

Appendix A

National and Local Planning Context



Budleigh Salterton Neighbourhood Plan 2017-2031

It is a requirement for Neighbourhood Plans to conform to the framework of national, regional and local planning policies. These are the Localism Act 2011, the National Planning Policy Framework (NPPF) and the East Devon Local Plan 2013 – 2031.

1.0 Basic Conditions Statement

1.1 The Localism Act 2011 stipulates that a Neighbourhood Plan must meet the Basic Conditions before it can come into force. These are as follows:

- a) Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to “make” the Neighbourhood Plan.
- b) Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest it possesses, it is appropriate to “make” the Neighbourhood Plan.
- c) Having special regard to the desirability of preserving the character of appearance of any conservation area, it is appropriate to “make” the Neighbourhood Plan.
- d) The “making” of the Neighbourhood Plan contributes to the achievement of sustainable development.
- e) The “making” of the Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority [Adopted East Devon Local Plan 2013-2031].
- f) The “making” of the Neighbourhood Plan does not breach and is otherwise compatible with EU obligations.
- g) Prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Plan.

2.0 Conformity with National Policies and Secretary of State guidance

2.1 The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development and that the policies contained in the NPPF taken as a whole constitute the Government’s view of what sustainable development in England means in practice for the planning system.

2.2 The Budleigh Salterton Neighbourhood Plan has been developed with regard to this national policy and supports the strategic development needs set out in the East Devon Local Plan.

2.3 The NPPF sets out 12 core land use planning principles that should underpin plan – making and decision – taking. These are that 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.
- Be a creative exercise in finding ways to enhance and improve the places in which people live their lives.
- Proactively drive and support sustainable economic development to deliver the homes, businesses and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of the land and buildings.
- Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.
- Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (eg. By the development of renewable energy).
- Contribute to conserving and enhancing the natural environment and reducing pollution
- Encourage the effective use of land by reusing land that has been previously developed (brownfield land) provided that it is not of high environmental value.
- Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions.

- 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.
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus on significant development in locations which are or can be made sustainable.
- Take account of local strategies to improve health, social and cultural wellbeing for all and deliver sufficient community and cultural facilities and service to meet local needs.

2.4 The Neighbourhood Plan was prepared to be in conformity with the NPPF and the strategic policies of the adopted East Devon Local Plan.

The process up to 'approval' of the Plan comprises the following main stages:

- **Pre-Submission** – comprises the vision, objectives, policies and the Proposals Map and is subject to a statutory 6 week public consultation period.
- **Submission**– a document taking into account the representations received on the draft plan during the public consultation period, amended as necessary for submission to the local planning authority, together with the Basic Conditions Statement, Consultation Statement and the Strategic Environmental Assessment (If deemed necessary).
- Thereafter the Plan will be subject to **independent examination** and, if successful, will be put to a **local referendum**. A majority vote will lead to the Plan becoming part of the development plan for the Parish to manage future development decisions alongside the East Devon Local Plan and National Planning Policy Framework.