

Stockland Neighbourhood Plan

Basic Conditions Statement

Submission



Stockland Parish Council

February, 2016

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Introduction

Our Neighbourhood Plan has been produced by Stockland Parish Council, as the “qualifying body” with overall responsibility for the preparation, consultation and submission of the Neighbourhood Plan. The development of the plan and management of the process has been marshalled by a Neighbourhood Plan Steering Group comprised of members of our community and Parish Councillors and the Parish Clerk.

What are the Basic Conditions and why do we need this Statement?

The “Basic Conditions” are a set of conditions that the neighbourhood plan must pass in order for it to proceed to referendum. The Basic Conditions are:

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

These requirements (and those for neighbourhood development orders) are formally set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 Act. (as amended by the Localism Act 2011)¹.

This Basic Conditions Statement is submitted alongside our draft neighbourhood plan. In submitting the Statement, and through its content we have demonstrated how our plan meets the Basic Conditions and have satisfied one of the requirements of Regulation 15 (1) of the Neighbourhood Planning (General) Regulations 2012. This Regulation sets out what the parish council, as the

¹ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/10/enacted> They are also set out in the National Planning Practice Guidance at <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

“qualifying body” responsible for producing the plan, must submit as part of the neighbourhood plan proposal. These are submitted, alongside this Statement. Regulation 15 (1) states² that:

“(1) 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.*” (i.e. this Statement).

In addition, in February 2015, the Government introduced a requirement for one of the following documents to be provided alongside other submission documents³.

1. a statement of reasons for a determination under regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations 2004 that the proposal is unlikely to have significant environmental effects; or,
2. an environmental report prepared in accordance with paragraphs (2) and (3) of regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004.

Following this introduction, the Statement sets out:

- where our Neighbourhood Area is and how this was established;
- a summary of why we need our Neighbourhood Plan;
- how we have complied with relevant legislation;
- a summary of the content of our Neighbourhood Plan proposal; and,
- an explanation of how our Neighbourhood Plan meets the Basic Conditions.

² See <http://www.legislation.gov.uk/ukxi/2012/637/regulation/15/made>

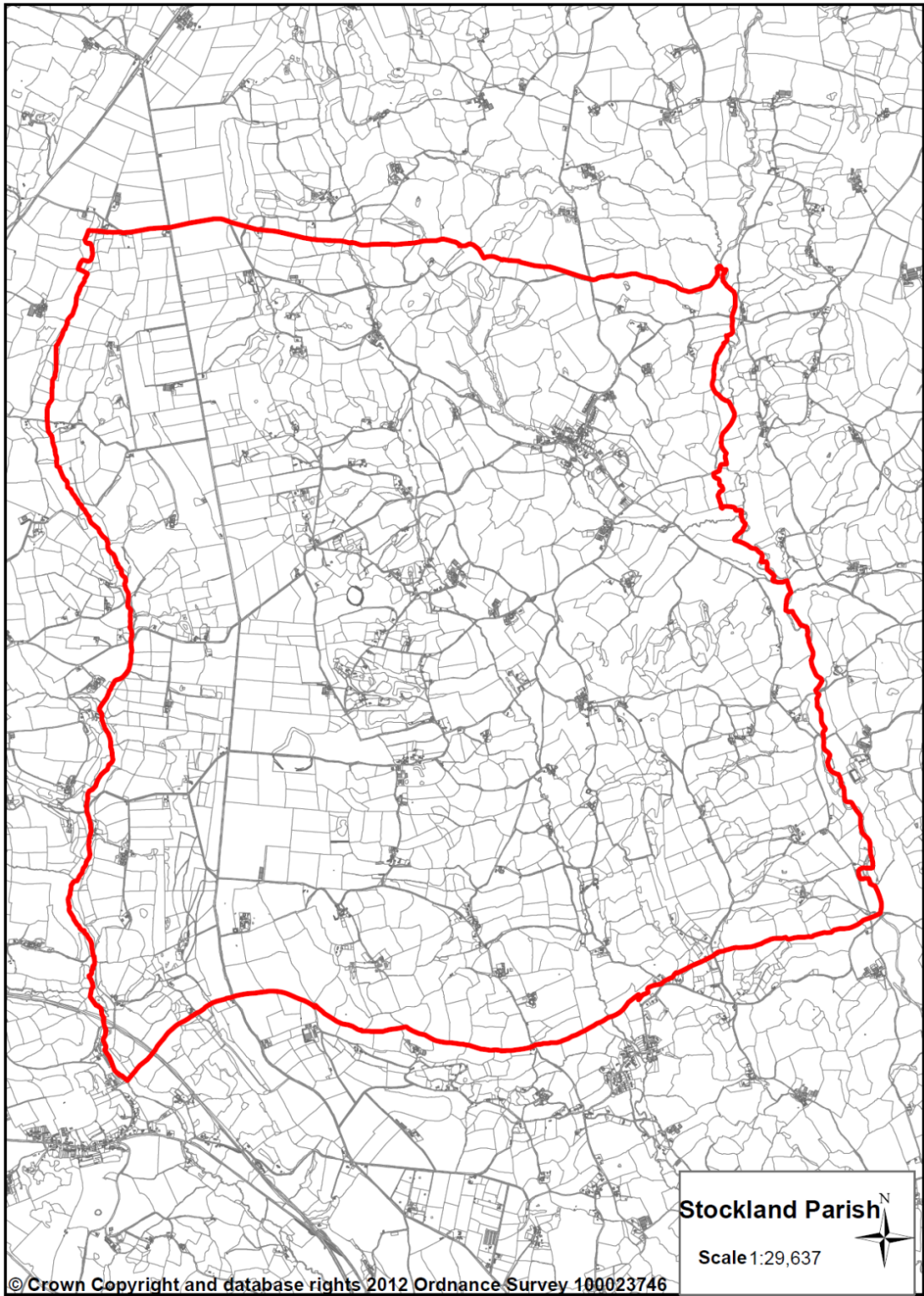
³ See National Planning Practice Guidance Paragraph: 031 Reference ID: 11-031-20150209 for further details - <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/> .

Our Neighbourhood Area

The first formal part of the process of developing our Neighbourhood Plan was the confirmation of our Neighbourhood Area, or the area for which the parish council, as the “qualifying body” for neighbourhood planning activity will have the right to produce a plan. Our application to designate the Neighbourhood Area was submitted, as required by Regulation 5 of the Neighbourhood Planning (General) Regulations 2012, to East Devon District Council as the local planning authority on 16th August 2014. This application is reproduced in Appendix 1 to this Statement⁴. Following a 6 week public consultation, our Neighbourhood Area was formally approved by East Devon District Council on 30th October 2014. The approval / decision notice is reproduced as Appendix 2 to this Statement. Our approved Neighbourhood Area is the same as the parish boundary and is set out in Figure 1.

⁴ It is also available to view, at the time that this Statement has been prepared, at the following weblink - <http://eastdevon.gov.uk/media/181864/stockland-application-form-and-map.pdf>

Figure 1 - Approved Neighbourhood Area



Source: East Devon District Council, © Crown copyright and database rights [2014] Ordnance Survey [0100046872]. Use of this data is subject to terms and conditions.

Why do we need a Neighbourhood Plan?

Stockland is a traditional rural Devon parish at the heart of the Blackdown Hills Area of Outstanding Natural Beauty (AONB). Within the parish lies Stockland village, our main (yet small) settlement surrounded by 9 square miles of rural countryside and the hamlets of Ham, Heathstock, Millhayes, Broadhayes and Shore Bottom. In 2011, the census recorded that the parish had a population of 661 residents in 311 households. The parish is bounded by the River Yarty to the east and the Umborne Brook to the west. The A30 / A303 and A35 sweep past some two or three miles from the village but you wouldn't know they were there. Roughly equidistant from Honiton, Chard and Axminster, Stockland parish has little through traffic and its historic village and hamlets are tranquil places to live. Expect to hear the birds singing, the distant sound of a tractor and an occasional light aeroplane. Centred on the parish church of St Michael and All Angels, with its impressive square tower, Stockland village lies in a broad and pretty bowl of land with an open sunny aspect. The rolling hills and long upland ridges hide many beautiful walks and changing views. Our parish is also characterised by ancient Devon hedgerow banks and the turbaries, land being managed to improve biodiversity. The village has a thriving primary academy and a busy village hall with cricket pitch, tennis court, playground and a monthly market.

Our justification for producing the plan is set out in the introductory sections of the plan itself culminating in the vision, aims and objectives which have been developed and shaped from evidence and community consultation. However, our motivations for producing the plan can be summarised as follows:

- We wanted to develop a plan which gives greater weight to environmental and landscape issues and policies in the Area of Outstanding Natural Beauty;
- We wanted to have a say in shaping the future of our parish including how our valued assets are protected, maintained and enhanced and how we can help to ensure that our services and facilities are sustained into the future;

- Our community wanted to develop its own local planning policies so that we can have an influence over the type, scale, design and form of development which may come forward in the parish between now and 2031;
- We wanted to have some control over local planning matters and decisions; and,
- We wanted to maintain the special character of our rural landscape and environment.

Having explored the issues and identified the key messages and things of importance to the community, our plan has set out the following vision, aims and objectives:

Stockland Neighbourhood Plan Vision Statement

Nestled in the rolling Blackdown Hills AONB, Stockland parish is a special place to live and visit because of its distinctive landscape, tranquil natural environment and built heritage. This, we shall maintain through a combination of careful preservation, thoughtful development and enhancement by all concerned, working together with an active and friendly community.

Natural Environment	
<i>Aims 1 and 2, relating to the Natural Environment and the Objectives that ensue from them have primacy in the Neighbourhood Plan and must be considered first and foremost in any neighbourhood planning matter.</i>	
Aims	Objectives
Aim 1 Protect and enhance the natural environment, including the distinctive landscape and ecology.	1a) Retain and enhance the existing beauty of the parish by encouraging the planting of native trees and hedges along with the preservation of the existing Devon banks. 1b) Support and protect the biodiversity of turbary land through appropriate stewardship and management. 1c) Maintain public access to turbary land.
Aim 2 Protect the tranquillity of the environment and maintain the dark skies.	2a) Resist any development or road scheme likely to have an adverse effect on tranquillity or dark skies and seek ways to reduce any existing impact.

Built and Historic Environment	
<p>Aim 3</p> <p>Ensure that all new development is sympathetic to the traditional character of the area.</p>	<p>3a) Work with East Devon District Council and applicants to ensure that any new development, alteration or extension is done according to the Blackdown Hills AONB design guide for houses.</p>
	<p>3b) Ensure that the size, scale, location and materials used for any development minimises its visual impact on the essential character of the AONB and neighbouring properties:</p> <p>i) Limit the use of bunds (built-up landfill) and support terracing to lower the roof line of new farm barns.</p>
<p>Aim 4</p> <p>Protect the area's heritage (sites and locations).</p>	<p>4a) Encourage the protection of Stockland Little and Great Castle and any other archaeological sites.</p>
	<p>4b) Explore the creation of a Conservation Area around the hamlet of Broadhayes.</p>
	<p>4c) Seek ways to repair or demolish derelict buildings and protect and repair those at risk.</p>
	<p>4d) Ensure the Conservation Area in Stockland is given sufficient weight when planning decisions are made.</p>
	<p>4e) Encourage the sympathetic management of home and retail premises to enhance the visual quality of conservation area(s).</p>
	<p>4f) Keep the hamlets individual and retain evidence of their original purpose. e.g. Mill buildings and leets.</p>
	<p>4g) Retain and maintain traditional finger post signs.</p>
Housing and Population	
<p>Aim 5</p> <p>Support new small-scale housing development in the village where local needs are demonstrated.</p>	<p>a) Resist housing development outside the confines of the village.</p>
	<p>b) Ensure that any new housing development meets proven needs and, if required, supports the aging population as well as young families.</p>
Community Facilities and Services	
<p>Aim 6</p> <p>Encourage small scale retail and/or hospitality development that</p>	<p>6a) Support applications for new small scale retail or hospitality businesses that are in keeping with the character of the area, meet local needs and do not have an adverse effect on existing businesses.</p>

meets local needs.	
<p>Aim 7</p> <p>Resist the loss of local facilities and amenities (including church, village hall, sports facilities, pub, school and preschool) and Assets of Community Value.</p>	7a) Support the sensitive and necessary maintenance and improvement of local facilities and amenities.
	7b) Support Stockland Community Pub Ltd in its efforts to reopen the King's Arms Inn for the benefit of the wider community and for the long term.
	7c) Ensure decisions on applications affecting any Asset of Community Value give due weight to the wishes of the community.
	7d) Support the school to help ensure its continued viability.
Transport and Access	
<p>Aim 8</p> <p>Seek ways to minimise parking problems in the village when development is proposed.</p>	8a) Support proposals to increase off-road parking for existing properties where these do not adversely affect local character and the built environment.
	8b) Ensure that new developments have satisfactory access and egress and off-road parking.
<p>Aim 9</p> <p>Maintain and enhance a network of footpaths and bridleways.</p>	9a) Support schemes that extend the footpath network where needed.
	9b) Support small-scale improvement projects for footpaths and bridleways.
	9c) Introduce measures to establish pedestrian only or shared pedestrian/bridleway routes in preference to routes open to motorised vehicle.
Economy and Employment	
<p>Aim 10</p> <p>Help support and sustain local businesses.</p>	10a) Support the provision of high-speed broadband to every property in the parish.
	10b) Support the diversification of farm businesses and the conversion of agricultural buildings where it is shown to be necessary to help ensure the continued viability of the farm.
	10c) Support measures to promote the development and diversification of agriculture and other land-based rural businesses.
Energy and Low Carbon	
<p>Aim 11</p> <p>Support small scale, unobtrusive</p>	11a) Ensure that any renewable or low carbon energy schemes are sensitively sited and screened (appropriately landscaped) to protect the essential qualities of the AONB.

<p>renewable or low carbon energy schemes providing they are sensitively sited and screened (appropriately landscaped).</p>	<p>11b) Resist large-scale and obtrusive renewable or low carbon energy schemes that are likely to have a negative impact on enjoyment of the natural and built environment and are contrary to our Vision.</p>
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Summary of Compliance with Legislation

This section sets out how our Neighbourhood Plan and process has complied with the requirements set out in the Neighbourhood Plan regulations.

Qualifying Body

A “qualifying body” is defined by Section 38A(12) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁵ as “a parish council, or an organisation or body designated as a neighbourhood forum, authorised for the purposes of a neighbourhood development plan to act in relation to a neighbourhood area...”.

Section 38A(1) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁶ sets out the qualifying body’s entitlement to prepare a Neighbourhood Plan. It states that:

“(1) Any qualifying body is entitled to initiate a process for the purpose of requiring a local planning authority in England to make a neighbourhood development plan.”

We confirm that the Neighbourhood Plan has been prepared by Stockland Parish Council as the “qualifying body” for the purposes of Neighbourhood Planning.

Neighbourhood Area

The Neighbourhood Area (as shown in Figure 1 above) was applied for and approved through the process set out in the Neighbourhood Planning (General) Regulations 2012 (Regulations 5 to 7)⁷. Both the application and the approval / decision notice are appended to this Statement (Appendices 1 and 2).

⁵ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

⁶ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

⁷ See <http://www.legislation.gov.uk/uksi/2012/637/regulation/5/made>

What a Neighbourhood Plan is and the Content of the Neighbourhood Plan

Section 38A(2) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁸ sets out the meaning of “neighbourhood development plan”. It states that:

“(2) A “neighbourhood development plan” is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan.”

Section 38B(1) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁹ sets out what the Plan may include. It states that:

“(1) A neighbourhood development plan—

- (a) must specify the period for which it is to have effect,
- (b) may not include provision about development that is excluded development, and
- (c) may not relate to more than one neighbourhood area.”

“Excluded development” is defined in Section 68K of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act¹⁰ as:

- “(a) development that consists of a county matter within paragraph 1(1)(a) to (h) of Schedule 1,
- (b) development that consists of the carrying out of any operation, or class of operation, prescribed under paragraph 1(j) of that Schedule (waste development) but that does not consist of development of a prescribed description,
- (c) development that falls within Annex 1 to Council Directive [85/337/EEC](#) on the assessment of the effects of certain public and private projects on the environment (as amended from time to time),

⁸ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

⁹ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

¹⁰ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

- (d) development that consists (whether wholly or partly) of a nationally significant infrastructure project (within the meaning of the Planning Act 2008),
- (e) prescribed development or development of a prescribed description, and
- (f) development in a prescribed area or an area of a prescribed description.”

Section 38B(2)¹¹ states that:

“(2) Only one neighbourhood development plan may be made for each neighbourhood area.”

In response to these requirements, we confirm that:

- our Neighbourhood Plan covers the period 2014 to 2031, aligning with the plan period end date of the Local Plan;
- our Neighbourhood Plan is the only Neighbourhood Plan for the parish of Stockland;
- our Neighbourhood Plan does not contain policies relating to “excluded development”, confirmed by East Devon District Council;
- our Neighbourhood Plan relates only to the defined Neighbourhood Area set out in Figure 1 above; and,
- our Neighbourhood Plan sets out policies in relation to the development and use of land.

Given the importance of some of the issues and non-planning matters expressed by our community and the cross-cutting nature of some of these issues with planning and land-use matters, our Neighbourhood Plan also sets out non-statutory “Community Actions” which are signposted as actions which can be addressed outside of the remit of the Neighbourhood Plan. We are clear in the plan itself that these community actions are **not** planning policies. Their inclusion however, importantly, join-up and link actions required by the community which, while not dealt with by the planning system, are nevertheless important issues which relate to people, services, projects or how we live in our community.

¹¹ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

Submission Documents

As referred to earlier in this Statement, all the documents required for submission by Regulation 15(1) of the Neighbourhood Planning (General) Regulations are included in the submission package for the Neighbourhood Plan.

Basic Conditions

As referred to earlier in this Statement, we consider that all of the Basic Conditions (set out in of paragraph 8(2) of Schedule 4B to the 1990 Act (as amended) by the Localism Act 2011.¹²) have been met, as demonstrated in this Statement.

¹² See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/10/enacted> They are also set out in the National Planning Practice Guidance at <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

Content of Our Neighbourhood Plan Proposal

To comply with the requirements of Regulation 15 (1) of the Neighbourhood Planning (General) Regulations 2012¹³, and to provide sufficient material to help demonstrate that the Basic Conditions have been met, the following documents have been submitted to the local authority.

- The Neighbourhood Plan (which includes a map and statement which identifies the area to which our plan relates);
- Supporting Evidence Base Documents;
- Our Consultation Statement;
- Our Sustainability Appraisal;
- A statement of reasons that the proposal (our neighbourhood plan) is unlikely to have significant environmental effects; and,
- Our Basic Conditions Statement (this document).

¹³ See <http://www.legislation.gov.uk/uksi/2012/637/regulation/15/made>

How our Neighbourhood Plan meets the Basic Conditions

Having regard to national policies and advice contained in guidance issued by the Secretary of State

We have had close regard to the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) throughout the development of our neighbourhood plan.

As well as checking our policies for compliance with the NPPF at the drafting stage, the NPPF was considered at an earlier stage in the plan's development as we compiled and analysed our written evidence base, with summaries of key policies and paragraphs included in our Written Evidence Base Report, available on our website.

We have identified the key links between our policies and national policies in the plan itself.

The NPPG was useful in guiding us through the process and requirements during our plan's development.

Details of how the content of the plan has had regard to the NPPF and NPPG are set out in the following pages. Clearly, it is not the role of the neighbourhood plan to have a policy in response to every principle or policy in national guidance and we cannot respond to every paragraph in the NPPG or NPPF. Our analysis seeks to identify and respond to key paragraphs and policies in national guidance:

- i) Which relate to principles and process of neighbourhood planning; or,
- ii) Where our policies respond to their content; or,
- iii) Which support and are linked to specific policies in our plan.

National Planning Policy Framework and National Planning Practice Guidance	How has the Neighbourhood Plan had regard to national policies and advice?
<p>NPPG, ID 41 “Provides advice on the neighbourhood planning system introduced by the Localism Act including key stages and decisions (e.g. deciding neighbourhood areas, the legal tests for neighbourhood plans, and the process of independent examination and referendum).” (http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/)</p>	<p>The NPPG section on “Neighbourhood Planning” was utilised to ensure that we followed due process and requirements set out in legislation and the NPPF.</p>
<p>Paragraph 16, NPPF “The application of the presumption [in favour of sustainable development] will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:</p> <ul style="list-style-type: none"> ● develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; ● plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and ● identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.” <p>Paragraph 184, NPPF “Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.”</p> 	<p>We have developed our plan taking into account the now adopted new Local Plan (as it was emerging) to ensure that the ‘direction of travel’ of spatial strategy in East Devon, as it affects Stockland, is understood and forms the context for our consultations and policies. We have ensured that officers at East Devon District Council have seen key outputs and drafts of the plan and process with general conformity with the strategic policies in mind. A section later in this statement sets out how our policies and plan are in general conformity with the strategic policies of the adopted Local Plan.</p> <p>We have planned positively to support local development within the context of:</p> <ul style="list-style-type: none"> ● national policies which provide the overall planning policy framework for our plan; ● the strategic policy framework set by the Local Plan; ● written evidence (other policies, data, studies, research, etc.); ● local consultation and the desires of our community; and, ● recognising the highly valued high quality natural environment. <p>There has been no desire or need to identify Neighbourhood Development Orders at this stage, in the parish.</p>

National Planning Policy Framework and National Planning Practice Guidance	How has the Neighbourhood Plan had regard to national policies and advice?
<p>Paragraph 185, NPPF “Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area.”</p>	
<p>Paragraph 17, NPPF (Core Principles of planning) “Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency”</p>	<p>A positive vision has been developed through consultation, derived from the aims, which in turn were identified through local consultation and analysis of written evidence. Our local consultation has provided local people with the opportunity to engage with the process of developing the plan, from its inception through to the drafting of the policies and plan itself. We have drafted our policies in a way which provides positive criteria to aid the practical consideration of planning applications whilst also setting out a clear framework of how our high quality and valued environment should be respected and enhanced now and in the future.</p> <p>The wording of our policies has been ‘tested’ by planning officers at East Devon District Council, and we anticipate therefore, that they can be used effectively as a practical framework in the planning system’s decision making process.</p>
<p>Paragraph 17, NPPF (Core Principles of planning) “Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives”</p>	<p>Our Consultation Statement sets out how we have been creative and inclusive in our approach to the development of the plan and how we have explored ways to enhance and improve our parish for the benefit of the local community.</p>
<p>Paragraph 17, NPPF (Core Principles of planning) “Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.”</p> <p>Paragraph 42, NPPF “Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.”</p>	<p>Our plan supports sustainable local economic development, set firmly within the context of what our parish is like to live and work in, whilst recognising the need to retain our high quality environment.</p> <p>In relation to our local rural economy, we have recognised the particular importance of, for example:</p> <ul style="list-style-type: none"> • super-fast broadband connectivity through policy EE1, which supports improvements to connectivity (which require planning permission) subject to the protection of our valued local environment; • support for the conversion of agricultural buildings for farm diversification and business use through policy EE2; • support for development proposals on farmland through policy EE3 where such proposals respect our environment; and,

National Planning Policy Framework and National Planning Practice Guidance	How has the Neighbourhood Plan had regard to national policies and advice?
	<ul style="list-style-type: none"> • support for new small scale commercial or retail premises where they serve the local community and respect our environment, through policy CFS1. <p>Main relevant policies: HP1- Meeting Demonstrable Housing Needs on Local Exceptions Sites, CFS1 – New Retail and Commercial Development in Stockland Village, CFS2 – Improvements to Existing Local Community Facilities, Amenities and Assets, CFS4- The King’s Arms Inn, EE1 – Super-fast Connectivity, EE2 – Conversion of Agricultural Buildings, EE3 – Farming and Other Rural Businesses</p>
<p>Paragraphs 28, NPPF “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:</p> <ul style="list-style-type: none"> • 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 benefit 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.” 	<p>Our plan supports sustainable local economic development within the context of what our parish is like to live and work in and our need to retain local services and community facilities, whilst recognising the need to protect our high quality environment. Our policies have a particular relationship with the last bullet point of NPPF paragraph 28 (as our CFS policies demonstrate) given the value we attach to our local facilities in our rural community.</p> <p>Main relevant policies: CFS1 – New Retail and Commercial Development in Stockland Village, CFS2 – Improvements to Existing Local Community Facilities, Amenities and Assets, CFS3 – Loss of Local Community Facilities, Amenities and Locally Valued Assets, through Redevelopment, CFS4- The King’s Arms Inn, CFS5 – Stockland Church of England Primary Academy, EE2 – Conversion of Agricultural Buildings</p>
<p>Paragraph 17, NPPF (Core Principles of planning) “Planning should always seek to secure high quality design and a good standard of amenity or all existing and future occupants of land and buildings.”</p> <p>Paragraph 58, NPPF “Local and neighbourhood plans should develop robust and comprehensive</p>	<p>One of the key areas of focus for our local policies has been to ensure that high quality design is central to any new development which takes place in the parish. We have addressed this through policy BHE3 and set out specific criteria that development should comply with to ensure proposals are of high quality design in the Stockland context, while also signposting the AONB Design Guide for Houses as guidance which should be followed for</p>

National Planning Policy Framework and National Planning Practice Guidance	How has the Neighbourhood Plan had regard to national policies and advice?
<p>policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics...”</p>	<p>dwelling proposals.</p> <p>Main relevant policies: BHE3 – Maintaining the Built Character of Our Parish through High Quality Design</p>
<p>Paragraph 17, NPPF (Core Principles of planning) “Planning should take account of the different roles and character of different areas....recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it”</p> <p>Paragraph 109, NPPF “The planning system should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> ● protecting and enhancing valued landscapes, geological conservation interests and soils; ● recognising the wider benefits of ecosystem services; ● minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; ● preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and ● remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.” <p>Paragraphs 123 and 125, NPPF “Planning policies and decisions should aim to:</p> <ul style="list-style-type: none"> ● avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development; ● mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions; ● recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have 	<p>Our plan recognises the different roles and character of different areas and the importance of our rural countryside and natural environment. Consultation with our local community demonstrated a significant desire to protect and maintain the high quality of our local natural environment, of tranquillity and our dark skies, aligning with the recognised status of the parish within the Blackdown Hills Area of Outstanding Natural Beauty (AONB). Development of our plan took into account written evidence and policies of the Blackdown Hills AONB and AONB officers have provided input into the plan during its development. We have had a particular focus during the plan’s development on the value of our local environmental and amenity assets both because our parish is wholly within the Blackdown Hills AONB and because our local community value our dark skies and tranquillity and our turbaries which receive protection through policies NE3 and NE2 respectively.</p> <p>Main relevant policies: NE1 – Retaining and Enhancing the Natural Beauty of Our Countryside, NE2 – Supporting and Protecting Our Turbaries, NE3 – Preserving Tranquillity and Our Dark Skies, EE3 – Farming and Other Rural Businesses, BHE3 – Maintaining the Built Character of Our Parish through High Quality Design</p>

National Planning Policy Framework and National Planning Practice Guidance	How has the Neighbourhood Plan had regard to national policies and advice?
<p>unreasonable restrictions put on them because of changes in nearby land uses since they were established; and</p> <ul style="list-style-type: none"> ● identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.” <p>“By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”</p>	
<p>Paragraph 17, NPPF (Core Principles of planning) “Planning should support the transition to a low carbon future in a changing climate...”</p> <p>Paragraph 97, NPPF “To help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should:</p> <ul style="list-style-type: none"> ● have a positive strategy to promote energy from renewable and low carbon sources; ● design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts; ● consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources; ● support community-led initiatives for renewable and low carbon energy, including developments outside such areas being taken forward through neighbourhood planning; and ● identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.” 	<p>We have recognised the importance of transition to a low carbon future through our policies on renewables which seek a balance between acceptability of proposals and sensitivity in relation to our high quality natural environment and countryside.</p> <p>Main relevant policies: ELC1- Small Scale Renewable and Low Carbon Energy Schemes, ELC2 – Large Scale Renewable and Low Carbon Energy Schemes</p>
<p>Paragraph 17, NPPF (Core Principles of planning) “Planning should contribute to conserving and enhancing the natural</p>	<p>Our plan recognises planning’s important role in conserving and enhancing the natural environment and reducing pollution both through policies which</p>

National Planning Policy Framework and National Planning Practice Guidance	How has the Neighbourhood Plan had regard to national policies and advice?
environment and reducing pollution...”	<p>seek to protect the natural environment and by not supporting development at a scale which would compromise sustainability objectives.</p> <p>Main relevant policies: NE1 – Retaining and Enhancing the Natural Beauty of Our Countryside, NE2 – Supporting and Protecting Our Turbaries, NE3 – Preserving Tranquility and Our Dark Skies, HP1- Meeting Demonstrable Housing Needs on Local Exceptions Sites, CFS1 - New Retail and Commercial Development in Stockland Village, TRA3 – Rights of Way (Public Footpaths, Bridleways, Byways, Unclassified Roads and Other Trails)</p>
<p>Paragraph 17, NPPF (Core Principles of planning) “Planning should encourage the effective use of land...”</p>	<p>Outside of the policies at national and local authority level which relate very clear direction in relation to the effective use of land and permitted development rights, our plan focuses on ensuring that where development does take place, it has to satisfy criteria to ensure the appropriateness of the proposal in the location in which it is proposed.</p> <p>Main relevant policies: HP1- Meeting Demonstrable Housing Needs on Local Exceptions Sites, CFS1 – New Retail and Commercial Development in Stockland Village</p>
<p>Paragraph 17, NPPF (Core Principles of planning) “Planning should... [recognise] that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production)”</p>	<p>Our plan recognises the roles and functions of open land in our parish. Our written evidence base has set out land use designations and constraints, and the plan itself also makes these points where they are required to help justify our policies.</p>
<p>Paragraph 17, NPPF (Core Principles of planning) “Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations”</p> <p>Section 12, “Conserving and Enhancing the Historic Environment”, NPPF</p>	<p>Our plan recognises that heritage and traditional built character of our parish is very important and should be protected as part of the fabric of our area. Our evidence base has identified and clearly recognised the importance of our heritage assets in the parish. We have also recognised that there are other local heritage assets not nationally recognised that should be protected.</p> <p>Main relevant policies: BHE1 – Protecting Our Valued Historic and Heritage Assets in Stockland Parish, BHE2 – Protecting Our Hamlets’ Historic Identity, BHE3 – Maintaining the Built Character of Our Parish through High Quality Design</p>
<p>Paragraph 17, NPPF (Core Principles of planning)</p>	<p>We have followed the lead of the strategic policies in the Local Plan to</p>

National Planning Policy Framework and National Planning Practice Guidance	How has the Neighbourhood Plan had regard to national policies and advice?
<p>“Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.”</p>	<p>provide the policy context at the local level for the scale and pattern of growth, which is very limited in our rural parish, focusing on small scale exceptions sites.</p>
<p>Paragraph 17, NPPF (Core Principles of planning) “Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.”</p> <p>Paragraph 70, NPPF “To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <ul style="list-style-type: none"> ● 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 day-to-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 benefit of the community; and ● ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.” 	<p>We have examined written evidence which encompasses local strategies related to health, social and cultural wellbeing and, importantly, identified locally (through consultation) what is valued as local community assets.</p> <p>We have provided a clear focus on the protection, improvement of these local assets to ensure the continued vitality and sustainability of our small rural community.</p> <p>Main relevant policies: Policy CFS2 – Improvements to Existing Local Community Facilities, Amenities and Assets, Policy CFS3 – Loss of Local Community Facilities, Amenities and Locally Valued Assets, through Redevelopment, Policy CFS4- The King’s Arms Inn, Policy CFS5 – Stockland Church of England Primary Academy</p>
<p>Paragraphs 54 and 55, NPPF “In rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.”</p> <p>“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For</p>	<p>We have recognised the need in our parish to respond to local housing needs, which were identified through local consultation, our neighbourhood plan survey and housing needs survey (the latter being conducted in summer / autumn 2014). Consultation has supported a very limited number of new dwellings could be delivered in the parish (focused on Stockland village) and that use of the exceptions policy is appropriate in this context.</p> <p>With heritage and built character being such as important issue locally, we have developed policies relating to the appropriate design and character of new development and the need for sensitivity in relation to historic buildings.</p>

National Planning Policy Framework and National Planning Practice Guidance	How has the Neighbourhood Plan had regard to national policies and advice?
<p>example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:</p> <ul style="list-style-type: none"> ● the essential need for a rural worker to live permanently at or near their place of work in the countryside; or ● where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or ● where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or ● the exceptional quality or innovative nature of the design of the dwelling. Such a design should: <ul style="list-style-type: none"> – be truly outstanding or innovative, helping to raise standards of design more generally in rural areas; – reflect the highest standards in architecture; – significantly enhance its immediate setting; and – be sensitive to the defining characteristics of the local area.” 	<p>Main relevant policy: HP1- Meeting Demonstrable Local Needs on Local Exceptions Sites, BHE1 – Protecting Our Valued Historic and Heritage Assets in Stockland Parish, BHE2 – Protecting Our Hamlets’ Historic Identity, BHE3 – Maintaining the Built Character of Our Parish through High Quality Design</p>
<p>Paragraph 35, NPPF “Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to:</p> <ul style="list-style-type: none"> ● accommodate the efficient delivery of goods and supplies; ● give priority to pedestrian and cycle movements, and have access to high quality public transport facilities; ● create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones; ● incorporate facilities for charging plug-in and other ultra-low emission vehicles; and ● consider the needs of people with disabilities by all modes of transport.” 	<p>Consultation has led our plan to focus on improving safe and ease of accessibility in the rural context; through our narrow country lanes and accessibility to the surrounding countryside and on our Turbaries.</p> <p>Main relevant policies: Policy TRA1 – Off-road Car Parking, Policy TRA2 – Vehicular Access and Egress Arrangements, Policy TRA3 – Rights of Way (Public Footpaths, Bridleways, Byways, Unclassified Roads and Other Trails), NE2 – Supporting and Protecting Our Turbaries</p>

The making of the plan contributes to the achievement of sustainable development

The Neighbourhood Plan has been developed within the context of the definition of sustainable development in the National Planning Policy Framework and that in the East Devon Local Plan. The table which follows sets out how we feel that our Neighbourhood Plan deals with the achievement of sustainable development against the key relevant parts of the NPPF and East Devon Local Plan.

Our Neighbourhood Plan has been the subject of a Sustainability Appraisal which has assessed the potential impacts of social, economic and environmental position and characteristics of our parish. The Sustainability Appraisal has been submitted as part of the submission document package.

Our Plan has not been required to undertake a Strategic Environmental Assessment (SEA) and / or Habitats Regulations Assessment (HRA). This is set out in greater detail later in this Statement.

National Planning Policy Framework Sustainable Development Paragraph	How we believe our plan contributes towards this
<p>Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, including (but not limited to):</p> <ul style="list-style-type: none"> ● making it easier for jobs to be created in cities, towns and villages; ● moving from a net loss of bio-diversity to achieving net gains for nature; ● replacing poor design with better design; ● improving the conditions in which people live, work, travel and take leisure; and ● widening the choice of high quality homes. <p>(Paragraph 9)</p>	<p>The following policies in our plan are relevant to meeting the delivery of sustainable development as outlined in this NPPF paragraph:</p> <p>HP1- Meeting Demonstrable Housing Needs on Local Exceptions Sites, CFS1 – New Retail and Commercial Development in Stockland Village, CFS2 – Improvements to Existing Local Community Facilities, Amenities and Assets, CFS4- The King’s Arms Inn, EE1 – Super-fast Connectivity, EE2 – Conversion of Agricultural Buildings, BHE3 – Maintaining the Built Character of Our Parish through High Quality Design</p>
<p>Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.</p> <p>(Paragraph 10)</p>	<p>As our Consultation Statement demonstrates, we have proactively consulted with our local community to ensure that the plan reflects their priorities and helps to deliver sustainable development both in that context and in the context of the parish’s rural setting.</p> <p>In order to achieve general conformity with the Local Plan’s strategic policies, we have explored opportunities for sustainable development within our parish’s rural context. Without a built-up area boundary, Stockland village is restricted to “exceptions” housing development which may enable our village to see small scale affordable housing for local needs being provided should an appropriate site and planning application come forward.</p>

National Planning Policy Framework Sustainable Development Paragraph	How we believe our plan contributes towards this
<p>The application of the presumption (in favour of sustainable development) will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:</p> <ul style="list-style-type: none"> ● develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; ● plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and ● identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed. <p>(Paragraph 16)</p>	<p>As already noted above, we have developed our plan tracking the progress of the new, now adopted, Local Plan. We have ensured that officers at East Devon District Council have seen key outputs and drafts of the plan and process with general conformity with the strategic policies in mind. A section later in this Statement sets out how our policies and plan are in general conformity with the Local Plan and therefore support the strategic development needs in the Local Plan.</p> <p>We have planned positively to support local development within the context of national and strategic policies which provide the planning policy framework for our plan, but which also fits with the desires of our community (understood through consultation) and in recognition of the highly valued high quality natural environment. Our policies (such as BHE3) set positive criteria to help ensure that any development which does come forward does so within the appropriate local context.</p> <p>There has been no desire or need to identify Neighbourhood Development Orders at this stage, in the parish.</p>
<p>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:</p> <ul style="list-style-type: none"> ● 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 benefit 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 	<p>As we have stated above, our plan supports sustainable local economic development, within the context of what our parish is like to live and work in and our need to retain local services and community facilities, whilst recognising the need to protect our high quality environment.</p> <p>The following policies in our plan are relevant to meeting the delivery of sustainable development as outlined in this NPPF paragraph:</p> <p>CFS1 – New Retail and Commercial Development in Stockland Village, CFS2 – Improvements to Existing Local Community Facilities, Amenities and Assets, CFS3 – Loss of Local Community Facilities, Amenities and Locally Valued Assets, through Redevelopment, CFS4- The King’s Arms Inn, CFS5 – Stockland Church of England Primary Academy, EE2 – Conversion of Agricultural Buildings</p>

National Planning Policy Framework Sustainable Development Paragraph	How we believe our plan contributes towards this
<p>in appropriate locations where identified needs are not met by existing facilities in rural service centres; and</p> <ul style="list-style-type: none"> ● 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. (Paragraph 28) 	
<p>“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.” (Paragraph 55, in part)</p>	<p>The following policies in our plan are particularly relevant to meeting the delivery of sustainable development as outlined in this NPPF paragraph:</p> <p>HP1 - Meeting Demonstrable Local Needs on Local Exceptions Sites EE1 – Super-fast Connectivity EE2 – Conversion of Agricultural Buildings CFS1 – New Retail and Commercial Development in Stockland Village CFS2 – Improvements to Existing Local Community Facilities</p> <p>Our ability to promote sustainable development is relative to our parish’s rurality, Stockland village’s size, role and function, the availability of local services and facilities and the need to protect our valued environment. Notwithstanding this, the Local Plan’s strategy has a significant role to play in identifying appropriate sustainable development in our parish. As we have noted above, in order to achieve general conformity with the Local Plan’s strategic policies, we have explored opportunities for sustainable development within our parish’s rural context. Without a built-up area boundary, Stockland village is restricted to “exceptions” housing development which may enable our village to see small scale affordable housing for local needs being provided should an appropriate site and planning application come forward.</p>

East Devon Local Plan Policy Sustainable Development Policy	How we believe our plan contributes towards this
<p>Strategy 3 - Sustainable Development</p> <p>“The objective of ensuring sustainable development is central to our thinking. We interpret sustainable development in East Devon to mean that the following issues and their inter-relationships are taken fully into account when considering development:</p> <p>a) Conserving and Enhancing the Environment - which includes ensuring development is undertaken in a way that minimises harm and enhances biodiversity and the quality and character of the landscape. This includes reducing the risk of flooding by incorporating measures such as sustainable drainage systems. Developers should maximise the proportion of their developments that take place on previously developed land</p> <p>b) Prudent natural resource use - which includes minimising fossil fuel use therefore reducing carbon dioxide emissions. It also includes minimising resource consumption, reusing materials and recycling. Renewable energy development will be encouraged</p> <p>c) Promoting social wellbeing - which includes providing facilities to meet people's needs such as health care, affordable housing, recreation space and village halls.</p> <p>d) Encouraging sustainable economic development - which includes securing jobs.</p> <p>e) Taking a long term view of our actions - Ensuring that future generations live in a high quality environment where jobs, facilities, education and training are readily available.”</p>	<p>Our plan aligns with the East Devon policy concerning sustainable development. The following policies of our plan help to respond positively to and provide a local policy framework for the requirements:</p> <p>a) NE1 – Retaining and Enhancing the Natural Beauty of Our Countryside, NE2 – Supporting and Protecting Our Turbaries, NE3 – Preserving Tranquility and Our Dark Skies, EE3 – Farming and Other Rural Businesses</p> <p>b) ELC1- Small Scale Renewable and Low Carbon Energy Schemes, ELC2 – Large Scale Renewable and Low Carbon Energy Schemes</p> <p>c) HP1- Meeting Demonstrable Housing Needs on Local Exceptions Sites, CFS1 – New Retail and Commercial Development in Stockland Village, CFS3 – Loss of Local Community Facilities, Amenities and Locally Valued Assets, through Redevelopment, CFS2 – Improvements to Existing Local Community Facilities, Amenities and Assets, CFS4- The King’s Arms Inn, CFS5 – Stockland Church of England Primary Academy</p> <p>d) CFS1 – New Retail and Commercial Development in Stockland Village, EE1 – Super-fast Connectivity, EE2 – Conversion of Agricultural Buildings</p> <p>e) NE1 – Retaining and Enhancing the Natural Beauty of Our Countryside, NE2 – Supporting and Protecting Our Turbaries, NE3 – Preserving Tranquility and Our Dark Skies, CFS5 – Stockland Church of England Primary Academy, CFS1 – New Retail and Commercial Development in Stockland Village, EE1 – Super-fast Connectivity, EE2 – Conversion of Agricultural Buildings, CFS3 – Loss of Local Community Facilities, Amenities and Locally Valued Assets, through Redevelopment, CFS2 – Improvements to Existing Local Community Facilities, Amenities and Assets</p>

The making of the plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)

The meaning of “general conformity” is explained in National Planning Practice Guidance. It states: “When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:

- whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with;
- the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy;
- whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy;
- the rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach.”¹⁴

We consider that our neighbourhood plan is in general conformity with the strategic policies in the Local Plan. Indeed, we consider all of our policies to be complementary to those in the newly adopted Local Plan. This is important as there is not always a policy in the adopted Local Plan which is specific enough to relate closely to our detailed local neighbourhood plan policy.

The neighbourhood plan sets out the rationale for the development of policies and directly references the links and relationship between our policies and those in the adopted Local Plan. It also sets out a ‘chain of conformity’ by setting out the key elements of evidence, in addition to the justification section for each policy, which have led to the development of the policy itself. All of our policies were

¹⁴ Paragraph 074, Reference ID: 41-074-20140306, National Planning Practice Guidance, DCLG (<http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/general-conformity-with-the-strategic-policies-contained-in-the-development-plan/>)

developed following the same process of establishing local and written evidence, to inform our vision, aims and objectives, which in turn provided a focus for policy development. This process is captured in the diagram below which sets out the key steps in the plan making process that we followed.



During the plan’s development we have maintained an ongoing dialogue with planning officers at East Devon District Council to ensure that our plan and its policies are in general conformity with the strategic policies of the Local Plan. This has involved ensuring that the policies of our plan are in general conformity with those in the newly adopted Local Plan. We tracked the progress of our plan alongside the new Local Plan as it was developed as well as the then (old) adopted Local Plan on the working assumption that the new emerging Local Plan may become adopted in advance of our neighbourhood plan being made. This has proven to be the case and our approach has ensured that we have a neighbourhood plan up-to-date and in general conformity with the strategic policies of the newly adopted Local Plan.

We have also sought to ensure that our local policies work alongside rather than in conflict with or over-write those set for development management purposes in Part 2 of the newly adopted Local Plan. Therefore our table which follows sets out our policies also against policies of relevance in Part 2 of the Local Plan. Policy NP1 of the Local Plan sets the context for neighbourhood plans in this regard. It states that “East Devon District Council will support and encourage Parish and Town Councils, and if accepted in law local community groups (Neighbourhood Forums), to produce Neighbourhood Plans for their Parishes and/or defined neighbourhoods. Neighbourhood Plans must show how they implement the strategic policies (Part One) of this Local Plan but can choose to supersede or over-write all or any of the Development Management Policies (Part Two) of this plan.”

The following table “maps” each of our policies alongside the relevant strategic policy of the Local plan (and Part 2 policy where relevant). We have suggested how we consider the neighbourhood plan policy is in general conformity with the strategic policies to which it relates.

Neighbourhood Plan Policies	Relevant Strategic Policies of the adopted East Devon Local Plan (January 2016) (Part 2 policies are in brackets)	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?
NE1 – Retaining and Enhancing the Natural Beauty of Our Countryside	Strategy 3, Strategy 5, Strategy 7, Strategy 46, Strategy 47 (Part 2 - D2, EN5)	Our policies follow the direction of travel set by the policies at District level to conserve and enhance the beauty and value of our countryside. They support and localise elements of the District policies, reflecting what is of particular importance to us in Stockland and adding local specificity where necessary (for example in relation to the turbaries).
NE2 – Supporting and Protecting Our Turbaries	Strategy 3, Strategy 5, Strategy 47 (Part 2 - EN5)	
NE3 – Preserving Tranquility and Our Dark Skies	Strategy 3 (Part 2 - EN14, EN15)	
BHE1 – Protecting Our Valued Historic and Heritage Assets in Stockland Parish	Strategy 5, Strategy 7, Strategy 49 (Part 2- EN8-11)	Our policies follow the direction of travel set by the policies at District level to conserve and enhance the physical and cultural heritage of the District and the contribution heritage assets make to the economic and social wellbeing. They support and localise elements of the District policies, reflecting what is of particular importance to us in Stockland and adding local specificity where necessary (for example in relation to Stockland parish and the hamlets).
BHE2 – Protecting Our Hamlets’ Historic Identity	Strategy 5, Strategy 7, Strategy 49 (Part 2 - EN8)	
BHE3 – Maintaining the Built Character of Our Parish through High Quality Design	Strategy 48 (Part 2 - D1)	Our policies follow the direction of travel set by the policies at District level to ensure that local distinctiveness and local design standards are central to development proposals. They adopt local design standards and guidance developed by the Blackdown Hills AONB for housing and set criteria for other development proposals to adhere to.
HP1- Meeting Demonstrable Housing Needs on Local Exceptions Sites	Strategy 4, Strategy 7, Strategy 34, Strategy 35, Strategy 36	Our policy follows the spatial strategy set by the Local Plan, reflecting a desire for limited development in rural / countryside areas. We have responded to a desire locally to support very limited development and that the best mechanism to deliver this, in the context of the Local Plan policies, is through an Exceptions route.
CFS1 – New Retail and Commercial Development in Stockland Village	Strategy 3, Strategy 4, Strategy 7 (Part 2 - RC6, E15)	Our policy provides additional local criteria to ensure that proposals for retail development within Stockland village meet locally derived requirements for such proposals to be suitable in our rural context.
CFS2 – Improvements to Existing Local Community Facilities, Amenities and Assets	Strategy 3, Strategy 4, Strategy 7 (Part 2 - E14, RC6, RC7)	In line with Local Plan policies, our policies seek to retain essential services and facilities as assets to our rural community. We name those assets. They are essential to ensure that the long-term sustainability and balance of our parish is maintained and concerns about loss of such services and facilities are not exacerbated.
CFS3 – Loss of Local Community Facilities, Amenities and Locally Valued Assets, through	Strategy 3, Strategy 4, Strategy 32 (Part 2 - E14, RC6, RC7)	

Neighbourhood Plan Policies	Relevant Strategic Policies of the adopted East Devon Local Plan (January 2016) (Part 2 policies are in brackets)	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?
Redevelopment		
CFS4- The King's Arms Inn	Strategy 3, Strategy 4, Strategy 7, Strategy 32 (Part 2 - E14, RC6, RC7)	
CFS5 – Stockland Church of England Primary Academy	Strategy 3, Strategy 4, Strategy 7 (Part 2 - RC6, RC7)	Our policy is in alignment with the policies of the Local Plan and focuses on a specific community facility, the school, which we value not just as a place where our community's children are educated but also as facility at the heart of the community. We support the principle of the improvement of this facility.
TRA1 – Off-road Car Parking	Strategy 7 (Part 2- TC7, TC9)	Our policies are in general conformity with those of the Local Plan. They build upon our desire to see safe and easy access around our rural narrow lanes, where the setting of the proposal is not compromised, and to ensure that our hedgerows are not inappropriately damaged when new access points which require planning permission are created.
TRA2 – Vehicular Access and Egress Arrangements	Strategy 7 (Part 2 - TC7, TC9)	
TRA3 – Rights of Way (Public Footpaths, Bridleways, Byways, Unclassified Roads and Other Trails)	Strategy 3, Strategy 4, Strategy 5 (Part 2 - TC4)	Our policy is in alignment with those of the Local Plan and seeks to help implement improved accessibility to the countryside, improving green infrastructure and to support improvements in general health and wellbeing.
EE1 – Super-fast Connectivity	Strategy 30 (Part 2 - RC6, TC1)	Our policy is in alignment with that of the Local Plan and supports improved connectivity in development.
EE2 – Conversion of Agricultural Buildings	Strategy 3, Strategy 4, Strategy 7, Strategy 28 (Part 2 - D8, E16)	Our policy is in alignment with the strategic policies of the Local Plan. We support, through our policy, the conversion of farm buildings for sustainable rural employment uses subject to criteria making the development proposed acceptable.
EE3 – Farming and Other Rural Businesses	Strategy 5, Strategy 7 (Part 2- EN13, D7)	Our policy is in alignment with the principles set by the strategic policies of the Local plan. It seeks to enable the delivery of appropriate agricultural developments in the context of our highly valued natural environment and landscape. We support sensitive rural agricultural development as part of a successful rural economy and the farming community has a large role to play in the effective stewardship of the land.
LC1- Small Scale Renewable and Low Carbon Energy Schemes	Strategy 39, Strategy 41	Our policies follow the direction of travel set by the policies at District level to ensure that renewable energy and low carbon proposals are acceptable in principle, but on the basis that they are appropriate to certain criteria, including sensitivity in the landscape and natural environment. Our policy sets criteria which tests proposals to ensure that they will be appropriate to their setting in terms of size, scale and impact.
ELC2 – Large Scale Renewable and Low Carbon Energy Schemes	Strategy 39, Strategy 41	

The making of the plan does not breach, and is otherwise compatible with, EU obligations

A screening process was carried out by East Devon District Council to determine whether a Strategic Environment Assessment (SEA) and / or a Habitats Regulation Assessment (HRA) would be required as the Neighbourhood Plan was developed. Through consultation with the statutory environmental agencies, it was determined that our Neighbourhood Plan will not have significant negative environmental impacts and that protected European “Natura 2000” sites such as Special Protection Areas (SPA) or Special Areas of Conservation (SAC) will not be affected as a result of its policies.

Therefore, neither an SEA nor HRA was required for our Neighbourhood Plan and the basic conditions concerning Habits and Environmental Impact Assessment as described in Schedules 2 and 3 of the Regulations have been accounted for.

The formal written screening opinion of East Devon District Council is appended to this Statement as Appendix 3.

The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and comply with the Human Rights Act 1998.

The prescribed conditions are met in relation to the plan and prescribed matters complied with in connection with the proposal for the plan

Section 38A(12) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act¹⁵ sets out the definition of “prescribed”. It means conditions prescribed by regulations made by the Secretary of State. Currently there are no additional relevant prescribed conditions which the Neighbourhood Plan needs to meet.

¹⁵ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

Appendices

Appendix 1.

Neighbourhood Area Application

Application for Designation of a Neighbourhood Area



This information is intended to assist the Local Planning Authority in making a decision but please note that further information may be required.

Which Town or Parish Council is applying to designate a neighbourhood area?

Stockland Parish Council

If more than one Town or Parish Council are working in partnership, please give details of all parties

contact details –

contact details –

contact details –

contact details –

Please confirm that all the parishes listed above agree to the application

Please confirm that the organisation/s or body/ies making the area application is a relevant body for the purposes of section 61G of the 1990 Act.

Please advise what, if any, discussion has taken place with neighbouring Parishes with a view to partnership working? Where applications include sites in adjoining Parishes their agreement should be sought.

We will be co-operating with other Blackdown Hills AONB parishes to share common materials & objectives.

Please append a map identifying the area to which the area application relates.

Please explain why this area is considered appropriate to be designated as a neighbourhood area

Stockland parish boundary

EAST DEVON DISTRICT COUNCIL ECONOMY			
16 AUG 2013			
ACK	CIRC	SEEN	FILE

Signed [Redacted]

Date

Position CLERK

Organisation Stockland P.C.

The Neighbourhood Planning Regulations can be downloaded at:
<http://www.legislation.gov.uk/ukxi/2012/637/made>

A summary of the next steps is provided below

Publicising an area application

Once we have received your neighbourhood area application we must, as local planning authority, publicise the following on our website and in any other manner that we consider is likely to bring the application to the attention of people who live, work or carry out business in the area to which it relates -

- (a) a copy of the area application;
- (b) details of how to make representations; and
- (c) the date by which those representations must be received, being not less than 6 weeks from the date on which the area application is first publicised.

To help us meet these requirements:

Are we able to publicise the application in any widely available local newsletters/magazines? If so, please give contact details and advise how often the newsletter/magazine is published.

View from newspapers - Honiton & Axminster

Do you have Parish Noticeboards? If so, please give contact details of the person responsible for their content.

Clerk - Dr C Sordner, clerk@stockland-eastdevon.gov.uk

Are there any other means of communication which could be used to advertise the proposals eg local website, social media, local interest groups? Please provide contact details.

Stockland website - web.group@msn.com

Publicising designation of a neighbourhood area

As soon as possible after designating a neighbourhood area, we must publish the following on our website and in any other manner that we consider is likely to bring the application to the attention of people who live, work or carry out business in the area:

- (a) the name of the neighbourhood area;
- (b) a map which identifies the area; and
- (c) the name of the relevant body who applied for the designation.

If we refuse to designate a neighbourhood area, we must publish the following on our website and in any other manner that we consider is likely to bring the application to the attention of people who live, work or carry out business in the area

- (a) a document setting out the decision and a statement of our reasons for making that decision ("the decision document"); and
- (b) details of where and when the decision document may be inspected.

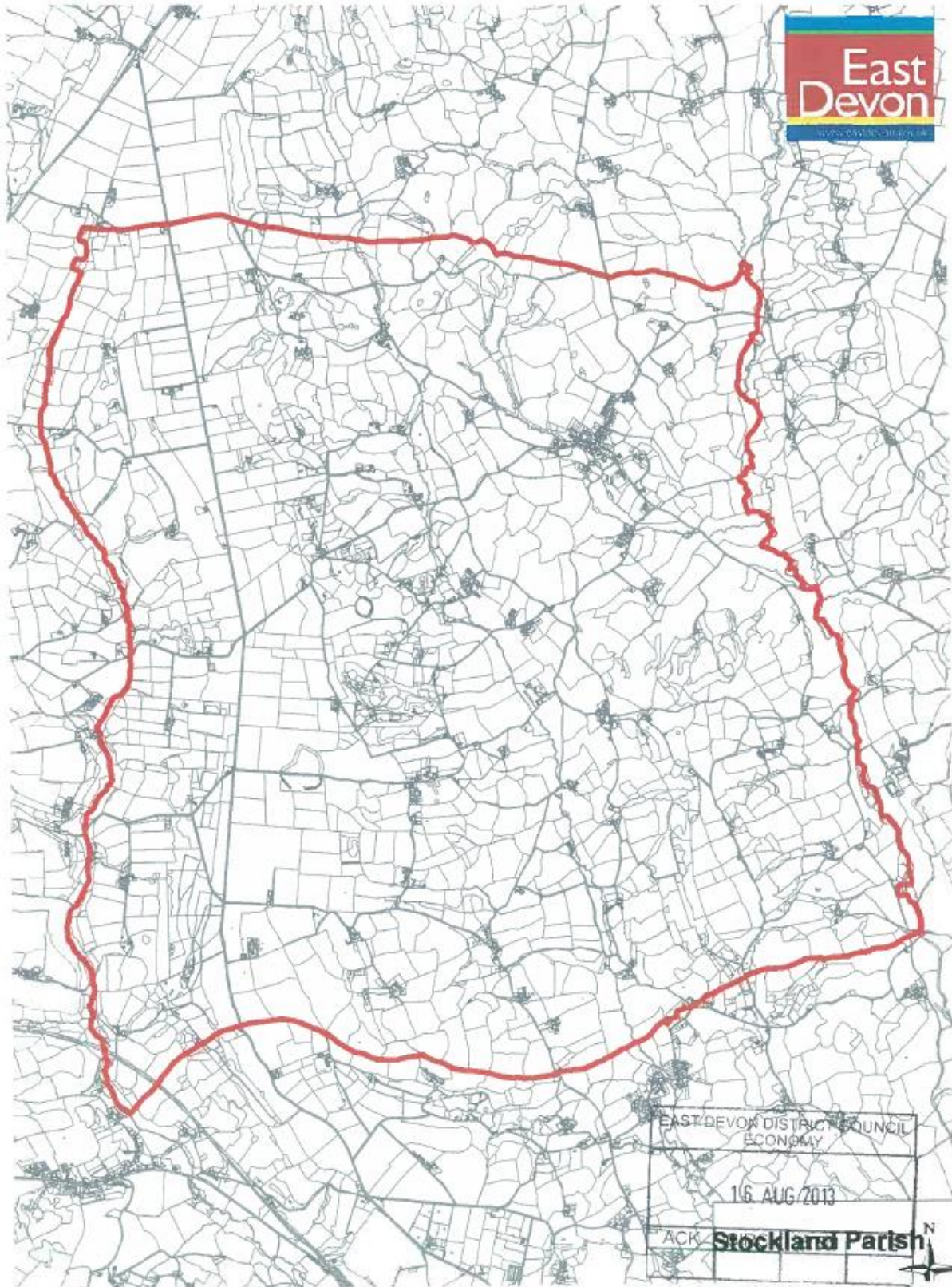
Further information is available from:

Planning Policy, Economy Directorate

East Devon District Council

Knowle, Station Road, Sidmouth, Devon, EX10 8HL

01395 571533



Appendix 2.

Neighbourhood Area Decision Notice

Extract from Minutes of East Devon District Council Cabinet Minutes, 30th October 2013

***105 Proposed designation of Luppitt and Stockland Neighbourhood Areas**

Members considered the report of the Senior Planning Officer in respect of proposals received to designate Luppitt and Stockland Parishes as Neighbourhood Areas. There had been no comments or objections arising from the six week consultation period.

RESOLVED that the following Parishes be designated as separate Neighbourhood Areas:

- Luppitt
- Stockland

REASON No objection had been raised to the designation and both complied with the requirements of the regulations.

Appendix 3.

Strategic Environmental Assessment / Habitats Regulation Assessment Screening Opinion

**Stockland Neighbourhood Development Plan
Strategic Environmental Assessment and Habitat
Regulations Assessment**

Screening Report

Prepared by East Devon District Council

March 2015

1.0 Introduction

- 1.1 The purpose of this report is to assess the draft Stockland Neighbourhood Development Plan (hereafter referred to as SNP) to determine whether it requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. An SEA is required under this legislation for all plans which may have a significant effect on the environment.
- 1.2 This report will also screen to determine whether or not the SNP requires a Habitats Regulations Assessment (HRA) in accordance with Article 6(3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010. An HRA is required when it is deemed that the implementation of the plan is likely to cause negative significant effects on protected European Sites (Natura 2000 sites).
- 1.3 The conclusion of the assessment is that the SNP is unlikely to have a significant effect on the environment so an SEA is not required to accompany the Plan. It is also unlikely to have a negative impact on any Natura 2000 sites so should not be subject to HRA.
- 1.4 This report has been sent to the three statutory consultees designated in the Regulations (English Heritage, Environment Agency and Natural England) to elicit their views on the findings. All three statutory bodies were in agreement with the findings and their responses can be found in Appendix A.

2.0 SEA screening

- 2.1 The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is European Directive 2001/42/EC and was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005).
- 2.2 The objective of SEA is '*to provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of development plans.... with a view to promoting sustainable development*' EU Directive 2001/42/EC (Article 1).
- 2.3 Although there is no definitive guidance stating that a Neighbourhood Plan will require an SEA, Local Authorities are legally obliged to advise the plan producers as to whether an SEA is required.
- 2.4 To ascertain if SEA is required, a "screening" exercise will be undertaken by East Devon District Council evaluating the content of the SNP against the criteria set out in the SEA Directive. This criterion is set out in the SEA Directive and can be found in Figure 1.
- 2.5 Should the screening report reach the conclusion that that plan will have a significant impact on the environment; a full SEA should be undertaken.
- 2.6 If the conclusion is that a full SEA is not required, any significant variations or additions to the draft Stockland Neighborhood Plan will be subject to a further screening.
- 2.7 The plan will not identify or propose the allocation of specific development sites.
- 2.8 SEAs have previously been completed as part of the adopted East Devon Local Plan 1995 to 2011 and have been taken into account whilst undertaking this screening assessment.

Figure 1: Application of the SEA Directive to plans and programmes

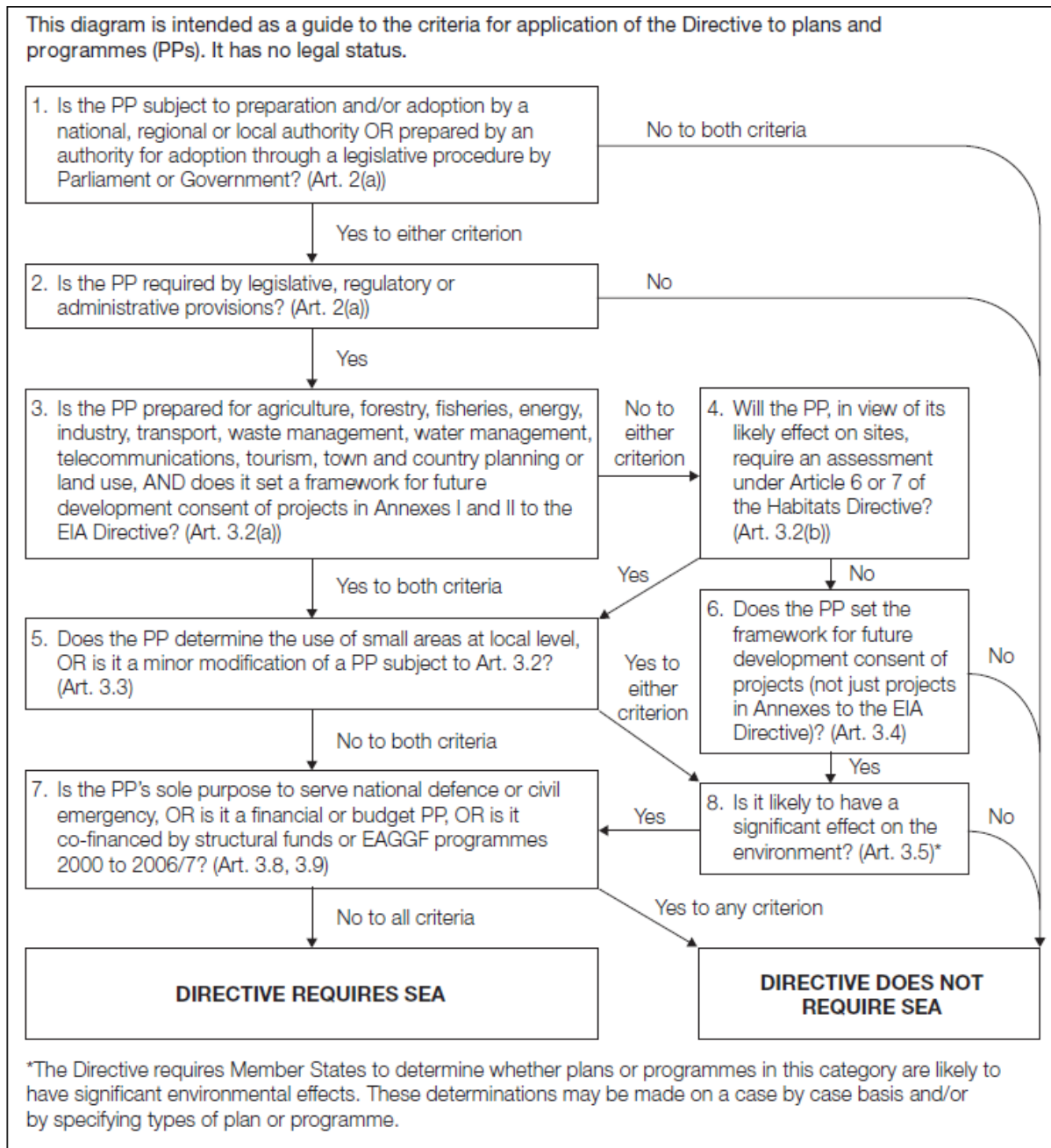
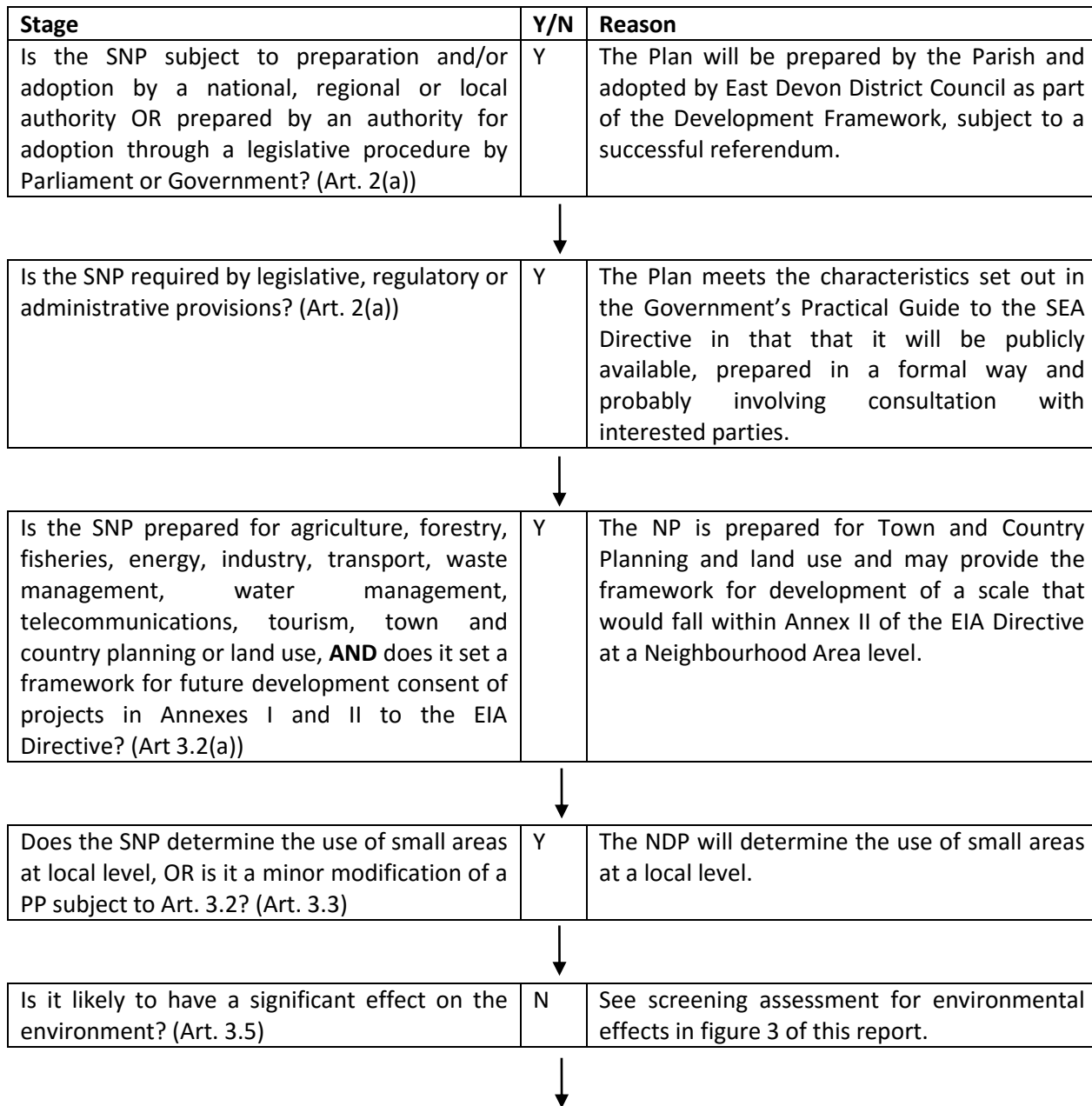


Figure 2: Screening assessment against the criteria for whether the SNP requires n SEA.



Directive Does Not Require SEA

2.9 Screening Assessment for Environmental effects

2.10 Under step 8 of the Application of the SEA directive (Figure 1), in order to establish whether a plan requires an SEA, it was necessary to conduct a thorough assessment of whether the plan was likely to have a significant effect on the environment.

2.11 Stockland is situated within the Blackdown Hills Area of Outstanding Natural Beauty (AONB). As such, its outstanding landscape value and setting are of national importance and is offered considerable protection under the planning system. Special weight will be given to the protection of the AONB when assessing whether the Neighbourhood Plan will have a significant effect on the environment.

2.12 The table below sets out the criteria by which policies of the plan will be judged, as outlined in Article 3.5 of the SEA Directive.

Figure 3: Environmental impact screening assesment

Criteria for determining the likely significance of effects (Schedule 1 of SEA regulations)	Is the SNP likely to have a significant environmental effect?	Justification for Screening Assessment
The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	N	The SNP will set a framework for developments within the neighbourhood area but does not allocate specific sites for development. It also supports policies already within the emerging and adopted East Devon Local Plans, which have both been subject to SEA.
The degree to which the plan or programme influences other plans and programmes including those in a hierarchy.	N	The SNP must be in general conformity with the adopted East Devon Local Plan and have regard to national policies. It must also be compatible with EU law and the ECHR obligations. It is not considered to have an influence on other plans.
The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.	N	The Plan will contribute towards the achievement of sustainable development, as required by the “basic conditions” on which the plan will be judged by at examination. The plan producers will also prepare a sustainability appraisal, in which the objective of sustainable development will be considered throughout.
Environmental problems relevant to the plan or programme.	N	The policies of he Plan are not expected to have a negative environmental impact. A considerable focus has been made on the continued protection and

		enhancement of the parish and its setting within the Blackdown Hills AONB. This is illustrated in particular through Policy NE1 which states that development proposals will only be supported where they have demonstrated that there will be no adverse impacts on the natural environment. The Plan makers also intend to produce a sustainability appraisal, where environmental matters related to the plan will be considered.
The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).	N	These community legislation types are not relevant to the SNP and will not need to be considered.
The probability, duration, frequency and reversibility of the effects.	N	Although the SNP will not be allocating sites, it is possible small scale development will occur during the lifespan of the Plan. The policies of the Plan promote sustainable development and are not expected to have a significant environmental impact.
The cumulative nature of the effects.	N	The cumulative effects the SNP are not considered to have a significant effect on the environment.
The trans-boundary nature of the effects.	N	The SNP will only set a framework for development within the Neighbourhood Area. The scale of development it will impact upon is unlikely to have an effect on neighbouring areas.
The risks to human health or the environment (e.g. due to accidents).	N	There are no risks to human health identified.
The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).	N	The SNP is concerned only with development within the Parish of Stockland, which has a resident population of 661. If there are any effects they are not considered to be wide ranging.
The value and vulnerability of the area likely to be affected	N	Stockland is situated within the Blackdown Hills Area of Outstanding

<p>due to: special natural characteristics or cultural heritage; exceeded environmental quality standards or limit values; intensive land-use. the effects on areas or landscapes which have a recognised national, Community or international protection status.</p>		<p>Natural Beauty. Grade I & II & listed buildings are scattered across the Parish, the large concentration of them being situated within the conservation area covering the village of Stockland. The SNP is unlikely to adversely affect these and there is a considerable focus on the protection and enhancement of the natural environment and heritage sites.</p>
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2.13 Conclusion

2.14 The Stockland Neighbourhood Plan does not require a Strategic Environmental Assessment

2.15 The Stockland Neighbourhood Plan is unlikely to have a significant environmental impact. It does not allocate sites for development and the policies are in accordance with the adopted and emerging local plans (which were themselves subject to SEA).

3.0 Initial Habitat Regulations Screening Assessment

3.1 The draft Neighbourhood Plan has been used to undertake this initial screening assessment. As the conclusion is that a full Habitat regulations screening is not required, any variations or additions to the Neighbourhood Plan will be subject to a further screening. A draft screening report was produced as part of the production of the emerging Local Plan and has been taken into account in undertaking this screening assessment.

3.2 The Conservation (Natural Habitats &c.) Regulations 1994 (The Habitats Regulations) transpose the requirements of the European Habitats Directive 92/43/EEC into UK law. The Habitats Directive and Regulations afford protection to plants, animals and habitats that are rare and vulnerable in a European context.

3.3 Habitats Regulations Assessment (HRA) is a systematic process through which the performance of a plan or project can be assessed for its likely impact on the integrity of a European Site. European Sites, also referred to as Natura 2000 sites, consist of Special Protection Areas (SPA), Special Areas of Conservation (SAC); Potential Special Protection Areas and candidate Special Areas of Conservation (pSPA and cSAC); and listed or proposed Ramsar sites.

Article 6(3) of the Habitats Directive states:

‘Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives’.

3.4 Sites which are potentially relevant to the Stockland Neighbourhood Plan are the River Axe, which is designated as a Special Area of Conservation (SAC) and the Sidmouth to West Bay SAC.

3.5 Natural England have been consulted on this document by the District Council and stated:

Development in Stockland Parish has the potential to affect the SAC’s interest features, mainly through increasing nutrient levels within the SAC. However, Natural England is satisfied that nutrient levels in the SAC will be addressed via an interim Diffuse Water Pollution Plan (DWPP) which has been prepared to take action to reduce phosphorous entering the system from diffuse sources.

Screening Criteria Questions

1. Is the Neighbourhood Plan directly connected with, or necessary to the management of a European site for nature conservation?

No

2. Does the Neighbourhood Plan propose new development or allocate sites for development?

The Neighbourhood Plan does not allocate sites, although the objectives indicate that small scale development to meet local needs will be supported.

The level of development proposed (small-scale, well related to the built up area, to meet local needs) is broadly in conformity with the adopted East Devon Local Plan, which doesn't specify numbers in each settlement but has a presumption in favour of development within the Built-up Area Boundary.

The level of development in the Plan is also in line with the emerging East Devon Local Plan which allows small scale development within built up area boundaries and 'exceptions' housing (on a 2/3 affordable, 1/3 market basis) to meet local needs. A detailed assessment of potential impacts will be carried out when specific sites come forward through the planning system.

The existing, adopted Local Plan was not subject to an HRA (it pre-dated the requirement) but, as the type of small scale housing referred to in the Stockland Plan accords with Local Plan policy, re/development has already been found to be acceptable in principle. Development schemes should include an area of open space which is intended to meet some recreational pressures arising from new residents and the existing population.

The policies in the Neighbourhood Plan do also accord with the emerging Local Plan for the District which is subject to an HRA. A screening opinion was provided by Land Use Consultants early in the Plan production process and an HRA was completed by Footprint Ecology before, and informed, the submission version of the Local Plan. It indicated that the Local Plan will have sufficient policy provisions to enable the subsequent delivery of necessary measures to avoid and mitigate adverse effects on the integrity of European Sites.

It is considered that, whilst the River Yarty which passes through Stockland parish does eventually discharge into the River Axe, development well-related to Stockland village centre will be sufficiently distant that there will be no adverse impact. The potential for increased recreational pressure on the Sidmouth to West Bay SAC is considered to be negligible due to the distances involved, the small scale nature of development, and the numerous intervening recreational opportunities.

3. Are there any other projects or plans that together with the Neighbourhood Plan could impact on the integrity of a European Site?

No

3.6 **Conclusion**

3.7 The Stockland Neighbourhood Plan does not require a Habitat Regulation Assessment.

3.8 The Stockland Neighbourhood Plan is unlikely to have an adverse effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010 (d), alone or in combination with other plans and projects. It does not propose a level of development significantly over and above that in the adopted Local Plan and is in accordance with the emerging Local Plan (which was itself subject to HRA).

Appendix A: Consultation Responses

Responses to the consultation agreed with the conclusions of the above screening exercise. The responses from the three statutory bodies of Natural England, English Heritage and the Environment Agency are included below.

English Heritage

From: Stuart, David [<mailto:David.Stuart@english-heritage.org.uk>]
Sent: 22 December 2014 11:31
To: Maria Toynton
Subject: Stockland NP SEA HRA consultation - UNCLASSIFIED:

Dear Maria

Thank you for your consultation on the Stockland NP SEA Screening Report.

Based on the information provided we are happy to concur with the view that an SEA is not required.

Kind regards

David Stuart

David Stuart | Historic Places Adviser

Direct line: 0117 975 0680

Mobile phone: 0797 924 0316

English Heritage | 29 Queen Square

Bristol | BS1 4ND

www.english-heritage.org.uk

Environment Agency

Ms Maria Toynton
East Devon District Council
The Knowle
Sidmouth
Devon
EX10 8HL

Our ref: DC/2006/000243/AP-
15/IS1-L01
Your ref:
Date: 30 December 2014

Dear Ms Toynton

**STOCKLAND NEIGHBOURHOOD PLAN
INITIAL SCREENING REPORT – STRATEGIC ENVIRONMENTAL ASSESSMENT
AND HABITAT REGULATIONS ASSESSMENT**

Thank you for your consultation of 13 November 2014 providing us with the opportunity to comment on the above.

We concur with the conclusions of the initial screening report. We consider that it is unlikely that the Neighbourhood Plan will result in significant effects on the environment. However, at this early stage in the Neighbourhood Plan process we would like to take this opportunity to highlight the environmental constraints that are likely to need further consideration as the Plan develops.

The floodplains associated with the Umborne Brook and the River Yarty put the western and eastern boundaries of the parish at risk of flooding respectively whilst the floodplain of Corry Brook puts parts of the centre of the parish at risk of flooding. Furthermore, the flood map indicates that the south western part of Stockland itself to be at risk of flooding from the watercourse which flows south east towards the River Yarty. In line with the National Planning Policy Framework we would seek any new development to be directed to areas outside Flood Zone 3 (High probability) and Flood Zone 2 (Medium probability). Any new development which has to be located in these flood zones would need to be safe for its lifetime (including allowance for Climate Change), not increase flood risk elsewhere and, where possible, reduce flood risk over all.

In addition, we would be looking for new development to manage surface water drainage on site through the use of Sustainable Drainage Systems to ensure that surface water flooding risks are not increased and, where possible, are reduced.

With regard to the objectives of the Water Framework Directive (WFD) the Umborne Brook is at Moderate Ecological Status. The water-body is failing with regard to Phytobenthos and Macrophytes. The Corry Brook is at Poor Ecological Status. This water-body is failing with regard to Phosphates as well as Phytobenthos and Macrophytes. Finally, the River Yarty is at Moderate Ecological Status. This water-body is failing with regard to Phosphates and Phytobenthos. It is the target for these water-bodies to meet Good Ecological Status by 2027. Therefore, any new development must not cause deterioration from the present status and should seek opportunities to meet the desired status.

We also recommend that the plan references the Catchment Based Approach; not necessarily how the plan ties in with the East Devon Catchment Partnership but at a more local scale what consideration will be given to the environment up and down stream of the area.

We would welcome further consultation on the next stage of the Plan to identify any opportunities to deliver shared outcomes through the Plan.

Yours sincerely

MARCUS SALMON
Sustainable Places Planning Specialist

Direct dial 01208 265046

Direct fax 01208 78321

Direct e-mail marcus.salmon@environment-agency.gov.uk

From: Horn, Darren A (NE) [Darren.Horn@naturalengland.org.uk]
Sent: 13 March 2015 11:15
To: Timothy Spurway
Cc: Claire Rodway
Subject: LPA comments on Natural England response to Stockland Neighbourhood Plan SEA HRA initial screening report (Our ref: 147626)

Dear Mr. Spurway,

I trust that the following comments clarify our position and enable the Neighbourhood Plan (NP) to progress.

On the basis of the Vision and Objectives for the Stockland NP, we were unable to screen the plan out of possible SEA and HRA, due to the pathways to the River Axe SAC and its location within the Blackdowns AONB. However we appreciate that the proposals are small in scale and having reviewed the policies contained in the draft Neighbourhood Plan (which was not available in the first instance); we would concur with the SEA Screening's conclusion that the NP is unlikely to have a significant environmental impact and that therefore, it does not require SEA.

As previously noted, development in Stockland Parish has the potential to affect the SAC's interest features, mainly through increasing nutrient levels within the SAC. However, Natural England is satisfied that nutrient levels in the SAC will be addressed via an interim Diffuse Water Pollution Plan (DWPP) which has been prepared to take action to reduce phosphorous entering the system from diffuse sources.

My colleague, Laura Horner has discussed the DWPP with Matt Dixon who will receive a copy to add to the council's evidence base.

We are pleased to see that the NP draws upon the Natural England National Character Areas - Blackdowns NCA 147, as part of its evidence base.

Kind regards,

Darren Horn

Adviser, Devon Sustainable Development Team

Area 12: Devon, Cornwall and Isles of Scilly

Natural England

Level 10, Renslade House

Bonhay Road

Exeter, EX4 3AW

Tel: 0300 060 0049

Mob: 07826 891 828