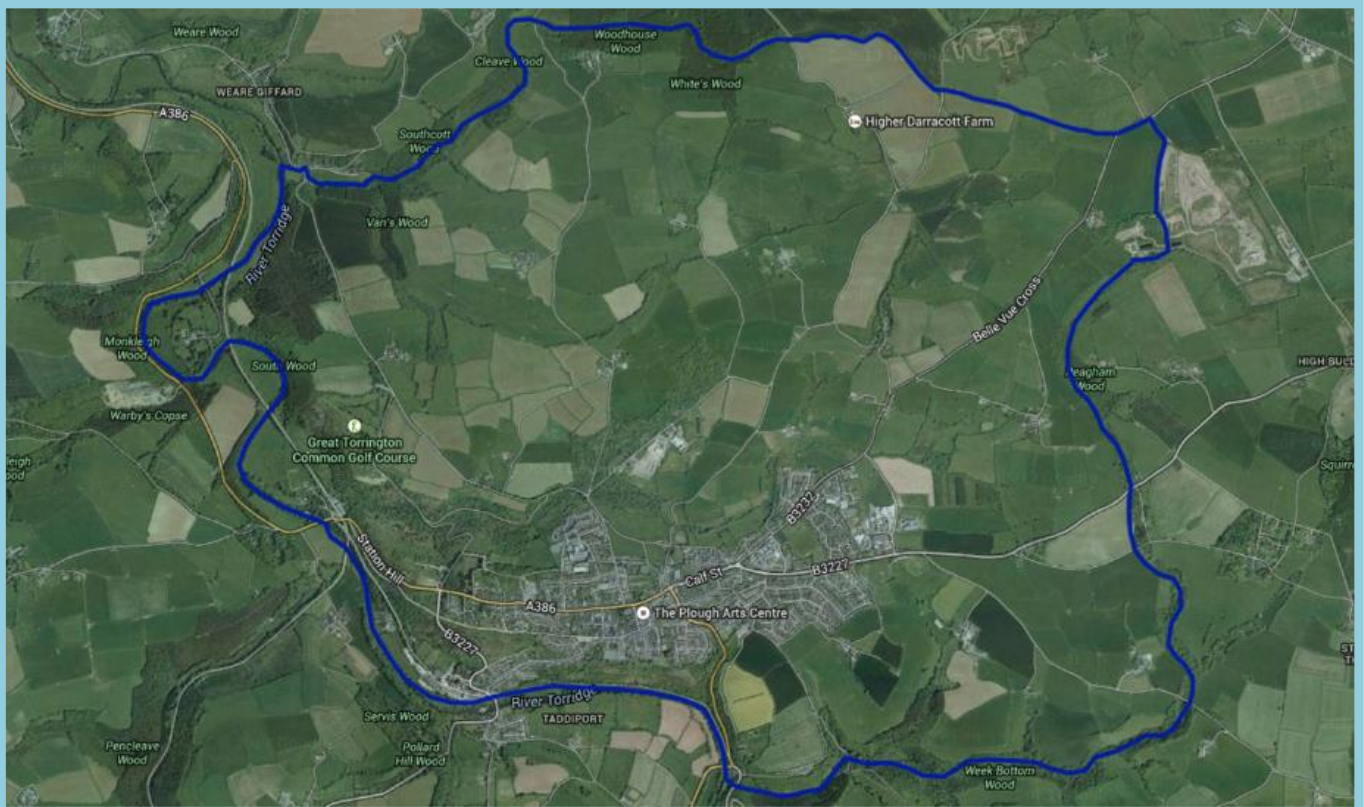


# GREAT TORRINGTON NEIGHBOURHOOD PLAN



KEEPING THE **GREAT** IN GREAT TORRINGTON



## BASIC CONDITIONS STATEMENT



**Great Torrington**  
Town Council

## 1.0 INTRODUCTION

- 1.1 This Statement has been prepared by Great Torrington Town Council to accompany its submission to the local planning authority, Torrington District Council (TDC), of the Great Torrington Neighbourhood Development Plan ('the Plan') under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.
- 1.2 The Plan has been prepared by the Great Torrington Town Council, a qualifying body, for the Neighbourhood Area covering the whole of the Town of Great Torrington, as designated by TDC on 24<sup>th</sup> November 2014.
- 1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area only. The plan period of the Plan is from 2018 – 2031 and it does not contain policies relating to excluded development in accordance with the Regulations.
- 1.4 The Statement addresses each of the four 'basic conditions' required of the Regulations and explains how the Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.
- 1.5 The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:
  - Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan
  - The making of the neighbourhood development plan contributes to the achievement of sustainable development
  - The making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)
  - The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations

## 2.0 GENERAL CONFORMITY WITH NATIONAL PLANNING POLICY

- 2.1 The Neighbourhood Plan has been prepared with regard to the revised national policies as set out in the National Planning Policy Framework (NPPF) of July 2018. It is also mindful of the National Planning Practice Guidance (NPPG) published by the Government in April 2014 in respect of formulating neighbourhood plans.
- 2.2 The following NPPF paragraphs provide general guidance on neighbourhood planning, to which the Plan has directly responded:
- 2.3 Paragraph 13- The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
- 2.4 Paragraph 18- Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.
- 2.5 Paragraph 21- Plans should make explicit which policies are strategic policies. These should be limited to those necessary to address the strategic priorities of the area (and any relevant cross-boundary issues), to provide a clear starting point for any nonstrategic policies that are needed. Strategic policies should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies.
- 2.6 Paragraph 29- Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.
- 2.7 Paragraph 32- Neighbourhood plans may require Strategic Environmental Assessment, but only where there are potentially significant environmental effects.
- 2.8 Paragraph 37- Neighbourhood plans must meet certain 'basic conditions' and other legal requirements, as set out in paragraph 8 of Schedule 4B to the Town and Country

Planning Act 1990 (as amended), before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.

- 2.9 Paragraph 69- Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites suitable for housing in their area.
  
- 2.10 Paragraph 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. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.
  
- 2.11 Paragraph 125- Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.
  
- 2.12 Set out in Table 1 below, is a brief summary of how each policy conforms to the NPPF. The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

Table 1: General Conformity of Neighbourhood Plan policies to the NPPF.

<b>Policy</b>	<b>NPPF Paragraph</b>	<b>Comment on General Conformity</b>
ENV1: Landscape Protection	170 & 174	Recognises the character and beauty of the countryside. The plan aims to protect and enhance valued landscapes.
ENV2: Wildlife Enhancement	170d, 171 & 174	In accordance with the principles of conserving and enhancing biodiversity.
ENV3: Enhance the Green Infrastructure of the Parish	171	Aims to maintain and enhance networks of habitats and green infrastructure.
ENV4: Dark Skies	180	Aims to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
ENV5: Renewable Energy	148, 151	The Plan supports appropriate renewable energy provision.
H1: Housing Types	61	The Plan will ensure that future development provides an appropriate mix of high quality homes, in terms of the size and tenure, so as to create a sustainable, inclusive and mixed community. The mix is derived from local evidence on the housing stock and trend data.
H2: Allocation of Affordable Housing	61, 62, 63 & 64	Supports the provision of affordable housing for households whose needs are not met by the open market, a proportion of which must have a local connection to the town, thus ensuring a more mixed, inclusive community.
H3: Design and Layout	124	Requires new development to be of a high-quality design, as this is a key aspect of sustainable development.
T11: Car Parking	102e	The NPPF seeks to improve the quality of parking in town centres so that it is convenient, safe and secure.
T12: Pedestrians and Cyclists	102c & 104d	Promotes sustainable transport modes to deliver a significant reduction in the

		environmental effects of traffic on the health of local peoples and on the town's heritage assets.
T13: Residential Parking	105	Links to parking standards for residential and non-residential development. In particular taking into account the accessibility of the development, the type, mix and use of development, the availability of and opportunities for public transport and local car ownership levels.
T14: Visitor Parking	105	Links to parking standards for residential and non-residential development. In particular taking into account the accessibility of the development, the type, mix and use of development, the availability of and opportunities for public transport and local car ownership levels.
CF1: Community Facilities	92	Aims to provide and protect social, recreational and cultural facilities.
EM1: Employment Uses on Urban Brownfield Land	117, 118c & 137a	Encourages the effective use of land by re-using land that has been previously developed, which is not of a high environmental value.
EM2: Retail Development	85	Promotes competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres.
EM3: Innovation in Tourism and Hospitality	83c	Tourism is a key contributor to the rural economy and this has been recognised by Great Torrington who are keen to promote such development provided they are directed to appropriate locations where there is an identified need, with respect to the character of the countryside.
EM4: Opportunities for Employment	80 & 83	Sustainable economic growth is promoted in this policy.

## 3.0 THE ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

- 3.1 One of the basic conditions applying to neighbourhood plan production is that it should contribute towards the achievement of sustainable development in the designated neighbourhood area.
- 3.2 The Government's approach towards sustainable development is set out in the NPPF. This is essentially about enabling growth for the current needs of the population and for future generations to come.
- 3.3 The NPPF describes three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to achieve a number of objectives:
  - 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.*

Table 2: Sustainable Development Summary

<b>Policy</b>	<b>Economic</b>	<b>Social</b>	<b>Environmental</b>
ENV1: Landscape Protection	0	✓	✓
ENV2: Wildlife Enhancement	0	✓	✓
ENV3: Enhance the Green Infrastructure of the Parish	0	✓	✓
ENV4: Dark Skies	0	✓	✓
ENV5: Renewable Energy	0	✓	✓
H1: Housing Types	0	✓	✓
H2: Allocation of Affordable Housing	0	✓	0
H3: Design and Layout	0	✓	✓
T11: Car Parking	0	✓	0
T12: Pedestrians and Cyclists	0	✓	0
T13: Residential Parking	0	✓	0
T14: Visitor Parking	0	✓	0
CF1: Community Facilities	✓	✓	0
EM1: Employment Uses on Urban Brownfield Land	✓	✓	0
EM2: Retail Development	✓	✓	0
EM3: Innovation in Tourism and Hospitality	✓	✓	0
EM4: Opportunities for Employment	✓	0	0

Key: Positive ✓ Neutral 0 Negative -



## 4.0 GENERAL CONFORMITY WITH LOCAL PLANNING POLICY

4.1 The North Devon and Torridge Local Plan (NDTLP) was adopted on 29<sup>th</sup> October 2018. Table 3 below sets out how each policy is in general conformity with the North Devon and Torridge Local Plan.

4.2 Table 3: General Conformity of Neighbourhood Plan policies to the North Devon and Torridge Local Plan.

Policy	Policies	Comment on General Conformity
ENV1: Landscape Protection	ST14	ST14 ensures that development protects and enhances the local landscape, taking into account the key characteristics, the historical dimension of the landscape and their sensitivity to change.
ENV2: Wildlife Enhancement	ST14, DM08	DM08 encourages developments to contribute towards a net gain in biodiversity and geodiversity, where possible.
ENV3: Enhance the Green Infrastructure of the Parish	ST23, DM09, DM10	ST23 expects developments to provide, or contribute towards the timely provisions of physical, social and green infrastructure.  DM09 safeguards green infrastructure, including public open spaces.  DM10 supports the development of new green infrastructure that meets the quantitative and accessibility standards of Table 12.1.
ENV4: Dark Skies	ST14, DM02	ST14 aims to safeguard dark skies and reduce light pollution.  DM02 supports development where it does not result in unacceptable levels of light pollution.
ENV5: Renewable Energy	ST02, ST16	Development will be expected to make a positive contribution towards the sustainability of North Devon whilst minimising its environmental footprint.  ST16 supports proposals for development incorporating on-site provision of renewable energy where it does not become a significant characteristic

		of the wider fabric, character and quality of the landscape.
H1: Housing Types	ST17	ST17 states that the scale and mix of dwellings should reflect identified local housing needs.
H2: Allocation of Affordable Housing	ST18	ST18 gives priority of occupation of affordable housing to households with a local connection.
H3: Design and Layout	ST04, ST05, ST16, DM04	Policies support development which respects and enhances the local character and distinctiveness of an area.
T11: Car Parking	DM06	DM06 requires development proposals to provide an appropriate range of parking having regard to the accessibility of the site and the availability of public transport.
T12: Pedestrians and Cyclists	ST10, DM05	ST10 supports the development of local pedestrian cycle and bridleway networks  DM05 states that developments shall protect and enhance existing footways, cycleways and bridleways and facilitate improvements to existing or provide new connections to routes where practical to do so.
T13: Residential Parking	DM04, DM05, DM06	DM05 states that development must ensure safe and well-designed vehicular access and egress, adequate parking and layouts which consider the needs and accessibility of all highway users.
T14: Visitor Parking	DM05, DM06	DM05 states that development must ensure safe and well-designed vehicular access and egress, adequate parking and layouts which consider the needs and accessibility of all highway users.
CF1: Community Facilities	ST22	Policy ST22 ensures that there is an appropriate range and distribution of community facilities and services to meet resident's needs.
EM1: Employment Uses on Urban Brownfield Land	ST11, DM13	DM13 resists non-employment development uses on sites or in buildings previously used for employment or in buildings currently uses for employment uses, unless proved unviable.

EM2: Retail Development	ST11, DM22, GTT	ST11 supports new business formations and the long-term survival of businesses encouraged.
EM3: Innovation in Tourism and Hospitality	ST13, DM14, DM17, DM18	<p>ST13 supports a year-round tourism industry that does not damage the natural or historic assets of North Devon.</p> <p>DM14, DM17 &amp; DM18 supports new small scale economic development and expansions of existing tourism in settlements and the countryside, subject to a number of criteria.</p>
EM4: Opportunities for Employment	ST11, GTT	ST11 supports employment generating opportunities to meet identified needs and locally determined growth aspirations.

## **5.0 COMPATIBILITY WITH EU OBLIGATIONS AND LEGISLATION**

- 5.1 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.
- 5.2 Considerable emphasis has been placed throughout the consultation process to ensure that no sections of the community have been isolated or excluded.
- 5.3 A screening process was carried out by Torridge District council which determined that the Neighbourhood Plan required a Strategic Environmental Assessment, this has been produced and is submitted alongside the Plan.
- 5.4 It was also determined that the plan didn't require a Habitats Regulations Assessment.