

Winkleigh Neighbourhood Plan

Basic Conditions Statement

Winkleigh Neighbourhood Plan: Basic Conditions Statement

Introduction

1 This statement has been prepared by Winkleigh Parish Council to accompany the submission of the draft Winkleigh Neighbourhood Plan to Torridge District Council, as required by section 15 of the Neighbourhood Planning Regulations 2012.

2 Regulation 15(1) of the Neighbourhood Planning (General) Regulations 2012 requires that when a plan is submitted to the local planning authority it must include a statement explaining how the proposed plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town and Country Planning Act.

3 A Neighbourhood Plan must meet the basic conditions in order to proceed to referendum.

The basic conditions are:

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

The assessment of the draft Neighbourhood Plan against these basic conditions is set out as a table in Appendix 1.

Legal Requirements

The Qualifying Body

4 Winkleigh Parish Council is the qualifying body for the Neighbourhood Plan. The Plan has been prepared by a working group set up for the purpose, reporting regularly to the Parish Council as the qualifying body and decision maker (see Consultation Statement).

Neighbourhood area

5 The Neighbourhood Plan area is the Parish of Winkleigh. It was designated in accordance with the processes set out in the Regulations. The application and approval letters, together with a map of the area are appended to this Statement (Appendix 1)

The scope and content of the Neighbourhood Plan

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

“(1) A neighbourhood development plan-

- (a) Must specify the period for which it is to have effect,
- (b) May not include provision about development that is excluded development (as defined in Section 68K of the Town and Country Planning Act 1990, as amended by Schedule 9 of the Localism Act), and

(c) May not relate to more than one neighbourhood area.”

In response to these requirements:

- Winkleigh Neighbourhood Plan covers the period to 2031, aligning with the plan period for the North Devon and Torridge Local Plan.
- Winkleigh Neighbourhood Plan is the only Neighbourhood Plan for the Parish of Winkleigh.
- The plan proposals relate to planning matters (the use and development of land) in the designated Neighbourhood Plan area.
- The Winkleigh Neighbourhood Plan does not contain policies and proposals relating to excluded development.

Submission Documents

7 All submission documents required by Regulation 15(1) of the Neighbourhood Planning (General) Regulations 2012 are included alongside the submission Neighbourhood Plan.

How Winkleigh Neighbourhood Plan Meets the Basic Conditions

A Having Regard to National Policies and Advice Contained in Guidance Issued by the Secretary of State

Neighbourhood Plan Policies	NPPF and NPPG	How has the Neighbourhood Plan had regard to national policy/advice?
ENVIRONMENT & RESOURCES		
ENV1: Natural Capital	Para 170: <i>Planning policies and decisions should contribute to and enhance local environment...</i> Para 174	Policy ENV1 aims to protect the existing assets of the Parish and achieve environmental net gains through the planning process, in line with the objectives of paragraph 170 and the 25 year Environment Plan (Jan 2018) . Significant assets in the Parish have been mapped and survey evidence is available for reference.
ENV2: The setting of new development in the Parish	Para 126: <i>“Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics...”</i> Para 127: <i>“...policies and decisions should ensure that developments....are sympathetic to</i>	Policy ENV2 reflects the appraisal findings of the Village Design Statement, which was undertaken with the involvement of local people. It also supports Devon Landscape Strategy objectives which recognise the hilltop clustered form of villages in this

Neighbourhood Plan Policies	NPPF and NPPG	How has the Neighbourhood Plan had regard to national policy/advice?
	<i>local character and history, including the surrounding built environment and landscape setting....”</i>	area as a contributor to local character.
ENV3: The conservation area and traditional village core of Winkleigh	Para 185: <i>“Plans should set out a positive strategy for the conservation and enjoyment of the historic environment.....the strategy should take into account the opportunities to draw on the contribution made by the historic environment to the character of a place.”</i>	Policy ENV3 focuses on the conservation area and the historic core of the village, where most of the listed buildings are. It seeks to build on the distinctive characteristics of that area and ensure that the character and setting of heritage assets is not compromised.
ENV4: Appearance and style	Para 126: <i>“Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics... Para 127: ...are sympathetic to local character and history, including the surround-built environment and landscape setting, while not preventing or discouraging appropriate innovation or change....”</i>	Policy ENV4 is based on analysis undertaken for the Village Design Statement, and sets out the elements of building style which are considered most sensitive to local character. The policy leaves the door open for innovative design where appropriate.
ENV5: Craftsmanship	Para 125: <i>“...“Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics...Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development”</i>	Policy ENV5 seeks to protect the small heritage features of buildings that are often “modernised” away, and to encourage new craftsmanship where possible, to retain and add to local distinctiveness.
ENV6: Sustainable energy generation	Para 148 <i>“...encourage the reuse of existing resources...and support renewable and low carbon energy and associated infrastructure Para 151: “...plans should provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring adverse impacts are addressed satisfactorily...”</i>	Policy ENV6 supports renewable energy and heat where it directly benefits the community or local enterprises and can be developed sustainably.

Neighbourhood Plan Policies	NPPF and NPPG	How has the Neighbourhood Plan had regard to national policy/advice?
	<p>Para 152: <i>“Local planning authorities should support community led initiatives for renewable and low carbon energy...”</i></p>	
HOUSING, COMMUNITY LIFE & WELLBEING		
<p>Policy H1: New housing and the development boundary</p>	<p>Para 71 Para 79 <i>“planning policies and decisions should avoid the development of isolated homes in the countryside...”</i> Para 77 <i>Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs and consider whether allowing some market housing on these sites would help to facilitate this.</i> Para 78: <i>“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities...”</i> Para 79: <i>“...should avoid the development of isolate homes in the countryside, unless.....there is an essential need for a rural worker to live permanently at or near their place of work....optimal viable use of a heritage asset...re-use redundant or disused buildings...subdivision of an existing dwelling...the design is of exceptional quality...”</i></p>	<p>Policy H1 safeguards the open countryside from development by recognising the role of the development boundary, in accordance with para 79. It also recognises the local circumstances where housing may be permissible outside the boundary where it meets specific needs, such as for affordable housing, replacement dwellings, homes for rural workers and securing the future of buildings of local historic value.</p>
<p>Policy H2: Sustainability and housing</p>	<p>Para 61: <i>“...the size, type and tenure of housing needed for different groups...should be assessed and reflected in planning policies (including.... people wishing to commission or build their own homes)”</i> Para 131: <i>“...great weight should be given to outstanding or innovative designs which promote high levels of sustainability...”</i></p>	<p>Policy H2 recognises there may be scope for moving beyond the current Building Regulations and housing standards to deliver low carbon homes, self-build and housing that is adaptable to a range of circumstances.</p>

Neighbourhood Plan Policies	NPPF and NPPG	How has the Neighbourhood Plan had regard to national policy/advice?
	Para 129: <i>Local planning authorities should make Use of assessment frameworks such as Building for Life....”</i>	
Policy H3: Site maintenance	Para 96: <i>“access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities...”</i>	Policy H3 seeks to ensure spaces provided through new development remain in a useable condition.
Policy H4: Storage	The NPPF does not specifically mention the issues covered by Policy H6, but the thrust of detailed good design is encapsulated in para 127 which refers to the functionality and attractiveness of developments.	Policy H4 aims to create a good living environment for residents, by providing adequate storage space for dustbins, recycling, bicycles etc in new development.
Policy H5: Land allocated in the NDTLP	Para 28: <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, provision of infrastructure and facilities at a local level, ...design principles....”</i> Achieving well designed places: <i>Para 127 a)-f)</i> Para 110 e) <i>“be designed to enable charging of plug in and other ultra-low emission vehicles, in safe, accessible and convenient locations”</i>	Policy H6 sets out in detail some of the design elements considered important to create sustainable development on the site. It aims to create a well-connected neighbourhood, with links to the village centre and other facilities. It signals the important environmental elements of the site and looks to integrate the design into village character. The policy stipulates the provision of a vehicle charging point.
Policy H6: Development to meet the 5-year land supply	Para 28: <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,provision of infrastructure and facilities at a local level, ...design principles....”</i> Para 73: <i>“...Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing....”</i>	Policy H10 sets out basic parameters for the release of land to meet any shortfall in the 5-year housing land supply. It aims to make sure any sites are sustainable, aid neighbourhood creation and deliver community benefit.

Neighbourhood Plan Policies	NPPF and NPPG	How has the Neighbourhood Plan had regard to national policy/advice?
	Paras 124-131: Achieving well designed places	
Policy CL1: Community assets and infrastructure	<p>Para 83 d: “ <i>Planning policies and decisions should enable: d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.</i>”</p> <p>Para 92: “ <i>...plan positively for the provision and use of shared spaces...guard against unnecessary loss of valued facilities and services...</i>”</p>	Policy CL1 seeks to safeguard community halls in the Parish and retain assets for community benefit.
Policy CL2: Access to the countryside for leisure	Para 98: “ <i>Planning policies and decisions should protect and enhance public rights of way and access...</i> ”	Policy CL2 supports protection and enhancement of public rights of way and supports their extension, especially to destinations identified by the community.
THE ECONOMY		
Policy E1: Safeguarding employment land	<p>Para 80: “<i>planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.</i>” ...</p> <p>Para 81: “ <i>...identify strategic sites. to meet anticipated needs over the plan period...be flexible enough to accommodate needs not anticipated in the plan.</i></p>	Policy E1 aims to retain the land already in employment use or allocated for that purpose, in order to make effective use of land and infrastructure, and safeguard the open countryside. The policy recognises the changing economic environment by encouraging uses that support local business.
Policy E2: New economic development	Para 83: “ <i>planning policies and decisions should enable...the sustainable growth and expansion of all types of business in rural areas...the diversification of agriculture and other land based rural businesses...sustainable rural tourism and leisure developments...retention and development of accessible local services and community facilities...</i> ”	Policy E2 sets out support business expansion and new development, particularly allied to the knowledge economy and new, flexible working practices.

Neighbourhood Plan Policies	NPPF and NPPG	How has the Neighbourhood Plan had regard to national policy/advice?
	Para 81: “...allow for new and flexible working practices...”	
Policy E3: Winkleigh Airfield	<p>Para 80: “planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.” ...</p> <p>Para 81: “...identify strategic sites to meet anticipated needs over the plan period...be flexible enough to accommodate needs not anticipated in the plan.</p> <p>Para 84:” The use of previously development land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist”.</p>	Winkleigh airfield is a former world war 2 airfield site, which still requires environmental restoration. Policy E3 recognises it is a key site in a rural location, close to the village and offers employment land to meet the needs of the locality and the surrounding area, in a part of the district where opportunities for comprehensive employment development to support the rural economy are limited.
Policy E4: Retail businesses	Para 83 d): “...the retention and development of accessible local services and community facilities, such as local shops...”	Policy E4 aims to retain the shopping function of the village centre, while allowing for expansion at accessible locations to meet future needs.
TRANSPORT, TRAVEL & MOVEMENT		
Policy T1: Design and traffic management	<p>Para 110a): “give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas....facilitating access to high quality public transport...”</p> <p>Para 110c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter and respond to local character and design standards.”</p>	Policy T1 sets out a transport hierarchy and promotes safe and convenient pedestrian and cycle routes. It signals the need for any road engineering works to be responsive to the local context. Opportunities to use public transport are limited in this rural area, but developers are asked to provide new residents with information about, and timetables for public transport services.
Policy T2: New development and traffic	<p>Para 108 c) ...” significant impacts from the development on the transport network (in terms of capacity and congestion) or on highway safety, can be cost effectively mitigated to an acceptable degree”</p> <p>Para 111: “All developments that will generate significant amounts of movement should be required to provide a travel plan, and the</p>	Policy T2 identifies the areas of the road network where there are congestion and safety issues. It asks for evidence of traffic generation and mitigation of any significant impacts. Reviewing the school travel plan promotes pedestrian safety at this key location, in line with Para 110a (priority to pedestrian and cycle movements).

Neighbourhood Plan Policies	NPPF and NPPG	How has the Neighbourhood Plan had regard to national policy/advice?
	<i>application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed."</i>	
Policy T3: Creating links between neighbourhoods	<p>Para 91a: <i>"planning policies and decisions should aim to achieve healthy, inclusive and safe places which: mixed use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages...."</i></p> <p>Para 110: <i>"... applications for development should: a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas...."</i></p>	Policy T3 seeks to improve the connections between local neighbourhoods and other key village facilities, and to place the pedestrian as the priority.
Policy T4: Parking management	Para 106: <i>"Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification...."</i>	The Neighbourhood Plan does not prescribe parking standards but, in recognition of the role congestion plays in the village seeks to ensure adequate parking is provided by a number of mechanisms.
Policy T5: Street lighting	Para 180: <i>"...ensure that new development is appropriate for its location....the potential sensitivity of the site or the wider area to impact that could arise from the development...c)limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation."</i>	Policy T5 recognises the whole of the Parish falls within a dark skies area.
Policy T6: Transport infrastructure contributions	<p>Para 28: <i>"Non-strategic policies can be used by ...communities...to set out more detailed policies for specific areas...This can include...the provision of infrastructure...."</i></p> <p>Para 34: <i>"Plans should set out the contributions expected from development...this should include...other infrastructure (such</i></p>	Policy T6 requires contributions towards identified local priorities where there are impacts arising from new development

Neighbourhood Plan Policies	NPPF and NPPG	How has the Neighbourhood Plan had regard to national policy/advice?
	<i>as that needed for education, health, transport...)</i>	
DELIVERY & IMPLEMENTATION		
Policy D1: Developer contributions	Para 28: <i>“Non-strategic policies can be used by ...communities...to set out more detailed policies for specific areas...This can include...the provision of infrastructure....”</i>	Policy D1 makes it clear that ‘infrastructure’ includes a range of physical and social services and facilities that may be required to support local growth.
Policy D2: Future funding opportunities to support the plan	Para 34: <i>“Plans should set out the contributions expected from development...this should include...other infrastructure (such as that needed for education, health, transport...)</i>	Policy D2 commits the Parish to further work to implement the transport strategy, by indicating an active role in seeking funding for further work to cost proposals.
Policy D3: Working together		Policy D3 encourages a “social contract” between the community, developers and other organisations, to achieve the best outcome from development.

8 The conclusion is that the plan conforms to the guidance issued by the Secretary of State and adds local interpretation to national policies.

B: The making of the plan contributes to sustainable development

Sustainable development and the National Planning Policy Framework (NPPF)

9 The NPPF states *“The purpose of the planning system is to contribute to the achievement of sustainable development”* (Paragraph 7), described in high level terms as *“meeting the needs of the present without compromising the ability of future generations to meet their own needs”*. It identifies three overarching objectives, that need to be pursued in mutually supportive ways:

“a) an economic objective – 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;

b) a social objective – 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

c) an environmental objective – 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.”

How does the Winkleigh Neighbourhood Plan (WNP) contribute to sustainable development?

10 The WNP reflects the special qualities of the area, recognising the location of the Parish in the Biosphere transition zone. The Biosphere is a demonstration area for sustainable development at the sub regional scale.

11 A key aspect of sustainable development is that plans and policies should take local circumstances into account, to reflect the character, needs and opportunities of each area. Sustainability is at the heart of the vision for the WNP. This recognises the importance of each of the objectives above.

12 The sustainability of the plan has been tested in three ways:

- 1 By assessing how the policies contribute to the NPPF objectives
- 2 By assessing how the objectives of the plan complement the sustainability objectives of the adopted North Devon and Torridge Local Plan
- 3 By undergoing a pre-submission sustainability screening process facilitated by Torridge District Council (see section D)

1 The contribution of the Neighbourhood Plan’s Policies to the Objectives of the NPPF (Para 7)

WNP Objective	Economic objective	Social objective	Environmental objective
ENVIRONMENT & RESOURCES			
The safeguarding and protection of our environmental assets, particularly locally valued resources that may not be statutorily protected.			✓
To embed a principle of net environmental gain into proposals that come forward in the Parish.			✓
To safeguard the distinctive landscape of the Parish and the setting of Winkleigh and Hollocombe, enhancing it where opportunities arise.			✓
To realise the environmental potential of the airfield for landscape, habitat and biodiversity improvement, while recognising its historic significance (see also the Economy theme)		✓	✓
Safeguard, conserve and enhance the important buildings and cultural assets in the Parish (listed buildings, ancient monuments, archaeology; boundary stones and other artefacts of interest)		✓	✓
Support development that reflects the traditional heritage of buildings, their layout; relationship to other nearby buildings and is sensitive to its location in the wider landscape		✓	✓
Support development that uses local building materials and finishes.		✓	✓
To promote the generation of renewable energy and heat where it supports the community	✓	✓	✓
To improve the energy efficiency of existing buildings	✓	✓	✓

WNP Objective	Economic objective	Social objective	Environmental objective
To promote the take up of measures to generate energy at the individual building level, and save energy in buildings	✓	✓	✓
To promote low carbon transport	✓	✓	✓
HOUSING, COMMUNITY LIFE & WELLBEING			
Provide housing that meets the needs of residents and respects village character (as set out in the principles of the Village Design Statement)		✓	✓
Facilitate the provision of affordable housing to meet local need	✓	✓	
Promote development that creates healthy neighbourhoods, successfully integrated into the village form		✓	✓
Explore how new initiatives such as community trusts could help deliver housing for local need.		✓	
Safeguard, support and enhance community assets important for the social, community and healthy future of the Parish		✓	✓
Ensure any significant development required in the Parish to meet a shortfall in housing land supply occurs in a sustainable way and delivers community benefit		✓	✓
To ensure community life continues to thrive by safeguarding existing community facilities and assets against loss		✓	
To ensure new facilities are provided to meet the changing and growing needs of the community		✓	✓
To create an environment where access to the countryside and enjoyment of green space can be enhanced if opportunities arise		✓	✓
THE ECONOMY			
To improve the level and variety of employment and economic activity across the Parish by making land available for business development and by promoting training and support to businesses, including agriculture.	✓	✓	
To seek out opportunities to improve the skills level of the workforce	✓	✓	
To promote a mixed economy across the Parish which delivers local benefit, by building upon its existing strengths, links and connections, and by supporting development applications which deliver this.	✓	✓	✓
To support measures which maintain and improve the effectiveness and vibrancy of the Village's retail businesses, including encouraging spending to support local shops and businesses.	✓	✓	
To promote appropriate development at Winkleigh Airfield, recognising its potential for employment and environmental enhancement, by working with Torridge DC to	✓	✓	✓

WNP Objective	Economic objective	Social objective	Environmental objective
agree and implement a revised Site Development Brief.			
To improve the availability of effective ICT and high-speed broadband communications	✓	✓	✓
To promote the potential of Winkleigh for sustainable tourism and countryside recreation.	✓	✓	✓
TRANSPORT, TRAVEL & MOVEMENT			
Change driver perceptions, by making small changes on through routes so that they “read” as part of the village. This can be tackled initially through a series of easy measures such as street furniture, planters, the removal of white lines and, where opportunity arises, resurfacing to signal priority to pedestrians and cyclists		✓	✓
Examine how village gateways and “rat-runs” can be modified to slow traffic and signal the village environment, for example through the realignment of carriageways; surfacing measures; appropriate traffic calming, and the location of village signs.		✓	✓
Enhance the environment of the Square (at the heart of the conservation area), for example by removal/relocation of noticeboards; enhancement of the pump and its setting; the resurfacing of road to indicate appropriate parking areas.		✓	✓
Improve pedestrian networks and create new walking and cycling routes to key services, between neighbourhoods and to the open countryside		✓	✓

2 The contribution of the WNP’s objectives to the sustainability objectives of the NDTLP

NDTLP HIGH LEVEL OBJECTIVE 1: COMMUNITIES THAT MEET PEOPLE’S NEEDS

- 1 Provide suitable housing that meets the needs of the population and maximise affordable housing
- 2 Reduce crime and fear of crime
- 3 Create and sustain vibrant towns and villages
- 4 Improve access to key services, employment areas and facilities for all sectors of the community
- 5 Provide access to learning, training, skills and knowledge for everyone
- 6 Reduce poverty and deprivation

NDTLP HIGH LEVEL OBJECTIVE 2: HEALTH & WELL BEING

- 1 Improve health of population and reduce income inequality

NDTLP HIGH LEVEL OBJECTIVE 3: SUSTAINABLE ECONOMIC GROWTH

- 1 Reduce unemployment levels and income inequality
- 2 Diversify the range of local employment opportunities
- 3 Promote sustainable tourism

NDTLP HIGH LEVEL OBJECTIVE 4: ACCESS BY MORE SUSTAINABLE FORMS OF TRANSPORT

- 1 Reduce the overall need to travel by car
- 2 Make public transport, walking and cycling easier and more attractive

NDTLP HIGH LEVEL OBJECTIVE 5: ENVIRONMENTAL QUALITY & ASSETS

- 1 Protect and enhance biodiversity and important wildlife habitats
- 2 Protect and enhance the countryside, natural landscape and townscape
- 3 Maintain and enhance heritage assets and their settings
- 4 Reduce the impact of flooding and avoid additional risk of flooding
- 5 Reduce the amount of landfill waste and promote recycling and the use of recycled goods
- 6 Minimise light and noise pollution

NDTLP HIGH LEVEL OBJECTIVE 6: USE OF NATURAL RESOURCES

- 1 Reduce non-renewable energy consumption and greenhouse gas emissions district wide
- 2 Improve energy efficiency and use of sustainable construction materials

Neighbourhood Plan Objectives		1.1	1.2	1.3	1.4	1.5	1.6	2.1	3.1	3.2	3.3	4.1	4.2	5.1	5.2	5.3	5.4	5.5	5.6	6.1	6.2
THEME ONE: ENVIRONMENT AND RESOURCES																					
The safeguarding and protection of our environmental assets, particularly locally valued resources that may not be statutorily protected.														✓	✓						
To embed a principle of net environmental gain into proposals that come forward in the Parish.														✓	✓	✓					
To safeguard the distinctive landscape of the Parish and the setting of Winkleigh and Hollocombe, enhancing it where opportunities arise.															✓	✓			✓		
To realise the environmental potential of the airfield for landscape, habitat and biodiversity improvement, while recognising its historic significance (see also the Economy theme)														✓	✓				✓		

Neighbourhood Plan Objectives		1.1	1.2	1.3	1.4	1.5	1.6	2.1	3.1	3.2	3.3	4.1	4.2	5.1	5.2	5.3	5.4	5.5	5.6	6.1	6.2
Safeguard, conserve and enhance the important buildings and cultural assets in the Parish (listed buildings, ancient monuments, archaeology; boundary stones and other artefacts of interest)															✓	✓					
Support development that reflects the traditional heritage of buildings, their layout; relationship to other nearby buildings and is sensitive to its location in the wider landscape															✓	✓					
Support development that uses local building materials and finishes.															✓	✓					
To promote the generation of renewable energy and heat where it supports the community																				✓	
To improve the energy efficiency of existing buildings																				✓	✓
To promote the take up of measures to generate energy at the individual building level, and save energy in buildings																				✓	✓

Neighbourhood Plan Objectives	1.1	1.2	1.3	1.4	1.5	1.6	2.1	3.1	3.2	3.3	4.1	4.2	5.1	5.2	5.3	5.4	5.5	5.6	6.1	6.2	
To promote low carbon transport																				✓	
THEME 2: HOUSING & COMMUNITY LIFE																					
Provide housing that meets the needs of residents and respects village character (as set out in the principles of the Village Design Statement)	✓													✓	✓						
Facilitate the provision of affordable housing to meet local need	✓	✓				✓															
Promote development that creates healthy neighbourhoods, successfully integrated into the village form	✓	✓	✓	✓								✓	✓	✓	✓						
Explore how new initiatives such as community trusts could help deliver housing for local need.	✓	✓	✓			✓															
Safeguard, support and enhance community assets important for the social, community and healthy future of the Parish			✓				✓					✓									
Ensure any significant development required in the Parish to meet a shortfall in housing land supply occurs in a	✓		✓																		

Neighbourhood Plan Objectives		1.1	1.2	1.3	1.4	1.5	1.6	2.1	3.1	3.2	3.3	4.1	4.2	5.1	5.2	5.3	5.4	5.5	5.6	6.1	6.2
sustainable way and delivers community benefit																					
To ensure community life continues to thrive by safeguarding existing community facilities and assets against loss				✓	✓			✓													
To ensure new facilities are provided to meet the changing and growing needs of the community				✓	✓			✓													
To create an environment where access to the countryside and enjoyment of green space can be enhanced if opportunities arise								✓			✓				✓						
THEME 3: THE ECONOMY																					
To improve the level and variety of employment and economic activity across the Parish by making land available for business development and by promoting training and support to businesses, including agriculture.					✓	✓	✓		✓	✓											

Neighbourhood Plan Objectives		1.1	1.2	1.3	1.4	1.5	1.6	2.1	3.1	3.2	3.3	4.1	4.2	5.1	5.2	5.3	5.4	5.5	5.6	6.1	6.2
To seek out opportunities to improve the skills level of the workforce						✓	✓		✓	✓											
To promote a mixed economy across the Parish which delivers local benefit, by building upon its existing strengths, links and connections, and by supporting development applications which deliver this.							✓	✓		✓	✓	✓									
To support measures which maintain and improve the effectiveness and vibrancy of the Village's retail businesses, including encouraging spending to support local shops and businesses.				✓	✓																
To promote appropriate development at Winkleigh Airfield, recognising its potential for employment and environmental enhancement, by working with Torridge DC to agree and implement a revised Site Development Brief.					✓	✓	✓		✓	✓	✓			✓	✓	✓			✓		

Neighbourhood Plan Objectives		1.1	1.2	1.3	1.4	1.5	1.6	2.1	3.1	3.2	3.3	4.1	4.2	5.1	5.2	5.3	5.4	5.5	5.6	6.1	6.2	
To improve the availability of effective ICT and high-speed broadband communications					✓	✓	✓					✓										
To promote the potential of Winkleigh for sustainable tourism and countryside recreation.								✓			✓											
THEME 4: TRANSPORT, TRAVEL & MOVEMENT																						
Change driver perceptions, by making small changes on through routes so that they “read” as part of the village. This can be tackled initially through a series of easy measures such as street furniture, planters, the removal of white lines and, where opportunity arises, resurfacing to signal priority to pedestrians and cyclists				✓				✓				✓	✓		✓	✓					✓	
Examine how village gateways and “rat-runs” can be modified to slow traffic and signal the village environment, for example through the realignment of				✓				✓				✓	✓		✓	✓					✓	

Neighbourhood Plan Objectives		1.1	1.2	1.3	1.4	1.5	1.6	2.1	3.1	3.2	3.3	4.1	4.2	5.1	5.2	5.3	5.4	5.5	5.6	6.1	6.2
carriageways; surfacing measures; appropriate traffic calming, and the location of village signs.																					
Enhance the environment of the Square (at the heart of the conservation area), for example by removal/relocation of noticeboards; enhancement of the pump and its setting; the resurfacing of road to indicate appropriate parking areas.															✓	✓					
Improve pedestrian networks and create new walking and cycling routes to key services, between neighbourhoods and to the open countryside				✓	✓			✓				✓	✓							✓	

13 The matrix above shows that the objectives of the WNP complement many of the objectives of the NDTLP.

C The making of the plan is in general conformity with the strategic policies contained the development plan

WNP Policy	Conformity with the North Devon & Torrington Local Plan policies (red text)
ENV1: Natural capital	Policy ENV1 is in general conformity with Policy ST14 and Policy DM08 which provide for enhancement of environmental assets and seeks to achieve a net gain in biodiversity where possible, and looks to conserve the landscape and local distinctiveness of the area. By conserving and enhancing biodiversity and green corridors, ENV1 also contributes to the success of Policy ST03 . It also supports Policy ST04 by setting out the characteristics of sites that are likely to be important in the local context and by supporting appraisal of them. Policies WIN/WIN01/WIN02 also seek protection and enhancement of natural and built environmental assets and Policy ENV1 sets out those criteria that need to be considered, with links to more detailed information.
ENV2: The setting of new development in the Parish	Policy ENV2 is in general conformity with Policies ST14 and ST15 which seek to protect and enhance local landscape, taking into account its key characteristics, including dark night skies. ENV2 also identifies locally important buildings that contribute to local character and identity, as required by Policy ST15 . Policies ENV2/3/4/5/ have been developed from the Winkleigh Village Design Statement, through an analysis of the characteristics of the settlement, in conformity with Policy ST04 , and setting out the elements of the village's setting that are local distinctive, as required by Policy DM04 .
ENV3: The conservation area and traditional village core	Policy ENV3 uses the appraisal of the village to identify the elements of the conservation area and historic village core that are important to its distinctiveness, in conformity with Policy ST15, Policy ST04 and Policy DM04 . ENV also supports Policy WIN by settling out design principles to secure high quality and design that respects local distinctiveness.
ENV4: Appearance and style	Appraisal work has identified the more detailed elements of design that make the settlement distinctive, as required by Policies ST15, ST04 and DM04 . While setting out the locally important elements of design ENV4 is sensitive to the opportunity for high quality, innovative design, in the spirit of Local Plan design principles for the Biosphere transition zone (paragraph 3.30 of the NDTLP).
ENV5: Craftsmanship	As well as conserving small elements of craftsmanship that contribute to local distinctiveness, ENV5 protects small heritage assets that are not statutorily protected and supports the creation of new assets that will enhance the sense of place, in general conformity with Policy ST15 . ENV5 would also support provision of public art and design features to enhance distinctiveness, as set out in Policy DM04
ENV6: Sustainable energy generation	ENV 6 supports renewable energy generation where it supports community and local enterprise, in general conformity with Policy ST03 . By supporting renewable energy generation at the community level, the policy complements Policy ST16 by supporting proposals that meet the needs of communities in offsetting their energy and heat demand, while recognising the

WNP Policy	Conformity with the North Devon & Torridge Local Plan policies (red text)
	need for environmental protection, including protection of heritage assets, as required by Policies ST16 and DM07
H1: New housing and the development boundary	Policy H1 sets out the special circumstances where development outside the development boundary will be permitted. It references Local Plan policies on exceptions sites for affordable housing (Policy 19) and is in general conformity with Policy DM28 by allowing housing in the countryside for rural workers and Policy DM26 covering replacement dwellings.
H2: Housing type, mix and tenure	H2 supports housing that delivers social and environmental outcomes. The support for self-build housing and housing that is accessible and adaptable is in general conformity with Policy ST17 . The WNP also encourages housing that is of a high sustainability standard, supporting Policies ST03, ST05 and ST16 .
H3: Creating links between neighbourhoods	Policy ST04 aims to improve the quality of development; H3 responds to this by requiring new development to have regard to non-motorised links to facilities and connectivity between neighbourhoods. By focusing on pedestrian and cycle movement H3 is in general conformity with Policy ST10 and takes forward the criteria of Policy DM04 which seeks to create inclusive environments that offer ease of movement and permeability through sites.
H4: Site maintenance	Site maintenance is covered in Paragraph 12.71 of the Local Plan. Policy H4 indicates that the Parish Council (or a nominated management company) is willing to take on maintenance of landscaping, open space and play areas where provided through new development, by means of a commuted sum.
H5: Storage	Policy H5 is in general conformity with the text in Paragraphs 12.27 and 12.28 of the Local Plan, which indicates the Council expects all development proposals to design for facilities for collection and storage of waste.
H6: Land allocated in the North Devon and Torridge Local Plan	Policy H6 adds more detail to Policy WIN02 , derived from design principles developed as part of the Village Design Statement, in conformity with Policy DM04 . H6 offers indicative routes for pedestrians and cyclists which improve connectivity between facilities and neighbourhoods, and helps to achieve the aims of Policy DM05 . The requirement in Policy H6 for a publicly accessible vehicle charging point as part of development on the site is in general conformity with Paragraph 12.50 of the Local Plan.
H7: Development to meet the 5-year land supply	Policy H7 recognises the role of Winkleigh as a Local Centre, by acknowledging the Parish may be the subject of additional land release if required to meet the 5-year housing land supply, in conformity with Policy ST07 and Policy ST08 . The WNP Policy places the sustainability of additional land release at the heart of the policy, to help achieve the outcomes desired by Policy ST01 and Policy ST02 . Should land be developed, the WNP Policy seeks good design that respects the site and delivers community benefits, in accordance with Policies ST04 and DM04 , while making sure land can be developed in a way that respects pedestrian safety and accessibility for all users, in conformity with Policy ST10 and Policy DM05 .

WNP Policy	Conformity with the North Devon & Torridge Local Plan policies (red text)
CL1: Community assets and infrastructure	Policy CL1 focuses on the community halls of the Parish, seeking to safeguard them against loss and secure their longer-term future, in conformity with Policy ST22 and Policy WIN
CL2: Access to the countryside for leisure	By protecting and enhancing public rights of way, Policy CL2 is in general conformity with Policy ST10, Policy DM09 and Policy DM04 and also highlights those destinations the community would like to see linked to the public rights of way network.
E1: Safeguarding employment land	Policy DM13 and Policy WIN01 safeguard existing employment sites but do not identify employment areas on the proposals map. In conformity with this Policy, E1 reiterates the safeguarding of employment land against loss, but also identifies the areas covered by the Policy on the proposals map for the village.
E2: New economic development	Policy E2 is in general conformity with Policy ST11 by supporting new economic development, particularly the high value jobs centred on the knowledge economy and higher skills, while recognising changing work patterns and live-work arrangements. E2 does not confine employment development to sites within the development boundary, in conformity with Policy DM12 and DM14 which recognises the special circumstances of village and rural economies. E2 also supports the Winkleigh Spatial Strategy set out in Policy WIN by stating support for new businesses, the growth and expansion of existing businesses and live-work units.
E3: Winkleigh airfield	Policy E3 recognises the need to work with the District Council to revise the Site Development Brief for Winkleigh airfield, and provides more detailed wording that complements and is in general conformity with Policy WIN01 . The Policy expands the types of business use referenced in WIN01, to include business support services and promotes where possible, pedestrian and cycle links to the village as well as within and across the site. Other references to dark skies, lighting and boundary treatments and environmental restoration are in general conformity with Policies ST14 and DM02 . Policy E3 also references the historic world war 2 heritage of the airfield, in conformity with Policy ST15 .
E4: Retail businesses	Policy E4 sets out the circumstances under which shops in the centre of the village may be granted permission for change of use, in general conformity with Policy DM21 . The Policy recognises there may be a need for additional facilities to meet the growing population and seeks to locate shops selling day to day items where they can be accessed sustainably, reducing the need to travel by car, in general conformity with Policy ST10 .
T1: Design and traffic management	Policy T1 sets out a transport hierarchy, which identifies sustainable travel modes as the priority, in conformity with Policy ST10 . It also aims to minimise the social and environmental impacts of traffic, as required by ST10 , by supporting walking routes, reducing the speed of traffic and promoting a 'shared spaces' approach to design. The need for new roads accesses and pedestrian/cycle linkages to be sympathetic to the local context, and for restoration of banks, walls etc is in general conformity with Policy DM04

WNP Policy	Conformity with the North Devon & Torrridge Local Plan policies (red text)
T2: New development and traffic	Policy T2 seeks to ensure the impact of traffic generated by new development is taken fully into account, in order to achieve the requirements of Policy DM04 , to limit the environmental effects of traffic and to protect the integrity of the conservation area, so that heritage assets and their setting are not damaged, in accordance with Policy ST15
T3: Creating links between neighbourhoods	Policy T3 supports the extension of walking and cycling routes to create circular and convenient linkages to aid neighbourhood creation. This approach is in general conformity with Policy DM04 . The Policy supports routes that connect to existing pedestrian linkages, in conformity with Policy DM05 .
T4: Parking management	By promoting development that accommodates the parking needs of residents and visitors, Policy T4 is in general conformity with Policy DM05 and Policy DM06 . The desire to use surfacing or paving to encourage responsible parking complements the desire to improve the quality of the local environment and ease parking congestion, in general conformity with Policy DM04(h) .
T5: Street lighting	Policy T5 reflects the importance of dark skies to the setting of settlements in the Parish, in general conformity with Policy DM02 .
T6: Transport infrastructure contributions	Policy T6 sets out the types of contribution towards transport related impacts from development that will be sought, and indicates a priority list for monies collected, in general conformity with Policy ST23 . In addition, the requirement for electric vehicle charging facilities will help deliver the aspiration of Paragraph 12.50 of the Local Plan.
D1: Developer contributions	Policies D1, D2 and D3 are delivery policies. D1 is in general conformity with Policy ST23 and makes clear the range of infrastructure that may require investment to offset the impacts of development. Policy D2 commits the Parish Council to further work to realise the transport strategy of the WNP, alongside a monitoring framework to complement that of the Local Plan. Policy D3 encourages joint working to mutual benefit.
D2: Future funding opportunities to support the plan	
D3: Working together	

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

14 The Regulation 14 draft WNP was submitted to Torrridge District Council to screen the plan for compliance with the Strategic Environmental Assessment (SEA) Directive and Habitats Regulations Assessment (HRA), to meet the requirements of the Conservation of Habitats and Species Regulations 2010.

15 The Parish Council, having reviewed the evidence base and undertaken the basic ‘light touch’ sustainability matrix to test for conformity with the Local Plan, were of the opinion that no formal assessment to meet the requirements of the Regulations was required. Their reasons were as follows:

- The Parish has few designated environmental assets and there are unlikely to be development proposals that impact on European habitats or species
- Future significant development is restricted to the existing built up area of the Parish, is on previously developed land, or has already been through statutory planning processes
- The land earmarked for development over the plan period has already been allocated, or has planning permission i.e. it has been assessed for its sustainability at either Local Plan level or as part of the Development Management process

- The plan allocates no other additional land, and the pattern of land use will remain largely as planned

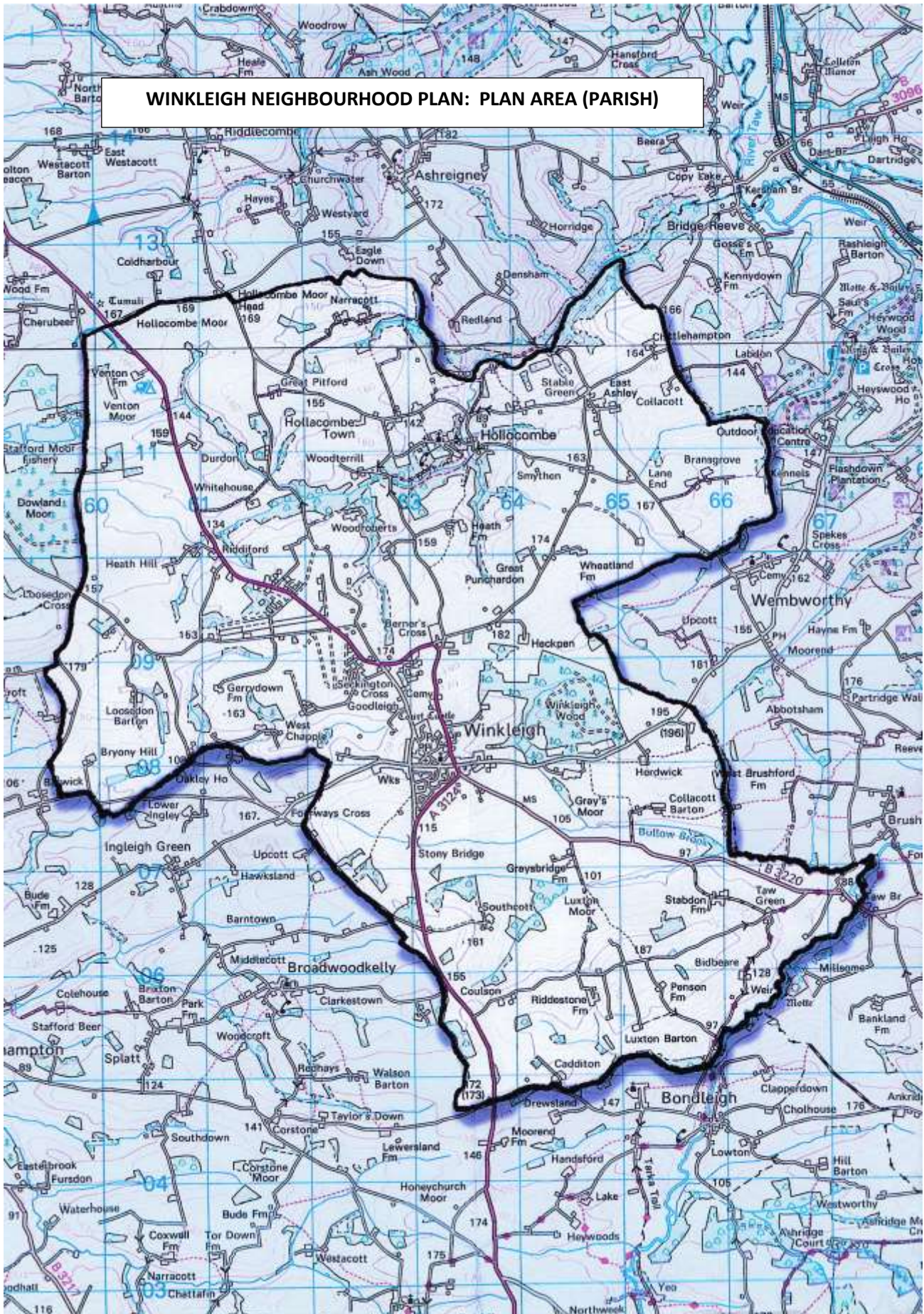
16 Pre-submission screening resulted in one issue of concern raised by Historic England. Following negotiation and changes to the Regulation 14 draft, this concern was met to the satisfaction of Historic England.

17 In the absence of any further objection the conclusion reached is the plan does not require further assessment to meet EU requirements.

18 The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act. Considerable emphasis has been placed throughout the consultation process to ensure that no sections of the community have been isolated or excluded and that opportunities have been given for the community to help shape and comment on the emerging Neighbourhood Plan. This is covered fully in the Consultation Statement. The WNP also seeks to improve the quality of life of people living and working in the Parish, both now and in the future, by careful stewardship of environmental assets and promotion of sustainable development to meet social and economic needs.

E Prescribed conditions are met in relation to the plan order and prescribed matters have been complied with in connection with the proposal for the plan.

It is considered the WNP has conformed with the Basic Conditions as set out in the Neighbourhood Planning Regulations, and has met the requirements of EU legislation/regulations.



Winkleigh Parish

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www.winkleighpc.org.uk

Mr D. Green
Planning Manager
Torrige District Council
Riverbank House
Bideford
EX39 2QG

26th January 2017

Dear Mr Green

Re: Neighbourhood Planning (General) Regulations 2013:

Application for Designation of a Neighbourhood Area: Winkleigh Civil Parish

Under the relevant legislation, as set out in the Neighbourhood Planning (General) Regulations 2012, Winkleigh Parish Council, being a “relevant body” as defined in Section 61(G) of the Town and Country Planning Act 1990, wishes to prepare a Neighbourhood Development Plan.

As required by Regulation 5 of the Regulations, this Application for Designation of Neighbourhood Area is accompanied by the following:

- A map which identifies the area to which the area application relates;
- A statement explaining why this area is considered appropriate to be designated as a neighbourhood area;
- A statement that the organisation or body making the area application is a relevant body for the purposes of section 61G of the 1990 Town & Country Planning Act.

We consider the defined area to be appropriate for designation for the following reasons:

- i) The area for which designation is sought covers the entire administrative area of Winkleigh Civil Parish.
- ii) The defined area has an existing sense of community which the Parish Council wishes to nurture and cultivate by creating a Neighbourhood Plan to meet the present and future needs of residents, businesses and organisations in a way that conserves and enhances the environment whilst ensuring community safety. A Neighbourhood Plan will build on the vision for sustainable development set out in the Community Led Plan (published October 2014). It will also include elements of the Village Design Statement (published November 2016).
- iii) In the interests of balance, the Parish wish to emphasise and support the suitable and sustainable development of the Old Airfield as the designated and most appropriate area for industrial development to support the local economy, thus reducing the industrialisation of the countryside which will support the well-established tourist businesses in the area.
- iv) The Parish Council will work alongside Torrige District Council (which has a “duty to support”), residents and stakeholders as it has done in producing both a Community Led Plan (2014), Housing Needs Survey (2015) and an updated Village Design Statement (2016) as well as consultation of the emerging North Devon and Torrige Local Plan (2011-2031).

For the purposes of section 61G of the 1990 Act this letter is our statement.

Yours sincerely,

Melanie Borrett

Melanie Borrett

Responsible Finance Officer and Proper Officer

To Winkleigh Parish Council

Please reply to:
 Ian Rowland Direct Dial: 01237 428719
 Email: ian.rowland@torridge.gov.uk

**TORRIDGE
 DISTRICT
 COUNCIL**



Melanie Borrett
 Winkleigh Parish Council
 Lower Itton
 Spreyton
 Crediton
 EX17 53B

Our Ref : IR/WINN7
 Date 6th March 2017

Your Ref :

David Green
 Planning Manager
 Riverbank House
 Biddeford
 Devon
 EX39 2QG

EX53606 Biddeford

Tel 01237 428700

Dear Mrs Borrett,

**Decision regarding the designation of Winkleigh Neighbourhood Area
 under Section 61G of the Town and Country Planning Act 1990 (as
 Amended)**

I am pleased to inform you that pursuant to a resolution of the Full Council on 6th March 2017, Torridge District Council has designated the area contiguous to the Civil Parish of Winkleigh as the 'Winkleigh Neighbourhood Area' in accordance with Section 61G of the Town and Country Planning Act 1990 (as amended).

Office Hours
 Mon, Tue, Wed, Thu
 8:45am - 5:15pm
 Friday
 8:45am - 4:45pm

The relevant designation information is set out on a formal notice, two copies of which are enclosed. One copy is for your records and I would be grateful if you could arrange for the other copy to be placed on a local notice board so as to publicise the designation of the neighbourhood area. A copy will also be made available on the Torridge District Council website in due course.

Head of Paid Service

Jenny Wallace

If you have any further questions regarding the designation or the wider neighbourhood planning process please do not hesitate to get in touch.

Yours sincerely,

Ian Rowland
 Senior Planning Policy Officer
 Enc.



100%