

FUTURE DEVELOPMENT WITHIN STOKE GABRIEL

Principles and Policies that affect future Development including Sustainability within the Parish

The starting point for consideration for any future development within the Parish of Stoke Gabriel is the development plan applicable to the Parish and the requirement of Section 38(6) of the Planning and Compulsory Purchase Act 2004 that decisions made should be in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Stoke Gabriel is therefore the Plymouth and South West Devon Joint Local Plan 2014 - 2034 (JLP). The JLP was adopted by South Hams District Council (SHDC) on the 16th March 2019 and any future development now has to be in conformity with the policies set out in the JLP.

The JLP does not identify Stoke Gabriel as being a village that can accommodate further development, therefore any application for development within the village should be considered on its own merits and in the absence of any presumption in favour of development.

A large part of Stoke Gabriel lies within the South Devon Area of Outstanding Natural Beauty (ANOB) and therefore must conform with the National Planning Policy Framework 2019 which at para 172 states that:

Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.....The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest

Any proposal must be able to demonstrate that it is sustainable and in particular must comply with Policy DEV25 (Nationally Protected Landscapes) which seeks to protect development within the AONB. DEV25 requires, inter alia, that SHDC as the Local Planning Authority (LPA)

1 Refuse permission for major developments within protected landscapes, except in exceptional circumstances and where it can be demonstrated that they are in the public interest.

2 Give great weight to conserving landscape and scenic beauty in the protected landscapes.

- 3 Require development proposals located within or within the setting of a protected landscape to conserve and enhance the natural beauty of the protected landscape with particular reference to their special qualities and distinctive characteristics or valued attributes
- 4 Assess their direct, indirect and cumulative impacts on natural beauty.
- 5 Support proposals which are appropriate to the economic, social and environmental wellbeing of the area or desirable for the understanding and enjoyment of the area.
- 6 Conserve and enhance the natural beauty of the protected landscape with particular reference to their special qualities and distinctive characteristics or valued attributes.

Other key policies within the JLP that must also be considered are:

Policy TTV1 - development within villages such as Stoke Gabriel will only be permitted if it can be demonstrated to support the principles of sustainable development.

Policy SPT1 which supports growth and change that accords with the following principles of sustainable development

A sustainable economy

A sustainable society

A sustainable environment

Policy SPT2 which sets out a number of criteria against which development proposals should be assessed where development should:

- 1. Have reasonable access to a vibrant mixed use centre, which meets daily community needs for local services such as neighbourhood shops, health and wellbeing services and community facilities, and includes where appropriate dual uses of facilities in community hubs.*
- 2. Provide for higher density living appropriate to the local area in the areas that are best connected to sustainable transport, services and amenities, as well as appropriate opportunities for home working, reducing the need to travel.*
- 3. Have high levels of digital connectivity, supporting local communities and businesses and enabling data to be open, shared and used to better understand the area.*
- 4. Have a good balance of housing types and tenures to support a range of household sizes, ages and incomes to meet identified housing needs.*
- 5. Promote resilience to future change by ensuring a well-balanced demographic profile with equal access to housing and services.*
- 6. Are well served by public transport, walking and cycling opportunities.*
- 7. Have a safe, accessible, healthy and wildlife-rich local environment, with well-designed public and natural spaces that are family friendly and welcoming to all.*
- 8. Have services and facilities that promote equality and inclusion and that provide for all sectors of the local population.*
- 9. Have the appropriate level of facilities to meet the identified needs of the local community, including provision of education and training opportunities, employment uses, health care, arts, culture, community facilities, open space, sport and recreation, and places of worship.*
- 10. Provide a positive sense of place and identity, including through the recognition of good quality design, unique character, the role of culture, and the protection and enhancement of the natural and historic environment.*

- 11. Explore opportunities for the use of renewable energy, including community energy schemes where appropriate, and reduce the use of energy through design and energy efficiency.*
- 12. Provide positive outcomes in relation to the characteristics, aspirations and measurable standards set out through any supplementary planning document linked to this plan.*

Policy TV26 relating to Development within the Countryside

Development proposals should, where appropriate:

- i. Protect and improve public rights of way and bridleways.*
- ii. Re-use traditional buildings that are structurally sound enough for renovation without significant enhancement or alteration.*
- iii. Be complementary to and not prejudice any viable agricultural operations on a farm and other existing viable uses.*
- iv. Respond to a proven agricultural, forestry and other occupational need that requires a countryside location.*
- v. Avoid the use of Best and Most Versatile Agricultural Land.*
- vi. Help enhance the immediate setting of the site and include a management plan and exit strategy that demonstrates how long term degradation of the landscape and natural environment will be avoided.*

Policy TTV27 relating to meeting Housing Need in Rural Areas

This is particularly relevant to Stoke Gabriel and states:

Proposals for residential development on sites adjoining or very near to an existing settlement which would not otherwise be released for this purpose may be permitted provided that it can be demonstrated that:

- 1. It meets a proven need for affordable housing for local people.*
- 2. It includes a mix of affordable and market housing products where necessary to be financially viable. This includes open market housing, providing it does not represent more than 40% of the homes or 40% of the land take excluding infrastructure and services.*
- 3. Management of the scheme will ensure that the dwellings continue to meet the identified need in perpetuity.*
- 4. The proposal meets the requirement of all other relevant policies of the Plan*

The Policies set out in the Neighbourhood Plan must therefore relate to the JLP so as to be an integral part of the planning process.