

IVYBRIDGE NEIGHBOURHOOD PLAN



Basic Conditions Statement

October 2016

Submitted by the qualifying body:

Ivybridge Town Council

Town Hall

Erme Court

Leonards Road

Ivybridge

Devon

PL21 0SZ

townclerk@ivybridge.gov.uk

<http://www.ivybridge.gov.uk>

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1. LEGAL REQUIREMENTS

- 1.1. This statement has been prepared by the Ivybridge Neighbourhood Plan Steering Group on behalf of Ivybridge Town Council. It accompanies the submission to South Hams District Council of the Ivybridge Neighbourhood Development Plan under section 15 of the Neighbourhood Planning Regulations 2012.
- 1.2. The Neighbourhood Plan is submitted by Ivybridge Town Council, the appropriate qualifying body. It covers the area designated by South Hams District Council on 18th July 2013. Details of the application and its approval are available on the district council's website at <http://www.southhams.gov.uk/shneighbourhoodplans>.
- 1.3. The plan has been prepared by a steering group, focus groups and a local consultant, led by the town council. The assistance of the district council and of Planning Aid is also gratefully acknowledged.
- 1.4. The plan relates to planning matters (the use and development of land) in the designated neighbourhood area. It covers the period from 2013-2034, a period chosen to tie in with the emerging new development plan for the South Hams.
- 1.5. It does not contain policies relating to excluded development – county matters, nationally significant infrastructure or other matters – as laid out in the Regulations.
- 1.6. The neighbourhood plan area is shown on the map below. It includes the whole of Ivybridge parish and that part of the adjacent parish of Ugborough which is subject to major development proposals in the Ivybridge Site Allocations Development Plan Document adopted by South Hams District Council in February 2011. That document can be viewed at <http://www.southhams.gov.uk/CHttpHandler.ashx?id=3677&p=0>.



- 1.7. The following statement addresses each of the four 'basic conditions' required by the Regulations and explains how the neighbourhood plan meets the requirement of paragraph 8 of schedule 4B of the 1990 Town and Country Planning Act.

- 1.8. The Regulations state that the neighbourhood plan will have met the basic conditions if it:
- a) has regard to national policies and advice contained in guidance issued by the Secretary of State;
 - b) contributes to the achievement of sustainable development;
 - c) is in general conformity with the strategic policies of the development plan for the area; and
 - d) is compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations.

2. LOCAL CONTEXT AND THE NEED FOR A PLAN

- 2.1. Ivybridge is a town of about 12,000 population lying about 10 miles east of Plymouth. It grew up on the southern slopes of Dartmoor, initially as a mill town and a staging post, then very rapidly in the latter part of the twentieth century following its designation as a location to help meet the demands for post-war growth.
- 2.2. The town's facilities have not always kept up with the pace of growth in Ivybridge and the plan aims to address this issue, particularly seeking the regeneration of the town centre and improvements to infrastructure of all kinds.

3. PLAN PROCESS AND CONSULTATION

- 3.1. Since its designation for growth in the post-war era, the people of Ivybridge have sought to address the needs of their growing community. Ivybridge Town Council has been proactive in working to redress deficiencies in provision and to secure a strong future for the town.
- 3.2. Much had been accomplished before neighbourhood planning entered the statute books, and some of that earlier work has been particularly helpful in shaping the Ivybridge Neighbourhood Plan. Some more recent elements of significance include:
- a) A community plan prepared by The Prince's Foundation in 2011-12, available at <https://drive.google.com/file/d/0B0tFnG3oBkyBbWJHN0JmUzBzNjg/edit>.
 - b) The Ivybridge Town Team, led by Gary Streeter MP, in 2012-13 – report available at <https://drive.google.com/file/d/0B0tFnG3oBkyBQmtWN0tPVHdwU2c/edit>.
 - c) A community project to learn more about local residents' opinions, supported by the Our Place programme, in 2014, available for inspection at the Town Hall.
- 3.3. Several clear priority concerns emerge from these pieces of work:
- traffic and transport issues, particularly congestion, safety and air quality
 - gaps in Area Centre function, with deficiencies in town centre offer, wider facilities and infrastructure
 - a desire to enhance provisions for sport, leisure, arts and craft, especially among young people and the elderly
- 3.4. Building from these earlier pieces of work the Ivybridge Neighbourhood Plan, initiated and led by the town council, has been guided by a local steering group and informed by public consultation and involvement, focus groups, and professional advice and assistance.

3.5. The draft plan was published in July 2015 and was open for comments for a period of more than 6 weeks. The plan has been amended in the light of the comments received and is now submitted to the local planning authority, South Hams District Council, along with the required supporting documents.

4. VISION AND OBJECTIVES

4.1. The plan is based on the Vision produced by the local community early in the plan-making process:

Ivybridge
***A friendly mill town - along the river, beside the moor -
offering healthy, creative, sustainable future lifestyles***

4.2. It includes a range of aspirations and objectives under several headings:

- **Transport and Movement** – seeking more sustainable travel and movement, better air quality and improved access for all.
- **Sport, Leisure and Tourism** – seeking to grow the town's good sporting reputation and enhance visitor experience.
- **Employment** – seeking to boost local job creation and investment.
- **Shopping and Town Centre** – seeking major regeneration and investment, particularly in the town centre.
- **Community** – seeking better community infrastructure, including improved access to the river.
- **Environment** – seeking to protect and enhance historic and green assets

4.3. The plan's aspirations are based on the work of focus groups which met in early 2015. It also contains key objectives derived from the focus groups' lists of aspirations.

4.4. The local community has shaped the plan and it aims to respond to the issues and aspirations they have raised.

5. POLICIES AND PROPOSALS

5.1. The plan's policies and proposals are divided between those whose focus is the town centre (policies INP 1-4) and those dealing with the whole plan area (policies INP 5-8).

5.2. Town centre policies aim to enable investment and regeneration, with three sites identified for enhancement and redevelopment.

5.3. Policies which address the whole plan area aim to enhance and address deficiencies in community facilities, housing, employment, transport infrastructure and the environment.

5.4. It is likely that further growth will be proposed in and around Ivybridge. This plan identifies opportunities for growth within its boundary, but cannot be applied to development proposals which might arise just beyond it. However, it is to be hoped that other development plans, including adjacent neighbourhood plans, will incorporate policies to mirror and complement those of this plan which aim to ensure improved infrastructure provision in future.

6. SUBMISSION DOCUMENTS

- 6.1. In addition to this Basic Conditions Statement, the following documents have been prepared to support the submission of the Ivybridge Neighbourhood Plan to South Hams District Council as local planning authority.
- a) **The draft Ivybridge Neighbourhood Plan Response Report** – setting out summaries of the representations received on the draft plan and a response to each one.
 - b) **The Ivybridge Neighbourhood Plan** – the neighbourhood development plan for the designated area containing policies to guide future development in the area.
 - c) **The Ivybridge Neighbourhood Plan Consultation Statement** – setting out the community engagement and consultation undertaken from the outset of the process through to submission.
 - d) **The Ivybridge Neighbourhood Plan Sustainability Appraisal and Scoping Report** – establishing a framework for sustainability relating to environmental, economic and social factors, and assessing the plan's policies against that framework.
 - e) **The Ivybridge Neighbourhood Plan Strategic Environmental Impact (SEA) and Habitats Regulations Assessment (HRA) Screening Opinions** – setting out the view of the local planning authority (South Hams District Council) that neither SEA nor HRA are required.
 - f) **The Ivybridge Neighbourhood Plan Monitoring Framework** – outlining a framework of performance indicators against which the effectiveness of the plan's policies can be assessed.
 - g) **The Ivybridge Neighbourhood Plan Evidence Schedule** – listing the key sources for evidence (other than community consultation) to underpin the plan.
- 6.2. It will be for South Hams District Council to arrange for the plan's independent examination. Providing the plan meets the basic conditions (set out at para 1.8 above and para 7.4 below) the district council will then proceed to arrange for a public referendum on the plan.

7. COMPLIANCE STATEMENT

- 7.1. The draft Ivybridge Neighbourhood Plan was made available for consultation in accordance with Regulation 14 of the Regulations, from 6th July to 21st August 2015. Responses to the comments received are set out in a Response Report which is among the documents submitted to South Hams District Council. Summaries of the responses received and copies of those from key consultees are also available at <http://www.ivybridge.gov.uk/local-information/neighbourhood-plan>.
- 7.2. Only relatively minor amendments were considered necessary to the plan, and these are indicated in general terms in the Response Report. They are chiefly aimed at achieving greater clarity and assisting the delivery of policies.
- 7.3. Part 5, Paragraph 15 of the Regulations sets out the requirements for the submission of a neighbourhood plan, as follows:

Plan proposals

Where a qualifying body submits a plan proposal to the local planning authority, it must include –

- (a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;
- (b) a consultation statement;
- (c) the proposed neighbourhood development plan; and
- (d) a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.

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

- the plan has regard to national policies and advice contained in guidance issued by the Secretary of State.
- the plan contributes to the achievement of sustainable development.
- the plan is in general conformity with the strategic policies contained in the development plan for the area.
- the plan does not breach and is compatible with EU obligations.

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

8. REGARD TO NATIONAL POLICIES AND GUIDANCE

8.1. The National Planning Policy Framework (NPPF) was published in March 2012. It provides a framework for planning for sustainable development, including by local communities through the production of neighbourhood plans.

8.2. The Ivybridge Neighbourhood Plan aims to focus on those planning matters which have been identified as priority concerns by the local community. It seeks to neither hinder nor duplicate policies in existing plans, which should be read alongside the neighbourhood plan. Both independently of one another and in combination the plans meet the requirements of the NPPF.

8.3. **Appendix 2** sets out the way that the policies of the plan conform with the NPPF.

9. ACHIEVEMENT OF SUSTAINABLE DEVELOPMENT

9.1. The plan's objectives are set squarely within the bounds of sustainable development. It provides for economic sustainability through job creation and increased town centre activity, social sustainability through support and development of community groups; and environmental sustainability through travel management and care of natural resources.

9.2. The vision for Ivybridge includes that it should offer healthy, creative and sustainable future lifestyles. Its policies aim to foster and encourage sustainable development, particularly to secure regeneration of the town centre.

9.3. The plan's policies have been subject to sustainability appraisal and the Sustainability Appraisal and Scoping Report is among the documents submitted. The sustainability appraisal results are shown in summary at **Appendix 3**.

10. CONFORMITY WITH STRATEGIC POLICIES OF THE DEVELOPMENT PLAN

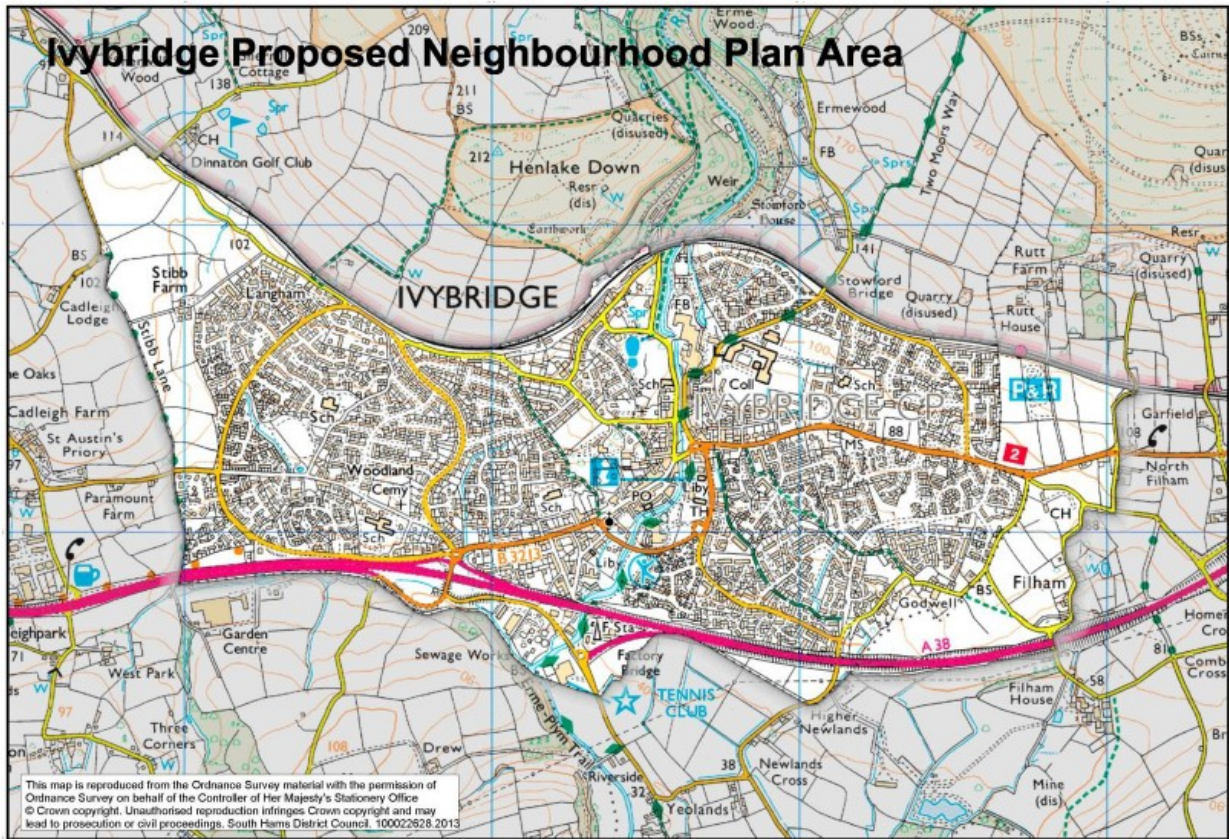
- 10.1. The development plan for the area comprises the South Hams Local Development Framework (LDF) which includes the Core Strategy (2006), Affordable Housing DPD (2008), Development Policies DPD (2010), a series of Site Allocations DPDs, including one for Ivybridge (2011) and a number of saved policies from the South Hams Local Plan (1996). Several adopted Supplementary Planning Documents (SPDs) provide further detail.
- 10.2. South Hams District Council has begun the process of preparing a new local plan to 2031. Some early consultations have taken place but the plan is not yet sufficiently advanced that any of its content is clear.
- 10.3. The neighbourhood plan has been prepared in co-operation with the district council. It generally conforms with and does not undermine or constrain the strategic content of adopted LDF and saved local plan policies inasmuch as they relate to Ivybridge.
- 10.4. More detail about the way in which the plan's policies generally conform with the strategic content of the development plan policies is set out in **Appendix 2** (along with details of conformity with the NPPF).

11. COMPATIBILITY WITH EU LEGISLATION

- 11.1. The Ivybridge Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998. The consultation process has aimed to include all sections of the community, including hard-to-reach and under-represented groups such as young people and the disabled.
- 11.2. Screening opinions from South Hams District Council in relation to Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) (**Appendix 4**) show that the Ivybridge Neighbourhood Plan does not require SEA or HRA. The district council's opinion is part of the response to the draft plan and is available at <https://drive.google.com/file/d/0B0tFnG3oBkyBaUdwLTFKd0RsWjQ/view>.

APPENDIX 1 – IVYBRIDGE NEIGHBOURHOOD PLAN AREA DESIGNATION

1. The plan area shown on the map below is that confirmed on 18th July 2013 by South Hams District Council.



2. The application for and notice of designation of the Ivybridge Neighbourhood Plan area are at <http://www.southhams.gov.uk/shneighbourhoodplans>.

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

1. The table below maps the policies of the Ivybridge Neighbourhood Plan, their regard for the National Planning Policy Framework (NPPF) and their general conformity with the strategic policies of the development plan for the area.

Ivybridge Neighbourhood Plan	Regard to NPPF	General conformity with strategic policies
Overall	<p>The plan has regard to the NPPF and particularly to the objectives for neighbourhood plans and in the achievement of sustainable development.</p> <p>It sets out a vision for the future and contains policies which respond to priority concerns expressed by the local community.</p> <p>It sets out a strategy that allocates land for development and redevelopment within its boundary, and seeks to establish a baseline for adjacent plans to follow as major development is likely to be proposed adjoining the plan area.</p> <p>Its policies align with the NPPF in general and in particular ways as shown below.</p>	<p>The plan is in general conformity with the strategic policies of the development plan and in particular those contained in the Core Strategy (2006) and the Ivybridge Site Allocations DPD (2011).</p> <p>It conforms with the vision for the South Hams LDF (para 4.3 of the Core Strategy) and in particular with core strategy policies CS5 (previously developed land), CS7 (design) and CS8 (infrastructure provision).</p> <p>It also conforms with policies I1 and I2 of the Ivybridge Site Allocations DPD, taking their content into account and expanding the scope for town centre regeneration.</p>
Town Centre policies		
<p>Overall (INP 1-4): summarised below:</p> <p>INP 1: Town Centre Regeneration: to encourage developments which support town centre investment and regeneration, with a requirement that new development across the plan area contribute to town centre regeneration initiatives.</p>	<p>The town centre policies have particular regard to part 2 of the NPPF, which deals with ensuring town centre vitality. The plan aims for “a positive future and the reversal of town centre decline” (NPPF para 23 last bullet).</p> <p>INP1 refers to the town centre area defined on the proposals map accompanying the plan.</p> <p>INP2, 3 and 4 propose sites to</p>	<p>The vision for the South Hams LDF, contained at para 4.3 of the core strategy, includes “promoting the regeneration of market towns and villages ... “.</p> <p>Policy I2 of the Ivybridge Site Allocations DPD proposes “comprehensive mixed use regeneration beyond 2016, to incorporate commercial, residential and community uses ... ”.</p>

<p>INP2: Town Centre land east of the River Erme: proposes mixed use redevelopment for health, leisure, hotel, restaurant, retail and office development in accordance with an approved master plan.</p> <p>INP3: Glanville's Mill Site: proposes mixed use redevelopment for shopping and residential.</p> <p>INP4: North of Fore Street: proposes mixed use redevelopment for shopping and residential.</p>	<p>meet needs for retail, leisure, commercial, office, tourism, cultural, community and residential development.</p> <p>The plan's town centre focus for development supports delivery of a pattern of development which will facilitate sustainable transport (NPPF part 4), help to reduce emissions (part 10) and re-use land (part 11).</p> <p>The policies have particular regard to the following NPPF Core Principles:</p> <ul style="list-style-type: none"> • sustainable economic development to deliver homes, business and infrastructure • high quality design and good standards of amenity • vitality in urban areas • a low carbon future • effective use of land • mixed use developments 	<p>The neighbourhood plan's town centre policies generally conform with and expand the scope and area of the above elements of the development plan.</p> <p>The policies also generally conform with policy DP1 (high quality design) in the Development Policies DPD (2010).</p>
Plan area wide policies		
<p>INP5: Community Facilities: requires new development across the plan area to contribute towards improved provision of community facilities.</p>	<p>The policy has regard to NPPF core principles to support delivery of infrastructure and to deliver sufficient community and cultural facilities and services to meet local needs.</p> <p>It also aligns with promotion of healthy, inclusive communities and the delivery of needed social, recreational and cultural facilities (NPPF part 8).</p>	<p>The policy generally conforms with policy CS8 of the Core Strategy, which requires the provision of infrastructure both to service new development and to remedy deficiencies.</p>
<p>INP6: Housing and Employment: developments for 10 or more dwellings to include provision for employment, offices, work space, affordable</p>	<p>The policy has regard to NPPF core principles to deliver homes and business units, meet market needs and the needs of the local community,</p>	<p>The policy generally conforms with policy CS6 of the Core Strategy and the policies of the Affordable Housing DPD (2008). The local planning authority is</p>

<p>homes, accessible homes and lifetime homes.</p>	<p>seek high quality design and standards and promote mixed use developments.</p> <p>It aims to support meeting housing needs for market, affordable and other special needs housing (NPPF part 6), and to support energy efficiency and adoption of national standards (NPPF part 10).</p>	<p>applying these policies in the light of relevant changes of policy and circumstances since the time of their adoption.</p> <p>Other relevant development plan policies are DP4 (sustainable construction) and DP11 (housing mix and tenure) of the Development Policies DPD. The neighbourhood plan policy requires that the relevant standards and requirements of these policies be met.</p>
<p>INP7: Traffic and Movement: requires new development across the plan area to contribute towards a study to determine a transport solution for the town, and towards its design and delivery.</p>	<p>The policy has regard to NPPF core principles to support delivery of infrastructure and a low carbon future and to manage growth patterns to make fullest use of public transport, walking and cycling.</p> <p>It also aligns with the maximisation of sustainable transport solutions and reducing the need to travel (NPPF part 4).</p>	<p>The policy generally conforms with policies CS8 (infrastructure provision) of the Core Strategy and DP7 (transport, access and parking) of the Development Policies DPD. These policies require the provision of the transport infrastructure needed to service new development, to remedy deficiencies, to provide safe, easy movement for all and to prioritise walking, cycling and public transport over the car.</p>
<p>INP8: Historic and Natural Environment: requires new development to have regard to and enhance environmental assets, with particular emphasis on woodlands, open spaces and water quality.</p>	<p>The policy has regard to NPPF core principles to conserve heritage assets, conserve and enhance the natural environment and reduce pollution.</p> <p>It also aims to protect locally important open spaces from development (NPPF part 8), minimise pollution and other adverse impacts and re-use land (NPPF part 11), and sustain and enhance heritage assets (NPPF part 12).</p>	<p>The policy generally conforms with policy CS9 (landscape and historic environment) of the Core Strategy and policies DP6 (historic environment) and DP8 (open space, sport and recreation) of the Development Policies DPD, requiring that new development protect and enhance all such assets.</p>

APPENDIX 3 – SUMMARY OF SUSTAINABILITY APPRAISAL FINDINGS

1. Extracted below are the relevant paragraphs of the Sustainability Appraisal Report.

NB: appendices referred to below are those forming part of the sustainability appraisal report.

SUSTAINABILITY APPRAISAL OF PLAN POLICIES

1. The sustainability of the plan's policies has been assessed against a framework designed to be easily understood but robustly testing. The tabulation at Appendix 4 shows an assessment of the performance of each of the plan's policies against the objectives set for the South Hams LDF. Those at Appendices 5 and 6 show an assessment against the neighbourhood plan's own local aspirations and key objectives.

Sustainability assessed against South Hams LDF objectives

2. Appendix 4 shows that the performance of the plan's policies against the objectives set for the South Hams LDF vary from neutral to very positive. The highest positive score is related to the policy which deals with the historic and natural environment (INP8). The next best performing policies are those related to housing and employment (INP6) and the regeneration of town centre land east of the river (INP2). Other town centre policies also score well which is an appropriate reflection of the plan's priority focus.
3. The performance of the plan's objectives against the objectives set for the LDF is yet more varied. Those objectives grouped under the heading 'development opportunities' receive consistently high scores, which relates to the plan's aim to regenerate the town centre. Those objectives grouped under the heading 'environmental constraints' generally perform less strongly, but national policies and some contained in other parts of the development plan for the area deal more directly with these topics.
4. The score in relation to the summary objective (balanced and healthy communities) is strongly positive, indicating that the plan successfully addresses the community's needs.

Sustainability assessed against neighbourhood plan aspirations and key objectives

5. The matrices at Appendices 5 and 6 show that when the plan's policies are assessed in relation to its own local aspirations and key objectives, as should be expected, each policy performs positively. This is a natural result of the policies being derived from the plan's aspirations and objectives. The matrices also show that the policies scoring most highly are those directly related to town centre regeneration and community facilities. This reflects favourably and affirms the plan's focus to secure a more vibrant and viable town centre and to enhance the town's facilities, particularly to enable its good sporting reputation to grow. The performance of the plan's aspirations and objectives, when considered by set, shows a similar pattern, with the highest score relating to shopping and town centre objectives.
6. The balance of scores between the three sustainability objectives shows economic objectives marginally out-performing social and environmental objectives. This again reflects the plan's focus on securing town centre regeneration, but the narrowness of the margin adds assurance that this is not to be at the cost of social and environmental objectives.

CONCLUSION

7. The results of the process indicate that the plan generally succeeds in addressing the needs of the local community satisfactorily with minimum adverse effects on and potential significant gains for sustainability considerations.

APPENDIX 4 – COMPATABILITY WITH EU LEGISLATION

1. South Hams District Council, in commenting on the draft Ivybridge Neighbourhood Plan, has confirmed that the plan does not need Strategic Environmental Assessment (SEA) or Habitats Regulations Assessment (HRA).
2. Relevant extracts from the district council's report are shown below. The full report is available at <https://drive.google.com/file/d/0B0tFnG3oBkyBaUdwLTFKd0RsWjQ/view>.

European Obligations and human rights requirements

Strategic Environmental Assessment

Strategic Environmental Impact Assessment (SEA) is required where a neighbourhood plan is likely to have significant environmental effects. The LPA has screened the Draft INP and determined that a SEA in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 is not required.

Habitats Regulation Assessment

The screening decision and report for the Draft INP confirms that a HRA is not required.