

# Kingsbridge, West Alvington and Churchstow Neighbourhood Development Plan

## Basic Conditions Statement



Final Issue

December 2021

# **Kingsbridge, West Alvington and Churchstow (KWAC) Neighbourhood Development Plan**

## **Basic Conditions Statement**

### **1. Introduction**

1.1 This statement has been prepared by the Kingsbridge, West Alvington and Churchstow Neighbourhood Plan Group on behalf of Kingsbridge Town Council, West Alvington and Churchstow Parish Councils to accompany the submission to the Local Planning Authority South Hams District Council of the Kingsbridge, West Alvington and Churchstow(KWAC) 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 Kingsbridge Town Council, which, as a qualifying body for the three Parishes, is entitled to submit a Neighbourhood Plan for the parishes. The Plan has been prepared by the Kingsbridge, West Alvington and Churchstow Neighbourhood Development Plan Steering Group, which is led by the Town and Parish Councils.

1.5 The three parishes were formally designated as a Neighbourhood Area through an application made on 7<sup>th</sup> September 2018 under the Neighbourhood Planning Regulations 2012 (Part 2) and approved by South Hams District Council on 27<sup>th</sup> November 2018.

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.

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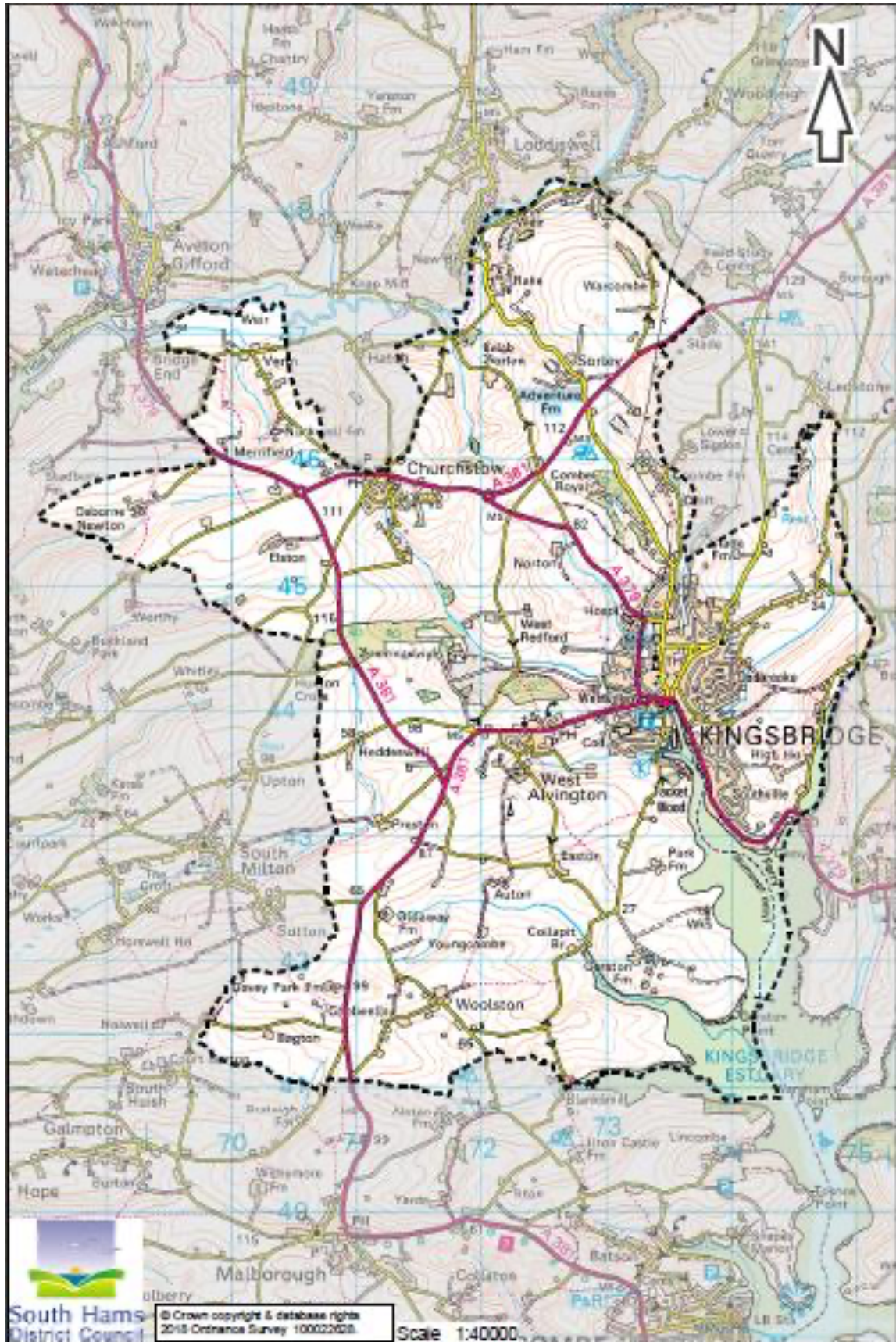


Figure 1 The Neighbourhood Development Plan Boundary

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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 Joint Local Plan(JLP)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 parishes of Kingsbridge, West Alvington and Churchstow. 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 Kingsbridge Town Council , West Alvington and Churchstow Parish Councils are 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 Kingsbridge, West Alvington and Churchstow was first put forward in 2017 supported by the Town and Parish Councils. 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 incorporated in the plan. This plan has only been possible with considerable volunteer support. 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 summary objectives that underpin the vision for Kingsbridge, West Alvington and Churchstow and the Plan. The policies and proposals within this Neighbourhood Plan set out to address these objectives.

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THEMES	AIMS	SUMMARY OBJECTIVES
<b>1. The Natural Environment</b>	<ul style="list-style-type: none"> <li>• Protect the natural environment;</li> <li>• Respect the AONB designation;</li> <li>• Prevent coalescence of settlements.</li> <li>• Prevent flooding;</li> <li>• Carbon and energy reduction.</li> </ul>	<ul style="list-style-type: none"> <li>• Designation of settlement boundaries for the villages and town;</li> <li>• Designate appropriate locations as Local Green spaces;</li> <li>• Conserve and enhance the natural beauty of the AONB;</li> <li>• Establish natural green corridors;</li> <li>• Identify locally important views that should be respected;</li> <li>• Mitigate and adapt to climate change;</li> <li>• Effectively manage levels of light pollution;</li> <li>• To effectively manage flood risk in new development;</li> <li>• Energy conservation; increase the production of renewable energy, reduction of waste, and avoidance of single use plastics.</li> </ul>
<b>2. Affordable Housing</b>	<ul style="list-style-type: none"> <li>• Truly affordable homes;</li> <li>• Starter homes and low-cost rental homes;</li> <li>• Only limited and fully justified encroachment on the AONB;</li> <li>• Address the needs of the elderly and young families.</li> </ul>	<ul style="list-style-type: none"> <li>• The delivery of affordable housing responding to local needs of all age groups;</li> <li>• Market housing responding to local needs of all age groups and helping deliver affordable housing;</li> <li>• Promotion of exception sites through Community Land Trusts and local community led initiatives.</li> </ul>
<b>3. Business and the Economy</b>	<ul style="list-style-type: none"> <li>• Sustain and enhance Kingsbridge's role as a market town;</li> <li>• Maintain and enhance services and facilities in the area;</li> <li>• Support and grow the local employment base;</li> <li>• Promote the local tourism industry;</li> <li>• A vibrant re-invigorated high street in the town;</li> <li>• Better locations of some employment uses;</li> <li>• Encourage more training.</li> </ul>	<ul style="list-style-type: none"> <li>• Provide additional employment space of different sizes and tenures helping small businesses and start-ups;</li> <li>• Regeneration of under used employment areas;</li> <li>• Support the central shopping area of the town;</li> <li>• Support the diversification and expansion of tourism businesses.</li> </ul>
<b>4. The Built Environment</b>	<ul style="list-style-type: none"> <li>• Minimise development of Greenfield sites;</li> <li>• Enhancements to Kingsbridge Quayside and town square;</li> <li>• Regeneration of Lower Union Road, the Western Backway and other historic employment areas;</li> </ul>	<ul style="list-style-type: none"> <li>• Prioritise development of 'Brownfield' sites;</li> <li>• A development brief for the Quayside and town square;</li> <li>• A development brief for Lower Union Road and Western Backway area;</li> <li>• Development considerations inside and outside the conservation areas;</li> <li>• The listing and conservation of local heritage assets.</li> </ul>

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	<ul style="list-style-type: none"> <li>• Respecting non-designated heritage assets;</li> <li>• To conserve the area's designated heritage assets.</li> </ul>	
<p><b>5. Sustainable Transport</b></p>	<ul style="list-style-type: none"> <li>• Make Kingsbridge a sustainable transport hub;</li> <li>• That the villages are well connected to the hub;</li> <li>• Address rural isolation and connection with the strategic transport network;</li> <li>• Safe routes for walkers and cyclists;</li> <li>• More residents and visitor parking in the villages;</li> <li>• Promote non-fossil fuel modes of transport.</li> </ul>	<ul style="list-style-type: none"> <li>• Propose sustainable routes for cyclists, pedestrians and motorists;</li> <li>• Propose non fossil fuel hubs in the town and villages;</li> <li>• Propose car parking standards and no net loss of spaces;</li> <li>• New carparking areas in the villages;</li> <li>• An integrated transport statement for the area.</li> </ul>
<p><b>6. Health, Wellbeing and leisure</b></p>	<ul style="list-style-type: none"> <li>• A healthy community;</li> <li>• Better outside recreation activities and improved access;</li> <li>• Maintain and enhance access to the water for recreation.</li> </ul>	<ul style="list-style-type: none"> <li>• No loss of community facilities;</li> <li>• Better sports facilities;</li> <li>• Support new and improved community facilities; especially for young people of 11-18yrs;</li> <li>• Support new development contributing towards new community provision;</li> <li>• Enhance recreation in the countryside and estuary;</li> <li>• Support and identify a site for a Kingsbridge community centre.</li> </ul>

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

<b>Theme</b>	<b>Policy KWAC</b>	<b>Policy Area</b>
<b>1.The Natural Environment</b>	Env 1	Settlement boundaries
	Env 2	Local Green Spaces
	Env 3	Impact on the natural environment
	Env 4	Locally important views
	Env 5	Prevention of light pollution
	Env 6	Prevention of flooding
	Env 7	Carbon reduction
	Env 8	Renewable Energy
	Env 9	Allotments
	Env 10	Tree Planting
<b>2. Affordable Housing</b>	H1	Affordable Housing
	H2	Market Housing
	H3	Rural Exception Sites
	H4	Principal Residence
<b>3. Business and the Economy</b>	Em 1	Additional employment land
	Em 2	Regeneration of employment sites
	Em 3	Central shopping area
	Em 4	Mixed use employment
	Em 5	Promotion of tourism
	Em 6	Training links
<b>4. The Built Environment</b>	BE1	Brownfield first
	BE2	Kingsbridge quayside
	BE 3	Design quality
	BE 4	Heritage assets
<b>5. Sustainable Transport and infrastructure</b>	T1	Sustainable Transport
	T2	Non-fossil fuel hub
	T3	Car parking
	T4	Traffic calming
	Inf1	Broadband Infrastructure
<b>6. Health, Wellbeing and Leisure</b>	HW1	Community facilities
	HW2	Open space
	HW3	Community centre for Kingsbridge

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**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 July 2021 (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:-

KWAC NDP Policies	Relevant Sections of NPPF & PPG		
	Paragraph	NPPF summary text	Comment
<b>2.Natural environment</b>			
KWAC 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.
	174	b) recognising the intrinsic character and beauty of the countryside.....	The policy helps provide a clearer definition between the settlements and the countryside.
KWAC Env2 Local Green Space	101	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 33 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.
	102	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.	
KWAC Env 3 Impact on the South Devon Area of Outstanding Natural Beauty (AONB) green corridors and green infrastructure	176	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. The policy also requires 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. It also helps and
	179	To protect and enhance biodiversity.....a) identify, map and	



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		safeguard components of local wildlife-rich habitats and wider ecological networks...	encourages developers and applicants to understand the natural opportunities and constraints of the local natural setting.
	92c	Planning policies and decisions should aim to achieve healthy, inclusive and safe places which... c) 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 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	
<b>KWAC Env 4</b> Locally Important Views	174	Planning policies and decisions should contribute to and enhance the natural and local environment by... protecting and enhancing valued landscapes...	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.
	7	The purpose of the planning system is to contribute to the achievement of sustainable development.	
<b>KWAC Env 5</b> Prevention of light pollution	174	Planning policies and decisions should contribute to and enhance the natural and local environment c) maintaining the character of the undeveloped coast	Safeguarding the unit environment of the Parishes.
<b>KWAC Env 6</b> Prevention of Flooding	159	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.
	160	Strategic Policies... should consider the local areas susceptible to flooding and take advice from the Environment Agency and other relevant flood risk management authorities.	
<b>KWAC Env 7</b> Carbon Reduction	152	The planning system should support the transition to a low carbon future ...encourage the reuse of existing resources, including the conversion of existing buildings....	This policy links to the Devon Carbon Plan which as yet is not adopted by the LPA
<b>KWAC Env 8</b> Encouraging renewable energy	155	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.

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<b>KWAC Env 9</b> Allotments	92	c) 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 infrastructure, ..access to healthier food, allotments...	This policy supports the retention of existing allotments and further provision.
<b>KWAC Env 10</b> Promotion of tree planting	174	b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including ...trees and woodland;	This policy promotes the retention of existing trees and planting in new development and community projects .
<b>2.Housing and homes</b>			
<b>KWAC H1</b> 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.
	63	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 mixed and balanced communities.	
<b>KWAC H2</b> Market Housing	78	In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.	The priority for this plan is to promote affordable market housing to meet local needs.
<b>KWAC H3</b> Exception Sites outside the settlement boundaries	78 and 79	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.

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<b>KWAC H4</b> Principal Residence	78	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. This policy applies once the threshold of 20% or more 'household spaces with no usual' residents has been exceeded.
	79	To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities	
<b>3. Employment, Economy and Training</b>			
<b>KWAC Em1</b> Additional Employment land and safeguarding of existing employment uses.	84	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 local employment development, subject to the scale of development, accessibility of the site, and impacts on the landscape and environment.
	16	Plans should: b) be prepared positively, in a way that is aspirational but deliverable;	
<b>KWAC Em2</b> The regeneration and intensification of employment sites	84	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.	This policy sets out to stimulate the regeneration of existing employment areas.
	82	a)Set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;	
<b>KWAC Em3</b> Support for the Central Shopping Area of Kingsbridge	86	Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.	This policy supports the regeneration and intensification of uses within the central shopping area of the market town
<b>KWAC Em4</b> Mixed use employment	120	d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups...	Promotion of mixed use in the town and village centres.
<b>KWAC Em5</b> Promotion of innovative tourism businesses	84	Planning policies should enable;...c) sustainable rural tourism and leisure developments which respect the character of the countryside...	This policy promotes a local innovative tourist offer to improve local prosperity.

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<b>KWAC Em6</b> Support for training links	84	..policies should enable ; b) the development and diversification of agricultural and other land based rural businesses	This policy supports better links to training for traditional and new employment types.
<b>4.The Built Environment</b>			
<b>KWAC BE1</b> Brownfield first	120	Planning policies and decisions should: c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other Identified needs....	The policy gives priority to brownfield sites within the town but set within the constraints of the Joint Local Plan(JLP) and accepts there are greenfield sites allocated in the JLP.
	121	Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them.	
	141	a) make as much use as possible of suitable brownfield sites and underutilised land;	
<b>KWAC BE2</b> Kingsbridge Quayside and town square	106	Planning policies should: a) support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;	This policy and its supporting development brief expands and develops Local Plan policy
	112	...development should: c) create spaces that are safe, secure and attractive ..and respond to local character and design standards; e) be designed to enable charging of plug in and other ultra-low emission vehicles in safe, accessible and convenient locations.	
<b>KWAC BE 3</b> Design Quality	126	The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.	The aim of the 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.
	127	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.	

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	92	Planning policies.... should aim to achieve healthy, inclusive and safe places which: b) are 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.
	174(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.
	192	LPAs should maintain or have access to a historic environment record ....to assess the significance of heritage assets and the contribution they make to their environment...	<p>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.</p> <p>The policy requires new development to have a positive contribution to the significance of heritage assets and their settings. The policy like the NPPF enables a balanced judgement to be made between the harm to the significance of the asset and public benefit.</p>
	194	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...	<p>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.</p> <p>The policy requires new development to have a positive contribution to the significance of heritage assets and their settings. The policy like the NPPF enables a balanced judgement to be made between the harm to the significance of the asset and public benefit.</p>
<b>KWAC BE4</b> Safeguarding Designated and Non- Designated	190	Plans should set out a positive strategy for the conservation and enjoyment of the historic 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.
	200	Any harm to, or loss of, the significance of a designated heritage asset.....require clear and convincing justification.	

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Heritage Assets	201	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.	The policy requires new development to have a positive contribution to the significance of heritage assets and their settings. The policy like the NPPF enables a balanced judgement to be made between the harm to the significance of the asset and public benefit.  The overall aim of the policy seeks to encourage opportunities to improve and extend the local footpath and cycleway network.
	202	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.	
	206	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.	
	100	Planning policies and decisions should protect and enhance public rights of way and access.....	
<b>5. Sustainable Transport</b>			
KWAC T1 Sustainable Transport Routes	107	In 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; 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.	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.
KWAC T2 Non-fossil fuels hub	16	Plans should: b) be prepared positively, in a way that is aspirational but deliverable;	This policy sets out to promote a non-fossil fuel parking hub within Kingsbridge to reduce the dependence on fossil fuels.

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<b>KWAC T3</b> Car Parking	104	Transport issues should be considered from the earliest stages of plan-making and development proposals, so that...b) opportunities to promote walking, cycling and public transport use are identified and pursued;	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.
<b>KWAC T4</b> Traffic Calming	104	Promoting sustainable transport. d) The environmental impacts of traffic and transport infrastructure can be assessed and taken into account....	This policy seeks to manage the traffic flow through the parishes and to introduce safer pedestrian routes away from the highway.
<b>KWAC Inf 1</b> Broadband Infrastructure	114	Advanced high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies...should support the expansion of electronic communication networks...	This policy supports the provision on site infrastructure for the installation of, and allow the future upgrade and maintenance of, fibre optic broadband technology
<b>6 Health and Wellbeing</b>			
<b>KWAC HW1</b> Community facilities	93	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 needsplan positively for the provision of ...open space	The aim of the policy seeks to protect community facilities unless replacement of a higher quality in terms of design and accessibility is provided.
<b>KWAC HW2</b> Open Space	98	Access to a network of high quality open spaces and opportunities for sport and recreation is important for the health and wellbeing of communities.	This policy sets out to protect, enhance and increase the provision of public open space for the community.
	99	a) Existing open space..... should not be built on unless:	
	92	a) promote social interaction including opportunities for meetings between people...	
<b>KWAC HW3</b> A community centre for Kingsbridge	93	a)plan positively for the provision of.. community facilities... d) ensure that...facilities and services are able to develop and modernize and are retained for the benefit of the community;	This policy sets out to deliver a much needed community centre for Kingsbridge and its surrounding parishes.

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	20	Strategic policies should set out....and make sufficient provision for: c) community facilities (such as health, education and cultural infrastructure.	
	84	Planning policies and decisions should enable: d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.	

**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 (Policies KWAC T1, 2,3 and 4);
- More local employment provision (Policies KWAC Em1,2,3,4 and 5);
- Adequate provision of new community facilities and spaces (Policies KWAC HW 1,2,and 3 )
- Promotion of high-quality design (Policy KWAC BE 3);
- New housing that responds to local needs (Policies KWAC H1, 2, 3, and 4);
- Protection and enhancement of wildlife areas and measures to support biodiversity (Policies KWAC Env1 to 5 , 9, and 10);
- Carbon Reduction and measures to reduce the impacts of climate change (KWAC Env 6, 7 and-8);
- Encouragement for the re-use and refurbishment of existing buildings and brownfield sites (Policies KWAC Em2 and BE1 );



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- Conserving historic buildings and environments (Policy KWAC BE4)

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

Policy no. and title KWAC/		Sustainability qualities			Comment
		Social	Environmental	Economic	
Env 1	Settlement boundaries				Protecting and enhancing our natural environment and delivering sustainable development.  Reinforcing the distinctive qualities and character of the neighbourhood, built and historic environment  Carbon reduction, mitigating and adapting to climate change.
Env 2	Local Green Spaces				
Env 3	Impact on the natural environment				
Env 4	Locally important views				
Env 5	Prevention of light pollution				
Env 6	Prevention of flooding				
Env 7	Carbon reduction				
Env 8	Renewable Energy				
Env 9	Allotments				
Env 10	Tree Planting				
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.
H2	Market Housing				
H3	Rural Exception Sites				
H4	Principal Residence				
Em 1	Additional employment land				To help build a strong, responsive ,and competitive rural economy
Em 2	Regeneration of employment sites				
Em 3	Central shopping area				
Em 4	Mixed use employment				
Em 5	Promotion of tourism				
Em 6	Training links				
BE 1	Brownfield first				Protecting and enhancing the historic and built environment. Fostering a well-designed and safe built environment.
BE 2	Kingsbridge quayside				
BE 3	Design quality				
BE 4	Heritage assets				
T1	Sustainable Transport				Promotion of sustainable transport and infrastructure choices and contributing to health, wellbeing and moving to a low carbon economy.
T2	Non-fossil fuel hub				
T3	Car parking				
T4	Traffic calming				
Inf 1	Broadband infrastructure				Support strong, vibrant communities and the communities' health, social and cultural well-being
HW1	Community facilities				
HW2	Open space				
HW3	Community centre for Kingsbridge				
<b>Key</b>					
			Neutral impact		
Positive impact			Negative impact		

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### 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 Supplementary Planning Document(2020). 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) and JLP Supplementary Planning Document (SPD) 2020.
Vision and Plan objectives		<ul style="list-style-type: none"> <li>• Policy SPT1-Delivering Sustainable Development;</li> <li>• Policy SPT2- Sustainable linked neighbourhoods and sustainable rural communities;</li> <li>• Strategic Outcome for Thriving Towns and Villages Policy Area;</li> <li>• Strategic Objective S06; Delivering a prosperous and sustainable South West Devon;</li> <li>• Strategic Objective S09; Maintaining the viability of the many sustainable villages in the Rural Area;</li> <li>• Strategic Objective SO10; Maintaining a naturally beautiful and thriving countryside;</li> <li>• Policy TTV1 prioritising growth through a hierarchy of settlements, in particular Sustainable Villages ,Smaller villages ,Hamlets and the Countryside;</li> <li>• Policy TTV2 Delivering sustainable development in the policy area;</li> <li>• Policy TTV25 Development in the Sustainable Villages;</li> <li>• Policy TTV26 Development in the countryside;</li> </ul>
1.Natural environment	KWAC Env 1 Settlement Boundaries and avoidance of coalescence	<ul style="list-style-type: none"> <li>• SPT12; Strategic approach to the natural environment;</li> <li>• Strategic Objective S010; Maintaining a beautiful and thriving countryside;</li> <li>• Policy TTV2.8; The delivery of natural infrastructure.....</li> <li>• Policy TTV29; Residential extensions and replacement dwellings in the countryside;</li> <li>• Policy DEV2; Air, water soil, noise land and light pollution;</li> <li>• Policy DEV3; Sport and recreation, Water and waterside access;</li> <li>• Policy DEV4; Playing Pitches</li> <li>• Policy DEV5; Community food growing and allotments;</li> <li>• Policy DEV23; Landscape Character;</li> <li>• Policy DEV24; Undeveloped Coast and Heritage Coast;</li> <li>• Policy DEV25; Nationally protected landscape;</li> <li>• Policy DEV26; Protecting and enhancing biodiversity and geological conservation;</li> <li>• Policy DEV27; Green and Play Spaces (including ...Local Green Spaces....)</li> <li>• Policy DEV28; Trees, woodlands and hedgerows;</li> <li>• Policy DEV32; delivering low carbon development;</li> <li>• Policy DEV33; Renewable and low carbon energy (including heat);</li> <li>• Policy Dev 35; Managing flood risk and water quality impacts.</li> </ul>
	KWAC Env 2 Local Green Spaces	
	KWAC Env 3 Impact on the South Devon Area of Outstanding Natural Beauty, green corridors and green infrastructure	
	KWAC Env 4 Locally Important Views	
	KWAC Env 5 Prevention of light pollution	
	KWAC Env 6 Prevention of flooding	
	KWAC Env 7 Carbon reduction	
	KWAC Env 8 Encouraging Renewable Energy	
	KWAC Env 9 Allotments	
	KWAC Env 10 Promotion of tree planting	
2.Housing and homes	KWAC H1 Affordable Housing	<ul style="list-style-type: none"> <li>• 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;</li> <li>• Policy TTV2 .1; Location of Housing where it will enhance or maintain the vitality of rural communities;</li> <li>• Policy TTV2.2; The delivery of affordable homes that enable rural communities to remain vibrant;</li> <li>• Policy SPT3;provision for new homes;</li> <li>• Policy TTV25; Development in Sustainable Villages;</li> <li>• Policy TTV26; Development in the countryside;</li> <li>• Policy TTV 27 Meeting local housing need in rural areas;</li> <li>• Policy TTV29 Residential extensions and replacement dwellings in the countryside;</li> </ul>
	KWAC H2 Market Housing	
	KWAC H3 Rural Exception Sites outside the settlement boundaries	
	KWAC H4 Principal Residence	

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		<ul style="list-style-type: none"> <li>• Policy DEV8; meeting local housing need in the TTV Policy Area (particularly younger people, working families and. Older people (8.1(iii)));</li> <li>• Policy DEV9; Meeting local Housing need in the Plan Area;</li> <li>• Policy DEV10; delivering high quality housing and affordable housing design;</li> <li>• Policy DEV30; Meeting the community infrastructure needs of new homes.</li> </ul>
<b>3. Employment, Economy and Training</b>	<b>KWAC Em1</b> Additional Employment Land and safeguarding existing employment uses.	<ul style="list-style-type: none"> <li>• Policy TTV2.3; The growth and expansion of rural businesses and enterprise;</li> <li>• Policy TTV2.4; The development and diversification of agricultural and other land-based rural businesses;</li> <li>• Policy TTV2.5; The delivery of sustainable rural tourism;</li> <li>• Policy DEV14; Maintaining a flexible mix of employment sites;</li> <li>• Policy DEV15; Supporting the rural economy;</li> <li>• Policy DEV16; Providing Retail and town centre uses in appropriate locations;</li> <li>• Policy DEV17; Promoting competitive town centres;</li> <li>• Policy DEV18; protecting local shops and services;</li> <li>• Policy DEV19: Employment and Skills Plans.</li> <li>• SPD Appendix 4: Primary shopping boundaries and frontages.</li> </ul>
	<b>KWAC Em2</b> The regeneration and intensification of employment uses at Lower Union Road and Orchard Industrial Estate.	
	<b>KWAC Em3</b> support for the central shopping area of Kingsbridge	
	<b>KWAC Em4</b> Mixed Use employment including living over the shop and live work	
	<b>KWAC Em5</b> Promotion of Innovative tourism businesses	
	<b>KWAC Em6</b> Support for training links	
<b>4. The Built Environment</b>	<b>KWAC BE1</b> Brownfield first	<ul style="list-style-type: none"> <li>• SPT 11 Strategic Approach to the historic environment;</li> <li>• Strategic Objective S011; delivering high quality development;</li> <li>• Policy DEV10; delivering high quality housing;</li> <li>• Policy Dev 3.2; Water and waterside access;</li> <li>• Policy DEV20; Place shaping and the quality of the built environment;</li> <li>• Policy DEV21; Development affecting the historic environment;</li> <li>• SPD Appendix 5: new work in conservation areas.</li> </ul>
	<b>KWAC BE2</b> Kingsbridge Quayside and town square	
	<b>KWAC BE 3</b> Design Quality	
	<b>KWAC BE4</b> Safeguarding Designated and Non Designated Heritage Assets within the Plan area and the Conservation Areas of Kingsbridge and West Alvington.	
<b>5.Sustainable Transport and infrastructure</b>	<b>KWAC T1</b> Sustainable Transport routes	<ul style="list-style-type: none"> <li>• Policy SPT9; Strategic principles for transport planning and strategy;</li> <li>• Policy SPT10; Balanced transport strategy for growth and healthy and sustainable communities;</li> <li>• Policy TTV2.7; the provision of sustainable transport....</li> <li>• Dev 3.3 Public rights of way and bridleways;</li> <li>• Policy DEV29; Specific provisions relating to transport.</li> <li>• Policy Dev15 (criterion3) Proposals should explore opportunities to improve internet connectivity for rural communities where appropriate.</li> </ul>
	<b>KWAC T2</b> Non-fossil fuel vehicle hub	
	<b>KWAC T3</b> Car Parking	
	<b>KWAC T4</b> Traffic calming	
	<b>KWAC Inf 1</b> Broadband Infrastructure	
<b>6.Health and wellbeing</b>	<b>KWAC HW 1</b> Community Facilities	<ul style="list-style-type: none"> <li>• Strategic Objective S08.3; sustaining and where possible improving the range of services and amenities available....</li> <li>• Policy TTV2.6; The retention and enhancement of important rural services and community services;</li> <li>• Policy DEV1; Protecting health and amenity.</li> </ul>
	<b>KWAC HW 2</b> Open Space	
	<b>KWAC HW3</b> A community centre for Kingsbridge	

## 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.

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### **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) and JLP SPD 2020, 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 July 2021 so as to be compatible with EU obligations. A copy of the SEA Screening Report is included as an Appendix (A9) 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 KWAC NP (Regulation 15 Version February 2021) 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 Neighbourhood Plan. The Plan does propose the potential development of identified brownfield sites within the Kingsbridge urban area. Other than this no develop (SIC), apart from that identified in the JLP, is proposed.'*

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 July 2021 on the Pre-submission version of the Neighbourhood Plan. A copy of the report is included in the Appendix (A9) of the Neighbourhood Plan. The conclusion of the report with respect to HRA is:-

*'Northern parts of the Kingsbridge/Churchstow Parish fall within the Landscape Connectivity Zone of the South Hams SAC for Greater Horseshoe Bats. The Plan (Regulation 14 Consultation Version, May 2021) does not allocate any development sites in the LCZ. In the light of this Council consider the KWAC NP Neighbourhood Plan will not have a significant effect on a European Site and therefore further assessment under the Habitat Regulations is not required.'*

PS 13 09 21

Updated 29/9/21

Update 29/11/21