StokeFleming

Stoke Fleming

Neighbourhood Plan 2018-2034

Basic Conditions Statement

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1. Introduction

In September 2013 Stoke Fleming Parish Council took the decision, in accordance with the provisions of the Localism Act 2011 relative to neighbourhood planning, to create a Neighbourhood Development Plan for the parish.

The Plan Area was designated as the whole of the civil parish area. Terms of Reference were drawn up and these were submitted to South Hams District Council ("SHDC") in January 2014.The terms of reference provided for the establishment of a Steering Group of fifteen persons, nine being parish councillors and six members of the general public, to be responsible for the preparation of the Neighbourhood Development Plan ("the Plan")..

An initial public meeting was held on 25th May 2014, following a six-week consultation period conducted by SHDC, after which the six additional members of the Steering Group were selected from those who had expressed an interest.

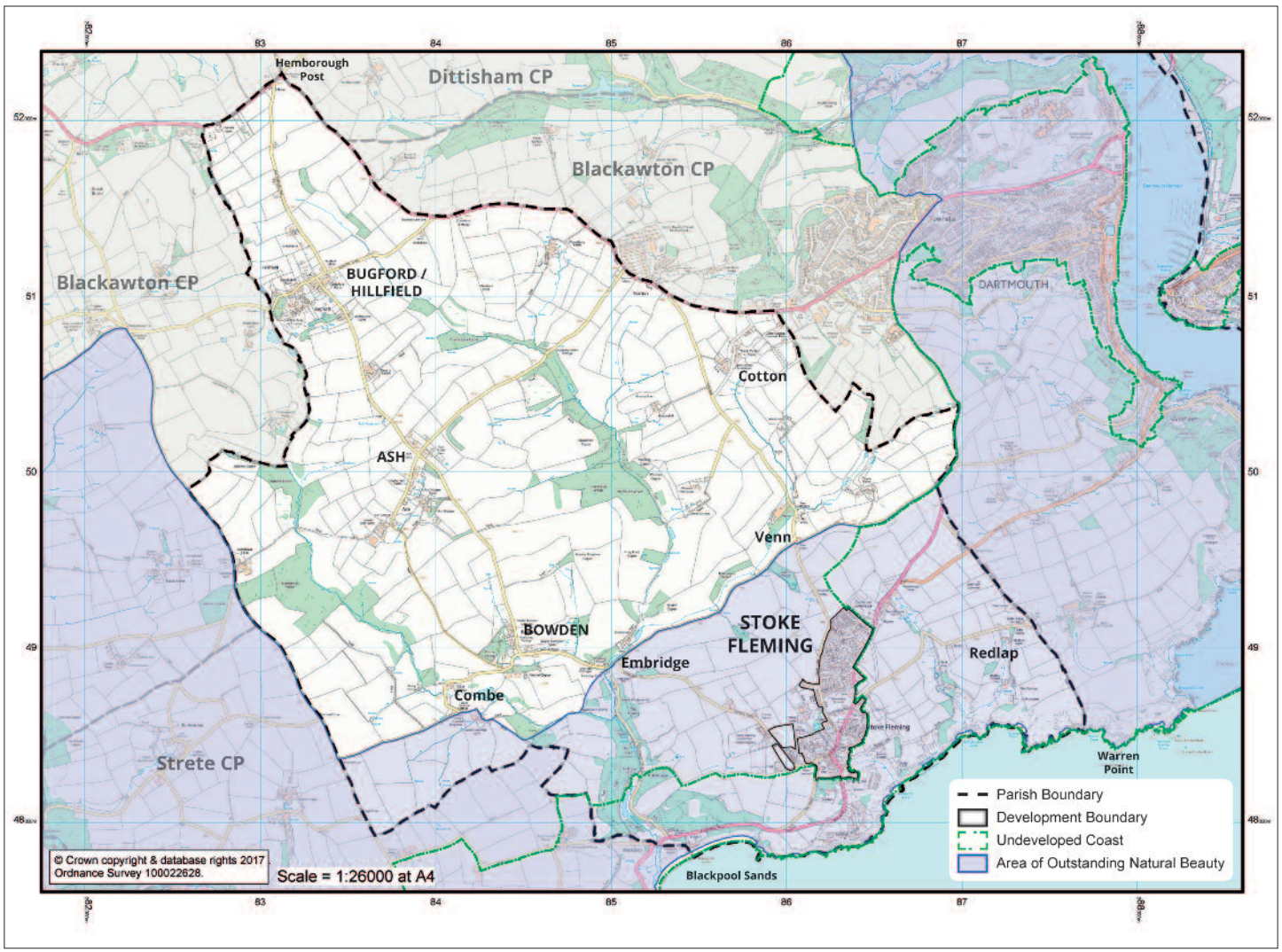
The Plan area is shown on the map below.

This Basic Conditions Statement has been prepared to accompany the Stoke Fleming Neighbourhood Development Plan. The Basic Conditions Statement sets out how the Plan has met the legal requirements and basic conditions for producing a Neighbourhood Development Plan for the defined Plan Area within Stoke Fleming Parish.

2. Content of the Proposed Neighbourhood Development Plan

A number of documents exist or have been produced in order to support the Plan and meet the Basic Conditions. These include:

The Stoke Fleming Neighbourhood Development Plan - the main document which includes policies developed in consultation with the community at various engagement events and workshops.



Consultation Statement - sets out how the community, and other stakeholders, have been involved in preparing the Plan.

Basic Conditions Statement - An appraisal of the Plan policies against European Union (EU) and national policies, as well as the strategic policies of SHDC and any other policies and guidance.

Sustainability Appraisal - a report on how well the Plan policies contribute to achieving sustainable development objectives. It is prepared to ensure due consideration of social, economic and environmental issues within the Plan Area.

Conservation Area Character Appraisal
http://southhams.gov.uk/article/3587/Conservation-Area-Appraisals--Management-Plans

Conservation Area Management Plan
http://southhams.gov.uk/article/3587/Conservation-Area-Appraisals--Management-Plans

3. Vision towards 2034

The Plan policies are designed with the intention of complying with EU, national and local policies and objectives whilst delivering development locally that will respond to the community's vision for the Plan Area.

Our Vision Statement

The core aim of the Neighbourhood Plan is to maintain and enhance the character and vitality of the village and the surrounding rural areas of the parish, respect and protect its natural environment, maintain and develop new community facilities, services and infrastructure, support existing and new employment and business opportunities and allow for sustainable development to meet local needs and allow for natural growth.

4. Legal Requirements

The whole of the civil parish of Stoke Fleming has been designated a Qualifying Area (reference South Hams District Council designation letter) and Stoke Fleming Parish Council is the Qualifying Body.

The Plan relates to planning matters and has 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.

The Plan will be in force from the time it is adopted until 2035 and will be reviewed every 5 years, or as the Parish Council see fit, to ensure it continues to serve the Basic Conditions Statement July 2016 and the purpose of residents and businesses.

The Plan does not deal with 'excluded development' defined as county 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.

The Plan does not relate to more than one Neighbourhood Area and there are no other Neighbourhood Development Plans in place within the Neighbourhood Area.

The Plan proposal relates to the designated Neighbourhood Area (as shown in Map 1) as defined in Stoke Fleming Parish and to no other area, and there are no other Neighbourhood Plans relating to that Neighbourhood Area.

The Plan is informed by discussions with various stakeholders, including residents and businesses within the Plan Area and with neighbouring Town and Parish Councils regarding their aspirations and planning issues of cross-boundary importance.

There are no other prescribed matters.

All the documents required by part 5, paragraph 15 of the Neighbourhood Planning Regulations 2012 are included in the submission package for the Plan.

The requirements include provision of the following:

a) a map or statement which identifies the area to which the proposed NDP relates;
b) a Consultation Statement;
c) the proposed NDP; and
d) a statement explaining how the proposed NDP meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act (The Basic Conditions Statement).

5. Basic Conditions

Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012 requires that NDPs must meet the following basic conditions:

The NDP does not breach, and is otherwise compatible with, EU obligations;

The NDP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);

The NDP must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case SHDC's Core Strategy (Our Plan).

The making of the NDP contributes to the achievement of sustainable development.

The Stoke Fleming Neighbourhood Development Plan is considered to meet all of the basic conditions and this document is intended to demonstrate that.

5(i) Compatibility with EU Obligations.

SHDC considered that the Plan required a Strategic Environmental Assessment (SEA) (European Directive 2001/42/EC, Appendix 9). This was carried out and it concluded that the Stoke Fleming Neighbourhood Plan would lead to "significant positive benefits".

The Steering Group has prepared a Sustainability Appraisal as part of the family of documents comprising the Plan. This is because sustainability is at the heart of the Plan and the Sustainability Appraisal provides a robust basis for informing and benchmarking the intent of the Plan against wider sustainable objectives.

The Steering Group has also undertaken a wide range of public engagement events and consultation measures

5(ii) Regard to National Policies and Advice.

The NPPF provides a framework within which local people, and their accountable Town or Parish Council, can produce their own distinctive NDP and the NPPF must be taken into account in the preparation of NDPs.

It sets out the Government's requirements for the planning system as far as it is relevant, proportionate and necessary to do so.

The NPPF (paragraph 184) states that neighbourhood planning provides a powerful set of tools for local people to ensure they receive the right types of sustainable development for their community.

Paragraph 7 of the NPPF lists three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **an environmental role** - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

This section demonstrates that the Plan has regard to the elements set out in the NPPF, relevant to the Plan Area, to delivering sustainable development through:

1. conserving and enhancing the historic environment.
2. conserving and enhancing the natural environment.
3. supporting a prosperous rural economy.
4. promoting sustainable transport.
5. delivering a choice of high quality homes, requiring good design.
6. promoting a healthy community.
7. meeting the challenge of climate change and flooding.

6. Contribution to the Achievement of Sustainable Development

The NPPF states a presumption in favour of sustainable development. According to the NPPF, sustainable means ensuring that better lives for the community does not mean worse lives for future generations.

Development means growth. Sustainable development is about positive growth, which allows economic, environmental and social progress for this and future generations. National Planning Practice Guidance (2014) provides further advice on how development should be sustainable and respond to climate change.

NPPF, paragraph 10, requires that plans and decisions take account of local circumstances so that they respond to the different opportunities for achieving sustainable development in different areas. This is an acknowledgement that what constitutes sustainable development will be different in different areas.

The NPPF refers variously to *"positively seeking development opportunities, providing a practical framework for planning decisions, taking a positive approach to sustainable new development,"* and for neighbourhood plans to be practical and deliver the sustainable development that communities need.

The Stoke Fleming Neighbourhood Plan has focused on achieving sustainable development within the Plan Area through the application of the Plan's vision as set out above, and through the allocation of sites for sustainable developments within the Neighbourhood Area.

Contributions of the Plan to the achievement of sustainable development

Paragraphs 14-16 of the NPPF set out the prescription in favour of sustainable development, which is at the centre of national policy. This Neighbourhood Plan contributes to the achievement of sustainable development in Stoke Fleming 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.

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

- A high level of community engagement;
- Mixed transport provision encouraging walking and cycling (Policies RT1-4);
- More local employment provision (Policies B1, CP6 and 7);
- Promotion of high quality design (Policies H4 and H5);
- New housing that responds to local needs (Policies H1 to H3);
- Protection and enhancement of wildlife areas and measures to support biodiversity(Policies E1 to E3);
- Encouragement for the re-use and refurbishment of existing buildings (Policy B1);
- Conserving historic buildings and environments (Policies H5, E1 and E3)

The Sustainability Matrix on pages 12 and 13 identifies how each policy and proposal contributes to sustainable development.

7. Involvement

The Plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying Consultation Statement.

The Plan has been consulted on as required by the Neighbourhood Planning (General) Regulations 2012 and responses have been recorded and changes made as described in the Consultation Statement.

The Consultation Statement has been prepared by members of the Steering Group and meets the requirements set out in Paragraph 15 (2) of the Regulations. In this regulation 'consultation statement' means a document which:

a) contains details of the persons and bodies who were consulted about the proposed NDP;
b) explains how they were consulted;
c) summarises the main issues and concerns raised by the persons consulted; and
d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed NDP.

The NPPF, paragraph 183, states neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parish Councils and neighbourhood forums can use neighbourhood planning to set planning policies to determine decisions on planning applications.

The use of the adjective *"general" has been considered to introduce a degree of flexibility, although not unlimited, within the Plan; "Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan"* (NPPF, paragraph 184).

The process of preparing a NDP is undertaken by the community and is intended to be a locally driven process rather than one which is undertaken by the Local Authority. As such it is a significant voluntary undertaking for a local community and one that is not made lightly. To be worth this effort and time, the content of a NDP must be sufficiently different from the Local Plan so that, whilst not undermining the overall strategy (NPPF, paragraph 184), it provides for decision making that would not otherwise be possible without a NDP.

8. Conformity of the Plan Policies with Strategic National and Local Policies

This section describes the Plan objectives, reasoned justification and resulting policies and how they are aligned with national and local policy frameworks. It demonstrates that the Plan has regard to the elements set out in the NPPF, relevant to the Plan Area and to delivering sustainable development through policies for:

i. conserving and enhancing the historic and natural environments.
ii. supporting a prosperous rural economy.
iii. promoting sustainable transport.
iv. delivering a choice of high quality homes, requiring good design.
v. promoting a healthy community.
vi. meeting the challenge of climate change and flooding.

8(i) Conserving and enhancing the historic and natural environment.

Paragraphs 109 to 126 of the NPPF cover "Conserving and enhancing the natural environment" and Paragraphs 126 to 141 cover "Conserving and enhancing the historic environment". In line with the NPPF, our objective is to recognise and maintain the characteristics and heritage of the different settlements in the Plan Area.

The intention is to recognise, maintain and enhance the character and heritage of the Plan Area, in particular historic features, by:

- maintaining the shape and character of the village and outlying settlements
- maintaining landscaping, green infrastructure and field systems; and
- conserving the natural environment, including hedgerows.

Stoke Fleming village has a conservation area along with several historic and listed buildings and structures. There are also other historic and listed buildings and structures throughout the Plan Area.

The Plan Area and Stoke Fleming Village Conservation Area Character Appraisals describe the key features that create the special interest and characterise the distinctive appearance of the Plan Area and Conservation Area. The overall vision for Plan Area is for it to continue to thrive; meeting the changing needs of the community whilst preserving the distinctive character, landscape, and setting of the Plan Area that has evolved over time.

The Plan objectives and policies collectively support the stated Vision.

It is also considered extremely important by the community that any new development protects the principal coastal and rural views and vistas in the Plan Area. The undulating nature of the Plan Area, largely sitting within an AONB, and the variety of views and vistas are seen as an important and valued characteristic.

The Plan therefore also sets out the following objective in relation to conserving and enhancing the historic and natural environment:

Recognise and maintain the characteristics and heritage of the different settlements and landscapes in the Plan Area.

Biodiversity

Within the Plan Area there are no Sites of Special Scientific Interest, no National or International conservation sites or conservation target areas.

However, the area does contain some protected species such as bats, owls and dormice.

The NPPF requires that planning policies minimise negative impacts on biodiversity and, where possible, enhance it (NPPF paragraphs 9, 17, 109, 113, 114, 116 to 119 and 157). The Plan supports the NPPF and SHDC policies to ensure the continued protection of any protected and rare species and a wide range of internationally, EU and UK protected species and local species present in the Plan Area and that any development in the Plan Area has the least impact on biodiversity and, where possible, creates gains and enhances it in accordance with best practice and legislation. Development should conserve, enhance and restore the biodiversity of the Plan Area, taking into account the hierarchy of any protected sites.

Under the Biodiversity Duty introduced by the Natural Environment and Rural Communities (NERC) Act 2006, part c 16, Section 40: "Every public authority must, in exercising its function, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity." (http://www.legislation.gov.uk/ukpga/2006/16/section/40) Moreover, biodiversity is recognised by the Department for Environment, Food and Rural Affairs (DEFRA) as 'a core component of sustainable development, underpinning economic development and prosperity and has an important role to play in developing locally distinctive and sustainable communities.' (DEFRA: Guidance for Public Authorities in implementing the Biodiversity Duty, 2007, https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69311/pb12585-pa-guid-english-070516.pdf) This duty requires consideration of biodiversity to be embedded as an integral part of policy and decision making which needs to visibly contribute to achieving the national Government's Biodiversity 2020 strategy. (https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services)

Important natural habitats are widespread throughout the South Hams District and many have already been included within any sites identified as being of regional or local importance. Such habitats, notably river valleys, hedgerows and woodlands follow a strong network of river valleys and their associated tributary streams. In the Plan Area the main watercourse is the Blackpool River. Some of these special habitats, for example pockets of ancient woodland, occur within the Plan Area. The Plan seeks to maintain the integrity of these networks and avoid fragmentation, following a Green Infrastructure approach. In particular veteran trees, unimproved grasslands, wetlands and watercourses should be conserved.

Flower-rich meadows and pastures in the Plan Area should be protected and enhanced in accordance with the Devon Biodiversity and Geodiversity Action Plan (2009). (http://www.devon.gov.uk/dbap-land-flower.pdf) The Hedgerows Regulations (1997) protect many of the existing hedgerows and Devon earth banks. (https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management)

Members of the farming community in the Plan Area recognise that well maintained hedges when trimmed and allowed to thicken, provide 'super highways' and food for a wide range of small creatures and nesting sites for small birds. The Devon earth bank hedges in particular provide a good habitat for a whole variety of wild flowers and beneficial plants. Trees grow well because of the high rainfall in the area and provide protection for livestock from inclement weather as well as shade from intense sunshine. A number of small copses and old quarry sites in the Plan Area provide habitats for a variety of larger mammals and birds.

Farmers and established landowners in the Plan Area recognise the contribution of sound land and natural resources management practices to biodiversity and other environmental factors, including managing flood risks, reducing water pollution from agricultural chemicals and natural effluents, along with amenity value around keeping the character of the Devon countryside and preserving important rural historical features. They understand and give voice to the corresponding benefits of improvement measures such as appropriate woodland creation and management.

The SHDC Local Development Framework, Development Policies Development Plan (2010) sets out in detail specific policies relating to biodiversity, namely Development Policies **DP2, Landscape Character; DP5, Biodiversity and Geological Conservation; DP15, Development in the Countryside; and DP18, Horse Related Uses and Structures.**

The Plan seeks to manage the risk of land designation driven by economic and social pressures at the detriment to biodiversity, which could cause loss of habitat including migratory routes and harm to protected species. It seeks to ensure that environmental concerns and pressures will be granted equal importance with social and economic ones.

The Plan policies that seek to conserve and enhance the historic and natural environment, and ensure minimum impact on biodiversity are E1, E2,E3, H1,H6, H7.

Stoke Fleming NDP Policy	SHDC Local Policies (2006 and 2010)	NPPF paragraphs
H5 Historic Features (heritage)	DP6	109-125 & 126 - 141
E1 Views and vistas		59
H1; H4; H5 Landscape and built environment, biodiversity, character and heritage.	(2006 SO18 - SO23, OP20); DP5; DP6; DP2	9; 17; 58-68; 109; 113; 114; 116-119; 157
H6 Design of new housing	DP11	56 - 68
H5 Conservation Area	DP6	17;64;67

8(ii) Supporting a prosperous rural economy.

Paragraph 28 of the NPPF states that:

'Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;
- support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and
- promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.'

The Plan therefore sets the following objectives in relation to supporting a prosperous rural economy:

1. **support the continuation and development of small rural businesses employing local people (or people locally) including enhancing the viability of farming and other land-based rural enterprises by supporting business diversification.**

2. promote Stoke Fleming as a base from which to explore the nearby coast and hinterland in the triangle River Dart - Totnes - Salcombe Estuary, as well as being accessible in terms of Dartmoor and the wider areas of South Devon.

Rural businesses and farming diversification

The intention is to:

- support the farmed countryside and agriculture as a viable industry sector in the Plan Area by supporting the farming community including respecting the frequent movement of farming vehicles and farm animals, and understanding that farmed land is the equivalent of an industrial shop floor; and
- support existing rural businesses and encourage growth and sustainability, as well as encourage and support appropriate new initiatives. This includes supporting small scale rural enterprise and diversification that is appropriate for the local roads, landscape and attractiveness of the Plan Area. At the same time it is important that new isolated businesses are not generated in the open countryside.

Attracting visitors

The intention is to:

- protect and enhance the features within the Plan Area which attract visitors to the area; publicise the Plan Area as an all year round base for visitors through better advertising and encouraging new sustainable initiatives;
- review and provide new information for visitors and residents in order to promote the Plan Area as a year round base from which to explore South Devon, Dartmoor, the coast and the surrounding areas;
- support a range of rural businesses that provide accommodation, facilities and services for visitors to the Plan Area including those providing overnight accommodation, pubs and restaurants; and
- ensure any new development enhances the unique characteristics of the Plan Area and does not adversely impact on existing public rights of way so that these remain open to all users.

New technologies

The NPPF states, paragraph 42, "*advanced high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.*"

Broadband internet connections are slow in many parts of the Plan Area and impacts on the performance of rural businesses that rely on broadband as a key means of communication. This is not ideal for attracting new businesses or for growth in existing ones. It also affects the ability of residents to access information and on-line services particularly those in outlying areas. High-speed broadband will help to address these issues and can bring with it a range of new opportunities, such as better remote and home working as well as access to more on-line applications and services.

The Plan policies that seek to build a strong economy consistent with existing strengths and locally appropriate opportunities are.

Stoke Fleming NDP Policy	SHDC Local Policies (2006 and 2010)	NPPF paragraphs
B1; CP6; CP7; CP8; CP9 Local Businesses	SO8-SO11, CS13, D16, DP16	28, 42-46
CP7 Visitors to the Plan Area	SO9, SO18, SO21	28

8(iii) Promoting sustainable transport.

Paragraphs 29 to 41 of the NPPF, Promoting sustainable transport, states that:

"Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas."

Due to its rural location the connectivity beyond the Plan Area for commuting and access to services is a key issue and public transport in and through the Plan Area is limited.

For most people living in the Plan Area the car has become the principal mode of transport. This has become increasingly the case over the last 20 years as many people now commute to work outside the area.

During school terms buses, as well as private vehicles, are used to convey schoolchildren to and from the village, both transporting children to and from the local Dartmouth and Kingsbridge schools and bringing them in to the village to the primary school and preschool. Increasingly, greater use is being made of internet shopping and this has led to an increase in home deliveries leading to more and larger vehicles on lanes and streets. All these factors have led to more congestion on lanes and roads into and through the parish.

In line with the NPPF, paragraphs 32 and 34, and SHDC Core Strategy,SO13 and SO14, our objective is to improve traffic management within the Plan Area by recognising the character and capacity of the roadways serving the Plan Area.

The intention is that any new development does not worsen, and if possible improves, traffic flow in the Plan Area, and in the village in particular. Therefore, maintaining a safe environment for pedestrians, horse-riders, livestock movements, cyclists and other road users by ensuring that:

- any new development has access to a sustainable transport infrastructure including walking, cycling, horse riding and public transport;
- any new development has safe vehicular and pedestrian access and promotes pedestrian safety; and
- local bus services and connections with other services are supported and maintained.

The Plan policies that seek to minimise transport and traffic flow issues and promote sustainable transport are:

Stoke Fleming NDP Policy	SHDC Local Policies (2006 and 2010)	NPPF paragraphs
RT1; RT2; RT3; RT4; CP1; CP2 New and improved footpaths and cycleways	DP7, SO13, SO14	30, 34, 35, 39
Traffic calming measures	DP7	32; 35

8(iv) Delivering a choice of high quality homes.

The NPPF, paragraphs 50 and 55, attaches great importance to the delivering of a choice of high quality homes through sustainable development, particularly in rural areas, and advocates a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes).

The Plan makes provision for a mix of new housing during the Plan period, and in addition allows for infill housing on suitable sites and for "windfall" development as well as the change of use or redevelopment of redundant farm buildings to housing.

Affordable housing is sought as an integral part of any development.

Policies also ensure the quality of design of new residential development.

The Plan therefore has regard to the NPPF in setting out clear housing policies that seek to deliver appropriate provision of new high quality homes to meet identified local need.

The Plan sets the following housing objective:

Provide new homes that respond to the need identified within the Plan Area ensuring the quantity, quality, location, type and tenure of any new homes meet the criteria set by those living in the Plan Area and are consistent with SHDC's Local Plan. Deliver up to 30 new homes within The Plan period. Deliver a mix of housing that meets the needs of all sections of our community.

SHDC have as yet allocated no specific growth expectations for Stoke Fleming. Therefore, this Plan seeks to provide new homes to deliver:

- the anticipated housing need;
- as far as possible the continuation of the historic trend in growth, while recognizing that there may be fewer opportunities for infill and conversion of farm buildings over time

- the proportionality of growth to existing housing stock.
- new housing made up of a variety of housing:
- Small-scale development including affordable homes, self-build and open market housing, within or close to the existing boundaries of settlements, with consideration given to access to major roads, public transport and key services.
- conversions of redundant farm buildings.
- infill where appropriate.

Stoke Fleming NDP Policy	SHDC Local Policies (2006 and 2010)	NPPF paragraphs
H1; H3 Small scale housing developments	CS7	50
H6 Infill development B1 Conversion of farm buildings	DP16, D16	51, 55
H2 Affordable housing	CS6, SO1 - SO4	50, 54
H5 Landscape and built environment character	CS09, SO18-23, OP20, DP5, DP6	58

8(v) Requiring Good Design.

The NPPF, paragraphs 56 to 68, attaches great importance to the design of the built environment and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area.

"Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics whilst avoiding unnecessary prescription, detail or imposed architectural style or taste."

The Plan expects new development to be designed to a high quality and respond to the local heritage and distinctive character which reflects the identity and context of the Plan Area and the village. The Plan has therefore had regard to the NPPF in setting out clear design policies that seek to reinforce local distinctiveness.

The Plan refers to the distinctive rural character of the Plan Area. The Plan seeks to promote and reinforce this local distinctiveness.

The Plan therefore places a strong emphasis on design and interpreting the community's desire to ensure that new development responds to the local character of the Plan Area's built and natural environment. The Plan sets the following:

The intention is to promote high quality design throughout the Plan Area. New buildings, or changes to existing ones, must add value to the existing landscape, heritage and history of the Plan Area. The intention is also to encourage new development to deliver a creative and high quality standard of design, which sits comfortably with the existing built and natural environments.

Stoke Fleming NDP Policy	SHDC Local Policies (2006 and 2010)	NPPF paragraphs
H1; H4 Design	CS7, DP4, DP6, DP11	58-64

8(vi) Promoting a Healthy Community.

The NPPF provides the policy context in relation to three key types of community facility:

- community facilities such as meeting places, sports venues and places of worship
- education facilities
- open space

a. Community Facilities and Community Well-being

The NPPF sets out requirements for sustaining a healthy community (paragraphs 69 to 78).

The church, village hall and a wide range of social, sporting and recreational activities help ensure an active, vibrant and cohesive community. These are set out in the Open Spaces, Sport and Recreation Plan which forms Appendix D to the Plan.

The Plan has regard to the NPPF in setting out clear objectives and policies that seek to retain community facilities and to promote a healthy local community.

The intention is to preserve the atmosphere of the Plan Area by recognising and maintaining an inclusive, vibrant,

diverse and cohesive community and ensuring that the village continues to be an active, attractive hub supporting the community and:

- ensure any new development within the Plan Area encourages and sustains an environment that contributes to the health and well-being of all residents taking into account the particular needs of rural communities; and
- provide and sustain present facilities and activities that encourage and contribute to the health and wellbeing of all residents and ensure that access to facilities and the natural environment are developed and maintained so that they promote the health and well-being of the community.

b. Education facilities

The continuation of the provision of education facilities and having a strong education system for young children is an attractive element of village life and important for attracting young families to the Plan Area. The parish benefits from established educational facilities in the Community Primary School and Pre-school.

c. Open space

The NPPF covers open areas and green spaces (paragraphs 74 to 78) and states, in paragraph 76:

"Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.

"Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services".

In addition to the main Playing Field Stoke Fleming benefits from the existence of the bowling club, cricket ground and allotments as well as other small open spaces. The Plan designates several sites as Local Green Spaces, and makes provision of new open space a requirement for all new developments.

8(vii) Meeting the Challenges of Climate Change and Flooding.

Whilst the NPPF and SHDC's Local Plan (Our Plan) set out clear policy approaches to meeting the challenge of climate change nationally and in South Hams, the Plan has considered climate change, and associated factors such as flood risk, at the local level.

The allocation of sites for new housing development in the Plan Area should ensure that developments avoid flood risk areas and incorporate appropriate drainage to reduce the risk of flooding, not just to the development itself but also to surrounding areas and properties and to downstream properties.

The Plan therefore has regard to the NPPF in setting out a local approach to help meet the challenge of climate change and flooding.

Policy H7 deals specifically with adapting to climate change and Policy E1 with energy production and renewable energy.

9. Conclusion

The Steering Group considers that the Stoke Fleming Neighbourhood Development Plan and the policies it contains meet the Basic Conditions as set out in Schedule 4B to the Town and Country Planning Act 1990.

It is therefore our belief that the Plan complies with Paragraph 8(1) (a) of Schedule 4B of the Act.

Sustainability Matrix

Stoke Fleming Neighbourhood Plan Policy or proposal	Sustainability qualities			Comment
	Social	Economic	Environmental	
H1	+	+	/	The provision of affordable housing and local employment
H2	+	/	/	The provision of affordable housing
H3	+	+	/	The provision of affordable housing and local employment
H4	+	+	/	The provision of affordable housing and local employment
H5	/	/	+	Policy safeguards some sites which are considered inappropriate for development in the plan period.
H6	/	/	+	The encouragement of high quality sustainable design.
H7	/	/	+	Safeguarding of heritage assets
H8	+	+	+	The promotion of self build and infill development will assist in delivering affordable housing, create local employment, reduce the development of green field sites
H9	/	/	+	Promotion of energy efficiency
RT1	/	/	+	Improving connections and reducing the dependence on the private car.
RT2	/	/	+	Improving connections and reducing the dependence on the private car.
RT3	/	/	+	Improving connections and reducing the dependence on the private car.
RT4	/	/	/	Provides for off street car parking
RT5	/	/	/	Traffic calming
RT6	/	/	+	Improving connections and reducing the dependence on the private car.
RT7	/	/	/	Street lighting

Stoke Fleming Neighbourhood Plan Policy or proposal	Sustainability qualities			Comment
	Social	Economic	Environmental	
E1	/	/	+	Promotes and safeguards the AONB and undeveloped coast
E2	+	/	+	Promotes Local Green Spaces for their amenity and environmental value.
E3	+	/	+	Promotes trees and woodland for their amenity and environmental value.
E4	/	/	+	Encouraging renewable energy and carbon reduction.
B1	/	+	+	Promotion of rural employment and bringing redundant buildings into use.
CP1	/	/	+	Improving connections and reducing the dependence on the private car.
CP2	/	/	+	Improving connections and reducing the dependence on the private car.
CP3	/	/	+	Safeguards the area against flooding
CP4	+	/	+	Promotes improvements to the SW Coastal Path for its amenity and environmental value
CP5	+	+	/	Website improvements aiding social cohesion and economic activity.
CP6	/	+	/	Promotion tourism and local employment.
CP7	/	+	/	Promoting support to local businesses.
CP8	+	+	/	Assisting the residential and business community to communicate via the internet.
Key				
Positive	+			
Neutral	/			

Neighbourhood Plan 2018-2034
Basic Conditions Statement

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