

Dartmouth Neighbourhood Development Plan

Basic Conditions Statement



Final Issue

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Dartmouth Neighbourhood Development Plan

Basic Conditions Statement

1. Introduction

1.1 This statement has been prepared by the Dartmouth Neighbourhood Plan Steering Group on behalf of Dartmouth Town Council, to accompany the submission to the Local Planning Authority South Hams District Council of the Dartmouth Neighbourhood Development Plan (The Neighbourhood Plan or Plan). Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended) [excluding 2b, 2c and 3 to 5 as required by 38(C)] sets out that neighbourhood development plans must meet a number of 'Basic Conditions'. The Examiner must consider the following:-

- If the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2)),
- the draft neighbourhood development plan complies with the provision made by or under sections 61E(2), 61J and 61L,
- If the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates, and
- Such other matters as may be prescribed.

1.2 A draft neighbourhood development plan meets the 'Basic Conditions' if:-

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

1.3 The Examiner is not to consider any matter that does not fall within paragraph (1.2) (apart from considering whether the draft neighbourhood development plan is compatible with the Convention on Human Rights).

1.4 The draft Plan is submitted by Dartmouth Town Council, which, as the qualifying body for the parish, is entitled to submit a Neighbourhood Plan for the parishes. The Plan has been prepared by the Dartmouth Neighbourhood Development Plan Steering Group, which is led by the Town Council.

1.5 The parish was formally designated as a Neighbourhood Area through an application made under the Neighbourhood Planning Regulations 2012 (Part 2) and approved by South Hams District Council on 11th December 2014.

1.6 The Plan contains policies relating to the development and use of land within the neighbourhood area. Proposals relating to planning matters (the use and development of land) have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

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Figure 1 The Neighbourhood Development Plan Boundary

1.7 The Plan identifies the period to which it relates as 2019 to 2034. The period has been chosen to align with the dates of the Plymouth and South West Devon Joint Local Plan(JLP)2014 to 2034 (Approved March 2019).

1.8 The Plan does not deal with Devon County Council matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

1.9 The Plan relates only to the parish of Dartmouth. It does not relate to more than one neighbourhood area. There are no other neighbourhood development plans in place within the neighbourhood area.

1.10 Dartmouth Town Council is satisfied that the draft Plan: -

- (i) meets the basic conditions (as set out in Paragraph 8 (2) of Schedule 4B to the Town & Country Planning Act (as amended) (1990); and
- (ii) is compatible with the European Convention on Human Rights (1998) and European Union (EU) Obligations; and
- (iii) complies with the provision concerning Neighbourhood Development Plans made by or under Sections 38A and 38B of the Planning and Compulsory Purchase Act 2004.

2. Background

2.1. The idea to prepare a Neighbourhood Plan for Dartmouth was first put forward in 2014 supported by the Town Council. With support from the community a steering group was formed membership of the group has evolved and their activity has not been continuous however since 2019 past work involving new members, and three representatives of the Town Council has been brought into focus.

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During the production of the Plan a series of engagement events were held to identify the issues, consider proposals and policies to be incorporated in the plan. This plan has only been possible with considerable volunteer support. Consultants were employed to help source data, draft the Plan, engage the community and finalise the plan, and supplement this volunteer effort.

2.2 Included below are a summary of the themes, aims and summary objectives that underpin the vision for Dartmouth and the Plan. The policies and proposals within this Neighbourhood Plan set out to address these objectives.

Theme	Objective
Green Environment	<ul style="list-style-type: none"> • Achieve adaption and mitigation against climate change and carbon reduction • Protection of a matrix of green spaces and links, through hedgerows, historic walls, green lanes and paths • Protect and expand the network of walks and cycleways • Prevention of upstream flooding and soil erosion • Protect and enhance the AONB and mitigate against inappropriate development • Safeguarding and enhancing biodiversity and the importance of Green Infrastructure and a green matrix. • Designation of Local Green Spaces • Maintain and enhance the landscape character, condition, and quality of the river/estuary • Protect Locally Important views
Economy, Jobs and training	<ul style="list-style-type: none"> • Support sustainable employment growth commercially and individually • Enable upgrading and intensification of existing employment uses • Support and safeguard tourism related activity and infrastructure • Support new emerging start-up businesses • Support a green economy • Safeguard and enhance the town centre and local centre(s) for retail, tourism, hospitality, and service sectors • Safeguard space for education and training • Support training and apprenticeships and links to FE and HE
Infrastructure	<ul style="list-style-type: none"> • Prevention of downstream flooding within the town through Green Infrastructure improvements • Review private car usage • Improved public transport infrastructure • Plan car and cycle charging hubs • Control of goods and delivery traffic with an out-of-town hub • New ferry (to Noss) • Support a Transport Study and emerging transport strategy including the preparation of a robust car parking strategy • Improve internet communications

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<p>Built Environment</p>	<ul style="list-style-type: none"> • Confirm a Settlement Boundary • Design quality and controlling inappropriate development • Design in sympathy with the historic environment, identifying and celebrating positive precedents including materials and styles • Prevent inappropriate subdivision of existing urban plots and gardens • Safeguarding heritage assets and listing local assets • Protection and enhancement of civic spaces, townscape, and the conservation area • Prioritising Brownfield development first • Promote more employment land
<p>Housing</p>	<ul style="list-style-type: none"> • Less priority given to market housing • Prioritising affordable housing for local people and ways to deliver this(e.g. exception sites) • Principal residence requirement controlling second homes • Additional homes for older people
<p>Health and Wellbeing</p>	<ul style="list-style-type: none"> • Potential to expand health facilities as population expands • Easy access to health facilities for the whole parish • Re-use of former NHS sites to include community uses • Safeguarding and improving community facilities • Improved social care facilities • Improved open space for active recreation • Improved access to the water for recreation

2.3 The following table shows where each key theme identified by the Community has been addressed by the policies of the Plan: -

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Theme	Policy DNP	Policy Area
1.The Green Environment	GE 1	Impact on the South Devon AONB
	GE 2	Safeguarding the biodiversity and GI throughout the Parish
	GE 3	Local Green Spaces
	GE 4	Allotments
	GE 5	Maintaining the character and the environmental quality of the river
	GE 6	Locally important views
	GE 7	Actions to mitigate against climate change and carbon reduction
	GE 8	Promotion of tree Planting
	GE 9	Encouraging Renewable Energy
	GE 10	Prevention of light pollution
	GE 11	Prevention of flooding
	GE 12	Settlement Boundary and the avoidance of coalescence
2. Economy, jobs and training	EC 1	Tourism related employment and retention of hotels
	EC 2	Promotion of innovative tourism businesses
	EC 3	Additional employment land and safeguarding of existing employment uses
	EC 4	Support for the primary and secondary shopping are of Dartmouth
	EC 5	Business start-ups and mixed-use employment
	EC 6	Employment uses in the countryside
3. Sustainable Transport and infrastructure	ST1	Footpaths and cycleways
	ST2	Carparking and coach parking
	Inf1	Broadband Infrastructure
4. The Built Environment	TE1	Subdivision of existing plots
	TE2	Design quality throughout the Parish
	TE3	Safeguarding Designated and Non-Designated heritage assets and the conservation area of Dartmouth
	TE 4	Respect protection and enhancement of civic spaces
	TE5	Brownfield first
Housing and homes	H1	Market housing
	H2	Exception sites outside the settlement boundary
	H3	Affordable Housing
	H4	Principal Residence
	H5	Specialist Accommodation for Older People
6. Health and Wellbeing and Leisure	HW1	Re-use of the former hospital site and health centre at Zion Place
	HW2	Community facilities
	HW3	Improved water access for recreational users
	HW4	Education facilities

3. Appropriate regard to National Policy and Guidance

3.1 The draft Plan has been prepared with regard to national policies and planning practice guidance as set out in the National Planning Policy Framework July 2021 (NPPF). Paragraphs 29 to 30 of the NPPF describe how Neighbourhood Planning can be used to give communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. The table below shows how the draft Plan policies address and expand on the relevant sections of the NPPF and policy guidance: -

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DNP Policy	Relevant Sections of NPPF & PPG		
	Paragraph	NPPF summary text	Comment
Green Environment			
GE 1 Impact on the South Devon AONB	176	Great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty.	Highlighting the importance of the South Devon Area of Outstanding Natural Beauty on the settlement, the countryside and coastland that surrounds it.
GE 2 Safeguarding the biodiversity and GI throughout the Parish	179	To protect and enhance biodiversity.....a) identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks...	The policy requires all new development to have regard to adequate provision of green infrastructure and the hierarchy of wildlife sites in the area, is consistent with the overall aims of the NPPF. It also helps and encourages developers and applicants to understand the natural opportunities and constraints of the local natural setting.
	92c	Planning policies and decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.	
GE 3 Local Green Spaces	101	The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.	The policy identifies 18 areas of local green space for a variety of reasons, including beauty, tranquillity, historic significance, recreational value, environmental and ecological quality, protection of the character of the Parish and setting of the village. Table 3 sets out the reasons why each green space has been included in the designation.
	102	The Local Green Space designation should only be used where the green space is: a) in reasonably close proximity to the community it serves. b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including	

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		as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land.	
GE 4 Allotments	92	c) Enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, ..access to healthier food, allotments...	This policy supports the retention of existing allotments and further provision.
GE 5 Maintaining the character and the environmental quality of the river	174	Planning policies and decisions should contribute to and enhance the natural and local environment by... a) protecting and enhancing valued landscapes, sites of biodiversity... e) Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.	This policy sets out to maintain the natural qualities of the River Dart within the Plan area.
GE 6 Locally important views	174	Planning policies and decisions should contribute to and enhance the natural and local environment by... protecting and enhancing valued landscapes...	The policy seeks to protect locally important views that are considered important to the landscape setting of the villages and settlements, which is consistent with the NPPF.
	7	The purpose of the planning system is to contribute to the achievement of sustainable development.	
GE 7 Actions to mitigate against climate change and carbon reduction	152	The planning system should support the transition to a low carbon future ...encourage the reuse of existing resources, including the conversion of existing buildings....	This policy links to the Devon Carbon Plan which as yet is not adopted by the LPA
GE 8 Promotion of tree Planting	174	b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem	This policy promotes the retention of existing trees and planting in new development and community projects.

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		services – including ...trees and woodland.	
GE 9 Encouraging Renewable Energy	155	To help increase the use and supply of renewable and low carbon energy.	This policy identifies the most appropriate technologies for this rural and sensitive location.
GE 10 Prevention of light pollution	174	Planning policies and decisions should contribute to and enhance the natural and local environment c) maintaining the character of the undeveloped coast	Safeguarding the unlit environment of the Parishes.
GE 11 Prevention of flooding	159	Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).	This policy identifies particular local areas vulnerable to flood risk and seeks improvements to eliminate regular flooding.
	160	Strategic policies... should consider the local areas susceptible to flooding and take advice from the Environment Agency and other relevant flood risk management authorities.	
GE 12 Settlement Boundary and the avoidance of coalescence	174	a) recognising the intrinsic character and beauty of the countryside.....	The policy helps provide a clearer definition between the settlement and the countryside.
	17	The plan-making framework; non -strategic policies contained in neighbourhood plans	Local settlement boundaries and the avoidance of coalescence between them although non- strategic is an important local plan-making function.
Economy, jobs, and training			
EC 1 Tourism related employment and retention of hotels	81	...should help create the conditions in which businesses in can invest, expand, and adapt.	The policy promotes tourism related employment such as hotel use which is the life blood of the local economy.
EC 2 Promotion of innovative tourism businesses	84	Planning policies should enable;c) sustainable rural tourism and leisure developments which respect the character of the countryside...	This policy promotes a local innovative tourist offer to improve local prosperity.
EC 3 Additional employment land and safeguarding of existing employment uses	84	Planning policies and decisions should enable: a) the sustainable growth and expansion of all types of business in rural areas, both	The policy supports local employment development, subject to the scale of development, accessibility of the site,

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		through conversion of existing buildings and well-designed new buildings	and impacts on the landscape and environment.
	16	Plans should: b) be prepared positively, in a way that is aspirational but deliverable;	
EC 4 Support for the primary and secondary shopping area of Dartmouth	86	Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.	This policy supports the regeneration and intensification of uses within the central shopping area of the market town.
EC 5 Business start-ups and mixed-use employment	82	a) Set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;	In the absence of a Local Industrial Strategy this policy sets out to support business start-ups within new and existing employment areas.
EC 6 Employment uses in the countryside	84	Planning policies and decisions should enable: a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.	The policy supports rural employment development, subject to the scale of development, accessibility of the site, and impacts on the landscape and environment
Sustainable transport and infrastructure			
ST1 Footpaths and cycleways	104	Transport issues should be considered from the earliest stages of plan-making and development proposals, so that...b) opportunities to promote walking, cycling and public transport use are identified and pursued Promoting sustainable transport. d) The environmental impacts of traffic and transport infrastructure can be assessed and taken into account....	The policy addresses the need to take account of the site's accessibility, proximity to and availability of public transport and the use, type and mix of development. Criteria have been worded in line with the NPPF in a positive manner.
ST2 Carparking and coach parking	107	If setting local parking standards for residential and non-residential development, policies should take into account: a) the accessibility of the development.	The policy addresses the need to take account of the site's accessibility, proximity to and availability of public transport and the use, type and mix of

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		<p>b) the type, mix and use of development;</p> <p>c) the availability of and opportunities for public transport;</p> <p>d) local car ownership levels; and</p> <p>e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.</p>	<p>development. Criteria have been worded in line with the NPPF in a positive manner.</p>
Inf1 Broadband Infrastructure	114	<p>Advanced high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies...should support the expansion of electronic communication networks...</p>	<p>This policy supports the provision on site infrastructure for the installation of, and allow the future upgrade and maintenance of, fibre optic broadband technology</p>
Town (urban and historic) Environment			
TE1 Sub-division of existing plots	124	<p>Planning policies and decisions should support development that makes efficient use of land, taking into account; -</p> <p>c) the availability and capacity of infrastructure and services—both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;</p> <p>d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and</p> <p>e) the importance of securing well- designed, attractive and healthy places.</p>	<p>This policy sets out to discourage the inappropriate sub-division of existing plots</p>
TE2 Design quality throughout the Parish	126	<p>The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.</p>	<p>The aim of the policy is consistent with the NPPF's aim to achieve well-designed places and with its suggestion that Neighbourhood Plans can play an important role in identifying the special qualities of each area and explaining how this</p>
	127	<p>Design policies should be developed with local communities so they reflect local aspirations..... Neighbourhood Plans can play</p>	

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		an important role in identifying the special qualities of each area and explaining how this should be reflected in development.	should be reflected in development.
	92	Planning policies... should aim to achieve healthy, inclusive and safe places which b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion...	The policy requires development to minimise the likelihood and fear of crime, acts of anti-social behaviour and community conflict.
	174(b)	Planning policies and decisions should contribute to and enhance the natural and local environment by...recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.	The policy includes protection for trees and hedges and requires replacement if they cannot be retained during development.
	192	LPAs should maintain or have access to a historic environment record ...to assess the significance of heritage assets and the contribution they make to their environment...	The policy requires new development to have a positive contribution to the significance of heritage assets and their settings. The policy like the NPPF enables a balanced judgement to be made between the harm to the significance of the asset and public benefit.
	194	In determining applications LPAs should take account of a) the desirability of sustaining and enhancing the significance of heritage assets... b) the positive contribution that conservation of heritage assets can make to sustainable communities...	
	TE3 Safeguarding Designated and Non-Designated heritage assets and the conservation area of Dartmouth	190	Plans should set out a positive strategy for the conservation and enjoyment of the historic environment.....
200		Any harm to, or loss of, the significance of a designated heritage asset.....require clear and convincing justification.	
201		Where a proposed development will lead to substantial harm to (or total loss of significance of) a	

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		designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.	The policy requires new development to have a positive contribution to the significance of heritage assets and their settings. The policy like the NPPF enables a balanced judgement to be made between the harm to the significance of the asset and public benefit. The overall aim of the policy seeks to encourage opportunities to improve and extend the local footpath and cycleway network.
	202	Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.	
	206	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.	
	100	Planning policies and decisions should protect and enhance public rights of way and access.....	
TE 4 Respect, protection and enhancement of civic spaces	104	e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.	This policy sets out to respect, protect and enhance existing civic spaces by careful and appropriate interventions to make them more pedestrian friendly
	112	...development should: c) create spaces that are safe, secure and attractive ..and respond to local character and design standards; e) be designed to enable charging of plug in and other ultra-low emission vehicles in safe, accessible and convenient locations.	
TE5 Brownfield first	120	Planning policies and decisions should: c) give substantial weight to the	The policy gives priority to brownfield sites within the town but set within

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		value of using suitable brownfield land within settlements for homes and other Identified needs....	the constraints of the Joint Local Plan(JLP) and accepts there are greenfield sites allocated in the JLP.
	121	Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them.	
	141	make as much use as possible of suitable brownfield sites and underutilised land;	
Housing and homes			
H1 Market housing	78	In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs and consider whether allowing some market housing on these sites would help to facilitate this.	The priority for this plan is to promote affordable market housing to meet local needs.
H2 Exception sites outside the settlement boundary	78 and 79	To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.	The aim of the policy is to permit affordable housing development on the edge of the settlements on sites that would not be permitted for market housing – a rural exception site. This general aim is consistent with the provision within the NPPF for rural exception sites.
H3 Affordable Housing	16	Plans should: a) be prepared with the objective of contributing to the achievement of sustainable development	The policy has been worded to promote sustainable development of a type responding to local needs
	63	Where a need for affordable housing is identified, planning	

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		<p>policies should specify the type of affordable housing required, and expect it to be met on-site unless:</p> <p>a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and</p> <p>b) the agreed approach contributes to the objective of creating mixed and balanced communities.</p>	
H4 Principal Residence	78	In rural areas planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs	Support the housing needs of local people and bring a greater balance and mixture to the local market.
	79	To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities	
H5 Specialist Accommodation for Older People	62	Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers people who rent their homes and people wishing to commission or build their own homes).	Improve the provision and quality of homes for older people and discourage the loss of residential care and nursing homes.
Health and wellbeing			
HW1 Re-use of the former hospital site and Health Centre at Zion Place	93	a) plan positively for the provision of.. community facilities... d) ensure that...facilities and services are able to develop and modernize and are retained for the benefit of the community;	Support for the maintaining health and well-being in Lower Town on the site of the former hospital.
	20	Strategic policies should set out....and make sufficient provision for: c) community facilities (such as health, education and cultural infrastructure.	
	84	Planning policies and decisions should enable:	

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		d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.	
HW2 Community facilities	93	To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should... ...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 needsplan positively for the provision of ...open space	The aim of the policy seeks to protect community facilities unless replacement of a higher quality in terms of design and accessibility is provided.
HW3 Improved water access for recreational users	93	To provide the social, recreational, and cultural facilities and services the community needs,	Improved access to the River Dart to facilitate easier connections across it and greater appropriate leisure activity
	98	Access to ...opportunities for sport and recreation is important for the health and wellbeing of communities.	
HW4 Education facilities	20	Strategic policies should set out....and make sufficient provision for: c) community facilities (such as health, education and cultural infrastructure.	Safeguarding the existing education and associated leisure facilities for the Parish.

4. Contribute to the achievement of sustainable development

4.1 Paragraphs 7 to 14 of the NPPF set out the prescription in favour of sustainable development, which is at the centre of national policy. The draft Plan contributes to the achievement of sustainable development by addressing the objectives of sustainable development contained within the NPPF namely;-

a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

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b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and;

c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.2 The features of this plan that make the Parish more sustainable are:-

- A high level of community engagement;
- Mixed transport provision encouraging walking and cycling (Policies DNP ST1, and 2);
- More local employment provision (Policies DNP EC1,2,3,4,5 and 6);
- Adequate provision of new community facilities and spaces (Policies DNP HW 1,2,3, and 4)
- Promotion of high-quality design (Policy DNP TE 2);
- New housing that responds to local needs (Policies DNP H1, 2, 3, 4 and 5);
- Protection and enhancement of wildlife areas and measures to support biodiversity (Policies DNP GE1,2,3,4,5 ,6 and 8);
- Carbon Reduction and measures to reduce the impacts of climate change (DNP GE7,9,10, and 11);
- Encouragement for the re-use and refurbishment of existing buildings and brownfield sites (Policies DNP TE3, and 5);
- Conserving historic buildings and environments (Policy DNP TE3 and 4)

4.3 The following sustainability matrix identifies how each policy and proposal contributes to sustainable development.

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Policy number and title		Sustainability Qualities			comment
		Social	Enviro	Economic	
GE 1	Impact on the South Devon AONB				Protecting and enhancing our natural environment and delivering sustainable development. Reinforcing the distinctive qualities and character of the neighbourhood, built and historic environment Carbon reduction, mitigating and adapting to climate change.
GE 2	Safeguarding the biodiversity and GI throughout the Parish				
GE 3	Local Green Spaces				
GE 4	Allotments				
GE 5	Maintaining the character and the environmental quality of the river				
GE 6	Locally important views				
GE 7	Actions to mitigate against climate change and carbon reduction				
GE 8	Promotion of tree Planting				
GE 9	Encouraging Renewable Energy				
GE 10	Prevention of light pollution				
GE 11	Prevention of flooding				
GE 12	Settlement Boundary and the avoidance of coalescence				
EC 1	Tourism related employment and retention of hotels				To help build a strong, responsive, and competitive rural economy
EC 2	Promotion of innovative tourism businesses				
EC 3	Additional employment land and safeguarding of existing employment uses				
EC 4	Support for the primary and secondary shopping are of Dartmouth				
EC 5	Business start-ups and mixed-use employment				
EC 6	Employment uses in the countryside				
ST1	Footpaths and cycleways				Promotion of sustainable transport and infrastructure choices and contributing to health, wellbeing and moving to a low carbon economy.
ST2	Carparking and coach parking				
Inf1	Broadband Infrastructure				
TE1	Subdivision of existing plots				Protecting and enhancing the historic and built environment. Fostering a well-designed and safe built environment.
TE2	Design quality throughout the Parish				
TE3	Safeguarding Designated and Non-Designated heritage assets and the conservation area of Dartmouth				
TE4	Respect protection and enhancement of civic spaces				
TE5	Brownfield first				
H1	Market housing				To support strong, vibrant and healthy communities, ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations responding to local needs.
H2	Exception sites outside the settlement boundary				
H3	Affordable Housing				
H4	Principal Residence				
H5	Specialist Accommodation for Older People				
HW1	Re-use of the former hospital site & Zion Place				Support strong, vibrant communities and the communities' health, social and cultural well-being
HW2	Community facilities				
HW3	Improved water access for recreational users				
HW4	Education facilities				
Key	Positive Impact				
	Neutral Impact				
	Negative Impact				

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5. In general conformity with the strategic policies in the development plan for the local area

5.1 The draft Plan is written in conjunction with and aims to be in general conformity with the Joint Local Plan for Plymouth and South West Devon 2019 and its supporting Supplementary Planning Document (2020). The policies of the draft Plan follow the objectives, outcomes and policies of the Local Plan with particular regard to the following:-

Themes, Objectives, and Policies		Relevant sections of the Joint Local Plan (2014-2034) and JLP Supplementary Planning Document (SPD) 2020.
Vision and Plan objectives		<ul style="list-style-type: none"> • Policy SPT1-Delivering Sustainable Development; • Policy SPT2- Sustainable linked neighbourhoods and sustainable rural communities; • Strategic Outcome for Thriving Towns and Villages Policy Area; • Strategic Objective S06; Delivering a prosperous and sustainable South West Devon; • Strategic Objective S09; Maintaining the viability of the many sustainable villages in the Rural Area; • Strategic Objective SO10; Maintaining a naturally beautiful and thriving countryside; • Policy TTV1 prioritising growth through a hierarchy of settlements, in particular Sustainable Villages ,Smaller villages ,Hamlets and the Countryside; • Policy TTV2 Delivering sustainable development in the policy area; • Policy TTV25 Development in the Sustainable Villages; • Policy TTV26 Development in the countryside;
Green Environment		
GE 1	Impact on the South Devon AONB	<ul style="list-style-type: none"> • SPT12; Strategic approach to the natural environment; • Strategic Objective SO10; Maintaining a beautiful and thriving countryside; • Policy TTV2.8; The delivery of natural infrastructure..... • Policy TTV29; Residential extensions and replacement dwellings in the countryside; • Policy DEV2; Air, water soil, noise land and light pollution; • Policy DEV3; Sport and recreation, Water and waterside access; • Policy DEV4; Playing Pitches • Policy DEV5; Community food growing and allotments; • Policy DEV23; Landscape Character; • Policy DEV24; Undeveloped Coast and Heritage Coast; • Policy DEV25; Nationally protected landscape; • Policy DEV26; Protecting and enhancing biodiversity and geological conservation; • Policy DEV27; Green and Play Spaces (including ...Local Green Spaces....) • Policy DEV28; Trees, woodlands and hedgerows; • Policy DEV32; delivering low carbon development; • Policy DEV33; Renewable and low carbon energy (including heat); • Policy Dev 35; Managing flood risk and water quality impacts.
GE 2	Safeguarding the biodiversity and GI throughout the Parish	
GE 3	Local Green Spaces	
GE 4	Allotments	
GE 5	Maintaining the character and the environmental quality of the river	
GE 6	Locally important views	
GE 7	Actions to mitigate against climate change and carbon reduction	
GE 8	Promotion of tree Planting	
GE 9	Encouraging Renewable Energy	
GE 10	Prevention of light pollution	
GE 11	Prevention of flooding	
GE 12	Settlement Boundary and the avoidance of coalescence	
Economy, jobs, and training		
EC 1	Tourism related employment and retention of hotels	<ul style="list-style-type: none"> • Policy TTV2.3; The growth and expansion of rural businesses and enterprise; • Policy TTV2.4; The development and diversification of agricultural and other land-based rural businesses; • Policy TTV2.5; The delivery of sustainable rural tourism; • Policy DEV14; Maintaining a flexible mix of employment sites; • Policy DEV15; Supporting the rural economy; • Policy DEV16; Providing Retail and town centre uses in appropriate locations; • Policy DEV17; Promoting competitive town centres; • Policy DEV18; protecting local shops and services; • Policy DEV19; Employment and Skills Plans. SPD Appendix 4: Primary shopping boundaries and frontages.
EC 2	Promotion of innovative tourism businesses	
EC 3	Additional employment land and safeguarding of existing employment uses	
EC 4	Support for the primary and secondary shopping are of Dartmouth	
EC 5	Business start-ups and mixed-use employment	

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EC 6	Employment uses in the countryside	
Sustainable transport and infrastructure		
ST1	Footpaths and cycleways	<ul style="list-style-type: none"> • Policy SPT9; Strategic principles for transport planning and strategy; • Policy SPT10; Balanced transport strategy for growth and healthy and sustainable communities; • Policy TTV2.7; the provision of sustainable transport... • Dev 3.3 Public rights of way and bridleways; • Policy DEV29; Specific provisions relating to transport. <p>Policy Dev15 (criterion3) Proposals should explore opportunities to improve internet connectivity for rural communities where appropriate.</p>
ST2	Carparking and coach parking	
Inf1	Broadband Infrastructure	
Town (urban and historic) Environment		
TE1	Subdivision of existing plots	<ul style="list-style-type: none"> • SPT 11 Strategic Approach to the historic environment; • Strategic Objective S011; delivering high quality development; • Policy DEV10; delivering high quality housing; • Policy Dev 3.2; Water and waterside access; • Policy DEV20; Place shaping and the quality of the built environment; • Policy DEV21; Development affecting the historic environment; <p>SPD Appendix 5: new work in conservation areas.</p>
TE2	Design quality throughout the Parish	
TE3	Safeguarding Designated and Non-Designated heritage assets and the conservation area of Dartmouth	
TE4	Respect protection and enhancement of civic spaces	
TE5	Brownfield first	
Housing and Homes		
H1	Market housing	<ul style="list-style-type: none"> • Strategic Objective S08.1 Delivering an appropriate level and mix of new homes that responds positively to local housing needs and improves long term sustainability; • Policy TTV2 .1; Location of Housing where it will enhance or maintain the vitality of rural communities; • Policy TTV2.2; The delivery of affordable homes that enable rural communities to remain vibrant; • Policy SPT3;provision for new homes; • Policy TTV25; Development in Sustainable Villages; • Policy TTV26; Development in the countryside; • Policy TTV 27 Meeting local housing need in rural areas; • Policy TTV29 Residential extensions and replacement dwellings in the countryside; • Policy DEV8; meeting local housing need in the TTV Policy Area (particularly younger people, working families and. Older people (8.1(iii))); • Policy DEV9; Meeting local Housing need in the Plan Area; • Policy DEV10; delivering high quality housing and affordable housing design; • Policy DEV30; Meeting the community infrastructure needs of new homes.
H2	Exception sites outside the settlement boundary	
H3	Affordable Housing	
H4	Principal Residence	
H5	Specialist Accommodation for Older People	
Health and wellbeing		
HW1	Re-use of the former hospital site and health centre at Zion Place	<ul style="list-style-type: none"> • Strategic Objective S08.3; sustaining and where possible improving the range of services and amenities available... • Policy TTV2.6; The retention and enhancement of important rural services and community services; • Policy DEV1; Protecting health and amenity.
HW2	Community facilities	
HW3	Improved water access for recreational users	
HW4	Education facilities	

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6.0 Compatible with human rights requirements

6.1 The Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and the requirements of the Human Rights Act (1998).

6.2 Care has been taken throughout the consultation process to engage as many members of the community as possible; these include residents, landowners, school children, businesses and special interest groups. The Steering Group has endeavoured not to discriminate on grounds of Race, Gender, and Disability or on any other grounds. All venues for events were fully accessible. It was not considered necessary to carry out an equalities impact assessment and no representations have been received at Regulation 14 consultation to suggest that the plan may give rise to any equalities impacts.

7.0 Compatible with European Union (EU) obligations

7.1 The draft Plan is in general conformity with the strategic policies of the Plymouth and South West Devon Joint Local Plan (2014-2034) and JLP SPD 2020, which has been subject to a full Sustainability Appraisal and Strategic Environmental Assessment so as to be compatible with EU obligations.

7.2 In the preparation of the Submission version of the Plan notice was taken of the Strategic Environmental Assessment (SEA) Screening Report of the Pre-Submission Draft of the Plan prepared by South Hams District Council November 2021 so as to be compatible with EU obligations. A copy of the SEA Screening Report is included as an Appendix (A3) to the Neighbourhood Plan. The conclusion of the report with respect to the need for a SEA is:-

‘Having taken all of the relevant policies of the draft Neighbourhood Plan into account and assessed the potential environmental impact on designated sites and landscapes, it is the Council’s opinion that a full SEA is not required for the Dartmouth NP. The reasons for this conclusion are set out in the screening report in Appendix 1’.

7.3 A Habitat Regulations Assessment (HRA) is required under the Habitats Directive, on the policies within this Neighbourhood Development Plan to ensure there will not be an adverse impact on any European wildlife site. An HRA screening report was carried out by South Hams District Council in November 2021 on the Pre-submission version of the Neighbourhood Plan. A copy of the report is included in the Appendix (A3) of the Neighbourhood Plan. The conclusion of the report with respect to HRA is:-’

‘The Council considers that the Dartmouth NP will not have a significant effect on a European site and that therefore further assessment under the Habitats Regulations is not required. The full reasons are set out in Appendix 2 of this report.’

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