

BRIXTON PARISH NEIGHBOURHOOD PLAN 2014-2034



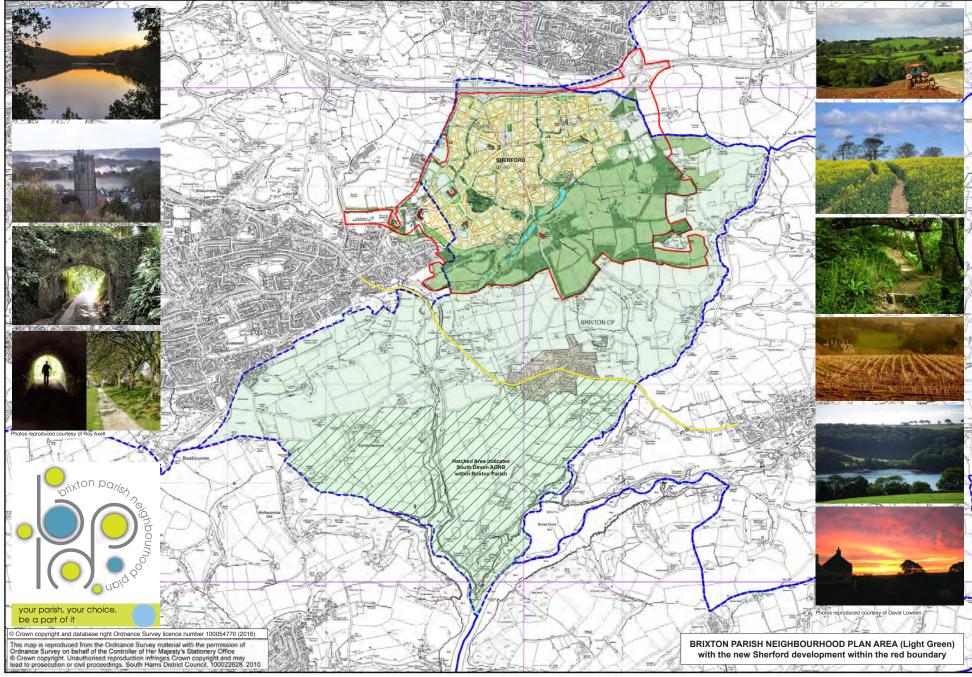


FOREWORD

The Neighbourhood Plan is a key document which will inform the District Council planning process for the future of Brixton Parish. WELCOME This plan and the attached Policies set out how we, as a community, wish to see the Parish develop over the plan period 2014-2034. Our aim is to make our rural parish an even better place both now This Plan has only been possible as a result of the voluntary and for future generations. efforts of community members who have played a pivotal role in developing and supporting the Neighbourhood Plan so that it focuses on those matters which are identified as being most Thank you to all of you who have contributed to the preparation important in shaping our future. of the plan, and in particular members of the Neighbourhood Plan Group for their dedication in the production of this document. With best wishes brixto Liz Hitchins Chair, Brixton Parish Council Brixton Parish Neighbourhood Plan 2014-2034



BRIXTON PARISH BOUNDARIES TO INCLUDE PROPOSED NEW TOWN AT SHERFORD





Brixton Parish Neighbourhood Plan 2014-2034

PREFACE

The Brixton Parish Neighbourhood Plan (BPNP) period is from 2014 - 2034. It has been three years in the making and coincides with the adoption of the Plymouth and South West Devon Joint Local Plan (JLP).

The major development of the new town of Sherford and its effect on the character and infrastructure of the parish raised considerable anxiety when it was approved, having been over 10 years in planning. Since 2014, there has also been significant housing development in Brixton village, the scale of which has raised concerns about the effect of urbanisation eroding our rural identity.

The Neighbourhood Plan provides the opportunity to safeguard and enhance the current and future character of the parish.

The policies within our Neighbourhood Plan will be referred to alongside the JLP policies for determination of future planning applications.

The JLP identifies Brixton as a Sustainable Village and recognises the importance of its setting, in particular the South Devon Area of Outstanding Natural Beauty (AONB).

The BPNP and JLP together should ensure that future development is appropriate for our Parish.

Thank you to everyone in Brixton Parish Community who has contributed to the preparation of the plan.

This plan has been made possible by the support of:

Brixton Parish Council

Locality (funding)

Devon Communities Together (consultation)

SHDC (advice and approval)

Brixton Parish Neighbourhood Plan Group who have volunteered their time, gathered all your views, compiled the evidence and set out the objectives and policies which underpin this document.





THE RURAL CHARACTER OF BRIXTON PARISH





















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All questionnaires, surveys and consultation events are available on the BPC website: http://www.brixtonparishcouncil.org.uk/Neighbourhood_Plan_2016_4508.aspx



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FOUNDATION OF THE NEIGHBOURHOOD PLAN PROCESS



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INTRODUCTION

This Neighbourhood Plan is a community vision which will inform planning decisions within the parish of Brixton covering the period 2014-2034.

The objectives and policies set out in the Plan come from the views and opinions expressed by the community through extensive consultation over a two year period.

Why do we need a neighbourhood plan?

The Localism Act 2011 introduced Neighbourhood Planning as part of the planning system in England. Once adopted a neighbourhood plan has legal status as part of the Local Authority development plan. Brixton Parish Neighbourhood Plan is a statutory document that stands alongside the Plymouth and South West Devon Joint Local Plan, thus giving communities the right to shape their future development at a local level.

A neighbourhood plan is put together by the local community, tested by independent examination and referendum, and ultimately becomes part of the development plan, helping to guide decisions about development in the parish.

Chapter 3, Schedule 9, of the Localism Act 2011 empowers the community to shape its surroundings and encourages local residents to develop their own plans for sustainable communities.

The Neighbourhood Plan reflects community ideas and opinions, to protect and enhance the local natural and built environment and to foster a healthy, sustainable and prosperous future for our Parish.

The plan follows a simple structure: introduction and history; vision and objectives; and the policies needed to achieve the vision.

Methodology – how the plan was developed

The plan was initiated by Brixton Parish Council in March 2015 when the Brixton Parish Neighbourhood Plan group was formed with volunteers from the local community.

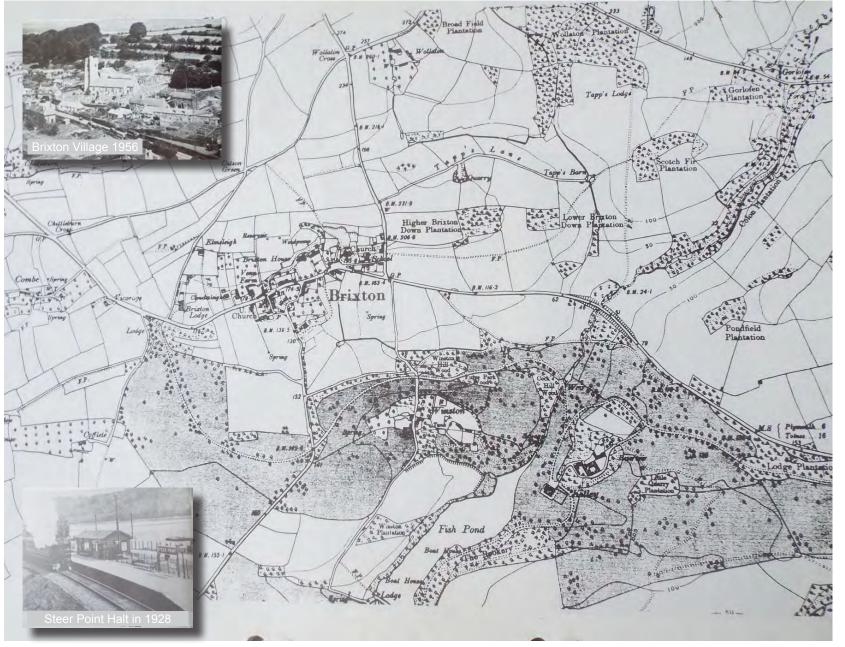
The Plan has been developed through extensive consultation with the people of Brixton, including community questionnaires, public open days and updates at the annual fetes. Publicity for the Plan was provided via the Brixton Magazine, social media, the Parish Council website, and posters and flyers. The extensive use of various media ensured that everyone in the Parish was included and had the chance to participate.

The Statement of Consultation describes in more detail how the community has been involved. See Appendix 3.

This and other supporting documents are available on the Neighbourhood Plan section of the Brixton Parish Council website: www.brixtonparishcouncil.org.uk/Neighbourhood_Plan_2016_4508.aspx



BRIXTON PARISH HISTORICAL MAP circa 1920







BRIEF HISTORY OF THE PARISH

Brixton Parish is a rural parish bordering the City of Plymouth. The area to the south of the A379 is part of the South Devon Area of Outstanding Natural Beauty (AONB) and borders Cofflete Creek and the estuary of the River Yealm. Historically the land use has been mainly agricultural and commercial activities based around the River Yealm, much of which continues today.

The original small parish around Brixton village has historic links to the manors of Hareston, East and West Sherford, Woolaton, Winston, Wiverton and Spriddleston, which have been incorporated into the present parish.

The parish has large areas of land in single ownership, some of which have been in the same family for many centuries. Most notable is the Kitley Estate



and its country house dating from early Tudor times, which was extensively re-modelled in the early 19th century by George Stanley Repton. Whilst a large part of the estate is within the parish of Yealmpton the boundaries of the

estate, in particular the parkland, extend into Brixton parish. Much of the Estate walling and historic structures are listed and remain today, as does a network of ancient rights of way.

The buildings in the village of Brixton reflect its long history, with its 14th Century Church and Priests' Cottages. These historic buildings including the ancient Feoffee Trust and 18th Century cottages, and several significant listed historic buildings eg Brixton House, together with the original village lanes pattern, characterise the village centre.

The village was largely agricultural and self-sufficient with its own thriving businesses clustered along the main village street (now the A379). Due to improvements in transport links and changes in shopping habits, there has been a gradual decline in the number of shops in the village but it still retains a Post Office, shop and pub as important local amenities.

The A379, an historic coaching route, has become an increasingly busy commuter road to and from Plymouth and transects the village, separating important local amenities (church and post office to the north; school, and pub to the south).



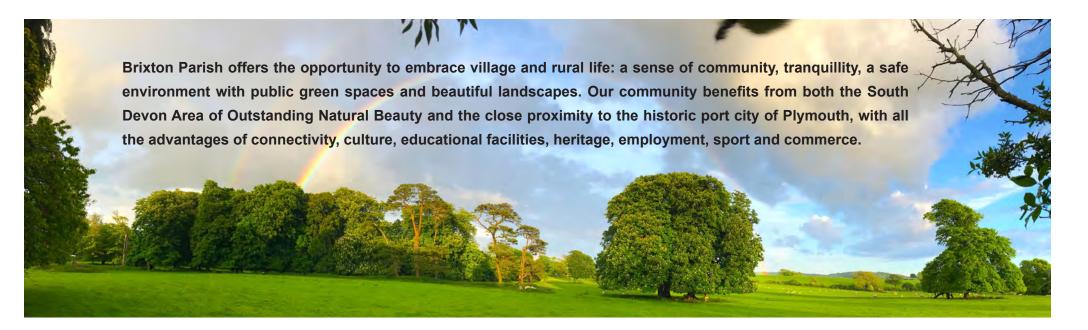
Furniture delivery by the Foxhound Inn 1912 Brixton Village Green in late 1940s

During the period 1960s - 1980s the village expanded significantly due to its proximity to Plymouth. As further demand for housing has grown, extensive development has taken place in the Parish at Carrollsland and more recently Canes Orchard in Brixton village. Collectively these developments have impacted on the original character of the parish as will the new town of Sherford (5500 houses, the majority within Brixton Parish).









Our Vision is:

- to conserve and enhance the rural and historic environment of Brixton Parish, with its beautiful landscape of woods, farmland and estuary;
- to retain the identity and independent character of Brixton village and its surrounding hamlets;
- to nurture thriving communities across the parish by providing improved facilities and taking opportunities to meet the needs and wishes of the community.

THEMES

The Objectives and Policies within this document are centred on the following themes which evolved from the 2012 Parish Plan:

- *Environment*
- Community Facilities
- Sport and Recreation
- **Transport**
- *Employment*
- Development



OBJECTIVES

Environment Objectives:

- To ensure a consistent approach in the conservation and enhancement of the natural environment and heritage of the parish.
- To proactively conserve, protect and enhance landscape features of local significance including but not limited to, the South Devon AONB, agricultural land, the River Yealm estuary and green corridors between neighbouring urban centres.
 - To protect and encourage biodiversity within the parish.
- To protect and enhance existing Local Green Spaces (LGS) and to promote the creation of new Green Spaces.
- To conserve and maintain historical features such as Estate walling, parkland and woodland, bridges, tracks and hedgerows. To identify opportunities for renewable energy generation with

low visual and noise impact upon the landscape.

Community Facilities Objectives:

- To support existing and encourage new facilities within the parish and to promote sharing and collaboration with neighbouring communities.
- To improve parking provision across the parish.

Sport and Recreation Objectives:

- To encourage opportunities for improved outdoor sports and recreation facilities.
- To increase the recreational footpath and cycle network.
- To look for opportunities to provide bridleways.
- To encourage initiatives that will improve the health and wellbeing of parishioners.
- To encourage proposals which provide for additional outdoor sports facilities, over and above those which already exist, and which meet the requirements of the community.
- To encourage a diverse range of sport and recreation facilities within the Parish.

Transport Objectives:

- To improve and increase the quality and quantity of safe, sustainable transport links, including cycle and footpath routes.
- To support transport links from Brixton to neighbouring villages, towns and Plymouth providing they are safe and sustainable.

Employment Objective:

• To support suitable employment in sustainable and appropriate locations.

Development Objectives:

- Development within the AONB will not normally be acceptable. The safeguarding of the rural, unspoilt and tranquil nature of the South Devon AONB is of the highest priority to the Parish community and development within the AONB will only be considered under exceptional circumstances, together with a clear demonstration of significant community benefit.
- Development should reflect the rural character of Brixton parish; be appropriate to the setting and be limited to conserve the independent identity of Brixton village.
- Development that utilises pre-developed (brownfield) sites should be given priority over agricultural land.
- Suitable sites for the provision of off-street resident and visitor parking within Brixton village development boundary to be identified.



ENVIRONMENTAL HABITAT MAP: Priority Habitats DEFRA MAGiC Map

Env Map 1

Sub-Sta-

Wood

Harestor

Cross

Wiverte

East

64

East Sherford

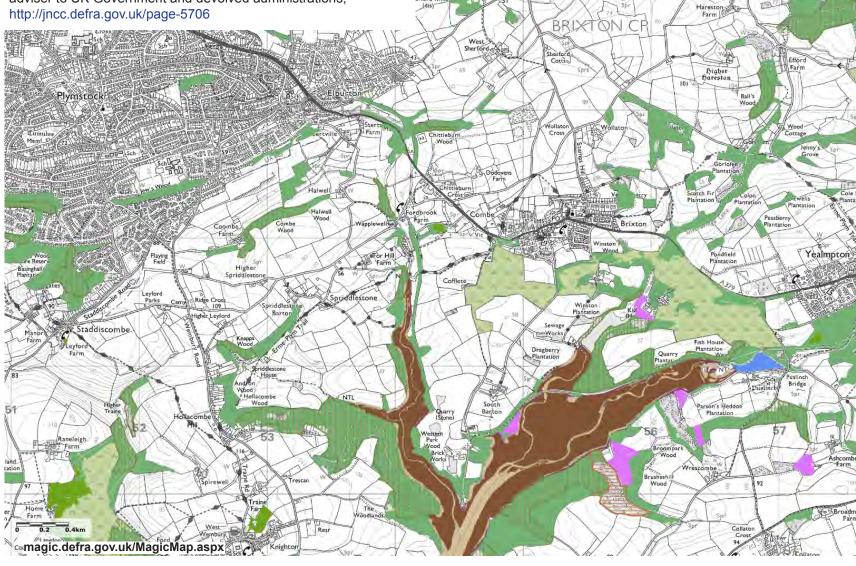
Cross

Tuxtor



"UK BAP priority habitats were those that were identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP)."

Source: JNCC (Joint Nature Conservation Committee) a statutory adviser to UK Government and devolved administrations, http://jncc.defra.gov.uk/page-5706





ENVIRONMENT

Protecting the natural beauty and rural environmental heritage of Brixton Parish is considered of the highest priority by the local community and must underlie all land use planning decisions.

Land use planning in Brixton needs to minimize the impact on the environment and respect the many the protection measures in place for wildlife, trees and plants. It must also ensure that heritage features such as historic buildings and structures such as walls and bridges are conserved.

During community consultations, local residents have voiced particular concern to ensure that the South Devon Area of Outstanding Natural Beauty does not suffer intrusions from housing development, and that the current open views around Brixton village are not compromised.

The route of the A379 between Brixton and Plymouth must not become an opportunity for ribbon development. A significant part of the land between Plymouth and Brixton is currently designated as Strategic Landscape in the Plymouth and South West Devon Joint Local Plan and requires particular recognition to ensure that housing does not encroach on it.

As the UK energy system becomes increasingly decentralized there will be opportunities for renewable energy to be generated locally, allowing more value to be retained locally, particularly through community ownership and local supply at lower cost. Such local generation schemes will be supported as long as they are designed to minimize any visual, noise or other environmental impacts. Environment Objectives:

- To ensure a consistent approach in the conservation and enhancement of the natural environment and heritage of the Parish.
- To pro-actively conserve, protect and enhance landscape features of local significance including but not limited to, the South Devon AONB, agricultural land, the River Yealm estuary and green corridors between neighbouring urban centres.
- To protect and encourage biodiversity within the parish.
- To protect and enhance existing Local Green Spaces (LGS) and to promote the creation of new Green Spaces.
- To conserve and maintain historical features such as Estate walling, parkland and woodland, bridges, tracks and hedgerows.
- To identify opportunities for renewable energy generation with low visual and noise impact upon the landscape.

Environment Policies Env1 - Env9

Policy Intent Env1 and Env2

Policies Env1 and Env2 reflect strongly expressed opinions made during the community consultations of the need to reinforce the protection provided by the South Devon AONB Management Plan, whose planning guidance, adopted by the South Devon AONB Partnership *"seeks to conserve and enhance the special qualities of the AONB, yet also contributes to the sustainable use and management of the area's rich natural and cultural assets".*

The South Devon AONB comprises approximately 10% of the County of Devon. This small but highly valued special designated area has protected statutory status in recognition of the quality of its natural beauty.



Factors that contribute to Natural beauty:*

- Scenic quality
- Relative wildness
- Relative tranquillity
- Natural heritage features
- Cultural heritage



Env1. No development shall be permitted that would harm the natural beauty and special qualities of the South Devon AONB. Any development must maintain and enhance the South Devon AONB and its setting, paying full regard to national and local strategic policies for the AONB and to the South Devon AONB Planning Guidance. This is particularly relevant in the case of cumulative impact of individual developments, and the preservation of tranquillity and biodiversity of the Yealm Estuary and Cofflete Creek environs.

Policy Evidence Env1

The National Policy Planning Framework (NPPF) paragraph 115 states that great weight should be given to preserving the landscape and scenic beauty of the AONBs; and this is strongly supported in the Plymouth and South West Devon Joint Local Plan Dev27 paras 2-3. See Appendix 10 for further details.

Env2. The land identified on Environment Policy Env Map 2: Policy Area Env2 will be protected from development to maintain the important public open views across the South Devon AONB that define the setting and character of Brixton village and its eastern and western approaches.

Policy Evidence Env2

Strong preferences were expressed in the community consultations on the vision, objectives and policies of the Brixton Parish Neighbourhood Plan to maintain the rural distinctiveness of Brixton village and to avoid encroachment from Plymouth to the West. This is consistent with the NPPF and the JLP policies which state for "sustainable villages" such as Brixton:

"Smaller villages, Hamlets and the Countryside - where development will be permitted only if it can be demonstrated that it fully meets the principles of sustainable development and sustainable communities (Policies SPT1 and 2) and positively contributes in all other respects to a sustainable and beautiful countryside." JLP TTV1.4

"Development should be minimised in sensitive locations where the high quality natural environments could be harmed, and positively protects, conserves, enhances and celebrates the Plan Area's high quality natural and historic environments." JLP TTV1.4

Approximately 40% of Brixton Parish (excluding the land designated for the new town of Sherford) is within the South Devon AONB and therefore JLP TTV1 is particularly relevant in recognising the importance of the natural setting. There is likely to be continuing pressure for Brixton village to absorb further housing given its proximity to Plymouth. It is vital therefore, that the special natural rural environment is conserved to retain the important identity of Brixton village and the neighbouring hamlets of Combe, Brixton Torr, Spriddlestone and Winston.

* Source:

The South Devon AONB Planning Guidance: 2.3 Defining Natural Beauty, paragraphs 36-37



ENVIRONMENT

Policy Intent Env3 and Env4

Policies Env3 and Env4 support the conservation and enhancement of natural habitat and biodiversity. Located on the fringe of a major city, Brixton Parish is likely to come under pressure for expansion development from Plymouth. Therefore, these policies support the vital importance of protecting and safeguarding the natural environment and habitats. This includes the existing prime farmland that is a vital component of the rural character of the Parish, contributing visually, ecologically and economically to the well being of the community.

Env3. (a) Priority Habitat throughout the parish, including deciduous woodland, wood pasture/parkland, ancient woodland and wildlife corridors as shown on Environment Habitat Policy Map, will be protected and enhanced.

(b) Important woodlands are to be conserved and enhanced for their contribution to the character and bio-diversity of the parish. See Appendix 9: Env Map 4.

Policy Evidence Env3

NPPF para 118, Local Development Framework (LDF) DPD, DP5 and JLP policies DEV28 and DEV30, state that Development should support the conservation, enhancement and restoration of biodiversity and geodiversity across the Plan Area, and should avoid the loss or deterioration of woodlands, trees or hedgerows. See Appendix 10 for further details.

"UK BAP priority habitats were those that were identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP)".

Extracted from Joint Nature Conservation Committee (JNCC) statutory adviser: UK Government and devolved administrations, http://jncc.defra.gov.uk/page-5706 Env4. A green corridor will be maintained for visual and ecological significance to protect against the further urban expansion east of Plymouth along the A379, and to safeguard the individual identities of Chittleburn, Combe, and Brixton village, as defined on Env Map 2: Policy Area Env4.

Policy Evidence Env4

This policy is in support of the strongly expressed opinion during community consultations that the character of the village and settlements in Brixton Parish should be protected against urban or suburban encroachment, and that the rural nature of the parish must be protected. See supporting JLP policies TTV1, TTV30, TTV31, DEV24, DEV26 (See Appendix 10).

Policy Intent Env5

The importance of local green spaces is recognised as contributing to the quality of the built environment as well as supporting the physical and emotional wellbeing of our rural communities. Local Green Spaces provide visual amenity, the opportunity for sport and recreation and leisure activities and play/learning spaces.

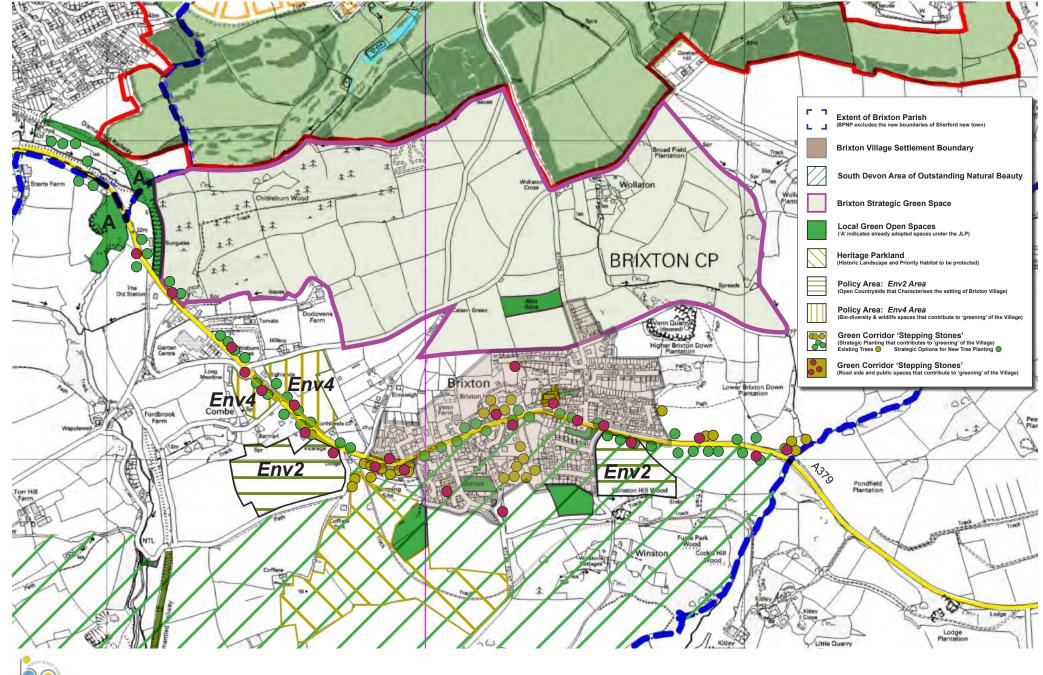
Env5. (a) Local Green Spaces will be protected and enhanced. Only development directly associated with and necessary to improve the green spaces will be permitted within them (Environment Policy Map Env Map 2 and Appendix 7).

(b) Measures to improve the appearance of the A379 route through Brixton, particularly through measures such as tree planting and green landscaping, will be supported. See Env Map 2.



ENVIRONMENT POLICY MAP: Green Open Spaces, Brixton Strategic Green Space, Policy Areas *Env2* and *Env4*

Env Map 2



ENVIRONMENT

Policy Evidence Env5

The LPA will protect and support a diverse and multi-functional network of green space. Green open spaces and play spaces are an integral part of sustainable communities. See JLP Dev 29, Appendix 10.

Policy Intent Env6

Given the substantial amount of new housing within Brixton village since 2014, and the planned 5,500 houses being built in the northern third of the parish in the new town of Sherford, the Brixton Strategic Green Space has been designated to provide a protected landscape zone to the north and west of Brixton village.

It is important to recognise that, during the development of Sherford, there may be commercial, technical or social pressures for the new town to encroach into the Community Park.

The identified Brixton Strategic Green Space, north of the village as indicated on Environment Policy Env Map 2, is therefore vital to protect the landscape character in this area whilst ensuring that the new town of Sherford and its Community Park have the ability to evolve without impacting on the rural setting of Brixton village.

The Brixton Strategic Green Space will equally act as protection from encroachment eastwards of Plymouth (Elburton) and therefore help conserve the individual rural identities of Chittleburn, Combe and Brixton village. Env6. The area identified as the Brixton Strategic Green Space (Env Map 2) shall be safeguarded during the Plan period (2014-2034) except in the event that a future Housing Needs Survey identifies the need for essential, affordable local housing for Brixton community. In which case small numbers of well designed, sensitively located housing might be considered; in any event not before 2023 when the first review of this Plan is due. This review will also consider the development progress of Sherford and any impact on the Brixton Strategic Green Space.

No development will be permitted that adds substantially to the cumulative impact of development in the village that will adversely impact on the social wellbeing and character of the village.

Policy Evidence Env6:

In conjunction with the Env4 policy above, Env6 protects against urban or suburban encroachment with specific reference to Sherford and its Community Park See supporting JLP policies TTV1, TTV30, TTV31, DEV24, DEV26 (See Appendix 10).



NON-DESIGNATED HERITAGE ASSETS Non-Designated historic buildings and structures:

(full inventory to be the subject of a Project Action Plan)

 Extent of Brixton Parish (BPNP excludes the new boundaries of Sherford new town)

 Brixton Village Settlement Boundary

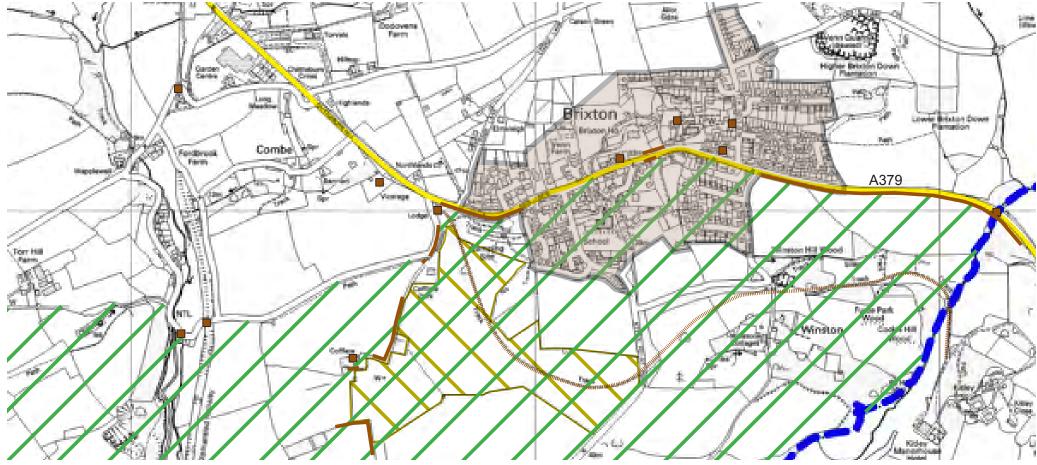
 South Devon Area of Outstanding Natural Beauty

 Heritage Parkland

 (Buildings, Structures or Features Inventory as a Project Action Plan)

 Note for Designated (Listed) buildings and structures refer to Historic England Schedule

Non-designated historic buildings and structures will include the following examples: Brixton Court (former vicarage) Plymouth to Yealmpton railway line bridges (including the remains of cylinder bridge) Cofflete Creek ancient footbridge Cofflete Lodge Cofflete House stables and fish pond (remains of) Cofflete House walled garden (remains of) Former drive to Cofflete House/Kitley House Cofflete Heritage parkland Kitley Estate stone walling Lane to Cofflete stone walling Steer Point brickworks quay Former walled garden to Brixton House Former laundry to Brixton House Dam at Mudbank Manor Cottages Old Road Cottages Brixton Old School House Former Inn 'Red Lion' Bridge(s) at Silver Stream Way Air raid shelters





For schedule of listed buildings refer to Historic England website: http://www.britishlistedbuildings.co.uk/england/brixton-south-hams-devon#.Wd5LO0zMxE7

ENVIRONMENT

Policy Intent Env7

Much of the character of Brixton Parish has been influenced by a small number of significant land owners, in particular Kitley Estate. The legacy of these estates is still recognisable through historic features such as stone walling, bridges, drives, and lodge/gatehouses. Interwoven with these characteristics is the more traditional heritage including listed buildings such as St Mary's Church and the houses that form the core of Brixton village. There are 29 listed buildings in the Parish ranging from grander houses such as Brixton House, Higher Harestone and Spriddlestone House, to more modest terraced cottages, and the war memorial by the church. Post-war development has largely taken place to the south and east of Brixton village with more recent development extending to the north.

The heritage structures of major estates which make a significant contribution to the historic character and identity of Brixton Parish must be protected.

Env7. Designated historic and heritage assets and their settings, both above and below ground, shall be conserved and enhanced.

Development proposals are required not to harm but to conserve, restore and enhance designated and non-designated historic and heritage assets and their settings.

Policy Evidence Env7

Historic England www:historicengland.org.uk Plymouth and South West Devon Records Office (Local History) Public Consultation and heritage tours



Policy Intent Env8

To contribute to National Policy on clean and sustainable energy

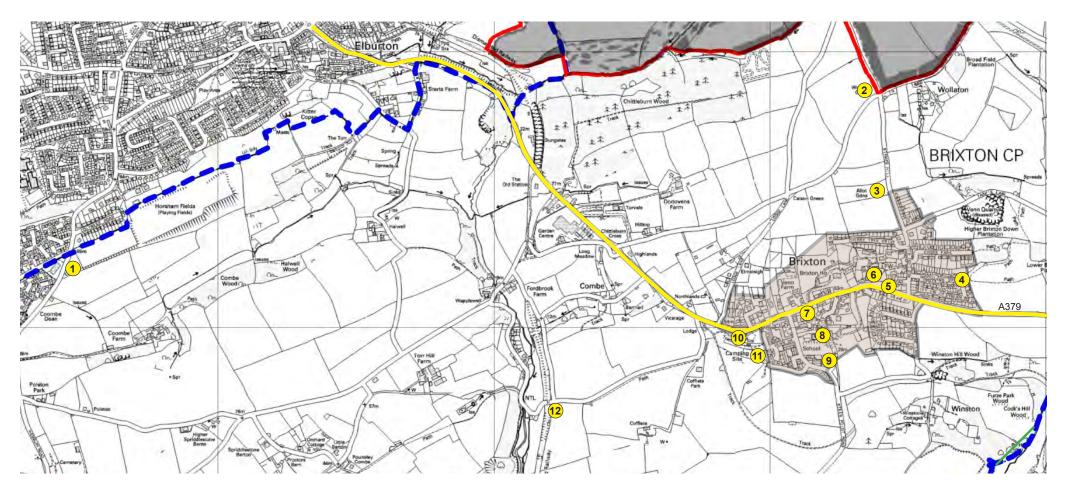
Env8. Private or community renewable energy generation schemes will be supported provided they are designed to minimize harm to local heritage, biodiversity, landscape, views and skylines, through noise or other nuisance and be in keeping with its setting and surroundings.

Policy Evidence Env8

Community consultations identified support for Brixton Parish contributing to the country's renewable energy targets by supporting renewable energy schemes where their impacts are or can be made acceptable (i.e. minimising noise, visual intrusion). See supporting JLP policies DEV35 and DEV36 in Appendix 10.



Cof Map 1



- 1. Horsham Playing Fields Clubhouse
- 2. Brixton Community Composters
- 3. Stamps Hill Allotments
- 4. Woodland Drive Play Space
- 5. Village Shop and Post Office
- 6. St Mary's Church

- 7. The Foxhound Pub
- 8. Brixton Community Centre
- 9. Brixstix Play Space
- 10. 1st Brixton and Yealmpton Scout Hut
- 11. Brixton Camp Site
- 12. Proposed Cofflete Creek Amenity Space



Community Facilities Objectives:

- To support existing and encourage new facilities within the parish and to promote sharing and collaboration with neighbouring communities.
- To improve parking provision across the parish.

Community Facilities Policies Cof1 - Cof3

Policy Intent Cof1 and Cof2

Facilities exist in the village and wider parish that contribute to the character, social cohesion and quality of life for the local community. These facilities are community assets to be conserved as identified in Cof1 and Cof2.

Cof1. The following local facilities are designated as Assets of Community Value*:

The Post Office / village shop

The Foxhound pub

The Scout hut

St Mary's School

Assets of Community Value shall be protected and retained. Development that would result in the loss of or harm to any such asset will not be permitted unless there is equivalent or improved alternative provision in the parish.

*Definition of Assets of Community Value:

A building or other land in a local authority's area is land of community value if in

the opinion of the authority — (a) an actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community, and; (b) it is realistic to think that there can continue to be nonancillary use of the building or other land which will further (whether or not in the same way) the social wellbeing or social interests of the local community. (Section 88(1) Localism Act 2011) Section 88(2) of the Act extends this definition to land which has furthered the social wellbeing or social interests of the local community in the recent past, and which it is realistic to consider will do so again during the next five years. (Part 5 Chapter 3 of the Localism Act 2011 and the Assets of Community Regulations 2012)

Cof2. New development will be required to contribute towards the provision or improvement of community facilities in Brixton in accordance with adopted standards and local priorities which could include but is not restricted to:

- a parish hall,
- off-street car parking and/or car park,
- a visitor car park in Brixton Village
- play spaces,
- allotments,
- Network improvements to footpaths, bridleways and cycle paths,
- measures to mitigate traffic flow and speed through the village,
- improvements to and "greening" of the A379 corridor,
- public river access

Contribution can be either as a part of the development proposal or in the form of a financial contribution.





Policy Evidence Cof1 and Cof2

Community consultations identified and supported the need for improved community facilities including but not restricted to, improved visitor and resident parking, play spaces, traffic calming measures and greening of the A379. Suggestions have been put forward for a dedicated village hall for Brixton and wider parish which requires further consultation.

JLP Policy TTV2 states:

"Rural facilities that foster and maintain social interactions were given the highest priority by rural communities when consulted" and "specific attributes of rural sustainability to be supported include the retention and enhancement of important rural services and community facilities"

For more detail of TTV2 see Appendix 10

Policy Intent Cof3

Open space is important to people living in the parish for social interaction, health and wellbeing as well as contributing to and complementing the character of established rural settlements. Open landscaped spaces comprise active environments for children's play and more restful areas such as Feoffee Park. Part of the improvement of open space for younger children has been the Brixton Play Trail linking Brixstix play space to Woodland Drive, catering for a wide range of ages.

Designated new open and landscaped spaces are intended to provide additional opportunities for the community of all ages to enjoy open air, social interaction and informal activity. Cof3. Developments of more than 5 homes shall incorporate adequate public landscaped space and provision for safe children's play within the development.

Policy Evidence Cof3

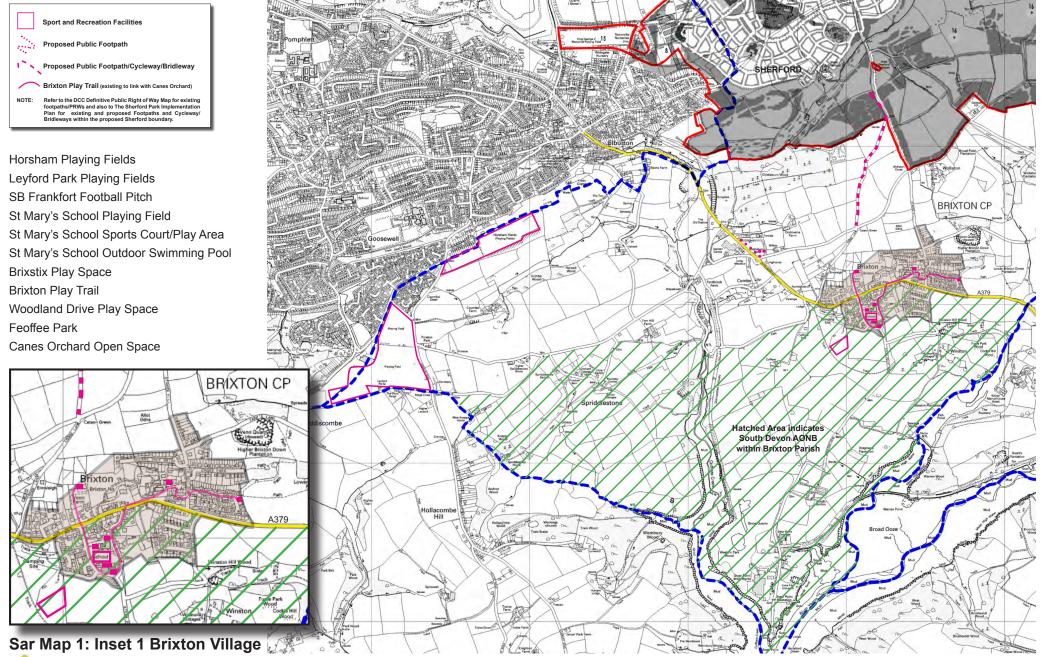
The National Planning Policy Framework (NPPF) Chapter 8. Promoting Healthy Communities identifies that "opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity; (para 69). In addition para 73 states: "Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities", and "Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision." See Appendix 10.

In support of national planning guidance the JLP (Dev1) recognises the importance of wellbeing: *"Health and wellbeing is multi-faceted. To be healthy, communities need to have an identity that engenders community participation in the life of an area with good access to education, employment, transport, housing, green space and leisure, and health and wellbeing facilities and opportunities. There is also a need to protect the quality of environment for, and amenities of, local communities". SO11 a. Healthy Communities, supporting paragraph 6.4. For further detail see Appendix 10.*



SPORT AND RECREATION

Sar Map 1





SPORT AND RECREATION

Sport and Recreation Objectives:

- To encourage opportunities for improved outdoor sports and recreation facilities.
- To increase the recreational footpath and cycle network.
- To look for opportunities to provide bridleways.
- To encourage initiatives that will improve the health and wellbeing of parishioners.
- To encourage proposals which provide for additional outdoor sports facilities, over and above those which already exist, and which meet the requirements of the community.
- To encourage a diverse range of sport and recreation facilities within the Parish.



Sport & Recreation Policies Sar1 - Sar3

Policy Intent Sar1, Sar2 and Sar3

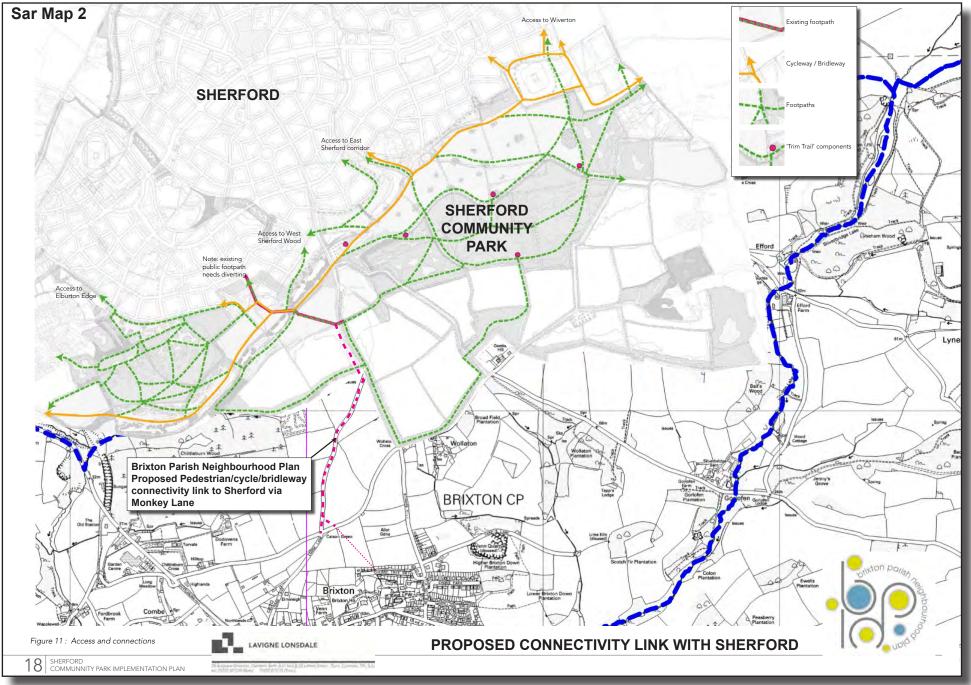
Informal recreational opportunities and access to quality sports facilities for all age groups and abilities is key to supporting our healthy active community,. The development of new and enhanced recreational provision including footpaths etc. will need to be delivered to meet the our current and future needs.

Sar1. Public open space, private outdoor sports grounds, school playing fields and allotments shall be protected and retained in that use. Only development directly associated with and necessary for their improvement will be permitted unless: (a). an alternative and improved provision is provided that retains its original functional requirements for existing and future users; and

(b). the proposal would not result in the loss of an area important for its amenity or contribution to the character of the area in general.

Sar2. Development that will enhance or extend the footpath, bridleway and cycle network will be welcomed and permitted, providing it meets other policy requirements. Proposals will be particularly welcome which will improve those routes identified in the Brixton Community Action Plan







SPORT AND RECREATION

Sar3. Development that will enhance public access to the River Yealm and/or Cofflete Creek will be welcomed and permitted, providing it meets other policy requirements.

Evidence

JLP Policy Dev 3 resists the loss of existing and supports the creation of new or improving sport and recreation facilities where a need has been identified. It also promotes the enhancement of existing and providing new public rights of way and bridleways. See Appendix 10.

The community questionnaire responses evidenced an increased demand, given the expansion of Brixton village and greater number of families with children, for a wider range of sports facilities, including more space for outdoor sports and facilities for water activities such as kayaking, paddle boarding and boating on the creek/river.

See Community Questionnaire June 2016 and subsequent Report: http://www.brixtonparishcouncil.org.uk/Neighbourhood_Plan_2016_4508.aspx













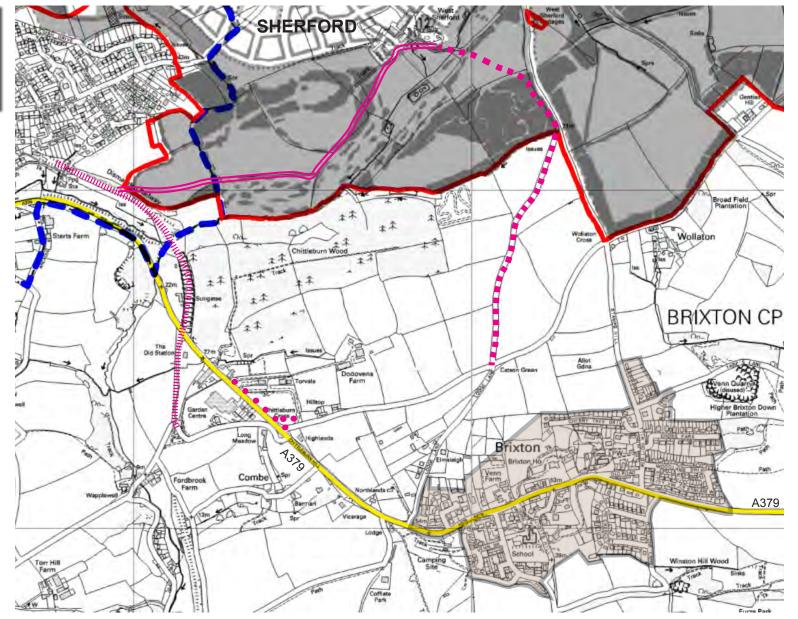
Chittleburn Cycle Route Improvements



Proposed cycle/bridle link at Monkey Lane



Proposed Footpath at Chittleburn





Tpt Map 1

TRANSPORT

Although the Plymouth and South West Devon Joint Local Plan aims to encourage more walking and cycling it is recognised that a rural neighbourhood like Brixton will continue to have a high level of dependency on car ownership. This is the result of the limited routes and infrequent bus services in the area, compounded by the limited service during the peak morning and evening periods and no Sunday service. There are very limited options for safe cycling or pedestrian routes beyond the village centre.

Evidence gathered from the Brixton Parish Community Survey 2016 and Brixton 2011 Census indicates a higher percentage level of car ownership per household, typically 1 to 2 cars, than the Devon and National averages. Parking was repeatedly raised as a major concern during public consultations. Many roads are narrow and subject to high traffic volumes. The increase in on-street parking in recent years represents a safety risk to pedestrians and other road users and presents a challenge to access for service and delivery vehicles on a main arterial road between Plymouth and Kingsbridge. There is also a shortage of parking for visitors and residents in Brixton village centre Parking is not a new issue - a village car park was identified as a requirement in the 1992 South Hams District Council Local Plan para 4.10. For policies relating to parking see BPNP Policy Dev5. It is essential that new developments provide adequate parking for residents and their visitors.

Transport Objectives

- To improve and increase the quality and quantity of safe, sustainable transport links, including cycle and footpath routes.
- To support transport links from Brixton to neighbouring villages, towns and Plymouth providing they are safe and sustainable.

Transport Policies

Policy Intent Tpt1 and Tpt2

Transport between Brixton and neighbouring communities including Plymouth and Sherford is overly dependent on private cars. Provision of cycle and footpath routes is poor and needs to be improved. Land use planning must take account of and support the development of better and safer transport routes.

Tpt1. Development shall be designed to enable and encourage the use of sustainable modes of transport. Nonresidential developments shall provide suitable secure cycle racks.

Tpt2.Highway improvements which mitigate the impact oftraffic flow and speed will be welcomed.

See projects listed under Sport and Recreation which include the plan to develop the footpath and cycle route from Brixton to Elburton to join the projected route from Sherford into Plymouth.

Policy Evidence Tpt1 and Tpt2

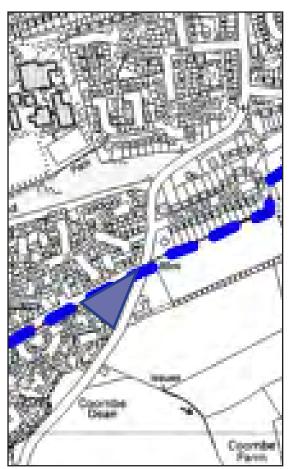
JLP policy DEV31 relates to the need for development to contribute to the achievement of high quality and safe transport systems in the area. See Appendix 10

Responses to the community questionnaire and comments during consultation have revealed major concerns about the unsafe roads and the lack of safe pedestrian and cycle access to neighbouring centres.

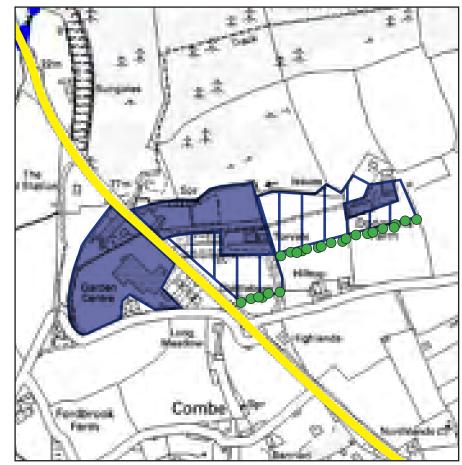
EMPLOYMENT



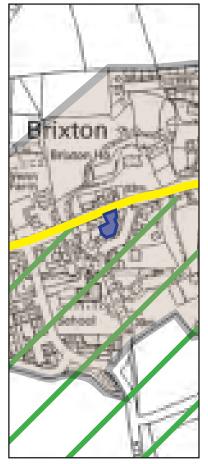




Emp Map 1: Inset 1: Policy EMP3



Emp Map 1: Inset 2: Policy EMP2



Emp Map 1: Inset 3: EMP4



EMPLOYMENT

A variety of existing businesses in Brixton Parish offers a range of employment opportunities, mainly agricultural, retail, health and social care and education. The well established employment area at Chittleburn supports a number of businesses including major employers at Otter garden centre and Rodgers Garage.

Employment Objective

• To support suitable employment in sustainable and appropriate locations.

Employment Polices Emp1 - Emp4

Policy Intent Emp1 and Emp2

To ensure that existing employment premises are retained and that there are opportunities to expand local employment in a wide range of sectors.

Emp1. The change of use of existing employment land will not be permitted without a clear demonstration of community benefit.

Emp2. Employment Area 1 (refer to inset Map Emp1: Insert 2)

(a) Within the existing employment area at Chittleburn, Employment Area 1, the change of use resulting in the loss of land or premises from employment use will not be permitted.

(b) A site of approximately 2.5 Ha in the vicinity of
 Dodovens Farm/Chittleburn Business Park is preferred for
 B1 light industrial development to complement the existing
 businesses already operating at this location and Chittleburn.

Emp3. Employment Policy Area at Staddiscombe Service Station/Supermarket . See Map Emp1: Insert 1.

The triangular site at Carrollsland between Wembury Road and Staddiscombe Road shall be retained in use for the existing supermarket/petrol filling station or, should that cease to operate, for A1 or B1 uses only. Other changes of use will not be permitted.

Emp4. The land currently occupied by the South Devon Repairs and Sales Garage (Map Emp1: Insert 3) is of strategic value to Brixton village. Development will only be permitted on this site if there is a significant and demonstrable community gain.

Policy Evidence Emp1 and Emp2

JLP policies DEV 14-15: Supporting the rural economy. See Appendix 10 Support will be given to proposals in suitable locations which seek to improve the balance of jobs within the rural areas and diversify the rural economy. The community questionnaire and public consultations revealed a widespread support for retaining existing business use of premises and providing new, particularly on brownfield sites.

NPPF Chapter 3 para 28. "Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- promote the development and diversification of agricultural and other land-based rural businesses;"



33

Plannning Applications for Housing Approved or Under Construction/Completed since 2014

Canes Orchard and Venn Farm

Phase 1: 27 houses constructed. Phase 2a: 17 planning approved (under construction), Phase 2b: 17 outline planning approved Phase 3: circa 29 outline planning approved (90 houses in total).

Extent of Brixton Parish

since 2014

Lodge Lane

5: Northlands: Constructed 2: Three Corners: Constructed

1: Old Coach House: Constructed

1: Sandaway: Full Planning Approval (9 houses in total).

- 4: Tuscany's : Full Planning Approval
- 2: Scout Hut Site: Outline Approval
- 14: Hareston Barns: Under Construction
- 1: Station House: Full Planning Approval
- 1: South Barton Farm: Full Planning Approval

121 total Planning Applications Approved

Planning Applications Submitted for Housing (Refused or not yet determined) since 2014

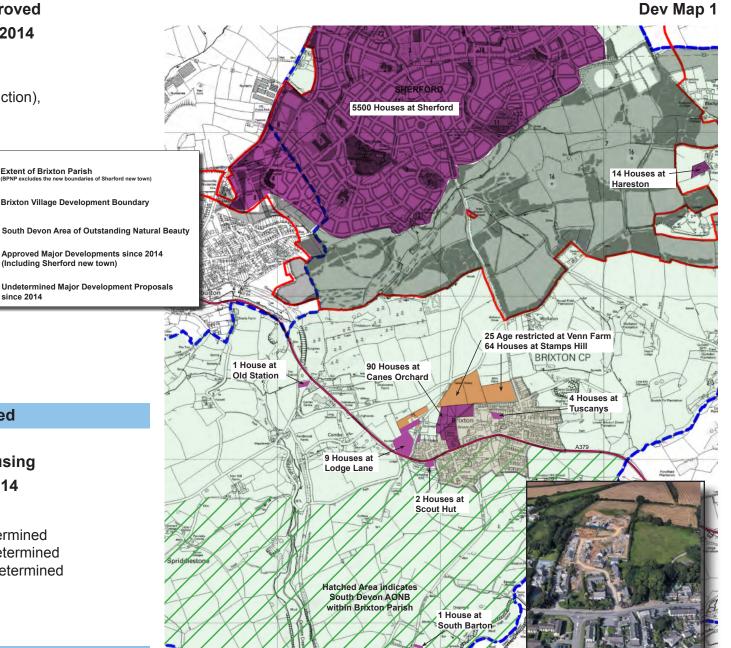
Lodge Lane

5: Hartlands: Planning Application as yet undetermined

- 1: Greenfields: Planning Application as yet undetermined
- 5: Butlas Farm: Planning Application as yet undetermined
- 64: Stamps Hill application refused 25: (circa) Venn Farm 55+ un-validated

100 total Planning Applications Refused or not determined





Inset Photo: Phase 1 Canes Orchard

DEVELOPMENT

Since 2014, 121 houses have been approved or constructed within Brixton Parish, most of which have been approved despite being outside the village development boundary. The recent expansion of the northern edge of the village has had a marked impact on the character of the village.

This rapid rate of change has resulted in progressive urbanisation of the parish and an increase of around 25% in housing in Brixton village over a very short period. Despite the increase in population, community facilities have reduced. The community is therefore demanding stronger protection from housing developments particularly as The Plymouth and South West Devon Joint Local Plan guide of 10 new dwellings for Brixton as a Sustainable Village has already been grossly exceeded.

Development Objectives

- Development within the AONB will not normally be acceptable. The safeguarding of the rural, unspoilt and tranquil nature of the South Devon AONB is of the highest priority to the Parish community and development within the AONB will only be considered under exceptional circumstances together with a clear demonstration of significant community benefit.
- Development should reflect the rural character of Brixton parish; be appropriate to the setting and be limited to conserve the independent identity of Brixton village.
- Development that utilises pre-developed (brownfield) sites should be given priority over agricultural land.
- Suitable sites for the provision of off-street resident and visitor parking within Brixton village development boundary to be identified.

Development policies Dev1 - Dev8

Policy Intent Dev1, Dev2, Dev3, Dev4, Dev5, Dev6, Dev7 and Dev8 To retain the rural character of Brixton village and adjoining AONB and to protect the identity of the individual settlements throughout the Parish.

Dev1. Development shall not harm but maintain and enhance the South Devon AONB and its setting, paying full regard to national and local strategic policies for the AONB and to the South Devon AONB Planning Guidance.

Dev2. Location, scale and character of development. (a) Within the settlement boundary the scale, density and character of development shall be in keeping with its site and surroundings and shall cause no adverse impacts on natural or historic assets, important views, outlooks or skylines, local amenity, traffic, parking or safety.

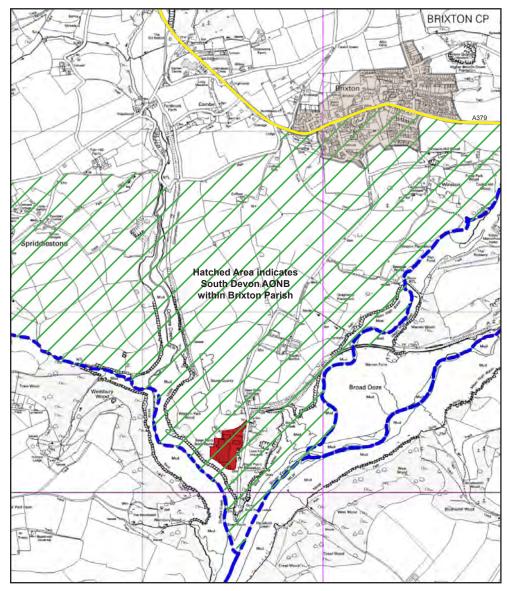
(b) Elsewhere in the parish development will be strictly controlled and only permitted where it is small scale (1 - 2 dwellings) and can be delivered sustainably and not in conflict with any other policy. (c) In the event that a future Housing Needs Survey identifies the need for essential, affordable local housing for Brixton community, small numbers of sensitively located, well designed housing, might be considered within the Parish outside the AONB.

(d) Small scale development that secures a viable long-term future for a valued local asset which would otherwise be lost, or will meet an essential local need which could not otherwise be met may be permitted.

DEVELOPMENT

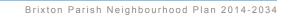


Dev Map 2









Dev Map 3

DEVELOPMENT

Dev3. All new development should be of high quality and appropriately designed for the context in which it is proposed with respect to its neighbours and the rural character of Brixton village and Parish. Development shall take into account topography, layout, building orientation, massing, landscaping, public green space and associated public realm, to minimise visual, ecological and social impact. Housing will comply with the Department of Communities & Local Government "Technical housing standards – nationally described space standard."

Dev4. Design shall maximise, where possible, the orientation of new development to capitalise on solar energy and other natural sustainable resources to reduce energy consumption. Development comprising the use of renewable energy and low carbon materials will be encouraged where it does not harm the character and appearance of the Parish and the landscape.

Dev5. All new developments shall include adequate off street parking and cycle storage for residents, users and visitors. Residential developments shall also provide at least one parking space per bedroom. Dev6. Existing Recreation and Tourism facilities shall be retained for that use. Only development directly associated with and necessary for their improvement will be permitted unless: (a) alternative and improved provision will be made in a location well related to the functional requirements of the use and its existing and future users; and

(b) the proposal would not result in the loss of an area important for its contribution to the character of the area in

Dev7. No development will be permitted that adds substantially to the cumulative impact of development in the village that will adversely impact on the social wellbeing and character of the village.

Dev8. Future development of former Steer Point Brickworks hard standing (refer to Dev Map 2 and Dev Map 3). This large area of previously developed land lies within a highly sensitive area of the AONB. Only development proposals to enhance this site and provide significant overall community benefit in this special location will be considered.

Evidence:

LDF Core Strategy: Design of New Development: Strategic Objectives LDF Development Policies DPD (DP1, DP2) JLP Policies DEV 8,10,20, 24,25,27,32 and TTV 1, 31, 32 (Planning for the South Devon AONB: Planning Guidance Version 1 (2017) For further detail see Appendix 10.



DELIVERING THE PLAN

The Brixton Parish Neighbourhood Plan will be delivered over a period of twenty years (2014-2034). It is a document that provides policies for the future of the Parish based on the collective views of the community. The policies encompass community facilities, the environment, development, employment, sport and recreation and transport across the parish.

1. The policies contained in this Plan complement the Plymouth and South West Devon Joint Local Plan (JLP) providing a platform to work together in facilitating, promoting, and delivering beneficial developments and improvements in Brixton Parish . Conformity between the plans will be key to delivering any future housing and employment requirements in the Parish.

2. The policies and supporting information in this Plan will be material considerations in determining all planning applications in the parish. Both the District and Parish Councils will assess planning applications against the policies of the Neighbourhood Plan alongside those of the JLP to ensure that the aspirations of the community, as set out in this Plan, are being met.

3. The Parish Council will annually review the impact and effectiveness of these policies against the resultant outcome of planning application decisions made by the District Council during that year.

4. This Plan is a living document. Brixton Parish Council, through the Brixton Parish Neighbourhood Plan group, will regularly monitor and formally review it every 5 years (2023, 2028, 2033) so that it is up to date and relevant for the community.





PARISH PROJECT ACTION PLANS

The following is a summary of Parish Project Action Plans. These plans do not form part of the Neighbourhood Plan but have been developed from community consultation to be implemented via the Parish Council and volunteer working groups and will be subject to further public consultation:

- 1. To improve existing and provide new footpaths, cycle and bridleways.
- 2. To undertake an historic appraisal of Brixton village with a view to defining and designating a village Conservation Area.
- 3. To support the provision of recycling facilities at Catson Green Community Composting.
- 4. To secure the land at former Cofflete Mill, owned by SHDC, as a community amenity area.
- 5. To investigate, with St Mary's School, possibilities for public use of their swimming pool.
- 6. To support greater use of St Mary's church for community events.
- 7. To instigate a programme of tree planting and bio-diversity schemes as part of the strategy of 'greening the village'.
- 8. To prepare an inventory for non-designated historic buildings and structures.
- 9. To identify historic features falling into disrepair within the parish for maintenance, repair and conservation work eg. estate stone walling.



Refer to Appendix 5 for further details







ACKNOWLEDGEMENTS

Maps:

OS MAPS © Crown copyright and database right Ordnance Survey licence number 100054770 (2016) DEFRA MAGiC Maps http://magic.defra.gov.uk/MagicMap.aspx Google Earth Pro, Maps and Street View Lavigne Lonsdale (Sherford connectivity map merged with BPNP map)

Historic Photos: Christine Stamp

Brixton Photos:

Roy Axel, David Lowden, Graham Searle, Brixton Composters St Mary's School, Greg Webb, Ray Holland, Tony Steer, Duncan Russell, Shirley Deeney, Jon Capel

Spriddlestone Cattle Photo: Jason Keily

This Plan was produced by the Brixton Parish Neighbourhood Plan Group:

Liz Hitchins	with contributions from:	Christopher Masters
Ray Holland		Amy Rogers
Jon Capel		David Croot
Greg Webb		Alistair Macpherson
Tony Steer		Alex Whish
Shirley Deeney		Steve Harvey



REFERENCES

Summary of documents referred to during the preparation of this Plan:

National Planning Policy Framework, March 2012 Plymouth and South West Devon Joint Local Plan 2014-2034 South Hams Local Development Framework Core Strategy 2006 South Hams Local Development Framework Development Policies DPD 2010 South Hams Local Development Framework Rural Areas Site Allocations, DPD Feb 2011 South Devon AONB Planning Guidance Version 1, (May 2017)

Locality Neighbourhood Plans Roadmap Guide 2016 Locality Writing Planning Policies Planning Aid Structuring your neighbourhood plan Planning Aid How to structure your neighbourhood plan Planning Aid How to develop a vision and objectives Planning Aid Deconstructed planning policies Planning Aid How to write planning policies Planning Aid How to write a basic conditions statement Planning Aid How to submit your neighbourhood plan proposal to your local planning authority

Redtree Sherford Masterplan Book, November 2006 **Lavigne Lonsdale** Doc 4: Community Park Implementation Plan Nov 2014 Rev A (Sherford)

Government White Paper Housing Need Consultation Table (National) September 2017

D of E Planning Service Creating Places - achieving quality in residential developments **Cabe** Creating successful masterplans - a guide for clients

Devon County Council The Management of Roadside Verges in Devon (updated 2010)

South Devon Estuaries Management Plan 2016 – 2020 (Public Consultation Draft January 2016)

Report on the Species and Habitat Review The Biodiversity Reporting and Information Group (BRIG) June 2007



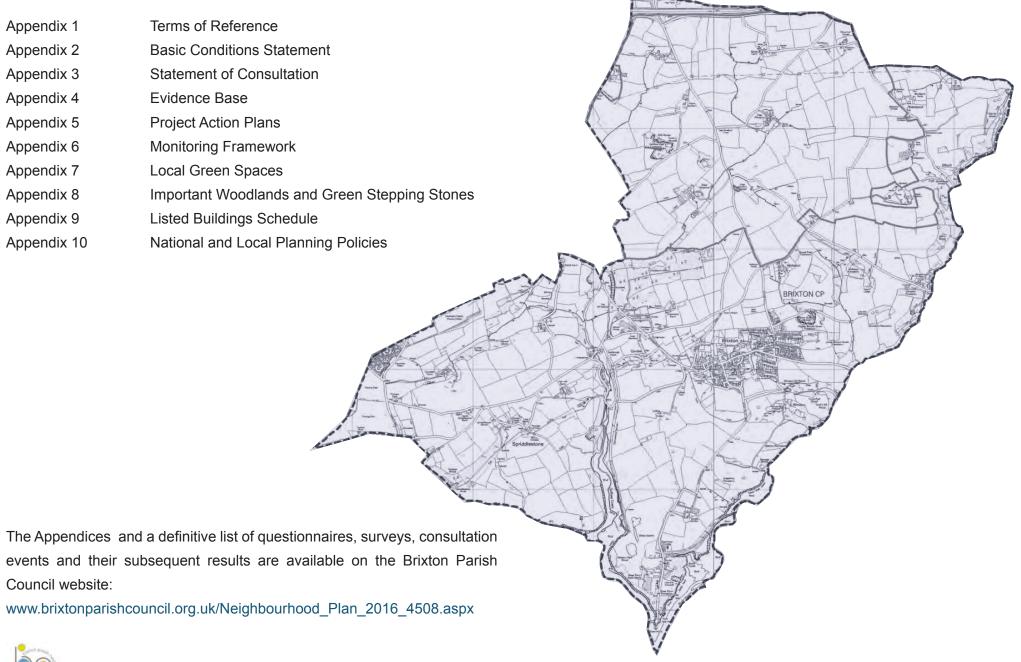


BRIXTON PARISH NEIGHBOURHOOD PLAN 2014-2034





APPENDICES



Brixton Neighbourhood Plan	 Application Form Proposed Neighbourhood Plan Area for Brixton [69kb] Brixton Neighbourhood Plan Supporting Statement [189kb] Brixton Parish Neighbourhood Plan Terms of Reference [409kb] Proposed Neighbourhood Plan Area for Brixton [3Mb] This area was approved by delegated authority on 26th June 2015. The area follows the parish boundary, but excludes the allocated development site for Sherford. The report to approve the delegated approval for this area can be seen below: Brixton Area Approval Designated Decision Report [307kb] 	http://www.brixton- village.co.uk/parishcouncil.htm
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API	PEN	DIX	1
			- 11

Designation of Plan Area Application Form

Name of Applicant - Must be a Parish or Town Council

South Hams District Council

Brixton Pa	Brixton Parish Council				
Contact [Details - Please supply contact details of project lead				
Name:	Dr David Croot				
Address:	Mowhay South Barton Brixton PL8 2DF				
Email:	drdavidcroot@gmail.com	Tel:	01752880934		
Name of p	proposed plan area				

Brixton Parish Neighbourhood

Map of proposed plan area

Please supply a separate map showing the boundaries of the proposed plan area

Statement confirming why the proposed plan area is appropriate

Please explain why the plan area is an appropriate designation, continue on a seperate sheet if necessary. Please see separate sheet.

Type of plan proposed - Please tick

Neighbourhood Development Plan

Community Plan

Group Terms of Reference

Please supply a separate sheet detailing the Group's Terms of Reference

Please return to the Strategic Planning Team, South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5 NE.



Plan-It Lite

TERMS OF REFERENCE



Statement explaining why the proposed plan area for Brixton Parish Neighbourhood Plan is appropriate.

The proposed plan area comprises most of the current County Parish of Brixton, within the South Hams, Devon.

The parish has borders with the County Parishes of Wembury, Newton Ferrers and Noss Mayo and Yealmpton to the south and east and the City of Plymouth to the west and north. The northern boundary of the parish is contiguous with the A38 dual carriageway.

The northern portion of the current parish of Brixton is designated for the new town of Sherford which will have its own Town Council within the time period covered by this Neighbourhood Plan; responsibility for the implementation of its own Neighbourhood Plan will therefore rest with that Council and associated bodies.

It is therefore proposed that the Neighbourhood Plan for Brixton shall cover the current parish (outlined in blue on the attached map) and exclude the area designated as Sherford New Town (outlined in red on the attached map). The blue and red boundaries shown on the attached map are taken from the local Area Action Plan and Local Development Framework (2006-2016). These will be consistent through the evolution of the emergent South Hams Local Plan which will cover strategic planning in the area up to 2031.

The proposed plan area is largely rural and agricultural in character. It includes part of the South Devon AONB, the village of Brixton and its surrounding hamlets, as well as Carrolsland on the far western boundary.

The plan area is congruent with current electoral ward boundaries and formal and informal networks of community based groups.

Brixton Parish Neighbourhood Plan

• Terms of Reference

The Brixton Parish Neighbourhood Plan Group (BPNPG) has been established by Brixton Parish Council to develop the Brixton Parish Neighbourhood Plan through processes which will include engaging with the whole parish community, key stakeholders (eg landowners, business leaders, South hams District Council). The BPNPG is an autonomous group which is accountable to the Parish Council.

• Membership.

Membership is open to all members of the community who reside within the parish of Brixton.

• Conduct of Meetings

Meetings will be held fortnightly.

Meetings will be quorate providing that a total of four individuals are present. If these conditions are not met, business may proceed but no vote may be taken. A member shall be appointed by the Group to the position Chairperson. All members shall declare any interests defined as:

- Land ownership or land occupation within the Plan Area.
- Land ownership (larger than room for an extension to a residential property) or occupation by an immediate relative.
- In active negotiations to purchase development land within the Plan Area.
- In business partnership or having close links with a local developer.
- Land Ownership adjacent to or bordering a potential development site.

Declaring an interest does not prevent an individual from voting: it merely reinforces the openness of the process and prior to any vote the Plan Group will be asked to confirm or update their declaration.

Voting will be based on a simple majority of those present and entitled to vote. In the case of a tied vote the issue will be referred to Brixton Parish Council as the accountable body.

• Records of Meetings.

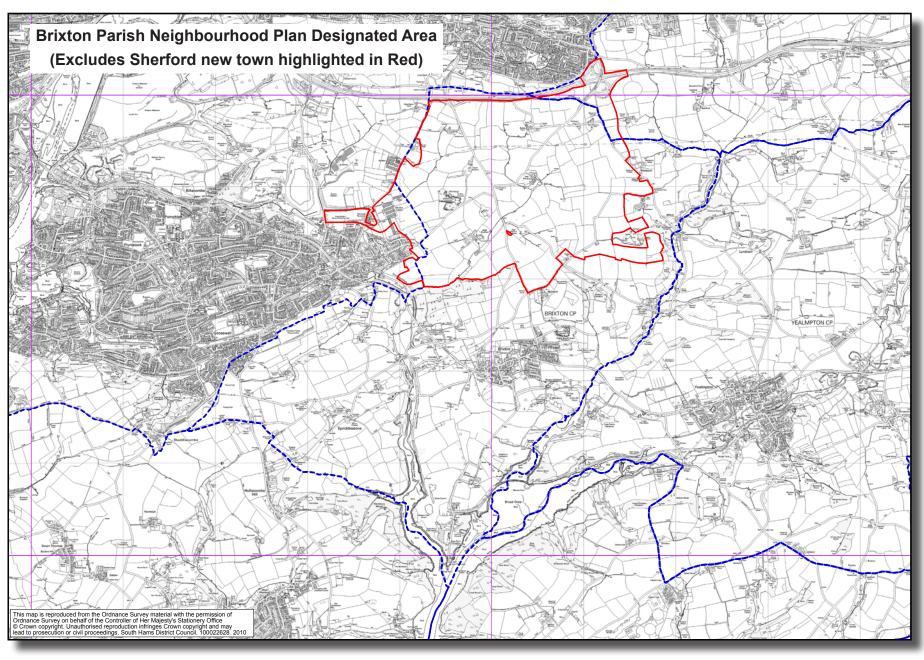
Notes and actions will be recorded and circulated to all Group members electronically and will be made publically available electronically on sites that are accessible to all. Any comments on the records of meetings will be discussed at the following meeting, resolved and accepted.

Any discussion by or documentation received or produced by the Group shall be freely open to all, unconstrained by any confidentiality restrictions other than any obligations of the Data Protection Act. Where that restriction is in place it is to be explicitly stated as the reason for confidentiality.

• Reports and Recommendations to the Parish Council.

The records of meetings will be circulated to the Clerk to the PC on a monthly basis. The Neighbourhood Plan Group will be a standing item on the Parish Council Agenda for the duration of the project.







TERMS OF REFERENCE

Neighbourhood Plan Area Designation for Brixton



		2
Neighbourhood Plan Area	Brixton	D
Date application submitted	8 th May 2015	
Delegated decision date	26 th June 2015	
Outcome	Plan area is approved	

Background:

Brixton Parish Council submitted an application to the Council to designate a plan area in respect of preparing a Neighbourhood Development Plan. A map showing the proposed plan area can be viewed http://www.southhams.gov.uk/shneighbourhoodplans

The application was advertised for six weeks between 8th May 2015 and 19th June 2015 during which comments were invited about whether the plan area is appropriate.

Responses were received from:

- Newton & Noss Parish Council
- Environment Agency
- Gladman Developments
- Natural England
- South West Water
- Historic England

The Council has not received any objections to the designation of the plan area proposed.

Issues for consideration

- 2.1 Brixton PC submitted an application to the District Council in May 2015 to designate the area that they intend their neighbourhood plan to cover. This area covers the extent of the parish boundaries of Brixton parish, but excludes the area already designated for the development of Sherford, as this is already subject to a planning permission and legal agreement.
- 2.2 The application is accompanied by a Terms of Reference for the group that will be responsible for leading the process in Brixton. This group has been endorsed by Brixton Parish Council. The Terms of Reference for the group can also be viewed online.
- 2.3 The application has been displayed throughout the parish area through the use of pink site notices and the opportunity to comment on the proposed designation has been publicised on the Parish Council website, through the local publicity, and a public meeting.
- 2.4 The Council received six representations during the consultation period. None of these bodies object to the proposed plan area.
- 2.5 As such, it is considered that the plan area is appropriate and can be designated for the purposes of preparing a neighbourhood plan for Brixton.

RECOMMENDATIONS:

It is recommended that

- The consultation responses received in respect of the application are noted; and
- The designation of the Brixton Plan Area for the purposes of preparing a Neighbourhood Plan is approved.



Ward Member: Cllr Basil Cane

Comments: I am happy with the Brixton neighbourhood designated area plan . If any area is highlighted in my ownership i will declare a prejudicial interest and take no further part.

Date: 25th June 2015

Ward Member:

Comments:

I would like to state that I have no objection to the NP boundary. I actively support Brixton pursuing a neighbourhood plan.

With kind regards

Councillor Daniel Brown

Date: 24th June 2015

Leader of the Council: Comments: Dear Phil Very happy to support your recommendation John John Tucker (Cllr) Leader West Dart Ward South Hams District Council

Date: 25th June 2015

Group Manager (Customer First): Tracey Beeck
Comments:
Morning Phil,
I'm happy to support this designation.
Kind regards
Tracey
Date: 25 th June 2015

Officer contact:

Phil Baker | Specialist (Place & Strategy) 01803 861210

BRIXTON PARISH NEIGHBOURHOOD PLAN

Basic Conditions Statement

Brixton Parish Neighbourhood Plan

Submitted by the qualifying body:

Brixton Parish Council

CONTENTS

- 1. Legal Requirements
- 2. Local context and the need for a plan
- 3. Plan process and consultation
- 4. Vision and objectives
- 5. Policies and proposals
- 6. Submission documents
- 7. Compliance Statement
- 8. Regard to national policies and guidance
- 9. Achievement of sustainable development
- 10. Conformity with strategic policies of the development plan
- 11. Compatibility with EU legislation

ANNEXES

Annex 1 Policies' regard to the NPPF and general conformity with the strategic policies of the development plan

Annex 2 - Compatibility with EU legislation

brixtonpc@talktalk.net http://www.brixtonparishcouncil.org.uk



BASIC CONDITIONS STATEMENT

1.0 LEGAL REQUIREMENTS

- 1.1. This statement has been prepared by the Brixton Neighbourhood Plan Group on behalf of Brixton Parish Council. It accompanies the submission to South Hams District Council of the Brixton Neighbourhood Development Plan under section 15 of the Neighbourhood Planning Regulations 2012.
- 1.2. The Neighbourhood Plan is submitted by Brixton Parish Council, the appropriate qualifying body. It covers the area designated by South Hams District Council on 15th July 2015. Details of the application and its approval are available on the district council's website at:

http://old.southhams.gov.uk/shneighbourhoodplans.

- 1.3. The plan has been prepared on behalf of the Parish Council by a coordinating group with assistance from a planning consultant. The assistance of the District Council is also gratefully acknowledged.
- 1.4. The plan relates to planning matters (the use and development of land) in the designated neighbourhood area. It covers the period from 2014-2034, a period chosen to tie in with the emerging new development plan for the South Hams.
- 1.5. It does not contain policies relating to excluded development county matters, nationally significant infrastructure or other matters as laid out in the Regulations.
- 1.6. The designated neighbourhood plan area is shown on the map in Appendix 1. It includes the whole of Brixton parish, but excludes the new town of Sherford.
- 1.7. The following statement addresses each of the four 'basic conditions' required by the Regulations and explains how the neighbourhood plan meets the requirement of paragraph 8 of schedule 4B of the 1990 Town and Country Planning Act.
- 1.8. The Regulations state that the neighbourhood plan will have met the basic conditions if it:
 - a. has regard to national policies and Secretary of State guidance;
 - b. contributes to the achievement of sustainable development;

c. is in general conformity with the strategic policies of the development plan for the area; and

d. is compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations.

2.0 LOCAL CONTEXT AND THE NEED FOR A PLAN

- 2.1. Brixton is a rural parish lying adjacent to the eastern boundary of Plymouth. The parish population is less than 2,000 people.
- 2.2. The parish has experienced considerable pressure from developers to expand housing, particularly in the village of Brixton. The rate of growth of housing in the village since 2014 has been 25% and has resulted in a cumulative impact on the rural character of the village, against the requirements of the Local Development Framework and the emerging Joint Local Plan.

3.0 PLAN PROCESS AND CONSULTATION

- 3.1. The district council confirmed the area to be covered by the plan in July 2015.
- 3.2. A working group chaired by the chair of the Parish Council organised Public events, questionnaire surveys and open days for consultation, and a dedicated web page has been launched.

(http://www.brixtonparishcouncil.org.uk/Neighbourhood_Plan_2016_4508.aspx)

3.3. All this activity has drawn out a great deal of local information and opinion which has helped to shape the plan, which is now published in draft and will be open for comments for a period of 6 weeks from mid November 2017.

4.0 VISION AND OBJECTIVES

- 4.1. The plan is based on the Vision produced by the local community:
- 4.2. Brixton parish offers the opportunity to embrace village and rural life: a sense of community, tranquillity, a safe environment with public green spaces and beautiful landscapes. Our community benefits from both the South Devon Area of Outstanding Natural Beauty and the close proximity to the historic port city of Plymouth, with all the advantages of connectivity, culture, educational facilities, heritage, employment, sport and commerce. Our vision is:

• to conserve and enhance the rural and historic environment of Brixton parish, with its beautiful landscape of woods, farmland and estuary;

• to retain the identity and independent character of Brixton village and its surrounding hamlets;

• to nurture thriving communities across the parish by providing improved facilities and taking opportunities to meet the needs and wishes of the community.



BASIC CONDITIONS STATEMENT

4.3 The plan's objectives and policies have been set in response to the priorities identified by the local community under 6 themes:

Environment

Transport

- Employment Community Facilities
- Sport and Recreation
- Development

5.0 POLICIES AND PROPOSALS

- 5.1. The plan's policies respond to the community's priorities and seek to establish a basis for support to the parish's sustainable growth and to conserve and enhance assets.
- 5.2. The policies fall under the six themes. They include policies to protect the AONB, other sensitive areas and important local assets, foster good design and construction, enable business development, infrastructure and the vitality of the local community.

6.0 SUBMISSION DOCUMENTS

- 1.1. The following documents have been prepared to support the Brixton Neighbourhood Plan.
 - a) The Neighbourhood Plan the neighbourhood development plan for the designated area containing policies to guide future development in the area.

b) The Statement of Consultation – setting out the community engagement and consultation undertaken from the outset of the process.

c) The Strategic Environmental Impact (SEA) and Habitats Regulations Assessment (HRA) Screening Opinions – setting out the view of the local planning authority (South Hams District Council) as to whether SEA or HRA are required.

d) The Monitoring Framework – outlining a framework of performance indicators against which the effectiveness of the plan's policies can be assessed.

e) The Evidence Summary – listing the key sources for evidence (otherthan community consultation) to underpin the plan.

7.0 COMPLIANCE STATEMENT

- 7.1. The draft Brixton Neighbourhood Plan is being made available for consultation from mid November 2017 for six weeks in accordance with Part 5, Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.
- 7.2. Responses to the comments received will be set out in a Response Report which will be submitted to South Hams District Council. Summaries of the responses received and copies of those from key consultees will be posted on the BPNP website.
- 7.3. Following consultation on the draft plan any amendments considered to be necessary will be made before the plan is submitted to South Hams District Council. Part 5, Paragraph 15 of the Regulations sets out the requirements for the submission of a neighbourhood plan, as follows:

Plan proposals

Where a qualifying body submits a plan proposal to the local planning authority, it must include –

(a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;

(b) a consultation statement;

- (c) the proposed neighbourhood development plan; and
- (d) a statement explaining how the proposed neighbourhood development
- plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.

The map and the application notice of designation of the Brixton Neighbourhood Plan area can be found at: http://old.southhams.gov.uk/shneighbourhoodplans.

7.4. Application and designation notice. Parts (b) and (c) are now published in draft form alongside the draft plan and will be finalised as part of the plan's submission. The requirements of part (d) are that the plan meets the basic conditions which are (as set out at para 1.8 above), that:

• the plan has regard to national policies and advice contained in guidance issued by the Secretary of State.

- the plan contributes to the achievement of sustainable development.
- the plan is in general conformity with the strategic policies contained in the development plan for the area.
- the plan does not breach and is compatible with EU obligations.
- 7.5. The following sections of this statement explain how the Brixton Neighbourhood Plan meets those requirements.



BASIC CONDITIONS STATEMENT

8.0. REGARD TO NATIONAL POLICIES AND GUIDANCE

- 8.1. The National Planning Policy Framework (NPPF) was published in March 2012. it provides a framework for planning for sustainable development, including by local communities through the production of neighbourhood plans.
- 8.2. The Brixton Neighbourhood Plan aims to focus on those planning matters which have been identified as priority concerns by the local community. It seeks to neither hinder nor duplicate policies in existing plans, which should be read alongside the neighbourhood plan. Both independently of one another and in combination the plans meet the requirements of the NPPF.
- 8.3. Annex 1 sets out the way that the policies of the plan conform with the NPPF.

9.0. ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

9.1. The Plan's objectives are set squarely within the bounds of sustainable development. It provides for:

1. economic sustainability through its provisions for development, job creation and protection,

2. social sustainability through its support for maintenance and development of community infrastructure and housing development; and

3. environmental sustainability through its promotion of sustainable construction and care of local heritage, green spaces and natural resources.

- 9.2. Sustainability is a key aspect of the plan, and in particular of the following policies:
 - 1. Env1 and Dev 1 AONB protection
 - 2. Env3 Priority habitats
 - 3. Env 4 Green corridor
 - 4. Env 5 Local Green Spaces
 - 5. Env 7 and Dev 4 Renewable energy
 - 6. Sar 1 Sport and recreation spaces
 - 7. Tpt 1 Sustainable Transport
 - 8. Dev 3 Housing design and standards

10.0 CONFORMITY WITH STRATEGIC POLICIES OF THE DEVELOPMENT PLAN

- 10.1. The development plan for the area is set to be the Plymouth and South West Devon Joint Local Plan (the JLP). Until that plan's final adoption the development plan also includes the South Hams Local Development Framework (LDF) Core Strategy (2006), Affordable Housing DPD (2008), Development Policies DPD (2010), and a series of Site Allocations DPDs, including one for the Rural Areas including Brixton (2011) plus a number of saved policies from the South Hams Local Plan (1996). Several adopted Supplementary Planning Documents (SPDs) provide further detail.
- 10.2. The Brixton Parish Neighbourhood Plan has been prepared in co-operation with the District Council. The Plan conforms with and does not undermine or constrain the strategic content of the emerging JLP or adopted LDF and saved local plan policies inasmuch as they relate to Brixton parish.
- 10.3. More detail about the way in which the Plan's policies generally conform with the strategic content of the development plan policies is set out in Annex 1 (along with details of conformity with the NPPF).

11.0 COMPATIBILITY WITH EU LEGISLATION

- 11.1. The Brixton Parish 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 1998. The consultation process has strived to include all sections of the community, including hard-to-reach and under-represented groups such as young people and the disabled.
- 11.2. Screening opinions have been requested from South Hams District Council in relation to Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA). These will be included in the final version of this Statement at Annex 2. It is anticipated that they will show that the Brixton Parish Neighbourhood Plan does not require SEA or HRA.



APPENDIX 2

ANNEX 1 – BRIXTON NEIGHBOURHOOD PLAN POLICIES' REGARD TO THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF) AND GENERAL CONFORMITY WITH STRATEGIC POLICIES OF THE DEVELOPMENT PLAN

The table below maps the policies of the Brixton Neighbourhood Plan, their regard for the National Planning Policy Framework (NPPF) and their general conformity with the strategic policies of the development plan for the area.

Regard to NPPF	General conformity with strategic policies	
The plan has regard to the NPPF and particularly to the objectives for neighbourhood plans and in the achievement of sustainable development. It sets out a vision for the future and contains policies which respond to priority concerns expressed by the local community. It sets out a strategy that provides for sustainable development within its area. Its policies align with the NPPF in general and in particular ways as shown below.	The plan is in general conformity with the strategic policies of the development plan and in particular those contained in the South West Devon Joint Local Plan 2017 (the JLP) and the South Hams LDF Core Strategy 2006 (the LDF). JLP policy TTV30 is of key relevance.	Lo de
The policy has regard to NPPF core principles to support thriving rural communities, recognise the intrinsic character and beauty of the countryside, conserve and enhance the natural environment and encourage effective use of land.	The policy generally conforms with JLP policies SPT1, SPT2, SPT3, SPT11, TTV2, TTV31 and LDF policies CS1 and CS13.	
It clearly sets out where sustainable development can be located, to		
prosperous local economy (NPPF part 3).		Tr
The policy has regard to NPPF core principles to conserve and enhance	The policy generally conforms with JLP policiesTTV1, TTV30,	
the natural environment taking full account of flood risk and coastal change.	TTV31, SPT11, DEV2, DEV24, DEV25, DEV26 DEV28, DEV30, DEV35, DEV36DEV37 and DEV38.	Pla Co
	The plan has regard to the NPPF and particularly to the objectives for neighbourhood plans and in the achievement of sustainable development. It sets out a vision for the future and contains policies which respond to priority concerns expressed by the local community. It sets out a strategy that provides for sustainable development within its area. Its policies align with the NPPF in general and in particular ways as shown below. The policy has regard to NPPF core principles to support thriving rural communities, recognise the intrinsic character and beauty of the countryside, conserve and enhance the natural environment and encourage effective use of land. It clearly sets out where sustainable development can be located, to meet local needs and help support a prosperous local economy (NPPF part 3). The policy has regard to NPPF core principles to conserve and enhance the natural environment taking full account of flood risk and coastal	Regard to NPPFstrategic policiesThe plan has regard to the NPPF and particularly to the objectives for neighbourhood plans and in the achievement of sustainable development.The plan is in general conformity with the strategic policies of the development plan and in particular those contained in the South West Devon Joint Local Plan 2017 (the JLP) and the South Hams LDF Core Strategy 2006 (the LDF).It sets out a strategy that provides for sustainable development within its area.The policy has regard to NPPF in general and in particular ways as shown below.The policy has regard to NPPF core principles to support thriving rural comunities, recognise the intrinsic character and beauty of the countryside, conserve and enhance the natural environment and encourage effective use of land.The policy generally conforms with JLP policies CS1 and CS13.The policy has regard to NPPF core principles to conserve and enhance the natural environment and encourage effective use of land.The policy generally conforms with JLP policies CS1 and CS13.The policy has regard to NPPF core principles to conserve and enhance the natural environment taking full account of flood risk and coastal change.The policy generally conforms with JLP policiesTTV1, TTV30, TTV31, SPT11, DEV2, DEV24, DEV24, DEV25, DEV26 DEV28, DEV30, DEV35, DEV36DEV37

	It helps to meet the challenges of climate change, flooding and coastal change and to conserve and enhance local landscapes, geology, soils, ecosystems and biodiversity (NPPF part 10).	It also generally conforms with LDF policies CS9, CS10 and, CS11.
ocation, scale , character, housing design standards (Dev 2 and 3)	The policy has regard to NPPF core principles to secure high quality design and a good standard of amenity, and to protect and conserve environmental and heritage assets. The policy requires that development be distributed and designed with due regard to the character of the localities (NPPF part 7). The policy has regard to NPPF core principles to always seek to secure high quality design and support the transition to a low carbon future. It aligns with NPPF part 7 (requiring good design) and part 10 (meeting the challenge of climate change, flooding and coastal change).	The policy generally conforms with JLP policies SPT1, SPT2, DEV2, DEV8,DEV10, DEV20, DEV24, DEV34, and DEV35. It also conforms with LDF policy CS7. It also conforms with LDF policy CS7.
Fransport (Tpt 1)	The policy has regard to NPPF core principles to promote sustainable transport, good design and healthy communities.	The policy generally conforms with JLP policies SPT10 and DEV31.
Planning Obligations and Commuted Sums (Cof2)	The policy has regard to NPPF core principles and in particular paras 203-206.	The policy generally conforms with JLP policy DEL1. It also conforms with LDF policy CS8.



	1	
Heritage and Conservation (Env6)	The policy has regard to the NPPF core principle to conserve heritage assets and to part 12 (conserving an enhancing the historic environment).	The policy generally conforms with JLP policies DEV21 and DEV22. It also conforms with LDF policy CS9.
Protecting the Landscape (Env4)	The policy has regard to NPPF core principles to recognise the intrinsic character and beauty of the countryside, conserve and enhance the natural environment and encourage effective use of land.	The policy generally conforms with JLP policies DEV20, DEV24, DEV25 and DEV27. It also conforms with LDF policy CS9.
Local Green Spaces (Env5)	The policy has regard to NPPF core principles to conserve and enhance the natural environment and promote healthy communities, particularly paras 76-78.	The policy generally conforms with JLP policy DEV29.
Housing Stock and Local Needs Housing (Dev 3)	The policy has regard to NPPF core principles to deliver needed homes, and in particular to part 6 (delivering a wide choice of high quality homes).	The policy generally conforms with JLP policies SPT2, SPT3, DEV8, DEV9, DEV10, . It also conforms with LDF policies CS1, CS2 and CS6.
Business Premises (Emp 1-4)	The policy has regard to NPPF core principles to proactively drive and support sustainable economic development and part 3 (to support a prosperous rural economy).	The policy generally conforms with JLP policies SPT1, SPT2, SPT4, DEV14, DEV15 and DEV19. It also conforms with LDF policies CS1, CS12 and CS13.
Community Facilities, Sport and Recreation (Cof1-3 & SaR1-3).	The policies have regard to NPPF para 8 paras 69 and 79 to promote healthy communities with opportunities for social interaction	The policies generally conform with JLP policies TTV2 an DEV3
Community Facilities and Infrastructure (Cof2)	The policy has regard to NPPF core principles to deliver sufficient community facilities to meet local needs and part 8 (promoting healthy communities).	The policy generally conforms with JLP policies SPT1, SPT2, SPT6, TTV2, DEV3, DEV4, DEV5, DEV18 and DEV32.

ANNEX 2 – COMPATABILITY WITH EU LEGISLATION

 South Hams District Council, in commenting on the draft Brixton Neighbourhood Plan, will give a screening opinion as to whether the plan requires Strategic Environmental Assessment (SEA) or Habitats Regulations Assessment (HRA).

European Obligations and human rights requirements	
Strategic Environmental Assessment	
Awaited	
Habitats Regulation Assessment	
Awaited	



BRIXTON PARISH NEIGHBOURHOOD PLAN



STATEMENT OF CONSULTATION



Brixton Parish Neighbourhood Plan 2014-2034

INTRODUCTION

This Consultation Statement has been submitted by Brixton Parish Council, the qualifying body responsible for the preparation, consultation and submission of the neighbourhood plan. It has been assisted in the process by a separate Neighbourhood Plan Group and local consultants. The Planning Group is grateful to the District Council officers and the local community for their help and involvement in shaping the plan.

This consultation statement accompanies the Brixton Parish Neighbourhood Plan at the point of its submission to South Hams District Council as the Local Planning Authority. It meets the requirements laid down in the Neighbourhood Planning (General) Regulations 2012 and sets out:

- details of the persons and bodies who were consulted about the plan
- an explanation of how consultation was carried out
- a summary of the main issues and concerns raised through the consultation
- a description of how those issues and concerns have been considered and addressed in the plan where applicable



COMMUNITY CONSULTATION

The Brixton Parish Neighbourhood Plan group (BPNP) was formed in 2015, by local community volunteers and the Chairman of the Parish Council. From the early stages it was realised that the Neighbourhood Plan belonged, first and foremost, to the community of Brixton Parish. Therefore at every stage of the process in producing the plan, the community was consulted using questionnaires, workshops and public open days in order to gauge their opinions, visions and their concerns. In addition, BPNP group presented information to the community at various fetes and gatherings throughout 2015-2017. Brixton Parish Council was informed of progress with regular updates at its monthly meetings. These are included in the Consultation Statement below.

Within Brixton Parish there are several land owners with considerable sized estates and farmland, some of whom have already developed parts of their land for housing and employment facilities. Contributions from all land owners in the Parish were encouraged as part of the evidence gathering.

CONSULTATION WITH EXTERNAL AND INDEPENDENT ORGANISATIONS

With Sherford new town to the north and the South Devon Area of Outstanding Natural Beauty to the south, Brixton village lies in a high value environmental area, which is very sensitive to impacts of development. Consultation has been established with Sherford Community Liaison Group to ensure the vision of connectivity to the new town through footpath and cycle networks will benefit both Brixton and Sherford.

Independent consultation was achieved by employing the services of Devon Communities Together, in particular Martin Parkes, who helped with analysing the Community Questionnaire, leading the community workshops and consultation days and presenting the findings to the community through detailed analysis and reports.

The following table details the consultation process:



APPENDIX 3

DATE	CONSULTEE	ΑCTIVITY	NUMBERS ATTENDED OR CONSULTED WHERE APPLICABLE	KEY ISSUES RAISED	HOW ISSUES WERE CONSIDERED BY NPG
29/4/2015	Brixton Parish Council	Item 8.8 in Brixton Parish Council Meeting 29/4/2015. Parish Council minute agreeing designated area covered by Neighbourhood Plan.	BPC + 18 members of the public	 Application Form for proposed NP Area for Brixton completed. Sherford will have its own town council 	
May 2015	South Hams District Council	 Designated area submitted to SHDC for 6 week consultation process. BNPG various meetings with other NP groups and SHDC strategic planning officers to ensure NP is working with the emerging SHDC strategic plan. 			



DATE	CONSULTEE	ΑCΤΙVΙΤΥ	NUMBERS ATTENDED OR CONSULTED WHERE APPLICABLE	KEY ISSUES RAISED	HOW ISSUES WERE CONSIDERED BY NPG
June 2015	Brixton Parish Community	 NP process presented at Church Fete with opportunity for parishioners to provide initial input. Community invited to view NP Designated Area application online and displayed in various locations around the parish. Comments by 19/6/2015. 	28 people visited display		
24/6/2015	Brixton Parish Council	 Update on NP progress and intentions to Parish Council Brixton Neighbourhood Plan TORs and group membership approved by BPC. BPC approved designation of BPNP geographical area. 	BPC + 63 members of the public		
26/6/2015	South Hams District Council	Notification from SHDC that NP designated area application has been approved.			
29/7/2015	Brixton Parish Council	Progress report given to BPC and outcome of presentation at Village Fete in June.	BPC + 31 members of the public		



DATE	CONSULTEE	ACTIVITY	NUMBERS ATTENDED OR CONSULTED WHERE APPLICABLE	KEY ISSUES RAISED	HOW ISSUES WERE CONSIDERED BY NPG
30/9/2015	Brixton Parish Council	Progress report delayed until October due to time constraints	BPC + 44 members of the public		
28/10/2015	Brixton Parish Council	BPC informed of the requirement for a Housing Needs Survey and budgetary requirements	BPC + 9 members of the public		
25/11/2015	Brixton Parish Council	Housing Needs Survey discussed further at BPC Meeting plus statistical information on housing numbers from 2011 census.	BPC + 5 members of the public	To be distributed and returned April 2016	
27/1/2016	Brixton Parish Council	Forthcoming Community Survey and Community Workshop discussed at BPC Meeting	BPC + 8 members of the public	To be distributed and returned June 2016 with community workshop in July 2016	
24/2/2016	Brixton Parish Council	BPC informed that Housing Needs Survey will be delivered to all homes by end of March 2016	BPC + 10 members of the public		
30/3/2016	Brixton Parish Council	BPC informed of 2 week delay in distribution of housing needs survey due to printing difficulties and time constraints.	BPC + 7 members of the public		
April 2016	Brixton Parish Community	Housing Needs Survey document distributed	Every parish household, 800 in total		



DATE	CONSULTEE	ΑCΤΙVΙΤΥ	NUMBERS ATTENDED OR CONSULTED WHERE APPLICABLE	KEY ISSUES RAISED	HOW ISSUES WERE CONSIDERED BY NPG
April 2016	Devon Communities Together	Housing Needs Survey Report issued by Devon Communities Together	233 completed surveys, returned 29% of surveys distributed.	Need for 11 affordable homes 2016-2021	To be used when considering housing within the parish in Development Policies
27/4/2016	Brixton Parish Council	BPC updated on progress of Housing Needs Survey and Parish Community Survey.	BPC + 17 members of the public	Land Use Policy SHDC to allocate housing numbers based on Housing Needs Survey	
25/5/2016	Brixton Parish Council	BPC informed of the process for the Neighbourhood Plan Questionnaire and its importance as evidence for the Plan.	BPC + 9 members of the public		
June 2016	Brixton Parish Community	Presentation at Church Fete to advertise Community Survey and results of Housing Needs Survey			
June 2016	Brixton Parish Community	Brixton Neighbourhood Plan 2016-2030 Questionnaire distributed	Every parish household, 800 in total		
29/6/2015	Brixton Parish Council/ District Coucillor Dan Brown	 Community Questionnaire and NP Budget update. Councillor Brown emphasised importance of NP putting the parish in strong position on planning matters. 	BPC + 16 members of the public		



APPENDIX 3

DATE	CONSULTEE	ACTIVITY	NUMBERS ATTENDED OR CONSULTED WHERE APPLICABLE	KEY ISSUES RAISED	HOW ISSUES WERE CONSIDERED BY NPG
16/7/2016	Brixton Parish Community	 Community Workshop to further engage parishioners, including children, with community survey. Two Guided walks around the parish lead by local historian showing historic places of interest . 	111 people attended		
27/7/2016	Brixton Parish Council	BPC briefed on Consultation Day, overall progress of NP.	BPC + 15 members of the public		
July 2016	Devon Communities Together	Brixton Neighbourhood Plan 2016-2030 Questionnaire Report issued by Devon Communities Together	272 residents responded to the survey	 Importance of natural environment including AONB. Greenfield sites should not be developed. Interest in renewable energy projects Maintenance of existing footpaths Desire for a swimming pool Safer cycle routes Desire for more rural and aquaculture employment Importance of local shops Housing development must be small scale, sensitively designed and within the existing development boundary. People leaving parish due to housing reasons. 	



DATE	CONSULTEE	ACTIVITY	NUMBERS ATTENDED OR CONSULTED WHERE APPLICABLE	KEY ISSUES RAISED	HOW ISSUES WERE CONSIDERED BY NPG
September 2016	Brixton Parish Community	Community Workshop Day to present key findings of Community Questionnaire and to provide further opportunity to engage younger people with the development of the Neighbourhood Plan	110 people attended		
September 2016	Devon Communities Together	Community Workshop Day Report issued by Devon Communities Together		Evidence broadly similar to survey result. However employer engagement was limited.	NPG to engage with employers and land owners at later date
28/9/2016	Brixton Parish Council	BPC informed the Housing Needs Survey report had been agreed and the Community Consultation Report was under scrutiny by NPG. Plymouth Fringe Green Spaces also discussed and need to identify more within the parish with help from parishioners.	BPC + 16 members of the public.		
26/10/2016	Brixton Parish Council	BPC informed of the initial nominations of Local Green Spaces	BPC + 23 members of the public.	 Railway cutting between Otter and Elburton Meadow by A379 Horsham playing fields Staddiscombe playing fields Tunnel and Brixton Tor Bridge at Coflette Creek 	



DATE	CONSULTEE	ACTIVITY	NUMBERS ATTENDED OR CONSULTED WHERE APPLICABLE	KEY ISSUES RAISED	HOW ISSUES WERE CONSIDERED BY NPG
30/11/2016	Brixton Parish Council	General update of progress of writing the plan and the Community Consultation on Visions and Objectives.	BPC + 15 members of the public		
21/12/2016	Brixton Parish Council	 BPC informed of Local Green Spaces Consultation process . NP Budget update 	BPC + 10 members of the public	LGS Consultation 28/12/16-8/1/17	
25/1/2015	Brixton Parish Council	BPC informed of general progress and budget issues.			
20/2/2017	Brixton Parish Community	Community Consultation on Neighbourhood Plan Vision and Objectives via Parish Magazine, Face Book, website and various shops and businesses.		Comments broadly in agreement with vision and objectives	
21/2/2017	South Hams District Council	Meeting with Tom Jones SHDC to discuss method of policy approval			
3/3/2017	Brixton Parish Community	Consultation on Green Open Spaces via Website, Face Book and Parish Magazine		Green Open Spaces nominated by Parishioners	Include in Green Open Space document as appendix to NP
29/3/2017	Brixton Parish Council	BPC informed of forthcoming Community Consultation in May	BPC + 10 members of the public		
11/4/2017	Devon Communities Together	Meeting with Martin Parkes DCT to plan Community Consultation Day on 23/4/2017			



DATE	CONSULTEE	ACTIVITY	NUMBERS ATTENDED OR CONSULTED WHERE APPLICABLE	KEY ISSUES RAISED	HOW ISSUES WERE CONSIDERED BY NPG
13/4/2017	Independent Consultant	Comments from Lee Bray independent consultant on draft policies		Potential for a good neighbourhood plan with some comments to improve effectiveness of policies	To discuss and consider any proposed changes
23/4/2017	Brixton Parish Community	Community Consultation Day on Brixton Neighbourhood Plan draft vision, objectives and policies.			
26/4/2017	Brixton Parish Council	BPC presented with draft policies by NPG at Annual Meeting	BPC + 13 members of the public		
29/4/2017	Land Owners	Consultation with major landowners in proposed BPNP Policy Areas	5 invited, 2 attended	Landowners expansion plans for employment and housing development	To be considered as part of final NP
24/5/2017	Brixton Parish Council	Progress update and informed of success of Community Day. Report from DCT is awaited.	BPC + 21 members of the public		
6/6/2017	Devon Communities Together	Community Day Report on draft vision, objectives and policies community consultation issued by Devon Communities Together.	71 attended and 18 submitted survey form after the event	All policies had strong support with 70% agreeing or strongly agreeing with every draft policy.	
June 2017	Employers	Meeting with major employer (Rodgers Garage)		Discussed future development	To be considered as part of final NP



DATE	CONSULTEE	ACTIVITY	NUMBERS ATTENDED OR CONSULTED WHERE APPLICABLE	KEY ISSUES RAISED	HOW ISSUES WERE CONSIDERED BY NPG
20/6/2017	South Hams District Council	Meeting with District Councillor Dan Brown to show progress of NP production and how the Plan will be integrated into the planning approval or refusal process.			
24/6/2017	Brixton Parish Community	Presentation at Church Fete to present on results of Community Consultation Day of 6/6/2017			
26/6/2017	South Hams District Council	Meeting with Wendy Ormsby SHDC Planning to discuss how NP will integrate with planning process.			
19/9/2017	The Rt Honourable Gary Streeter MP for South West Devon	Discuss the Neighbourhood Plan in particular the Strategic Green Space between Sherford New Town and Brixton	4 members of Brixton Neighbourhood Plan Group.		
27/9/2017	Brixton Parish Council	BPC informed of the progress and the consultation process to date when the Plan will be submitted for inspection.	BPC + 16 Members of the public		
25/10/2017	Brixton Parish Council	BPC consulted on approval of NP and given timetable of public consultation Nov-Dec 2017	BPC + members of public		
Mid November 2017	Brixton Parish Community Brixton Parish Council South Hams District Council and Statutory Consultees	Brixton Parish Neighbourhood Plan: First Draft For Public and Statutory Consultation under Neighbourhood Planning Regulation 14			



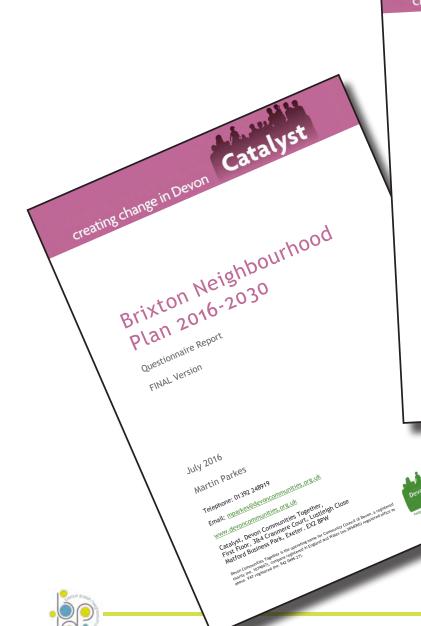
COMMUNITY CONSULTATION

These documents and other supporting evidence of community consultation can be viewed at:

http://www.brixtonparishcouncil.org.uk/Neighbourhood_Plan_2016_4508.aspx



COMMUNITY CONSULTATION



1. 200 creating change in Devon Catalyst

Brixton Neighbourhood Plan 2016-2030

Community Day Report

September 2016

Martin Parkes Telephone: 01392 248919

Email: mparkes@devoncommunities.org.uk

Catalyst, Devon Communities Together, First Floor, 3&4 Cranmere Court, Lustleigh Close Matford Business Park, Exeter. EX2 8PW

1074047), company re

www.devoncommunities.org.uk



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Brixton Parish Neighbourhood Plan 2014-2034

Document	Authors	Date	Source
COMMUNITY-BASED EVIDENCE			
A Parish Plan for Brixton 2012	Brixton Parish Council	2012	http://www.brixtonparishcouncil.org.uk/ UserFiles/Files/Parish%20Plan/PP%20Par ish%20Plan%20v2012%20r.pdf
Brixton Housing Needs Survey Report	Devon Communities Together (DCT)	April 2016	http://www.brixtonparishcouncil.org.uk/ UserFiles/Files/Neighbourhood%20Plan/ Brixton%20Housing%20Needs%20Report%20FINAL.pdf
Comments on Affordable Housing	Various community members	April 2016	http://www.brixtonparishcouncil.org.uk/ UserFiles/Files/Neighbourhood%20Plan/ <u>Q9.pdf</u>
Neighbourhood Plan Questionnaire	BPNP Team	June 2016	http://www.brixtonparishcouncil.org.uk/ UserFiles/Files/Neighbourhood%20Plan/ Brixton%20Neighbourhood%20Plan%202016-2030%20Questionnaire.pdf
Brixton NP Questionnaire Report	Catalyst/DCT	July 2016	http://www.brixtonparishcouncil.org.uk/ UserFiles/Files/Neighbourhood%20Plan/ Brixton%20Neighbourhood%20Plan%20Community%20Survey%20Report%20June %202016.pdf
Community Day Report 2016	Catalyst/DCT	Sept 2016	http://www.brixtonparishcouncil.org.uk/_UserFiles/Files/Neighbourhood%20Plan/ Community%20Day%20Report%20July%202016.pdf
Community Day Report 2017	Catalyst/DCT	May 2017	http://www.brixtonparishcouncil.org.uk/ UserFiles/Files/Neighbourhood%20Plan/ 170506-community day report-final.pdf
DISTRICT-BASED EVIDENCE			
Plymouth & SW Devon Joint Local Plan 2014-2034 and Evidence Base	Plymouth CC, West Devon and South Hams DCs	Aug 2017	https://plymswdevonplan.co.uk/policy https://www.plymouth.gov.uk/jointlocalplanevidencebase
South Hams previous local dev framework	Core Strategy	2006	https://www.southhams.gov.uk/article/3868/Local-Development-Framework
Sherford Plans	Bovis/Linden/Taylor Wimpey	Ongoing	http://sherford.org/
S Devon AONB	S Devon AONB	2017	http://www.southdevonaonb.org.uk/uploads/files/mp2014/AONB Management Plan 2014 2019.pdf
	AONB Planning Guidance	2017	http://www.southdevonaonb.org.uk/uploads/files/AONB_Planning_Guidance_vers ion_1.pdf



COUNTY-BASED EVIDENCE			
Joint Strategic Needs Assessment	Devon County Council	2015	http://www.devonhealthandwellbeing.org.uk/wp- content/uploads/2015/06/JSNA_Devon_Overview_2015.pdf
Environment and Landscape Data	Devon County Council	Ongoing	https://new.devon.gov.uk/environment/environmental-maps
NATIONAL-LEVEL EVIDENCE			
Population and Census data	ONS	2011 & earlier	https://www.ons.gov.uk/census/2011census/2011censusdata
Priority Habitats	DEFRA MAGiC maps DEFRA		www.magic.defra.gov.uk http://jncc.defra.gov.uk/page-5706



PARISH PROJECT ACTION PLANS

The following list of projects has been developed from community consultation during the development of the Neighbourhood Plan. These actions do not form part of the Neighbourhood Plan but form a plan of action for implementation over the next few years:

- 1. To improve existing and create new Footpaths and Cycle/Bridle ways, for example:
 - To provide access from footpath no.9 via Monkey Lane* to provide public safe access for pedestrians, cycles and horse riders to the existing and proposed footpath/cycle/bridleway network at Sherford Country Park.
 *(Note: Traffic Order required from DCC to restrict vehicular use of Monkey Lane to access only).
 - To extend the range of footpath access along Cofflete Creek to Wembury Woods and to include public footpath access from the Creek to the existing PRoW from the lane at the end at Spriddlestone
 - To extend the existing public footpath and cycle access from Yealmpton along the dismantled railway line to cylinder bridge to link with the existing public footpath.

(Note: Rights of way are an important recreational facility, which local authorities must protect and enhance. Local authorities should seek opportunities to provide better facilities for walkers, cyclists and horse-riders, for example by adding links to existing rights of way networks.)

- To extend the existing public footpath access from Fordbrook to Halwell and link to Horsham Fields.
- To provide safe designated pedestrian footpath access along Steer Point Road.
- To extend the public footpath/cycle way from Elburton to Yealmpton along the dismantled railway line. (Note: Rights of way are an important recreational facility, which local authorities must protect and enhance. Local authorities should seek opportunities to provide better facilities for walkers, cyclists and horse-riders, for example by adding links to existing rights of way networks.)
- To provide a new pedestrian footpath adjacent the A379 from the end of the existing public footpath by Hilltop Lane to Chittleburn (Rodgers Garage).
- To support the upgrade of the footpath/cycle path from Otter Nurseries to Elburton to join with the Sherford to Laira Bridge cycle route (and to provide access for recreational cycling to Saltram, the Plym Valley Trail etc.)
- To create 'circular' footpath access where possible to link up existing and new footpaths to provide safe and varied routes.
- 2. To create an historic appraisal of Brixton village to define and designate a Conservation Area focused on the historical centre of Brixton village to conserve the importance and heritage of this long established settlement.



PARISH PROJECT ACTION PLANS

- 3. To support the provision of recycling facilities within the parish, expanding the existing Community Composting Scheme facility at Catson Green.
- 4. To secure land at Cofflete Mill (currently owned by SHDC) as a community amenity area.
- 5. To make arrangements for public use of St Mary's School swimming pool.
- 6. To negotiate greater use of St Mary's church for community and public events.
- 7. To identify opportunities for greening the route of the A379 along selected built up areas in Brixton village, by planting of trees and protection of roadside open spaces and verges, including sowing wild flowers.
- 8. To prepare an inventory for non-designated historic buildings and structures.
- 9. To identify historic features falling into disrepair within the parish for maintenance, repair and conservation work eg. estate stone walling.



Typical meadow flower planting to a verge in the South Hams



APPENDIX 5



Village Green historic phone box

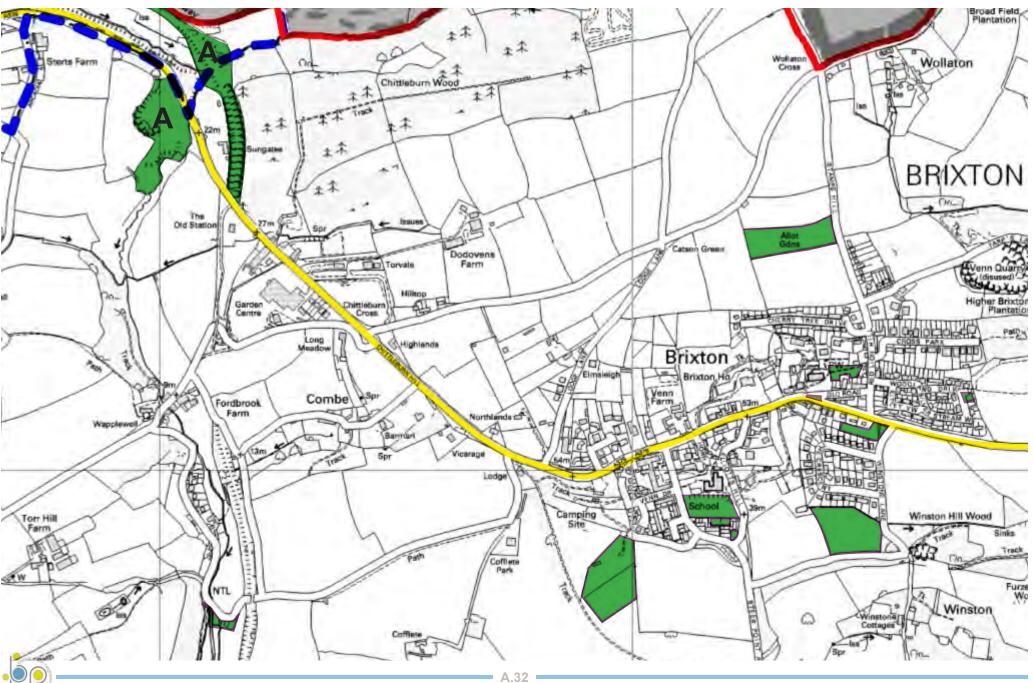


THEME	INDICATORS	HOW MEASURED
Environment	Enhanced Biodiversity	Records of species
	New Green spaces agreed	Parish Council records
	Opportunities for Community Renewable	WPD information on agreed
	Energy identified	connections. Energy generated.
Community Facilities	New community facilities proposed Funding for facilities obtained from any new developments, New parking places provided	Parish Council records
		Number of Parking Spaces
Sport and Recreation	New outdoor facilities for outdoor sport and recreation identified and provided.	Sport and Recreation strategy agreed with S Hams Funds obtained
	New cycle paths and footpaths provided	Number of new or improved paths
Transport	Safe, sustainable transport linkages to	Number of linkages
	neighbouring parishes and Plymouth,	Usage figures.
	particularly cycle paths, footpaths provided.	
Employment	New employment premises	Local planning and employment
	New local jobs	records
Development	Developers discuss development proposals with	Parish Council meeting minutes,
	PC at pre-planning stage	
	Neighbourhood Plan policies upheld.	Planning decisions



LGS Map 1

APPENDIX 7



Brixton Parish Neighbourhood Plan 2014-2034

"Policy Env5. (a) Local Green Spaces will be protected and enhanced. Only development directly associated with and necessary to improve the green spaces will be permitted within them (Environment Policy Map Env Map 2 and Appendix 7 LGS Map 1)".

The public consultation process for identified Local Green Spaces is contained within the Statement of Consultation in Appendix 3 and the evidence to support Local Green Space allocation can be found within the Evidence Base in Appendix 4.

There are eleven Local Green Spaces numbered LGS01-LGS11 which can be found in the proceeding pages with a photograph and a map of each location for identification.



The National Planning Policy Framework (NPPF) gives communities the opportunity to protect green areas through the new Local Green Space (LGS) designation. LGS confers a similar level of protection as Green Belt land.

Strategic Context National Planning Policy Framework (NPPF)

Para 76: Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space, local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

Para 77: The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is 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
- where the green area concerned is local in character and is not an extensive tract of land.

Para 78: Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

Planning Practice Guidance

3.5. Further information on Local Green Space can be found within national guidance: https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-wayand-local-green-space



LGS01: Land to the South of The Crescent, Brixton

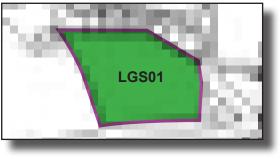
This privately owned land is regularly grazed by livestock and marks the edge of village development boundary in the South Devon AONB. It provides a positive contribution to the green setting of the village, the wellbeing of local residents and is visible from a number of publicly accessible locations.

It is rich in a variety of wildlife including bats, foxes, owls, buzzards, sparrow hawk, and deer due to its peace and tranquillity and the absence of street lights.

This field is a valued open space where bird and wildlife spotting is much enjoyed.



LGS01





APPENDIX 7

LGS02: Feoffee Park

This land is privately owned held in Trust for the benefit of Brixton Parish. It is situated north of the houses in Old Road and is surrounded on two sides by the Churchyard. It can be accessed through the Churchyard, Red Lion Hill, and via a public right of way from Old Road.

It is a peaceful and tranquil area, shielded from the noise of the A379, for the use of the whole community.

The Park is laid to grass and is characterised by a line of mature horse chestnut trees. Being the former school playground, it is fairly flat and is a safe, enclosed area being part of the Brixton Play Trail.



LGOS 3: Brixstix Play Space

This land is owned by South Hams District Council. It is a fenced, well equipped, play space immediately to the south of the Local Primary School playing field, and to the rear of the houses on Steer Point Road. It is a small area laid to grass with some bark chippings and has the benefit of mature trees between it and the school playing field. The space is maintained by the District Council.



LGS04: Land at Elliotts Hill and Steer Point Road

This area is a recreational green space where Elliotts Hill joins Steer Point Road. The space is owned and maintained by Devon and Cornwall Housing Association.

The green space is laid to grass with young silver birch trees behind a carved seat and features two wooden, carved owls. There are some wooden stepping stones on one side which form part of the Brixton Play Trail. It is well used by local children and a rest place for people walking around the village.

LGS05: St Mary's School Playing Field

Owned by Devon County Council, the school playing field at St Mary's Primary School provides a sports field, open play space and a gathering area for the local children. In addition to the school children it is also used by the community for Church and School fetes as well as a recreational space out of school hours.

The field is mostly flat and well maintained by the school. It is laid entirely to grass and is surrounded by hedgerows and trees on two sides including a small copse.

No dogs are allowed so it is a clean, safe play space.



LGS05

LGS05

APPENDIX 7

APPENDIX 7

LGS06: Woodland Drive Play Space

This is a privately owned and maintained, fenced and well equipped play space immediately to the east of the houses north of the A379 at the eastern end of the village. The site topography makes it more suitable for older children, although small ones can play at the bottom end of the park.

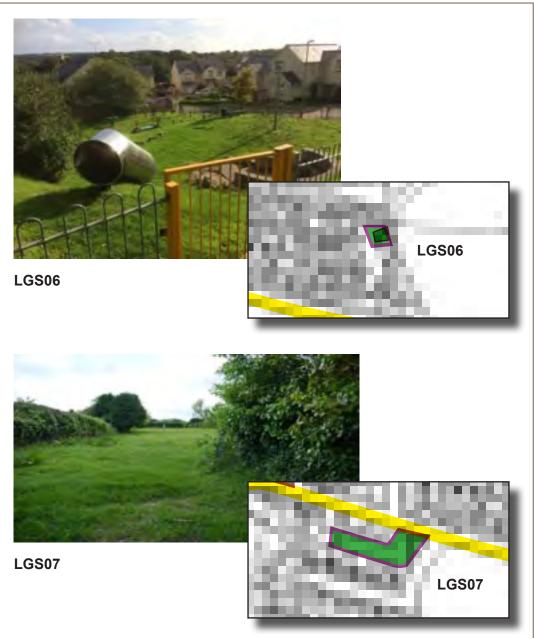
It is laid to grass with some bark chippings and has the benefit of hedgerows and mature trees on one side.

LGS07: Land known locally as "The Donkey Field" adjacent A379 and Winstone Lane

This is a privately owned and maintained, narrow grazed field, covering approximately 2/3 acre, that runs between the houses fronting the A379 at the eastern end of the village and the back of the houses to the north of The Crescent. It is surrounded by hedgerows.

This green space on the edge of Brixton village, and its association with the donkeys, is enjoyed by the community and those passing by.







APPENDIX 7

LGS08: Village Green

This publicly owned and managed green, is in the centre of the village, between the A379 and St Mary's Church.

The green is laid to grass and is planted with seasonal flowers throughout the year. In December it is used to display the Christmas Tree. The green is surrounded by historic icons, the church, Victorian lamp post, mounting block and red phone box. Although small in size, it provides a significant historic contribution to the character of the village.



LGS09: Cofflete Creek Head

Land formerly the site of Cofflete Mill (demolished) and adjoining grassed area up to the ancient footbridge at the head of Cofflete Creek. This area is popular for its tranquillity, where the natural beauty of the head of Coffete Creek can be appreciated and enjoyed. It is abundant with river bank wild life and many species of birds such as egrets, heron, and kingfishers.

This area also provides limited access (at high tide) to the creek and onto the River Yealm for recreational water users.



LGS10: Playing Field between Cofflete Park and Caravan Site This playing field (football) is in private ownership for local league football games. There is also detailed planning permission for the erection of a new scout hut for the local scout group.





LGS11: Allotments adjacent to Stamps Hill

There are 29 allotments used by local residents on privately owned land to grow a variety of fruit and vegetables. The allotments are very popular, well maintained by the users and are in constant use.

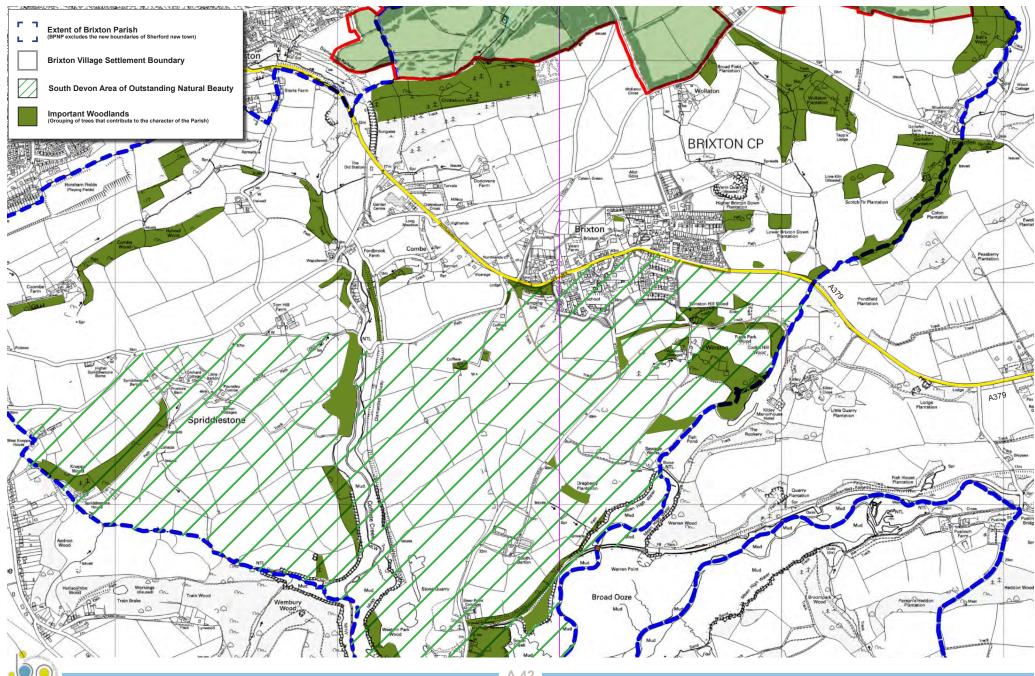




IMPORTANT WOODLANDS IN THE PARISH

Env Map 4

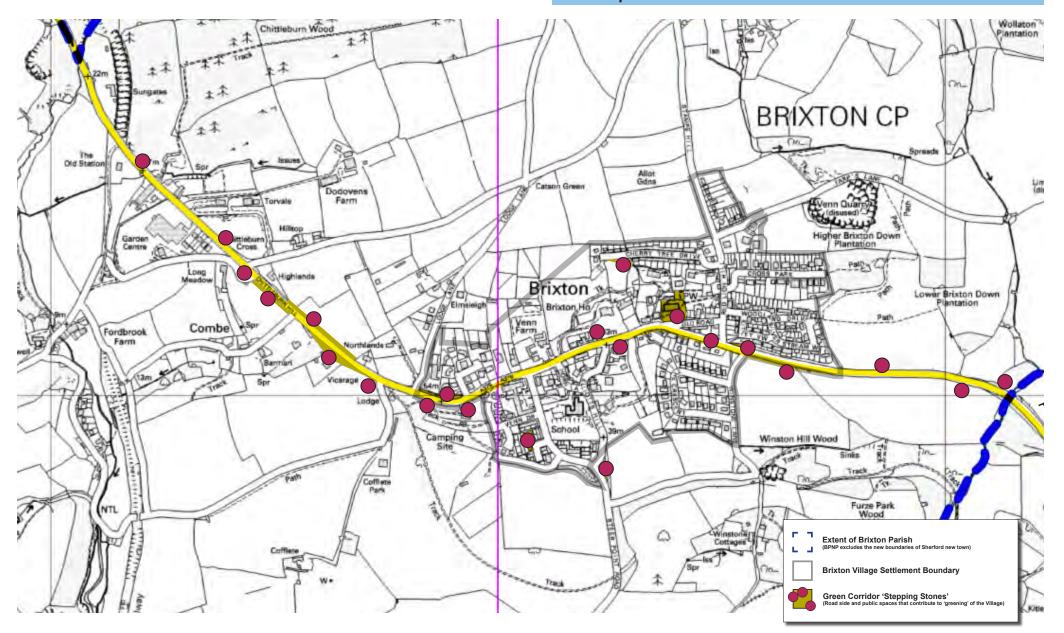
APPENDIX 8



GREEN CORRIDOR BIODIVERSITY STEPPING STONES

Env Map 5

APPENDIX 8





1. II Aylescombe Cottage

Brixton, South Hams, Devon, PL8

- 2. II Barn and Shippen Approximately 50 Metres South South East of Spriddlestone Barton Farmhouse Brixton, South Hams, Devon, PL9
- 3. II Barn Approximately 25 Metres West South West of West Sherford Farmhouse

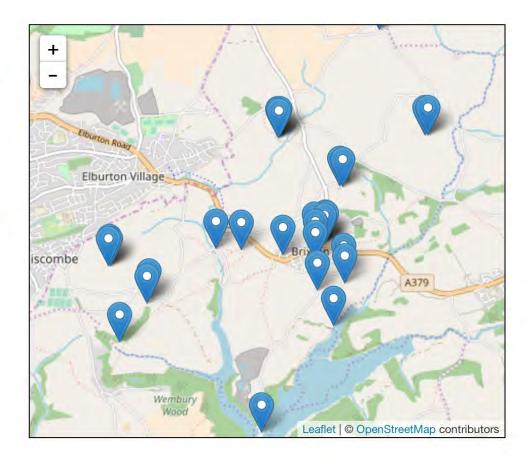
Brixton, South Hams, Devon, PL8

- 4. II Bridge Approximately 130 Metres North of Winson Court Brixton, South Hams, Devon, PL8
- 5. II Bridge over Disused Drive to Kitley House Brixton, South Hams, Devon, PL8
- 6. II Brixton House Brixton, South Hams, Devon, PL8
- 7. II Brixton Lodge Brixton, South Hams, Devon, PL8
- 8. II Brixton War Memorial Brixton, South Hams, Devon, PL8
- 9. I Church of St Mary Brixton, South Hams, Devon, PL8
- 10. II Combe Farmhouse

Brixton, South Hams, Devon, PL9

- 11. II Elbridge House Brixton, South Hams, Devon, PL8
- 12. II Fordbrook Farmhouse Including Outbuilding Adjoining North East Brixton, South Hams, Devon, PL8

Brixton, South Hams, De





13. I Higher Hareston

Brixton, South Hams, Devon, PL8

- 14. II Mud Bank Cottage Brixton, South Hams, Devon, PL8
- 15. II Outbuilding Approximately 40 Metres East of Spriddlestone Barton Farmhouse Brixton, South Hams, Devon, PL9
- 16. II Priests' Cottages Brixton, South Hams, Devon, PL8
- 17. II Shippen and Barn Range Approximately 15 Metres South East of Wollaton Farm House Brixton, South Hams, Devon, PL8
- II Shippen and Barn Range Approximately 40 Metres East of Higher Hareston Brixton, South Hams, Devon, PL8
- 19. II Shippen Approximately 15 Metres North North West of Combe Farmhouse Brivton South Hams Davon PLO

Brixton, South Hams, Devon, PL9

- 20. II Shippen Approximately 30 Metres South West of West Sherford Farmhouse Brixton, South Hams, Devon, PL8
- 21. II Spriddlestone House Brixton, South Hams, Devon, PL9
- 22. II Stables Approximately 15 Metres West of West Sherford Farmhouse

Brixton, South Hams, Devon, PL8

23. II Steer Point Lodge Brixton, South Hams, Devon, PL8 24. II The Great Barn, Coombe Farm Brixton, South Hams, Devon, PL9 25. II The Wicket Brixton, South Hams, Devon, PL8 26. II West Sherford Farm House Including Outbuilding Adjoining on North East Brixton, South Hams, Devon, PL8 27. II Winson Court Including Adjoining Stables to South West Estates Nos 119 and 120 Brixton, South Hams, Devon, PL8 28. II Wiverton House Brixton, South Hams, Devon, PL7 29. II Wollaton Farm House Brixton, South Hams, Devon, PL8



Further Reference: www.historicengland.org.uk/listing/the-list



Source: www.britishlistedbuildings.co.uk/england/brixton-south-hams-devon

Introduction

The Government's Planning Practice Guidance (PPG) states that:

"Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area."



Environmental Policy Env1

National Planning Policy Framework (NPPF) Paragraph 115:

"Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas and should be given great weight in National Parks and the Broads".

Plymouth and South West Devon Joint Local Plan Policy DEV27-

Paras 2&3: "The LPAs will protect the AONB, including their setting, and the setting of the Dartmoor National Park from potentially damaging or inappropriate development. In considering proposals the LPAs will:

2. Give great weight to conserving landscape and scenic beauty in the protected landscapes.

3. Give substantial weight to other natural beauty criteria, including the conservation of wildlife and cultural heritage in Dartmoor National Park."

South Devon AONB Planning Guidance Version 1 (May 2017):

5.5 How should AONB issues be addressed in Neighbourhood Plans? Para 103. "The 'section 85 duty' applies to Parish and Town Councils, neighbourhood forums or community organisations preparing neighbourhood plans within the AONB and to those adjoining the AONB, which lie within the AONB's setting. This means that it must have regard to the conservation and enhancement of the natural beauty in the South Devon AONB during the preparation of its Neighbourhood Plan."

South Devon AONB Planning Guidance Version 1 (May 2017): 2.3 Defining Natural Beauty:

Para 36. In summary natural beauty is a broad term, which encompasses many factors and which can be experienced in and applied to both natural and human influenced landscapes. The South Devon AONB Partnership uses the special qualities and distinctive characteristics of the AONB as a means of explaining and describing its 'natural beauty' and for guiding management decisions. See 3.2 Special Qualities of the South Devon AONB.

Para 37. That natural beauty includes "flora, fauna and geological and physiographical features" was established by the National Parks and Access to the Countryside Act 1949 and reaffirmed by The Countryside and Rights of Way Act 2000.13 This means in effect that the criteria for natural beauty set out in the law are open-ended and not exhaustive. Therefore other factors may contribute to natural beauty. Natural England in its 'Guidance for assessing landscapes for designation as National Park or Area of Outstanding Natural Beauty in England'14 sets out an evaluation framework for natural beauty criterion. This lists factors that contribute to natural beauty as:

- Landscape quality
- Scenic quality
- Relative wildness
- Relative tranquillity
- Natural heritage features
- Cultural heritage

SOUTH HAMS LOCAL DEVELOPMENT FRAMEWORK: DEVELOPMENT POLICIES Development Plan Document 2010: DP2: Landscape Character:

"3.21 The district has a high quality and distinctive local landscape. It is characterised by a unique coastal area including cliffs and estuaries, river valleys and slopes and undulating uplands. South Hams has two Areas of Outstanding Natural Beauty (AONB) landscape designations and is bordered by Dartmoor National Park. This landscape character plays an important role in the local economy and quality of life for its community and the visitors that are attracted to it.

3 Development Policies for the South Hams

3.22 There is significant pressure on the landscape in the South Hams, a mainly rural district, from development which brings visual and noise intrusion into tranquil countryside and coastal areas. Careful management is required to conserve and enhance the South Hams landscape character. One of the Council's key objectives is the retention of this distinctive environment."

Environmental Policy Env2

NPPF Paragraph 79:

"The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence."

Plymouth and South West Devon Joint Local Plan Policy SPT1 -

Delivering sustainable development:

"The LPAs will support growth and change that delivers a more sustainable future for Plymouth and South West Devon. Development and change will be planned for and managed in accordance with the following principles of sustainable development:

- 1. A sustainable economy where:
- *i.* Opportunities for business growth are both encouraged and supported
- *ii.* Environmentally conscious business development takes place.
- *iii. Important local economic assets are protected for the purpose of economic activity.*
- iv. A low carbon economy is promoted.
- 2. A sustainable society where:
- *i.* Neighbourhoods and communities have a mix of local services and community assets, and accessible greenspace, that meet the needs of local people.
- *ii.* Sustainable and health promoting transport options are available to access local education, services and jobs.

- *iii. Important cultural and heritage assets are protected for the benefit of current and future generations.*
- *iv.* Resilient communities and developments are delivered, which are able to accommodate the impacts of climate change and do not cause detrimental impacts to other communities and developments, for example through increasing flood risk.
- 3. Demand for energy is reduced and opportunities for the use of renewable energy increased.
- vi. Equality of opportunities, freedom from discrimination and fair access to facilities and services are provided for all.
- 4. A sustainable environment where:
- *i.* Efficient use of land is made for development, reducing the need for greenfield development, protecting natural assets and creating opportunities for viable low carbon energy schemes.
- *ii.* Overall gains in biodiversity are achieved by protecting and enhancing species, habitats and geological sites where possible.
- *iii.* Pollution and adverse environmental impacts of development are minimised and effectively mitigated where unavoidable.
- *iv.* The best and most versatile agricultural land is protected for agricultural use.
- v. Local distinctiveness and sense of place is respected, maintained and strengthened through high standards of design."



Plymouth and South West Devon Joint Local Plan Policy SPT2 -Sustainable linked neighbourhoods and sustainable rural communities: *"The LPAs will apply the following principles of sustainable linked neighbourhoods and sustainable rural communities to guide how development and growth takes place in the Plan Area. Development should support the overall spatial strategy through the creation of neighbourhoods and communities which:*

- 1. Have reasonable access to a vibrant mixed use centre, which meets daily community needs for local services such as neighbourhood shops, health and wellbeing services and community facilities, and includes where appropriate dual uses of facilities in community hubs.
- 2. Provide for higher density living in the areas that are best connected to sustainable transport, services and amenities, as well as appropriate opportunities for home working, reducing the need to travel.
- 3. Have high levels of digital connectivity, supporting local communities and businesses and enabling data to be open, shared and used to better understand the area.
- 4. Have a good balance of housing types and tenures to support a range of household sizes, ages and incomes to meet identified housing needs.
- 5. Promote resilience to future change by ensuring a well balanced demographic profile with equal access to housing and services.
- 6. Are well served by public transport, walking and cycling opportunities.
- 7. Have a safe, accessible, healthy and wildlife-rich local environment, with well designed public and natural spaces that are family friendly and welcoming to all.

- 8. Have services and facilities that promote equality and inclusion and that provide for all sectors of the local population.
- 9. Have the appropriate level of facilities to meet the identified needs of the local community, including provision of education and training opportunities, employment uses, health care, arts, culture, community facilities, open space, sport and recreation, and places of worship.
- 10. Provide a positive sense of place and identity, including through the recognition of good quality design, unique character, the role of culture, and the protection and enhancement of the natural and historic environment.
- 11. Explore opportunities for the use of renewable energy including community energy schemes where appropriate and reduce the use of energy through design and energy efficiency.
- 12. Provide positive outcomes in relation to the characteristics, aspirations and measurable standards set out through any supplementary planning document linked to this plan."

Plymouth and South West Devon Joint Local Plan Policy TTV1.4:

"Smaller villages, Hamlets and the Countryside-where development will be permitted only if it can be demonstrated that it fully meets the principles of sustainable development and sustainable communities and positively contributes in all other respects to a sustainable and beautiful countryside."



Environmental Policy Env3

NPPF Para 118:

"When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- Proposed development on land within or outside a Site of Special Scientific Interest (SSSI) likely to have an adverse effect a SSSI (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it a special scientific interest and any broader impacts on the national network of SSSIs.
- Development proposals where the primary objective is to conserve or enhance biodiversity should be permitted.
- Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland or the loss of aged or veteran trees found outside ancient woodland, unless the need for, and the benefits of, the development in that location clearly outweigh the loss; and
- The following wildlife sites should be given the same protection as European sites:

- Potential Special Protection Areas and possible Special Areas of
- Listed or proposed Ramsar sites, and

Conservation.

 Sites identified, or required, as compensatory measures for adverse effects on European sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites."

SOUTH HAMS LOCAL DEVELOPMENT FRAMEWORK:

DEVELOPMENT POLICIES Development Plan Document 2010:

DP5: Biodiversity and Geological Conservation:

- *"1. Development will conserve, enhance and / or restore the biodiversity within the South Hams by:*
 - a. protecting habitats and species identified for retention in the Biodiversity Action Plans;
 - b. providing the Special Areas of Conservation and Special Protection Areas with the highest level of protection and enhancement;
 - *c. providing on-site mitigation for both species and habitats, where possible, or off-site compensation for the loss of any habitats or species;*
 - d. providing for the management of habitats and species;
 - e. maintaining the integrity of important networks of natural habitats, such as the strong network of river valleys linking Dartmoor National Park to the sea;
 - f. enhancing existing habitats and networks of habitats and providing roosting, nesting and feeding opportunities for rare and protected species; and
 - g. having regard to the Habitats Directive and Regulations.
- 2. Where development is likely to have an adverse effect on a Site of Special Scientific Interest (SSSI), as shown on the Proposals Map,



planning permission will not be granted. An exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts on the site that make it of special scientific interest and any broader impacts on the wider network of SSSIs.

3. Development likely to have an adverse effect on the nature conservation or geological interest within Strategic Nature Areas, National Nature Reserves, County Wildlife Sites, County Geological Sites, Ancient Woodland or sites/features identified as having similar substantive interest, including veteran trees, will not be permitted, unless the benefits of the development clearly outweigh the identified biodiversity or geological value of the site/feature."

Plymouth and South West Devon Joint Local Plan Policy DEV28 -Protecting and enhancing biodiversity and geological conservation:

"Development should support the conservation, enhancement and restoration of biodiversity and geodiversity across the Plan Area. Specific provisions are identified below:

- 1. Full account will be given in making planning decisions to the importance of any affected habitats and features, taking account of the hierarchy of protected sites:
 - *i.* Internationally important sites including existing, candidate or proposed Special Protection Areas, Special Areas of Conservation.
 - *ii.* Nationally important sites including Sites of Special Scientific Interest, National Nature Reserves, Ancient Woodlands and Marine Conservation Zones.
 - *iii.* Locally important sites including County Wildlife Sites, Local Nature Reserves, Regionally Important Geological Sites, and other priority habitats.

- *iv.* The ecological network of wildlife corridors and stepping stones that link the biodiversity areas detailed above, including areas identified for habitat restoration and creation.
- 2. Net gains in biodiversity will be sought from all major development proposals through the promotion, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of legally protected and priority species populations. Delivery of net gains in biodiversity should be designed to support the delivery of the identified biodiversity network that crosses the Plan Area and links the city of Plymouth to the countryside and coast, as well as the network within the city itself. The level of biodiversity net gain required will be proportionate to the type, scale and impact of development. Enhancements for wildlife within the built environment will be sought where appropriate from all scales of development.
- 3. Development which would be likely to directly or indirectly impact the biodiversity value of a site will not be permitted unless:
 - *i.* The need for and the public interest benefits of the development outweigh the harm, including any harm to the integrity of the ecological network.
 - *ii.* The impacts cannot be avoided through an alternative, less harmful location, design or form of development.
 - *iii.* The development demonstrates that it has proactively tried to avoid impacts on biodiversity and geological interests through the design process prior to developing measures to mitigate or as a last resort to compensate for unavoidable impacts.
 - *iv.* The favourable conservation status of legally protected species is maintained.



- v. Impacts upon species, habitats or geodiversity can be reduced to a level whereby they are not significant by appropriate mitigation or as a last resort, by compensation.
- vi. Potentially adverse effects can be fully mitigated and / or compensated in the case of European Protected Sites
- 4. Development will provide for the long term management of biodiversity features retained and enhanced within the site or for those features created off site to compensate for development impacts."

Plymouth and South West Devon Joint Local Plan Policy DEV30 -Trees, woodlands and hedgerows:

"Development that would result in the loss or deterioration of the quality of:

- Ancient woodland, aged or veteran trees or impact on their immediate surroundings;
- Other woodlands or high amenity trees including protected trees;
- Important hedgerows including Devon hedgebanks;

will not be permitted unless the need for, and benefits of, the development in that location clearly outweigh the loss and this can be demonstrated. Development should be designed so as to avoid the loss or deterioration of woodlands, trees or hedgerows. If the loss of trees, woodlands or

hedgerows, cannot be avoided, new native and locally appropriate trees and hedgerows will be secured as mitigation to ensure they contribute to a 'net gain'. Mitigation should be delivered on site, but if this is not achievable, offsite compensation will be required to provide a net gain in canopy cover in line with local standards."

Environmental Policy Env4

Plymouth and South West Devon Joint Local Plan Policy TTV1 - Prioritising growth through a hierarchy of sustainable settlements:

"The LPAs will distribute growth and development delivering homes and jobs in accordance with the following hierarchy of settlements, enabling each town and village to play its role within the rural area:

1. The Main Towns - which will be prioritised for growth to enable them to continue to thrive, achieve strong levels of self-containment, and provide a broad range of services for the wider area.

2. Smaller Towns and Key Villages - which will receive support for growth commensurate with their roles in supporting the small villages and hamlets.

3. Sustainable Villages - where development to meet locally identified needs and to sustain limited services and amenities will be supported.

4. Smaller villages, Hamlets and the Countryside - where development will be permitted only if it can be demonstrated that it fully meets the principles of sustainable development and sustainable communities (Policies SPT1 and SPT2) and positively contributes in all other respects to a sustainable and beautiful countryside.

In order to focus sustainable development into settlements that have the facilities to support and accommodate them, settlement boundaries will be identified for settlements in the top three levels of the settlement hierarchy and kept under regular review through supplementary planning documents. Development outside of settlement boundaries will be considered with particular regard to Policy TTV31."



Plymouth and South West Devon Joint Local Plan Policy TTV30 -Empowering local residents to create strong and sustainable communities: *"The LPAs support the preparation of neighbourhood plans as the means of identifying local development needs in the sustainable villages whilst acknowledging that not all communities will bring forward such plans. For sustainable villages without neighbourhood plans the LPAs will still support development that meets the essential local needs of local communities. All development proposals, whether in villages which have neighbourhood plans or not, will be considered against the other policies of this plan."*

Plymouth and South West Devon Joint Local Plan Policy TTV31 - Development in the Countryside:

"The LPAs will protect the special characteristics and role of the countryside. The following provisions will apply to the consideration of development proposals:

1. Housing and employment development adjoining or very near to an existing settlement will only be supported where it meets the essential, small scale local development needs of the community and provides a sustainable solution.

2. Isolated development in the countryside will be avoided and only permitted in exceptional circumstances, such as where it would:

- *i.* Meet an essential need for a rural worker to live permanently at or near their place of work in the countryside and maintain that role for the development in perpetuity, or
- *ii.* Secure the long term future and viable use of a significant heritage asset, or
- *iii.* Secure the re-use of redundant or disused buildings and brownfield sites for an appropriate use.

- *iv.* Secure a development of truly outstanding or innovative sustainability and design, which helps to raise standards of design more generally in the rural area, significantly enhances its immediate setting and is sensitive to the defining characteristics of the local area.
- 3. Horse related developments will be supported where:
- *i.* There is adequate land and, for commercial uses, adequate off-road riding facilities available for the number of horses to be kept on the land.
- *ii.* Existing buildings are reused where possible but where new buildings are necessary, these are well-related to existing buildings, commensurate in size with the number of horses to be kept on the land and the amount of land available for use by those horses.
- iii. There is an agreed comprehensive scheme of management for any ancillary development including hardstanding, access roads, parking, fencing, lighting, storage, waste disposal, manèges and sub division of fields.
- *iv.* The proposal, either on its own or cumulatively, with other horse related uses in the area, is compatible with its surroundings and adequately protects water courses, groundwater and the safety of all road users.
- 4. Development proposals should, where appropriate:
 - *i.* Protect and improve public rights of way and bridleways.
 - *ii.* Re-use traditional buildings that are structurally sound enough for renovation without significant enhancement or alteration.
 - *iii.* Be complementary to and not prejudice any viable agricultural operations on a farm and other existing viable uses.
 - *iv.* Respond to a proven agricultural, forestry and other occupational need that requires a countryside location.

- v. Avoid the use of Best and Most Versatile Agricultural Land.
- vi. Help enhance the immediate setting or the site and include a management plan and exit strategy that demonstrates how long term degradation of the landscape will be avoided."

Plymouth and South West Devon Joint Local Plan Policy DEV24 -Landscape Character:

"Development will conserve and enhance landscape, townscape and seascape character and scenic and visual quality, avoiding significant and adverse landscape or visual impacts. Development proposals should:

- 1. Be located and designed to respect scenic quality and maintain an area's distinctive sense of place and reinforce local distinctiveness.
- 2. Conserve and enhance the characteristics and views of the area along with valued attributes and existing site features such as trees and hedgerows that contribute to the character and quality of the area.
- 3. Be of high quality architectural and landscape design appropriate to its landscape context.
- Be located and designed to prevent erosion of relative tranquillity and 4. intrinsically dark landscapes, and where possible use opportunities to enhance areas in which tranquillity has been eroded.
- 5. Restore positive landscape characteristics and features that reinforce local landscape quality and distinctiveness.
- Where necessary, be supported by Landscape Visual Impact Assessments 6. and landscaping schemes that enhance that proposed development.
- Avoid, mitigate, and where appropriate compensate, for any residual 7 adverse effects and take opportunities to secure landscape character and visual enhancements."

Plymouth and South West Devon Joint Local Plan Policy DEV26 -Strategic Landscape Areas (Plymouth Policy Area):

"Development within strategic landscape areas, as identified on the Policies Map, will only be permitted where:

- The form, scale and design are not visually intrusive and are well 1. integrated into the landscape.
- 2. The development, either individually or cumulatively does not significantly harm the open character, key characteristics, valued attributes, or sensitive features of the area or important views.
- The proposal does not result in unacceptable intrusion into the open 3. countryside or contribute to the coalescence of separate settlements.
- The setting, individual character and identity of adjoining settlements is retained. 4.
- The proposed development is linked to an existing appropriate use 5 and cannot reasonably be located elsewhere, and provided it does not conflict with the above criteria.

Development for the purposes of agriculture, forestry, public access and enjoyment of the countryside, or community facilities that meet the objectively assessed needs of the local community will be supported if it meets the above tests."



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Environmental Policy Env5

Plymouth and South West Devon Joint Local Plan Policy DEV29 -Green and play spaces (including Strategic Green Spaces, Local Green Spaces and undesignated green spaces):

"The LPA's will protect and support a diverse and multi-functional network of green space. The following provisions apply:

1. Development that would result in an unacceptable conflict with the function(s) or characteristic of Strategic Green Spaces and Local Green Spaces (Plymouth Policy Area) will be resisted. In these areas development will normally only be permitted where it enhances the value of the green space, for example through sports, allotment and play provision, lighting, cafes, educational uses and sustainable transport routes.

2. The acceptability of development on or adjacent to other green spaces, including neighbourhood green spaces, will be assessed in relation to the impacts of development on the function(s) and characteristics of the green space and taking account of the plan's green space and play accessibility standards. Development will be resisted on sites where the functions and characteristics of the greenspace will be lost and mitigation is not possible.

3. The quality and quantity of accessible green space and play space should be improved in line with local targets and standards for the provision of greenspace and play space. This can be delivered through on-site provision or financial contributions to off-site provision where appropriate.

4. Local deficiencies in the accessibility and quality of green space and play space should be addressed in development, in line with local standards."

Environmental Policy Env6

Plymouth and South West Devon Joint Local Plan Policies: TTV1, TTV30, TTV31, DEV24 and DEV26 evidenced under Environmental Policy Env4 equally apply to Env6.

Environmental Policy Env7

Plymouth and South West Devon Joint Local Plan Policy DEV21 - Conserving the historic environment:

"The LPAs will pursue a proactive and solution-orientated approach for the conservation of the historic environment, ensuring that it is promoted as a key element of local character and distinctiveness, forms a strategic context for regeneration and development, and is conserved as part of the area's cultural offer, by:

- 1. Protecting and enhancing the character and special interest of heritage assets and their setting including:
 - *i.* Scheduled monuments (or an archaeological site of national importance), listed buildings, registered parks and gardens, conservation areas, the World Heritage Site and archaeological remains (including protected wreck sites marine archaeology).
 - *ii.* Non-designated heritage assets, including areas of archaeological interest, unregistered parks and gardens and landscapes positively identified as having significance in terms of the historic environment.
- 2. Supporting proposals for heritage-led regeneration and working with developers and investors to encourage them to see historic and culturally led regeneration as the first choice method to achieve a quality legacy.



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NATIONAL AND LOCAL PLANNING POLICY

In this respect, development should make a positive contribution to local character and the enhancement of local distinctiveness."

Plymouth and South West Devon Joint Local Plan Policy DEV22 - Development affecting the historic environment:

"Development proposals will need to sustain the local character and distinctiveness of the area and conserve or enhance its historic environment, heritage assets and their settings according to their national and local significance. The following provisions will apply:

- 1. Development should conserve or enhance the historic environment, including designated heritage assets of national importance and undesignated heritage assets of local significance and their settings.
- 2. The significance, character, setting and local distinctiveness of heritage assets should be considered within an appropriate assessment to this significance. In certain cases applicants will be required to arrange archaeological or historic asset assessment and evaluations.
- 3. Where development proposals will lead to substantial harm to, or total loss of significance of, a designated heritage asset, permission will be refused. Exceptions to this will only be made where the harm to such elements is outweighed by the public benefits of the proposal, with substantial harm or total loss to the significance of a designated heritage asset (or archaeological site of national importance) only permitted in exceptional circumstances.
- 4. Adverse impacts on locally important heritage assets and/or their settings should be avoided. Where proposals are likely to cause substantial harm to or loss of locally important assets, permission will only be granted where the public benefit outweighs the asset's historic or archaeological interest, having regard to the scale of any harm or

loss and the significance of the heritage asset. The features of interest should be preserved in situ, but where this is not justifiable or feasible, provision must be made for appropriate preservation by record.

- 5. Development should help secure the long term sustainable future for heritage assets, especially those identified as being of greater risk of loss and decay and that might have a community benefit where possible.
- 6. Development should respond positively and creatively to ensure the special character and appearance of conservation areas are preserved or enhanced using, where appropriate, Conservation Area Appraisals and Management Plans to inform future development."

Environmental Policy Env8

Plymouth and South West Devon Joint Local Plan Policy DEV35 -Renewable and low carbon energy (including heat):

"To increase the use and production of renewable and low carbon energy to contribute to national targets, renewable energy development will be supported where:

- 1. The impacts arising from the construction, operation and decommissioning of installations (both individually and cumulatively) are or can be made acceptable.
- 2. The proposal has been robustly assessed in terms of its likely impact on landscape sensitivity and it is demonstrated that it does not compromise the purposes of internationally or nationally important landscape, environmental or heritage assets.
- 3. There are appropriate plans in place for the removal of the technology on cessation of generation, and restoration of the site to an acceptable alternative use.
- 4. Any farm land that is used is retained in some form of agricultural or biodiversity use.



- 5. There has been early consultation with the local communities affected by the development, and the development contains proposals for shared ownership between the developer/operator and the community or justification as to why this is not appropriate.
- 6. Where the development is to meet a business need, the proposed generation is proportionate to the business use and the energy is used on site.
- 7. For wind turbine proposals, the site has been allocated for that use within a neighbourhood plan.
- 8. For renewable or low carbon energy generating proposals (including energy from waste), where appropriate, the development should provide for the efficient distribution of heat off site, for the co-location of energy producers with users, and for the maximisation of energy recovery or efficiency of generation.
- 9. The proposals do not lead to unsustainable, isolated development in the countryside."

Plymouth and South West Devon Joint Local Plan Policy DEV36 - Community energy:

"Community-led energy efficiency and energy generation projects will be supported where:

- 1. The impacts arising from the proposal are acceptable or can be made acceptable.
- 2. They are community led and there is evidence of community consensus in support of the proposal and/or the proposals are brought forward as part of neighbourhood planning processes.
- 3. The proposals deliver local social and community benefits.
- 4. There are administrative and financial structures in place to deliver/ manage the project and the income stream from it."

Community Facilities Policy CoF1&CoF2

Plymouth and South West Devon Joint Local Plan Policy TTV2 -Delivering sustainable development in the Thriving Towns and Villages Policy Area:

"The LPAs will support development proposals in the Thriving Towns and Villages Policy Area which reinforce the sustainable settlement hierarchy and which deliver a prosperous and sustainable pattern of development. In addition to the provisions of Policies SPT1 and SPT2, specific attributes of rural sustainability to be supported through development include:

1. The location of housing where it will enhance or maintain the vitality of rural communities.

2. The delivery of affordable homes that enable rural communities to remain vibrant.

3. The growth and expansion of rural businesses and enterprise.

4. The development and diversification of agricultural and other land-based rural businesses.

5. The delivery of sustainable rural tourism and leisure developments that benefit rural businesses, communities and visitors and respect the character of the countryside.

6. The retention and enhancement of important rural services and community facilities.

7. The provision of sustainable transport accessibility appropriate to the specific context of the proposal."



Community Facilities Policy CoF3

NPPF Chapter 8. Promoting healthy communities

Para 70: *"To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*

• plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

• guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its dayto-day needs;

• ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the bene t of the community; and

• ensure an integrated approach to considering the location of housing, economic uses and community facilities and services."

Para 73: "Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreation facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required."

Plymouth and South West Devon Joint Local Plan Policy DEV1 - Protecting health and amenity:

"Development proposals will be required to safeguard the health and the amenity of local communities. In addition to measures set out in other policies of the plan, this will be through, as appropriate:

- 1. Ensuring that new development provides for satisfactory daylight, sunlight, outlook, privacy and the protection from noise disturbance for both new and existing homes. Unacceptable impacts will be judged against the level of amenity generally in the locality.
- 2. Ensuring that developments and public spaces are designed to be accessible to people with disabilities or for whose mobility is impaired by other circumstances.
- 3. Requiring a Health Impact Assessment to be submitted as part of any Environmental Impact Assessment submitted in relation to planning applications for major development proposals.

Further standards and guidance in relation to this policy will be set out within an appropriate supplementary planning document."

Sport & Recreation Policy Sar3

Plymouth and South West Devon Joint Local Plan Policy DEV3 - Sport and Recreation:

"The LPAs will support opportunities for sport, physical activity and active leisure by:

1. Supporting the creation of new or enhancing existing sports facilities where a need has been identified.



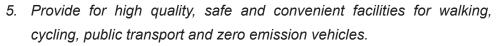
- 2 Resisting development proposals that result in the loss of sports and recreational buildings and land unless:
 - *i.* An assessment has been undertaken which has clearly shown the facilities to be surplus to requirements; or
 - *ii. he loss resulting from the proposed development would be replaced by equivalent or better provision in a suitable location; or*
 - *iii.* The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
- 3. Protecting and, where appropriate, enhancing and creating new public rights of way and bridleways."

Transport Policies Tpt1&Tpt2

Plymouth and South West Devon Joint Local Plan Policy DEV31 - Specific provisions relating to transport:

"Development will be required to contribute positively to the achievement of a high quality, effective and safe transport system in the Plan Area which promotes sustainable transport choices and facilitates sustainable growth. Development proposals should therefore, where appropriate:

- 1. Consider the impact of development on the wider transport network.
- 2. Provide safe and satisfactory traffic movement and vehicular access to and within the site.
- 3. Ensure sufficient provision and management of car parking in order to protect the amenity of surrounding residential areas and ensure safety of the highway network.
- 4. Limit / control the overall level of car parking provision at employment, retail and other destination locations.



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- 6. Mitigate the environmental impacts of transport including air quality and noise pollution.
- 7. Incorporate travel planning, including Personalised Travel Planning (PTP), which helps to maximise the use of sustainable transport in relation to the travel demands generated by the development and limit the impact of the development on the road network.
- 8. Ensure that access and infrastructure delivered as part of the development meets the need for walking, cycling and public transport connectivity both within the development and in the wider area alongside supporting place-shaping objectives.
- 9. Contribute to meeting the wider strategic transport infrastructure needs generated by the cumulative impact of development in the area.
- 10. Locate new homes in locations that can enable safe, secure walking, cycling and public transport access to local services and amenities."

Employment Policies Emp1&Emp2

NPPF Chapter 3. Supporting a prosperous rural economy

Para 28: *"Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:*

• support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;



• promote the development and diversification of agricultural and other land-based rural businesses;

• support sustainable rural tourism and leisure developments that bene t businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and

• promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship."

Plymouth and South West Devon Joint Local Plan Policy DEV14 -Maintaining a flexible mix of employment sites:

"A flexible supply of employment land and premises will be maintained to support investment and expansion of existing businesses as well as for the inward investment of high-value businesses, particularly but not exclusively those involved in the marine sector, advanced manufacturing and knowledge based industries. The following provisions will apply:

1. Change of use of existing employment sites (including vacant sites whose lawful use is for employment purposes) will only be allowed where the following applies:

i. The proposal is specifically provided for by the local plan to deliver wider strategic objectives, or

ii. There are overriding and demonstrable economic, regeneration and sustainable neighbourhood / communities benefits from doing so, or

iii There is no reasonable prospect of a site being used for employment use in the future.

2 The following categories of site will be specifically protected:

i. Sites that have clear future potential to support the future expansion of existing businesses.

ii Employment sites with access to wharves and/or deep water facilities, quays and pontoons, which will be protected for marine related uses appropriate to the site and location.

iii. Site allocated in this plan for employment uses.

3. Employment sites will be protected from inappropriate neighbouring development that will adversely affect the employment operations taking place on the site."

Plymouth and South West Devon Joint Local Plan Policy DEV15 - Supporting the rural economy:

"Support will be given to proposals in suitable locations which seek to improve the balance of jobs within the rural areas and diversify the rural economy. The following provisions apply:

- 1. Appropriate and proportionate expansion of existing employment sites in order to enable retention and growth of local employers will be supported.
- 2. Business start-ups, home working, small scale employment and the development and expansion of small business in residential and rural areas will generally be supported, subject to an assessment of their impact on neighbouring uses and the environment.
- 3. Proposals should explore opportunities to improve internet connectivity for rural communities where appropriate.
- 4. Support will be given to the reuse of suitable buildings for employment uses.

- 5. The creation of new, or extensions to existing, garden centres or farm shops in the open countryside and unrelated to a settlement will only be permitted if the proposed development is ancillary to, and on the site of, an existing horticultural business or existing farming operation, and provided that 75% of the goods sold will be produced within the immediate and adjoining parishes.
- 6. Development will be supported which meets the essential needs of agriculture or forestry interests.
- 7. The loss of tourist or leisure development will only be permitted where there is no proven demand for the facility. Camping, caravan or chalet facility that respond to an identified local need will be supported, provided the proposal is compatible with the rural road network, has no adverse environmental impact and is not located within the Undeveloped Coast policy area.
- 8. Development proposals should:
 - *i.* Demonstrate safe access to the existing highway network.
 - *ii.* Avoid a significant increase in the number of trips requiring the private car and facilitate the use of sustainable transport, including walking and cycling, where appropriate. Sustainable Travel Plans will be required to demonstrate how the traffic impacts of the development have been considered and mitigated.
 - *iii.* Demonstrate how a positive relationship with existing buildings has been achieved, including scale, design, massing and orientation.
 - *iv.* Avoid incongruous or isolated new buildings. If there are unused existing buildings within the site, applicants are required to demonstrate why these cannot be used for the uses proposed before new buildings will be considered."

Development Policies Dev1-Dev8

SOUTH HAMS LOCAL DEVELOPMENT FRAMEWORK CORE STRATEGY 2006 Design of New Development:

"Strategic Objectives

The following section including Policy CS7 addresses these strategic objectives:

- SO3: Secure high quality, locally distinctive, sustainable housing developments;
- SO4: Promote mixed use, mixed type, mixed tenure schemes;
- SO5: Provide for housing at the highest densities suitable for each site;
- SO9: Secure high quality, locally distinctive, sustainable economic development including tourism;
- SO18: Conserve and enhance the quality of the district's countryside and coastal landscapes;
- SO20: Conserve and enhance the historic, architectural and archaeological character and features of the district;
- SO22: Achieve development which is of a high quality, respects its location and is compatible with the sustainable management of land, soil, air and water;
- SO23: Promote development which will help to reduce the consumption of fossil fuels and emission of greenhouse gases."



SOUTH HAMS LOCAL DEVELOPMENT FRAMEWORK:

DEVELOPMENT POLICIES Development Plan Document 2010:

"DP1: High Quality Design

- 1. All development will display high quality design which, in particular, respects and responds to the South Hams character in terms of its settlements and landscape. New development should:
 - a. be based on a good understanding of the context of the site, and contribute positively to its setting by enhancing the local character, taking account of the layout, scale, appearance, existing materials and built and natural features of the surrounding area;
 - *b.* create places offering variety and choice including compatible mixed uses which provide for an inclusive community;
 - c. create clearly distinguishable, well defined and designed public and private spaces which are attractive, easily accessible and safe for all users, and provide a stimulating environment;
 - d. incorporate layouts which allow ease of movement within the site and between adjacent areas and place the needs of pedestrians, cyclists and public transport users above those of the motorist; e. protect local and strategic landmarks and buildings, and enhance views and skylines;
 - f. incorporate layouts which are inclusive, take account of and promote health and well-being, deter crime, and promote community cohesion and safety; and
 - g. make provision for public art, where appropriate, in the public realm as an integral part of the design.

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DP2: Landscape Character

- 1. Development proposals will need to demonstrate how they conserve and / or enhance the South Hams landscape character, including coastal areas, estuaries, river valleys, undulating uplands and other landscapes, by:
 - a. reflecting the needs and issues set out in identified landscape character areas;
 - b. ensuring its location, siting, layout, scale and design conserves and/or enhances what is special and locally distinctive about the landscape character (including its historic, biodiversity and cultural character);
 - c. retaining, integrating and enhancing distinctive features such as trees, ancient woodlands, field boundaries, walls, hedgerows, watercourses and river valleys;
 - d. avoiding unsympathetic intrusion in the wider landscape, such as detrimental impact on the character of skylines or views from public vantage points and light pollution; and
 - e. respecting the unspoilt nature and tranquillity of the area.
- 2. The undeveloped coast (defined on the Proposals Map) will be protected and proposals will be considered against regional policy and relevant local guidance."



Plymouth and South West Devon Joint Local Plan Policy TTV1 - Prioritising growth through a hierarchy of sustainable settlements:

"The LPAs will distribute growth and development delivering homes and jobs in accordance with the following hierarchy of settlements, enabling each town and village to play its role within the rural area:

- 1. The Main Towns which will be prioritised for growth to support for growth commensurate with their roles in supporting the small villages and hamlets.
- 3. Sustainable Villages where development to meet locally identified needs and to sustain limited services and amenities will be supported.
- 4. Smaller villages, Hamlets and the Countryside where development will be permitted only if it can be demonstrated that it fully meets the principles of sustainable development and sustainable communities (Policies SPT1 and SPT2) and positively contributes in all other respects to a sustainable and beautiful countryside.

In order to focus sustainable development into settlements that have the facilities to support and accommodate them, settlement boundaries will be identified for settlements in the top three levels of the settlement hierarchy and kept under regular review through supplementary planning documents. Development outside of settlement boundaries will be considered with particular regard to Policy TTV31."

Plymouth and South West Devon Joint Local Plan Policy TTV31 - Development in the Countryside

"The LPAs will protect the special characteristics and role of the countryside. The following provisions will apply to the consideration of development proposals:

- 1. Housing and employment development adjoining or very near to an existing settlement will only be supported where it meets the essential, small scale local development needs of the community and provides a sustainable solution.
- 2. Isolated development in the countryside will be avoided and only permitted in exceptional circumstances, such as where it would:
 - *i.* Meet an essential need for a rural worker to live permanently at or near their place of work in the countryside and maintain that role for the development in perpetuity, or
 - *ii.* Secure the long term future and viable use of a significant heritage asset, or
 - *iii.* Secure the re-use of redundant or disused buildings and brownfield sites for an appropriate use.
 - *iv.* Secure a development of truly outstanding or innovative sustainability and design, which helps to raise standards of design more generally in the rural area, significantly enhances its immediate setting and is sensitive to the defining characteristics of the local area.
- 3. Horse related developments will be supported where:
 - *i.* There is adequate land and, for commercial uses, adequate off-road riding facilities available for the number of horses to be kept on the land.



- *ii.* Existing buildings are reused where possible but where new buildings are necessary, these are well-related to existing buildings, commensurate in size with the number of horses to be kept on the land and the amount of land available for use by those horses.
- *iii.* There is an agreed comprehensive scheme of management for any ancillary development including hard standing, access roads, parking, fencing, lighting, storage, waste disposal, manèges and sub division of fields.
- *iv.* The proposal, either on its own or cumulatively, with other horse related uses in the area, is compatible with its surroundings and adequately protects water courses, groundwater and the safety of all road users.
- 4. Development proposals should, where appropriate:
 - *i.* Protect and improve public rights of way and bridleways.
 - *ii.* Re-use traditional buildings that are structurally sound enough for renovation without significant enhancement or alteration.
 - *iii.* Be complementary to and not prejudice any viable agricultural operations on a farm and other existing viable uses.
 - *iv.* Respond to a proven agricultural, forestry and other occupational need that requires a countryside location.
 - v. Avoid the use of Best and Most Versatile Agricultural Land.
 - vi. Help enhance the immediate setting or the site and include a management plan and exit strategy that demonstrates how long term degradation of the landscape will be avoided."

Plymouth and South West Devon Joint Local Plan Policy TTV32 -Residential extensions and replacement dwellings in the countryside: "Proposals to extend or replace existing dwellings in the countryside will be permitted provided:

1. The existing dwelling has a lawful use for permanent residential use and has not been abandoned.

2. The size of the new replacement dwelling will not be significantly larger than the original house volume.

3. The number of new dwellings is no more than the number of dwellings to be demolished and replaced.

4. Any new replacement dwelling should be positioned on the footprint of the existing dwelling, unless on design, landscape, highway safety, residential amenity, or other environmental grounds a more appropriate location can be agreed."

Plymouth and South West Devon Joint Local Plan Policy DEV8 - Meeting local housing need in the Thriving Towns and Villages Policy Area:

"The LPAs will seek to deliver a wide choice of high quality homes which widen opportunities for home ownership, meet needs for social and rented housing, and create sustainable, inclusive and mixed communities. The following provisions will apply:

- A mix of housing sizes, types and tenure appropriate to the area and as supported by local housing evidence should be provided, to ensure that there is a range of housing, broadening choice and meeting specialist needs for existing and future residents. The most particular needs in the policy area are:
 - *i.* Homes that redress an imbalance within the existing housing stock.
 - ii. Housing suitable for households with specific need.
 - *iii. Dwellings most suited to younger people, working families and older people who wish to retain a sense of self-sufficiency.*



- 2. Within rural areas and areas with special designations:
 - *i.* All residential developments of 6 to 10 dwellings will provide an offsite commuted sum to deliver affordable housing to the equivalent of 30% of the total number of dwellings in the scheme.
 - *ii.* All residential developments of 11 dwellings or more will provide 30% affordable housing on site.
- 3. Within the Main Towns, outside of areas with special designations, a minimum of 30% on-site affordable housing will be sought for all schemes of 11 or more dwellings.
- 4. In identified High Value Areas, proposals for large, single dwelling houses with a gross floor space exceeding 200 sq m in schemes of less than 6 homes will be required to provide an off-site commuted sum to deliver affordable housing in an appropriate location to help meet local housing needs."

Plymouth and South West Devon Joint Local Plan Policy DEV10 - Delivering high quality housing:

"Housing development should be of a high quality in terms of its design and resilience, and provide adequate space to achieve good living standards. The following provisions will apply:

1. Housing developments should be designed to be integrated with the adjacent developments and not appear to be an unrelated addition to the rest of the town, village and neighbourhood. This is to be achieved in the quality of the building design, materials and layout. The development should provide good pedestrian, cycling and public transport connectivity to existing developed areas, open spaces and local services such as schools and shops, as well as visually relating well to adjacent green spaces to prevent hard urban edges.

- 2. Development proposals should look for opportunities to design out crime and the fear of crime in the layout of the development.
- 3 Affordable housing should be indistinguishable from other homes on the site, reflecting the type of housing on the development as a whole.
- 4. Residential annexes will be supported where they are within the same curtilage and ownership as the principal dwelling. Annexes should be clearly ancillary to the principal dwelling via a functional link, with no separate demarcation or boundary.
- 5. New dwellings (including conversions of existing properties into flats) should be of sufficient size and layout to provide good quality accommodation to meet the needs of their occupants, with developers required to meet Nationally Described Space Standards. Sufficient external amenity space or private gardens should also be provided.
- 6. To protect the quality of the urban environment and prevent 'town cramming', development of garden space within Plymouth and the towns will only be permitted where it does not adversely affect the character and amenities of the area, and where the proposal can demonstrate that it contributes to the creation of sustainable linked neighbourhoods.
- 7. Conversions of existing properties into flats and Houses in Multiple Occupation will only be permitted where the development will not harm the character of the area having regard to the existing number of converted and non-family dwellings in the vicinity, and in the case of flats, where the accommodation is self-contained.
- 8. Houses in Multiple Occupation will only be permitted where the proposal:
- *i.* Provides adequate communal space for residents including sufficient space to accommodate cooking, dining, bathroom and toilet facilities.
- *ii.* Provides a good standard of accommodation and living.



- Will be adequately managed in perpetuity including external iii. maintenance and upkeep of the building and curtilage.
- iv. Does not lead to levels of activity that cause excessive noise and disturbance to other residents in the locality.
- v. Incorporates adequate refuse provision and facilitates bin container storage that will not have a detrimental effect on the mobility of pedestrians or vehicles.
- vi. Is located within walking and cycling distance of local services and infrastructure.
- vii. Provides for levels of on-street parking that can be reasonably accommodated, and sufficient and secure on site cycle storage for residents."

Plymouth and South West Devon Joint Local Plan Policy DEV20 -Place shaping and the quality of the built environment:

"Development proposals will be required to meet good standards of design, contributing positively to both townscape and landscape, and protect and improve the quality of the built environment through:

- 1. Creating a positive legacy of decisions by ensuring that the lifetime of buildings, the quality of design, the resilience of the materials and opportunities to achieve a sustainable resource efficient design have been considered. Larger scale development should seek to address Building for Life criteria or a similar design framework.
- 2. Having proper regard to the pattern of local development and the wider development context and surroundings in terms of style, local distinctiveness, siting, layout, orientation, visual impact, views, scale, massing, height, density, materials, detailing, historic value and

character, and the demands for movement to and from nearby locations.

- Achieving a good quality sense of place and character through good 3. utilisation of existing assets such as quality buildings, heritage assets, trees and landscape features and attention to the design details of the scheme. Masterplanning approaches will be strongly encouraged for maior schemes.
- Delivering building design that is distinctive to the place where it is 4. located.
- Delivering landscape design that is appropriate to the location of the 5. development, with full consideration given to its future management and maintenance and the need for landscape measures that are resilient.
- 6. Ensuring that the layout and details of new development adequately contribute towards high standards of community safety and reduce opportunities for crime and fear of crime.
- 7. Rectifying and repairing damaged environments and townscapes.
- Enhancing the appearance of key gateway locations and routes into 8. Plymouth and the main towns.
- Integrating public art into proposals for major developments in Plymouth. 9. Artists should be engaged in the process at an early stage, when the design brief is being scoped. The use of public art will be particularly promoted in strategically important gateway locations for Plymouth and in the city's core tourism area, including the City Centre."

Plymouth and South West Devon Joint Local Plan Policy DEV24 - Landscape Character:

"Development will conserve and enhance landscape, townscape and seascape character and scenic and visual quality, avoiding significant and adverse landscape or visual impacts. Development proposals should:

- 1. Be located and designed to respect scenic quality and maintain an area's distinctive sense of place and reinforce local distinctiveness.
- 2. Conserve and enhance the characteristics and views of the area along with valued attributes and existing site features such as trees and hedgerows that contribute to the character and quality of the area.
- 3. Be of high quality architectural and landscape design appropriate to its landscape context.
- 4. Be located and designed to prevent erosion of relative tranquility and intrinsically dark landscapes, and where possible use opportunities to enhance areas in which tranquility has been eroded.
- 5. Restore positive landscape characteristics and features that reinforce local landscape quality and distinctiveness.
- 6. Where necessary, be supported by Landscape Visual Impact Assessments and landscaping schemes that enhance that proposed development.
- 7. Avoid, mitigate, and where appropriate compensate, for any residual adverse effects and take opportunities to secure landscape character and visual enhancements."

Plymouth and South West Devon Joint Local Plan Policy DEV25 -Undeveloped coast and Heritage Coast:

"Development which would have a detrimental effect on the undeveloped and unspoilt character, appearance or tranquility of the Undeveloped Coast, estuaries, and the Heritage Coast will not be permitted except under exceptional circumstances.

1. Development will only be permitted in the undeveloped coast where the development:

- 2. Can demonstrates that it requires a coastal location.
- 3. It cannot reasonably be located outside the Undeveloped Coast.

4. Protects, maintains and enhances the unique landscape and seascape character and special qualities of the area.

5. Is consistent with policy statements for the local policy unit in the Shoreline Management Plan 2.

Development for the purposes of agriculture, forestry, public access and enjoyment of the coast and estuaries, or community facilities that meet the objectively assessed needs of the local community, will be supported if it meets the above tests."



Plymouth and South West Devon Joint Local Plan Policy DEV27 - Nationally protected landscapes:

"The LPAs will protect the AONBs, including their setting, and the setting of Dartmoor National Park from potentially damaging or inappropriate development. In considering development proposals the LPAs will:

- 1. Refuse permission for major developments in or detrimentally affecting the setting of the protected landscapes, except in exceptional circumstances and where it can be demonstrated that they are in the public interest.
- 2. Give great weight to conserving landscape and scenic beauty in the protected landscapes.
- 3 Give substantial weight to other natural beauty criteria, including the conservation of wildlife and cultural heritage in the AONBs and great weight to the conservation of wildlife and cultural heritage in Dartmoor National Park.
- 4. Assess their direct, indirect and cumulative impacts on natural beauty.
- 5. Encourage small-scale proposals that are sustainably and appropriately located and designed to conserve, enhance and restore the protected landscapes.
- 6 Seek opportunities to enhance and restore protected landscapes by addressing areas of visually poor quality or inconsistent with character, securing through the development visual and other enhancements to restore local distinctiveness, guided by the protected landscape's special qualities and distinctive characteristics.
- 7. Support proposals which are appropriate to the economic, social and

environmental wellbeing of the area or desirable for the understanding and enjoyment of the area.

- 8. Require development proposals located within or within the setting of the AONB to:
 - *i.* Conserve and enhance the natural beauty of the area.
 - *ii.* Be designed to prevent the addition of incongruous features, and where appropriate take the opportunity to remove or ameliorate existing incongruous features.
 - *iii.* Be located and designed to respect scenic quality and maintain an area's distinctive sense of place, or reinforce local distinctiveness.
 - *iv.* Be designed to prevent impacts of light pollution from artificial light on intrinsically dark landscapes and nature conservation interests.
 - v. Be located and designed to prevent the erosion of relative tranquility and, where possible use opportunities to enhance areas in which tranquility has been eroded.
 - vi. Be located and designed to conserve and enhance flora, fauna, geological and physiographical features, in particular those which contribute to the distinctive sense of place, relative wildness or tranquillity, or to other aspects of landscape and scenic quality.
 - vii. Retain links, where appropriate, with the distinctive historic and cultural heritage features of the area.
 - *viii.* Further the delivery of the relevant protected landscape management plan, having regard to its supporting guidance documents.
 - *ix.* Avoid, mitigate, and as a last resort compensate, for any residual adverse effects."





APPENDIX 10

Plymouth and South West Devon Joint Local Plan Policy DEV32 -Meeting the community infrastructure needs of new homes:

"The development of new homes (including student housing) should contribute to the delivery of sustainable communities with an appropriate range of community infrastructure, such as schools, primary health care infrastructure, sports / recreation and community facilities / village halls.

Major housing developments will be considered in the context of the sufficiency (or otherwise) of the community infrastructure to meet the demands generated by the development. Where there are existing or anticipated capacity issues, financial contributions to appropriate projects will be sought to enable the community impacts of the development to be mitigated. Where possible, developments should directly incorporate community infrastructure and services as integral parts of the development."

South Devon AONB Planning Guidance:

5.1 Plan-making and AONBs

Para 92 "Decision-taking on planning applications in or affecting the AONB will be made using both the relevant Local Plan and the relevant neighbourhood plan, and any other material considerations. It is therefore important that these plans have taken proper account of the AONB to conserve and enhance its natural beauty and thereby help to achieve sustainable development."

NOTE: The majority of local planning policy evidence has been referenced from the emerging Plymouth and South West Devon Joint Local Plan (JLP) which is yet to be formally adopted. This is expected in Spring 2018. Until this time, policies from the adopted South Hams Local Development Framework (LDF) documents are still current, some of which have been referred to in this document, and remain relevant pending the updated replacement policies within the JLP.

APPENDIX 10







DRAFT FOR PUBLIC AND STATUTORY CONSULTATION November 2017

This document and all supporting information is available at: http://www.brixtonparishcouncil.org.uk/Neighbourhood_Plan_2016_4508.aspx All comments to be submitted by Friday 12th January 2018: by email: brixtonpc@talktalk.net or in writing: BPNP c/o 5 The Crescent, Brixton, PL8 2AP



Brixton Parish Neighbourhood Plan has been produced on behalf of Brixton Parish Council,

brixtonpc@talktalk.net

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