

# **NORTH TAWTON NEIGHBOURHOOD PLAN**

## **BASIC CONDITIONS STATEMENT NOVEMBER 2019**



### **1. Legal Requirements**

1.1 This Neighbourhood Plan (The Plan) is submitted by North Tawton 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 North Tawton Neighbourhood Plan Development group, a team of volunteer parishioners and Town Councillors operating under the auspices of North Tawton Town Council.

1.2 The whole parish of North Tawton has been formally designated as a Neighbourhood Area through an application made in February 2013 under the Neighbourhood Planning Regulations 2012 (part 2, S6) and approved by West Devon Borough Council in June 2013.

1.3 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.

1.4 The Plan identifies the period to which it relates as 2016 to 2034. This period has been chosen to align with the dates of the West Devon Borough Council Adopted Joint Local Plan (JLP).

1.5 The Plan does not deal with county matters, nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act.

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

1.7 The following statement will address each of the four 'basic conditions' required of the regulations and explains how the Plan meets the requirement of paragraph 8 of schedule 4B of the 1990 Town and Country Planning act.

1.8 The Regulations state that the Neighbourhood Plan will have met the basic conditions if it:

- Has regard to national policies and advice contained in guidance issues by the Secretary of State;
- Contributes to the achievement of sustainable development;
- Is in general conformity with the strategic policies of the development plan for the area;
- Is compatible with European Union (EU) and European Convention on Human Right (ECHR) obligations.

## **2. Introduction and Background**

2.1 Work began on The Plan in 2013 and was very much seen from the start as the community's plan. It represents the community's vision and priorities for how it would like to see the local area develop in the coming years and in doing so it sets out some local planning policies. The Plan's objectives have been developed from local consultation and analysis of other evidence. The primary focus of the Plan is to develop planning policies to respond to issues of development. During consultation with the community we ensured that discussion remained open so that many of the important issues identified were not excluded from consideration. Details of all the activities and work involved in preparing The Plan are contained in the Statement of Consultation.

### 3. Having regard to National Planning Policy

3.1 The Plan has been prepared having regard to the policies set out in the National Planning Policy Framework (NPPF) of February 2019. It also gives regard to the 12 core planning principles in paragraph 17 of the National Planning Policy Framework, alongside the National Planning Practice Guidance (NPPG) published by the Government in 2014 in relation to the formation of Neighbourhood Plans.

3.2 The table 3.3 below sets out a summary of how each policy has regard to the NPPF. The paragraphs referred to are considered to be the most relevant to the policy and are not intended to be a comprehensive list of every possible relevant paragraph.

**Table 3.3**

<b>NP Policy reference and title</b>	<b>NPPF Paragraphs/sections</b>	<b>Comment on conformity</b>
CH1: Local Green Space	99,100,101,116	The Plan recognises the significance of protecting green areas of particular importance to the local community, identifying where the green space is of local significance and its proximity to the community. It also recognises the need to be consistent with the local planning of sustainable development.
CH2: Design, heritage and the built environment	172,185,187,189	The Plan recognises the need to respond to the local character and history, reflecting local surroundings and materials, without stifling innovation.
CH3: Important amenity views and landscape character	141,172	The Plan recognises the significance of conserving landscape and scenic beauty which are of significance to the local community
CO1: Protecting community facilities from loss	83,182	The Plan recognises the importance of supporting and promoting the retention of local services in order to promote

		healthy communities and deliver social, recreational and cultural facilities.
CO2: Replacement, improved and additional play, sports and recreation facilities	28	The Plan recognises the need to protect, where possible, open space, sports and recreational facilities, ensuring access to such facilities to promote healthy communities.
CO3: Priority local infrastructure and projects	28	The Plan recognises the importance of planning positively for the provision of community facilities, to help to mitigate the impact of new developments, and to guard against unnecessary loss of facilities.
E1: Local Employment Land	121	The Plan recognises the need to support economic growth in order to create jobs and prosperity.
E2: Homeworking	81	The Plan recognises the importance of supporting a prosperous rural economy through the flexibility of working practices and environments.
E3: Live-Work Unit	81,83	The Plan recognises the importance of supporting a prosperous rural economy through the flexibility of working practices and environments.
E4: Maintaining the retail and business offer	83	The Plan recognises the town centre as the heart of the community and pursues policies to support its viability and vitality in order to support a strong rural economy. This includes ensuring that established shops and facilities are retained for the benefit of the community.
HO1: Site Allocation for housing development – five sites are listed within this policy	77	Five site allocations have been assessed as being the most suitable for housing development across the parish. The Plan supports the need for sustainable growth within the town through the delivery of a wide choice of high quality homes to meet the demographic needs of the community.
HO2: New dwellings	123	The Plan recognises the need for the delivery of a wide choice of homes, setting out expectations

		for the development of new dwellings based on an understanding and evaluation of the defining characteristics expected for the area.
HO3: Affordable housing	62,145	The Plan recognises the need to provide a mix of housing based on current and future demographic trends based on the needs of the community, which includes the provision of affordable housing.
HO4: Private rear amenity space (gardens)		The Plan recognises the importance of retaining rear amenity space (gardens) within all new developments.
HO5: Residential supported care and sheltered homes		The Plan recognises the need to provide a mix of housing based on current and future demographic trends based on the needs of the community, which includes the provision of residential supported care and sheltered homes.
HO6: Parking in residential development	181	The Plan recognises the importance of setting local parking standards for all new developments due to the particular needs of the area in relation to transport and parking issues.
HO7: Small scale self-build housing	Section 5	The Plan recognises the need to provide a mix of housing including provision for people to build their own homes.
IN1: Development and health provision	20	The Plan recognises the importance of promoting and maintaining healthy communities.
IN2: Development and the implications for education	20	The Plan recognises the importance of ensuring that there is sufficient choice of school places available to meet the needs of existing and new communities.
IN3: Development and the implications for car parking provision.	181	The Plan recognises the need to ensure that developments contribute to improving the quality of car parking provision in the town, including the provision of plug in facilities.

IN4:Development and the implications for traffic congestion	181	The Plan recognises the need to ensure that developments contribute to improving transport links rather than creating congestion.
IN5: Safe walking and cycling routes	84	The Plan recognises the need for the promotion of sustainable and accessible transport links, making provision for safe routes for walkers and cyclists. Also to protect and enhance public rights of way and access.
EE1:Individual and community energy schemes	Section 14	The Plan recognises the need to increase the use and supply of renewable and low carbon energy.
EE2: Commercial energy installations	Section 14	The Plan recognises the need to support community led initiatives for renewable and low energy developments.
EE3: Sustainability and housing	Section 14	The Plan recognises the need for a move towards a low carbon future.

#### **4. General conformity with the strategic policies of the Development Plan**

4.1 The Neighbourhood Plan has been prepared to ensure that it is in general conformity with the current development plan for the area and also having regard to the Joint Local Plan.

4.2 The current development plan for the area is West Devon Borough Council's adopted Joint Local Plan.

4.3 The Joint Local Plan is that prepared jointly by Plymouth City Council, West Devon Borough Council and South Hams District Council which was adopted in March 2019.

#### **5. Contribution to the achievement of sustainable development**

5.1 A Neighbourhood Plan must take into account the need to contribute to the achievement of sustainable development. This involves working to address the three separate strands of sustainability; economic, social and environmental

#### **6. Compatibility with EU obligations and legislation**

6.1 The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act. Considerable emphasis has been placed throughout the

consultation process to ensure that no sections of the community have been isolated or excluded. See attached 'Equalities Impact Assessment' statement.

6.2 It was determined by West Devon Borough Council that the Plan did not require a Strategic Environmental Assessment (SEA) or a Habitats Regulations Assessment (HRA) – see SEA/HRA Screening Report (Appendix 5.1.3) included in the submissions documentation.

November 2019