

Bridestowe and Sourton Neighbourhood Development Plan 2016 - 2034

Basic Conditions Statement

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1. Introduction

1.1. This statement has been prepared by the Bridestowe and Sourton Neighbourhood Development Planning Group on behalf of Bridestowe and Sourton Parish councils to accompany the joint submission to West Devon Borough Council of the Bridestowe and Sourton Neighbourhood Development Plan under Regulation 15(1) of the Neighbourhood Planning (General) Regulations 2012.

<http://www.legislation.gov.uk/ukxi/2012/637/contents/made>

1.2 The Bridestowe and Sourton Neighbourhood Development Plan is submitted by Bridestowe Parish Council, which is the qualifying body and with overall responsibility for the preparation, consultation and submission of the Plan. In the process of producing a neighbourhood plan, there has to be a 'lead' parish but in every sense there is parity when it comes to the creation, implementation and accountability.

1.3 The development of the Plan has been undertaken by a Neighbourhood Development Planning Group comprising of members of the community, and both Bridestowe and Sourton Parish Councillors.

1.4 The application to designate the Neighbourhood Area was submitted, as required by Regulation 5 of the Neighbourhood Planning (General) Regulations 2012, to West Devon Borough Council and Dartmoor National Park Authority (the two local authorities) on September 30th 2015. A consultation period of six weeks followed. This application and approval notice are reproduced in Appendix 1. at the end of this document.

The approved Neighbourhood Area is shown in Figure 1 on page 3.

The Basic Conditions

1.5 The "Basic Conditions" are a set of conditions set out in of paragraph 8(2) of Schedule 4B to the 1990 Act (as amended) by the Localism Act 2011) . The Neighbourhood Plan must meet these conditions in order for it to proceed to a referendum.

1.6 The Plan will meet the basic conditions if:

- has regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;
- the making of the plan contributes to the achievement of sustainable development;
- the making of the plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- the making of the plan does not breach, and is otherwise compatible with, EU obligations;
- prescribed conditions are met in relation to the plan order and prescribed matters have been complied with in connection with the proposal for the plan.

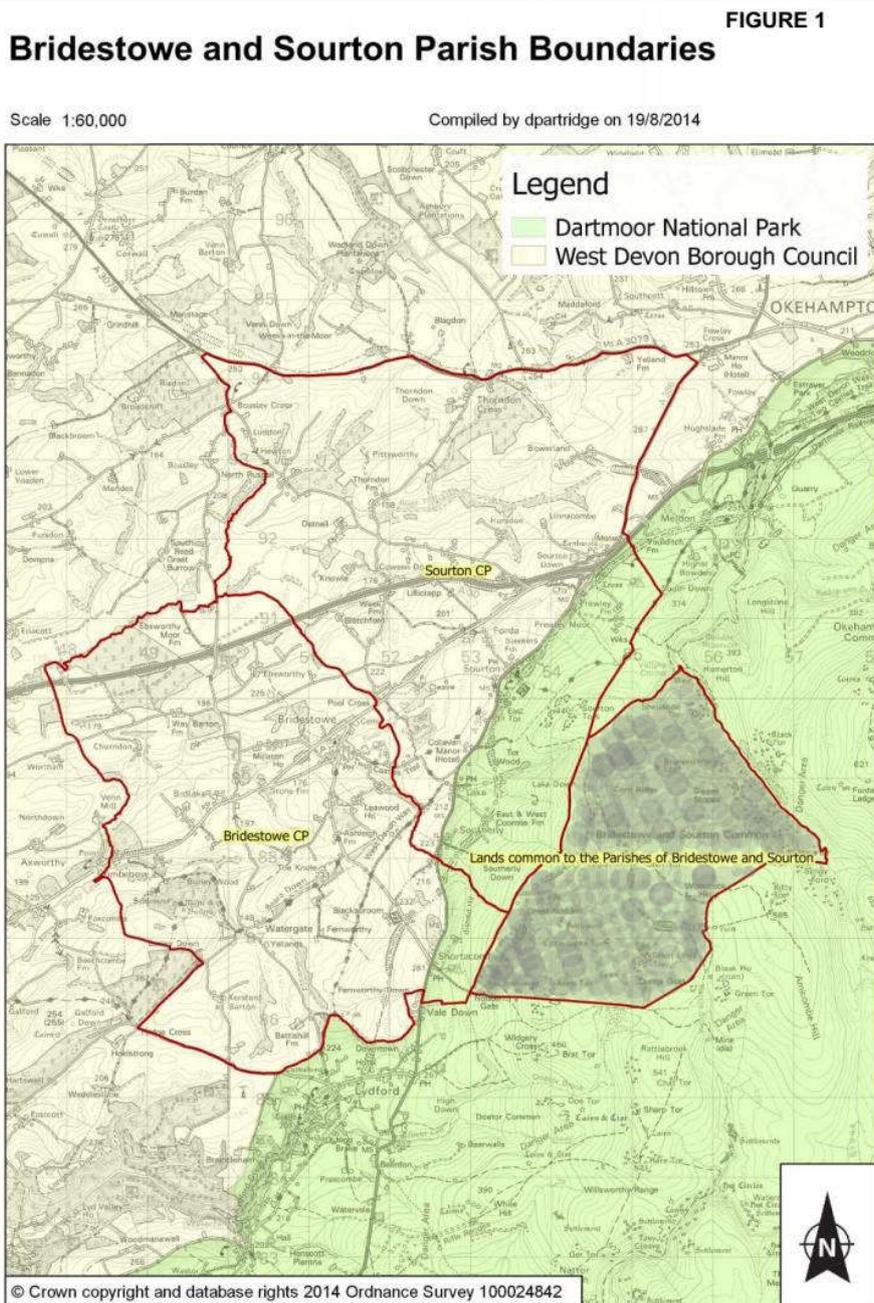
1.7 These requirements (and those for neighbourhood development orders) are formally set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 Act (as amended by the Localism Act 2011). We believe we have met the conditions of the Basic Condition Statement as set out above.

2. Background

2.1 Bridestowe and Sourton are adjoining parishes in the district of West Devon, adjacent to and partly within Dartmoor National Park; both are rural parishes, separate and distinctive, yet sharing common threads (and Common land) and jointly using certain amenities and facilities. Bridestowe has a total of 2,036 hectares and a population of 576 (240 households) whilst Sourton parish has a larger area, 3,396.53 hectares but a smaller population, 413 (180 households). The two parishes both straddle two Local Planning Authority areas - West Devon Borough Council and Dartmoor National Park Authority - and so reference is made to both Local Authorities' strategic policies.

2.2 The designated Neighbourhood Plan area.

The area consists of the parishes of Bridestowe and Sourton and the majority lies within West Devon Borough Council. The green area shows the land that falls within Dartmoor National Park and the shaded area highlights an area common to both parishes



2.3 The two parishes face similar challenges including reduction in public transport, rural isolation, oversubscribed local schools and concern about potential inappropriate development. Both parishes also share a desire to have a voice in the local development that will occur in the decades ahead. In 2013 the two parishes decided to develop a joint parish plan.

However, with the development of a new Strategic Plan by West Devon Council, which proposed allocating new housing to Bridestowe, a decision was taken to 'upgrade' to a Neighbourhood Plan. In early 2015, following the formal designation of the area, an extensive period of consultation commenced with local stakeholders, local organisations, businesses, landowners, and residents and continued throughout the process culminating in the Regulation 14 consultation.

2.4 The feedback that came from the community consultation forms the basis for the vision for future development in the area and the clear priorities were to ensure appropriate tailored development that met local need and did not impact negatively on the highly valued landscape. Aims and objectives for the Plan were fashioned to reflect the aspirations and concerns of the communities.

As well as written and email consultations, face-to-face meetings were arranged, and a number of public consultation events were staged. Press, local newsletters and noticeboards, and social media, were all used to publicise the various stages of the process.

2.5 In January 2018 the draft Plan was sent out for pre-submission consultation to the statutory bodies and agencies for the regulatory 6 week period in accordance with Regulation 14 of The Neighbourhood Planning (General) Regulations 2012. Consultation with local residents was reliant on the monthly newsletter and so the complete consultation period was actually a 10 week period to ensure maximum publicity and input.

2.6 Comments received were considered and responded to and further consultation was carried out in July and August 2018 for comment on these changes.

As the Plan was being prepared for Regulation 16, two new concerns were raised by WDBC's new Neighbourhood Plan officer and revisions were made following further consultation with the communities and approval of both parish councils.

The process of consultation for the Plan is fully recorded in the supporting Consultation Statement.

3. Vision and Aims and Objectives

3.1 Vision

The vision grew from an early parish plan questionnaire that asked residents what they wanted for the future of their parishes. This was distilled into the following statement: to secure a strong future for both parishes by supporting sustainable development that meets the needs of current and future residents without detriment to the unique and highly prized landscape and environment.

3.2 Aims and Objectives:

The evidence that was gathered from the general Neighbourhood Plan Questionnaire enabled us to draw up the main themes that covered the communities' concerns and priorities. The next step was to set up small working groups to consider the feedback in greater detail and to draft key aims and objectives. (Table 1 below) These were presented to the communities at the annual community events and through the monthly newsletter. The feedback further refined the aims and objectives as set out in Table 2.

Our aims and objectives have been grouped into the 5 themes that emerged through the consultation process -

- Housing,
- Environment and Heritage,
- Employment and Local Economy,
- Low Carbon Development and
- Community Wellbeing.

Table 1 Draft key aims and objectives

Theme	Aim	Objective (what we plan to do)
1. Housing	<p>To support and facilitate provision of suitable housing to meet the current and future housing needs of residents of the parishes</p> <p>New development to be designed to integrate with adjacent buildings, through appropriate design, materials and layout</p> <p>To keep housing development to a small scale and within or adjacent to the core settlement to prevent sprawl.</p>	<p>- Commission an up to date Housing Needs Assessment to identify need</p> <p>- Put in place an affordable housing policy</p> <p>- To set in place policies that should provide a mix of housing types including smaller homes for elderly parishioners wishing to downsize and for single couples and young families.</p> <p>- Put in place an Exception Sites policy</p> <p>- Draw up Design statement</p> <p>- Design and Quality policies</p> <p>- Create and redraw boundary settlements. Seek guidance on whether small scale development achievable.</p>
2. Environment and Heritage	To conserve and enhance the natural and historic environment	<p>- Encourage sensitive development within the Design Statement</p> <p>- Put in place a policy to protect and enhance the villages' open spaces</p> <p>- Policies put in place that protect and enhance the natural and historic environment</p>

Theme	Aim	Objective (what we plan to do)
3. Employment and Local Economy	To promote the local economy through support for traditional types of rural employment and other forms of small-scale independent businesses appropriate to the location	<ul style="list-style-type: none"> - Put in place policies that support local commercial enterprises. -Support small scale expansion of existing businesses - Put policies in place that seek on-going improvement to digital connectivity
4. Low Carbon Development	To encourage small-scale renewable energy production in new developments on or within the home and in the existing built environment where location and design are sensitive both to the local environment and to residential amenity.	<ul style="list-style-type: none"> - Put in place policies that support microgeneration but with conditions that ensure minimal impact on landscape. -Put in place policies to encourage new developments to incorporate energy conservation measures.
5. Community Wellbeing	To conserve and enhance educational, social, cultural and recreational facilities in the parishes, including communal open spaces, footpaths and cycle paths.	<ul style="list-style-type: none"> - Put in place policies that protect existing facilities with conditions for change of use. - Put in place policies that encourage the retention and improvement of local facilities - To involve local people in an ongoing basis in the process of plan making, monitoring and delivery of development

The objectives that were not achievable were:

- restricting the number of houses per plot per 5 year period as this conflicted with planning practice
- identifying sites for business premises
- improvement to digital connectivity; the standards we wanted exceeded Government guidelines

These were either revised or removed.

Table 2 shows the refined aims and objectives.

To help deliver the vision, the following objectives have been agreed and grouped under five themes: Housing, Environment and Heritage, Employment and Local Economy, Low Carbon Development and Community Wellbeing		
Theme	Aims	Objectives
1. Housing	<p>To support and facilitate provision of suitable housing to meet the current and future housing needs of residents of the Parishes.</p> <p>To keep housing development to a small scale to retain the essential character of the villages and within or adjacent to the core settlement to prevent sprawl.</p> <p>To ensure that any new developments are designed to integrate with adjacent buildings; this is achieved by appropriate design, materials and layout.</p> <p>To encourage small-scale renewable energy production in new developments on or within the home.</p>	<p>1 a) To support a limited amount of new housing to meet assessed local needs including a greater range of affordable housing in small pockets of development within the settlement boundary.</p> <p>b) To provide a mix of housing types including smaller homes for the elderly wishing to downsize and young singles/ couples or families needing first home.</p> <p>c) To encourage sensitive development with reference to a Village Design Statement to reinforce local distinctiveness.</p> <p>d) To ensure that development is located away from flood risk area</p> <p>e) To support energy conservation in design and incorporate energy production within the home.</p>
2.Environment and Heritage	<p>To conserve and enhance the landscape, biodiversity, natural habitats and cultural heritage of the Parishes through sensitive design which protects and enriches the landscapes and built setting and identification of key landscapes, views and heritage assets to be protected.</p>	<p>2 a) To protect and enhance the villages' open spaces.</p> <p>b) To ensure policies minimise negative impact on the high quality of the natural environment with its protected wildlife interests.</p> <p>c) To ensure policies protect and enhance the historic environment and heritage assets</p>
3.Employment and Local Economy	<p>To promote the local economy through support for traditional types of rural employment (such as farming, forestry, and related practical skills) and other forms of small-scale independent businesses (including hospitality and sustainable tourism) appropriate to the location.</p>	<p>3 a) To ensure policies support local commercial enterprises</p> <p>b) If possible, to identify potential new premises/ sites for existing or new businesses</p> <p>c) To seek on-going improvements to digital connectivity which is beneficial to all enterprises, especially those working from home</p> <p>d) To ensure through policies that development has minimal impact on the landscape</p>
4.Low Carbon Development	<p>To encourage small-scale renewable energy production in new developments on or within the home and in the existing built environment where location and design are sensitive both to the local environment and to residential amenity.</p>	<p>4 a) To support microgeneration but with conditions that ensure minimal impact on landscape</p> <p>b) To encourage new developments to incorporate energy conservation measures through housing and business policies</p>
5.Community Wellbeing	<p>To conserve and enhance educational, social, cultural and recreational facilities in the Parishes, including communal open spaces, footpaths and cycle paths.</p>	<p>5 a) To protect existing facilities with conditions for change of use</p> <p>b) To sustain and improve local facilities for existing and new residents</p> <p>c) To encourage the delivery by action groups or PCs of some of the community aspirations that will promote physical and social activity</p>

Table 3 This table shows how policies relate to the objectives

Bridestowe and Sourton Policy, title	Bridestowe and Sourton objective(s)
H1 - Sustainable Housing Development	1,2,3,4,5
H2 - Development boundaries and Housing Allocation	1a, b, c
H3 & H3a - b Allocated sites	1 a,b,c, 2b
H4 - Rural Exception Sites	1,2,4
H5 - Design and Quality of New Development	1c, 2a, 2b
H6 - Conversion of Buildings in the countryside	2b, 3a
H7 - Transport and Accessibility	5b
H8 - Flood Risk	1d
EH1 General Landscape	1c, 2b, 3d 4a
EH2 - Farm Diversification	3a
EH3 - Local Green Space Designations	2a
EH4 - Wildlife protection	1c, 2b, 3c
EH5 -Trees and Hedgerows	1c, 2b, 3c
EH6 - Heritage Assets	3d
E1 - General Business Development Guidelines	3a, 3b, 3c
E2 - Small scale expansions	3a, 3b, 3c,
E3 - Protection of employment sites	3a
E4 - Communication Infrastructure	3c
E5 - Tourism Development	1c, 3a, 3b,3c, 5b
LC1 - Microgeneration energy development	2b, 3d, 4b
CW1 - Community assets and facilities	2a, 5a, 5b, 5c
CW2 - Sporting/recreational facilities	2a, 5a, 5b, 5c

4. Compliance with Legislation - Summary

This section sets out how our Neighbourhood Plan and process complies with the requirements set out in the Neighbourhood Plan regulations.

Qualifying Body

4.1 A 'Qualifying Body' is defined by Section 38A(12) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act as "*a Town or Parish Council, or an organisation or body designated as a neighbourhood forum, authorised for the purposes of a neighbourhood development plan to act in relation to a neighbourhood area...*".

4.2 Section 38A(1) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act sets out the qualifying body's entitlement to prepare a Neighbourhood Plan. It states that:

"(1) Any qualifying body is entitled to initiate a process for the purpose of requiring a local planning authority in England to make a neighbourhood development plan."

We confirm that the Neighbourhood Plan has been prepared by Bridestowe Council as the "qualifying body" for the purposes of Neighbourhood Planning.

4.3 Neighbourhood Area

The Neighbourhood Area (as shown in Figure 1 on page 2) was applied for and approved through the process set out in the Neighbourhood Planning (General) Regulations 2012 (Regulations 5 to 7). Both the application and the approval / decision notice are appended to this Statement (Appendices 1 and 2).

4.4 What a Neighbourhood Plan is and the Content of the Neighbourhood Plan

Section 38A(2) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act 6 sets out the meaning of "neighbourhood development plan". It states that:

4.4.1 *"(2) A "neighbourhood development plan" is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan."*

Section 38B(1) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act sets out what the Plan may include. It states that:

4.4.2 *"(1) A neighbourhood development plan-*

(a) must specify the period for which it is to have effect,

(b) may not include provision about development that is excluded development, and

(c) may not relate to more than one neighbourhood area."

4.4.3 *'Excluded development'* is defined in Section 68K of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act as:

"(a) development that consists of a county matter within paragraph 1(1)(a) to (h) of Schedule 1,

(b) development that consists of the carrying out of any operation, or class of operation, prescribed under paragraph 1(j) of that Schedule (waste development) but that does not consist of development of a prescribed description,

(c) development that falls within Annex 1 to Council Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment (as amended from time to time),

(d) development that consists (whether wholly or partly) of a nationally significant infrastructure project (within the meaning of the Planning Act 2008),

(e) prescribed development or development of a prescribed description, and

(f) development in a prescribed area or an area of a prescribed description."

Section 38B(2) states that:

“(2) Only one neighbourhood development plan may be made for each neighbourhood area.”

4.4.4 In response to these requirements, we confirm that the Bridestowe and Sourton Neighbourhood Development Plan:

- covers the period up to 2034, aligning with the plan period of the Local Plans
- is the only Neighbourhood Plan for the parished areas of Bridestowe and Sourton
- does not contain policies relating to “excluded development”
- relates only to the designated Neighbourhood Area in figure 1 above
- sets out policies in relation to the development and use of land
- includes community aspirations that have arisen from the consultation but are outside the remit of the Plan and which will link the planning system with important issues which relate to the community.

4.5 Submission Documents

As referred to earlier in this Statement, all the documents required for submission by Regulation 15(1) of the Neighbourhood Planning (General) Regulations are included in the submission package for the Neighbourhood Plan.

4.6 Basic Conditions

As referred to earlier in this Statement, we consider that all the Basic Conditions (set out in of paragraph 8(2) of Schedule 4B to the 1990 Act (as amended) by the Localism Act 2011) have been met, as demonstrated in this Statement.

4.7 Content of Our Neighbourhood Plan Proposal

To comply with the requirements of Regulation 15 (1) of the Neighbourhood Planning (General) Regulations 2012, and to provide sufficient material to help demonstrate that the Basic Conditions have been met, the following documents have been submitted to the local planning authority:

- The Neighbourhood Plan (which includes a map and statement which identifies the area to which our plan relates);
- Supporting Evidence Base Documents;
- Our Consultation Statement;
- Our Basic Conditions Statement (this document)

5. Having regard to National Planning Policy Framework

5.1 The Neighbourhood plan has been prepared having regard to the policies set out in the National Planning Policy Framework (NPPF) of February 2019.

5.2 The Plan has regard to the 3 overarching objectives core planning principles contained in paragraph 8 of the National Planning Policy Framework, alongside the National Planning Practice Guidance (NPPG) published by the Government in April 2014 and updated in 2019, in relation to the formation of Neighbourhood Plans.

5.3 The table below sets out a summary of how each policy has regard to the revised NPPF (Feb. 2019). The paragraphs referred to are considered to be the most relevant to the policy and are not intended to be a comprehensive list of every possible relevant paragraph.

Table 4: How the NP policies have regard to the NPPF (Feb. 2019)

NP Policy Number and Title	NPPF	Comment on Conformity
Policy H1 Sustainable Development	Paragraphs 7-11	Incorporates the key principle of achieving sustainable development and makes clear the positive role to be played by the Neighbourhood Plan
Policy H2 Development Boundary for Sustainable Housing Development	78,79,	This policy is compatible with NPPF objectives to ensure that development reflects local needs and is located where it will enhance/maintain vitality of the communities, avoiding open countryside.
Policy H3 Allocated Sites	62, 63 69	This policy is compatible with NPPF objectives of delivering a wide choice of high quality homes. This is achieved by allowing for or identifying sites to meet the identified housing needs of the Parish (through a robust housing needs survey).
Policy H3a Site Adjacent to the Cemetery	62,63,69	This policy is compatible with NPPF objectives to ensure that development reflects local needs and is located where it will enhance/maintain vitality of the communities, avoiding open countryside
Policy H3b Land at Springfield Residential Home	62,63,69	This policy is compatible with NPPF objectives to ensure that development reflects local needs and is located where it will enhance/maintain vitality of the communities, avoiding open countryside.
Policy H4 - Rural Exception sites	60-64,77-79	This policy is compatible with NPPF objectives of delivering the identified affordable housing needs of the parishes.
Policy H5 Design and Quality of New Development	124 -131	This policy is in conformity with NPPF objective of requiring good design. The policy establishes general design principles for all developments in the Parish to ensure proposals are well designed

NP Policy Number and Title	NPPF Paragraph(s)	Comment on Conformity
Policy H6 - Conversion of Buildings in the Countryside	83	This policy is compatible with the NPPF objectives of promoting sustainable development
Policy H7 -Transport and Accessibility	102,110,127	This policy is in conformity with the NPPF objectives that set out that developments should function well and add to the overall quality of the area.
Policy H8 Flood Risk	155-164	This is in line with both the NPPF objectives to minimise flood risk
Policy E1 - General Landscape	170-177	This policy is in conformity with the NPPF objectives to conserve and enhance the landscape and natural environment
Policy EH2 - Farm Diversification	83, 84, 170	This policy is in conformity with the NPPF objectives to promote appropriate diversification of agricultural and other land-based rural businesses
Policy EH3 - Local Green Space Designations	99, 100	This policy is compatible with the NPPF objectives to promote healthy communities by conserving local green spaces important to communities
Policy EH4 - Wildlife Protection	170-177	This policy is in conformity with the NPPF objectives to conserve and enhance the natural environment.
Policy EH5 - Trees and Hedgerows	170-177	This policy is in conformity with the NPPF objectives to conserve and enhance the natural environment.
Policy EH6 Heritage Assets	184-202	This policy is in conformity with the NPPF objective that local plans should include a positive strategy for the conservation and enjoyment of the historic environment.

NP Policy Number and Title	NPPF Paragraph(s)	Comment on Conformity
Policy E1.General Business Development Guidelines	83	This policy is in line with the NPPF objective to support economic growth in rural areas, promoting economic resilience whilst respecting the character of the countryside.
Policy E2 - Small scale expansion	83, 84	This policy is line with NPPF objective to provide growth and expansion of businesses.
Policy E3 Protection of Employment Sites	8a, 81a	This policy is in line with NPPF objective to help build a strong, responsive and competitive economy
Policy E4 Communications Infrastructure	112-113	This policy is in conformity of the NPPF objectives to support high quality communications but with condition that it does not have a detrimental impact on landscape
Policy E5 Tourism Development	28 83	This policy is in conformity with the NPPF objective to support tourism development in rural areas whilst ensuring that there is no negative impact on the landscape
Policy LC1 Microgeneration energy development	151	This policy is in conformity with the NPPF objectives to mitigate climate change with minimal impact on the landscape
Policy CW1 - Community Facilities	92, 98, 181-183	This is in conformity with the NPPF objectives to promote a strong rural economy and facilitate social interaction
Policy CW2 Sporting/recreational facilities	92,96	This policy is in conformity with the NPPF objectives to promote healthy communities
Policy CW3 - Future sporting facility at Bridestowe Village Hall	92,96	This policy is in conformity with the NPPF objectives to promote healthy communities and facilitate social interaction

6. Contribution to the achievement of sustainable development

6.1 The revised February 2019 NPPF guidelines state that sustainable development has three strands:-

- an economic role, contributing to a strong, responsive, competitive economy;
- a social role, supporting vibrant and healthy communities; and
- an environmental role, protecting and enhancing our natural, built and historic environment.

6.2 Table 5 below sets out an assessment of each policy of the plan and how it impacts on each of the three strands of sustainability; economic, social and environmental.

The following symbols are used:

- *** very positive impact
- * positive impact
- neutral impact
- x negative impact
- xx very negative i

Table 5

NP Policy No and Title	Economic	Social	Environmental
H1- Sustainable Development	***	**	**
H2 - Settlement Boundary for Sustainable Housing Development	**	**	**
H3, 3 a, 3b - Allocated H Sites	**	**	**
H4 - Rural Exception Sites	**	**	*
H5 - Design and Quality of New Development	**	**	**
H6 - Conversion of Buildings in the Countryside	**	**	**
H7 - Transport and Accessibility	*	**	-
H8 - Flood Risk	*	**	**
EH1 - General Landscape	**	**	**

NP Policy No and Title	Economic	Social	Environmental
EH2 - Farm Diversification	**	**	*
EH3 - Local Green Space Designations	—	**	**
EH4 - Wildlife protection	*	*	—
EH5 - Trees and Hedgerows	—	*	*
EH6 - Heritage Assets	**	**	**
E1 - General Business Development Guidelines	**	**	—
E2 - Small Scale Expansions	**	**	—
E3 - Communications Infrastructure	**	**	—
E4 - Tourism Development	**	**	—
LC1 Microgeneration energy development	*	*	—
CW1 - Community Facilities	*	**	—
CW2 - Sporting/recreational facilities	—	**	—
CW3 - Future sporting facility at Bridestowe Village Hall	—	**	—

7. General conformity with the strategic policies of the two local authorities

7.1 The Neighbourhood Plan has been prepared to ensure that it is in general conformity with the two development plans that cover the area, the adopted Plymouth and South West Devon Joint Local Plan 2014-2034 (JLP) and Dartmoor Local Plan 2018-2036.

7.2 The Table 6 sets out how each policy of the Bridestowe and Sourton Neighbourhood Development Plan is in general conformity with:

- ***Plymouth and South West Devon Joint Local Plan 2014 -2034 and***
- ***Dartmoor National Park Authority's Local Plan 2018 - 2036.***

8. Compatibility with EU obligations and legislation

Table 6: Conformity of Neighbourhood Plan policies to relevant Local Plan Policies

General conformity

NP Policy Number and Title	Relevant Local Plan Policies Plymouth and South West Devon Joint Local Plan 2014 - 2034 Dartmoor National Park Local Plan 2018-2036(DNP)	JLP	DNP
Policy H1- Sustainable Development	JLP - SPT1, S06, TTV2, DEV24 DNP - SP1.2(2), SP2.1-2.6, SP1.3(2)	✓	✓
Policy H2 -Development Boundary for Sustainable Housing development	JLP - TTV31, (p170 and 278 refers) DNP - 7.1(2), SP 3.5(2)	✓	✓
Policy H3 - Allocated sites	JLP - Policies TTV1, TTV2, DEV9, SO8, SO9 DNP - Not applicable	✓	NA
Policy H4 - Rural Exception Sites	JLP - SPT2, TTV31, DEV9 DNP - SP 3.1(2)	✓	✓
Policy H5 - Design and Quality of New Development	JLP - SPT2, DEV10, DEV20 DNP - SP1.6(2)	✓	✓
Policy H6 - Conversion of Buildings in the countryside	JLP - TTV31 DNP - Not applicable	✓	NA
Policy H7 -Transport and Accessibility	JLP - DEV 10, DEV31 DNP - 4.4(2)	✓	✓
Policy H8 - Flood Risk	JLP - DEV 37 DNP - 2.9(2)	✓	✓
Policy EH1 - General Landscape	JLP - SO10,DEV24, DEV27, SPT1, SPT2 DNP - Sp2.1(2)	✓	✓
Policy EH2 - Farm Diversification	JLP -TTV 31 DNP -Not applicable	✓	NA

NP Policy Number and Title	Relevant Local Plan Policies Joint Local Plan (JLP) Dartmoor National Park Local Plan 2018-2036(DNP)	JLP	DNP
Policy EH3 - Local Green Space Designation	JLP - DEV 29 DNP - SP4.2(2)	✓	✓
Policy EH4 - Wildlife Protection	JLP - SPT11, SO10, DEV24 DNP - SP2.2 - 2.4	✓	✓
Policy EH5 - Trees and Hedgerows	JLP - DEV20, DEV24, DEV30 DNP - SP2.2	✓	✓
Policy EH6 - Heritage Assets	JLP -SO6, DEV 20, DEV21, DEV22 DNP -SP2.2(2)	✓	✓
Policy E1 - General Business Development Guidelines	JLP - SPT1, SPT2 DNP - not applicable	✓	NA
Policy E2 - Small Scale Expansions	JLP -TTV2, DEV15 DNP - 5.1(2)	✓	✓
Policy E3 - Communications infrastructure	JLP - Dev 15, SP2, SPT8, SO9 DNP not applicable	✓	NA
Policy E 4 - Tourism Development	JLP -TTV2 DNP -not applicable	✓	NA
Policy LC1 - Microgeneration Energy Development	JLP - SPT2,DEV34 DNP - 6.6(2)	✓	✓
Policy CW1 - Community Facilities	JLP - SPT 2, DEV 32 DNP - SP4.1(2)	✓	✓
Policy CW2 - Sporting/recreational facilities	JLP - SPT 2, DEV3, DEV4 DNP - 4.2(2)	✓	✓
Policy CW3 - Future sporting facility at Bridestowe Village Hall	JLP - SPT2, DEV 3, DEV4, DEV32 DNP not applicable	✓	NA

8.1 The 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. Considerable emphasis has been placed throughout the consultation process to ensure that no sections of the community have been isolated or excluded.

8.2 Section 4B paragraph 8(2f) of the Town and Country Planning Act 1990 states that a draft Neighbourhood Plan will meet the basic conditions if, the making of the Neighbourhood Plan does not breach, and is otherwise compatible with EU obligations. This condition has been met through undertaking a Strategic Environmental Assessment (SEA) to support the Neighbourhood Plan.

8.3 Following screening undertaken by West Devon Borough Council it was determined that an SEA was required under Directive 2001/42/EC and accompanying Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations). Screening was undertaken in conjunction with the three statutory bodies for SEA (the Environment Agency, Historic England and Natural England), and Dartmoor National Park Authority.

8.4 The Parish Council subsequently commissioned AECOM, via the Locality Neighbourhood Plan Technical Support programme, to undertake the SEA.

8.5 An SEA Scoping Report was then prepared and released for consultation with the three statutory bodies for SEA for a period of 5 weeks. This presented the proposed scope of the SEA process. Following the scoping stage of the SEA process, reasonable alternatives were developed and appraised and assessments of drafts of the Neighbourhood Plan were undertaken.

8.6 An SEA Environmental Report was then prepared which presented the information required by the SEA Regulations. The SEA Environmental Report accompanies the submitted Neighbourhood Plan documents.

8.7 The Habitats Directive (92/43/EEC) and Wild Birds Directive (2009/147/EC) are incorporated into national law by the Conservation of Habitats and Species Regulations 2010. The Directives aim to protect and improve Europe's most important habitats and species. They provide for the designation and protection of European sites. Following screening by West Devon Borough Council in association with Natural England, it was determined that a Habitats Regulations Assessment (HRA) was not required for the Neighbourhood Plan.

8.8 **The Neighbourhood Plan therefore does not breach, and is otherwise compatible with, EU obligations. The qualifying body opted to undertake SEA voluntarily, in response to issues raised by Natural England regarding the proposed Sourton settlement boundary.** See attached report.

9. Conclusion

9.1 It is considered that the Bridestowe and Sourton's Neighbourhood Development Plan (NDP) meets the legal tests and basic conditions.

9.2 The policies in the Bridestowe and Sourton's NDP have regard to various paragraphs of the NPPF.

9.3 The policies in the Bridestowe and Sourton's Neighbourhood Development Plan (NDP) contribute towards delivering sustainable development.

9.4 The policies in the Bridestowe and Sourton's NDP are in general conformity with the West Devon Borough Council's Plymouth and South West Devon Joint Local Plan 2014 -2034 and Dartmoor Local Plan 2018 - 2036.

9.5 The Bridestowe and Sourton's NDP is fully compatible with EU Obligations.

APPENDICES

- 1. Letters confirming application and approval of designation of Neighbourhood Plan area**
- 2. Strategic Environmental Assessment report**

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Fax: 01822 813634 • Kilworthy Park, Tavistock
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Please reply to: Michelle Luscombe
Service: Strategic Planning
Direct telephone: 01822 813563
E-Mail: mluscombe@westdevon.gov.uk



**West Devon
Borough
Council**

Our ref: WD/NP/MA/BS/B
06 November 2014

Dear Consultee,

Re: Neighbourhood Plan – Area Designations

Please note that following consultation on proposed area designations, applications to designate the following Neighbourhood Plan Areas have now been considered and approved by West Devon Borough Council:

- Milton Abbot and Kelly (the MACK plan)
- Bridestowe and Sourton
- Buckland

Full details of their applications are available on the Council's website at <http://www.westdevon.gov.uk/wdneighbourhoodplans>

Many thanks to all of you who have provided comments in relation to these applications.

The neighbourhood planning groups for each area will now begin the process of preparing their plans and draft versions will be made available for consultation in due course. We will notify you when this is available for comment.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Michelle'.

Michelle Luscombe
Strategic Planning Officer



www.westdevon.gov.uk

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



INVESTOR IN PEOPLE



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Mr PJ Daniels
Clerk, Bridestowe Parish Council
4 Trescote Way
Bridestowe
Okehampton
EX20 4QB

Your ref:

Please quote: JR/25/10

Direct line: 01626 831017

09 December 2014

Dear Mr Daniels

Designation of Bridestowe and Sourton Neighbourhood Plan Area

I am pleased to advise that the Dartmoor National Park Authority has approved Bridestowe and Sourton Parish Councils' joint proposal to designate a Neighbourhood Area, for the purposes of preparing a Neighbourhood Development Plan. As the proposal covers two local planning authority areas, West Devon Borough Council will also write to confirm its approval of the designation of the part of the Bridestowe and Sourton's Neighbourhood Area that falls outside the boundary of the National Park.

Both local planning authorities will work jointly to support the Parish Councils' preparation of the Neighbourhood Plan and officers will be happy to meet with as you develop your plan. Officers will be able to offer advice on the legal requirements the plan must adhere to, consultation and engagement processes and on the national and local planning and other policies and regulations that your Neighbourhood Development Plan must conform with.

Several organisations offer useful neighbourhood planning advice and web links to guidance from some of these can be found at the end of this letter.

Yours sincerely

Mr S Belli
Director of Planning
Email: sbelli@dartmoor.gov.uk

Weblinks

Planning Aid: <http://www.ourneighbourhoodplanning.org.uk/>

Locality: <http://locality.org.uk/projects/building-community/>

Town & Country Planning Assoc: http://www.tcpa.org.uk/data/files/your_place_your_plan.pdf

Devon CommunitiesTogether <http://www.devoncommunities.org.uk/neighbourhood-planning-catalyst>

Peter Harper Chairman Kevin Bishop PhD Chief Executive (National Park Officer)

The purposes of the Dartmoor National Park Authority are to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and to promote opportunities for the understanding and enjoyment of the area's special qualities. In pursuing these purposes the Authority has a duty to seek to foster the economic and social well-being of the local community.

A member of the Association of National Park Authorities