devon, PL8
28. **II Wiverton House**  
Brixton, South Hams, Devon, PL7
29. **II Wollaton Farm House**  
Brixton, South Hams, Devon, PL8



Introduction

The Government’s Planning Practice Guidance (PPG) states that:

*“Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.”*



Environmental Policy Env1

**National Planning Policy Framework (NPPF) Paragraph 115:**

*“Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas and should be given great weight in National Parks and the Broads”.*

**Plymouth and South West Devon Joint Local Plan Policy DEV27-**

**Paras 2&3:** *“The LPAs will protect the AONB, including their setting, and the setting of the Dartmoor National Park from potentially damaging or inappropriate development. In considering proposals the LPAs will:*

- 2. Give great weight to conserving landscape and scenic beauty in the protected landscapes.*
- 3. Give substantial weight to other natural beauty criteria, including the conservation of wildlife and cultural heritage in Dartmoor National Park.”*

**South Devon AONB Planning Guidance Version 1 (May 2017):**

**5.5 How should AONB issues be addressed in Neighbourhood Plans?**

**Para 103.** *“The ‘section 85 duty’ applies to Parish and Town Councils, neighbourhood forums or community organisations preparing neighbourhood plans within the AONB and to those adjoining the AONB, which lie within the AONB’s setting. This means that it must have regard to the conservation and enhancement of the natural beauty in the South Devon AONB during the preparation of its Neighbourhood Plan.”*



**South Devon AONB Planning Guidance Version 1 (May 2017):**

**2.3 Defining Natural Beauty:**

**Para 36.** *In summary natural beauty is a broad term, which encompasses many factors and which can be experienced in and applied to both natural and human influenced landscapes. The South Devon AONB Partnership uses the special qualities and distinctive characteristics of the AONB as a means of explaining and describing its ‘natural beauty’ and for guiding management decisions. See 3.2 Special Qualities of the South Devon AONB.*

**Para 37.** *That natural beauty includes “flora, fauna and geological and physiographical features” was established by the National Parks and Access to the Countryside Act 1949 and reaffirmed by The Countryside and Rights of Way Act 2000.<sup>13</sup> This means in effect that the criteria for natural beauty set out in the law are open-ended and not exhaustive. Therefore other factors may contribute to natural beauty. Natural England in its ‘Guidance for assessing landscapes for designation as National Park or Area of Outstanding Natural Beauty in England’<sup>14</sup> sets out an evaluation framework for natural beauty criterion. This lists factors that contribute to natural beauty as:*

- *Landscape quality*
- *Scenic quality*
- *Relative wildness*
- *Relative tranquillity*
- *Natural heritage features*
- *Cultural heritage*

**SOUTH HAMS LOCAL DEVELOPMENT FRAMEWORK:**

**DEVELOPMENT POLICIES Development Plan Document 2010:**

**DP2: Landscape Character:**

*“3.21 The district has a high quality and distinctive local landscape. It is characterised by a unique coastal area including cliffs and estuaries, river valleys and slopes and undulating uplands. South Hams has two Areas of Outstanding Natural Beauty (AONB) landscape designations ..... and is bordered by Dartmoor National Park. This landscape character plays an important role in the local economy and quality of life for its community and the visitors that are attracted to it.*

**3 Development Policies for the South Hams**

*3.22 There is significant pressure on the landscape in the South Hams, a mainly rural district, from development which brings visual and noise intrusion into tranquil countryside and coastal areas. Careful management is required to conserve and enhance the South Hams landscape character. One of the Council’s key objectives is the retention of this distinctive environment.”*



**Environmental Policy Env2****NPPF Paragraph 79:**

*“The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”*

**Plymouth and South West Devon Joint Local Plan Policy SPT1 -  
Delivering sustainable development:**

*“The LPAs will support growth and change that delivers a more sustainable future for Plymouth and South West Devon. Development and change will be planned for and managed in accordance with the following principles of sustainable development:*

1. *A sustainable economy where:*
  - i. *Opportunities for business growth are both encouraged and supported*
  - ii. *Environmentally conscious business development takes place.*
  - iii. *Important local economic assets are protected for the purpose of economic activity.*
  - iv. *A low carbon economy is promoted.*
2. *A sustainable society where:*
  - i. *Neighbourhoods and communities have a mix of local services and community assets, and accessible greenspace, that meet the needs of local people.*
  - ii. *Sustainable and health promoting transport options are available to access local education, services and jobs.*

- iii. *Important cultural and heritage assets are protected for the benefit of current and future generations.*
- iv. *Resilient communities and developments are delivered, which are able to accommodate the impacts of climate change and do not cause detrimental impacts to other communities and developments, for example through increasing flood risk.*
3. *Demand for energy is reduced and opportunities for the use of renewable energy increased.*
- vi. *Equality of opportunities, freedom from discrimination and fair access to facilities and services are provided for all.*
4. *A sustainable environment where:*
  - i. *Efficient use of land is made for development, reducing the need for greenfield development, protecting natural assets and creating opportunities for viable low carbon energy schemes.*
  - ii. *Overall gains in biodiversity are achieved by protecting and enhancing species, habitats and geological sites where possible.*
  - iii. *Pollution and adverse environmental impacts of development are minimised and effectively mitigated where unavoidable.*
  - iv. *The best and most versatile agricultural land is protected for agricultural use.*
  - v. *Local distinctiveness and sense of place is respected, maintained and strengthened through high standards of design.”*



**Plymouth and South West Devon Joint Local Plan Policy SPT2 - Sustainable linked neighbourhoods and sustainable rural communities:**

*“The LPAs will apply the following principles of sustainable linked neighbourhoods and sustainable rural communities to guide how development and growth takes place in the Plan Area. Development should support the overall spatial strategy through the creation of neighbourhoods and communities which:*

1. *Have reasonable access to a vibrant mixed use centre, which meets daily community needs for local services such as neighbourhood shops, health and wellbeing services and community facilities, and includes where appropriate dual uses of facilities in community hubs.*
2. *Provide for higher density living in the areas that are best connected to sustainable transport, services and amenities, as well as appropriate opportunities for home working, reducing the need to travel.*
3. *Have high levels of digital connectivity, supporting local communities and businesses and enabling data to be open, shared and used to better understand the area.*
4. *Have a good balance of housing types and tenures to support a range of household sizes, ages and incomes to meet identified housing needs.*
5. *Promote resilience to future change by ensuring a well balanced demographic profile with equal access to housing and services.*
6. *Are well served by public transport, walking and cycling opportunities.*
7. *Have a safe, accessible, healthy and wildlife-rich local environment, with well designed public and natural spaces that are family friendly and welcoming to all.*

8. *Have services and facilities that promote equality and inclusion and that provide for all sectors of the local population.*
9. *Have the appropriate level of facilities to meet the identified needs of the local community, including provision of education and training opportunities, employment uses, health care, arts, culture, community facilities, open space, sport and recreation, and places of worship.*
10. *Provide a positive sense of place and identity, including through the recognition of good quality design, unique character, the role of culture, and the protection and enhancement of the natural and historic environment.*
11. *Explore opportunities for the use of renewable energy including community energy schemes where appropriate and reduce the use of energy through design and energy efficiency.*
12. *Provide positive outcomes in relation to the characteristics, aspirations and measurable standards set out through any supplementary planning document linked to this plan.”*

**Plymouth and South West Devon Joint Local Plan Policy TTV1.4:**

*“Smaller villages, Hamlets and the Countryside-where development will be permitted only if it can be demonstrated that it fully meets the principles of sustainable development and sustainable communities and positively contributes in all other respects to a sustainable and beautiful countryside.”*



**Environmental Policy Env3**

**NPPF Para 118:**

*“When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:*

- *If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.*
- *Proposed development on land within or outside a Site of Special Scientific Interest (SSSI) likely to have an adverse effect a SSSI (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site’s notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it a special scientific interest and any broader impacts on the national network of SSSIs.*
- *Development proposals where the primary objective is to conserve or enhance biodiversity should be permitted.*
- *Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland or the loss of aged or veteran trees found outside ancient woodland, unless the need for, and the benefits of, the development in that location clearly outweigh the loss; and*
- *The following wildlife sites should be given the same protection as European sites:*

- *Potential Special Protection Areas and possible Special Areas of Conservation.*
- *Listed or proposed Ramsar sites, and*
- *Sites identified, or required, as compensatory measures for adverse effects on European sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.”*

**SOUTH HAMS LOCAL DEVELOPMENT FRAMEWORK:**

**DEVELOPMENT POLICIES Development Plan Document 2010:**

**DP5: Biodiversity and Geological Conservation:**

- “1. *Development will conserve, enhance and / or restore the biodiversity within the South Hams by:*
  - a. *protecting habitats and species identified for retention in the Biodiversity Action Plans;*
  - b. *providing the Special Areas of Conservation and Special Protection Areas with the highest level of protection and enhancement;*
  - c. *providing on-site mitigation for both species and habitats, where possible, or off-site compensation for the loss of any habitats or species;*
  - d. *providing for the management of habitats and species;*
  - e. *maintaining the integrity of important networks of natural habitats, such as the strong network of river valleys linking Dartmoor National Park to the sea;*
  - f. *enhancing existing habitats and networks of habitats and providing roosting, nesting and feeding opportunities for rare and protected species; and*
  - g. *having regard to the Habitats Directive and Regulations.*
2. *Where development is likely to have an adverse effect on a Site of Special Scientific Interest (SSSI), as shown on the Proposals Map,*



*planning permission will not be granted. An exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts on the site that make it of special scientific interest and any broader impacts on the wider network of SSSIs.*

3. *Development likely to have an adverse effect on the nature conservation or geological interest within Strategic Nature Areas, National Nature Reserves, County Wildlife Sites, County Geological Sites, Ancient Woodland or sites/features identified as having similar substantive interest, including veteran trees, will not be permitted, unless the benefits of the development clearly outweigh the identified biodiversity or geological value of the site/feature.”*

**Plymouth and South West Devon Joint Local Plan Policy DEV28 - Protecting and enhancing biodiversity and geological conservation:**

*“Development should support the conservation, enhancement and restoration of biodiversity and geodiversity across the Plan Area. Specific provisions are identified below:*

1. *Full account will be given in making planning decisions to the importance of any affected habitats and features, taking account of the hierarchy of protected sites:*
  - i. *Internationally important sites including existing, candidate or proposed Special Protection Areas, Special Areas of Conservation.*
  - ii. *Nationally important sites including Sites of Special Scientific Interest, National Nature Reserves, Ancient Woodlands and Marine Conservation Zones.*
  - iii. *Locally important sites including County Wildlife Sites, Local Nature Reserves, Regionally Important Geological Sites, and other priority habitats.*

- iv. *The ecological network of wildlife corridors and stepping stones that link the biodiversity areas detailed above, including areas identified for habitat restoration and creation.*
2. *Net gains in biodiversity will be sought from all major development proposals through the promotion, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of legally protected and priority species populations. Delivery of net gains in biodiversity should be designed to support the delivery of the identified biodiversity network that crosses the Plan Area and links the city of Plymouth to the countryside and coast, as well as the network within the city itself. The level of biodiversity net gain required will be proportionate to the type, scale and impact of development. Enhancements for wildlife within the built environment will be sought where appropriate from all scales of development.*
3. *Development which would be likely to directly or indirectly impact the biodiversity value of a site will not be permitted unless:*
  - i. *The need for and the public interest benefits of the development outweigh the harm, including any harm to the integrity of the ecological network.*
  - ii. *The impacts cannot be avoided through an alternative, less harmful location, design or form of development.*
  - iii. *The development demonstrates that it has proactively tried to avoid impacts on biodiversity and geological interests through the design process prior to developing measures to mitigate or as a last resort to compensate for unavoidable impacts.*
  - iv. *The favourable conservation status of legally protected species is maintained.*



- v. *Impacts upon species, habitats or geodiversity can be reduced to a level whereby they are not significant by appropriate mitigation or as a last resort, by compensation.*
  - vi. *Potentially adverse effects can be fully mitigated and / or compensated in the case of European Protected Sites*
4. *Development will provide for the long term management of biodiversity features retained and enhanced within the site or for those features created off site to compensate for development impacts.”*

**Plymouth and South West Devon Joint Local Plan Policy DEV30 -**

**Trees, woodlands and hedgerows:**

*“Development that would result in the loss or deterioration of the quality of:*

- *Ancient woodland, aged or veteran trees or impact on their immediate surroundings;*
- *Other woodlands or high amenity trees including protected trees;*
- *Important hedgerows including Devon hedgebanks;*

*will not be permitted unless the need for, and benefits of, the development in that location clearly outweigh the loss and this can be demonstrated.*

*Development should be designed so as to avoid the loss or deterioration of woodlands, trees or hedgerows. If the loss of trees, woodlands or hedgerows, cannot be avoided, new native and locally appropriate trees and hedgerows will be secured as mitigation to ensure they contribute to a ‘net gain’. Mitigation should be delivered on site, but if this is not achievable, offsite compensation will be required to provide a net gain in canopy cover in line with local standards.”*

**Environmental Policy Env4**

**Plymouth and South West Devon Joint Local Plan Policy TTV1 -  
Prioritising growth through a hierarchy of sustainable settlements:**

*“The LPAs will distribute growth and development delivering homes and jobs in accordance with the following hierarchy of settlements, enabling each town and village to play its role within the rural area:*

1. *The Main Towns - which will be prioritised for growth to enable them to continue to thrive, achieve strong levels of self-containment, and provide a broad range of services for the wider area.*
2. *Smaller Towns and Key Villages - which will receive support for growth commensurate with their roles in supporting the small villages and hamlets.*
3. *Sustainable Villages - where development to meet locally identified needs and to sustain limited services and amenities will be supported.*
4. *Smaller villages, Hamlets and the Countryside - where development will be permitted only if it can be demonstrated that it fully meets the principles of sustainable development and sustainable communities (Policies SPT1 and SPT2) and positively contributes in all other respects to a sustainable and beautiful countryside.*

*In order to focus sustainable development into settlements that have the facilities to support and accommodate them, settlement boundaries will be identified for settlements in the top three levels of the settlement hierarchy and kept under regular review through supplementary planning documents. Development outside of settlement boundaries will be considered with particular regard to Policy TTV31.”*



**Plymouth and South West Devon Joint Local Plan Policy TTV30 - Empowering local residents to create strong and sustainable communities:**

*“The LPAs support the preparation of neighbourhood plans as the means of identifying local development needs in the sustainable villages whilst acknowledging that not all communities will bring forward such plans. For sustainable villages without neighbourhood plans the LPAs will still support development that meets the essential local needs of local communities. All development proposals, whether in villages which have neighbourhood plans or not, will be considered against the other policies of this plan.”*

**Plymouth and South West Devon Joint Local Plan Policy TTV31 - Development in the Countryside:**

*“The LPAs will protect the special characteristics and role of the countryside. The following provisions will apply to the consideration of development proposals:*

- 1. Housing and employment development adjoining or very near to an existing settlement will only be supported where it meets the essential, small scale local development needs of the community and provides a sustainable solution.*
- 2. Isolated development in the countryside will be avoided and only permitted in exceptional circumstances, such as where it would:
 
  - i. Meet an essential need for a rural worker to live permanently at or near their place of work in the countryside and maintain that role for the development in perpetuity, or*
  - ii. Secure the long term future and viable use of a significant heritage asset, or*
  - iii. Secure the re-use of redundant or disused buildings and brownfield sites for an appropriate use.**

- iv. Secure a development of truly outstanding or innovative sustainability and design, which helps to raise standards of design more generally in the rural area, significantly enhances its immediate setting and is sensitive to the defining characteristics of the local area.*
- 3. Horse related developments will be supported where:
 
  - i. There is adequate land and, for commercial uses, adequate off-road riding facilities available for the number of horses to be kept on the land.*
  - ii. Existing buildings are reused where possible but where new buildings are necessary, these are well-related to existing buildings, commensurate in size with the number of horses to be kept on the land and the amount of land available for use by those horses.*
  - iii. There is an agreed comprehensive scheme of management for any ancillary development including hardstanding, access roads, parking, fencing, lighting, storage, waste disposal, manèges and sub division of fields.*
  - iv. The proposal, either on its own or cumulatively, with other horse related uses in the area, is compatible with its surroundings and adequately protects water courses, groundwater and the safety of all road users.**
- 4. Development proposals should, where appropriate:
 
  - i. Protect and improve public rights of way and bridleways.*
  - ii. Re-use traditional buildings that are structurally sound enough for renovation without significant enhancement or alteration.*
  - iii. Be complementary to and not prejudice any viable agricultural operations on a farm and other existing viable uses.*
  - iv. Respond to a proven agricultural, forestry and other occupational need that requires a countryside location.**



- v. *Avoid the use of Best and Most Versatile Agricultural Land.*
- vi. *Help enhance the immediate setting or the site and include a management plan and exit strategy that demonstrates how long term degradation of the landscape will be avoided.”*

**Plymouth and South West Devon Joint Local Plan Policy DEV24 - Landscape Character:**

*“Development will conserve and enhance landscape, townscape and seascape character and scenic and visual quality, avoiding significant and adverse landscape or visual impacts. Development proposals should:*

1. *Be located and designed to respect scenic quality and maintain an area’s distinctive sense of place and reinforce local distinctiveness.*
2. *Conserve and enhance the characteristics and views of the area along with valued attributes and existing site features such as trees and hedgerows that contribute to the character and quality of the area.*
3. *Be of high quality architectural and landscape design appropriate to its landscape context.*
4. *Be located and designed to prevent erosion of relative tranquillity and intrinsically dark landscapes, and where possible use opportunities to enhance areas in which tranquillity has been eroded.*
5. *Restore positive landscape characteristics and features that reinforce local landscape quality and distinctiveness.*
6. *Where necessary, be supported by Landscape Visual Impact Assessments and landscaping schemes that enhance that proposed development.*
7. *Avoid, mitigate, and where appropriate compensate, for any residual adverse effects and take opportunities to secure landscape character and visual enhancements.”*

**Plymouth and South West Devon Joint Local Plan Policy DEV26 - Strategic Landscape Areas (Plymouth Policy Area):**

*“Development within strategic landscape areas, as identified on the Policies Map, will only be permitted where:*

1. *The form, scale and design are not visually intrusive and are well integrated into the landscape.*
2. *The development, either individually or cumulatively does not significantly harm the open character, key characteristics, valued attributes, or sensitive features of the area or important views.*
3. *The proposal does not result in unacceptable intrusion into the open countryside or contribute to the coalescence of separate settlements.*
4. *The setting, individual character and identity of adjoining settlements is retained.*
5. *The proposed development is linked to an existing appropriate use and cannot reasonably be located elsewhere, and provided it does not conflict with the above criteria.*

*Development for the purposes of agriculture, forestry, public access and enjoyment of the countryside, or community facilities that meet the objectively assessed needs of the local community will be supported if it meets the above tests.”*



**Environmental Policy Env5**

**Plymouth and South West Devon Joint Local Plan Policy DEV29 - Green and play spaces (including Strategic Green Spaces, Local Green Spaces and undesignated green spaces):**

*“The LPA’s will protect and support a diverse and multi-functional network of green space. The following provisions apply:*

1. *Development that would result in an unacceptable conflict with the function(s) or characteristic of Strategic Green Spaces and Local Green Spaces (Plymouth Policy Area) will be resisted. In these areas development will normally only be permitted where it enhances the value of the green space, for example through sports, allotment and play provision, lighting, cafes, educational uses and sustainable transport routes.*
2. *The acceptability of development on or adjacent to other green spaces, including neighbourhood green spaces, will be assessed in relation to the impacts of development on the function(s) and characteristics of the green space and taking account of the plan’s green space and play accessibility standards. Development will be resisted on sites where the functions and characteristics of the greenspace will be lost and mitigation is not possible.*
3. *The quality and quantity of accessible green space and play space should be improved in line with local targets and standards for the provision of greenspace and play space. This can be delivered through on-site provision or financial contributions to off-site provision where appropriate.*
4. *Local deficiencies in the accessibility and quality of green space and play space should be addressed in development, in line with local standards.”*

**Environmental Policy Env6**

**Plymouth and South West Devon Joint Local Plan Policies: TTV1, TTV30, TTV31, DEV24 and DEV26 evidenced under Environmental Policy Env4 equally apply to Env6.**

**Environmental Policy Env7**

**Plymouth and South West Devon Joint Local Plan Policy DEV21 - Conserving the historic environment:**

*“The LPAs will pursue a proactive and solution-orientated approach for the conservation of the historic environment, ensuring that it is promoted as a key element of local character and distinctiveness, forms a strategic context for regeneration and development, and is conserved as part of the area’s cultural offer, by:*

1. *Protecting and enhancing the character and special interest of heritage assets and their setting including:*
  - i. *Scheduled monuments (or an archaeological site of national importance), listed buildings, registered parks and gardens, conservation areas, the World Heritage Site and archaeological remains (including protected wreck sites marine archaeology).*
  - ii. *Non-designated heritage assets, including areas of archaeological interest, unregistered parks and gardens and landscapes positively identified as having significance in terms of the historic environment.*
2. *Supporting proposals for heritage-led regeneration and working with developers and investors to encourage them to see historic and culturally led regeneration as the first choice method to achieve a quality legacy.*



*In this respect, development should make a positive contribution to local character and the enhancement of local distinctiveness.”*

### **Plymouth and South West Devon Joint Local Plan Policy DEV22 - Development affecting the historic environment:**

*“Development proposals will need to sustain the local character and distinctiveness of the area and conserve or enhance its historic environment, heritage assets and their settings according to their national and local significance. The following provisions will apply:*

- 1. Development should conserve or enhance the historic environment, including designated heritage assets of national importance and undesignated heritage assets of local significance and their settings.*
- 2. The significance, character, setting and local distinctiveness of heritage assets should be considered within an appropriate assessment to this significance. In certain cases applicants will be required to arrange archaeological or historic asset assessment and evaluations.*
- 3. Where development proposals will lead to substantial harm to, or total loss of significance of, a designated heritage asset, permission will be refused. Exceptions to this will only be made where the harm to such elements is outweighed by the public benefits of the proposal, with substantial harm or total loss to the significance of a designated heritage asset (or archaeological site of national importance) only permitted in exceptional circumstances.*
- 4. Adverse impacts on locally important heritage assets and/or their settings should be avoided. Where proposals are likely to cause substantial harm to or loss of locally important assets, permission will only be granted where the public benefit outweighs the asset’s historic or archaeological interest, having regard to the scale of any harm or*

*loss and the significance of the heritage asset. The features of interest should be preserved in situ, but where this is not justifiable or feasible, provision must be made for appropriate preservation by record.*

- 5. Development should help secure the long term sustainable future for heritage assets, especially those identified as being of greater risk of loss and decay and that might have a community benefit where possible.*
- 6. Development should respond positively and creatively to ensure the special character and appearance of conservation areas are preserved or enhanced using, where appropriate, Conservation Area Appraisals and Management Plans to inform future development.”*

### **Environmental Policy Env8**

#### **Plymouth and South West Devon Joint Local Plan Policy DEV35 - Renewable and low carbon energy (including heat):**

*“To increase the use and production of renewable and low carbon energy to contribute to national targets, renewable energy development will be supported where:*

- 1. The impacts arising from the construction, operation and decommissioning of installations (both individually and cumulatively) are or can be made acceptable.*
- 2. The proposal has been robustly assessed in terms of its likely impact on landscape sensitivity and it is demonstrated that it does not compromise the purposes of internationally or nationally important landscape, environmental or heritage assets.*
- 3. There are appropriate plans in place for the removal of the technology on cessation of generation, and restoration of the site to an acceptable alternative use.*
- 4. Any farm land that is used is retained in some form of agricultural or biodiversity use.*

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5. *There has been early consultation with the local communities affected by the development, and the development contains proposals for shared ownership between the developer/operator and the community or justification as to why this is not appropriate.*
6. *Where the development is to meet a business need, the proposed generation is proportionate to the business use and the energy is used on site.*
7. *For wind turbine proposals, the site has been allocated for that use within a neighbourhood plan.*
8. *For renewable or low carbon energy generating proposals (including energy from waste), where appropriate, the development should provide for the efficient distribution of heat off site, for the co-location of energy producers with users, and for the maximisation of energy recovery or efficiency of generation.*
9. *The proposals do not lead to unsustainable, isolated development in the countryside.”*

### **Plymouth and South West Devon Joint Local Plan Policy DEV36 - Community energy:**

*“Community-led energy efficiency and energy generation projects will be supported where:*

1. *The impacts arising from the proposal are acceptable or can be made acceptable.*
2. *They are community led and there is evidence of community consensus in support of the proposal and/or the proposals are brought forward as part of neighbourhood planning processes.*
3. *The proposals deliver local social and community benefits.*
4. *There are administrative and financial structures in place to deliver/ manage the project and the income stream from it.”*

### **Community Facilities Policy CoF1&CoF2**

#### **Plymouth and South West Devon Joint Local Plan Policy TTV2 - Delivering sustainable development in the Thriving Towns and Villages Policy Area:**

*“The LPAs will support development proposals in the Thriving Towns and Villages Policy Area which reinforce the sustainable settlement hierarchy and which deliver a prosperous and sustainable pattern of development. In addition to the provisions of Policies SPT1 and SPT2, specific attributes of rural sustainability to be supported through development include:*

1. *The location of housing where it will enhance or maintain the vitality of rural communities.*
2. *The delivery of affordable homes that enable rural communities to remain vibrant.*
3. *The growth and expansion of rural businesses and enterprise.*
4. *The development and diversification of agricultural and other land-based rural businesses.*
5. *The delivery of sustainable rural tourism and leisure developments that benefit rural businesses, communities and visitors and respect the character of the countryside.*
6. *The retention and enhancement of important rural services and community facilities.*
7. *The provision of sustainable transport accessibility appropriate to the specific context of the proposal.”*



Community Facilities Policy CoF3

**NPPF Chapter 8. Promoting healthy communities**

**Para 70:** *“To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*

- *plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- *guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;*
- *ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and*
- *ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”*

**Para 73:** *“Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.”*



**Plymouth and South West Devon Joint Local Plan Policy DEV1 - Protecting health and amenity:**

*“Development proposals will be required to safeguard the health and the amenity of local communities. In addition to measures set out in other policies of the plan, this will be through, as appropriate:*

1. *Ensuring that new development provides for satisfactory daylight, sunlight, outlook, privacy and the protection from noise disturbance for both new and existing homes. Unacceptable impacts will be judged against the level of amenity generally in the locality.*
2. *Ensuring that developments and public spaces are designed to be accessible to people with disabilities or for whose mobility is impaired by other circumstances.*
3. *Requiring a Health Impact Assessment to be submitted as part of any Environmental Impact Assessment submitted in relation to planning applications for major development proposals.*

*Further standards and guidance in relation to this policy will be set out within an appropriate supplementary planning document.”*

**Sport & Recreation Policy Sar3**

**Plymouth and South West Devon Joint Local Plan Policy DEV3 - Sport and Recreation:**

*“The LPAs will support opportunities for sport, physical activity and active leisure by:*

1. *Supporting the creation of new or enhancing existing sports facilities where a need has been identified.*

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2. *Resisting development proposals that result in the loss of sports and recreational buildings and land unless:
 
  - i. An assessment has been undertaken which has clearly shown the facilities to be surplus to requirements; or
  - ii. the loss resulting from the proposed development would be replaced by equivalent or better provision in a suitable location; or
  - iii. The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.*
3. *Protecting and, where appropriate, enhancing and creating new public rights of way and bridleways.”*

### Transport Policies Tpt1&Tpt2

#### **Plymouth and South West Devon Joint Local Plan Policy DEV31 - Specific provisions relating to transport:**

*“Development will be required to contribute positively to the achievement of a high quality, effective and safe transport system in the Plan Area which promotes sustainable transport choices and facilitates sustainable growth.*

*Development proposals should therefore, where appropriate:*

1. *Consider the impact of development on the wider transport network.*
2. *Provide safe and satisfactory traffic movement and vehicular access to and within the site.*
3. *Ensure sufficient provision and management of car parking in order to protect the amenity of surrounding residential areas and ensure safety of the highway network.*
4. *Limit / control the overall level of car parking provision at employment, retail and other destination locations.*

5. *Provide for high quality, safe and convenient facilities for walking, cycling, public transport and zero emission vehicles.*
6. *Mitigate the environmental impacts of transport including air quality and noise pollution.*
7. *Incorporate travel planning, including Personalised Travel Planning (PTP), which helps to maximise the use of sustainable transport in relation to the travel demands generated by the development and limit the impact of the development on the road network.*
8. *Ensure that access and infrastructure delivered as part of the development meets the need for walking, cycling and public transport connectivity both within the development and in the wider area alongside supporting place-shaping objectives.*
9. *Contribute to meeting the wider strategic transport infrastructure needs generated by the cumulative impact of development in the area.*
10. *Locate new homes in locations that can enable safe, secure walking, cycling and public transport access to local services and amenities.”*

### Employment Policies Emp1&Emp2

#### **NPPF Chapter 3. Supporting a prosperous rural economy**

**Para 28:** *“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.”*

**Plymouth and South West Devon Joint Local Plan Policy DEV14 - Maintaining a flexible mix of employment sites:**

*“A flexible supply of employment land and premises will be maintained to support investment and expansion of existing businesses as well as for the inward investment of high-value businesses, particularly but not exclusively those involved in the marine sector, advanced manufacturing and knowledge based industries. The following provisions will apply:*

1. *Change of use of existing employment sites (including vacant sites whose lawful use is for employment purposes) will only be allowed where the following applies:*
  - i. *The proposal is specifically provided for by the local plan to deliver wider strategic objectives, or*
  - ii. *There are overriding and demonstrable economic, regeneration and sustainable neighbourhood / communities benefits from doing so, or*
  - iii *There is no reasonable prospect of a site being used for employment use in the future.*



- 2 *The following categories of site will be specifically protected:*
  - i. *Sites that have clear future potential to support the future expansion of existing businesses.*
  - ii *Employment sites with access to wharves and/or deep water facilities, quays and pontoons, which will be protected for marine related uses appropriate to the site and location.*
  - iii. *Site allocated in this plan for employment uses.*
3. *Employment sites will be protected from inappropriate neighbouring development that will adversely affect the employment operations taking place on the site.”*

**Plymouth and South West Devon Joint Local Plan Policy DEV15 - Supporting the rural economy:**

*“Support will be given to proposals in suitable locations which seek to improve the balance of jobs within the rural areas and diversify the rural economy. The following provisions apply:*

1. *Appropriate and proportionate expansion of existing employment sites in order to enable retention and growth of local employers will be supported.*
2. *Business start-ups, home working, small scale employment and the development and expansion of small business in residential and rural areas will generally be supported, subject to an assessment of their impact on neighbouring uses and the environment.*
3. *Proposals should explore opportunities to improve internet connectivity for rural communities where appropriate.*
4. *Support will be given to the reuse of suitable buildings for employment uses.*



5. *The creation of new, or extensions to existing, garden centres or farm shops in the open countryside and unrelated to a settlement will only be permitted if the proposed development is ancillary to, and on the site of, an existing horticultural business or existing farming operation, and provided that 75% of the goods sold will be produced within the immediate and adjoining parishes.*
6. *Development will be supported which meets the essential needs of agriculture or forestry interests.*
7. *The loss of tourist or leisure development will only be permitted where there is no proven demand for the facility. Camping, caravan or chalet facility that respond to an identified local need will be supported, provided the proposal is compatible with the rural road network, has no adverse environmental impact and is not located within the Undeveloped Coast policy area.*
8. *Development proposals should:*
  - i. *Demonstrate safe access to the existing highway network.*
  - ii. *Avoid a significant increase in the number of trips requiring the private car and facilitate the use of sustainable transport, including walking and cycling, where appropriate. Sustainable Travel Plans will be required to demonstrate how the traffic impacts of the development have been considered and mitigated.*
  - iii. *Demonstrate how a positive relationship with existing buildings has been achieved, including scale, design, massing and orientation.*
  - iv. *Avoid incongruous or isolated new buildings. If there are unused existing buildings within the site, applicants are required to demonstrate why these cannot be used for the uses proposed before new buildings will be considered."*

**Development Policies Dev1-Dev10**

**SOUTH HAMS LOCAL DEVELOPMENT FRAMEWORK  
CORE STRATEGY 2006**

**Design of New Development:**

*"Strategic Objectives*

*The following section including Policy CS7 addresses these strategic objectives:*

- SO3: Secure high quality, locally distinctive, sustainable housing developments;*
- SO4: Promote mixed use, mixed type, mixed tenure schemes;*
- SO5: Provide for housing at the highest densities suitable for each site;*
- SO9: Secure high quality, locally distinctive, sustainable economic development including tourism;*
- SO18: Conserve and enhance the quality of the district's countryside and coastal landscapes;*
- SO20: Conserve and enhance the historic, architectural and archaeological character and features of the district;*
- SO22: Achieve development which is of a high quality, respects its location and is compatible with the sustainable management of land, soil, air and water;*
- SO23: Promote development which will help to reduce the consumption of fossil fuels and emission of greenhouse gases."*



**SOUTH HAMS LOCAL DEVELOPMENT FRAMEWORK:  
DEVELOPMENT POLICIES Development Plan Document 2010:**

*“DP1: High Quality Design*

1. *All development will display high quality design which, in particular, respects and responds to the South Hams character in terms of its settlements and landscape. New development should:*
  - a. *be based on a good understanding of the context of the site, and contribute positively to its setting by enhancing the local character, taking account of the layout, scale, appearance, existing materials and built and natural features of the surrounding area;*
  - b. *create places offering variety and choice including compatible mixed uses which provide for an inclusive community;*
  - c. *create clearly distinguishable, well defined and designed public and private spaces which are attractive, easily accessible and safe for all users, and provide a stimulating environment;*
  - d. *incorporate layouts which allow ease of movement within the site and between adjacent areas and place the needs of pedestrians, cyclists and public transport users above those of the motorist;* e. *protect local and strategic landmarks and buildings, and enhance views and skylines;*
  - f. *incorporate layouts which are inclusive, take account of and promote health and well-being, deter crime, and promote community cohesion and safety; and*
  - g. *make provision for public art, where appropriate, in the public realm as an integral part of the design.*

*DP2: Landscape Character*

1. *Development proposals will need to demonstrate how they conserve and / or enhance the South Hams landscape character, including coastal areas, estuaries, river valleys, undulating uplands and other landscapes, by:*
  - a. *reflecting the needs and issues set out in identified landscape character areas;*
  - b. *ensuring its location, siting, layout, scale and design conserves and/or enhances what is special and locally distinctive about the landscape character (including its historic, biodiversity and cultural character);*
  - c. *retaining, integrating and enhancing distinctive features such as trees, ancient woodlands, field boundaries, walls, hedgerows, watercourses and river valleys;*
  - d. *avoiding unsympathetic intrusion in the wider landscape, such as detrimental impact on the character of skylines or views from public vantage points and light pollution; and*
  - e. *respecting the unspoilt nature and tranquillity of the area.*
2. *The undeveloped coast (defined on the Proposals Map) will be protected and proposals will be considered against regional policy and relevant local guidance.”*

**Plymouth and South West Devon Joint Local Plan Policy TTV1 - Prioritising growth through a hierarchy of sustainable settlements:**

*“The LPAs will distribute growth and development delivering homes and jobs in accordance with the following hierarchy of settlements, enabling each town and village to play its role within the rural area:*

1. *The Main Towns - which will be prioritised for growth to support for growth commensurate with their roles in supporting the small villages and hamlets.*
3. *Sustainable Villages - where development to meet locally identified needs and to sustain limited services and amenities will be supported.*
4. *Smaller villages, Hamlets and the Countryside - where development will be permitted only if it can be demonstrated that it fully meets the principles of sustainable development and sustainable communities (Policies SPT1 and SPT2) and positively contributes in all other respects to a sustainable and beautiful countryside.*

*In order to focus sustainable development into settlements that have the facilities to support and accommodate them, settlement boundaries will be identified for settlements in the top three levels of the settlement hierarchy and kept under regular review through supplementary planning documents. Development outside of settlement boundaries will be considered with particular regard to Policy TTV31.”*

**Plymouth and South West Devon Joint Local Plan Policy TTV31 - Development in the Countryside**

*“The LPAs will protect the special characteristics and role of the countryside. The following provisions will apply to the consideration of development proposals:*

1. *Housing and employment development adjoining or very near to an existing settlement will only be supported where it meets the essential, small scale local development needs of the community and provides a sustainable solution.*
2. *Isolated development in the countryside will be avoided and only permitted in exceptional circumstances, such as where it would:*
  - i. *Meet an essential need for a rural worker to live permanently at or near their place of work in the countryside and maintain that role for the development in perpetuity, or*
  - ii. *Secure the long term future and viable use of a significant heritage asset, or*
  - iii. *Secure the re-use of redundant or disused buildings and brownfield sites for an appropriate use.*
  - iv. *Secure a development of truly outstanding or innovative sustainability and design, which helps to raise standards of design more generally in the rural area, significantly enhances its immediate setting and is sensitive to the defining characteristics of the local area.*
3. *Horse related developments will be supported where:*
  - i. *There is adequate land and, for commercial uses, adequate off-road riding facilities available for the number of horses to be kept on the land.*

- ii. Existing buildings are reused where possible but where new buildings are necessary, these are well-related to existing buildings, commensurate in size with the number of horses to be kept on the land and the amount of land available for use by those horses.
  - iii. There is an agreed comprehensive scheme of management for any ancillary development including hard standing, access roads, parking, fencing, lighting, storage, waste disposal, manèges and sub division of fields.
  - iv. The proposal, either on its own or cumulatively, with other horse related uses in the area, is compatible with its surroundings and adequately protects water courses, groundwater and the safety of all road users.
4. Development proposals should, where appropriate:
- i. Protect and improve public rights of way and bridleways.
  - ii. Re-use traditional buildings that are structurally sound enough for renovation without significant enhancement or alteration.
  - iii. Be complementary to and not prejudice any viable agricultural operations on a farm and other existing viable uses.
  - iv. Respond to a proven agricultural, forestry and other occupational need that requires a countryside location.
  - v. Avoid the use of Best and Most Versatile Agricultural Land.
  - vi. Help enhance the immediate setting or the site and include a management plan and exit strategy that demonstrates how long term degradation of the landscape will be avoided.”

**Plymouth and South West Devon Joint Local Plan Policy TTV32 - Residential extensions and replacement dwellings in the countryside:**

“Proposals to extend or replace existing dwellings in the countryside will be permitted provided:

1. The existing dwelling has a lawful use for permanent residential use and has not been abandoned.
2. The size of the new replacement dwelling will not be significantly larger than the original house volume.
3. The number of new dwellings is no more than the number of dwellings to be demolished and replaced.
4. Any new replacement dwelling should be positioned on the footprint of the existing dwelling, unless on design, landscape, highway safety, residential amenity, or other environmental grounds a more appropriate location can be agreed.”

**Plymouth and South West Devon Joint Local Plan Policy DEV8 - Meeting local housing need in the Thriving Towns and Villages Policy Area:**

“The LPAs will seek to deliver a wide choice of high quality homes which widen opportunities for home ownership, meet needs for social and rented housing, and create sustainable, inclusive and mixed communities. The following provisions will apply:

1. A mix of housing sizes, types and tenure appropriate to the area and as supported by local housing evidence should be provided, to ensure that there is a range of housing, broadening choice and meeting specialist needs for existing and future residents. The most particular needs in the policy area are:
  - i. Homes that redress an imbalance within the existing housing stock.
  - ii. Housing suitable for households with specific need.
  - iii. Dwellings most suited to younger people, working families and older people who wish to retain a sense of self-sufficiency.



2. *Within rural areas and areas with special designations:*
  - i. *All residential developments of 6 to 10 dwellings will provide an off-site commuted sum to deliver affordable housing to the equivalent of 30% of the total number of dwellings in the scheme.*
  - ii. *All residential developments of 11 dwellings or more will provide 30% affordable housing on site.*
3. *Within the Main Towns, outside of areas with special designations, a minimum of 30% on-site affordable housing will be sought for all schemes of 11 or more dwellings.*
4. *In identified High Value Areas, proposals for large, single dwelling houses with a gross floor space exceeding 200 sq m in schemes of less than 6 homes will be required to provide an off-site commuted sum to deliver affordable housing in an appropriate location to help meet local housing needs.”*

**Plymouth and South West Devon Joint Local Plan Policy DEV10 - Delivering high quality housing:**

*“Housing development should be of a high quality in terms of its design and resilience, and provide adequate space to achieve good living standards.*

*The following provisions will apply:*

1. *Housing developments should be designed to be integrated with the adjacent developments and not appear to be an unrelated addition to the rest of the town, village and neighbourhood. This is to be achieved in the quality of the building design, materials and layout. The development should provide good pedestrian, cycling and public transport connectivity to existing developed areas, open spaces and local services such as schools and shops, as well as visually relating well to adjacent green spaces to prevent hard urban edges.*

2. *Development proposals should look for opportunities to design out crime and the fear of crime in the layout of the development.*
3. *Affordable housing should be indistinguishable from other homes on the site, reflecting the type of housing on the development as a whole.*
4. *Residential annexes will be supported where they are within the same curtilage and ownership as the principal dwelling. Annexes should be clearly ancillary to the principal dwelling via a functional link, with no separate demarcation or boundary.*
5. *New dwellings (including conversions of existing properties into flats) should be of sufficient size and layout to provide good quality accommodation to meet the needs of their occupants, with developers required to meet Nationally Described Space Standards. Sufficient external amenity space or private gardens should also be provided.*
6. *To protect the quality of the urban environment and prevent ‘town cramming’, development of garden space within Plymouth and the towns will only be permitted where it does not adversely affect the character and amenities of the area, and where the proposal can demonstrate that it contributes to the creation of sustainable linked neighbourhoods.*
7. *Conversions of existing properties into flats and Houses in Multiple Occupation will only be permitted where the development will not harm the character of the area having regard to the existing number of converted and non-family dwellings in the vicinity, and in the case of flats, where the accommodation is self-contained.*
8. *Houses in Multiple Occupation will only be permitted where the proposal:*
  - i. *Provides adequate communal space for residents including sufficient space to accommodate cooking, dining, bathroom and toilet facilities.*
  - ii. *Provides a good standard of accommodation and living.*



- iii. *Will be adequately managed in perpetuity including external maintenance and upkeep of the building and curtilage.*
- iv. *Does not lead to levels of activity that cause excessive noise and disturbance to other residents in the locality.*
- v. *Incorporates adequate refuse provision and facilitates bin container storage that will not have a detrimental effect on the mobility of pedestrians or vehicles.*
- vi. *Is located within walking and cycling distance of local services and infrastructure.*
- vii. *Provides for levels of on-street parking that can be reasonably accommodated, and sufficient and secure on site cycle storage for residents.”*

**Plymouth and South West Devon Joint Local Plan Policy DEV20 -**

**Place shaping and the quality of the built environment:**

*“Development proposals will be required to meet good standards of design, contributing positively to both townscape and landscape, and protect and improve the quality of the built environment through:*

- 1. *Creating a positive legacy of decisions by ensuring that the lifetime of buildings, the quality of design, the resilience of the materials and opportunities to achieve a sustainable resource efficient design have been considered. Larger scale development should seek to address Building for Life criteria or a similar design framework.*
- 2. *Having proper regard to the pattern of local development and the wider development context and surroundings in terms of style, local distinctiveness, siting, layout, orientation, visual impact, views, scale, massing, height, density, materials, detailing, historic value and*

- character, and the demands for movement to and from nearby locations.*
- 3. *Achieving a good quality sense of place and character through good utilisation of existing assets such as quality buildings, heritage assets, trees and landscape features and attention to the design details of the scheme. Masterplanning approaches will be strongly encouraged for major schemes.*
- 4. *Delivering building design that is distinctive to the place where it is located.*
- 5. *Delivering landscape design that is appropriate to the location of the development, with full consideration given to its future management and maintenance and the need for landscape measures that are resilient.*
- 6. *Ensuring that the layout and details of new development adequately contribute towards high standards of community safety and reduce opportunities for crime and fear of crime.*
- 7. *Rectifying and repairing damaged environments and townscapes.*
- 8. *Enhancing the appearance of key gateway locations and routes into Plymouth and the main towns.*
- 9. *Integrating public art into proposals for major developments in Plymouth. Artists should be engaged in the process at an early stage, when the design brief is being scoped. The use of public art will be particularly promoted in strategically important gateway locations for Plymouth and in the city’s core tourism area, including the City Centre.”*



**Plymouth and South West Devon Joint Local Plan Policy DEV24 - Landscape Character:**

*“Development will conserve and enhance landscape, townscape and seascape character and scenic and visual quality, avoiding significant and adverse landscape or visual impacts. Development proposals should:*

- 1. Be located and designed to respect scenic quality and maintain an area’s distinctive sense of place and reinforce local distinctiveness.*
- 2. Conserve and enhance the characteristics and views of the area along with valued attributes and existing site features such as trees and hedgerows that contribute to the character and quality of the area.*
- 3. Be of high quality architectural and landscape design appropriate to its landscape context.*
- 4. Be located and designed to prevent erosion of relative tranquility and intrinsically dark landscapes, and where possible use opportunities to enhance areas in which tranquility has been eroded.*
- 5. Restore positive landscape characteristics and features that reinforce local landscape quality and distinctiveness.*
- 6. Where necessary, be supported by Landscape Visual Impact Assessments and landscaping schemes that enhance that proposed development.*
- 7. Avoid, mitigate, and where appropriate compensate, for any residual adverse effects and take opportunities to secure landscape character and visual enhancements.”*

**Plymouth and South West Devon Joint Local Plan Policy DEV25 - Undeveloped coast and Heritage Coast:**

*“Development which would have a detrimental effect on the undeveloped and unspoilt character, appearance or tranquility of the Undeveloped Coast, estuaries, and the Heritage Coast will not be permitted except under exceptional circumstances.*

- 1. Development will only be permitted in the undeveloped coast where the development:*
- 2. Can demonstrate that it requires a coastal location.*
- 3. It cannot reasonably be located outside the Undeveloped Coast.*
- 4. Protects, maintains and enhances the unique landscape and seascape character and special qualities of the area.*
- 5. Is consistent with policy statements for the local policy unit in the Shoreline Management Plan 2.*

*Development for the purposes of agriculture, forestry, public access and enjoyment of the coast and estuaries, or community facilities that meet the objectively assessed needs of the local community, will be supported if it meets the above tests.”*

**Plymouth and South West Devon Joint Local Plan Policy DEV27 - Nationally protected landscapes:**

*“The LPAs will protect the AONBs, including their setting, and the setting of Dartmoor National Park from potentially damaging or inappropriate development. In considering development proposals the LPAs will:*

1. *Refuse permission for major developments in or detrimentally affecting the setting of the protected landscapes, except in exceptional circumstances and where it can be demonstrated that they are in the public interest.*
2. *Give great weight to conserving landscape and scenic beauty in the protected landscapes.*
3. *Give substantial weight to other natural beauty criteria, including the conservation of wildlife and cultural heritage in the AONBs and great weight to the conservation of wildlife and cultural heritage in Dartmoor National Park.*
4. *Assess their direct, indirect and cumulative impacts on natural beauty.*
5. *Encourage small-scale proposals that are sustainably and appropriately located and designed to conserve, enhance and restore the protected landscapes.*
6. *Seek opportunities to enhance and restore protected landscapes by addressing areas of visually poor quality or inconsistent with character, securing through the development visual and other enhancements to restore local distinctiveness, guided by the protected landscape’s special qualities and distinctive characteristics.*
7. *Support proposals which are appropriate to the economic, social and*

*environmental wellbeing of the area or desirable for the understanding and enjoyment of the area.*

8. *Require development proposals located within or within the setting of the AONB to:*
  - i. *Conserve and enhance the natural beauty of the area.*
  - ii. *Be designed to prevent the addition of incongruous features, and where appropriate take the opportunity to remove or ameliorate existing incongruous features.*
  - iii. *Be located and designed to respect scenic quality and maintain an area’s distinctive sense of place, or reinforce local distinctiveness.*
  - iv. *Be designed to prevent impacts of light pollution from artificial light on intrinsically dark landscapes and nature conservation interests.*
  - v. *Be located and designed to prevent the erosion of relative tranquility and, where possible use opportunities to enhance areas in which tranquility has been eroded.*
  - vi. *Be located and designed to conserve and enhance flora, fauna, geological and physiographical features, in particular those which contribute to the distinctive sense of place, relative wildness or tranquillity, or to other aspects of landscape and scenic quality.*
  - vii. *Retain links, where appropriate, with the distinctive historic and cultural heritage features of the area.*
  - viii. *Further the delivery of the relevant protected landscape management plan, having regard to its supporting guidance documents.*
  - ix. *Avoid, mitigate, and as a last resort compensate, for any residual adverse effects.”*



**Plymouth and South West Devon Joint Local Plan Policy DEV32 - Meeting the community infrastructure needs of new homes:**

*“The development of new homes (including student housing) should contribute to the delivery of sustainable communities with an appropriate range of community infrastructure, such as schools, primary health care infrastructure, sports / recreation and community facilities / village halls. Major housing developments will be considered in the context of the sufficiency (or otherwise) of the community infrastructure to meet the demands generated by the development. Where there are existing or anticipated capacity issues, financial contributions to appropriate projects will be sought to enable the community impacts of the development to be mitigated. Where possible, developments should directly incorporate community infrastructure and services as integral parts of the development.”*

**South Devon AONB Planning Guidance:**

**5.1 Plan-making and AONBs**

**Para 92** *“Decision-taking on planning applications in or affecting the AONB will be made using both the relevant Local Plan and the relevant neighbourhood plan, and any other material considerations. It is therefore important that these plans have taken proper account of the AONB to conserve and enhance its natural beauty and thereby help to achieve sustainable development.”*

**NOTE:** The majority of planning policy evidence has been referenced from the NPPF and the emerging Plymouth and South West Devon Joint Local Plan (JLP). The JLP is yet to be formally adopted and is expected in late 2018. Until this time, policies from the adopted South Hams Local Development Framework (LDF) documents, some of which have been referred to in this document, remain relevant pending the updated replacement policies within the JLP. At the time of Regulation 15 submission, this document refers to the current NPPF which is out for consultation pending an update.





This document and all supporting information is available at:

[http://www.brixtonparishcouncil.org.uk/Neighbourhood\\_Plan\\_2016\\_4508.aspx](http://www.brixtonparishcouncil.org.uk/Neighbourhood_Plan_2016_4508.aspx)

