

# Ringmore Neighbourhood Plan

2020 – 2034

## Basic Conditions Statement



*Prepared by the Ringmore Neighbourhood Plan Steering Group on behalf of Ringmore Parish Council.*

*November 2020*

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## **Introduction:-**

1. This statement has been prepared to show how the proposed Ringmore Neighbourhood Plan relates to planning matters (the use and development of land) and has been prepared in accordance with the Neighbourhood Planning General Regulations 2012 and how basic conditions of neighbourhood planning and the considerations of Paragraph 8 of the Town & Country Planning Act 1990 have been met.
2. Ringmore Parish is a qualifying body and is entitled to submit a Neighbourhood Plan for its own parish. This Neighbourhood Plan expresses policies that relate to the development and use of land within the neighbourhood area only.
3. The Neighbourhood Plan will be submitted by Ringmore Parish Council, the appropriate qualifying body. It covers the area designated by South Hams District Council on 14<sup>th</sup> July 2017. Details of the application and its approval are available on South Hams District Council website at [neighbourhoodplanning.swdevon.gov.uk/Ringmore](http://neighbourhoodplanning.swdevon.gov.uk/Ringmore) The neighbourhood area is defined by the parish boundary as shown on the Ringmore Parish Map which accompanied the Ringmore designation application completed on 27<sup>th</sup> June 2017. A copy of the application and the map is shown in **Appendix 1**.
4. The application was duly advertised by South Hams District Council (SHDC) for four weeks commencing 28<sup>th</sup> June 2017 during which comments were invited about whether the plan area was appropriate. Notices of the application were also displayed on parish notice boards and the opportunity to comment was published on the SHDC website.
5. The District Council approved the application on 14<sup>th</sup> July 2017
6. The Ringmore Neighbourhood Plan covers the period from 2020 to 2034 which is in line with the Plymouth and SW Devon Joint Local Plan.
7. No provision for excluded development such as national infrastructure is contained in the plan.
8. This neighbourhood plan relates to Ringmore Parish only and there are no other overlapping neighbourhood plans being considered for this area

## **2. The Concept of Ringmore Parish Neighbourhood Plan**

9. Ringmore is a coastal parish set on the South Devon coast and lies entirely within the South Devon Area of Outstanding Natural Beauty (AONB). The southern part of the parish, down to the sea, is owned and administered by The National Trust. This area is contained within the Undeveloped Coast which stretches back from the sea to the road between Bulhorn Cross and Marwell and onto Kingston. There is a Conservation Area within Ringmore Village.
10. The parish experiences all the social, economic and environmental pressures and challenges associated with rural isolation, (narrow roads, no parking, school, all year round shop or Post Office, poor public transport) and an attractive and popular coastal location. The local economy rests primarily on tourism and agriculture. Job opportunities are few and house prices are higher than average.
11. The process of creating the Ringmore Neighbourhood Plan has been led by members of the local community and is part of the Government's approach to planning contained in the Localism Act of 2011. The Localism Act provides the legislation for parish councils to prepare neighbourhood plans, which will give their community greater control over local decisions like housing and planning. The Consultation Statement gives details of all consultations.
12. The Parish Questionnaire and Housing Needs Survey which forms the backbone of the community's opinions was devised by Devon Communities Together (DCT) but tuned by the steering group. DCT also independently and confidentially coordinated the results and only their report was forwarded to the steering group.
13. The aim of this neighbourhood plan is to put forward the wishes of the community as to any future development. The community's vision for the future of the parish as set out in the neighbourhood plan is:

*'That the Parish continues to meet the needs and aspirations of local people by protecting and conserving the culture, heritage, bio-diversity and aesthetic qualities that make our environment unique. At the same time the economic prosperity needs to be supported and sustained so that the well being of the parish is maintained and it remains a thriving community in which to live, work, visit and play'.*

The Objectives of the Neighbourhood Plan are:-

### **Housing:-**

- Support housing development identified as required to specifically fulfil local housing requirements.
- Ensure that any new development is of a scale and design which is sympathetic to the existing built and non-built elements of the parish and does not devalue the unique character of the parish or overload the existing infrastructure.
- Support appropriate local self-build or community-led projects which deliver affordable housing solutions whilst adhering to the requirements of the Plan's stated objectives.
- Resist new development associated with second home ownership.

### **Tourism**

- To maintain the coastal vistas and the rural tranquillity that makes Ringmore Parish an attractive place to visit.
- To balance the commercial aspirations of holiday business operators against loss of amenity for parish residents.
- To consider proposed holiday related developments in the context of infrastructure capacity (roads, sewerage, public transport, etc).
- To support provision of holiday accommodation in areas outside of the Undeveloped Coast, in locations where it can be demonstrated that any proposed development will exert no adverse impact on the environment and will not compromise the safety and capacity of the local road network.
- To support holiday caravan park operators where schemes are brought forward to enhance and improve their existing facilities.
- To maintain the formal status of holiday caravan parks as tourist accommodation and to avoid holiday caravans or lodges being used as permanent residential accommodation
- To ensure that holiday and tourism development meets with other elements of this Neighbourhood Development Plan

### **Employment & Business**

- To facilitate the needs of present and future employment opportunities in Ringmore Parish provided these are in accord with other relevant policies of this Plan.
- To nurture employment opportunities that go beyond tourism and farming and leads to economic activity throughout the year
- To bolster the concept of working from home, whether as a discrete form of employment, or as a reliable alternative to commuting to places of work outside the Parish

- To ensure that agricultural developments and farm diversification does not unduly compromise the parish aesthetic or its peace and tranquility

### **Community Assets**

- To preserve community assets for future generations.

### **Health & Wellbeing**

- To support plans that add to or improve the facilities of the Parish, ensuring that they do not adversely affect current or future residents.

### **Natural Environment, Views and Open Spaces**

- To conserve and enhance the outstanding natural beauty of the countryside, coastline, and beaches and support and protect the biodiversity of the parish through appropriate stewardship and management.
- Resist any development or road scheme likely to have an adverse effect on tranquillity or dark skies by ensuring that appropriate lighting is installed.

### **Heritage**

- To ensure that any planning application is sympathetic and does not detract from the character of the surrounding part of the Parish.

### **Local Green Spaces**

- To ensure that any planning application does not have a deleterious effect on local green spaces.

### **Transport**

- The encouragement of schemes which deliver improvements for access to and within the Parish which improve safety for all road users (motorised and non-motorised) whilst protecting the unique rural character of the area.

### **INFRASTRUCTURE AND RESOURCES**

- To support the maintenance and improvement to the connectivity infrastructure within the Parish with the aim of developing a more sustainable community.

### **CLIMATE CHANGE**

- To support low carbon energy creation schemes within the parish so long as they are small in scale, unobtrusive and sighted so as not to be detrimental to the AONB or the rural character of the Parish.

14. From the stage of the original concept to prepare a neighbourhood plan for the parish and throughout the preparation of the draft plan the local community have been consulted and actively involved in the process. Details of the consultation process are contained in the Consultation Statement, published separately.
15. Ringmore Parish Council has overseen the development of this plan by delegating the preparation to its Steering Group. However the Neighbourhood Plan has been reported on and discussed at each of the Parish Council meetings since May 2017.
16. The Steering Group has been made up of members of the local community and although membership has evolved throughout the three year period it has always included a number of Parish Councillors in the team. The then Chair of the Parish Council was a member for the first two years and in all, five different councillors have served on the Steering Group. The Steering Group members attended two training courses organised by Devon Communities Together. Latterly, the Steering Group has been supported by a consultant. The assistance of South Hams District Council is also gratefully acknowledged

### **3. Compliance Statement**

17. The draft Ringmore Neighbourhood Plan was made available for consultation in accordance with Section 14 of the Regulations, from Friday, 6<sup>th</sup> November to Friday 18<sup>th</sup> December 2020.

18. Section 15 of Part 5 of the Regulations sets out the requirements for the qualifying body submitting a neighbourhood plan to the local planning authority as follows:

Plan proposals

19. (1) Where a qualifying body submits a plan 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 plan meets the requirements of Paragraph 8 of Schedule 4B of the 1990 Act.

20. Part (a) is provided in Appendix 1 of this statement, which includes the application, map and designation decision notice.

21. Part (b) has been prepared and accompanies this statement.

22. Part (c) has been prepared and accompanies this statement.

23. With regard to Part (d) it is confirmed that the Ringmore Neighbourhood Plan meets the following basic conditions:

- The plan has regard to the 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 strategic policies contained in the development plan for the area of the authority.
- The plan does not breach and is compatible with the EU obligations.
- Prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with in connection with the proposal for the plan.

24. The following sections explain how the Ringmore Parish Neighbourhood Plan has met the basic conditions.

#### **4. Summary of Submission Documents and Supporting Evidence**

25. In addition to the Basic Conditions Statement, the following documents have been prepared to support the preparation of the Neighbourhood Plan and to meet the Basic Conditions:

- The Ringmore Neighbourhood Plan has been developed with the community and contains proposals and policies to guide future development in the parish.
- The Ringmore Neighbourhood Plan Consultation Statement sets out the consultation and community process from early engagement with the community to understand their wishes for the future development of the parish, through open days and questionnaires up to the formal pre-submission consultation outlined in Regulation 14.
- The Neighbourhood Plan – the neighbourhood development plan for the designated area containing policies to guide future development in the area.
- The Strategic Environmental Impact Assessment (SEA) and/or screening opinion – assessing the environmental effect of the plan's policies.
- The Habitats Regulations Assessment (HRA) and/or screening opinion – assessing the effect of the plan's policies on habitats and species.
- The Monitoring Framework – outlining a framework of performance indicators against which the effectiveness of the plan's policies can be assessed.
- The Evidence Schedule – listing the key sources for evidence (other than community consultation) to underpin the plan.
- On or before the 6<sup>th</sup> November 2020, Ringmore Parish Council requested South Hams District Council to provide a screening opinion for the Ringmore Neighbourhood Plan in accordance with the regulations in respect of a Strategic Environmental Assessment (SEA) and a Habitats Regulation Assessment (HRA).

## **5. The Basic Conditions with Regard to National Policy and Guidance**

26. The National Planning Policy Framework (NPPF), published in February 2019 provides a framework within which local communities can produce neighbourhood plans for their area and sets out how planning should help to achieve sustainable development.

27. The policies in paragraphs 7 to 14, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

28. The NPPF paragraph 8 states that there are three overarching objectives to sustainable development, which are interdependent and need to be pursued in mutually supportive ways:

- 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;
- 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
- 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.

### **Achieving sustainable development**

26. At the heart of the NPPF is a presumption in favour of sustainable development. Sustainable development is defined in the NPPF as 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'.

27. The Ringmore Neighbourhood Plan has been prepared with a clear understanding of the need to achieve sustainable development and to ensure that the key elements for achieving these economic, social and environmental objectives, are being met.

28. A major concern for the community is that such facilities that do exist, eg. The Church, Pub, WI hall and Parish Room are maintained for the use of all residents and visitors as social spaces in the future. The parish council does not own any land in the parish and therefore currently does not have any space to provide extra facilities. Eg. car parking.

29. This Neighbourhood Plan supports carbon reduction initiatives should they become available but the parish is dependent on actions at national and district level to improve public transport or access to recharging points and therefore reduce the need for private cars, fuelled by fossil fuels.

30. The Neighbourhood Plan supports initiatives which improve connectivity and enables better home working in this remote location. This improves the prospect for business in the parish and also cuts carbon emissions. The recent availability and popularity of video conferencing further promotes home working but requires high speed broadband connection to all parts of this area.



### **Conformity with Strategic Policies.**

31. The Ringmore Neighbourhood Plan has been prepared to conform to the Plymouth and South West Devon Joint Local Plan 2019 (JLP) and its Supplementary Planning Document 2020. (SPD) The plan also recognises the National Planning Policy Framework and Guidance 2019.

32. During the consultation of the emerging JLP by two government examining inspectors an advice note was published to the effect that all villages in the South Hams AONB were removed from the list of sustainable villages JLP fig 5.8 and that Neighbourhood Plans would be empowered to resolve the need for a provision of housing for 'local needs'. The Housing Needs Survey for Ringmore revealed only one family requiring 'Affordable Housing' and two such houses exist in the parish. The opportunity to build for 'local need' exists in the AONB and Undeveloped Coast area.

33. The existing housing stock enjoys a regular annual churn with houses of all sizes and prices becoming available on a regular basis. Both small houses and plots of land have recently been for sale within the parish. These have been sold by auction or by private treaty. Some houses in the parish would benefit from major overhaul to comply with modern standards of insulation and efficiency and these give an economic opportunity to incomers, as well as local people to reside in the parish.

34. This Neighbourhood Plan does not identify sites for future development but currently there are three new builds currently ongoing and planning permission has been requested for development on a complete knock down basis at two further sites. The parish will continue to develop, as it has in the past, on a windfall basis of sites within the settlement area which has been slightly extended to meet with the perimeter of the Undeveloped Coastal area. This situation will be kept under regular review to ensure that local people have access to housing in the parish or area and if justified the building of 'Affordable Housing' in the AONB can be accommodated.

35. There has been active engagement with officers of South Hams District Council during the course of the preparation of the plan and officers have confirmed throughout the process that the policies of the Neighbourhood Plan have been consistent and in conformity with the strategic policies of the JLP.

36. The policies of the South Devon Area of Outstanding Beauty Management Plan 2019 - 2024 (AONB MP), South Devon Estuaries Environmental Management Plan 2016 – 2024 and South Devon and Dorset Coast Shoreline Management Plan, Durlston Head to Rame Head, June 2011 have also been taken into account when preparing the Neighbourhood Plan.

**TABLE 1 – REGARD TO NPPF AND LOCAL PLANNING POLICIES FOR THE AREA**


<b><u>Ringmore Neighbourhood Plan</u></b>	<b><u>Regard to NPPF</u></b>	<b><u>Conformity to Strategic Policies</u></b>
RNP 1 Development within Settlement Area	The policy aims to allow for delivery of needed development, including exception sites, whilst conserving and enhancing the natural and the historic environment. NPPF 8,11, 77, 140	The policy generally conforms with JLP policies SPT1, SPT2, SPT3, SPT11, TTV2 and TTV31. DEV25, DEV26 AONB South Devon Management Plan 2019-24
RNP2- General Design Principles for New Development	The policy has regard to NPPF in aiming for good design with clarity about expectations to seek to achieve high quality, effective functionality, harmony with local character and a strong and distinctive sense of place. It also engages with NPPF objectives for conservation and to meet the challenges of climate change. NPPF 124, 20, 172, 173, 174, 185/6, 190/2/3	The policy generally conforms with JLP policies SPT1, SPT2, DEV2, DEV10, DEV20, DEV29, DEV34 and DEV35. AONB South Devon Management Plan 2019-24
RNP3- Development through CLT or other Private Self Build initiatives	This policy aims to allow small scale development with priority to identifiable local housing needs on exception sites, whilst conserving and enhancing the natural and the historic environment. NPPF 71,77,	The policy generally conforms with JLP policies DEV 8, DEV9, DEV10, TTV27 AONB South Devon Management Plan 2019-24
RNP4 – Housing Development not for use as “Primary Residence”	The policy has regard to NPPF 7/8, 16, 29, 56, 61,77/8 guidance to support strong, healthy and vibrant communities, taking local circumstances into account and aiming to enhance or maintain the vitality of rural communities	The policy generally conforms with JLP policies SPT1, SPT2, SPT3, TTV2, DEV8, DEV9 and DEV12 AONB South Devon Management Plan 2019-24
RNP5 - Other development, subdivision of existing plots for building or extension to existing buildings	The policy has regard to NPPF 13-16, 29, 70, 77, 78 in aiming to deliver a sufficient and sustainable supply of homes, including affordable homes, designed to mitigate and adapt to climate change using low carbon measures, and incorporating sustainable drainage.	The policy generally conforms with JLP policies SPT2, SPT3, TTV2, TTV26, TTV27, TTV28, TTV31, TTV32, DEV8, DEV9, DEV10, DEV20, DEV34 and DEV35, and LDF policies CS7, CS11, DP1, DP4, DP11 AONB South Devon Management Plan 2019-24
RNP6 - New Tourism Developments	This policy aligns with the NPPF aspirations to enable rural tourism developments that respect	This policy conforms with the following sections of the JLP: SPT12, DEV1, DEV2 DEV15, DEV23, DEV24, DEV25, DEV26, DEV27, DEV28, DEV29, DEV32, DEV36

	the character of the countryside (para 83 (c)); and maintain the character of the Undeveloped Coast (para 170 (c))	AONB South Devon Management Plan 2019-24
RNP7 - Caravan Parks	This policy relates to paragraphs 83 and 84 of the NPPF	This policy conforms with the following sections of the JLP: SPT12, DEV1, DEV2 DEV15, DEV23, DEV24, DEV25, DEV26, DEV27, DEV28, DEV29, DEV32, DEV36
RNP8 - Enhancement of Tourism Facilities	This policy relates to NPPF paragraph 172 (c); and 180 (c)	This policy conforms with the following sections of the JLP: SPT12, DEV1, DEV2 DEV15, DEV23, DEV24, DEV25, DEV26, DEV27, DEV28, DEV29, DEV32, DEV36 AONB South Devon Management Plan 2019-24
RNP9 - Providing employment opportunities	This policy aligns with the NPPF aim of building a strong economy through taking local business needs into account and building on local strengths. The policy relates to NPPF paragraphs 81, 82, and 83	This policy conforms with the following sections of the JLP: SO9, SO10, SPT1, SPT12, DEV2, DEV 11, DEV 14, DEV15, DEV23, DEV24, DEV25, DEV29.
RNP 10 - Agricultural development and farm diversification	This policy relates to NPPF paragraph 83 (b)	This policy conforms with the following sections of the JLP: SO9, SO10, SO11, SPT1, SPT12, DEV2, DEV 11, DEV 14, DEV15, DEV23, DEV24, DEV25, and DEV29. AONB South Devon Management Plan 2019-24
RNP11 - Community assets	NPPF Paras. 20c, 28, 83(a),91(a), 92 (a),97 and 182	JLP Policy SPT1, 2(i) AONB South Devon Management Plan 2019-24 Planning for the South Devon AONB: Planning Guidance Version 1 May 2017, Page 98 8.3 Community facilities
RNP12 - Health and wellbeing facilities	NPPF 7-11,20, Chapter 8,	JLP SPT2 para 1, SPT11 para 3.85, SPT12 para 3.88, SO11 para 6.4, DEV10 para 6.35, DEV28 para 6.105 AONB South Devon Management Plan 2019-24 Planning for the South Devon AONB: Planning Guidance Version 1 May 2017, Page 75 Acc/03, Page 102 para 180 Levasseur et al. BMC Public Health (2015) 15:503 DOI 10.1186/s12889-015-1824-0
RNP13 – Proposals which retain and enhance the Natural Beauty of the Parish, which sits wholly within the South West AONB	NPPF 7-11, Chapter 15, 171/2	
RPN14 - Biodiversity and maintenance of Devon banks and public access via footpaths	NPPF 7-11, 141, Chapter 15, 174	
RPN15 –Tranquillity of the environment and maintain the dark skies.	NPPF Para 15, 125	JLP Policy DEV 2 AONB South Devon Management Plan 2019-24 The Institute of Professionals and Dev 2.1, 2.4 and SDP 3.31 should be considered, and the International Commission on Illumination gives the values for obtrusive light illumination for exterior lighting installations and should be applied to all new builds within the parish. Lighting impacts upon habitats used by wildlife, particularly hedgerows, is stressed in SDP. 3.32. <a href="https://theilp.org.uk/publication/guidance-note-1-for-the-obtrusive-light-2020">https://theilp.org.uk/publication/guidance-note-1-for-the-obtrusive-light-2020</a>

RNP16–Negativ impact on Heritage Assets listed in appendices i and ii	NPPF Paras 7-11, 28 and Chapter 16, 189 - 194	JLP Policies para 6.77, Dev 25-part 3 ref Cultural Heritage AONB South Devon Management Plan 2019-24 Planning for the South Devon AONB: Planning Guidance Version 1 May 2017, Page 56, Section 12, Hist/P1-8 & Plan/P1 & P2
RNP17 – Local Green Spaces	NPPF Para 99	JLP Policy DEV 27 AONB South Devon Management Plan 2019-24 Planning for the South Devon AONB: Planning Guidance Version 1 May 2017, Page 46 Section 8 77 Acc/P3 and Page 95 Respecting Green Space
RNP18 - Transport infrastructure.		
RNP19- Connectivity Infrastructure.	The policy has regard to NPPF 20, Chapter 10, in promoting high quality communications without undue infrastructure and in keeping with the locality.	The policy generally conforms with JLP policy SPT8. AONB South Devon Management Plan 2019-24
RNP20 - Development of low carbon energy	The policy has regard to NPPF 8, 148, 151/2/4 Chapter 14,, guidance to plan for climate change, managing risk and aiming to help increase the use and supply of renewable and low carbon energy and heat.	The policy generally conforms with JLP policies SPT1, DEV34, DEV35 and DEV36. AONB South Devon Management Plan 2019-24

## **Appendix 1** Application for designation and area map

Designation of Plan Area  
**Application Form**



Name of Applicant - *Must be a Parish or Town Council*

Contact Details - *Please supply contact details of project lead*

Name:

Address:

Email: Tel:

Name of proposed plan area

Map of proposed plan area

**Please supply a separate map showing the boundaries of the proposed plan area**

Statement confirming why the proposed plan area is appropriate

*Please explain why the plan area is an appropriate designation, continue on a separate sheet if necessary.*

A Statement that the organisation or body making the area application is a relevant body for the purposes of section 61G of the 1990 Act

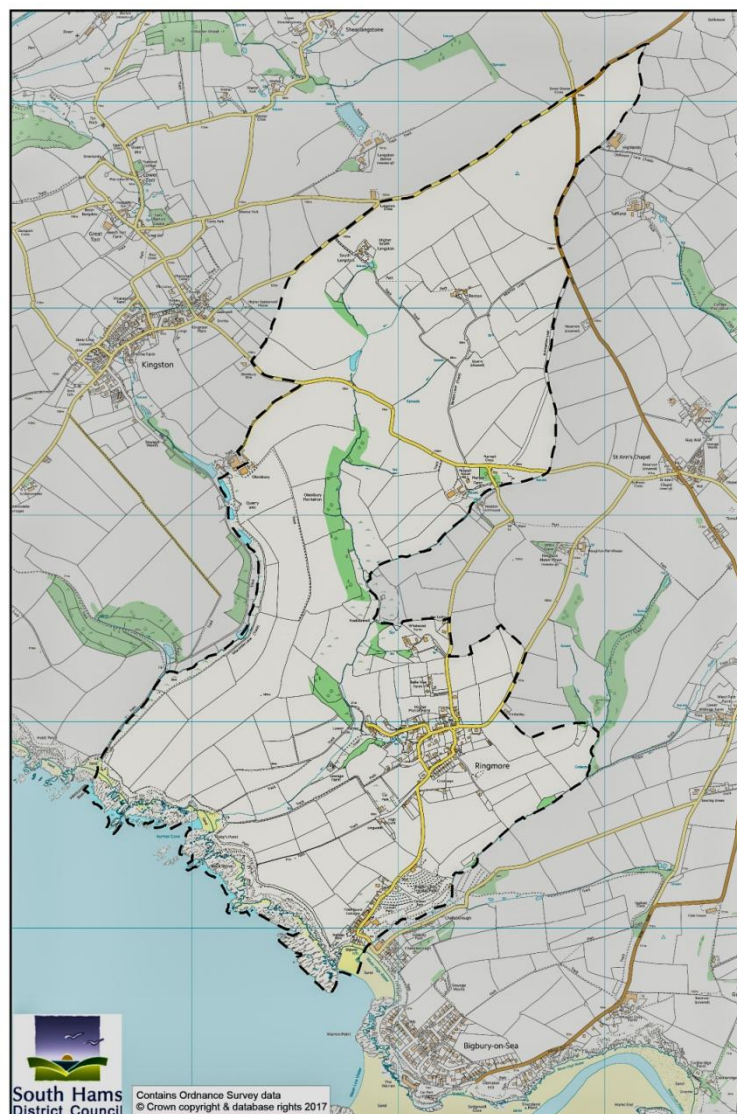
Type of plan proposed - *Please tick*

<input type="checkbox"/> Neighbourhood Development Plan	<input type="checkbox"/> Community Plan	<input type="checkbox"/> Plan It Lite
<input type="checkbox"/> Neighbourhood Development Order	<input type="checkbox"/> Community Right to Build Order	

Group Terms of Reference

**Please supply a separate sheet detailing the Group's Terms of Reference**

Please return to the Strategic Planning Team,  
South Hams District Council, Follaton House,  
Plymouth Road, Totnes, Devon, TQ9 5 NE.



## **Appendix 2** SHDC designation notice



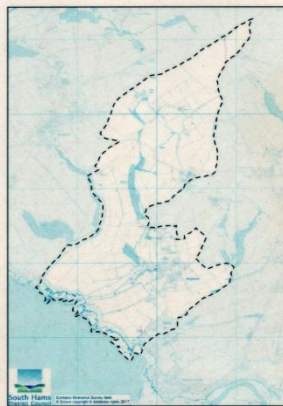
### **South Hams District Council** **Public Notice**

#### **DESIGNATION OF A NEIGHBOURHOOD PLAN AREA**

**Ringmore Parish Council** have applied and been successful in designating a neighbourhood plan area. This plan will consider how and where future development could take place in Ringmore Parish.

To view the plan area application please visit [www.old.southhams.gov.uk/shneighbourhoodplans](http://www.old.southhams.gov.uk/shneighbourhoodplans) or contact the Council's Neighbourhood Planning Team, [neighbourhood.planning@swdevon.gov.uk](mailto:neighbourhood.planning@swdevon.gov.uk) for more information.

The proposed neighbourhood plan area follows the existing Parish boundary and there will be a chance for you to input into this plan in the future via the neighbourhood plan group.



**Please note:** Any comments made about the proposed plan area cannot be treated as confidential and may be made publicly available at the Council's offices and on the website. Your personal information will be held securely by South Hams District Council for the above purpose, in accordance with the Data Protection Act 1998.