



Salcombe Neighbourhood Development Plan

Basic Conditions Statement

Final issue

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1. Introduction

1.1 This statement has been prepared by The Salcombe Neighbourhood Plan Group on behalf of Salcombe Town Council to accompany the submission to the Local Planning Authority South Hams District Council of the Salcombe 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 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 Salcombe Town Council, which, as a qualifying body, is entitled to submit a Neighbourhood Plan for its own parish. The Plan has been prepared by the Salcombe Neighbourhood Development Plan Steering Group, which is led by Salcombe Town Council.

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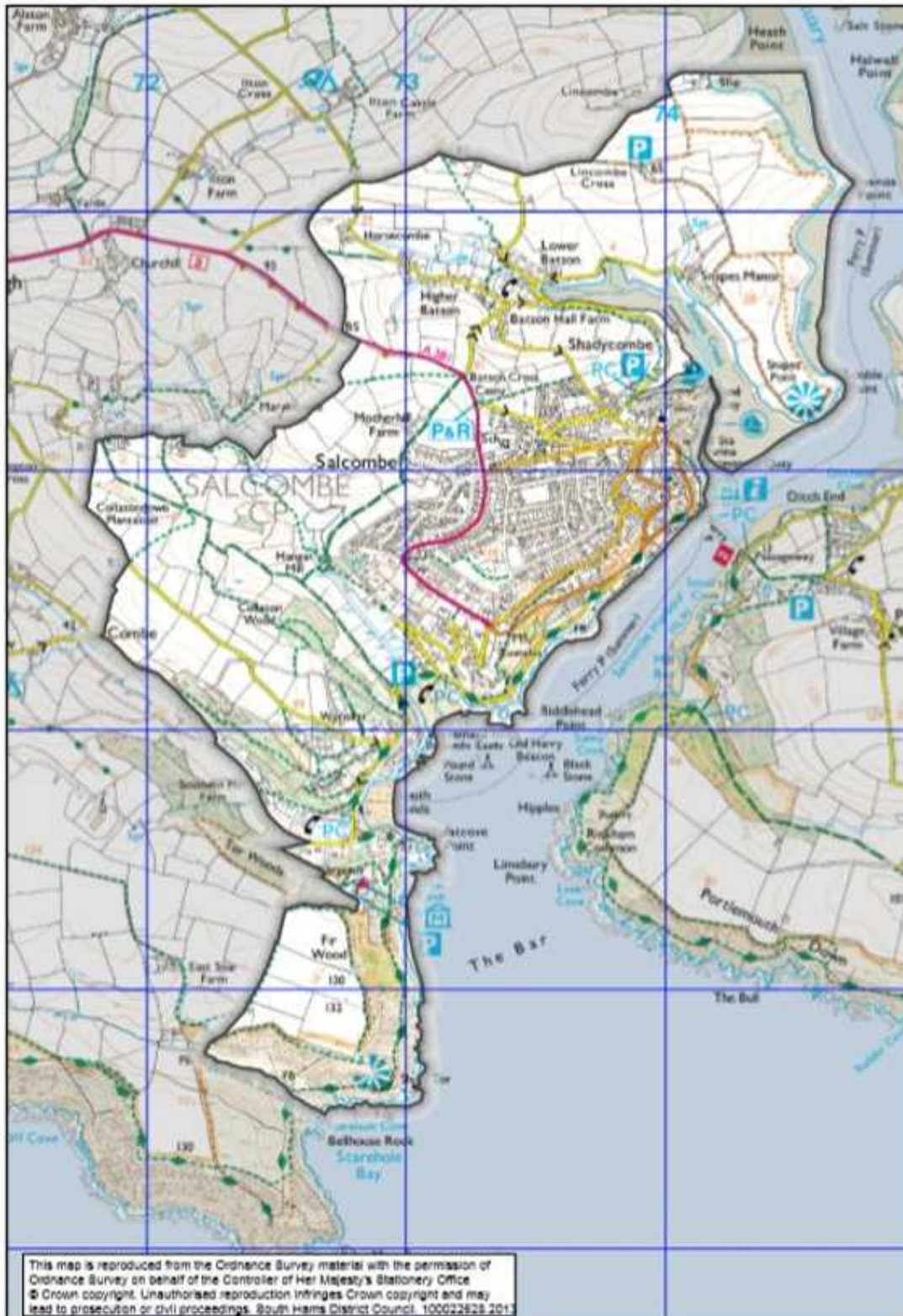


Figure 1 Salcombe Neighbourhood Development Plan Boundary

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1.5 The whole parish of Salcombe has been formally designated as a Neighbourhood Area through an application made on 25th April 2013 under the Neighbourhood Planning Regulations 2012 (Part 2) and approved by South Hams District Council on 18th July 2013.

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.

1.7 The Plan identifies the period to which it relates as 2018 to 2034. The period has been chosen to align with the dates of the Plymouth and South West Devon Joint Local Plan (JLP).

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 Salcombe. 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 Salcombe 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 Salcombe was first put forward in 2012 and Front Runner status and funding was secured. With support from the community a steering group was formed and a series of engagement events were planned to identify the issues, consider proposals and policies to be incorporated in the plan. This plan has only been possible with considerable volunteer support, with over 40 local residents participating in meetings, steering groups and internet based discussions. Since July 2017 a consultant was employed to help finalise the plan, and supplement this volunteer effort.

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



2.3 Theme 1; Landscape and Natural Environment

Respecting Salcombe's distinctive natural setting within the South Devon Area of Outstanding Natural Beauty (AONB)

2.3.1 Salcombe lies entirely within the AONB. Maintaining and safeguarding the natural landscape within and surrounding the parish is the highest priority of the Plan.

Objective 1

Any future development must have due regard of its impact on the AONB, undeveloped coast, the rural landscape character¹ and green infrastructure that surrounds the separate and distinct settlements in the parish, and the natural valleys and landforms. The distinctive character of the Salcombe and Kingsbridge estuary and the strong functional relationship the town has with the water should be respected. Long and short uninterrupted views of the town, historic features, open countryside and undeveloped seascape should be considered in all future development. The Parish benefits from a network of Local Green Spaces which the community enjoys in a variety of ways; these are recognised in the Plan and should be safeguarded. On a detailed level locally distinctive landscape features such as Devon banks, hedgerows and trees should be retained.

2.4 Theme 2; Built Environment

Future development must be of a high design quality that is sensitive to the unique qualities of Salcombe.

2.4.1 These qualities are shaped by the natural characteristics of the parish, its topography, history and economic influences.

Objective 2

The heritage assets particularly in the conservation areas of Salcombe and Batson should be safeguarded and their setting enhanced. Any development around these assets should respect them in design, scale and density. The townscape of Salcombe varies from the waterfront to the surrounding built slopes and the rural areas. This is well defined in Salcombe's Conservation Area Appraisal². The selection of appropriate forms and details, such as roof details respectful of the townscape are critical ingredients of a successful development.

2.5 Theme 3; Employment and Economy

New affordable year round employment opportunities that are of a scale and use that is sensitive to their surroundings.

2.5.1 There are few areas in the town which are suitable for new employment uses so we must make best use of our existing sites prioritising our traditional employment uses.

Objective 3

The Plan will support developments, of a scale and use that are sensitive to their surroundings, which provide employment space for local people recognizing that priority should be given to businesses on which the local Salcombe economy primarily depends namely; fishing, tourism, marine and associated service industries. The plan supports any increase in all year round local employment opportunities within Salcombe through a combination of rehabilitation, re-use and redevelopment of sites principally focused on the Island Street, Gould Road and Shadycombe area. All employment uses must be sensitive to their location, particularly those sited within the Salcombe Conservation Area. Small scale workshops accommodating arts and crafts will also be supported. The

¹ South Devon Landscape Character Assessment <https://new.devon.gov.uk/planning/planning-policies/landscape/devons-landscape-character-assessment> and South Devon AONB and South Hams District Council – Landscape Character Assessment 2007

² Salcombe Conservation Area Appraisal 2010



plan supports the promotion of tourism and the tourism related businesses in the town. The delicate balance of uses in the town centre focusing on Fore Street comprising of small scale retail, restaurants, pubs and cafes should be retained. Further residential development in Fore Street and Island Street should be limited and only approved if directly ancillary to the employment uses.

2.6 Theme 4; Sustainable Transport

An integrated transport policy covering cars, buses, ferry, bicycles and pedestrian traffic and a car parking policy that supports both residents and visitors.

2.6.1 Salcombe suffers from many traffic and car parking problems during the summer months. The historic plan, steep topography and narrow streets contribute to the problem but they also define the unique characteristics of the town.

Objective 4

This plan sets out to promote an integrated transport and parking policy that recognises the complex issues and challenges associated with movement through a historic settlement. Measures include the retention of the existing parking provision and promotion of public transport, which supports the existing and any future Park and Ride schemes. Seasonal variations to the traffic movement and parking provision are also promoted. To reduce the dependence on the private car the plan also promotes the use of marine transport, additional ferries and facilities for cycling and walking.

2.7 Policy Area 5 Housing and Homes

An innovative strategy to deliver affordable homes for local people

2.7.1 The draft Joint Local Plan (JLP) for Plymouth and South West Devon recognises that a key challenge for the town is 'to provide affordable homes for local people'³. 45% of the permanent residential population is over 60⁴ and this figure is increasing. There has been a trend over the last 20 years to sub-divide existing dwellings, and additional development of infill and back land sites; this has brought significant changes to the character and fabric of the community.

Objective 5

This plan supports the new homes on the sites proposed in the JLP on the understanding that a significant proportion of the new homes will be truly affordable and meet local need. In the Plan's delivery strategy innovative mechanisms to address the challenge are proposed, these include community led initiatives and a possible community land trust model. This Plan supports the delivery of affordable housing as defined in the National Planning Policy Framework(NPPF)⁵ i.e. housing for sale or rent at reduced price, available only to people with a local connection and unable to meet their needs in the open market. In addition the plan supports the introduction of a full time principal residence policy i.e. housing which has to be used as the principal residence of the household living in it, but without price controls or any local connection requirement. This plan also promotes further provision for the elderly. This plan sets out to define and control subdivision and infill development in the future to ensure it is sensitive to the unique qualities of Salcombe.

³ JLP Strategy for Thriving Towns and Villages para.5.139

⁴ Salcombe population 2011 NOMIS

⁵ **Affordable housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.



2.6 Theme 6; Health and Well being

The plan supports the provision of new and improved community facilities to promote the health and well being of the local community.

2.6.1 The town has a number of indoor and outdoor community facilities; these include a library, primary school, nursery, swimming pool, an active sailing club, rowing club, rugby club, football club, tennis club and playing fields at the Berry that support a range of active and passive pursuits. A network of footpaths from the AONB and South West Coast Path connect the parish for walking, cycling and dog walking.

Objective 6

To promote the health and wellbeing of the community this Plan supports the continued maintenance and enhancement of the town’s existing community facilities and additional facilities to suit the changing population profile particularly for young people and the elderly.

2.7 The following table shows where each key theme identified by the Community has been addressed by the policies and proposals of the Plan:

Key Theme	The Plan Policy and Proposals
1 Landscape and Natural Environment	SALC ENV1 Impact on the South Devon Area of Outstanding Natural Beauty. SALC ENV2 Green Infrastructure throughout the Parish. SALC ENV3 Local Separation between Salcombe and Batson. SALC ENV4 Local Green Spaces. SALC ENV5 Maintaining the character and environmental quality of the estuary. SALC ENV6 Locally Important Views. SALC ENV 7 Maintaining the character, density, and green infrastructure in key areas.
2. The Built Environment	SALC B1 Design Quality and safeguarding Heritage Assets
3. Employment and Economy	SALC EM1 New employment land in Salcombe SALC EM2 Retention of existing employment land in Salcombe.
4. Sustainable Transport	SALC T1 An integrated transport statement of intent for Salcombe SALC T2 Car and trailer parking in Salcombe
5. Housing and Homes	SALC H1 Affordable Housing SALC H2 Market Housing SALC H3 Principal Residence requirement for new housing SALC H4 Rural Exception Sites
6. Health and Wellbeing	SALC HW1 Community 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 (NPPF). Paragraphs 183-185 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. To this end, paragraph 17 of the NPPF contains twelve core planning principles and they are summarised below. The table below shows how the draft Plan addresses each of these principles:

NPPF Planning Principle	The Plan
Led by local plans which set out a vision for the future of the area	<p>All the aims, objectives and policies in the Plan support and reinforce the policies and vision of the JLP. Salcombe is classified within the Smaller Towns and Key Villages (Strategic Objective SO8) of the JLP</p> <p>The strategic objective sets out to maintain the viability and vitality of smaller towns like Salcombe. This is to be achieved through:</p> <ul style="list-style-type: none"> • The promotion of the appropriate level and mix of new homes that responds to local needs and improves the long-term sustainability of the town (supported by policies SALC H1, 2 and 3.); • Enabling local employment opportunities that can support the local economy;(Polices SALC EM1 and 2) • Sustaining arrange of services, amenities and sustainable transport links (Policies SALC T1 and HW1)
Enhancing and improving the places where people live	<p>Objectives 1 and 2 and Policies SALC ENV 1 to 7 and B1 provides guidance for all developers and their agents planning new development in Salcombe of whatever scale. The guidance applies to upgrading existing stock, public spaces and any other changes in the area.</p>
Drive sustainable development	<p>Sustainable development is a cross cutting theme in the Plan. It reflects the presumption in favour of sustainable development outlined in the JLP policies SPT 1 (Delivering Sustainable Development) and SPT2 (Sustainable Linked Neighbourhoods and Sustainable Rural Communities) This plans respect’s Government’s approach to sustainable development. Some of the features of this plan that make the Parish more sustainable are:</p> <ul style="list-style-type: none"> • A high level of community engagement; • Mixed transport provision encouraging walking and cycling (Policy SALC T1) • More local employment provision (Policy SALC EM1 and 2); • A range of new community facilities(Policy SALC HW1); • Promotion of high quality design (Policy SALC B1); • New housing that responds to local needs (Policy SALC H1,2 and 3); • Protection and enhancement of wildlife areas and measures to support biodiversity(Policies SALC Env1 to Env7); • Encouragement for the re-use and refurbishment of existing buildings (Policies SALC B1 and EM2); • Conserving historic buildings and environments (Policies SALC B1 and EM2)
Secure a high-	<p>Policy SALC B1 promotes the principle of high quality design throughout the</p>

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quality of design and a good standard of amenity	parish. Policy SALC HW1 promotes improved and more community facilities. Policy SALC T1 promotes greater outside amenity in the parish through greater connection with the countryside and the South West Coast Path.
Take account of roles and character of different areas	Policies SALC Env 3, 5 and 7 and B1 recognise the character of the different built form within the parish including the separate Salcombe and Batson Conservation Areas. Policies SALC Env1, 2 and 5 recognise the importance of the surrounding countryside, estuary, green infrastructure and natural features on the character of the settlements.
Support the transition to a low-carbon future	Policy SALC B1 promotes the reduction of carbon emissions in future designs and Policy SALC T1 promotes the reduction in dependence on the private car by supporting and connecting directly to other more sustainable modes of transport such as walking, cycling and public transport.
Help conserve and enhance the natural environment	A fundamental aim of the plan is to conserve and enhance the local natural environment. This is reflected in a local separation policy SALC Env3, locally important views policy SALC Env6, greater connection with the countryside and green infrastructure improvements within policies SALC Env1,2 and the designation of Local Green Spaces with SALC Env4.
Encourage the re-use of land	There are limited opportunities to develop brown field land within the parish however policy SALC EM2 support the conservation of existing employment buildings and policy SALC H1 supports the development of affordable housing on Brownfield land.
Promote mixed-use developments	Policies SALC H1 and EM2 promote the mixed use of employment and affordable residential development within the town centre.
Conserve heritage assets	Policy SALC B1 recognises the importance of the heritage assets within the parish and the measures to conserve and sustain them for future generations. Similarly policies SALC Env1 to 7 recognise the green heritage assets.
Make full use of public transport, walking and cycling	The aim of Policy SALC T1 is to promote more sustainable modes of transport including buses, ferries, paths and connections within the parish creating effective links between Salcombe, the countryside, and coast path, villages and Kingsbridge.
Improve health, social and cultural well-being	Policy SALC HW1 supports the safeguarding of existing community facilities and access to the countryside for recreation in the parish with the specific aim of improving health, social and cultural well being.



3.2 In more detail a commentary of how the policies and proposals of the Ogwell NDP responds to the relevant paragraphs of the NPPF is included below;

Salcombe NDP Policies and Proposals	NPPF Paragraph
1. Respecting Salcombe’s distinctive natural setting within the South Devon Area of Outstanding Natural Beauty (AONB)	
<p>Policy SALC Env 1; Impact on the South Devon Area of Outstanding Natural Beauty</p> <p>SALC Env 2; Green Infrastructure throughout the Parish</p> <p>SALC Env 3; Local Separation Policy</p> <p>SALC Env 4; Local Green Spaces</p> <p>SALC Env 5; Maintaining the character and environmental quality of the estuary</p> <p>SALC Env 6; Locally Important Views</p> <p>SALC Env 7; Maintaining the character, density and Green Infrastructure in key areas of Salcombe.</p>	<p>30; solutions which support the reduction in greenhouse gas emissions and congestion.</p> <p>53; resist inappropriate development of residential gardens.</p> <p>73; Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities.</p> <p>74; Existing open space, sports and recreational buildings and land.....should not be built on.</p> <p>75; Planning policies should protect and enhance public rights of way and access.</p> <p>76; Local communities through local and neighbourhood plans should be able to identify special protection green spaces of particular importance to them.</p> <p>77; The Local Green Space designation.....</p> <p>106; ...reduce the risk from coastal change...</p> <p>107; ...the character of the coast including designations is not compromised...</p> <p>109; ... contribute to and enhance the natural and local environment...</p> <p>114; planning positively for... networks of biodiversity and green infrastructure... maintain the character of the undeveloped coast.....particularly in areas defined as Heritage Coast.....</p> <p>115; Great weight should be given to conserving</p>



	<p>landscape and scenic beauty in.....Areas of Outstanding Natural Beauty.....</p> <p>116; Planning permission should be refused....any detrimental effect on the environment, the landscape and recreational opportunities....</p> <p>117; To minimise impacts on biodiversity and geo diversity.</p> <p>118; aim to conserve and enhance biodiversity.</p> <p>157;identify land where development would be inappropriate, for instance because of its environmental or historical significance ...</p> <p>170; Where appropriate Landscape Character Assessments should be prepared....</p>
<p>2. Future development must be of a high design quality that is sensitive to the unique qualities of Salcombe</p>	
<p>Policy SALC B1; Design Quality and Safeguarding Heritage Assets</p>	<p>57; plan positively for the achievement of high quality inclusive design.</p> <p>58; robust and comprehensive policies that set out the quality of development that will be expected for the area... respond to local character and history...</p> <p>60; to seek and promote or reinforce local distinctiveness.</p> <p>63; Help raise the standard of local design.</p> <p>64; refusal of permission for development of poor design that fails to take the opportunities available for improving the character and quality of an area....</p> <p>126; a positive strategy for the conservation and enjoyment of the historic environment.</p> <p>128;the significance of any heritage assets affected....</p> <p>129;.....the impact of a proposal on a heritage asset....</p>



	<p>131; The significance of heritage assets and the desirability of their development making a positive contribution to local character and distinctiveness.</p> <p>136; look for new development opportunities within Conservation Areas.</p> <p>137; Opportunities for new development within Conservation Areas to enhance or better reveal the heritage asset's significance.</p>
<p>3. Promote new affordable year round employment opportunities that are of a scale and use that is sensitive to their surroundings</p>	
<p>Policy SALC EM1; New employment land in Salcombe</p> <p>Policy SALC EM2; retention of existing employment land in Salcombe.</p>	<p>28; Supporting a prosperous rural economy.</p> <p>37; A balance of land uses to minimise journey lengths to employment, shopping, leisure and other activities.</p>
<p>4. An integrated transport and car parking that supports both residents and visitors.</p>	
<p>Policy SALC T1; An integrated transport statement of intent for Salcombe</p> <p>Policy SALC T2; Car and trailer parking in Salcombe.</p>	<p>29; facilitating sustainable transport for sustainable development and contributing to the wider sustainability and health objectives.</p> <p>30; solutions which support the reduction in greenhouse gas emissions and congestion.</p> <p>35; exploit the opportunities for the use of sustainable modes of transport.</p> <p>40; improve the quality of parking in town centres.</p>
<p>5. An innovative strategy to deliver affordable homes for local people</p>	
<p>Policy SALC H1; Affordable Housing</p> <p>SALC H2; Market Housing</p> <p>SALC H3; Principal Residence Requirement</p> <p>SALC H4; Rural Exception Sites</p>	<p>54; In Rural areas.....Local Planning Authorities should be responsive to local circumstances and plan housing to reflect local needs, particularly for affordable housing.....</p> <p>55; To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.</p> <p>126; a positive strategy for the conservation and enjoyment of the historic environment.</p>

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	<p>131; The significance of heritage assets and the desirability of their development making a positive contribution to local character and distinctiveness.</p> <p>136; look for new development opportunities within Conservation Areas.</p> <p>137; Opportunities for new development within Conservation Areas to enhance or better reveal the heritage asset's significance.</p>
<p>6 The provision of new and improved community facilities to promote the health and wellbeing of the local community</p>	
<p>SALC HW1; Community Facilities</p>	<p>28; Supporting a prosperous rural economy and the retention of local services and community facilities.</p> <p>37; A balance of land uses to minimise journey lengths to employment, shopping, leisure and other activities.</p> <p>69; ...creating healthy inclusive communities.</p> <p>70; to deliver social, recreational and cultural facilities and services.</p>



4. Contribute to the achievement of sustainable development

4.1 Paragraphs 14-16 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 five principles and three critical roles for sustainable development contained within the NPPF namely:

- Living within the planet's environmental limits;
- Ensuring a strong, healthy and just society;
- Achieving a sustainable economy;
- Promoting good governance;
- Using sound science responsibly;
- An economic role, contributing to a strong, responsive, competitive economy;
- A social role, supporting vibrant and healthy communities;
- An environmental role, protecting and enhancing our natural, built and historic environment.

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 (Policy SALC T1) ;
- More local employment provision (Policy SALC EM1 and 2);
- Adequate provision of new community facilities and spaces(Policies SALC Env4 and HW1);
- Promotion of high quality design (Policy SALC B1);
- New housing that responds to local needs (Policy SALC H1 to H3);
- Protection and enhancement of wildlife areas and measures to support biodiversity(Policies SALC Env1 to 6;
- Encouragement for the re-use and refurbishments of existing buildings (Policy SALC B1 and EM2);
- Conserving historic buildings and environments (Policies SALC B1 and EM2)

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



SNDP Policy or proposal	Sustainability qualities			Comment
	Social	Economic	Enviro	
SALC Env1	+	/	+	Protecting and enhancing the natural environment.
SALC Env2	+	/	+	Protection and enhancement of wildlife areas and measures to support biodiversity.
SALC Env3	+	/	+	To safeguard the different characters of the parish and maintain the Green Infrastructure network
SALC Env4	+	/	+	Protection of local green space as natural environment assets, a wildlife area or a recreation asset.
SALC Env5	/	/	+	To safeguard locally important views and reinforcing the distinctive qualities and character of the neighbourhood.
SALC Env6	+	+	+	Protecting and enhancing the natural, built and historic environment where it relates to the estuary and water.
SALC Env7	/	/	+	Protecting the interface between the natural and built environment and the historic character within built areas.
SALC B1	+	/	+	The encouragement of high quality sustainable design throughout the character areas of the parish
SALC EM1	+	+	/	The promotion of local employment and a sustainable economy
SALC EM2	+	+	+	Safeguarding existing employment uses and areas.
SALC T1	+	/	+	Promotion of sustainable transport choices, improved access to the countryside and contributing to health and wellbeing.
SALC T2				Promotion of sustainable transport
SALC H1	+	+	/	The encouragement of sustainable housing development responding to local needs.
SALC H2	+	+	/	The encouragement of sustainable housing development responding to local needs
SALC H3	+	+	/	The encouragement of sustainable housing development responding to local needs
SALC H4	+	+	/	The encouragement of sustainable housing development responding to local needs
SALC HW1	+	/	/	The encouragement of additional community facilities will result in greater access to indoor and outdoor community facilities and a stronger and healthier neighbourhood
Key				
Positive	+			
Neutral	/			

Figure 2 Sustainability Matrix



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 conform to the Plymouth and SW Devon Joint Local Plan and its supporting statutory documents. The draft Plan follows the strategic policies of the Local Plan with particular regard to the following:

Salcombe NDP Policies	Policy number of the Plymouth and SW Devon Joint Local Plan 2018 to 2034
<p>A Vision for Salcombe</p> <p>Key themes priorities and objectives</p>	<p>Policy SPT2- Sustainable linked neighbourhoods and sustainable rural communities.</p> <p>Strategic Outcome for Thriving Towns and Villages Policy Area.</p> <p>Strategic Objective S06; Delivering a prosperous and sustainable South West Devon.</p> <p>Strategic Objective S08; Maintaining the vitality and viability of the Smaller Towns and Key Villages.</p> <p>Policy TTV1 prioritising growth through a hierarchy of settlements, in particular Smaller Towns and Key Villages.</p> <p>Policy TTV2 Delivering sustainable development in the policy area.</p> <p>Smaller Town and Key Villages paragraphs 5.139 to 5.143.</p> <p>Policy TTV30; Empowering local residents to create strong and sustainable communities-through Neighbourhood Plans</p>
<p>Respecting Salcombe’s distinctive natural setting within the South Devon Area of Outstanding Natural Beauty (AONB)</p>	
<p>Policy SALC Env 1; Impact on the South Devon Area of Outstanding Natural Beauty</p> <p>SALC Env 2; Green Infrastructure throughout the Parish</p> <p>SALC Env 3; Local Separation Policy</p> <p>SALC Env 4; Local Green Spaces</p> <p>SALC Env 5; Maintaining the character and environmental quality of the estuary</p>	<p>SPT11; Strategic approach to the natural environment</p> <p>Strategic Objective S010; Maintaining a beautiful and thriving countryside.</p> <p>Policy TTV32; Residential extensions and replacement dwellings in the countryside.</p> <p>Policy DEV2; Air, water soil, noise land and light pollution.</p> <p>Policy Dev3; Sport and recreation.</p> <p>Policy DEV22; Development affecting the historic environment.</p>



<p>SALC Env 6; Locally Important Views</p> <p>SALC Env 7; Maintaining the character, density and Green Infrastructure in key areas of Salcombe.</p>	<p>Policy DEV24; Landscape Character.</p> <p>Policy DEV25; Undeveloped Coast and Heritage Coast.</p> <p>Policy DEV27; Nationally protected landscape.</p> <p>Policy DEV28; Protecting and enhancing biodiversity and geological conservation.</p> <p>Policy DEV29; Green and Play Spaces (including ...Local Green Spaces....)</p> <p>Policy DEV30; Trees, woodlands and hedgerows</p>
<p>Future development must be of a high design quality that is sensitive to the unique qualities of Salcombe</p>	
<p>Policy SALC B1; Design Quality and Safeguarding Heritage Assets</p>	<p>Strategic Objective S011; delivering high quality development.</p> <p>Policy Dev10; delivering high quality housing</p> <p>Policy DEV20; Place shaping and the quality of the built environment.</p> <p>Policy DEV21; Conserving the historic environment.</p> <p>Policy DEV22; Development affecting the historic environment.</p>
<p>Promote new affordable year round employment opportunities that are of a scale and use that is sensitive to their surroundings</p>	
<p>Policy SALC EM1; New employment land in Salcombe</p> <p>Policy SALC EM2; retention of existing employment land in Salcombe.</p>	<p>Policy SPT4; provision for employment space.</p> <p>Policy TTV2.3; The growth and expansion of rural businesses and enterprise.</p> <p>Strategic Objective S08.2; Enabling local employment opportunities that can support a thriving rural economy.</p> <p>Policy TTV29; 20 Shadycombe Salcombe</p> <p>Policy DEV14; Maintaining a flexible mix of employment sites.</p> <p>Policy DEV15; Supporting the rural economy.</p>



	Policy DEV18; protecting local shops and services.
An integrated transport and car parking that supports both residents and visitors.	
<p>Policy SALC T1; An integrated transport statement of intent for Salcombe</p> <p>Policy SALC T2; Car and trailer parking in Salcombe</p>	<p>Strategic Objective S08.3;sustainable transport links....</p> <p>Policy SPT9; Strategic principles for transport planning and strategy.</p> <p>Policy SPT10; Balanced transport strategy for growth and healthy and sustainable communities.</p> <p>Policy TTV2.7; the provision of sustainable transport....</p> <p>Policy DEV31; Specific provisions relating transport.</p>
An innovative strategy to deliver affordable homes for local people	
<p>Policy SALC H1; Affordable Housing</p> <p>SALC H2; Market Housing</p> <p>SALC H3; Principal Residence Requirement</p> <p>SALC H4; Rural Exception Sites</p>	<p>Policy SPT3;provision for new homes</p> <p>Policy TTV2 .1; Location of Housing where it will enhance or maintain the vitality of rural communities.</p> <p>Policy TTV2.2; The delivery of affordable homes that enable rural communities to remain vibrant.</p> <p>Strategic Objective S08.1 Delivering an appropriate level and mix of new homes ant responds positively to local housing needs and improves long term sustainability.</p> <p>Policy TTV29: 20 Batson Quay, Salcombe 21 Land West of West End Garage, Salcombe.</p> <p>Policy DEV8; meeting local housing need in the TTV Policy Area.</p> <p>Policy DEV9; Meeting local Housing need in the Plan Area.</p>
The provision of new and improved community facilities to promote the health and wellbeing of the local community	
<p>SALC HW1; Community Facilities</p>	<p>Strategic Objective S08.3; sustaining and where possible improving the range of services and amenities available....</p> <p>Policy DEV1; Protecting health and amenity</p>



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, second home owners, 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), 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 so as to be compatible with EU obligations. A copy of the SEA Screening Report is included as Appendix A5 of the Neighbourhood Plan (Strategic Environmental Assessment and Habitats Regulations Assessment *DRAFT* Screening Report December 2018)The conclusion of the report with respect to the need for an SEA is;

'Having taken all of the relevant policies of the draft Salcombe Neighbourhood Plan (Submission Version December 2018) into account, and assessed the potential environmental impact on designated sites and landscapes, it is the Council's opinion that a SEA is not required for the Neighbourhood Plan, due to the limited nature of development proposed and the continuity in land use. The full reasons for this conclusion are set out in the screening report in Appendix 1.'

7.3 A Habitat Regulations Assessment (HRA) screening report was carried out by South Hams District Council on the draft submission version of the Neighbourhood Plan. A copy of the report is included as Appendix A5 of the Neighbourhood Plan (Strategic Environmental Assessment and Habitats Regulations Assessment *DRAFT* Screening Report December 2018)The conclusion of the report with respect to HRA is;

'Due to the limited amount of development proposed, the Council considers that the Salcombe Neighbourhood Plan 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.'