

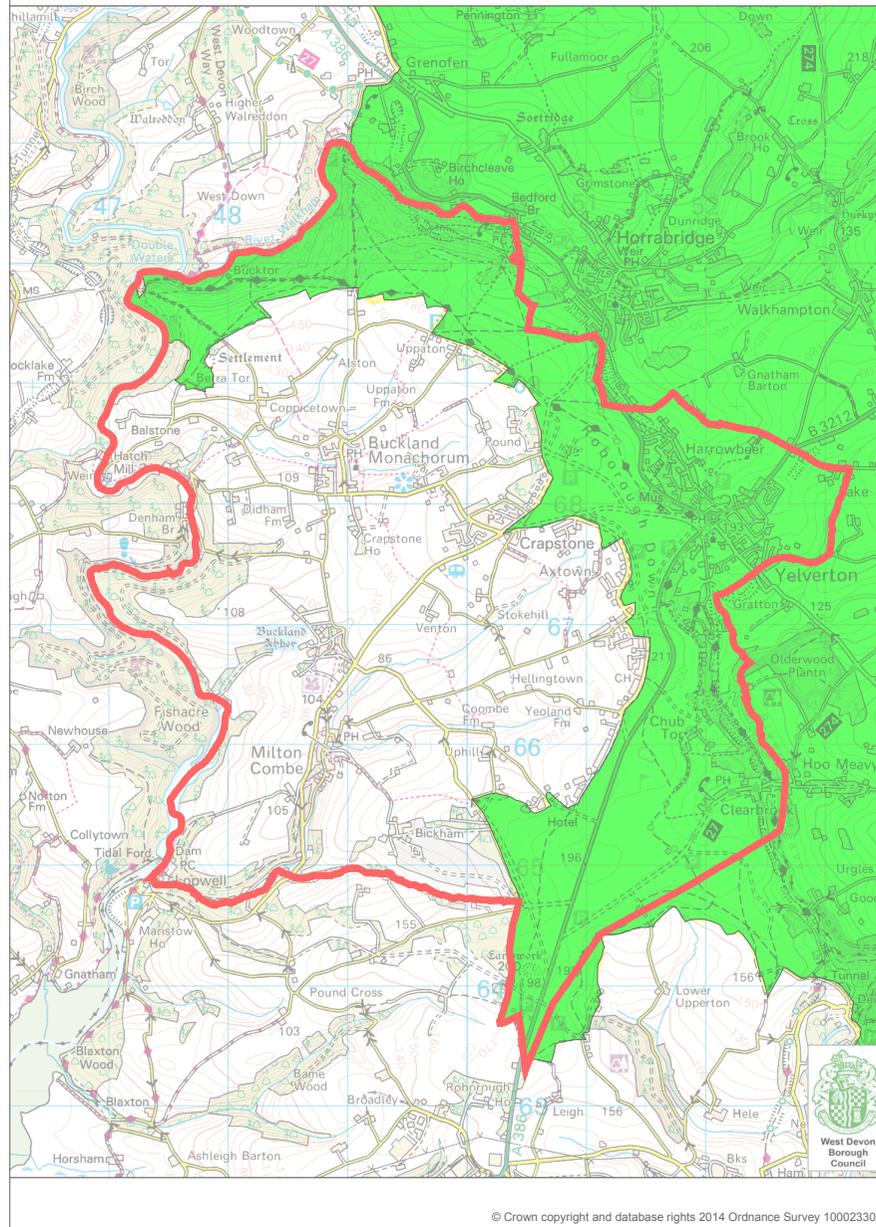


**THE
NEIGHBOURHOOD PLAN**
FOR THE PARISH OF
BUCKLAND MONACHORUM
(Version 5.1 - Nov 2017)

(WWW.BUCLANDMONACHORUMPLAN.CO.UK)

The NP Boundary encompasses 5 villages - Yelverton, Clearbrook, Buckland Monachorum, Crapstone and , Milton Combe. The first two lie largely within the National Park and the remaining three within the Tamar Valley AONB

Buckland Monachorum Parish with Dartmoor National Park



The Parish Boundary and the Plan's boundary are the same and is the land within the red line. The area shown in green is within Dartmoor National Park and the remainder of the Plan area lies within the Tamar Valley AONB.

West Devon Borough Council is the Local Authority for the area of the Plan shown in white and Dartmoor National Park Authority for that area shown in green



This Neighbourhood Plan has been prepared by the Neighbourhood Planning Steering Group and, following statutory consultation between Jan 2017 and April 2017, has been amended to incorporate relevant recommendations made during the consultation period. This version is forwarded to West Devon Borough Council, the Local Authority responsible for arranging the next stages (final consultation and Referendum).

The Neighbourhood Plan (The Plan) along with supporting documents is available as a website at www.bucklandmonachorumplan.co.uk.



Long Ash between Yelverton & Buckland

The Neighbourhood Plan Vision for the Parish of Buckland Monachorum

The Neighbourhood Plan's vision is to ensure that individually, the five villages thrive and deliver long term sustainability to their communities whilst maintaining their unique and distinctive character, but, at the same time, act collectively as a Parish Community to enhance the lives of those living and visiting the Parish.

1. Introduction

Why are we producing a Neighbourhood Plan in the first place?

1.1 In 2014 the Parish Council took the decision to draw up a Neighbourhood Plan (the Plan) in order to give those who live in the Parish more say over how our community evolves. Without a Plan in place, the Parish Council can make recommendations to the two Authorities who look after our interests (West Devon Borough Council (WDBC) and the Dartmoor National Park Authority (DNPA)) but our input is just that; a recommendation on how they should act. With an approved Neighbourhood Plan in place, these Authorities are obliged to give material weight to the policies in the Plan. In short, we gain more say over aspects such as where any new housing might be built or where other development might, or might not take place. The Plan also serves to set out some aspirations; things we would like to see improved (such as access to faster broadband) and thereby gives us a basis to campaign and lobby for such services, even if not all of these are within the Local Authorities' remit to provide.

So how far have we got?

1.2 During the last Government (2011-2015) the Localism Act introduced Neighbourhood Planning into the hierarchy of spatial planning in England, giving communities the right to shape their future development at a local level. In July 2014, Buckland Monachorum Parish Council applied to both WDBC and DNPA to nominate the land area of the Parish as a Neighbourhood

Planning boundary. This was approved in October 2014 and the process of drawing up the Neighbourhood Plan began. A 'diary' of activity (the Consultation Statement) since the production of the Plan started is at Annex A.

1.3 The Plan was produced by a Neighbourhood Planning Steering Group (NPSG), all of whom are residents of the parish and represent each of the five villages in the parish. The group also includes a number of Parish Council members and Officers from WDBC and DNPA have also contributed to the plan's production. Following production of the draft Plan, the Parish Council formally adopted it although the original Steering Group has been involved with the migration of the draft Plan to this final version. Membership of the NPSG is shown at Annex B. Following the statutory consultation of the draft Plan, comments received have been considered and, where appropriate, incorporated into this final version. The lead Local Authority (WDBC) will now arrange for the Plan to be examined by an independent Inspector and then subjected to a further round of consultation and a referendum. If it is successful (with more than 51% of those expressing a view in favour of the Plan), the Buckland Monachorum Neighbourhood Plan will have equal weight to the Borough Council's Local Plan and be the starting point for deciding where development should take place and the type and quality of that development. It's management will be the responsibility of the Parish Council.

1.4 The Plan is complemented by a Strategic Environmental Assessment (at Annex N), a Habitat Regulation Assessment (at Annex O) and a Site Assessment Report (at Annex K) conducted by an independent organisation (AECOM). These set the context for the whole Plan and validate the positions taken and policies established by the Plan.

2. Background

2.1 The Neighbourhood Plan aims to make the Parish of Buckland Monachorum an even better place to be, now and for future generations. It enables the community to have a say on the type of development that takes place and influence the quality and location of that development, ensuring that change brings with it local benefit.

The Timeline

2.2 It will cover a 20 year time period to coincide with the Local Authority's Local Plan (2014 -2034) and progress on it's implementation will be regularly reported to those living in the parish by the Parish Council.

Current management of the Parish

2.3 Buckland Monachorum Parish has been a continuous Parish Council for over 120 years and has a record of sound stewardship of those aspects best summarised as 'caring for the community it serves'. Over the years the Parish Council has liaised well with its twin Authorities (WDBC and DNPA) but has, on occasions, felt that the views of those living in the Parish were not always well understood by those Authorities. Furthermore, the Parish Council had no hard guidance from residents on the way they wanted the parish managed. Because the Neighbourhood Planning is based on evidence gained by local consultation and questionnaires together with specific research and national and regional trends, it provides an opportunity for the community to have a real say over local decision making, to achieve its long-standing goals through the planning system and address the challenges and opportunities facing the future vitality of the parish. Even before it is passed, Local Authority decision makers already consider it to be an important reference and are prepared to give it weight as a material consideration in any development planning decisions. When the Plan is made it will have equal weight to the local plan in the determination of planning applications.

Selecting the boundary of the Plan

2.4 Early on as the Plan was being discussed, a decision on the most appropriate boundary of the Plan needed to be made. The choice was whether to draw the boundary around the whole Parish or to choose the area within the Parish which was within WDBC's authority (and exclude that within DNPA's authority). For issues such as planning, the DNPA is the approving authority for the areas of the Parish that lies within the park and WDBC is the approving authority for those areas which fall outside the Park. After some thought it was considered better to include the whole Parish for which the Parish Council has responsibility at the risk that the Plan would be more difficult to write as it would need to meet obligations of two different Authorities.

Location and Landscape Character

2.5 The Parish of Buckland Monachorum, and therefore the boundary of the Neighbourhood Plan, is situated in West Devon, 10 miles from the City of Plymouth to the South and 6 miles from the Market Town of Tavistock to the West and includes the villages of Yelverton, Crapstone, Milton Combe, Clearbrook and Buckland Monachorum. The Parish straddles the bound-

ary of the Dartmoor National Park with most of Yelverton and the village of Clearbrook inside the Park and the remaining villages within the Borough of West Devon but outside of the the National Park.

2.6 The landscape is characterised (by the Tamar Valley Area of Outstanding Natural Beauty (TVAONB) in which the area of the Parish outside of the National Park lies) as ‘a rare valley and water landscape based around an unspoilt estuary, a unique wildlife resource and a landscape of distinctive heritage; a gentle rolling pastoral landscape separating the tor covered moor of Dartmoor from the coastal area of the South West.’ Furthermore, Dartmoor National Park has its own Landscape Character Assessment (150).

2.7 Landscape character is an important consideration when considering potential development and landscape character assessments are conducted whenever sites are being considered for significant development. Those currently available are located in WDBC’s Landscape Character Assessment for proposed development sites impacting on the TVAONB dated February 2015, a copy of which is at Annex C and further, more detailed information is available from Natural England’s website (Landscape Character 150 & 151).

A parish ‘Snapshot’

2.8 From the 2011 Office of National Statistics data we find that the population of the Parish has been relatively static over the last two decades and now stands at around 3502 having risen from 3494 in 2002. There are 1562 households of which 1100 are occupied by people over the age of 65, 430 are single occupiers, 311 are married couples without dependent children and 592 are married couples with dependent children. Of the 1562 households, 1216 are owned (733 outright, 483 mortgaged), 244 are socially rented and 319 privately rented. 60% of the houses in the parish are detached, 20% semi-detached, 15% terraced and 5% flats or mobile homes.

2.9 The Parish population between the ages of 16 and 74 stands at 2643. Of these, 386 are in part time employment, 850 in full time employment, 399 are self employed, 48 unemployed and 602 are retired. 110 children between the ages 4 and 16 are in full time education.

2.10 The general health of those living in the Parish is better than the national average with the health of 85% of residents reported as being ‘Very Good’ or ‘Good’.

So the 'snapshot' shows a 'retirement - biased' population in relatively good health largely living in detached properties which they own. Evidence promulgated by WDBC's own population trend analysis (July 2015), makes the following case for development thinking:

'Building affordable housing is vital to the survival of rural communities and services. It makes it easier for local people to continue to live in the same area as their friends and family. It also helps preserve the economy of rural communities by providing homes for young, working people who sustain local businesses and services.'

2.11 One of the key issues surrounding the lack of affordable housing is that it's leading to the disappearance of younger, working people living in rural areas. New statistics by the National Housing Federation (NHF) show that by 2021, 41.8% of households in West Devon are predicted to be headed by people aged over 65. West Devon is also one of the top 20 areas in England predicted to see the biggest percentage point jump (4.5%) in the proportion of households headed by people aged

over 75 within the next ten years. This is raising concerns that younger people are no longer able to find affordable homes in the area, being priced out by high rents and unaffordable homes.



Stokehill Farm Road, Crapstone

An early finding

2.12 This analysis, supported by the NP's questionnaire points to two accommodation related issues which the Plan hopes to address; the need for housing which sustains the community and in particular that which provides for young families who wish to grow up and contribute to the community in which they live and secondly, for the more senior members of the community who, again, wish to remain but may not be able to find accommodation suited to their changing circumstances.

3. How the Neighbourhood Plan has been prepared

The logic behind the Plan

3.1 The logic behind the Plan was to understand what *had* to be in the Plan, what topics were being covered in Neighbourhood Plans in similar situations elsewhere and to understand what issues mattered to residents and how these might be addressed. From this, a set of strategic aims could be drawn up. Having set out the aims, and armed with the issues we needed to address, we could then develop policies which were both in general conformity with Local Authority Plans and the National Planning Policy Framework (NPPF) and which, if followed, would deliver against the strategic aims. So the rest of the document explains how this was done and what the resulting policies are. A document known as the Basic Condition Statement (at Annex D) demonstrates how the policies developed are in general conformity with the NPPF and the Local Authorities' Development Plans.

The process involved a number of key steps:

Designation and Raising Awareness

3.2 In April 2014 Buckland Monachorum Parish Council decided to produce a Neighbourhood Plan and following a public meeting a small Steering Group was formed which met and agreed to apply to designate the Parish boundary as the Neighbourhood Planning boundary. This Committee also agreed the broad areas that would be covered by the Plan; residential development, economic development, services and the environment although it was also agreed that the Plan would not be constrained if other issues were raised during its production. The Boundary was approved in Nov 2014 by both Authorities and is shown at Annex E.

Early Consultation and Evidence Gathering

3.3 Between November 2014 and January 2015 a detailed questionnaire was produced, market tested, distributed to over 1400 home and businesses across the Parish and completed returns sent to the Community Council of Devon for analysis. The Questionnaire is at Annex F and the analysis of its findings at Annex G. Although the returns were anonymous, residents

were given the opportunity to be added to a database in order to be consulted further and over 200 elected to do so. A total of 476 completed questionnaires were received (deemed statistically significant) and of these all 200 who had provided contact details received a copy of the completed questionnaire analysis. As issues arose, this 'focus group' have been invited to comment.



Consultaion at Yelverton & Milton Combe

meeting, by over 40 and the fourth, an 'open day' to road test the draft policies to which over 130 residents attended. At each of these occasions, those attending were asked to record their views on a range of issues seen as important to the production of the Plan. Additionally, specific study was undertaken (by an independent consultant) on the issue of whether the Business Park extension proposals in WDBC's draft 'Our Plan' was in accordance with policy guidance and warranted by demand. This report is at Annex H. Finally, once the draft Plan had been produced and as part of the 6 week statutory consultation stage,

3.4 Following the analysis of the questionnaire the NPSG commissioned a dedicated website for the Plan (www.buckland-monachorumplan.co.uk) and this was widely advertised in local publications, local newspapers, the Parish Council's website and at every NP information event. The website encouraged comments and these were collated and are included in the Consultation Statement at Annex A.

3.5 In addition, four events, specifically aimed at evidence gathering were arranged. The first, a guided tour of significant sites of historic significance around the Parish was attended by 50 residents and co-hosted by TVAONB, the second, a 'housing drop-in day' by over 120 residents, the third, the annual parish



four 'village meetings' were arranged to explain the Plan and encourage people to submit views on it such that these could be taken into consideration when the final Plan was prepared.

Issues raised in the Plan's preparation

3.6 Analysing the findings of the various consultation exercises and local evidence, the Steering Group drafted a summary of the key issues for the Neighbourhood Plan. The findings were grouped into the four themes, distributed to the focus group and included in the Parish Council's record of events. The Steering Group also set up a Facebook Page with links to the key events and documents and included links to and from this to the Parish Council's own website. The Facebook page was discontinued and replaced by the website which allows comments to be sent from Parishioners to the Planning Team and was linked to the Parish Council's own website.

3.7 As the Plan has progressed, some issues arose which were not covered by the questionnaire. These have been included in the draft plan and reaction to them gathered at the various feedback sessions held.

Docking the Neighbourhood plan with the Planning Authority's Local Plans

3.8 During the time that the Neighbourhood Plan was being produced, both of the Local Authorities (WDBC and DNPA) were redrafting their own Local Plans (and still are) and opportunities were taken to meet with both planning teams to attempt to ensure a degree of conformity between the Neighbourhood Plan and two Local Plans. Both WDBC and DNPA appointed lead officers to work with the NP team. The relationship between the Neighbourhood Plan and the Local Plans, once each has been accepted, is one of 'equal weight'; each Plan, as it is constructed needs to take note of the proposals in the other and, where possible, demonstrate 'general conformity'.

3.9 One issue for the Neighbourhood Planning Team was to consider whether to delay production of the Neighbourhood Plan until both the Local Authorities had completed their respective plans or to proceed in parallel. Advice was strongly in support of the latter approach as issues identified during the production of one plan could then be considered, where appropriate, in the other.

WDBC's Our Plan and the Joint Local Plan

3.10 As the NP Group was starting to draw up the Neighbourhood Plan, WDBC produced a document called 'Our Plan'. It was a draft, issued for consultation and was, at the time, issued with the intention of it eventually becoming a replacement for the current Development Plan which was judged to no longer be in compliance with the NPPF. Feedback received on the draft Our Plan was such that it was decided not to pursue its production but instead to develop a Joint Local Plan with Plymouth and South Hams.

3.11 A Neighbourhood Plan has to be in 'general conformity' with the most recently adopted Local Plan(s) and the NPPF and as Our Plan was withdrawn it cannot be considered adopted and neither can the Joint Local Plan which, although published, has yet to complete its inspection stage. The policies against which this NP must be judged as 'generally compliant' are therefore those within the current Local Development Plan(s) and the NPPF. The exception to this is that if evidence exists which is more recent than that used to draw up the Local Plan, it is relevant. So, where new evidence was used to produce elements of Our Plan or the embryonic Joint Local Plan, this evidence can, and has, be used to influence the NP. The most significant change introduced by the Joint Local Plan has been the introduction of indicative housing numbers. The Basic Condition Statement (at Annex D) shows the links between the NPPF, extant Local Plan Policies, policies within the draft Joint Local Plan and the Policies in this NP.

Draft Plan

3.12 Throughout July to November 2015 further work was done to look at many of the issues, culminating in the draft Plan. A pause of a few months was agreed until the Local Authority's proposals on whether to proceed with Our Plan or develop a Joint Local Plan were considered. In the interim, the opportunity was taken to publish the draft plan as a website and widely 'advertise' it in parish-wide publications, effectively extending the required consultation stage.

Draft Plan to Final Plan, Submission and Examination

3.13 Once the NPSG and Parish Council were content that the Plan is ready for wider circulation, it was copied to both Local Authorities (WDBC & DNPA) and other statutory consultees and issued for public consultation to those living in the

Parish. Comments from this 6 week statutory local consultation exercise have been analysed and, where appropriate, incorporated into this document. All comments received are at Annex A together with a Steering Group's decision on whether the comment would be reflected in this, the Plan's final version. This version of the Plan and its supporting documents have been prepared for submission to the lead Local Authority (West Devon Borough Council) for approval and, following that, independent examination to ensure it conforms to any legal and statutory requirements.

3.14 Subject to a successful examination outcome, the Plan will proceed to a local referendum where the community of the Parish will be asked whether it wants the Parish Council of Buckland Monachorum to use the Neighbourhood Plan and deliver the policies therein. If a favourable response is received the Plan will become part of the statutory 'development plan' for the area and, with the Local Plan, become the starting point for, *inter alia*, deciding planning applications within the Parish.



So what were the Issues?

3.15 Analysing the findings of the various consultation exercises and local evidence, the NPSG drafted a summary of the key issues for the Neighbourhood Plan. The findings were grouped into the four themes set out below, distributed to the focus group and included in the Parish Council's record of events.

The key issues identified by the questionnaire, public meetings and other representations were as follows:

Residential Development

- Whether the sites already identified at Crapstone & Buckland in WDBC's SHLAA¹ (Strategic Housing Land Availability Assessment) offer the best place for housing to meet WDBC's target (as expressed in 'Our Plan' and re-iterated in the Joint Local Plan) of 20 houses between 2014 - 2034.
- If not, where should housing 'be permitted'? Would 'random' placement be better than 'estate' placement?
- What type of housing best meets local needs? The questionnaire suggested a need to better cater for young families and 'down-sizers' and this was re-enforced at the housing day.
- Whether some 'accommodation' could be reached between WDBC and DNPA to encourage housing to be located adjacent to services? This is relevant because Yelverton, which has the majority of Parish services, is within the National Park (which have no specific target to provide housing in the Parish) whereas Crapstone and Buckland, which have few services, are within WDBC's ambit, who seek to manage housing development through targets. Without such 'accommodation', the Parish Council was concerned that housing might predominantly be built where there are few services, and few housing will be built where services are more available.

Economic Development

- Whether the proposed development of the Yelverton Business Park (at Crapstone) was warranted? This proposal emanated from WDBC's SHLAA and was proposed as a policy within their draft 'Our Plan'. As this caused a significant reaction from local residents, the Neighbourhood Plan agreed to undertake a specific review (which is at Annex H).

¹ WDBC changed the title of this process from SHLAA to SHELAA between 2014 and 2016. For ease, the original title is used throughout. (E = Economic)

- Whether car parking at Yelverton could be improved. This largely stems from a decision, some years ago, by the owner of two car parks (at Leg of Mutton & St Paul's church) to introduce parking charges. This resulted in people either parking 'elsewhere' (including on the open moor and in residential areas) or avoiding the shops altogether rather than incurring a charge. The Parish Council used the questionnaire to ask if a modest addition to the precept to allow the Parish to manage the car parks and remove charges would be welcomed.
- Whether part of the land at Leg of Mutton (to the South of the car park - currently 'scrub' might be suited to a mixed development (part commercial, part residential, part community). Such development might compliment the established retail part of Yelverton, play a part in meeting future residential development and provide additional community facilities.
- The need for a restriction on converting land from 'employment' to 'non employment' (ie residential)
- The need to control the use of Brown Field land (to ensure it is used for development ahead of open land).

Services

- The fragility of transport services in some villages, and what alternatives may be available.
- The desire for some form of community centre in Crapstone and how this might be provided. The questionnaire was ambivalent on this issue so a specific community event was organised to elicit the views of local residents. This confirmed that some form of community facility would be welcomed.
- Broadband coverage in some areas of the parish was poor
- The need for car parking control such that development (residential and economic) is not compromised by a lack of car parking.
- The need for adequate footpaths (and where possible, cycle paths) to discourage car use and ensure that those who are less mobile are not disadvantaged.

Environment

- The flooding risk at Milton Combe and whether this might be exacerbated by development in Crapstone on 'SHLAA' sites (which lie above the village) and to an extent, at Buckland where a similar situation could exist.
- Better dog excrement management in public areas.
- The safety of cycling on the A386 (the main road between Plymouth and Tavistock) and whether possible alternatives might be available.
- The protection of sites of historic interest.
- The preservation of local character by ensuring that any new development should contribute to the local character by either retaining or reproviding items that represent that local character (such as Devon hedges)
- Whether support should be given to renewable energy projects provided these would not impact adversely on their surroundings.

4. So how is the Plan structured?

4.1 Following the logic explained earlier and armed with a good understanding of the issues people thought should be in the Plan, the vision could be agreed.



View of Buckland Church from above the village

The Neighbourhood Plan's Vision

The Neighbourhood Plan's vision is to ensure that individually, the five villages thrive and deliver long term sustainability to their communities whilst maintaining their unique and distinctive character, but, at the same time, act collectively as a Parish Community to enhance the lives of those living and visiting the Parish.



The Rock at Yelverton

The Neighbourhood Plan Strategy

4.2 Having established the vision, the task was then to construct a strategy to deliver it. The Neighbourhood Plan **Strategy** needed an understanding of what sustainable development for the whole Community meant, what the issues were and what range of policies would be required.

So what ideals should the Neighbourhood Plan Strategy embrace?

4.3 The Government's guidance on Neighbourhood Planning is that a Neighbourhood Plan must 'support Sustainable Development and is about positive growth - making economic, environmental and social progress for our generation and those in the future.' These elements can be described as follows:

Economic - contributing to building a strong, responsive and competitive economy

Environmental - contributing to protecting and enhancing our natural, built and historic environment.

Social - supporting strong, vibrant and healthy communities.

To achieve this, in development terms, a thoughtful and integrated approach is required with landowners and developers taking a continuous interest in the future of the Parish Community. This is the approach taken in the Plan and on the basis of this, the Parish will look to engage positively with landowners and the statutory planning process to guide future development.

4.4 Those living in the Parish appreciate the special qualities we have. It is a fantastic place to live and in accommodating any future development, be that housing or economic growth, it is vital that these qualities are not lost. We appreciate that people will want to come and live here and that this is important to maintaining a vibrant community.

4.5 This Plan is not anti-development; it is, after all, the population of the Parish that supports the services on offer. If people don't use local shops and services, they will cease to operate. If young families are driven out through high housing costs, lo-

cal schools will shut. If people choose not to use local public transport, it will become too expensive to provide. We understand that we must adapt to remain a sustainable community. Our objective, therefore, is to enable the provision of a choice of new homes and services to meet all sections of the community in a manner which respects the character of the Parish while maintaining the facilities only which we depend.

4.6 For residential development, Building for Life is the industry standard quality assessment endorsed by Government (Building for Life Partnership 2012). It provides a 12 point criteria against which it is possible to measure any new development. Proposals are scored on a 'traffic light' system - Red (unacceptable and not of planning approval quality), Amber (partial success with room for improvement or mitigating circumstances) and Green (excellent / exemplary). An explanation of how we will encourage developers to use this is shown at Annex J.

The Strategy

4.7 Given the strong desire to maintain strong community life within villages where it currently exists and improve it where it is less well developed, the Plan's focus is on sustainability and supporting community facilities. Like many rural communities, the average age of the Parish's residents is increasing. Evidence from the questionnaire and housing day indicates that many older residents would wish to 'down-size' but cannot find suitable housing within the Parish. Given the Parish demographic, it is largely the retired community who run and support much of the life of the community (clubs, associations, societies etc). Providing suitable accommodation to retain these enthusiastic local people will be an important part of the housing strategy.

4.8 Housing growth is to be accommodated in a sensitive way and a strategy for housing growth is explained later in this document. This is primarily based on modest scale development within, or close to, villages with active community facilities together with windfall development in, or close to, existing housing. Significant development elsewhere will not be supported unless (or until) suitable community infrastructure is in place to support an increase in residential occupancy.

4.9 A number of small scaled developments can be accommodated within the Parish and could supply new affordable housing, opportunities to new and existing residents and meet the needs expressed in both WDBC's and DNPA's Development Plans.

4.10 Economic development will be supported where it offers local employment opportunities and services in keeping with the nature of the Parish. Efforts by local businesses to encourage their own long term sustainability will also be supported.

4.11 Historic and environmental sites of special local interest will be protected as will outdoor facilities such as those which promote walking and cycling.

4.12 The Neighbourhood Plan need to be in 'conformity' with the National Planning Policy Framework (NPPF) and Local Authority Policies (which themselves need to be in conformity with the NPPF) but can be tailored to take account of local issues as not all the parts of the NPPF will necessarily be relevant to our Neighbourhood Plan, nor can we set out to change areas not within the remit of a Neighbourhood Plan.

4.13 So the Plan's Strategy is set out in the 10 'Strategic Aims' (below) which took the NPPF aims together with our Issues so that policies could then be developed which would, if implemented, deliver the benefits sought by the Neighbourhood Plan.



The acid 'test' we have applied is to ask if the Strategic Aims below are delivered through the Policies we have established, will our Vision for the Neighbourhood Plan will be achieved.



5. **The 10 Strategic Aims**

5.1 These Strategic Aims are:

SA1 to deliver a prosperous & high quality of life for residents

SA2 to support the local economy

SA3 to deliver sustainable development to meet local needs

SA4 to have a positive effect on the environment

SA5 to maintain the natural environment & biodiversity

SA6 to deliver a housing growth strategy

SA7 to maintain local character

SA8 to Sustain community life

SA9 to Improve services

SA10 to involve local people

The table below shows the relationship between the Strategic Aims and the Policies established to achieve them.

Strategic Aims	Relevant Policies
SA1 - Prosperous & high quality of life for residents	RD1/RD3/RD5/ED1/ED2/ED3/ED4 E1/E2/E3/E4/E5
SA2 - Support the local economy	ED1/ED2/ED3/ED4/SA3
SA3 - Sustainable development to meet local needs	RD1 - RD5, SA4
SA4 - Positive effect on the environment	E3/E4
SA5 - Maintain natural environment & biodiversity	E1/E2
SA6 - Deliver housing growth strategy	RD1/RD3/RD4/RD5
SA7 - Maintain local character	RD2/RD5
SA8 - Sustain community life	RD1
SA9 - Improve services	S1/S3/ED2
SA10 - Involve local people	See note 1

Note 1. The Parish Council will be the guardians of the Plan once it is approved ('made') and regularly review the Plan taking into account comments and suggestions from residents. Once a year the Council will publish a performance review explaining what progress has been made implementing the Plan's policies.

6. Drawing up the right policies

6.1 For each of the four areas (residential development, economic development, environment and services) a narrative is given to provide the background to the policies selected followed by the policies.

Residential Development

6.2 There are 1562 dwellings in the Parish, most of which are in, or close to, one of the five villages of Clearbrook, Crapstone, Yelverton, Buckland Monachorum or Milton Combe. There are, however, a significant number of dwellings spread across the Parish which could not be defined as lying within one of the villages. Dwellings such as those at Axtown fit this category.

6.3 The Strategic Housing Market Needs Analysis (SHMNA) looks at both the number and type of houses needed to meet the changing demographics in the area. The latest SHMNA conducted for the whole of West Devon (including the National Park) was completed in 2017 as part of the JLP preparation and contains analysis specific to the Parish (called the Buckland sub-area in the report). This supports the evidence gained by both the questionnaire and the Housing Day by identifying that the Parish has the highest percentage of fully owned or owned with a mortgage homes in West Devon, is amongst the most expensive area in terms of house prices, will see a rise in the percentage of residents over the age of 65 and an increase in the percentage of people living alone. Any future housing development in the Parish needs to note these trends and provide accordingly.

6.4 Each village has its own unique community/residential 'footprint' and it is important to recognise this when deciding on future needs. In short, these are as follows:

Yelverton - the largest village, has a wide selection of shops (garage, Co-op, post office, ATMs, Estate Agents etc) together with two churches, two community halls, two public houses, a play park, a good, frequent bus service, health centre and leisure facilities (golf club, cricket club, bowling club, cycle route). Yelverton, being with the National Park, has seen little new housing other than one affordable housing development (Briar Tor). Currently there is an approved application to extend this development with a mix of 32 affordable and market housing although building has yet to start. One site, close to the retail centre of Yelverton, was considered suitable for residential development in the DNPA's SHLAA.

Clearbrook - a small hamlet within the National Park, has a village hall and a public house but no other services (including no bus service). No new housing has been built in the last 20 years and there is no practical scope for development of any significance.

Milton Combe - a 'compact' village with a rich history at the bottom of a steep valley has a village hall, a church and a public house. It has an infrequent 'hopper' bus service but no shops or other facilities. Although the terrain is difficult, some new housing has been built within the last 15 years. The village suffers from occasional flooding when a small number of houses at the 'lower end' of the village are affected. Given the constraints on space, there is no scope for any significant development

Buckland Monachorum - a large village with the only school (primary) within the Parish together with a church, two village halls, a play park, a public house and a bus service. This village can suffer flooding although the number of affected properties is relatively small. The village has seen significant development over the last 25 years and given the variety of community assets, could support further development.

Crapstone - this village has borne the majority of the Parish's residential development over the last 25 years as it lies within a defined Settlement Boundary but outside of the National Park. Of the five Parish villages it is amongst the poorest with respect to community resources. It has one shop (a post office) but no pub, no church, no village hall. It has a small play park and a cricket field.

WDBC have proposed a template against which villages can be assessed for sustainability in terms of the range of services (such as shops, pubs, playgrounds, bus services, communication networks etc) they can offer residents without the need to travel. The analysis (at Annex L) shows that Yelverton 'scores' 41, Buckland 29, Crapstone 23, Milton Combe 18 and Clearbrook 16. While this is a useful tool, the selection of sites was enabled by a specific, expert consultant study (at Annex K).

Local Authority forward plans for residential development.

6.5 The policies of the two Local Authorities with regard to the amount of residential development required are different and are set out in the Authority's relevant Development Documents and, as relate to the Parish, are:

6.6 WDBC - Although WDBC's adopted Development Plan does not establish target housing numbers, both the draft 'Our Plan' and the more recent Joint Local Plan does establish a target; the former down to village level, the latter, a total number across all villages in West Devon. If this figure is accepted, it indicates a target of a minimum of 24 dwellings (4 already approved, 20 as yet unapproved) in the period between 2014 and 2034 within the area of the Parish under WD's planning authority (Buckland, Crapstone, & Milton Combe). Additionally, WDBC recognise that around 3% of the total housing requirement will be 'windfall' development over the period (these are houses not specifically planned or allocated within the plan).

6.7 DNPA - The National Park's adopted policy is to build 50 houses within the Park each year and that 60% of these should be located within Local Centres. Yelverton is a Local Centre although it is not the Park's practice to designate any particular number of homes in any given location.

6.8 The Neighbourhood Planning Group and the Parish Council support both the need for a modest amount of new housing and the need for affordable housing within the Parish and does not see either of the Authorities 'targets' as alarming. Indeed, over the last 15 years, without any strategic guidance or imposed demand, almost this number of new homes have been built. The Parish Council has for many years, when commenting on housing applications, appealed (invariably unsuccessfully) that these houses should be built close to the services which are there to support them. As a consequence, there is now a significant imbalance between community facilities and residential dwellings. This in part is a consequence of defined settlement boundaries being established in places without services (ie Crapstone) and no strategic objective to provide community facilities to complement housing development.

Settlement Boundaries

6.9 Settlement Boundaries (SB) are in place for Yelverton, Crapstone and Buckland Monachorum (These are at Annex N). The broad logic used by Local Authority planning officers is that development inside a defined SB has effectively met the criteria for sustainable development (as any new housing will be adjacent to existing dwellings which were approved on the basis that they were in sustainable locations), whereas applications that lie outside the SB may not have and the 'sustainability crite-

ria' needs to be tested. While the impact of this policy has been to contain development and prevent rural sprawl it has three drawbacks; firstly, it can promote housing being crammed in inappropriately, secondly there is now so little room remaining for development within existing SBs, this policy will, by itself, constrain further development and thirdly, many of the facilities which existed when the SBs were first drawn no longer exist thereby challenging the sustainability of the original SB.

6.10 The NPSG concluded that a policy regarding SBs should be established to allow some flexibility and acknowledge that facilities which exist to support development (such as shops, bus services, local amenities) change.

Affordable homes

6.11 The Parish Council conducted a Housing Needs Assessment to understand the number and types of Affordable homes required in the Parish and the report is at the Download section at Annex P. During the Plan's production, a planning application for another tranche of Affordable homes at Briar Tor, Yelverton, was approved by DNP and this, together with other, already constructed Affordable homes, adequately caters for the Parish's current requirement. To meet future needs, the Plan's policy for housing accommodates the affordable homes quotas in both the JLP and DNPA development plan.

Available sites for development

6.12 Both Authorities conduct 'call for sites' exercises to see whether landowners have land that they would be prepared to develop. This exercise is known as a SHLAA (Strategic Housing Land Availability Assessment) and the most recent SHLAAs indicate the land within the Parish that has been 'offered' by landowners and whether these plots are, in the view of the Local Authority, suitable. The most recent SHLAAs are at the download section.

6.13 The NP conducted its own 'call for sites' and a number of local landowners responded. In order to judge which sites were most suited to development, the NPSG arranged for a Site Assessment Report to be conducted by an external consultant who works extensively in support of neighbourhood plans (AECOM). The Site Assessment report, which has been endorsed by the Steering Group is at Annex K. Although the call for sites and the subsequent site selection aims to deal with the bulk of the parish's future housing needs, other questions put to those who responded to the NP questionnaire and housing day elucidated the following:

- Would ‘random’ placement be better than ‘estate’ placement? There was no clear preference.
- What type of housing best meets local needs? The majority supported a need to better cater for young families and ‘down-sizers’.
- Whether some ‘accommodation’ should be reached between WDBC and DNPA to encourage housing to be better located adjacent to services? This is relevant because Yelverton, which has the majority of Parish services, is within the National Park (which has no specific target to provide housing in the Parish) whereas Crapstone and Buckland, which have few services, are within WDBC’s ambit, and will be subject to such targets. Without such ‘accommodation’ housing could be predominantly sited where there are few services, and few housing sited where there are. Meetings held with both Authorities failed to reach a position of such accommodation. Both Authorities remained of the view that their remits were different and the NP needed to accommodate these different approaches.

6.14 Bringing together the available sites (in both SHLAAs), the different approaches by the two Local authorities to the number of houses, the views of local residents and the Site Assessment Report, the NP Group came to the following conclusions before setting its residential development policies:

Within the West Devon part of the Parish, the indicative figure of 20 houses over the next 20 years (as estimated in the analysis within Our Plan and restated in the Joint Local Plan) was not unreasonable and land judged as suitable to accommodate this figure had been identified by the most recent SHLAA exercise and the Site Assessment Report. The site at Buckland should be allocated and the SB adjusted to include this site. This site was seen as particularly suited for the provision of starter homes suited to young families given its location close to the only primary school in the Parish and is deliverable in the early years of the Plan. Although the site (2.0 ha) could accommodate around 45 houses, there are sensitivities around impact on the skyline and the NPSG saw no merit in exceeding the indicative housing need expressed in the Joint Local Plan.

As Yelverton was the village best able to provide services to the community, the one site considered suited to development should be allocated and the SB amended accordingly. Given Yelverton’s unrivalled access to services such as the health centre, bus services and shops, this site was seen as ideally located for the provision much needed houses suited to more

elderly residents. While the selected site (2.6 ha) could accommodate up to 56 houses although the NPSG elected to constrain development to no more than 30 houses given the limitations imposed by Meavy Lane. This site lies within DNP whose policies for development aim to deliver around 50% affordable homes within housing developments and, subject to viability, this should be accommodated. The Site will become available for development in the later years of the Plan. Late in the NP production a new site was proposed at Yelverton (between Lake and Binkham Hill). This site was considered to have some potential and is noted by the NPSG as a reserve site which should be considered at the first 5 year review of the Plan if further housing need was identified.

When allocating sites, new housing should be sited as close to supporting facilities as is practical. For this reason, the villages of Milton Combe and Clearbrook should not be considered for development other than windfall.

There was a consensus that a mix of housing types was preferred over type specific housing in any one location.

As the parish had a history of a higher proportion of windfall housing than the estimates made by WD for the Borough as a whole, this should be factored in to meeting the housing requirement.

Both WDBC and DNPA have conducted SHLAAs and the NPSG concur that the most appropriate sites have been identified and no others have been proposed which offer better opportunities for development. The sites have been subjected to review (in addition to that contained within the respective SHLAAs) and this is at Annex K (the Site Assessment Study) with the two sites shown (1 & 12) at fig (a).

Fig a



6.15 The following Residential Development Policies were agreed

Residential Development Policy 1: RD1(a), (b) & (c) - Meeting our housing need

RD1(a) Within the WDBC part of the Parish, the future housing need for the period of the Plan will be met by the allocation and subsequent development of Site 1 at Buckland Monachorum (20 houses).

RD1(b) Within the DNPA part of the Parish the future housing need for the period of the Plan will be met by the allocation and subsequent development of **Site 12** at Yelverton (30 houses).

RD1(c) The Settlement Boundaries for Buckland Monachorum and Yelverton will be extended to accommodate the development referred to at RD1(a) and RD1(b) extended to as indicated at Annex N and figs (a) and (b) respectively.

Residential Development Policy 2: RD2 - Windfall

Applications for windfall development² outside defined settlement boundaries but within already developed areas in the Parish will be supported provided they meet the following criteria:

- (a) they are within existing settlements rather than in the open countryside
- (b) they do not encroach on land separating villages
- (c) they are in keeping with adjacent properties and maintain the area's character
- (d) they do not conflict with the other policies in the Plan.

Residential Development Policy 3: RD 3 - Broad mix of housing type

New housing developments (three houses or more) must provide for the future needs of the Parish. Where practicable and viable, two thirds of housing built on the Buckland site should be starter homes specifically catering for the needs of young fami-

² Windfall sites are those which have not been specifically identified as available in the Local Plan process.

lies and two thirds of the homes built on the Yelverton site homes suitable for older people. 25% of the homes on the Buckland Site and 50% of the homes on the Yelverton Site should be affordable to complement LA policies on affordable homes. Both these sites are shown at Annex K (and see Policy RD1(a) and RD1(b) above)

Residential Development Policy 4: RD4 - Affordable housing

The proposed development of affordable homes at Briar Tor, Yelverton, for which planning approval has been granted, will be actively supported and delivers the currently assessed affordable housing need and Policy RD 3 caters for future need. A regular review of the Parish's housing needs will be conducted to ensure any changes can be reflected in future developments.

Residential Development Policy 5: RD5 - Design

The NPPF requires all new development to be sustainable. In order to achieve this, applicants need to demonstrate how sustainability has been addressed in any application and proposals conforming to the Building of Life criteria (at Annex J) will be actively supported with particular focus falling on the need for safe access linking such development to local services.

Economic Development

6.16 In line with the experience seen elsewhere in the British countryside, the Parish has seen significant socio-economic changes as a result of increasing affluence, the rise in car ownership and the movement of population from town to country. To further illustrate this change, although the land is still farmed, the number of farmers has reduced and, as the population ages, the number of care homes has increased.

6.17 The limited availability of jobs in rural communities encourages local people of working age to leave the area, and prevent people of working age from moving in thereby increasing the proportion of retired residents in the Parish. This loss of the working age population has social as well as economic consequences. Communities where there is a daily exodus of people of working age can also struggle to provide the viable conditions for many community services and facilities.

6.18 Given the Parish's demographics, economic development needs to be aware of the target market for goods and services. Within the Parish there are five elements to the local economy; farming, retail, light industrial, hotel and recreational services and self employment (home working). The majority of undeveloped land within the Parish is farmed by a well established farming community. Almost all of the retail outlets are in Yelverton (there is only one other shop (in Crapstone and which is highly valued by local residents), almost all light industrial business is conducted from the business park at Crapstone, hotel services (including care homes and B&Bs) are distributed throughout the Parish, as is home working where 10% of those who responded to the questionnaire stated that they worked from home.

6.19 Almost all of those living in the Parish make use of the shops at Yelverton yet few regularly visit the business park. The Neighbourhood Plan seeks to maintain and support the local economy by encouraging local businesses and enterprise in the Parish, rural tourism and leisure facilities that benefit local businesses, residents and visitors, and which respects the character of the countryside.

6.20 Two sources provided evidence; the questionnaire and a specific study looking at a proposal within WDBC's draft 'Our Plan' to encourage the Business Park at Crapstone to expand into an adjacent field.

6.21 Firstly, the majority of respondents to the questionnaire (96%) valued and supported the shops at Yelverton and listed a range of additional services they would wish to see provided. Their only reservations were over the provision of adequate parking adjacent to the shops. WDBC's 'Our Plan' proposal, to expand the Business Park at Crapstone was unknown at the time the questionnaire was completed although locally, it was clear that there was very little enthusiasm for such expansion. This led to the NP Group funding a specific study to analyse the need and planning issues surrounding such expansion. The study's report is at Annex H and concluded that although there was some evidence supporting the need for expansion, in the view of the NPSG it constituted a 'Major Development within the AONB' and as such, could only be considered provided exceptional circumstances were presented to justify it. It is accepted that a balance needed to be struck between the needs of those seeking to add to the economic well-being of the Parish and the protection of the landscape within an AONB and the NP Economic Development Policies have been drafted accordingly and any proposal (including the Business Park expansion) would need to be tested against them. While the proposal is no longer a WD Local Plan draft policy (as Our Plan has been withdrawn), it is considered important for the NP to cover potential expansion as applications may be presented in the future and NP Policies need to be able to cope with such circumstances.

6.22 Secondly, during the course of the Plan's development, a concept of additional development around Yelverton (Leg of Mutton) emerged in discussions between the Parish Council and Maristow Estates. This would probably involve a mixed development; part commercial, part residential and part community although at this time no formal proposals have been submitted and so no assessment of whether this would be in the interest of the Parish can be made. However, the Neighbourhood Planning Team recognised that this could make a useful contribution to housing numbers, economic and community development, and that development around Yelverton was more appropriate than in many other areas within the Parish where services are scarce. As with the Business Park, it was considered that the potential for such development should not be ignored when bringing forward policies as at some future time, they may become planning proposals.

6.23 Other issues raised by the questionnaire were:

77% of businesses within the Parish who responded to the questionnaire thought that they would expand over the next 5 years indicating that some economic development would be warranted. This data was updated by the special survey conducted and which is available at the Download section.

When asked whether parking at Yelverton should be improved for Leg of Mutton and St Paul's Church car parks, 71% were prepared to pay an addition to the precept to be able to park without charge at Yelverton. As a result, discussions with the Landowner (Maristow Estates) has led to an agreement to suspend the charges at both car parks until a longer term plan is agreed.

6.24 The following Economic Development Policies were agreed.

Economic Development Policy 1: ED1 - Meeting the Economic Development need

Economic Development will be supported provided it meets the following criteria:

- (a) it can demonstrate an ability to provide local employment opportunities.
- (b) If within the WDBC part of the Parish it does not constitute Major Development within the AONB unless supported by Exceptional Circumstances tests as set out in para 116 of the NPPF.

- (c) it is subject to a satisfactory traffic assessment
- (e) the proposed business use is appropriate to a rural location
- (f) it complies with the other Policies in the NP

Economic Development Policy 2: ED2 - Broadband

High Speed Broadband should be provided to all new developments unless such provision is shown not to be viable.

Economic Development Policy 3: ED3 - Redevelopment of employment to non-employment use

Unless permitted development rights allow for such change, proposals for the redevelopment or change of use of land or buildings from employment to non-employment uses will only be supported where:

- (a) It can be demonstrated that the existing use is no longer economically viable AND
- (b) The site has been marketed at a reasonable price for at least 12 months and in an appropriate manner and no other suitable employment or service trade uses or interest has been expressed OR
- (c) It can be demonstrated that employment use of the site is detrimental to the living conditions of residents or unacceptable in terms of impact on the built or landscape character of the Parish.

Economic Development Policy 4: ED4 - Brownfield Sites

Economic development on land previously developed (brownfield sites) will be actively supported.

The Environment

6.25 The Parish is located either with the National Park or Area of Outstanding Natural Beauty and it is clear that people living in the Parish greatly value the natural environment in which they live. Maintaining open spaces was a high priority in their responses to the questionnaire as was the preservation of sites of historic significance. Given the general protection offered by both the AONB and National Park status of the Parish, the NPSG felt only the need to specifically protect the extant dedicated recreational spaces within the Parish and afford them the protection offered by Local Green Space designation (NPPF para 77 refers). These are the four play parks (Yelverton, Crapstone, Milton Combe & Buckland), the cricket fields at Crapstone and Yelverton and the football pitch at Yelverton. Development policies also seek to protect the spaces that separate villages in order to protect the character of each.

6.26 The Parish has a number of heritage assets including Drake's Leat and the Plymouth Leat, memorials and buildings of historic significance such as Buckland Abbey and the Parish churches. Additionally, there are a number of iconic views and landscape features such as the views of Buckland Monachorum from the top of the village towards the church and the road which runs through the village of Milton Combe. These aspects of the parish's character must be maintained and not threatened by inappropriate development. Against this, many expressed a view that the village centre of Yelverton, while providing a vital range of services, had not been developed in a manner which preserved its character or visual attractiveness. This may be addressed by the embryonic thoughts of development around Leg of Mutton which, if presented, will be tested against all the policies in the Plan.

6.27 Responses to the questionnaire and points noted on both of the evidence gathering sessions additionally indicated concern about the overall appearance of open spaces (littering / dog mess) and the possible linkage between 'high ground' development and 'low lying' flooding through lack of attention to surface water runoff. Two villages (Milton Combe and Buckland) are effected by flooding in severe weather conditions and therefore great care needs to be taken when considering development which could impact on ground water run off.

6.28 Parishioners were asked for their views on renewable energy technology to reduce our carbon footprint and as a high proportion were in favour. The Parish Council has conducted a feasibility study to look at the potential of solar, biomass and hydro schemes within the Parish. If any of these are taken on (as a community energy project) it is hoped that income generated will be able to support community projects.

6.29 Living within both a National Park and AONB, great care and sensitivity must be shown to the environment although this does not translate as 'nothing can be done' in terms of development and provision of improved services.

6.30 The following Environment Policies were agreed.

Environmental Policy 1: E1 - Heritage

Development will not be permitted where it would adversely impact on sites of historic significance. DNP and AONB policies provide protection and while the NP does not advocate additional policies in this area, it will vigorously re-enforce those of the two LAs.

Environmental Policy 2: E2 - Local Character

New development must contribute to the local character by retaining a sense of place appropriate to its location and be able to demonstrate conformity with the relevant Landscape Character Assessments (at Annex C). Development proposals must be designed to retain, or where appropriate, replace, dry stone walls, trees and hedgerows and building materials should, wherever practicable conform to the guidance provided by both Local Authorities.

Environmental Policy 3: E3 - Climate Change

The Plan encourages the development of alternative sources of energy provided that:

- (a) The siting scale and design of the energy generating infrastructure is appropriate to the surroundings and is as close as possible to the building it serves.
- (b) Adjoining users are not adversely impacted in terms of noise, vibration or electro-magnetic radiation.
- (c) The energy generating equipment is removed as soon as reasonably practical once it is no longer used for energy generation.

Environmental Policy 4 : E4 - Flood risk

Any new development (economic or residential) in Buckland or Crapstone must ensure and demonstrate that the risk of flooding to the adjacent low lying settlements within the Parish which suffer from flooding (Buckland and Milton Combe respectively) suffer no consequential increase in flooding risk.

Environmental Policy 5: E5 - Recreation & Tourism

Development which improves the provision of, or access to, recreational sites will be actively supported together with Infrastructure which encourages tourism to the area (such as cycle paths) provided it does not impact adversely on residents, landscape, heritage assets wildlife or habitats. Development will not be permitted which impacts on the recreation facilities listed in para 6.25

Services

6.31 The questionnaire sought to test feeling about 'hard services' such as transport, road safety, communications and land maintenance and also 'community life'; the provision of social services such as church activity, clubs, societies, sporting and leisure facilities. The responses demonstrated that the majority of residents are largely satisfied with the provision of the majority of local services.

6.32 Concerns were raised about the availability of local (ie village to village) bus services which will be increasingly important as the population ages, safety of cyclists on major roads, road safety in Crapstone in particular and the inadequacy of car parking provision in villages and close to the shops in Yelverton. Mobile and broadband reception was patchy; worst in Milton Combe and Buckland, average in Crapstone and best in Yelverton.

6.33 The provision of public transport, broadband or road improvements is not managed by either of the Local Authorities but by the County Council or Government Departments (such as the Highways Authority) and therefore is beyond the remit of the Neighbourhood Plan to place demands on either.

6.34 However, the Plan can direct the Parish Council to actively lobby on behalf of residents for improved services and three, in particular, are noted; bus services connecting villages to the 'hub' at Yelverton, broadband speed and road safety, notably in Crapstone.

6.35 Most were also very satisfied with community life with one exception; the village of Crapstone is unique in having no facility (village hall / meeting place) to facilitate any sort of community enterprise to develop. The Neighbourhood Plan makes a connection between sustainability and the provision of a healthy community life and therefore wishes to consider how best to address this issue. Early discussions have been had with the local cricket club to see if Parish support to their efforts to provide a 'pavilion / community building' might bear fruit.

6.36 The provision of broadband throughout the Parish is both an issue (for those with poor speed) and complex. Those areas within DNPA (Yelverton and Clearbrook) are being enabled for High Speed Broadband (HSB) through the 'Connecting Devon and Somerset' program. This aims to ensure that 100% of premises will be able to receive HSB, either via fibre optic cable to their local exchange (and then the installed telephone line thereafter) or by wireless technology (provided by Air-Band). Those living within DNP can establish the program for their home by visiting 'www.connectingdevonandsomerset.com'. Within WDBC (Buckland, Crapstone, Milton Combe) HSB is being enabled by commercial operators (BT or Virgin) but this currently this is not funded to cover all premises. The Neighbourhood Plan considers that HSB should be provided to all new houses where this is practicable and has established a Policy to cover this and will continue to lobby on behalf of existing homes and businesses which are not covered by current programs to deliver HSB.

6.37 The following Services Policies were agreed.

Services Policy 1: S1 - Transport

Development which restricts the access of public transport to rural locations will not be supported. Conversely, any new development should be easily accessible by public transport.

Services Policy 2: S2 - Car Parking

Development which will compound parking congestion in the main thoroughfares of villages will be prohibited where developers will be required to provide off-road solutions. The removal of existing parking facilities without adequate provision elsewhere, both public and private, will be strongly resisted.

Services Policy 3: - S3 - Footpaths & cycle routes

The Plan supports the provision of footpaths, cycle paths provided they do not have an adverse impact on the local environment, economy or residential amenities. Proposals for development must give consideration to the provision of footpaths with particular attention to facilities suitable for less mobile residents.

7. Plan Delivery and Implementation

7.1 The Neighbourhood Plan will be delivered and implemented over a long period of time and by different stakeholders and partners. Once made, it can only be changed by repeating the process of its original production. In this respect, periodic review will be important to determine whether such revision is required.

7.2 There will be four strands of activity which will direct delivery and each is important in shaping the Parish in the years ahead. These strands are:

- (a) Private sector investment in the Parish through new development will be crucial; we must be open to development which, in turn, must be sensitive to the very special environment of both the AONB and National Park in which the Parish sits.
- (b) The statutory planning process will direct and control private developer and investor interest in the Parish in the context of the Neighbourhood Plan and the wider Local Authorities and National Planning Policy Framework.

(c) Investment in, and management of, public services, assets and other measures to support local services and vitality and viability for the villages within the Parish.

(d) The voluntary and community sector will have a strong role to play particularly in terms of local community infrastructure, events and village life.

The role of the Parish Council

7.3 The Parish Council will 'own' the Plan and ensure that the Council use the Plan to both guide decisions on development and control activities that the Council embarks upon. Each year the Parish Council will publish a document showing what progress has been made on each element of the Neighbourhood Plan.

7.4 In terms of the key areas of action the following summarises the Parish Council's approach to delivery and implementation.

Housing Development

The Parish Council will work with developers and Local Authorities to deliver incremental growth over the Plan period as prescribed by the policies set out for Residential Development.

Economic Development

The Parish Council will encourage businesses to improve local employment opportunities and create enterprises that enhance Parish facilities.

Services

The Parish Council will work to find ways of improving local transport arrangements in isolated communities, lobby for improved broadband services and improve the parking arrangements at Yelverton to promote local retail use.

Environment

The Parish Council will combat attempts to spoil the natural environment where this does not directly benefit the local community.



Rainbow over Long Ash

Next Steps

7.5 This issue of the Plan (v5.0) has been endorsed by the Parish Council, subjected to Regulation 14 consultation (for 6 weeks between Jan 2017 and April 2017) and submitted to West Devon Borough Council for examination and referendum.

The Plan and all the Annexes referred to in the Plan are all available on the website (www.bucklandmonachorumplan.co.uk).

Annexes

- Annex A - Consultation Statement / Diary of events
- Annex B - NPSG membership
- Annex C - Landscape Character Assessment
- Annex D - Basic Condition Statement
- Annex E - Boundary Map
- Annex F - Questionnaire
- Annex G - Questionnaire Analysis
- Annex H - Yelverton Business Park Study
- Annex I - WDBC SHLAA & DNPA SHLAA.
- Annex J - Building For Life Criteria
- Annex K - Site Assessment Report (and annex)
- Annex L - Village Amenity Maps
- Annex M - Strategic Environmental Assessment
- Annex N - Settlement Boundaries
- Annex O - Habitat Regulation Assessment
- Annex P - Affordable Housing Survey