

# STRETE NEIGHBOURHOOD PLAN



## Basic Conditions Statement

January 2021

Submitted by the qualifying body:

Strete Parish Council

<http://www.strete.org.uk>

for:

Strete Neighbourhood Plan

<https://strete.org.uk/neighbourhood/>

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## **1. LEGAL REQUIREMENTS**

- 1.1. This statement has been prepared by the Strete Neighbourhood Plan Group on behalf of Strete Parish Council. It will accompany the submission to South Hams District Council of the Strete Neighbourhood Development Plan under section 15 of the Neighbourhood Planning Regulations 2012.
- 1.2. The Neighbourhood Plan will be submitted by Strete Parish Council, the appropriate qualifying body. It covers the area designated by South Hams District Council on 19<sup>th</sup> November 2015. Details of the application and its approval are available on the parish council's website at [Neighbourhood Plan Area Designation for Strete](#).
- 1.3. The plan has been prepared on behalf of the parish council by a steering group and consultants. The assistance of the district council is also gratefully acknowledged.
- 1.4. It relates to planning matters (the use and development of land) in the designated neighbourhood area and covers the period from 2014-2034, a period chosen to tie in with the development plan for the South Hams – the Plymouth and South West Devon Joint Local Plan (the JLP).
- 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 neighbourhood plan area is shown at Appendix 1. It includes the whole of Strete parish.
- 1.7. This statement addresses each of the five '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.
  - a) Strategic Environmental Impact Assessment (SEA) – the local planning authority (South Hams District Council) have confirmed that the September 2020 version of the plan does not require a SEA.
  - b) The Habitats Regulation Assessment (HRA) Screening Opinion – setting out the view of the local planning authority (South Hams District Council) that HRA is not required.
- 1.8. The Act states that the neighbourhood plan will have met the basic conditions if it:
  - a) has regard to national policies and advice contained in guidance issued by the Secretary of State;
  - b) has special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses,
  - c) has special regard to the desirability of preserving or enhancing the character or appearance of any conservation area;
  - d) contributes to the achievement of sustainable development;
  - e) is in general conformity with the strategic policies of the development plan for the area;
  - f) does not breach and is otherwise compatible with EU obligations; and
  - g) meets prescribed conditions and complies with prescribed matters.

## **2. LOCAL CONTEXT AND THE NEED FOR A PLAN**

- 2.1. Strete is a high coastal village and parish lying about 5 miles south of Dartmouth in Devon. The parish population is about 400 people, most of whom live in the village.
- 2.2. The parish experiences all the social, economic and environmental pressures and challenges associated with an attractive and popular coastal location. The local economy rests primarily on tourism and agriculture. Job opportunities are few and house prices are high which can make it hard for local people, especially the young, to afford to stay in the parish. To address such issues the community has decided to produce a neighbourhood plan.

## **3. PLAN PROCESS AND CONSULTATION**

- 3.1. Strete Parish Council decided to proceed with the development of a neighbourhood plan in mid-2015. Two open meetings were held in the Parish Hall where almost 50% of the community of Strete came together and shared their views on what they would like to see included in the plan. An application to register the plan and its terms of reference were submitted to South Hams District Council and duly approved
- 3.2. A Steering Group, consisting of parish councillors and community volunteers, met for the first time in October 2015, and decided to form four working parties to deal with specific aspects of the Plan.
- 3.3. In March 2016, a household survey was carried out based on the matters raised at the initial open meetings. 47% of the local community responded, and those responses have been the basis for deciding priorities for the plan.
- 3.4. With volunteer and consultancy support a series of evidence papers was produced to support the development of the plan, a “call for sites” was issued in December 2016 and the plan began to take shape.
- 3.5. The neighbourhood plan website (<https://strete.org.uk/neighbourhood/the-plan/>) shows a great deal of helpful information including the plan area, terms of reference, steering group minutes, meetings and consultations, a project timetable and every stage of progress.
- 3.6. The plan was published in draft form for consultation in accordance with Part 5, Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. It was open for comments for a period of 6 weeks (from 19<sup>th</sup> February to 3<sup>rd</sup> April 2018).
- 3.7. As a result of representations received a number of amendments were made to the plan and it was considered that some of these were so significant as to require re-consultation. Those changes were published for comment over a further period of 6 weeks from 22<sup>nd</sup> October to 3<sup>rd</sup> December 2018.
- 3.8. Representations received on the draft plan and the further changes, responses to them and consequent changes to the plan were set out in a Response Report which was published alongside the plan when it was submitted to South Hams District Council in January 2019. Also submitted were several associated documents including the Basic Conditions Statement, the Statement of Consultation, the Strategic Environmental Assessment (SEA), the Habitats Regulations Assessment Screening Opinion, a Sustainability Appraisal, the Monitoring Report, a schedule of evidence and the Response Report.

- 3.9. The district council arranged for the plan's examination by an independent examiner, but at this stage progress stalled. The examiner called an informal hearing in June 2019 in order to explore in more depth the proposal for a development site at the heart of the village.
- 3.10. The examination was suspended for several months while work was carried out to explore delivery of the proposed site. Meanwhile, the Plymouth & South West Devon JLP moved through its own examination and was adopted in March 2019. Amongst late changes made to the JLP was greater recognition given to the AONB and the removal of a requirement for Strete to make any specific development proposals.
- 3.11. When it proved impossible to agree a way forward for the proposed site's development the decision was taken to delete it from the plan and to substitute a policy for affordable housing.
- 3.12. The plan is now re-submitted and its examination will resume. If the examiner finds the basic conditions to have been met the district council will hold a local referendum on the plan. So long as more than 50% of those voting in the referendum support the plan it will be declared "duly made" and will become part of the development plan and statutory planning decision making framework for the parish.

#### **4. VISION AND OBJECTIVES**

4.1. The local community expects the plan to:

- a) respect and protect the precious natural and historic environment,
- b) maintain and improve community facilities, services and infrastructure, and
- c) support existing and new business opportunities and tourism, in order to maintain and enhance the character and vitality of the village and parish and allow sustainable development for natural growth to meet future local needs.

4.2. The vision for Strete is thus:

**To grow slowly and sustainably so that  
its high coastal character, sea views and natural beauty are preserved  
while meeting local needs and improving local services.**

4.3. The plan aims to create a place where the following objectives are achieved:

1. landscape character and the natural setting of the parish are maintained and enhanced, including the high coastal setting of the village, the outstanding sea views, woods and copses throughout the parish;
2. the particular sensitivity and visual prominence of the landscape on the seaward side of the A379 is recognised and suitably protected;
3. valued local green spaces are maintained and enhanced;
4. local heritage is valued, conserved and enhanced, including local history, village form and character, architecture, footpaths and other important features, and new buildings are sympathetically designed;
5. local tranquillity and dark skies are conserved;
6. people are able to move more freely, safely and conveniently, with new and

- improved footpaths, particularly in the village;
7. local needs are met through small organic developments, in scale with the locality and allowing future generations to maintain the viability of local businesses, but without substantially altering local character;
  8. there is economical use of resources so that future generations are not left a legacy of pollution, financial or environmental debt, with steady progress towards zero carbon energy and water footprints;
  9. local services are maintained, enhanced and extended with improved public car parking close to the coast path in the village, public transport to nearby centres maintained and enhanced and improved Broadband and Mobile Phone coverage, both for individuals and for businesses; and
  10. community well-being is enhanced and there are growing opportunities for people of all ages to expand and develop themselves, including public buildings and spaces to gather, pursue shared interests and contribute to the life of the community.

## **5. POLICIES AND PROPOSALS**

5.1. The plan's policies are laid out under three main headings:

1. The Environment
2. Development and Homes
3. People and Community

5.2. Of particular local importance are policies seeking to protect sensitive parts of the coastal landscape and of the village, to safeguard local facilities and green spaces, to guard against harm to local tranquillity and dark skies, to establish a settlement boundary and to enable sustainable development.

## **6. SUBMISSION DOCUMENTS**

6.1. In addition to this Basic Conditions Statement, the following documents have been prepared to support the Strete 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 Assessment (SEA)** – assessing the environmental effect of the plan's policies.
- d) **The Habitats Regulations Assessment (HRA) Screening Opinion** – setting out the view of the local planning authority (South Hams District Council) that HRA is not required.
- e) **The Monitoring Framework** – outlining a framework of performance indicators against which the effectiveness of the plan's policies can be assessed.
- f) **The Evidence Schedule** – listing the key sources for evidence (other than community consultation) to underpin the plan.

g) **The Response Report** – setting out summaries of representations received on the draft plan and how the plan has been changed as a result.

6.2. The plan is now resubmitted to South Hams District Council who will arrange for:

1. a further 6 weeks for comment on the submitted plan;
2. completion of the plan's independent examination; and (providing the plan meets the basic conditions set out at para 1.8 above)
3. a public referendum on the plan.

## **7. COMPLIANCE STATEMENT**

7.1. The draft Strete Neighbourhood Plan was made available for consultation from 19<sup>th</sup> February to 3<sup>rd</sup> April 2018, and further changes from 22<sup>nd</sup> October to 3<sup>rd</sup> December, in accordance with Part 5, Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

7.2. Responses to the comments received are set out in a Response Report which is now among the documents submitted to South Hams District Council. That report, setting out summaries of the responses received is available at <http://strete.org.uk/neighbourhood/> and copies of representations from key consultees will also be made available if required.

7.3. 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

7.4. Part (a) is provided at **Appendix 1** to this statement and includes the map and a hyperlink to the application and designation notice. Parts (b) and (c) are now submitted alongside this statement. The requirements of part (d) are that the plan meets the basic conditions which are (as set out at para 1.8 above), that it:

- has regard to national policies and advice contained in guidance issued by the Secretary of State;
- has special regard to the desirability of preserving listed buildings and their settings and features of special architectural or historic interest;
- has special regard to the desirability of preserving or enhancing the character or appearance of the conservation area;
- contributes to the achievement of sustainable development;
- is in general conformity with the strategic policies contained in the development plan for the area;
- does not breach and is compatible with EU obligations; and

- meets prescribed conditions and complies with prescribed matters.

7.5. The following sections of this statement explain how the Strete Neighbourhood Plan meets those requirements.

## **8. REGARD TO NATIONAL POLICIES AND GUIDANCE**

- 8.1. The National Planning Policy Framework (NPPF) was published in March 2012. The most recent update was published in June 2019. The NPPF provides a framework for planning for sustainable development, including by local communities through the production of neighbourhood plans.
- 8.2. The Strete 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. **Appendix 2** sets out the way that the policies of the plan conform with the NPPF.

## **9. LISTED BUILDINGS AND THE CONSERVATION AREA**

- 9.1. The plan's policies give due regard to the preserving listed buildings and their settings and features of special architectural or historic interest. It also has special regard to the desirability of preserving or enhancing the character or appearance of the Strete conservation area.

## **10. ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT**

- 10.1. The plan's objectives are set squarely within the bounds of sustainable development. It provides for
1. economic sustainability through its provisions for development, including tourism and affordable homes;
  2. social sustainability through its support for maintenance and development of community infrastructure and affordable homes; and
  3. environmental sustainability through its promotion of sustainable construction and care of local heritage, green spaces and natural resources.
- 10.2. A sustainability appraisal has been prepared and is published alongside the draft plan.

## **11. CONFORMITY WITH STRATEGIC POLICIES OF THE DEVELOPMENT PLAN**

- 11.1. The development plan for the area is the Plymouth and South West Devon Joint Local Plan (the JLP), adopted in March 2019.
- 11.2. The Strete Neighbourhood Plan has been prepared in co-operation with the district council. It generally conforms with and does not undermine or constrain the strategic content of the JLP in as much as it relates to Strete.
- 11.3. 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 **Appendix 2** (along with details of conformity with the NPPF).

## **12. COMPATIBILITY WITH EU OBLIGATIONS**

- 12.1. The Strete 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 aimed to include all sections of the community, including hard-to-reach and under-represented groups such as young people and the disabled, with local events in accessible locations and an effective digital presence.
- 12.2. Screening opinions were requested from South Hams District Council in relation to Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA). The district council advised that a SEA was required for the original version of the plan. This was because of the inclusion of the Cox's Field site and the extent of proposed settlement boundary. Upon submission of the revised plan SHDC confirmed that the plan no longer required a SEA:

The issue of whether or not the Strete Neighbourhood Plan should be rescreened was considered on receipt of the latest Regulation 15 submission and prior to commencement of the Regulation 16 consultation.

The latest version of the Neighbourhood Plan (NP), subject of this Examination, has been amended to remove the allocation originally proposed on the Cox's Field site (Policy SNP8).

Furthermore, the settlement boundary has been redrawn more tightly into the settlement in recognition of the removal of the Cox's Field allocation.

Both these amendments significantly reduce the environmental impact that would result from the NP, as such, it was not considered necessary to revise the SEA or indeed carry out a new SEA since, if the NP had originally contained these amendments, SEA would not have been required. In essence the original allocation of the Cox's Field site prompted the requirement for a SEA.

HRA was not required for the originally submitted NP and, it is considered, not required for the version subject to Examination since, as above, the current version of the Neighbourhood Plan has significantly reduced any impacts that may arise from implementation of the Plan.

## **13. PRESCRIBED CONDITIONS AND MATTERS**

- 13.1. The plan thus meets all prescribed conditions and complies with prescribed matters.

## APPENDIX 1 – STRETE NEIGHBOURHOOD PLAN AREA DESIGNATION

1. The plan area shown on the map below is that confirmed on 19<sup>th</sup> November 2015 by South Hams District Council.



2. The application for and notice of designation of the Strete Neighbourhood Plan area are at <http://www.southhams.gov.uk/article/3882/Neighbourhood-Plans>.

**APPENDIX 2 – STRETE NEIGHBOURHOOD PLAN POLICIES'  
REGARD TO THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)  
AND GENERAL CONFORMITY WITH  
THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN**

1. The table below maps the policies of the Strete 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.

<b>Strete Neighbourhood Plan</b>	<b>Regard to NPPF</b>	<b>General conformity with strategic policies</b>
Overall	<p>The plan has regard to the NPPF and particularly to the objectives for neighbourhood plans and in the achievement of sustainable development.</p> <p>It sets out a vision for the future and contains policies which respond to priority concerns expressed by the local community.</p> <p>It sets out a strategy that provides for sustainable development within its area.</p> <p>Its policies align with the NPPF in general and in particular ways as shown below.</p>	<p>The plan is in general conformity with the strategic policies of the development plan as contained in the Plymouth and South West Devon Joint Local Plan (the JLP).</p> <p>JLP policy TTV25 is of key relevance.</p>
SNP1: Protecting the Landscape	<p>The policy has regard to NPPF part 15 in aiming to protect and enhance valued landscapes, allocating for development land with the least environmental and amenity value.</p>	<p>The policy generally conforms with JLP policies DEV20, DEV23, DEV24 and DEV25.</p>
SNP2: Heritage and Conservation	<p>The policy has regard to the NPPF part 16 in aiming to conserve and provide for the enjoyment of historic assets.</p>	<p>The policy generally conforms with JLP policy DEV21.</p>
SNP3: Coastal Setting and land south of the A379	<p>The policy has regard to NPPF part 15 in aiming to protect and enhance valued landscapes, and to its advice to protect and enhance AONBs and Heritage Coast.</p>	<p>The policy generally conforms with JLP policies DEV20, DEV23, DEV24 and DEV25.</p>

SNP4: Low Density Area	The policy has regard to NPPF part 12 and aims to ensure that development adds to the overall quality of the area, maintains a sense of place and conserves environmental and heritage assets.	The policy generally conforms with JLP policies SPT2, DEV10, DEV20 and DEV23.
SNP5: Tranquillity and Dark Skies	The policy has regard to NPPF parts 8 and 15 in aiming to safeguard tranquillity and prevent light pollution.	The policy generally conforms with JLP policies DEV2, DEV23 and DEV25.
SNP6: Development and the Settlement Boundary	The policy has regard to NPPF part 2 in aiming to facilitate sustainable development, part 5 in helping to deliver sufficient homes, part 6 in helping to build a prosperous rural economy, part 11 by making effective use of land, and parts 15 and 16 by aiming to conserve and enhance the landscape and historic environment.	The policy generally conforms with JLP policies SPT1, SPT2, SPT3, SPT12, TTV2 and TTV26.
SNP7: Design and Construction	The policy has regard to NPPF parts 12 and 14 in aiming to ensure well designed places and helping to meet the challenges of climate change and flooding.	The policy generally conforms with JLP policies SPT1, SPT2, DEV2, DEV10, DEV20, DEV32 and DEV33.
SNP8: Housing	The policy has regard to NPPF part 2 in aiming to facilitate sustainable development, part 5 in helping to deliver sufficient homes, part 11 by making effective use of land, and parts 15 and 16 by aiming to conserve and enhance the landscape and historic environment.	The policy generally conforms with JLP policies SPT1, SPT2, SPT3, DEV8, DEV9, DEV10, TTV2, TTV25, TTV26 and TTV27.
SNP9: Principal Residence Requirement	The policy has regard to NPPF part 5 in helping to deliver sufficient homes, part 6 in helping to build a prosperous	The policy generally conforms with JLP policy DEV8.

	rural economy, and part 8 in promoting a healthy, balanced community.	
SNP10: Community Facilities and Infrastructure	The policy has regard to NPPF part 8 in promoting a healthy and safe community and safeguard and enhance local services and facilities.	The policy generally conforms with JLP policies SPT1, SPT2, SPT6, DEV3, DEV4, DEV5, DEV18 and DEV30.
SNP11: Local Green Spaces	The policy has regard to NPPF part 8 in promoting a healthy community and protect green areas of particular local importance.	The policy generally conforms with JLP policy DEV27.
SNP12: Local Footpaths	The policy has regard to NPPF parts 8 and 9 in protecting and enhancing opportunities for walking.	The policy generally conforms with JLP policies SPT1, SPT2, SPT9, SPT10 and DEV29.
SNP613: Sustainable Tourism	The policy has regard to NPPF part 8 in seeking to support a prosperous rural economy.	The policy generally conforms with JLP policies SPT1, SPT2, SPT4, TTV2, DEV14, DEV15 and DEV19.

### **APPENDIX 3 – COMPATABILITY WITH EU LEGISLATION**

1. South Hams District Council, in commenting on the draft Strete Neighbourhood Plan gave screening opinions as to whether the plan requires Strategic Environmental Assessment (SEA) or Habitats Regulations Assessment (HRA).
2. It was concluded that HRA was not required but that SEA should be carried out.
3. The SEA report is accordingly published alongside the plan and is available on the neighbourhood plan website at <http://strete.org.uk/neighbourhood/the-plan/>.