

South Huish Neighbourhood Development Plan

Basic Conditions Statement



Final Issue

February 2020

South Huish Neighbourhood Development Plan

Basic Conditions Statement

1. Introduction

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

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

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

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

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

1.4 The draft Plan is submitted by South Huish Parish Council, which, as a qualifying body, is entitled to submit a Neighbourhood Plan for its own parish. The Plan has been prepared by the South Huish Neighbourhood Development Plan Steering Group, which is led by South Huish Parish Council.

1.5 The whole parish of South Huish has been formally designated as a Neighbourhood Area through an application made 18th December 2015 under the Neighbourhood Planning Regulations 2012 (Part 2) and approved by South Hams District Council on 21st January 2016.

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.

South Huish Neighbourhood Development Plan Basic Conditions Statement

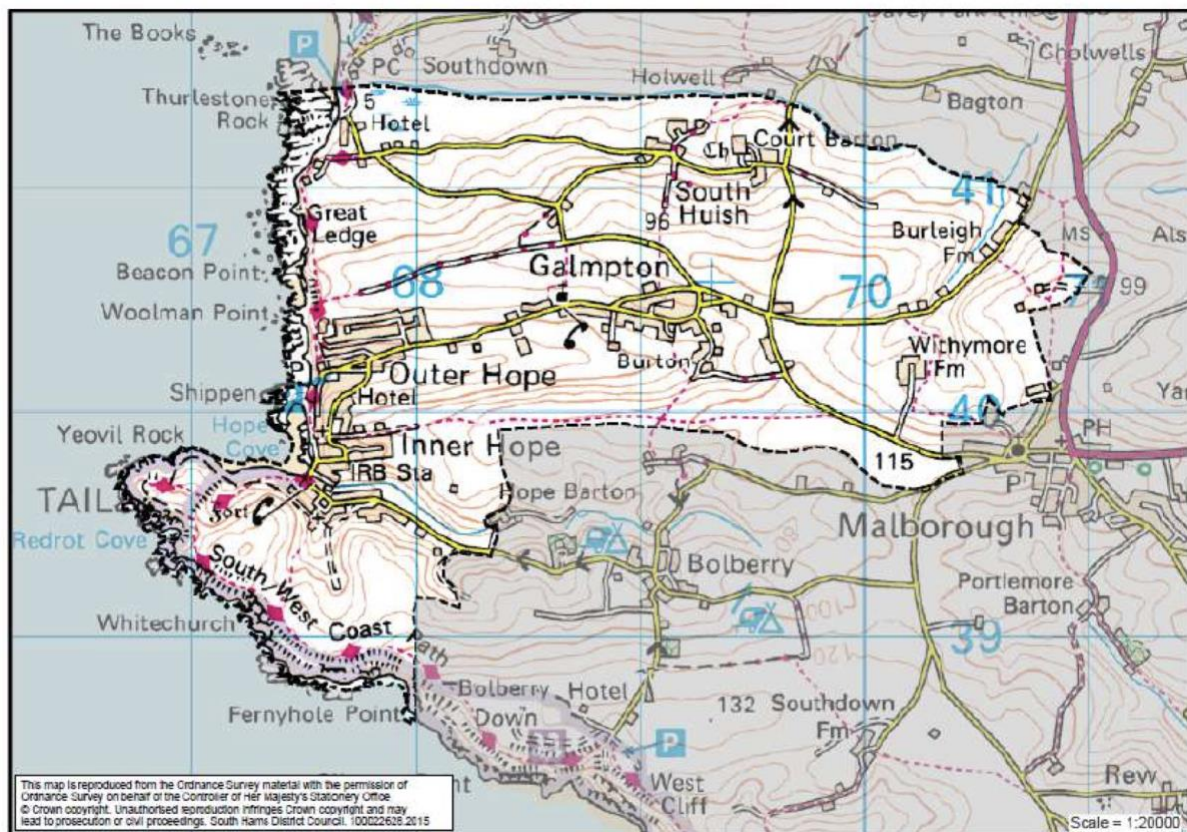


Figure 1 South Huish Neighbourhood Development Plan Boundary

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

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

1.9 The Plan relates only to the parish of South Huish. 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 South Huish Parish 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 South Huish was first put forward in early 2015 supported by the Parish Council. With support from the community a steering group was formed and a series of engagement events were held to identify the issues, consider proposals and policies to be

South Huish Neighbourhood Development Plan

Basic Conditions Statement

incorporated in the plan. This plan has only been possible with considerable volunteer support, with over 20 local residents participating in meetings, steering groups and internet-based discussions. Consultants were employed to help source data, draft the Plan, engage the community and finalise the plan, and supplement this volunteer effort.

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

THEMES	AIMS	OBJECTIVES and POLICY AREAS
Local Economy – business, and tourism	<ul style="list-style-type: none"> • Respect and promote the working environment- farming, fishing and tourism • Bring derelict barns and land back into use • Retain existing hotels • Attract more young people to work here • Better quality hotel /spa with access for residents • More water-based leisure businesses • Good quality business accommodation/ units with fast broadband and mobile coverage • Facilities for business start ups • Diversification of farms and farmland • Employment units in keeping with local character and the AONB • Promote off season tourism • Promote home working 	<ul style="list-style-type: none"> • Measures to prevent loss of employment uses (especially tourism related resisted) • Conversion of redundant agricultural buildings for employment uses • Promotion of home working in residential development
Natural environment	<ul style="list-style-type: none"> • Safeguard the setting of Hope Cove, Galmpton and South Huish • Respect the AONB and the attractiveness of the natural environment , add extra protection • Protect biodiversity and indigenous species • Keep hedges, Devon banks and native trees • Do not over develop the countryside and open space • Improve and safeguard the sea defences and walls • Keep the coast path in good repair • Control light pollution • Prevent coalescence of the settlements • Sewage smells and flooding • Promote renewable energy- not wind, and solar should be on roofs 	<ul style="list-style-type: none"> • Settlement boundaries and avoid coalescence • Importance of and the impact on the AONB • Safeguarding the landscape character, biodiversity and Green Infrastructure of the Parish. • Maintaining the character and environmental quality of the coastline • Promote RE in the parish within constraints
Housing and homes	<ul style="list-style-type: none"> • Limited new housing to address local need only • No more holiday homes • New build affordable only • But don't be anti-existing second homes • Low cost affordable homes • More homes for young families • Sheltered housing • Principle residence requirement • Infill sites identified 	<ul style="list-style-type: none"> • Principal residence requirement • Affordable/ low cost housing • Housing for the elderly • Starter Homes for young families • Exception sites

South Huish Neighbourhood Development Plan
Basic Conditions Statement

THEMES	AIMS	OBJECTIVES and POLICY AREAS
Transport, roads and movement	<ul style="list-style-type: none"> • More frequent bus service • Community bus • Transport for teenagers • More taxis • Inconsiderate car parking and insufficient spaces in the summer • Need another car park • Stop parking boats on the highway • Maintain and improve all public footpaths and bridleways • New circular cycling and walking routes connecting Malborough, Galmpton, Hope Cove, South Milton, Hope Barton and Bolberry • Improve route for cyclists to Kingsbridge and Salcombe • Better signage 	<ul style="list-style-type: none"> • Sustainable transport policy • Car parking for residents and visitors • Maintaining and developing footpaths and cycleways
Health and well-being	<ul style="list-style-type: none"> • More sports facilities • More activities in the village hall and reading room • Place for young people to meet • Play area in Hope Cove • More provision and consideration for the elderly • Address Isolation • Improved local shop and facilities (e.g. cash point) • Promote the mobile library • More community spirit • The lifeboat brings the community together • Shower near beach • Allotments in Galmpton • Doctor's surgery/outreach/clinic • Landing spots for the Air Ambulance • 	<ul style="list-style-type: none"> • New and improved built and open-air community facilities • New play area for Hope Cove • Improved beach facilities including a shower at Outer Hope • Improved local shops and services
Historic built environment and heritage	<ul style="list-style-type: none"> • Respect the Inner Hope conservation area in future designs • A mix of traditional and contemporary homes (no tacky boxes) • Better quality building design • Protection of above and below ground designated and non-designated heritage assets 	<ul style="list-style-type: none"> • Design standards inside and outside of the Conservation Area • Promote high design quality in the built environment • Appropriate record of archaeological evidence that may be affected by development
Education and training	<ul style="list-style-type: none"> • Local training and traditional skills sharing 	<ul style="list-style-type: none"> • Promotion of rural and coastal skill development

South Huish Neighbourhood Development Plan

Basic Conditions Statement

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

THEMES	Policies
1. Local Economy, business, and tourism	SH EC 1 Tourism related employment and retention of hotels SH EC 2 Local Rural Employment
2. Natural environment	SH Env 1 Settlement Boundaries and avoidance of coalescence SH Env 2 Impact on the South Devon Area of Outstanding Natural Beauty SH Env 3 Safeguarding the biodiversity and Green Infrastructure throughout the Parish SH Env 4 Local Green Spaces SH Env 5 Locally Important Views SH Env 6 Encouraging renewable energy and low carbon development SH Env 7 Reduction of existing flood risk SH Env 8 Drainage Impact SH Env 9 Dark Skies and the avoidance of light pollution
3. Housing and homes	SH H1 Affordable Housing SH H2 Principal Residence SH H3 Exception Sites outside the settlement boundary
4. Transport, roads and movement	SH T1 Traffic Calming in South Huish SH T2 Car Parking SH T3 Footpaths and cycleways
5. Health and well-being	SH HW 1 Community Facilities SH HW 2 Local shops and Services
6. Historic built environment and heritage	SH HBE 1 Non-Designated Heritage Assets SH HBE 2 Safeguarding Heritage Assets and the Conservation Area SH HBE 3 Design Quality within the Parish
7. Education and training	SH ED 1 Promotion of local skills

South Huish Neighbourhood Development Plan

Basic Conditions Statement

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 February 2019 (NPPF). Paragraphs 29 to 30 of the NPPF describe how Neighbourhood Planning can be used to give communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. The table below shows how the draft Plan policies address and expand on the relevant sections of the NPPF and policy guidance;

South Huish NDP Policies	Relevant Sections of NPPF & PPG		
	Paragraph	NPPF summary text	Comment
1. Local Economy – business, and tourism			
SH EC 1 Tourism related employment and retention of hotels	80	Help create the conditions in which businesses in can invest, expand and adapt.	The policy promotes tourism related employment such as hotel use which is the life blood of the local economy.
SH EC 2 Local Rural Employment	83	Planning policies and decisions should enable: a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings	The policy supports rural employment development, subject to the scale of development, accessibility of the site, and impacts on the landscape and environment.
2.Natural environment			
SH Env 1 Settlement Boundaries and avoidance of coalescence	17	The plan-making framework; non -strategic policies contained in neighbourhood plans	Local settlement boundaries and the avoidance of coalescence between them although non- strategic is an important local plan-making function.
	170	a)recognising the intrinsic character and beauty of the countryside.....	The policy helps provide a clearer definition between the settlements and the countryside.
SH Env 2 Impact on the South Devon Area of Outstanding Natural Beauty	172	Great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty.	Highlighting the importance of the South Devon Area of Outstanding Natural Beauty on the settlements within the parish, the countryside and coastland that surrounds them.
SH Env 3 Safeguarding the biodiversity and Green Infrastructure throughout the Parish	91c	Planning policies and decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green	The overall aim of the policy – to require all new development to have regard to adequate provision of green infrastructure and the hierarchy of wildlife sites in the area, is consistent with the overall aims of the NPPF

South Huish Neighbourhood Development Plan
Basic Conditions Statement

		infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.	
	16d	Plans should contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals	
	173	To protect and enhance biodiversity.....a) identify, map and safeguard components of local wildlife- rich habitats and wider ecological networks...	The policy helps and encourages developers and applicants to understand the natural opportunities and constraints of the local natural setting.
SH Env 4 Local Green Spaces	99	The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.	The policy identifies 13 areas of local green space for a variety of reasons, including beauty, tranquillity, historic significance, recreational value, environmental and ecological quality, protection of the character of the Parish and setting of the village. Appendix A3 provides a table that sets out the reasons why each green space has been included in the designation.
	100	The Local Green Space designation should only be used where the green space is: a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and c) local in character and is not an extensive tract of land.	
SH Env 5 Locally Important Views	170	Planning policies and decisions should contribute to and enhance the natural and local environment by...	The policy seeks to protect locally important views that are considered important to the landscape setting of the villages and settlements, which is consistent with the NPPF.

South Huish Neighbourhood Development Plan
Basic Conditions Statement

		protecting and enhancing valued landscapes...	
	7	The purpose of the planning system is to contribute to the achievement of sustainable development.	
SH Env 6 Encouraging renewable energy and low carbon development	151	To help increase the use and supply of renewable and low carbon energy.	This policy identifies the most appropriate technologies for this rural and sensitive location.
SH Env 7 Reduction of existing flood risk	155	Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).	This policy identifies particular local areas vulnerable to flood risk and seeks improvements to eliminate regular flooding.
SH Env 8 Drainage Impact	156	Policies... should consider the local areas susceptible to flooding and take advice from the Environment Agency and other relevant flood risk management authorities.	The policy encourages development to consider the drainage impact of proposals.
SH Env 9 Dark Skies and the avoidance of light pollution	170	Planning policies and decisions should contribute to and enhance the natural and local environment c) maintaining the character of the undeveloped coast	Safeguarding the unlit environment of the Parish.
3.Housing and homes			
SH H1 Affordable Housing	16	Plans should: a) be prepared with the objective of contributing to the achievement of sustainable development	The policy has been worded to promote sustainable development of a type responding to local needs.
	62	Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless: a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and b) the agreed approach contributes to the objective of creating	

South Huish Neighbourhood Development Plan
Basic Conditions Statement

		mixed and balanced communities.	
SH H2 Principal Residence	77	In rural areas planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs	Support the housing needs of local people and bring a greater balance and mixture to the local market.
	78	To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities	
SH H3 Exception Sites outside the settlement boundary	78	To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.	The aim of the policy is to permit affordable housing development on the edge of the settlements on sites that would not be permitted for market housing – a rural exception site. This general aim is consistent with the provision within the NPPF for rural exception sites.
4.Transport, roads and movement			
SH T1 Traffic Calming in South Huish	102	Transport issues should be considered from the earliest stages of plan-making and development proposals, so that....opportunities to promote walking, cycling and public transport use are identified and pursued	This aspirational policy seeks to manage the traffic flow through the Parish and to introduce safer pedestrian routes away from the highway.
SH T2 Car Parking	105	If setting local parking standards for residential and non-residential development, policies should take into account: a) the accessibility of the development; b) the type, mix and use of development; c) the availability of and opportunities for public transport;	The policy addresses the need to take account of the site's accessibility, proximity to and availability of public transport and the use, type and mix of development. Criteria have been worded in line with the NPPF in a positive manner

South Huish Neighbourhood Development Plan
Basic Conditions Statement

		d) local car ownership levels; and e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.	
	16	Plans should: b) be prepared positively, in a way that is aspirational but deliverable;	
SH T3 Footpaths and cycleways	98	Planning policies and decisions should protect and enhance public rights of way and access.....	The overall aim of the policy seeks to encourage opportunities to improve and extend the local footpath network.
5.Health and well-being			
SH HW 1 Community Facilities	92	To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should... ...guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs	The aim of the policy seeks to protect community facilities and public open space unless replacement of a higher quality in terms of design and accessibility is provided
SH HW 2 Local shops and Services	83	d) the retention and development of accessible local services and community facilities such as local shops....	This policy will help enhance the viability and community value of local shops and services.
6.Historic built environment and heritage			
SH HBE 1 Non-Designated Heritage Assets	187	LPAs should maintain or have access to a historic environment recordto assess the significance of heritage assets and the contribution they make to their environment...	The policy sets out to ensure that any development should make a positive contribution to the significance of non - designated heritage assets as well as designated heritage assets
	192	In determining applications LPAs should take account of a) the desirability of sustaining and enhancing the significance of heritage assets... b) the positive contribution that conservation of heritage assets can make to sustainable communities...	

South Huish Neighbourhood Development Plan
Basic Conditions Statement

SH HBE 2 Safeguarding Heritage Assets and the Conservation Area	185	Plans should set out a positive strategy for the conservation and enjoyment of the historic environment.....	The aim of the policy is consistent with the NPPF's aim that plans should contain a positive strategy for the conservation and enjoyment of this historic environment
	194	Any harm to, or loss of, the significance of a designated heritage asset.....require clear and convincing justification.	
	195	Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.	
	196	Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.	
	200	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.	

South Huish Neighbourhood Development Plan
Basic Conditions Statement

SH HBE 3 Design Quality within the Parish	124	The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.	The aim of the SHNDP policy is consistent with the NPPF's aim to achieve well-designed places and with its suggestion that Neighbourhood Plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.
	125	Design policies should be developed with local communities so they reflect local aspirations..... Neighbourhood Plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.	
	148	The planning system should support the transition to a low carbon future in a changing climate.....shape places in ways that contribute to radical reductions in greenhouse gas emissions...	The policy requires the principles of sustainable and low carbon development to be adopted, which is consistent with the aims of the NPPF.
	91	Planning policies should be safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion...	The policy requires development to minimise the likelihood and fear of crime, acts of anti-social behaviour and community conflict.
	104	Planning policies should...provide for high quality walking and cycling networks....	The policy requires development to reduce dependence on the private car and connect to walking/cycling and public transport.
	170(b)	Planning policies and decisions should contribute to and enhance the natural and local environment by...recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.	The policy includes protection for trees and hedges and requires replacement if they cannot be retained during development.

South Huish Neighbourhood Development Plan

Basic Conditions Statement

	155	Inappropriate development in areas at risk of flooding should be avoided.....	The policy seeks to prevent the exacerbation of flood risk
	98	Planning policies and decisions should protect and enhance public rights of way and access....	Protection or acceptable diversion of footpaths is required under this policy.
7.Education and training			
SH ED 1 Promotion of local skills	83	Supporting a rural economy; b) the development and diversification of agricultural and other land based rural businesses	The policy sets out to safeguard traditional and rural skills for future generations.

4. Contribute to the achievement of sustainable development

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

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

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

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

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

- A high level of community engagement;
- Mixed transport provision encouraging walking and cycling (Policy SH T1, 2 and 3);
- More local employment provision (Policy SH EC1 and 2);
- Adequate provision of new community facilities and spaces (Policies SH HW 1, and 2)
- Promotion of high-quality design (Policy SH HBE 1);
- New housing that responds to local needs (Policy SH H1, 2 and 3);
- Protection and enhancement of wildlife areas and measures to support biodiversity (Policies SH ENV1 to 4);
- Carbon Reduction and measures to reduce the impacts of climate change (SH ENV 5-8)

South Huish Neighbourhood Development Plan
Basic Conditions Statement

- Encouragement for the re-use and refurbishments of existing buildings (Policy SH EM1);
- Conserving historic buildings and environments (Policy SH EC2)

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

South Huish Neighbourhood Development Plan

Basic Conditions Statement

Themes	Policies	Sustainability qualities			Comment
		Social	Economic	Enviro	
1. Local Economy – business, and tourism	SH EC 1 Tourism related employment and retention of hotels	+	+	/	To help build a strong, responsive and competitive rural economy.
	SH EC 2 Local Rural Employment	+	+	/	
2. Natural environment	SH Env 1 Settlement Boundaries and avoidance of coalescence	/	/	+	Protecting and enhancing our natural environment and delivering sustainable development.
	SH Env 2 Impact on the South Devon Area of Outstanding Natural Beauty	+	/	+	
	SH Env 3 Safeguarding the biodiversity and Green Infrastructure throughout the Parish	+	/	+	
	SH Env 4 Local Green Spaces	+	/	+	Protecting and enhancing our natural environment
	SH Env 5 Locally Important Views	/	/	+	To safeguard locally important views and reinforcing the distinctive qualities and character of the neighbourhood, natural, built and historic environment
	SH Env 6 Encouraging renewable energy and low carbon development	/	+	+	Carbon reduction Mitigating and adapting to climate change
	SH Env 7 Reduction of existing flood risk	+	+	+	
	SH Env 8 Drainage Impact	+	+	+	
	SH Env 9 Dark Skies and the avoidance of light pollution	/	/	+	Protecting our natural environment
3. Housing and homes	SH H1 Affordable Housing	+	+	/	To support strong, vibrant and healthy communities, ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations responding to local needs.
	SH H2 Principal Residence	+	+	/	
	SH H3 Exception Sites outside the settlement boundary	+	+	/	
4. Transport, roads and movement	SH T1 Traffic Calming in South Huish	+	/	+	Promotion of sustainable transport choices and contributing to health and wellbeing.
	SH T2 Car Parking	+	+	/	Promotion of sustainable transport Moving to a low carbon economy
	SH T3 Footpaths and cycleways	+	/	+	
5. Health and well-being	SH HW 1 Community Facilities	+	/	+	Support strong, vibrant communities and the communities' health, social and cultural well-being
	SH HW 2 Local shops and Services	+	+	/	Adequate provision of new community facilities and services
6. Historic built environment and heritage	SH HBE 1 Non-Designated Heritage Assets	+	/	+	Protecting and enhancing the historic environment
	SH HBE 2 Safeguarding Heritage Assets and the Conservation Area	+	/	+	
	SH HBE 3 Design Quality within the Parish	+	/	+	Protecting and enhancing the built environment. Fostering a well-designed and safe built environment
7. Education and training	SH ED 1 Promotion of local skills	+	+	/	Support strong, vibrant communities and a sustainable rural economy.
KEY		Figure 2 Sustainability Matrix			
Positive					
Neutral					

South Huish Neighbourhood Development Plan

Basic Conditions Statement

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 Joint Local Plan for Plymouth and South West Devon 2019 and its supporting statutory documents. The policies of the draft Plan follow the objectives, outcomes and policies of the Local Plan with particular regard to the following:

Themes	Policies	Relevant sections of the Joint Local Plan (2014-2034)
Vision and Plan objectives		<ul style="list-style-type: none"> Policy SPT1-Delivering Sustainable Development; Policy SPT2- Sustainable linked neighbourhoods and sustainable rural communities; Strategic Outcome for Thriving Towns and Villages Policy Area; Strategic Objective S06; Delivering a prosperous and sustainable South West Devon; Strategic Objective S09; Maintaining the viability of the many sustainable villages in the Rural Area; Strategic Objective S010; Maintaining a naturally beautiful and thriving countryside; Policy TTV1 prioritising growth through a hierarchy of settlements, in particular Sustainable Villages (Hope Cove) Smaller villages and Hamlets (Galmpton and South Huish) and the Countryside; Policy TTV2 Delivering sustainable development in the policy area; Policy TTV25 Development in the Sustainable Villages; Policy TTV26 Development in the countryside.
1. Local Economy – business, and tourism	SH EC 1 Tourism related employment and retention of hotels	<ul style="list-style-type: none"> Policy TTV2.3; The growth and expansion of rural businesses and enterprise; Policy TTV2.4; The development and diversification of agricultural and other land-based rural businesses; Policy TTV2.5; The delivery of sustainable rural tourism; Policy DEV14; Maintaining a flexible mix of employment sites; Policy DEV15; Supporting the rural economy; Policy DEV18; protecting local shops and services.
	SH EC 2 Local Rural Employment	
2. Natural environment	SH Env 1 Settlement Boundaries and avoidance of coalescence	<ul style="list-style-type: none"> SPT12; Strategic approach to the natural environment; Strategic Objective S010; Maintaining a beautiful and thriving countryside; Policy TTV2.8; The delivery of natural infrastructure..... Policy TTV29; Residential extensions and replacement dwellings in the countryside; Policy DEV2; Air, water soil, noise land and light pollution; Policy DEV3; Sport and recreation; Policy DEV23; Landscape Character; Policy DEV24; Undeveloped Coast and Heritage Coast; Policy DEV25; Nationally protected landscape; Policy DEV26; Protecting and enhancing biodiversity and geological conservation; Policy DEV27; Green and Play Spaces (including ...Local Green Spaces....) Policy DEV28; Trees, woodlands and hedgerows; Policy DEV32; delivering low carbon development; Policy DEV33; Renewable and low carbon energy (including heat) Policy Dev 35; Managing flood risk and water quality impacts.
	SH Env 2 Impact on the South Devon Area of Outstanding Natural Beauty	
	SH Env 3 Safeguarding the biodiversity and Green Infrastructure throughout the Parish	
	SH Env 4 Local Green Spaces	
	SH Env 5 Locally Important Views	
	SH Env 6 Encouraging renewable energy and low carbon development	
	SH Env 7 Reduction of existing flood risk	
	SH Env 8 Drainage Impact	
	SH Env 9 Dark Skies and the avoidance of light pollution	
3. Housing and homes	SH H1 Affordable Housing	<ul style="list-style-type: none"> Strategic Objective S08.1 Delivering an appropriate level and mix of new homes that responds positively to local housing needs and improves long term sustainability; Policy TTV2 .1; Location of Housing where it will enhance or maintain the vitality of rural communities; Policy TTV2.2; The delivery of affordable homes that enable rural communities to remain vibrant; Policy SPT3; provision for new homes; Policy TTV25; Development in Sustainable Villages; Policy TTV26; Development in the countryside; Policy TTV 27 Meeting local housing need in rural areas;
	SH H2 Principal Residence	
	SH H3 Exception Sites outside the settlement boundary	

South Huish Neighbourhood Development Plan

Basic Conditions Statement

		<ul style="list-style-type: none"> • Policy TTV29 Residential extensions and replacement dwellings in the countryside; • Policy DEV8; Meeting local housing need in the TTV Policy Area; • Policy DEV9; Meeting local housing need in the Plan Area; • Policy DEV10; Delivering High quality housing; • Policy DEV8; meeting local housing need in the TTV Policy Area; • Policy DEV9; Meeting local Housing need in the Plan Area; • Policy Dev10; delivering high quality housing.
4.Transport, roads and movement	SH T1 Traffic Calming in South Huish	<ul style="list-style-type: none"> • Policy SPT9; Strategic principles for transport planning and strategy; • Policy SPT10; Balanced transport strategy for growth and healthy and sustainable communities; • Policy TTV2.7; the provision of sustainable transport.... • Policy DEV29; Specific provisions relating transport.
	SH T2 Car Parking	
	SH T3 Footpaths and cycleways	
5.Health and well-being	SH HW 1 Community Facilities	<ul style="list-style-type: none"> • Strategic Objective S08.3; sustaining and where possible improving the range of services and amenities available.... • Policy TTV2.6; The retention and enhancement of important rural services and community services; • Policy DEV1; Protecting health and amenity.
	SH HW 2 Local shops and Services	
6.Historic built environment and heritage	SH HBE 1 Non-Designated Heritage Assets	<ul style="list-style-type: none"> • SPT 11 Strategic Approach to the historic environment; • Strategic Objective S011; delivering high quality development; • Policy DEV10; delivering high quality housing; • Policy DEV20; Place shaping and the quality of the built environment; • Policy DEV21; Development affecting the historic environment.
	SH HBE 2 Safeguarding Heritage Assets and the Conservation Area	
	SH HBE 3 Design Quality within the Parish	
7.Education and training	SH ED 1 Promotion of local skills	<ul style="list-style-type: none"> • Policy Dev19 Provision of local employment and skills

6.0 Compatible with human rights requirements

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

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

7.0 Compatible with European Union (EU) obligations

7.1 The draft Plan is in general conformity with the strategic policies of the Plymouth and South West Devon Joint Local Plan (2014-2034), 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 in January 2020 so as to be compatible with EU obligations. A copy of the SEA Screening Report is included as an Appendix to the Neighbourhood Plan (The conclusion of the report with respect to the need for a SEA is;

'Having taken all of the relevant policies of the draft South Huish Neighbourhood Plan (Pre Regulation 14 Version submitted in May 2019) into account, and assessed the potential environmental impact on designated sites and landscapes, it is the Council's opinion that a full SEA is not required for the

South Huish Neighbourhood Development Plan

Basic Conditions Statement

Neighbourhood Plan since no development proposals are included in the Plan. The full reasons for this conclusion are set out in the screening report in Appendix 1.'

7.3 A Habitat Regulations Assessment (HRA) is required under the Habitats Directive, on the policies within this Neighbourhood Development Plan to ensure there will not be an adverse impact on any European wildlife site. An HRA screening report was carried out by South Hams District Council in January 2020 on the Pre-submission version of the Neighbourhood Plan. A copy of the report is included in the appendix of the Neighbourhood Plan. The conclusion of the report with respect to HRA is;

'South Huish lies within the Prawle Point to Plymouth Sound SAC. The Plan does not allocate any development sites. In the light of this Council consider the South Huish Neighbourhood Plan will not have a significant effect on a European Site and therefore further assessment under the Habitat Regulations is not required'.

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