

Clyst Honiton Neighbourhood Plan
Basic Conditions Statement
January 2024

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1 Introduction

- 1.1 This Basic Conditions Statement has been prepared by Modicum Planning Ltd on behalf of Clyst Honiton Parish Council to accompany its submission to the local planning authority, East Devon District Council, of the Clyst Honiton Neighbourhood Plan (“the NP”) under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) (“the Regulations”).
- 1.2 Clyst Honiton Parish Council is the qualifying body for the Clyst Honiton NP plan area. The area covered by the Clyst Honiton NP is shown in Figure 1 below. It covers the parish of Clyst Honiton except for the land to the northeast covered by Local Plan strategic and major development sites known as Skypark and Cranbrook as well as land earmarked as providing an Intermodal Freight Facility. It also excludes the land to the east occupied by Exeter Airport and Exeter Business Park.
- 1.3 On 26 September 2012, Clyst Honiton Parish Council originally requested the whole of their parish to be designated a neighbourhood area. A revised area was approved by Cabinet on 2 April 2014. The decision is available to view here www.eastdevon.gov.uk/media/181020/clyst-honiton-reasons-amended-boundary-and-plan.pdf
- 1.4 The submission version of the Clyst Honiton NP was agreed by Clyst Honiton Parish Council at its meeting held on 17 January 2024.
- 1.5 The policies in the NP relate to the development and use of land in the plan area. The plan period of the Neighbourhood Plan is 2023 to 2031 and it does not contain policies relating to excluded development in accordance with the Regulations.
- 1.6 This statement addresses each of the ‘basic conditions’ required by the Regulations and explains how the submitted NP meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.
- 1.7 Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 states that a draft neighbourhood development order meets the basic conditions if:
 - i. having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order;
 - ii. the making of the order contributes to the achievement of sustainable development;
 - iii. the making of the order 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);
 - iv. the making of the order does not breach, and is otherwise compatible with, European Union obligations (the existing body of environmental regulation is retained in UK law); and
 - v. prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.
- 1.8 Schedule 2 to the Regulations also confirms that the following basic condition is prescribed for the purpose of paragraph 8(2) (g) of Schedule 4B to the 1990 Act (included as item v. above).

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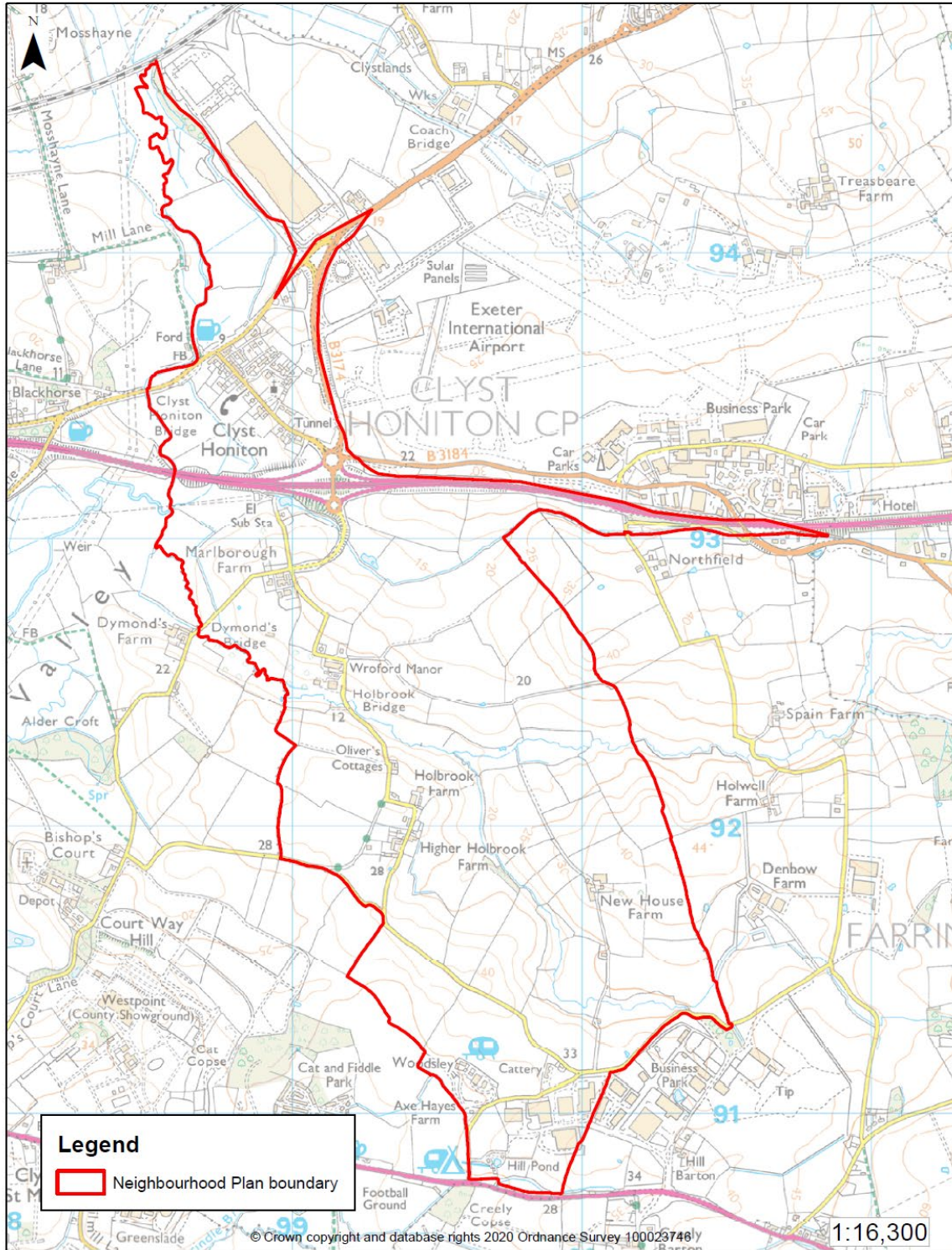
- *The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.”*

1.9 An overview of the NP is provided in section 2 of this report.

1.10 This document outlines how the plan meets all of the above basic conditions and addresses these requirements in five sections:

- Section 3 assesses the appropriateness of the NP policies in light of national policy and guidance;
- Section 4 shows how the plan will contribute towards achieving sustainable development;
- Section 5 demonstrates the conformity of the neighbourhood plan with the East Devon development plan policies which are applicable to the Clyst Honiton plan area;
- Section 6 demonstrates compliance with the appropriate EU obligations including the SEA Directive and obligation relating to Human Rights; and
- Section 7 gives details of how the *making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.*

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Clyst Honiton amended Neighbourhood Plan area



Figure 1: The Clyst Honiton NP area as designated by East Devon District Council on 2 April 2014

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2 An overview of the Neighbourhood Plan

- 2.1 From an early stage in its development, the NP has been driven by five themes, each of which was underpinned by a set of aims:
- 2.2 The first theme is **Being**. This is underpinned by three aims:
1. To protect, enhance and develop community facilities and services.
 2. To protect, develop and extend Local Green Spaces.
 3. To develop local green community spaces to promote increased activity levels and outdoor opportunities for residents.
- 2.3 The second theme is **Moving**. This is underpinned by four aims:
4. To integrate old and new residential areas with improved multi-use infrastructure for pedestrians, wheelchairs, and cycles.
 5. To support the development of active travel (footpath, cycle path and mobility) networks, with safe road crossings to encourage use for health, leisure, and work purposes.
 6. To provide maximum levels of off-street parking provision in new development, and for opportunities for more off-street parking in the village.
 7. To support improvements of the rural road network to:
 - enable businesses in a rural location to thrive.
 - to ensure safe movement of cars and cycles, especially those lanes designated as official cycle routes.
- 2.4 The third theme is **Living**. This is underpinned by four aims:
8. To support the provision of a new community building including any housing required to enable the delivery of this.
 9. To provide a mix of housing types, including provision for the elderly and those wishing to downsize.
 10. To provide 1- and 2-bedroom properties to balance the existing housing stock in the Plan Area.
 11. To support appropriate development outside of the village which supports the rural economy and local needs.
- 2.5 The fourth theme is **Seeing**. This is underpinned by five aims:
12. For Clyst Honiton village to remain as a unique semi-rural green island and resist coalescence with Cranbrook, Business Parks and Mosshayne developments.
 13. To retain and enhance the semi-rural, non-urban character of the Clyst Honiton village.
 14. For buildings and spaces within the Plan Area to be well designed and built with sustainable features.
 15. For new developments outside the village to preserve and enhance the rural landscape setting and outlook.
 16. To retain and enhance pasture and arable land within the Plan Area (Zone B).
- 2.6 The fifth theme is **Working**. This is underpinned by three aims:

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17. To support the growth and retention of existing businesses and business premises and encourage opportunities for new business start-ups suitable for the village and rural environment in the Plan Area.
18. To provide new business space in Clyst Honiton village.
19. To improve access to high-speed communication services for residents and businesses and businesses in the Area, and for this to extend to serve the rural areas residents and businesses.

NP Vision

- 2.7 The five themes and 19 identified aims set out above led to the articulation of the following vision for the NP area.

Clyst Honiton is a happy and healthy community which is inspired by positive change for those living and working in the Plan Area.

The wellbeing of our rural and village communities is enhanced by spaces which provide a strong community and business focus which harness community spirit.

Clyst Honiton aspires to be an attractive, friendly, safe place, encouraging a diverse community to set down their roots and value their river and rural landscape.

NP Aims, objectives, policies and projects

- 2.8 As the NP evolved, so too did the final set of aims and objectives that provides the overview and direction for each of the planning policies and projects.
- 2.9 There are six policy topics. These are:
 - Community facilities
 - Design
 - Economy: businesses, and jobs
 - Housing
 - Natural environment
 - Parking and access
- 2.10 At paragraph 3.6.1, the NP includes a set of tables that illustrate the thread running through the plan from the aims through to policy objectives and through to planning policies and community projects.
- 2.11 A number of planning policies and community projects fit under more than one aim.
- 2.12 The table below lists the planning policies (in plan order) and provides a summary of what each planning policy does.

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	Planning policy and reference	What does this policy do?
	Community facilities	
1	C1: Community facilities and services	Identifies four valued community facilities. The policy resists proposals which would lead to their loss.
2	C2: New Community Building	Supports in principle the delivery of a new community building in the plan area. The policy clarifies a) residential development would also be supported if this were needed to make the delivery of the community building viable and b) the proposal must be supported by the community, demonstrated either through the bringing forward of a Neighbourhood Development Order or through a community engagement statement that details all the pre-application engagement that has occurred.
3	C3: New Community facilities and services	<p>The policy supports, in principle, development proposals that bring forward new community facilities at the River Clyst Park and other new community facilities. The policy includes a list of criteria that proposals should meet.</p> <p>The supporting text to the policy clarifies that any community facilities in the River Clyst Park should be in line with the Clyst Valley Regional Park objectives and links the policy to Policy NE3 (see below).</p>
	Design	
4	DS1: Development of high-quality design	The policy sets out ten design principles to be adhered to when new development comes forward. The policy also requires proposals to have regard to the Clyst Honiton Village Character Assessment (2015), which sets out the unique qualities and key features that define the character of Clyst Honiton village.
5	Policy DS2: Sustainable design and construction of buildings	The policy requires any new development as well as conversion/extensions proposals to meet high levels of sustainable design and construction, be designed to maximise energy efficiency and be compatible with a net zero carbon future.
6	DS3: Communications Infrastructure	<p>This policy requires new development proposals to make provision for the latest high-speed telecommunications networks including broadband.</p> <p>The policy also includes criteria applicable to proposals for communications infrastructure (e.g. masts and similar equipment).</p>
	Flood and water management	
7	DS4: Sustainable Drainage	This policy requires development proposals to incorporate sustainable drainage systems and water recycling features that minimise the impact that the proposal has on the drainage regime of the River Clyst and which help reduce incidents of localised flooding.

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	Planning policy and reference	What does this policy do?
		The policy also requires sustainable drainage measures to deliver other benefits (e.g. biodiversity) and seeks to minimise the amount of hard surfacing lost when new development comes forward.
8	Policy DS5: Flood defences	<p>This policy supports in principle, the provision of new flood defences. Opportunities for natural biodiversity enhancement etc are sought as part of this.</p> <p>The policy supports in principle the development of a micro-hydro renewable energy scheme on the River Clyst.</p>
9	Policy DS6: Storage spaces	The policy requires all development proposals to be designed from the outset so that adequate provision is made for bins, cycles, electric scooters and mobility aids.
10	Policy DS7: Provision of charging points	Requires the provision of charging points for electric bicycles to be provided as part of new residential proposals. The policy also requires all new employment, commercial, leisure and retail proposals to include secure covered cycle parking with electric charging points (if cycle/scooter provision is made in the first instance).
	Renewable energy	
11	DS8: Provision and Use of Renewable Energy	<p>The policy requires new development to utilise opportunities to incorporate on-site renewable technologies.</p> <p>The policy also supports the following proposals:</p> <ul style="list-style-type: none"> - the retrofitting of heritage assets through measures that result in the overall reduction in overall energy demand and through the incorporation of on-site renewable or low carbon technologies. - refurbishment and extension proposals that result in an overall reduction in the energy demand of a building (through measures set out in DS2 or through the installation of on-site renewable/low carbon technologies).
12	Policy DS9: Community Led Renewable Energy Production	This policy sets out what and how community scale renewable energy projects will be supported.
	Economy, business and jobs	
13	E1: Supporting a rural economy.	Policy E1 seeks to support the rural economy by offering opportunities for rural diversification through the establishment of tourist accommodation and small-scale business enterprises at sites outside the village of Clyst Honiton (in Zone B in the plan area (identified on Figure 6 of the plan as being the land south-east of the A30) but excluding Hill Barton Business Park)
14	E2: Rural economy: live-work units	Policy E2 seeks to support the rural economy by offering opportunities for rural diversification through the development of work live units at sites outside the village of Clyst Honiton (in Zone B in the plan area (the land

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	Planning policy and reference	What does this policy do?
		<p>south-east of the A30) but excluding Hill Barton Business Park).</p> <p>The policy explicitly does not support live/work units in Zone B on greenfield sites.</p>
15	E3: Opportunities for new and/or improved business development in Zone A (Fig 6)	<p>Policy E3 supports proposals for new businesses in and new/or improved businesses on three specific sites in the village. The policy includes criteria which proposals must meet.</p> <p>The policy also supports in principle new businesses and new/or improved business development outside but adjacent to the village subject to criteria.</p>
	Housing	
16	Policy SA1: Slate and Tile Site, York Terrace.	This policy allocates a site at York Terrace for the development of nine dwellings.
17	Policy H1: Self – Build/ Custom Build Houses.	This policy supports the principle of self-build and custom build houses in specific locations in the plan area. The policy also requires the provision of self-build and custom build homes on any development proposal of more than 30 homes.
	Natural environment	
18	NE1: Landscape and biodiversity	<p>This policy requires development proposals to contribute to a high quality and biodiversity-rich natural environment by:</p> <ul style="list-style-type: none"> • Retaining and integrating existing landscape features • Requiring biodiversity gains of at least 10% on all development • Using locally distinctive landscaping and boundary treatments. • Creating new habitats and enhancing wildlife connectivity • Responding positively to the surrounding landscape setting,
19	Policy NE2: Green Landscaped Corridor	This policy safeguards an area of land for the provision of a green landscape corridor as a way of maintaining the landscape setting of Clyst Honiton, maintaining a wildlife corridor and mitigating traffic noise away from the A30 carriageway.
20	Policy NE3: River Clyst Park	<p>This policy safeguards an area of land as a public amenity space.</p> <p>The policy is accompanied by a map denoting the area to be safeguarded. The policy also identifies four items of infrastructure to be sought on the land.</p>
21	Policy NE4: Local Green Spaces	This policy designates four areas of land as local green space.

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	Planning policy and reference	What does this policy do?
		<p>A local green space assessment to accompany this policy has been prepared and provided as an appendix to the NP.</p> <p>The policy is accompanied by a map denoting the extent of the land affected.</p>
	Parking and Access	
22	AC1: Parking provision	<p>This policy sets out parking provision requirements for non-residential development proposals.</p> <p>The policy also supports additional off-road parking provision to serve Clyst Honiton residents.</p>
23	AC2: Public realm improvements to Clyst Honiton village road, its road junctions and the enhancement of the historic core.	<p>This policy supports and encourages proposals which would improve or add to safe community use and movement along Clyst Honiton village road.</p>
24	AC3: Active Travel Provision	<p>This policy supports proposals which:</p> <ul style="list-style-type: none"> - maintain or enhance existing active travel routes - deliver new active travel routes - link into existing key outdoor amenity areas - provide cycle and E bike racking <p>The policy also supports proposals that help to create new links to the cycle path network and a nearby forest and a nearby resort.</p> <p>The policy also sets out a list of expectations from development:</p> <ul style="list-style-type: none"> - provide appropriate and safe access for non-motorised users, linking up with the existing network - to be designed to create natural surveillance of routes - be designed to facilitate future connections where applicable <p>Finally, the policy resists the loss of existing routes.</p>

Table 1: An overview of the planning policies

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3 How the policies are appropriate having regard to national policies and advice contained in the guidance issued by the Secretary of State.

- 3.1 It is required that the neighbourhood plan policies are appropriate having regard to national planning policy and guidance. This is principally provided by the National Planning Policy Framework (NPPF) published in December 2023 but also provided by planning practice guidance.
- 3.2 Ministerial statements are also relevant including:
- 13 December 2023 – Local Energy Efficiency Standards Update <https://questions-statements.parliament.uk/written-statements/detail/2023-12-13/hcws123>
 - 24 May 2021 – Affordable Homes Update <https://questions-statements.parliament.uk/written-statements/detail/2021-05-24/hlws48>
- 3.3 The NPPF provides a framework within which local communities can produce neighbourhood development plans for their area and sets out how planning should help achieve sustainable development.
- 3.4 This section demonstrates how the plan has regard to the relevant policies in the NPPF in relation to:
- Achieving sustainable development (NPPF Chapter 2)
 - Plan-making (NPPF Chapter 3)
 - Decision-making (NPPF Chapter 4)
 - Delivering a sufficient supply of homes (NPPF Chapter 5)
 - Building a strong, competitive economy including supporting a prosperous rural economy (NPPF Chapter 6)
 - Ensuring the vitality of town centres (NPPF Chapter 7)
 - Promoting healthy and safe communities (NPPF Chapter 8)
 - Promoting sustainable transport (NPPF Chapter 9)
 - Supporting high quality communications (NPPF Chapter 10)
 - Making effective use of land (NPPF Chapter 11)
 - Achieving well-designed and beautiful places (NPPF Chapter 12)
 - Meeting the challenge of climate change, flooding and coastal change (NPPF Chapter 14)
 - Conserving and enhancing the natural environment (NPPF Chapter 15)
 - Conserving and enhancing the historic environment (NPPF Chapter 16)
- 3.5 The policies in Chapters 7 and 13 of the NPPF are not relevant because there is no town centre or green belt land in the Clyst Honiton NP area.
- 3.6 Table 2 examines the Clyst Honiton neighbourhood plan aims, objectives and policies and explores how these relate to applicable paragraphs in the NPPF. As part of this exercise the paragraphs in Chapters 3, 5, 6, 8, 9, 10, 12, 14, 15 and 16 are looked at. Following Table 2, the principles in the remaining NPPF chapters (Chapter 2, 4 and 11) are considered to check the appropriateness of the NP aims, objectives and policies.

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NP aims, objectives and policies.	Relevant NPPF chapters (NPPF December 2023)
NP Topic: Community Facilities	
<p>Aim: To protect, enhance and develop new community facilities and services.</p> <p>Objectives:</p> <ul style="list-style-type: none"> • To support the retention and enhancement of Clyst Honiton’s Villages existing community facilities • To support the provision of new or re-development of existing community facilities • To support the development of a community building <p>Policies: C1, C2, C3, NE3</p>	<p>Chapter 8: Promoting healthy and safe communities.</p> <p>Policy C1 is consistent with paragraph 97c) that states planning policies should 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.</p> <p>Policies C1, C2, C3 and NE3 are consistent with paragraphs:</p> <ul style="list-style-type: none"> • 97a) that states planning policies should plan positively for the provision community facilities. • 97e) that states planning policies should ensure an integrated approach to considering the location of housing, economic uses and community facilities and services. <p>Policies NE3 and C3 are consistent with paragraph 96c) which states planning policies should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles for example “through the provision of safe and accessible green infrastructure”.</p>
NP Topic: Design	
<p>Aim: To support zero carbon energy use and the production of renewable energy</p> <p>Aim: To encourage energy efficient and sustainable development.</p> <p>Objective: To support Passivhaus dwellings and the construction of other energy efficient low carbon buildings</p> <p>Objective: To support the provision of renewable energy generation on new and existing buildings</p> <p>Objective: To support community led renewable energy schemes in the Plan Area</p>	<p>Chapter 14: Meeting the challenge of climate change, flooding and coastal change</p> <p>Chapter 12: Achieving well-designed and beautiful places.</p> <p>The overall aim and objectives are consistent with paragraph 159 b) in Chapter 14 of the NPPF. This states that new development should be planned for in ways that can help reduce greenhouse gas emissions, such as through its location, orientation and design. They are also consistent with paragraph 160 of the NPPF which states that plans should provide a positive strategy for energy from renewable and low carbon energy and heat sources. They are also consistent with paragraph 131 in Chapter 12 of the NPPF. This states that “<i>Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.</i>”</p> <p>Policy DS2 (Sustainable Design and Construction of Buildings) is consistent with Paragraph 159 b) in the NPPF as is Policy DS8.</p> <p>Policy DS8 (Provision and Use of Renewable Energy) expects development proposals to incorporate renewable energy or low carbon technologies subject to overall energy demand of a building being minimised first in line with Policy DS2. As part of this, the policy supports the retrofitting of heritage assets subject</p>

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NP aims, objectives and policies.	Relevant NPPF chapters (NPPF December 2023)
<p>Objective: For new build to include provision of electric charging points</p> <p>Policies: DS2, DS7, DS8 and DS9</p>	<p>to proposals not harming the significance of heritage assets. This is consistent with paragraph 164 in Chapter 14 of the NPPF.</p> <p>Policy DS9 (Community Led Renewable Energy Production) is in line with Paragraph 161 of the NPPF 2023 that states local planning authorities should support community-led initiatives for renewable and low carbon energy.</p> <p>Policy DS7 (Provision of charging points) requires the provision of charging points for electric bicycles as part of residential development. It also requires employment, commercial, leisure and retail proposals to include secure covered cycle parking with electric charging points (if cycle/scooter provision is made in the first instance). This is consistent with paragraphs 110 and 111e) of the NPPF (Chapter 9).</p>
<p>Aim: For development to include designs and structures that provide effective flood management and minimise flood risk.</p> <p>Objective: To support new flood management schemes</p> <p>Objective: To support flood defence schemes especially those that produce renewable energy.</p> <p>Objective: For all development to include sustainable drainage measures to minimise flooding</p> <p>Objective: To provide design guidance on sustainable drainage</p> <p>Policies: DS4, DS5 and AC1</p>	<p>Chapter 14: Planning for climate change, flooding and coastal change</p> <p>The aims and objectives here are consistent with paragraph 158 of the NPPF which states that plans should take a proactive approach to mitigating and adapting to climate changes, taking into account, inter alia, the long-term implications for flood risk.</p> <p>Policy DS4 (Sustainable drainage) states that all new development involving new build, extensions or additions should accommodate water run off within the site to minimise the impact of development upon the drainage regime of the River Clyst and help to reduce incidents of localised sewage levels and release, mitigate flood risk and pollution, and to maximise water storage and release. The policy also requires proposals to maximise use of natural flood management and SuDs. These requirements are consistent with Paragraph 173 of the NPPF.</p> <p>Policy DS5: (Flood defence) supports in principle proposals for new flood defences. The policy is appropriate having regard to paragraph 158 in the NPPF 2023 <i>“Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk...”</i></p> <p>Policy AC1 (Parking provision) includes a clause that requires new parking areas to maximum surface permeability. This is appropriate having regard to paragraph 158 (see above) and paragraph 173 of the NPPF (<i>“when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere”</i> national policy and guidance, in particular</p>
<p>Aim: To support the development of residential</p>	<p>Chapter 9: Promoting sustainable transport Chapter 12: Achieving well-designed and beautiful places. Chapter 15: Conserving and enhancing the natural environment.</p>

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NP aims, objectives and policies.	Relevant NPPF chapters (NPPF December 2023)
<p>and businesses of high-quality design</p> <p>Objective: For new and existing developments to adhere to the Clyst Honiton Character Area high quality design specifications and Design Codes.</p> <p>Objective: For adequate storage areas to be designed in new builds for recycling and active travel vehicles.</p> <p>Objective: For new developments outside the village to protect and enhance the rural landscape setting and outlook.</p> <p>Objective: To retain and enhance the semi-rural, non-urban character of Clyst Honiton village.</p> <p>Objective: To provide guidance and support for development of outdoor residential storage to support recycling and sustainable travel options.</p> <p>Policies: DS1, DS6, DS7, NE1, NE2</p>	<p>Chapter 16: Conserving and enhancing the historic environment</p> <p>Policy DS1 sets out ten design principles to be adhered to when new development comes forward. This includes principles relating to biodiversity and heritage. The policy also requires proposals to have regard to the Clyst Honiton Village Character Assessment (2015). Policy DS1 is consistent with:</p> <ul style="list-style-type: none"> • Paragraph 132 (Chapter 12) of the NPPF which states that <i>“Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development...”</i> The policy is also consistent with paragraphs 134 of the NPPF. <p>Policy DS1 states that new development should <i>“conserve and enhance designated and non-designated heritage assets and their settings. Proposals that affect the significance of heritage assets or their setting will be determined in line with national policy set out in the NPPF.</i> This is consistent with paragraphs 206 to 209 (Chapter 16) of the NPPF 2023, which themselves apply different approaches depending on the significance of the asset and the level of harm.</p> <p>Policy DS6: (Storage spaces) requires development to be provided with dedicated storage spaces readily accessible at ground floor level for a) waste and recycling containers as well as b) secure and dry storage to accommodate bicycles, scooters and/or mobility aids. The policy is consistent with Chapter 12 in the NPPF.</p> <p>As noted above, Policy DS7 requires employment, commercial, leisure and retail proposals to include secure covered cycle parking with electric charging points (if cycle/scooter provision is made in the first instance). This is consistent with paragraphs 110 and 111e) of the NPPF (Chapter 9).</p> <p>Policy NE1 (Landscape and biodiversity) requires development proposals to contribute to a high-quality and biodiversity-rich natural environment. This is consistent with paragraphs 135 and 185 of the NPPF.</p> <p>Policy NE2 (Green landscaped corridor) safeguards an area of land as a way of maintaining the landscape setting of Clyst Honiton, maintaining a wildlife corridor and mitigating traffic noise away from the A30 carriageway. The area proposed to be safeguarded is open countryside as per Strategy 7 in the adopted Local Plan. The policy is consistent with paragraphs 135 and 185 of the NPPF (Chapter 15).</p>

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NP aims, objectives and policies.	Relevant NPPF chapters (NPPF December 2023)
<p>Aim: To improve access to high-speed communication services</p> <p>Objective: To provide all residents and businesses in the Plan Area, including Zone B, with high-speed communications</p> <p>Policy: DS3</p>	<p>Chapter 6: Building a strong, competitive economy. Chapter 10: Supporting high quality communications. Chapter 12: Achieving well-designed and beautiful places</p> <p>Policy DS3 (Communications Infrastructure) requires new development proposals to incorporate the necessary infrastructure so that properties are capable of receiving the latest broadband infrastructure. Policy DS3 (Communications Infrastructure) is compatible with paragraph 118 (Chapter 10) of the NPPF as well as paragraph 86 c) (Chapter 6) in the NPPF.</p> <p>Policy DS3 states that physical structures relating to communications infrastructure should be designed and positioned to minimise their visual impact on the village and local landscaping. This is consistent with paragraph 119 in Chapter 10 of the NPPF where it states that “equipment should be sympathetically designed and camouflaged where appropriate”. It is also consistent with paragraph 135 c in chapter 12 of the NPPF.</p>
<p>NP Topic: Economy: Businesses and Jobs.</p>	
<p>Aim: To provide new businesses and employment within the Plan Area. In order to expand local employment opportunities.</p> <p>Aim: To support new rural businesses in Zone B.</p> <p>Objective: To support economic development in the Plan Area.</p> <p>Objective: To support a rural economy in the provision of holiday accommodation, office space and live-work units.</p> <p>Aim: To support the regeneration of existing buildings and/or existing business sites</p> <p>Objective: To support the regeneration of three economic sites within the village</p>	<p>Chapter 6: Building a strong, competitive economy.</p> <p>The aim and objectives are consistent with paragraph 85 of the NPPF which states that planning policies should help to create the conditions in which businesses can invest, expand and adapt.</p> <p>Policy E1 (Supporting a Rural Economy) offers opportunities for rural diversification through the establishment of tourist accommodation and small-scale business enterprises in the rural area south of the village (but excluding Hill Barton Business Park). The policy includes criteria requiring proposals to be in keeping with countryside setting and to be compatible with existing landscape setting. The policy is consistent with paragraphs 88 and 89 of the NPPF.</p> <p>Policy E2 (Rural economy: Live-work units) supports the rural economy by offering opportunities for rural diversification through the development of live work units at sites in the rural area south of the village (but excluding Hill Barton Business Park). The policy explicitly does not support live/work units on greenfield sites. The policy is consistent with paragraphs 86 d), 88 and 89 of the NPPF.</p> <p>Policy E3 (Opportunities for New and/or Improved Business Development in Zone A (Fig 6) relates to sites within the village as well as outside but within Zone A. As part of this the policy singles out three locations adjacent to the existing settlement where new or improved business facilities will be supported. The</p>

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NP aims, objectives and policies.	Relevant NPPF chapters (NPPF December 2023)
<p>Objective: To support the regeneration of existing buildings and agricultural buildings in Zone B</p> <p>Policies: E1, E2 and E3</p>	<p>sites are all developed land but considered by the NP to be underutilised. The policy is consistent with paragraphs 88 and 89 of the NPPF. It should be noted that whilst these sites abut the existing settlement of Clyst Honiton, the village of Clyst Honiton does not have a built-up area boundary and Strategy 7 in the adopted Local Plan states that all parts of the plan area that are outside of the Built-up Area Boundaries and outside site-specific allocations of the Local Plan are to be regarded as countryside. (The policy permits development in the countryside only where it is in accordance with a specific Local or Neighbourhood Plan policy that explicitly permits such development and where it would not harm the distinctive landscape, amenity and environmental qualities).</p>
<p>NP Topic: Housing</p>	
<p>Aim: To provide new housing in Clyst Honiton village</p> <p>Objective: To allocate one site for housing in Clyst Honiton Village</p> <p>Objective: To support development of self-build/custom build houses</p> <p>Objective: To support a 10% self-build and/or custom-build houses on developments bringing forward 30 or more dwellings.</p> <p>Policies: SA1, H1</p>	<p>Chapter 3: Plan-making Chapter 5: Delivering a sufficient supply of homes Chapter 8: Promoting health and safe communities Chapter 15: Conserving and enhancing the natural environment</p> <p>Approach to housing growth Through site allocation policy SA1, the Neighbourhood Plan provides a strategy for delivering nine dwellings. Paragraph 29 of the NPPF states that Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies. Paragraph 60 in Chapter 5 of the NPPF confirms the Government’s objective of significantly boosting the supply of homes.</p> <p>The quantity of growth planned for in the plan area is consistent with national policy and guidance. The approach taken in the Clyst Honiton NP is consistent with paragraph 28 (Chapter 3) of the NPPF which states:</p> <p><i>Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.</i></p> <p style="text-align: right;">NPPF, 2023</p> <p>Policy SA1 allocates previously developed land, at York Terrace for up to nine residential dwellings. The site is located on the edge of Clyst Honiton village close to village services but in close proximity to Exeter Airport. The existing and projected noise levels from Exeter Airport is therefore of significance.</p>

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NP aims, objectives and policies.	Relevant NPPF chapters (NPPF December 2023)
	<p>Noise issues</p> <p>Paragraph 96 (Chapter 8) of the NPPF states that planning policies should aim to achieve healthy, inclusive and safe places. Paragraph 191 states that planning policies should ensure that new development is appropriate for its location taking into account the likely effects of pollution of health, living conditions and the natural environment. Paragraph 193 in Chapter 15 of the NPPF goes on to say</p> <p><i>Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or ‘agent of change’) should be required to provide suitable mitigation before the development has been completed.)</i></p> <p>Planning practice guidance states¹ that <i>the agent of change principle may apply in areas near to airports, or which experience low altitude overflight, where there is the potential for aviation activities to have a significant adverse effect on new noise-sensitive development (such as residential, hospitals and schools). This could include development in the immediate vicinity of an airport, or the final approach and departure routes of an operational runway, and locations that experience regular low altitude overflight by general aviation aircraft, where this activity could subject residents or occupiers to significant noise, air quality issues and/or vibration impacts. The need for and type of mitigation will depend on a variety of factors including the nature of the aviation activity, location and normal environmental conditions in that context. Local planning authorities could consider the use of planning conditions or obligations to require the provision of appropriate mitigation measures in the new development.</i></p> <p>Of relevance in Clyst Honiton is that the village is currently exposed to aircraft noise and indeed, parts of the village are exposed to higher levels of aircraft noise than levels predicted at the proposed site. Whilst this is relevant context, it does not negate the importance of considering the impact of the airport on future residents at the proposed development sites.</p> <p>The Neighbourhood Plan is accompanied by the Noise Assessment Report 2023. The report finds that site SA1 is, as a</p>

¹ See national planning practice guidance paragraph 012 last updated 22/07/2019

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NP aims, objectives and policies.	Relevant NPPF chapters (NPPF December 2023)
	<p>worst case in 2030 (assuming predictions for airport growth set out in the 2009 Masterplan Contours²) predicted to lie within the range of 60-63 dB LAeq, 16hrs during the day. The report finds that so long as the building materials used in the construction of the dwelling achieve certain sound insulation levels, the internal daytime average noise standards will be easily achieved. The report however highlights night-time noise as presenting more of a difficulty.</p> <p><i>The number of movements is unlikely to exceed the ≥10 events per night to be classified as “regular”. But it is considered that without additional mitigation for the bedrooms there is a potential risk of disturbance due to a small number of early morning flights.</i></p> <p>The 2023 Noise Assessment report is clear that additional noise mitigation measures will be needed to protect future occupants from night-time noise exposure. The report includes a list of likely required mitigation measures (including high acoustic performance double glazed windows, noise insulation properties of walls, loft cavity insulation requirements, specific ventilation requirements in bedrooms).</p> <p>The policy criteria in SA1 include the following requirement which is relevant when considering the residential amenity issues associated with living close to an airport runway:</p> <ul style="list-style-type: none"> • <i>Development proposals should incorporate measures that mitigate noise impacts from the road and Exeter Airport to ensure a high level of amenity for residents.</i>

² Importantly, there are two different sets of noise contours for Exeter Airport. One set, produced in 2009 as part of the 2009 Masterplan, were based on 2006 actual aircraft movements factored up to allow for predicted growth – as set out in the 2009 Airport Masterplan - by 2015 and 2030. The forecasts assumed considerable growth in the 2015 and 2030 scenarios. The second set were produced in 2017 as part of the 2017 Joint Noise Study, commissioned by Exeter Airport and Devon County Council in relation to the Sky Park development. The contours in this report were based on updated information as, by this time, the 2015 actual aircraft movements were available. These were used as the basis for the updated 2030 forecasts which assumed limited growth. These contours were significantly smaller than the 2009 Masterplan. The Noise Assessment report for Clyst Honiton, produced by BAP in 2020 and updated in March 2023 includes both the 2009 Masterplan and the 2017 Joint Study contours. This document is available to view at <https://www.clysthoniton.org.uk/neighbourhood-plan>

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NP aims, objectives and policies.	Relevant NPPF chapters (NPPF December 2023)
	<p>The inclusion of this criteria is critical for the purpose of delivering sustainable development.</p> <p>Planning practice guidance³ states noise impacts may be partially offset if residents have access to one or more of:</p> <ul style="list-style-type: none"> • <i>a relatively quiet facade (containing windows to habitable rooms) as part of their dwelling;</i> • <i>a relatively quiet external amenity space for their sole use, (e.g. a garden or balcony). Although the existence of a garden or balcony is generally desirable, the intended benefits will be reduced if this area is exposed to noise levels that result in significant adverse effects;</i> • <i>a relatively quiet, protected, nearby external amenity space for sole use by a limited group of residents as part of the amenity of their dwellings; and/or</i> • <i>a relatively quiet, protected, external publically accessible amenity space (e.g. a public park or a local green space designated because of its tranquillity) that is nearby (e.g. within a 5 minute walking distance).</i> <p>A separate policy in the NP NE3 safeguards land to the north of the site as a future public green space. Subject to successful delivery of this future green space, the site has the potential to provide a relatively quiet, protected and external public and accessible amenity space within a 5 minute walk not just for the occupants of the proposed development but for villagers as a whole.</p> <p>The approach to delivering new homes in and close to the existing settlement of Clyst Honiton through the allocated site is appropriate having regards to Paragraph 29 (Chapter 3), 71 and 60 (Chapter 5) of the NPPF. Policy SA1 is appropriate having regards to Paragraph 191 (Chapter 15) of the NPPF subject to the required mitigation measures set out in the 2023 Noise Assessment Report being fully implemented.</p> <p>Policy H1 (Self build/custom build houses) supports the principle of self-build and custom build houses in specific locations in the plan area. The policy also requires the provision of self-build and customer build homes on any development proposal of more than 30 homes.</p> <p>Policy H1 is consistent with paragraph 66 (Chapter 5) of the NPPF.</p> <p>Flood risk</p>

³ See national planning practice guidance paragraph 012 last updated 22/07/2019

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NP aims, objectives and policies.	Relevant NPPF chapters (NPPF December 2023)
	<p>Paragraph 165 (Chapter 14) in the NPPF states that “inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).” The land at SA1 (the Slate and Tile site) is partially located within the fluvial flood zone. To be consistent with paragraph 167 of the NPPF 2023, there is therefore a need to undertake sequential testing. The SEA environmental report submitted alongside the plan has looked at alternatives. It has found that the only alternative site (located outside of the fluvial floodplain) at this stage would be a site referred to as “Site SEA3 (Land within the ownership boundary of Clyst House)”. This site has been rejected due to significant historic environment and landscape setting impacts that would be very difficult to overcome/ mitigate.</p> <p>Subject to the requirements set out in the NPPF relating to sequential testing, avoiding vulnerable development in areas at risk of flooding, applying the exceptions test if applicable and incorporating flood risk mitigation that reduces flood risk and increases long terms resilience, the site allocation is consistent with paragraphs 167 to 171 of the NPPF.</p>
<p>Aim: To support the provision of affordable houses to meet the local affordable housing need.</p> <p>Objective: To support the provision of the local affordable housing need on-site in Policy SA1</p> <p>Policy: SA1</p>	<p>Chapter 5: Delivering a sufficient supply of homes</p> <p>Site allocation policy SA1 supports the provision of affordable housing on the Slate and Tile site. The policy is compatible with paragraph 65 of the NPPF 2023.</p>
<p>Aim: To enable a more balanced housing stock to enable local people to stay in the parish throughout their lifetime.</p> <p>Objective: to provide 1 and 2-bed properties for those elderly villagers wishing to downsize and/or for those needing their first home.</p> <p>Policies: SA1, H1</p>	<p>Chapter 5: Delivering a sufficient supply of homes</p> <p>The aims and objectives are consistent with paragraphs 60 and 63 of the NPPF.</p> <p>Policy SA1 allocates a housing site for 1 and 2-bedroom properties. Paragraph 4.4 of the 2020 Housing Needs Survey identifies a lack of <i>smaller, cheaper accommodation in the parish with detached properties of 3 bedrooms plus being the most prolific.</i></p> <p>The policies are consistent with paragraphs 60 and 63 of the NPPF.</p>
<p>Aim: To support appropriate development outside of the village (Zone B) which supports</p>	<p>Chapter 5: Delivering a sufficient supply of homes. Chapter 6: Building a strong, competitive economy.</p>

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NP aims, objectives and policies.	Relevant NPPF chapters (NPPF December 2023)
<p>the rural economy and local needs</p> <p>Objective: To support development of work-live units in Zone B</p> <p>Objective: To support self-build and custom build houses in Zone B</p> <p>Policies: E2, H1</p>	<p>Paragraph 82 in Chapter 5 of the NPPF states that in rural area planning policies should support housing developments that reflect local needs. Policy H1, as discussed above, encourages the delivery of self-build/custom build homes.</p> <p>Policy E2 supports the rural economy by offering opportunities for rural diversification through the development of live work units at sites in the rural area south of the village (but excluding Hill Barton Business Park). The policy explicitly does not support live/work units on greenfield sites.</p> <p>The policies are consistent with paragraphs 82 and 85 (Chapter 6) of the NPPF.</p>
<p>NP Topic: Natural Environment</p>	
<p>Aim: To protect, develop and extend local green spaces to promote increased activity levels and outdoor opportunities for residents</p> <p>Objective: Safeguard a local space identified in NE3 for public amenity use</p> <p>Objective: To allocate 4 areas in Clyst Honiton Village as Local Green Spaces and to consider new areas</p> <p>Objective: To allocate a green landscaped corridor.</p> <p>Objective: For the parish field to remain as public open space to allow for large numbers to gather for community events and field games.</p> <p>Policies: NE2, NE3, NE4, C3</p>	<p>Chapter 8: Promoting healthy and safe communities Chapter 12: Achieving well-designed and beautiful places Chapter 15: Conserving and enhancing the natural environment</p> <p>The aims and objectives are consistent with chapters 8, 12 and 15 in the NPPF.</p> <p>Policy NE2 (Green landscaped corridor) safeguards an area of land as a way of maintaining the landscape setting of Clyst Honiton, maintaining a wildlife corridor and mitigating traffic noise away from the A30 carriageway. The policy states that <i>other than development requirements associated with maintaining the Strategic Road Network, only minor proposals associated with managing and improving the wildlife corridor will be supported.</i></p> <p>The area proposed to be safeguarded is open countryside as per Strategy 7 in the adopted Local Plan.</p> <p>The policy is consistent with paragraphs 132, 135 c) (Chapter 12) and 181 (Chapter 15) of the NPPF.</p> <p>Policy NE3 (River Clyst Park) safeguards an area of land north of Clyst Honiton Village as a future public amenity space. The area of land proposed to be safeguarded is not identified in the Local Plan as being suitable for development and the area is open countryside as per Strategy 7 in the adopted Local Plan. The policy is consistent with paragraphs 132 and 181 of the NPPF. Policy C3 (New community facilities and services) includes a specific reference to supporting new facilities at the River Clyst Park and in line with Policy NE3.</p> <p>Policy NE4 designates four areas of land as local green spaces. The NP is accompanied by a local green space assessment that demonstrates how the spaces meet the required criteria as per</p>

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NP aims, objectives and policies.	Relevant NPPF chapters (NPPF December 2023)
	<p>paragraph 106 of the NPPF. The policy NE4 is consistent with NPPF requirements.</p> <p>All four policies are consistent with paragraph 96 c (Chapter 8 of the NPPF) that states planning policies should aim to achieve healthy, inclusive and safe and beautiful buildings which "...c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure..."</p>
<p>Aim: to retain and enhance the semi-rural non-urban character of the Clyst Honiton village</p> <p>Objective: To ensure that new development responds positively to Clyst Honiton’s existing landscape setting</p> <p>Objective: To ensure that new development protects and enhances local wildlife habitats.</p> <p>Policies: NE1, NE2</p>	<p>Chapter 12: Achieving well-designed and beautiful places Chapter 15: Conserving and enhancing the natural environment</p> <p>The aims and objectives are consistent with the NPPF.</p> <p>Policy NE1 requires development proposals to contribute to a high-quality and biodiversity-rich natural environment. This is consistent with paragraphs 135 (Chapter 12) and 185 (Chapter 15) of the NPPF.</p> <p>As noted above, policy NE2 is also consistent with Chapters 12 and 15 of NPPF.</p>
<p>Aim: to protect and enhance landscape character and biodiversity</p> <p>Objective: To protect and increase the Plan Area’s habitats and wildlife corridors</p> <p>Objective: To ensure a minimum of 10% net gain in biodiversity is provided on development plots</p> <p>Objective: For new developments outside the village to preserve and enhance the rural landscape setting and outlook.</p> <p>Policies: NE1 and NE2</p>	<p>Chapter 12: Achieving well-designed and beautiful places Chapter 15: Conserving and enhancing the natural environment</p> <p>Paragraph 180 in Chapter 15 of the NPPF states planning policies should contribute to and enhance the natural and local environment and includes in sub-paragraph d) as part of this by minimizing impacts on and providing net gains for biodiversity.</p> <p>The aims, objectives and policies are consistent with paragraph 180 of the NPPF as well as paragraph 135 c) (Chapter 12).</p>
<p>NP Topic: Parking and Access</p>	

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NP aims, objectives and policies.	Relevant NPPF chapters (NPPF December 2023)
<p>Aim: To improve parking provision for existing and new residents</p> <p>Objective: To improve parking provision for existing and new residents in Clyst Honiton Village.</p> <p>Objective: To support improvements of parking provision provided by existing businesses in Clyst Honiton Village</p> <p>Objective: To provide specific parking guidelines for the design and development of new businesses in the NP Area.</p> <p>Objective: To support the development of active travel charging facilities for all new residential and business development</p> <p>Policies: AC1, DS4, DS7</p>	<p>Chapter 9: Promoting sustainable transport Chapter 14: Meeting the challenge of climate change, flooding and coastal change.</p> <p>Paragraph 108 in Chapter 9 states that transport issues should be considered from the earliest stages of plan making. The aims, objectives and policies here reflect this has been the case with the Clyst Honiton neighbourhood plan.</p> <p>The supporting paragraphs to Policy AC1 explain the current difficulties experienced in the village due to a shortage of off street parking provision. The plan also explains the practice whereby people from outside the village block up the available parking spaces in the village in order to use the shuttle service provided at Exeter Airport.</p> <p>The policies in the plan seek to address these issues.</p> <p>Policy AC1 (Parking Provision) sets out non-quantitative requirements for off street parking provision for non-residential development proposals.</p> <p>The policy also supports development proposals which would deliver additional off-street parking spaces for Clyst Honiton village residents in locations close to or adjacent to housing and subject to criteria.</p> <p>Policy DS4 (Sustainable drainage) requires the use of permeable paving for driveways and parking areas. This is consistent with paragraphs 158 and 159 in Chapter 14 of the NPPF 2023.</p> <p>As noted above, Policy DS7 requires employment, commercial, leisure and retail proposals to include secure covered cycle parking with electric charging points (if cycle/scooter provision is made in the first instance). This is consistent with paragraphs 110 and 111e) and 108 in Chapter 9 of the NPPF.</p>
<p>Aim: To improve the public realm of Clyst Honiton Village Road and its junctions</p> <p>Objective: To support the development of infrastructures to change the layout, use and safety of the Village Road</p> <p>Policy AC2</p>	<p>Chapter 9: Promoting sustainable transport Chapter 12: Achieving well-designed and beautiful places</p> <p>Policy AC2 (Public realm improvements to Clyst Honiton village road, its road junctions and the enhancement of the historic core) supports and encourages proposals which would improve the public realm and road safety along Clyst Honiton village road.</p> <p>The policy is consistent with NPPF provisions set out in Chapters 9 and 12.</p>
<p>Aim: To develop new footpaths, cycle paths and</p>	<p>Chapter 8: Promoting healthy and safe communities Chapter 9: Promoting sustainable transport</p>

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NP aims, objectives and policies.	Relevant NPPF chapters (NPPF December 2023)
<p>mobility networks for health, leisure and work purposes across the Plan Area.</p> <p>Objective: To integrate old and new residential areas with improved multiuser routes</p> <p>Objective: To support the development of new pedestrian paths/ trails within the Plan Area</p> <p>Objective: To support and extend the number of multi-user routes linking the Plan Area to wider active travel routes.</p> <p>Policy: AC3</p>	<p>Paragraph 96 in Chapter 8 of the NPPF states that planning policies should aim to achieve healthy, inclusive and safe places.</p> <p>Paragraph 108 in Chapter 9 states that transport issues should be considered from the earliest stages of plan making.</p> <p>The aims, objectives and policies here are consistent with the national policies set in Chapters 8 and 9 of the NPPF.</p> <p>Policy AC3 supports proposals which maintain or enhance the network of active travel routes in the parish. The policy identifies and maps existing active travel routes as part of this.</p> <p>The policy requires all new development to provide safe and appropriate access and encourages proposals which lead to improvements. As part of this, the policy requires that sufficient lighting should be provided and that this should be provided by renewable energy.</p> <p>The policy identified three important cycle routes and support proposals that contribute to the creation of new links to any of these. The policy also supports proposals that provide cycle and E bike racking.</p>

Table 2: Neighbourhood Plan aims, objectives and policies, and the NPPF goals they seek to address

Other chapters and policies in the NPPF.

3.7 The consideration of the Clyst Honiton aims, objectives and policies have not led to direct referencing of the Chapters 2, 4, 11 and 17 in the NPPF. As they are still relevant to the Clyst Honiton NP they are considered here.

NPPF primary principles	Relevant NP policies	How the draft NP has regard to the NPPF
<p>Chapter 2 – Achieving Sustainable Development</p> <p>Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:</p> <ul style="list-style-type: none"> - an economic objective; - a social objective; and - an environmental objective 	All	<p>Economic Goal: The Clyst Honiton has four aims directly applicable to the economy, business and jobs. They are:</p> <p>(Economy, Businesses and Job chapter)</p> <ul style="list-style-type: none"> • To provide new businesses and employment within the Plan Area. In order to expand local employment opportunities • To support new rural businesses in Zone B • To support the regeneration of existing buildings and/or existing business sites <p>(Design chapter)</p>

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NPPF primary principles	Relevant NP policies	How the draft NP has regard to the NPPF
<p>“The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies”</p>		<ul style="list-style-type: none"> • To improve access to high-speed communication services (Housing chapter) • To support appropriate development outside of the village (Zone B) which supports the rural economy and local needs. <p>Social Goal: The Clyst Honiton has the following overriding aims applicable to achieving the NPPF social goal. (Community Facilities chapter)</p> <ul style="list-style-type: none"> • To protect, enhance and develop new community facilities and services. (Design chapter) • To support the development of residential and businesses of high-quality design • To improve access to high-speed communication services (also an economic goal) (Housing chapter) • To provide new housing in Clyst Honiton village • To support the provision of affordable houses to meet the local affordable housing need. • To enable a more balanced housing stock to enable local people to stay in the parish throughout their lifetime. • To support appropriate development outside of the village (Zone B) which supports the rural economy and local needs (also an economic goal) (Natural Environment chapter) • To protect, develop and extend local green spaces to promote increased activity levels and outdoor opportunities for residents (also an environmental goal) • To retain and enhance the semi-rural, non-urban character of the Clyst Honiton village (also an environmental goal) (Parking and Access chapter) • To improve parking provision for existing and new residents and businesses • To improve the public realm of Clyst Honiton Village Road and its junctions

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NPPF primary principles	Relevant NP policies	How the draft NP has regard to the NPPF
		<ul style="list-style-type: none"> • To develop footpaths, cycle paths and mobility networks for health, leisure, and work purposes across the plan area. <p>Environmental Goal: The Clyst Honiton has the following overriding aims applicable to achieving the NPPF social goal: (Design chapter)</p> <ul style="list-style-type: none"> • To support zero carbon energy use, low carbon homes and the production of renewable energy • To encourage energy efficient and sustainable development • For development to include designs and structures that provide effective flood management and minimize flood risk <p>Natural Environment chapter</p> <ul style="list-style-type: none"> • To protect, develop and extend local green spaces to promote increased activity levels and outdoor opportunities for residents (also a social goal) • To retain and enhance the semi-rural, non-urban character of the Clyst Honiton village. • To protect and enhance landscape character and biodiversity
<p>Chapter 4: “Planning obligations must only be sought where they meet all of the following tests:</p> <ul style="list-style-type: none"> - necessary to make the development acceptable in planning terms; - directly related to the development; and - fairly and reasonably related in scale and kind to the development 	SA1	<p>Policy SA1 requires development proposals to incorporate measures that satisfactorily mitigate noise impacts and flood risk to ensure a high level of residential amenity to future occupiers. This is appropriate having regard to both chapters 4 and 8 of the NPPF and meets the tests set out in paragraph 57.</p>
<p>Chapter 11: Making effective use of land Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions</p>	Policies SA1, E3	<p>The housing sites identified for development have come about following a site assessment exercise and viability assessment. The criteria set out in the policies are there to ensure the protection of the environment and the development of a safe and healthy living environment.</p> <p>Policy E3 identifies three edge of settlement previously developed sites which would be suitable for regeneration.</p>

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NPPF primary principles	Relevant NP policies	How the draft NP has regard to the NPPF
Chapter 17. Facilitating the sustainable use of minerals		This chapter has limited relevance to the contents of the Clyst Honiton. There are no areas of conflict. The Devon Minerals Plan is discussed briefly in Section 5 of this basic conditions statement.

Table 3: Other relevant chapters from the NPPF 2023

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4 How the Neighbourhood Plan contributes towards the achievement of sustainable development

- 4.1 The NPPF states in paragraph 11 that plans and decisions should apply a presumption in favour of sustainable development.
- 4.2 Paragraph 8 of the NPPF explains that to achieve sustainable development the planning system has three overarching objectives (economic, social and environmental) which are interdependent and need to be pursued in mutually supportive ways.

The three overarching objectives in the planning system as defined in the NPPF:
<p>An economic objective</p> <p><i>to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure</i></p>
<p>A social objective</p> <p><i>to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and</i></p>
<p>An environmental objective</p> <p><i>to contribute to protecting and enhancing our natural, built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</i></p>

- 4.3 The table below provides an overview as to how the plan as whole contributes towards the sustainable development goals as defined in the NPPF.

The Sustainable Development Goals	NP Aims
Economic	<p>The Clyst Honiton NP aims directly applicable to the economic goal of sustainable development:</p> <ul style="list-style-type: none"> • To provide new businesses and employment within the Plan Area. In order to expand local employment opportunities. • To support new rural businesses in Zone B. • To support the regeneration of existing building and/or existing business sites. (Design Chapter) • To improve access to high-speed communication services (Housing Chapter) • To support appropriate development outside of the village (Zone B) which supports the rural economy and local needs.

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The Sustainable Development Goals	NP Aims
Social	<p>A key driving force for the neighbourhood plan has been a want by the Clyst Honiton community for its own community meeting space. The Clyst Honiton community have been directly and significantly impacted by the creation of the new town of Cranbrook east of Exeter and located approximately 2km away from Clyst Honiton. The community feel they have been adversely affected through loss of community facilities in the parish which followed on from the building out of the new settlement in Cranbrook.</p> <p>A key social goal of the Clyst Honiton NP is to deliver a new community meeting space as part of a future development site. This is articulated through Policy C2 (New Community Building) and the intention by the Parish Council is to bring this forward through a separate Neighbourhood Development Order.</p> <p>Other social goals of the NP are: (Community Facilities chapter)</p> <ul style="list-style-type: none"> • To protect, enhance and develop new community facilities and services. <p>(Design chapter)</p> <ul style="list-style-type: none"> • To support the development of residential and businesses of high-quality design • To improve access to high-speed communication services (also an economic goal) <p>(Housing chapter)</p> <ul style="list-style-type: none"> • To provide new housing in Clyst Honiton village • To support the provision of affordable houses to meet the local affordable housing need. • To enable a more balanced housing stock to enable local people to stay in the parish throughout their lifetime. • To support appropriate development outside of the village (Zone B) which supports the rural economy and local needs (also an economic goal) <p>(Natural Environment chapter)</p> <ul style="list-style-type: none"> • To protect, develop and extend local green spaces to promote increased activity levels and outdoor opportunities for residents (also an environmental goal) • To retain and enhance the semi-rural, non-urban character of the Clyst Honiton village (also an environmental goal) <p>(Parking and Access chapter)</p> <ul style="list-style-type: none"> • To improve parking provision for existing and new residents. • To improve the public realm of Clyst Honiton Village Road and its junctions • To develop new footpaths, cycle paths and mobility networks for health, leisure, and work purposes across the Plan Area.
Environmental	<p>Environmental Goal: The Clyst Honiton has the following overriding aims applicable to achieving the NPPF social goal: (Design chapter)</p>

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The Sustainable Development Goals	NP Aims
	<ul style="list-style-type: none"> • To support zero carbon energy use, low carbon homes and the production of renewable energy • To encourage energy efficient and sustainable development • For development to include designs and structures that provide effective flood management and minimize flood risk (Natural Environment chapter) • To protect, develop and extend local green spaces to promote increased activity levels and outdoor opportunities for residents (also a social goal) • To retain and enhance the semi-rural, non-urban character of the Clyst Honiton village. • To protect and increase the landscape character and biodiversity.

Table 4: How the Neighbourhood Plan contributes towards the achievement of sustainable development (as defined by the NPPF)

4.4 Table 5, below, provides an analysis as to how individual NP policies contribute towards achieving the sustainable development goals in the NPPF.

	Planning policy and reference	Economic goal	Social	Environmental
	Community facilities			
1	C1: Community facilities and services		✓	
2	C2: New community building		✓	
3	C3: New Community facilities and services		✓	
	Design		✓	
4	DS1: Development of high- quality design		✓	✓
5	Policy DS2: Sustainable design and construction of buildings		✓	✓
6	DS3: Communications Infrastructure	✓	✓	✓
	Flood and water management			
7	DS4: Sustainable Drainage			✓
8	DS5: Floor Risk Management.			✓
9	DS6: Storage spaces		✓	✓
10	DS7: Provision of charging points			✓
	Renewable energy			
11	DS8: Provision and use of renewable energy			✓
12	DS9: Community led renewable energy production		✓	✓
	Economy, business and jobs			
13	E1: Supporting a rural economy.	✓	✓	
14	E2: Rural economy: live-work units	✓	✓	
15	E3: Opportunities for new and/or improved business development in Zone A (Fig 6)	✓	✓	
	Housing			
16	SA1: Slate and Tile Site, York Terrace.	✓	✓	

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	Planning policy and reference	Economic goal	Social	Environmental
17	H2: Self – Build/ Custom Build Houses.	✓	✓	
	Natural environment			
18	NE1: Landscape and biodiversity			✓
19	NE2: Green Landscaped Corridor			✓
20	NE3: River Clyst Park		✓	✓
21	NE4: Local Green Spaces		✓	✓
	Parking and Access			
22	AC1: Parking provision		✓	
23	AC2: Public realm improvements to Clyst Honiton village road, its road junctions and the enhancement of the historic core.		✓	
24	AC3: Active Travel Provision		✓	✓

Table 5: An overview of the NP policies against the sustainable development goals.

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5 General conformity with the strategic policies of the Development Plan

- 5.1 In Clyst Honiton, the development plan currently comprises:
- East Devon Local Plan 2013 to 2031
 - East Devon Villages Plan (adopted 2018)
 - Devon Minerals Plan
 - Devon Waste Plan
- 5.2 The East Devon Villages Plan is applicable to villages defined in the East Devon Local Plan (Strategy 6) as having Built Up Area Boundaries. This does not include Clyst Honiton.
- 5.3 The Devon Minerals Plan 2011 – 2033 was adopted in February 2017 and provides the minerals policy framework for Devon over the period to 2033. Policy M2 in the Minerals Plan is applicable to the Clyst Honiton NP. This policy identifies an area in the south of Clyst Honiton at Hill Barton Business Park as a Minerals Consultation Zone. Policy M2 in the plan states that these areas will be protected from sterilisation or constraint by non-mineral development.
- 5.4 The policies in the Clyst Honiton NP do not undermine Policy M2 in the Devon Minerals Plan and there is no conflict.
- 5.5 The Devon Waste Plan was adopted in December 2014 sets out the current policy framework for waste management facilities in Devon and covers the period to 2031. There are no waste sites or waste consultation zones in the Clyst Honiton NP area.

East Devon Local Plan 2013 to 2031

- 5.6 The National Planning Policy Guidance provides a definition of what is meant by ‘general conformity’:

“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.”*

Paragraph: 074 Reference ID: 41-074-20140306

Revision date: 06 03 2014

- 5.7 An assessment has been undertaken (see below in Table 7) to understand how the Local Plan policies will sit alongside the proposed Clyst Honiton NP policies. The assessment finds:
- there are no areas of conflict;

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- there are a number of areas where the NP policies supports and upholds the general principle that a strategic policy is concerned with; and a
- a number of areas where the neighbourhood plan provides ‘an additional level of detail’ or ‘a distinct local approach’ to that set out in the Local Plan.

5.8 The strategic policies where the NP upholds a general principle that a strategic policy is concerned with, or where the NP provides ‘an additional level of detail’ or ‘a distinct local approach’ to complement the strategic policies in the East Devon Local Plan are:

East Devon Strategic Policy	Commentary
Strategy 3 – Sustainable Development	The NP supports and upholds the general principles set out in Strategy 3 by bringing forward a spatial strategy focused on balancing these elements, particularly in its emphasis to support a community facility. The NP is in general conformity.
Strategy 4 – Balanced Communities	NP provides an ‘a distinct local’ approach with its focus on delivering more community meeting space to a location with existing dwellings and employment opportunities. The NP is in general conformity.
Strategy 5 – Environment	NP provides an ‘additional level of detail’ with its own Green Infrastructure Strategy that links well with strategic allocations e.g. the Clyst Valley Park. The NP is in general conformity.
Strategy 5B – Sustainable Transport	The NP upholds the general principle. Additionally, the work of the NP has resulted in improvements in pedestrian connectivity through the closure of the old Airport Road and through the Green Infrastructure Strategy that includes aspirations for new links.
Strategy 6 – Development within Built-Up area Boundaries	NP provides an ‘a distinct local’ approach. There is no built up area boundary in the Clyst Honiton NP area. However, the NP does allocate land for development in areas which is acceptable with the last paragraph of Strategy 6. The NP is in general conformity.
Strategy 7 – Development in the Countryside	The NP upholds the general principle. All of the Clyst Honiton NP area falls within the countryside. The NP policies are focused on ensuring that any development does not harm the distinctive landscape, amenity and environmental qualities in which it is located. Policy E3 (Opportunities for New and/or Improved Business Development in Zone A) in particular refers to Strategy 7 in the Local Plan.
Strategy 8 - Development in Green Wedges	No conformity issues. NP supports and upholds the general principle set out in Strategy 8 and The Strategy policy will apply alongside the NP. NP Policy E1 (Supporting A Rural Economy) seeks to support the rural economy by offering opportunities for rural diversification at sites outside the village of Clyst Honiton including the land to the south of the village. Policy E1 however only supports proposals on previously developed land which removes any tension there would otherwise be with Strategy 8.
Strategy 10 – Green Infrastructure in East Devon’s West End	The NP Green Infrastructure Strategy NP provides ‘a distinct local’ approach. The NP is in general conformity.

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East Devon Strategic Policy	Commentary
	Natural England may require the Clyst Honiton NP site allocation policy to clarify any required HRA contributions.
Strategy 27 – Development at the Small Towns and Larger Villages	NP provides an ‘a distinct local’ approach. The Clyst Honiton Neighbourhood Plan is promoting development outside an area with a Built up area boundary but under the final clause of Strategy 7. The NP is in general conformity.
Strategy 28 – Sustaining and Diversifying Rural enterprise	Through Policy E1 (Supporting a Rural Economy) and Policy E2 (Rural Economy: Live-work units) and Policy E3 (Opportunities for new and/or Improved Business Development in Zone A), the NP provides an ‘additional level of detail’ approach. The NP is in general conformity.
Strategy 38 – Sustainable Design and Construction	NP provides an ‘a distinct local’ approach. Policy DS2 provides a policy approach more compatible (compared to adopted Local Plan approach) with current practices (Building Regulations together with available best practice guidance). The policy requires proposals to meet high levels of sustainable design and construction and provides an approach for ensuring new development is designed to maximise energy efficiency and be compatible with a net zero carbon future. The NP is in general conformity.
Strategy 39 – Renewable and Low Carbon Energy Projects	NP Policy DS8 complements and provides an ‘a distinct local’ approach to the approach set out in Strategy 39. It is noted Policy DS8 does not specifically include support for wind turbines which is not inappropriate given the proximity of the airport. The NP is in general conformity.
Strategy 46 – Landscape Conservation and Enhancement and AONBs.	NP Policy NE1 (Landscape and Biodiversity) complements and provides an ‘an additional level of detail’ to the approach set out in Strategy 46. The NP is in general conformity.
Strategy 47 – Nature Conservation and Geology	NP Policy NE1 (Landscape and Biodiversity) complements and provides an ‘an additional level of detail’ to the approach set out in Strategy 47. The NP is in general conformity. Note that contributions may be required from the allocated site towards habitat mitigation.
Strategy 48 – Local Distinctiveness in the Built Environment	Through the Character Assessment and through Policy DS1 (Development of High Quality Design), the NP provides ‘an additional level of detail’ to Strategy Policy 48. The NP is in general conformity.

Table 6: Where the NP provides ‘an additional level of detail’ or a ‘distinct local approach’ to the Local Plan strategic policies

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Emerging East Devon Local Plan 2020 to 2040

- 5.9 EDDC is bringing forward a new Local Plan to cover the period 2020 to 2040 and a preferred options version of the emerging Local Plan was published in autumn 2022 under Regulation 18 of the Local Plan making regulations⁴. The next iteration of the Local Plan will be its publication stage (Regulation 19). That version will take account of consultation feedback received at the Regulation 18 stage and reflect changes that have occurred at the national level (including the NPPF 2023 and the adoption of the Levelling Up and Regeneration Act 2023). The Regulation 18 version of the Local Plan included Strategic Policy 8. This is a proposal to allocate land for the development of a new town on the western side of East Devon. Three areas of search are identified for this site and one of these, the preferred option, is an area of land that falls partly within the southern part of Clyst Honiton. The emerging Local Plan therefore could have significant implications for Clyst Honiton parish and the strategic policy context within which the Clyst Honiton NP will sit. Notwithstanding this, the status of Clyst Honiton village itself is proposed to remain very low in the overall settlement hierarchy for the district. Draft Strategic Policy 1 set out in the 2022 Regulation 18 Local Plan excludes Clyst Honiton from the list of settlements to be regarded as sustainable settlements, meaning its status as a village with open countryside is intended to remain as it is today.
- 5.10 A conformity assessment of the NP against the individual policies in the Regulation 18 Local Plan has not been undertaken as part of this Basic Conditions Statement since the content of the Local Plan is subject to change, first when the Publication Plan is prepared and then following an independent examination.

⁴ The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)

Conformity assessment between the strategic policies in the Local Plan 2013 – 2031 (adopted January 2016) and the Neighbourhood Plan (January 2024)

Strategic Policy	Applicable to Clyst Honiton NP area	What does the policy do?	How the NP conforms with the Local Plan
Strategy 1 – Spatial Strategy for Development in East Devon	Yes.	<p>Establishes the planned provision across East Devon (minimum of 17,100 new homes 2013 to 2031) and development on around 150 hectares of land for employment.</p> <p>Overall, the approach is for:</p> <ul style="list-style-type: none"> -significant development in East Devon’s West End - seven towns of East Devon - meeting of local needs in smaller towns, villages, and rural areas 	No conformity issues. The Strategy policy will apply alongside the NP.
Strategy 2 – Scale and Distribution of Residential Development	Yes	Sets out in more detail than Strategy 1, the required pattern of development. A total of 1,123 new dwellings planned in the villages and rural areas but this includes 154 dwellings already completed and 733 with existing consents in place.	No conformity issues. The Strategy policy will apply alongside the NP.
Strategy 3 – Sustainable Development	Yes	<p>Sets out what sustainable development means in the East Devon context:</p> <ul style="list-style-type: none"> - Conserving and enhancing the environment. - Prudent natural resource use - Promoting social wellbeing - Encouraging sustainable economic development - Taking a long term view of our actions 	The NP policies supports and upholds the general principles set out in Strategy 3 by bringing forward a spatial strategy focused on balancing these elements, particularly in its emphasis to support a community facility. The NP is in general conformity.
Strategy 4 – Balanced Communities	Yes	Establishes that there should be a match between jobs, homes, education, and social and community facilities.	NP provides an ‘a distinct local’ approach with its focus on delivering more community meeting space to a location

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Strategic Policy	Applicable to Clyst Honiton NP area	What does the policy do?	How the NP conforms with the Local Plan
			with existing dwellings and employment opportunities. The NP is in general conformity.
Strategy 5 – Environment	Yes	A policy setting out principles to ensure that all development contributes to the delivery of sustainable development and ensure the conservation and enhancement of natural historic and built environment assets, promote eco-system services and green infrastructure and geodiversity.	NP provides an ‘additional level of detail’ with its own Green Infrastructure Strategy that links well with strategic allocations e.g. the Clyst Valley Park. The NP is in general conformity.
Strategy 5B – Sustainable Transport	Yes	Establishes that all proposals should contribute to the objectives of promoting sustainable modes of travel and transport.	The NP upholds the general principle. Additionally, the work of the NP has resulted in improvements in pedestrian connectivity through the closure of the old Airport Road and through the Green Infrastructure Strategy that includes aspirations for new links.. Additionally, the work of the NP has resulted in improvements in pedestrian connectivity through the closure of the old Airport Road and through the Green Infrastructure Strategy that includes aspirations for new links.
Strategy 6 – Development within Built-Up area Boundaries	Yes.	<p>Policy provides guiding principles to be followed for development proposals within Built up Area Boundaries as defined on the Proposals Map in the Local Plan or in the Villages Plan Document.</p> <p>The last paragraph of the policy clarifies that where a local community prepares a Neighbourhood Plan, they may specifically</p>	NP provides an ‘a distinct local’ approach. There is no built up area boundary in the Clyst Honiton NP area. However, the NP does allocate land for development in areas which is acceptable with the last paragraph of Strategy 6. The NP is in general conformity.

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Strategic Policy	Applicable to Clyst Honiton NP area	What does the policy do?	How the NP conforms with the Local Plan
		allocate sites and/or include criteria based or other policies for promoting development/land uses beyond the boundary.	
Strategy 7 – Development in the Countryside	Yes	<p>Establishes that all parts of the plan area that are outside of the Built-up Area Boundaries and outside site-specific allocations of the Local Plan is to be regarded as countryside. The policy permits development in the countryside only where it is in accordance with a specific Local or Neighbourhood Plan policy that explicitly permits such development and where it would not harm the distinctive landscape, amenity and environmental qualities within which it is located including:</p> <ul style="list-style-type: none"> -land form and patterns of settlement. - important natural and manmade features which contribute to local landscape character, including topography, traditional field boundaries, areas of importance for nature conservation and rural buildings - the adverse disruption of a view from a public place which forms part of the distinctive character of the area or otherwise causes significant visual intrusions. 	<p>The NP upholds the general principle. All of the Clyst Honiton NP area falls within the countryside.</p> <p>The NP policies are focused on ensuring that any development does not harm the distinctive landscape, amenity and environmental qualities in which it is located. Policy E3 (Opportunities for New and/or Improved Business Development in Zone A) in particular refers to Strategy 7 in the Local Plan.</p>
Strategy 8 – Development in Green Wedges	Yes. The NP area includes one designated Green Wedge to the East of Exeter.	Does not allow development within defined green wedges that would add to existing sporadic or isolated development or damage the individual identity of a settlement or lead to or encourage settlement coalescence. This designation applies to the land in the NP area to the south of the A30.	No conformity issues. NP supports and upholds the general principle set out in Strategy 8 and The Strategy policy will apply alongside the NP. NP Policy E1 (Supporting A Rural Economy) seeks to support the rural economy by offering opportunities for rural diversification at

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Strategic Policy	Applicable to Clyst Honiton NP area	What does the policy do?	How the NP conforms with the Local Plan
			sites outside the village of Clyst Honiton including the land to the south of the village. Policy E1 however only supports proposals on previously developed land which removes any tension there would otherwise be with Strategy 8.
Strategy 9 – Major Development at East Devon’s West End	Yes.	<p>The policy identifies the following major development proposals which are in or adjacent to the plan area:</p> <ul style="list-style-type: none"> - Multi-modal interchange – facility for interchange of goods and interchange centre - Skypark – substantial high quality business park - Exeter International Airport – provision to be made for airport-related employment uses within operational site area. - Exeter Airport Business Park – middle range business park providing for medium to smaller business uses 	No conformity issues. The Strategy policy will apply alongside the NP and the NP takes account of these items of major development.
Strategy 10 – Green Infrastructure in East Devon’s West End	Yes. The Cyst Valley Regional Park stretches into the NP area along the western stretch of the B3184 (Village Road)	<p>Requires that all development proposals of the West End to individually and collectively contribute to the implementation and long term management of green infrastructure initiatives.</p> <p>Initiatives include those linked with the role of Clyst Valley Regional Park in taking recreational pressure away from more environmentally sensitive locations.</p>	<p>The NP Green Infrastructure Strategy NP provides ‘a distinct local’ approach. The policy is in general conformity.</p> <p>Natural England may require the Clyst Honiton NP site allocation policy to clarify any required HRA contributions.</p>

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Strategic Policy	Applicable to Clyst Honiton NP area	What does the policy do?	How the NP conforms with the Local Plan
		The policy also states that mitigation measures in respect of the West End established as needed to comply with Habitat regulation assessment will need to accord with the measures set out in the 'South-east Devon European Site Mitigation Strategy'.	
Strategy 11 – Integrated Transport and Infrastructure Provision at East Devon’s West End.	Yes.	A policy promoting integrated transport provision (based on a hierarchy of walking, cycling, public transport and then private motor vehicles) and coordinated infrastructure provision with respect to low carbon heat and power. Waste management, broadband and health and education.	No conformity issues. The Strategy policy will apply alongside the NP and the NP takes this Strategy policy into account.
Development at Cranbrook	Yes. The northeast extent of the designated NP area abuts the western edge of the Cranbrook Plan Areas.	Allocates development across a large area to the northeast of Clyst Honiton for new homes, employment, gypsy and traveller provision as part of a new modern market town.	No conformity issues. The Strategy policy will apply alongside the NP and the NP takes this Strategy policy into account.
Strategy 13 Development North of Blackhorse/Redhayes	No. Outside the plan areas to the west.		
Strategy 14 – Development of an Urban Extension at Pinhoe	No. Outside the plan area to the north and west.		
Strategy 15 – Intermodal Interchange	Yes	Policy designates land which falls into the northern part of the NP area and extends beyond this to comprise a larger site. The designation is for the provision of a major siding or railhead on the Exeter to Waterloo railway line that will accommodate the transfer of goods between rail and road.	No conformity issues. The Strategy policy will apply alongside the NP and the NP takes this Strategy policy into account.

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Strategic Policy	Applicable to Clyst Honiton NP area	What does the policy do?	How the NP conforms with the Local Plan
Strategy 16	No strategy 16		
Strategy 17 – Future development at or near Exeter International Airport	Yes. The airport is immediately to the east of the NP area.	This policy does not allow developments that are near to or could be affected by noise from the airport, unless evidence is provided that current or future users or occupiers will not be significantly adversely affected, taking proposed mitigations into account, by airport related noise.	No conformity issues. The Strategy policy will apply alongside the NP and the NP takes this Strategy policy into account (the site allocation in particular).
Strategy 18 – Future development at Exeter Airport Business Park	Yes. This site is south of the airport and abuts the NP area boundary.	Allocates 5 hectares of land (in addition to the Training Academy and the hotel site) for employment uses.	No conformity issues. The Strategy policy will apply alongside the NP and the NP takes this Strategy policy into account.
Note on Skypark Business Park. Not a policy designation but description of what planning consent has been granted.	Yes. The Skypark Business Park falls in the Cranbrook Area to the north and east of the NP area (outside but abutting the boundary).	Planning consent granted for 40 hectares.	No conformity issues. The Strategy policy will apply alongside the NP and the NP takes this Strategy policy into account.
Strategies 20, 21, 22, 23, 24, 25, 26, 26a,	No. Not applicable. Applies to areas in locations away from East Devon West End.		
Strategy 26a	No. Applies to Clyst. St Mary		
Strategy 27 – Development at the Small Towns and Larger Villages	No. Clyst Honiton is neither a designated small town or larger village	This policy identifies a list of small towns and larger villages with a Built-up area boundary. This list does not include Clyst Honiton but the last clause in the policy allows for communities to promote development other than in the identified small towns and larger villages where they produce a Neighbourhood Plan or promote community – led development “justifying how	NP provides an ‘a distinct local’ approach. The Clyst Honiton Neighbourhood Plan is promoting development outside an area with a Built up area boundary but under the final clause of Strategy 7. The NP is in general conformity.

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Strategic Policy	Applicable to Clyst Honiton NP area	What does the policy do?	How the NP conforms with the Local Plan
		and why, in a local context, the development will promote the objectives of sustainable development.”	
Strategy 28 – Sustaining and Diversifying Rural Enterprise	Yes.	This policy encourages the re use of rural buildings to provide jobs and accommodate business start-ups and expansions.	Through Policy E1 (Supporting a Rural Economy) and Policy E2 (Rural Economy: Live-work units) and Policy E3 (Opportunities for new and/or Improved Business Development in Zone A), the NP provides an ‘additional level of detail’ approach. The NP is in general conformity.
Strategy 29 – Promoting Opportunities for Young People.	Yes.	A policy which supports initiative that will promote enhanced opportunities for access to further education, housing suitable for first time buyer and training/apprenticeship posts for young people. Largescale major development proposals will be encouraged to incorporate measures to promote these outcomes.	No conformity issues. The Strategy policy will apply alongside the NP
Strategy 30 – Inward Investment, Communication links, and local benefits	Yes.	A policy which supports initiatives that will promote inwards investment by business and service providers. The policy states the Council will seek to secure opportunities for local residents and local businesses to benefit from employment associated with largescale major development and investment through a targeted recruitment, training and supply chain agreements with developer. The Policy states that planning agreements may be part of this process.	No conformity issues. The Strategy policy will apply alongside the NP
Strategy 31 – Future job and employment land provision	Yes.	A policy which promotes mixed use developments and provision of employment uses close to where people live.	No conformity issues. The Strategy policy will apply alongside the NP

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Strategic Policy	Applicable to Clyst Honiton NP area	What does the policy do?	How the NP conforms with the Local Plan
Strategy 32 – Resisting loss of employment, retail and community site and buildings.	Yes.	A policy protecting employment, retail and community uses, allowing changes of use and losses only subject to certain criteria being met.	No conformity issues. The Strategy policy will apply alongside the NP and the NP takes this Strategy policy into account.
Strategy 33 – Promotion of Tourism in East Devon	Yes.	A generic policy supporting tourism uses.	No conflict.
Strategy 34 – District wide affordable housing provision targets.	No.	<p>This policy applies two different affordable housing targets for development proposals meeting a minimal threshold (as set out in Government Policy). IT applies a 25% affordable housing requirement to the locations listed in the policy and a 50% affordable housing requirement to <i>“all areas that do not come under the 25% classification and which are permitted under Strategy 35 “Exceptions” policy”</i>.</p> <p>The 50% affordable housing requirement would therefore apply to qualifying proposals (those that meet the minimum size threshold) that come forward in the Clyst Honiton plan area. It cannot apply to the Policy SA1 however for two reasons:</p> <ol style="list-style-type: none"> 1. SA1 allocates a site for development under Strategy 7 of the Local Plan. An allocated site is planned for in advance and cannot by definition be regarded as an ‘exception site’ 2. The minimum threshold applied by the NPPF (see paragraph 65) to affordable housing requirement is 10 or more homes (where as SA1 allocates for 9 homes only). 	No conformity issues. The Strategy policy will apply alongside the NP and the NP takes this Strategy policy into account.

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Strategic Policy	Applicable to Clyst Honiton NP area	What does the policy do?	How the NP conforms with the Local Plan
Strategy 35 – Exception Mixed Market and Affordable Housing at Villages, Small Towns and Outside Built-up Areas Boundaries	Yes.	<p>This policy would apply to sites coming forward in the Clyst Honiton NP area.</p> <p>However, the one site allocation cannot be regarded as an exception site (exception sites are not, by definition, planned for in advance). Instead, the site is being delivered under Strategy 7 of the Local Plan. Strategy 35 is therefore not applicable Policy SA1 in the Clyst Honiton NP.</p>	No conformity issues. The Strategy policy will apply alongside the NP.
Strategy 36 – Accessible and Adaptable Homes and Care/Extra Care Facility	Yes. The first part is. The second part of the policy is only applicable to towns and larger villages.	Policy requires at for all schemes of 10 or more developers should demonstrate that all of the affordable housing and around 20% of the market unite will meet part MF (2) of the Building Regulations, Category 2: accessible and adaptable dwellings unless viability evidence indicates it is not possible.	No conformity issues. The Strategy policy will apply alongside the NP and the NP takes this Strategy policy into account.
Strategy 37 – Community Safety	Yes.	A policy which encourages new proposals to incorporate “Secured by Design” principles	No conformity issues. The Strategy policy will apply alongside the NP and the NP takes this Strategy policy into account.
Strategy 38 – Sustainable Design and Construction	Yes.	The policy encourages all schemes to meet sustainable design and construction principles. The policy requires that until the adoption of nationally prescribed standards, developments of 10 or more dwellings should be assessed using the Code for Sustainable Homes, with housing developments meeting at least Code Level 4 from 2013. This element of the policy is now out of date since the standards required by	NP provides an ‘a distinct local’ approach. Policy DS2 provides a policy approach more compatible (compared to adopted Local Plan approach) with current practices (Building Regulations together with available best practice guidance). The policy requires proposals to meet high levels of sustainable design and construction and provides an approach for

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Strategic Policy	Applicable to Clyst Honiton NP area	What does the policy do?	How the NP conforms with the Local Plan
		<p>Building Regulations now exceeds Code Level 4 in terms of energy performance.</p> <p>The policy also states that development in the West End (or where they are over 4 hectares or exceed 200 dwellings) should exceed national standards</p>	<p>ensuring new development is designed to maximise energy efficiency and be compatible with a net zero carbon future. The NP is in general conformity.</p>
Strategy 39 – Renewable and Low Carbon Energy Projects	Yes.	<p>The policy supports in principle renewable and low carbon energy projects.</p> <p>The policy only supports Wind turbines if they are part of a Neighbourhood Plan or in the Development Plan document.</p>	<p>NP Policy DS8 complements and provides an ‘a distinct local’ approach to the approach set out in Strategy 39. It is noted Policy DS8 does not specifically include support for wind turbines which is not inappropriate given the proximity of the airport. The NP is in general conformity.</p>
Strategy 40 – Decentralised Energy Networks	Yes.	<p>Requires new development to connect to an existing decentralised energy network and requires the consideration of incorporating new networks where there isn’t one available and where the proposed scheme is either 4 hectares or 200 houses.</p>	<p>No conformity issues. The Strategy policy will apply alongside the NP</p>
Strategy 41 – Allowable solutions	Yes.	<p>A policy which allows for off-site contributions to a community energy fund where on site provision of renewable technologies is not desirable or appropriate.</p>	<p>No conformity issues. The Strategy policy will apply alongside the NP</p>
Strategy 43 – Open space standards	Yes.	<p>Policy requires open space provision as part of new development in line with a hierarchical schedule.</p>	<p>No conflict. Policy will apply alongside NP policies.</p>
Strategy 44 – Undeveloped Coast and Coastal Preservation Area	No.		
Strategy 45 – Coastal Erosion	No.		

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Strategic Policy	Applicable to Clyst Honiton NP area	What does the policy do?	How the NP conforms with the Local Plan
Strategy 46 – Landscape Conservation and Enhancement and AONBs.	Yes	The policy requires proposals to be sympathetic to, and help conserve and enhance the quality and local distinctiveness of the natural and historic landscape.	NP Policy NE1 (Landscape and Biodiversity) complements and provides an ‘an additional level of detail’ to the approach set out in Strategy 46. The NP is in general conformity.
Strategy 47 – Nature Conservation and Geology	Yes. Note also Clyst Honiton falls within the 10km zone of contributions for both the Exe Estuary SPA and the East Devon Pebblebed Heaths SAC.	<p>The policy requires all proposals to conserve biodiversity, maximise opportunities for restoration, enhancement and connection of natural habitats and incorporate conservation features.</p> <p>The policy requires mitigation measures or contributions to measures where any proposals are likely to lead to biodiversity impacts due to recreational or other disturbance.</p> <p>The policy also requires that all residential development schemes within a straight line 10 kilometres distance away from any part of the SAC and/or SPA designated areas of the Exe Estuary or Pebblebed Heaths will be required to provide mitigation. The policy requires that all non-residential development schemes within the 10 kilometres catchment (and potentially beyond) will need to be subject to project level assessment to establish potential need for and form of any mitigation.</p>	<p>NP Policy NE1 (Landscape and Biodiversity) complements and provides an ‘an additional level of detail’ to the approach set out in Strategy 47. The NP is in general conformity.</p> <p>Note that contributions may be required from the allocated site towards habitat mitigation.</p>
Strategy 48 – Local Distinctiveness in the Built Environment	Yes.	Policy asserts that local distinctiveness and the importance of local design standards in the development process will be of critical	Through the Character Assessment and through Policy DS1 (Development of High Quality Design), the NP provides

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Strategic Policy	Applicable to Clyst Honiton NP area	What does the policy do?	How the NP conforms with the Local Plan
		importance to Ensure towns and villages retain their intrinsic and physical built qualities.	'an additional level of detail' to Strategy Policy 48. The NP is in general conformity.
Strategy 49 – The Historic Environment	Yes.	Policy requires that the physical and cultural heritage of the district, including archaeological assets and historic landscape character is conserved and enhanced.	No conformity issues. The Strategy policy will apply alongside the NP
Strategy 50 – Infrastructure Delivery	Yes	Policy states that developer contributions will be sought to ensure the delivery of necessary infrastructure alongside new development. (Note the CIL charging schedule was adopted on 20 April 2016)	No conformity issues. The Strategy policy will apply alongside the NP

Table 7: Conformity assessment between the strategic policies in the Local Plan 2013 – 2031 (adopted January 2016) and the Neighbourhood Plan (January 2024)

6 Compatibility with EU Obligations and Legislation

- 6.1 European Union Directive 2001/42/EC requires a Strategic Environmental Assessment (SEA) to be undertaken for certain types of plans or programmes that would have a significant environmental effect. The EU Directive has been transposed into UK legislation through the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations). Even though the United Kingdom have left the European Union, the body of legislation which applies to SEA continue to exist until the legislation is replaced.
- 6.2 The Clyst Honiton NP has triggered the requirements for a strategic environmental assessment to be undertaken.
- 6.3 An environmental assessment has therefore been undertaken in accordance with the SEA Regulations.
- 6.4 The environmental report has been submitted alongside this NP, as part of the submission stage in line with Regulation 15 of the Regulations.

HRA and appropriate assessment

- 6.5 See chapter 7.

Human Rights and Equalities

- 6.6 The Neighbourhood Plan has been prepared having regard to the fundamental rights and freedom guaranteed under the European Convention on Human Rights
- 6.7 An assessment has been carried out to assess the potential impacts of the Clyst Honiton NP in relation to the protected characteristics as identified in the Equality Act 2010. This assessment is shown in Table 8 and shows that the draft Neighbourhood Plan is not likely to lead to increased inequalities or discrimination in the plan area. Some of the policies are identified as having positive impacts on people who may experience disadvantage by virtue of their age or disability.

Protected Characteristic	Impact	Commentary
Age	+ Positive	Site allocation policy SA1 allocates land to deliver smaller homes. This is expected to assist younger adults seeking to buy their first homes as well as older residents looking to downsize in the parish. The delivery of the new community meeting space that is supported through the plan, specifically Policy C2, (and that is expected to be brought forward via the Neighbourhood Development Order) is anticipated to benefit all members of the parish
Disability	+ Positive	An aim of the NP is to develop new footpaths, cycle paths and mobility networks for health, leisure and work purposes across the Plan Area. Policy AC3 (Active Travel Provision) is linked to this aim and is expected to deliver benefits to all non-motorised users including those dependent on mobility aids.

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		<p>Policy DS6 (Storage Spaces) seeks to ensure any new housing is provided with adequate residential storage including for the secure storage of mobility aids</p> <p>Policy NE3 (River Clyst Park) supports proposals that would lead to easy access to the site for those walking and using appropriate terrain mobility vehicles</p>
Gender Reassignment	0 Neutral	
Marriage and civil partnership	0 Neutral	
Pregnancy and maternity	0 Neutral	
Race	0 Neutral	
Religion or belief	0 Neutral	
Sex	0 Neutral	
Sexual orientation	0 Neutral	

Table 8: Assessment of NP against protected characteristics

Basic Conditions Statement

7 How the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017

- 7.1 The Clyst Honiton Neighbourhood Plan has been subject to both a screening and appropriate assessment under the Habitat Regulations. At the screening stage, the following internationally designated sites could not be screened out:
- Exe Estuary Ramsar site
 - Exe Estuary Special Protection Area
 - East Devon Pebblebed Heaths Special Area of Conservation
 - East Devon Heaths Special Protection Area
 - Dawlish Warren Heath Special Area of Conservation.
- 7.2 The site allocation SA1, together with Policy E1: Supporting the Rural Economy, E2: Rural Economy: Live-work units and E3: Opportunities for New and/or Improved Business Development in Zone A were subject to appropriate assessment as they were located within 10 km of the Exe Estuary and international sites and/or the East Devon Heathland international site and possible impact pathways had been identified as part of the screening stage.
- 7.3 Following the appropriate assessment it was concluded that, considering the protective policy mechanism contained in the overarching East Devon Local Plan, the Clyst Honiton Neighbourhood Plan would not result in adverse effects on the integrity of internationally designated sites in combination with other projects and plans. The full detail is available to view in the Clyst Honiton Neighbourhood Plan Habitats Regulations Assessment report, completed by AECOM in January 2024, and submitted alongside the NP.
- 7.4 It is therefore concluded that the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.