



MACK Plan Basic Conditions Statement

26 May 2021



MILTON ABBOT, CHILLATON AND KELLY NEIGHBOURHOOD PLAN (MACK PLAN)
2021 - 2034

Basic Conditions Statement

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1. Introduction

1.1 This Basic Conditions Statement has been prepared by the MACK Plan Committee on behalf of the Milton Abbot Group Parish Council to accompany the submission of the Milton Abbot, Chillaton and Kelly Neighbourhood Plan (henceforth referred to as MACK Plan) to West Devon Borough Council under Regulation 15(1) of the Neighbourhood Planning (General) Regulations 2012.

1.2 The MACK Plan is submitted by the Milton Abbot Group Parish Council, which is the qualifying body and with overall responsibility for the preparation, consultation and submission of the plan.

1.3 The development of the MACK Plan has been undertaken by a MACK Plan Committee comprising diverse members of the community and Parish Councillors (in terms of age, gender, experience and geographic representation across the villages and hamlets within the MACK Plan area).

1.4 The application to designate the Neighbourhood Plan area was submitted as required by Regulation 5 of the Neighbourhood Planning (General) Regulations 2012 to West Devon Borough Council in mid 2014 and following a consultation period of six weeks an approval notice was issued by WDBC dated 6 Nov 2014. This notice is reproduced at Appendix 1. The designated Neighbourhood Plan area is shown in figure 1 below.

The Basic Conditions:

1.5 The 'Basic Conditions' are a set of conditions set out in paragraph 8(2) of Schedule 4B to the 1990 act (as amended by the Localism Act 2011). The neighbourhood plan must meet these conditions in order for it to proceed to a referendum. The plan will meet the basic conditions if:

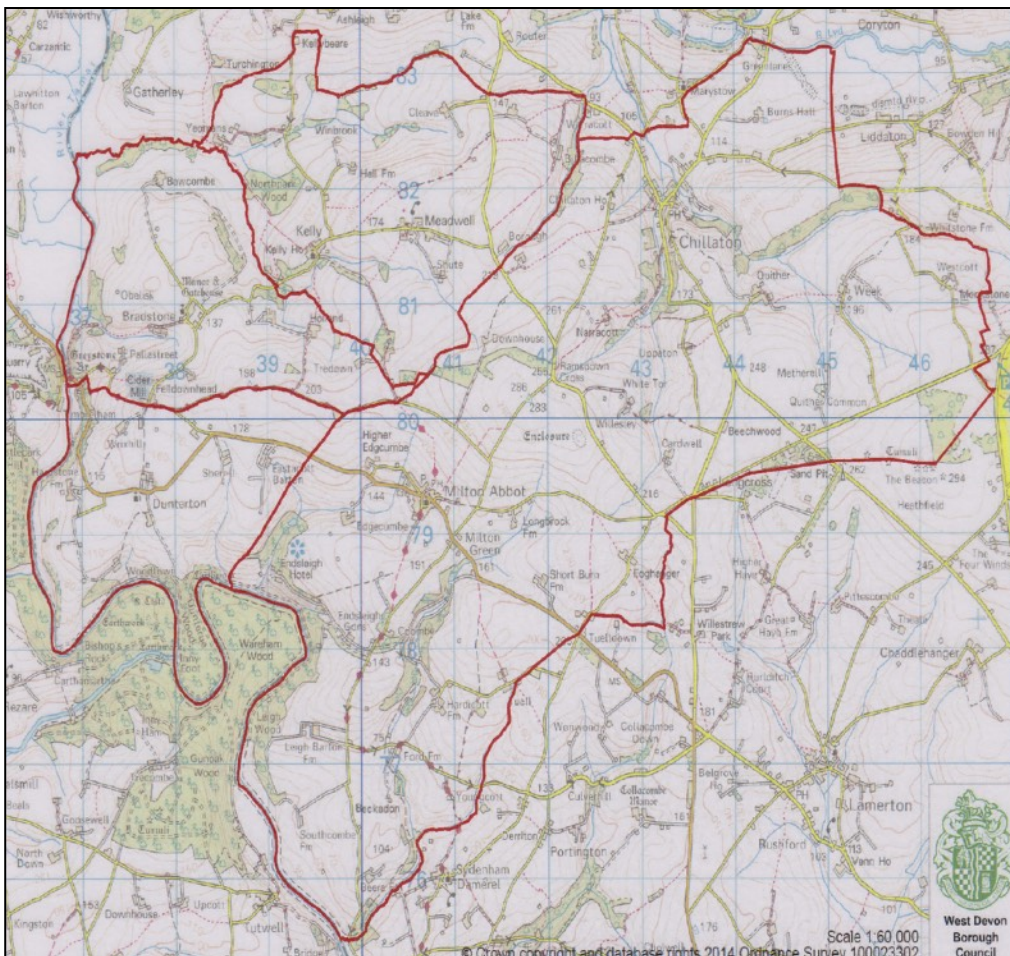
- it has regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;
- the making of the plan contributes to the achievement of sustainable development;
- the making of the plan is in general conformity with the strategic policies in the adopted development plan for the local area;
- the making of the plan does not breach, and is otherwise compatible with European Union (EU) obligations, specifically:
 - That the making of a neighbourhood plan must not breach the Requirements of Chapter 8 Part 6 of the Conservation of Habitats and Species Regulations 2017.

1.6 We believe that we have met the conditions of the Basic Conditions Statement as set out below:

2. The Designated Neighbourhood Plan Area

2.1 The MACK Plan area encompasses the villages of Milton Abbot, Chillaton and Kelly as well as the hamlets of Bradstone, Dunterton, Meadwell and Quither. These settlements are in the parishes of Milton Abbot and Kelly and the whole area is within WDBC's boundary. With a population of circa 2000 in roughly 450 dwellings and covering an area of 6617 acres of predominantly actively managed farmland, it includes part of Tamar Valley Area of Outstanding Natural Beauty (AONB) to the south and is bordered by the Dartmoor National Park to the east. Both parishes face similar challenges including poor communications (transport, broadband and mobile coverage), lack of affordable housing, oversubscribed medical and dental facilities and concern that inadequately controlled development will irreversibly damage the deeply rural nature of our community. They are considered as one throughout. MACK Plan is the only neighbourhood plan applicable to the MACK Plan area.

Figure 1 - The MACK Plan Area.



3. Vision, Aims and Objectives

3.1 The MACK Plan vision below and the subsequent aims and objectives, have been drawn from the results of the extensive Residents Survey in 2017, a commissioned Housing Needs Analysis and Housing Needs Survey, and the concerns and opinions of local residents expressed at drop in and canvassing events, and doorstep engagement.

Our vision for the MACK Plan area is that by the end of the plan period in 2034 we will have safeguarded our rural environment and economy, through facilitating new homes that meet local needs, whilst having a minimal impact on their surroundings and support thriving sustainable local communities.

Aims and Objectives

3.2 Our aims and objectives are grouped into 5 themes which have emerged during the process over a number of years:

- Rural Environment
- Local Economy
- Housing
- Sympathetic Development
- Sustainable Communities

Table 1: Key Aims and Objectives		
Theme	Aim	Objective
1. Rural Environment	To protect the beauty and tranquility of our rural environment	Objective 1.1: To have established clear policies governing development within existing settlements that reflect both local concerns and local needs. Objective 1.2: Where appropriate, to put in place effective measures to protect the local landscape.
2. Local Economy	To support and further develop the local economy of the area.	Objective 2.1: To ensure that every opportunity is taken to enhance existing internet and mobile phone services to support local businesses and residents. Objective 2.2: To ensure that the development needs of local businesses, both home-based and in bespoke premises are supported, provided the environmental impact of such development is acceptable. Objective 2.3: To encourage the maintenance and development of local agri-businesses, given the contribution they make to the appearance and the economy of the plan area.
3. Housing	To create opportunities for the development of new homes on suitable sites, that meet clearly defined local needs and aspirations and for which capacity already exists in terms of local infrastructure (education, medical, dental, utilities, transport etc).	Objective 3.1: To establish an agreed status for land where development of a specific type is supported by local residents and would meet identified local demand. Objective 3.2: Identify the need for and support the delivery of a suitable range of affordable homes and homes designed and built to assist the elderly and disabled.

Table 1: Key Aims and Objectives

Theme	Aim	Objective
4. Sympathetic Development	To ensure that new development takes adequate account of its surroundings and contributes to the viability of local communities wherever possible.	<p>Objective 4.1: To have practical design guidelines that ensure that new development reflects existing design features to an acceptable degree.</p> <p>Objective 4.2: To create a practical accord with the developers of any new housing site to maximise the opportunity for community benefit associated with such development.</p> <p>Objective 4.3: To include at least 2 off road parking spaces per new dwelling.</p> <p>Objective 4.4: To preserve the rural aspect and nature of existing dwellings.</p>
5. Sustainable Communities	To facilitate the sustainability of local communities.	<p>Objective 5.1: To require all new development to meet defined standards of energy use and energy conservation i.e. they should meet, or better, the agreed 'low carbon' standards.</p> <p>Objective 5.2: To encourage the development of community owned renewable energy projects on a scale appropriate to their surroundings and to the aspirations of our community</p> <p>Objective 5.3: To support sustainable local communities through the encouragement of a diverse population (from young families and young working people through to the elderly) and facilitating the provision of new community facilities.</p> <p>Objective 5.4: To link any development to the development, reinstatement or restoration of community facilities.</p> <p>Objective 5.5: Through appropriate measures, including intelligent design, to enforce the speed limits through villages.</p>

3.3 On 23 December 2020 the draft plan was released online for pre-submission consultation and was then sent to the statutory bodies and agencies for the regulatory 6 week period in January 2021 in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. Advertising of Regulation 14 occurred through emailed MACK Plan newsletters, village newsletters, the MACK Plan website, an article in the Tavistock Times newspaper and on social media. Due to the national covid 19 lockdown, the inability to hold public meetings and the poor or none existent broadband in parts of the MACK Plan area, a decision was made in consultation with the Borough Council to print a hard copy of the Neighbourhood Plan for each household. These were posted on 9 Jan 2021. Residents were able to comment online through the website, by post and by email until 20 February 2021; a period of 8 1/2 weeks.

3.4 Comments received were considered and responded to and where appropriate, changes were made to the MACK Plan. All comments, responses and related changes are documented in the MACK Plan Consultation Statement.

Table 2: Relationship of Policies to Objectives/Community Actions	
MACK Plan Policy	MACK Plan Objective
Policy 4.1 - Biodiversity	
Such is the importance of protecting and sustaining our rural setting any development proposals should seek to:	
a. Retain woodlands, trees, hedgerows and Devon banks which make a significant contribution to the landscape, local amenity, environmental character of the area or are of important nature conservation value.	1.1, 1.2,
b. Conserve local wildlife sites and habitats/species of principal importance, unless exceptional circumstances can be demonstrated, and appropriate mitigation measures provided;	1.1, 1.2,
c. Where possible, enhance the network of habitats, species and sites of importance including local trees and woodlands, hedgerows and roadside verges;	1.1, 1.2,
d. Minimise impacts on biodiversity;	1.1, 1.2,
e. Where possible, biodiversity enhancements, such as unlit wildlife corridors, hedge banks, bat boxes or bird boxes, and new green spaces, designed to benefit both residents and wildlife, should be provided on site. All new planting shall only be undertaken using native, and locally characteristic, plant and tree species.	1.1, 1.2,
f. Identified ancient and veteran trees shall be protected and appropriate buffer zones around woodlands shall be excluded from development.	1.1, 1.2,
g. Seek to deliver a net gain in biodiversity; if the biodiversity compensation needed to offset losses resulting from the developments cannot be provided on site then it should be provided elsewhere within the neighbourhood.	1.1, 1.2,

Table 2: Relationship of Policies to Objectives/Community Actions

MACK Plan Policy	MACK Plan Objective
Policy 4.2 - Environmental Considerations	
All new properties in the MACK Plan area should be constructed in a manner that gives consideration to impending changes in regulation i.e. are built for the future. This includes but is not limited to;	5.1, 5.2
a. being pre-wired from built for electric car charging	1.1, 1.2, 5.1
b. avoiding the use of gas or oil central heating, giving preference to electric heating ASHP, GSHP.	1.1, 1.2, 5.1, 5.2
c. Using approved permeable Parking materials.	1.1, 1.2, 4, 4.3
d. Ensuring roof orientation and structure facilitates solar panel efficiency and solar panels should be installed to all new builds unless there is an insurmountable reason not to.	1.1, 1.2, 4, 5.1
We face the often conflicting demands of protecting our heritage and our environment. To seek the best approach to meeting these opposing demands any development plan should include formal consultation with Historic England.	
Policy 5 .1 - Protecting our Heritage	
a. Great weight shall be given to the conservation and enhancement of both designated and non-designated heritage assets as identified within Appendix 2-3A & B of the Neighbourhood Plan.	1.1, 4.1, 4.4,
b. Special regard shall be given to the desirability of preserving these assets, their settings and any features of special architectural or historic interest which they possess.	1.1, 4.1, 4.4,
Policy 6 -1. Promoting Employment	
Loss of existing employment facilities will only be acceptable in exceptional circumstances where:	
a. Alternative employment facilities of a similar nature have been provided elsewhere in the MACK Plan area to replace the facilities being lost; and/or	2

Table 2: Relationship of Policies to Objectives/Community Actions

MACK Plan Policy	MACK Plan Objective
<p>b. There is no demand for the continuation of an employment use on the site and the property or site has been marketed effectively for a period of at least 12 months at an appropriate level in which case alternative uses for sheltered housing, leisure, tourism or retail uses will be considered acceptable alternative uses.</p>	<p>2</p>
<p>New or converted business and industrial development will be supported providing the size and scale of any new buildings proposed for the use are sensitive to their surroundings, particularly if in close proximity to residential properties. Any new development should also be located on previously developed land or within the settlement boundaries and should not cause harm to the AONB.</p> <p>In addition, the proposed use should not give rise to use of a large number of heavy goods vehicles, undue noise, disturbance or other type of nuisance.</p>	<p>2.1, 2.2, 2.3</p>
<p>Policy 7.1 - Sustaining Local Infrastructure</p>	
<p>Any new development (including change of use and conversion) within the plan area should:</p>	
<p>a. Demonstrate that there would be no material unacceptable impact on the safe and efficient operation of the local road network, including residential roads, rural lanes and parking.</p>	<p>4</p>
<p>b. Proposals should demonstrate that traffic implications including parking have been fully considered, assessed and resolved. Sufficient parking should be provided and that the number of spaces, their location, layout and design will not have adverse impacts with respect to highway safety, amenity and character.</p>	<p>4</p>
<p>c. There will be a presumption against the loss of existing community and recreational facilities.</p>	<p>4</p>
<p>d. Developments must demonstrate that there will be no reduction in water supply and quality and that sewage and waste management implications have been assessed in order to ensure that existing networks have the capacity to manage increased demands.</p>	<p>4</p>

Table 2: Relationship of Policies to Objectives/Community Actions

MACK Plan Policy	MACK Plan Objective
e. Access roads will need to be designed with consideration of efficient passage of delivery goods and service vehicles.	4
f. Adequate footpaths and cycle paths are provided to enable good and safe access both within the development and from it to local facilities, particularly to school bus stops and the path to Milton Abbot school.	4
Policy 8.1 - Parking	
The JLP SPD DEV 29 Parking provision, calls for sufficient provision and management of car parking in order to protect the amenity of surrounding residential areas and ensure safety of the highway network and for specific provisions to include parking for residents with disabilities, cycle parking, and motorcycle parking.	4, 4.3
Planning permission for new development should only be granted where:	
a. New developments do not rely on on-road parking but provide enough off-road parking spaces, including additional spaces for visitors, to ensure that pressure on existing parking is not increased.	4.3
b. Off-road parking spaces are in addition to garages, if present, and should be constructed of permeable materials to reduce the risk of run off flooding.	4
c. Infiltration tests should be completed to demonstrate the suitability of permeable parking.	1.1, 1.2, 4, 4.2, 5.1
Development that will result in the loss of public car parking should not normally be permitted unless suitable alternative provision can be made.	4, 4.2, 4.3
Policy 9.1 - Affordable Housing	
The MACK Plan area is bereft of suitable affordable homes; this must be addressed during any future appropriate development.	
a. All future appropriate developments will need to provide affordable housing either on-site or through a financial contribution.	2.2, 2.3, 3, 3.1, 3.2, 5.3

Table 2: Relationship of Policies to Objectives/Community Actions

MACK Plan Policy	MACK Plan Objective
<p>b. Affordable housing should be provided in perpetuity, for example, through a Community Land Trust or other community housing scheme / mechanism which retains stock for the benefit of the local community at an accessible cost. Community housing schemes will be supported.</p>	<p>2.2, 2.3, 3.2, 4.2, 5.3</p>
<p>Policy 9.2 - Q Class Development for Residential Purposes</p>	
<p>Proposals for the conversion of farm or rural buildings for residential use will be supported in cases where;</p>	
<p>a. It can be demonstrated that the premises are no longer required for agricultural or any other economic use.</p>	<p>2.3</p>
<p>b. That the building is structurally sound and is capable of conversion without significant rebuilding or extensions and that any conversion respects the original character of the building.</p>	<p>2.3</p>
<p>Policy 9.3 - Housing Design and Density</p>	
<p>Residential development across the MACK Plan area should be supported provided:</p>	
<p>a. It is of a density that reflects the rural nature of the area, giving an impression of space and avoiding uniform house and plot layouts. In line with WDBC Strategic Policy 6 (Density of Housing Development) Milton Abbot and Chillaton have a strongly defined low density character; therefore a housing density equivalent to 30 dwellings per hectare should be regarded as the maximum density for any new developments.</p>	<p>1.1, 1.2, 4, 4.1, 4.4, 5.3</p>
<p>b. It is of a high quality, inclusive and safe. Proposals which are accompanied by a Commission for Architecture and the Built Environment (CABE) Building for Life 12 (BfL 12) assessment are strongly encouraged.</p>	<p>4, 4.1, 5.1, 5.3</p>
<p>c. It supports basic lifestyle needs. Proposals will be strongly encouraged to meet or exceed the minimum space standards for new property sizes as set out by the Royal Institute of British Architects. (ref RIBA 'Case for Space').</p>	<p>4, 5.3</p>

Table 2: Relationship of Policies to Objectives/Community Actions

MACK Plan Policy	MACK Plan Objective
d. That developments of 10 houses or more present a demonstrable return for the community in terms of delivering village green spaces and/or additional community amenities where appropriate.	4, 4.2, 5.3, 5.4
e. That proposed developments of up to 10 houses are within, or adjacent to, existing/proposed village boundaries seek to deliver on improving sustainability and help maintain or enhance the sense of community	1.1, 1.2, 4, 4.2, 5.3
f. Where appropriate, building styles, design, materials and roofscape are in keeping with the individual character and reflect the local distinctiveness of the plan area, making a contribution to the rural nature of the area. Development should also preserve, enhance and promote the established building characteristics so as to avoid an excessive variety of building formats.	1.1, 1.2, 4, 4.1, 4.2, 4.4
g. New properties are designed to relate well to one another, as well as to existing adjacent buildings, being orientated to the front approach (i.e. the front of the house faces the front of the property) and avoiding extensive blank walls.	1.1, 1.2, 4, 4.1, 4.4
h. Boundaries are treated sensitively and, where appropriate, hedgerows and Devon hedge walls should form an integral network of native and local species across any development promoting natural wildlife corridors.	1.1, 1.2, 4, 4.4
i. The use of above ground cables (power, telephone or internet) is minimised to avoid devaluation of the appearance of a development.	1.1, 1.2, 4, 4.4
j. Any development does not adversely affect the visual amenity or outlook of existing properties for which the countryside is a tangible extension of their gardens.	1.1, 1.2, 4, 4.2, 4.4
Policy 9.4 - Amenity Spaces	
Amenity spaces should be well designed and fit for purpose and therefore;	
a. Any development should include green (soft-caped) communal areas designed to promote a sense of place (i.e. local distinctiveness or unique character).	1.1, 1.2, 4, 4.2, 5.3, 5.4

Table 2: Relationship of Policies to Objectives/Community Actions

MACK Plan Policy	MACK Plan Objective
b. New dwellings should meet the requirements of SPD Dev 10.5 but have a minimum of 60m ² of usable rear private gardens space wherever feasible, and;	5.3
c. Be practically shaped (preferably rectangular); having a usable area; be accessible and well planned in relation to the dwellings living spaces.	5.3
Policy 9-5. Settlement Boundary	
There will be a presumption against development outside of the defined settlement boundary.	5.1, 5.2
Policy TTV27 of the Local Plan, meeting local housing needs in rural areas, sets down the criteria for residential development on sites adjoining, or very near to an existing settlement which would not otherwise be released for this purpose. The specific circumstances of Milton Abbott merit the additional criterion that the development contributes to the consolidation of the village by exploiting predominantly brown field sites only.	1.1, 1.2, 5.1
Development outside of the defined settlement boundary will be detrimental to the Aims and Objectives of MACK Plan. The settlement area boundary has been drawn in order to integrate the existing community facilities and curtail the sprawl of development on to green field sites.	1.1, 1.2, 5.1, 5.2
Policy 9-6. Housing Allocation	
Provision will be made for the development of a maximum of 20 dwellings on MA Site E with the following conditions discussed and generally agreed with the landowner:	1.1, 1.2, 3.1, 3.2, 5.3
a. The highways access should be from the B3362 (Fore Street) with a gateway feature introduced at the western entry to the village in the region of the proposed new development to enhance the change from a “B road” to a village road	1.1, 5.5
b. At least 30% of the dwellings will be affordable.	3.2
c. It will include a range of two and three bedroom properties including some single storey.	3, 3.1

Table 2: Relationship of Policies to Objectives/Community Actions

MACK Plan Policy	MACK Plan Objective
d. The development should create a positive visual frontage, providing an attractive entrance to the village from the west that is in character with the area. It is important that visual screening of existing trees is maintained.	1.1, 1.2,
e. The development should be of a density that reflects the rural nature of the area, giving an impression of space and avoiding uniform house and plot layouts.	1.1, 1.2, 4, 4.1, 4.4
f. The design of the houses should be aligned with those to the south of Fore Street, take into account the view and should centre on public open green spaces, including selected tree planting, to be provided within the development.	4, 4.1, 4.4
g. A children’s play space should be provided in accordance with local plan policy requirements and adopted standards.	4.2, 5.4
h. Limit the height of development so that it is not prominent in the landscape	4, 4.1, 4.4
i. Existing Devon hedgerows to be maintained and managed to maintain and enhance the wildlife interest. Existing Devon hedgerow height should be maintained to provide adequate screening.	1.1, 1.2,
j. Be designed to mitigate any potential adverse impacts upon existing residential and community interests	4, 4.1, 4.2, 4.4
k. A pedestrian link should be provided to link into the centre of the village to enable safe access to the Village Hall, children’s playground and bus stop and provide safe and easy access to the exiting footpath to the school.	4.2
l. Avoid light pollution due to excessive glazing or external lighting. Low-level lighting should be employed with a view to protecting dark skies, tranquility and supporting nocturnal species.	1.1, 1.2
m. An area of public green open space should be provided on site to serve the needs of the residents.	1.2

Table 2: Relationship of Policies to Objectives/Community Actions

MACK Plan Policy	MACK Plan Objective
<p>A masterplan for the site will be required, prepared in consultation with the local community, showing how the whole of the development can be safely and satisfactorily laid out and delivered. Development shall not commence until that masterplan has been presented to the Milton Abbot Grouped Parish Council and approved in writing by the local planning authority.</p>	<p>4.2</p>
<p>Community Action 4-1. Local Green Spaces</p>	
<p>There was local support for the adoption of Local Green Spaces, however, a number of existing designated 'important open spaces' appear not to meet the new criteria for Local Green Spaces. The Parish Council should:</p>	
<p>a. Consider establishing a group to consider formal review of the communities' aspirations regarding the establishment of formal Local Green Spaces.</p>	<p>1.1, 1.2, 4.2</p>
<p>b. Ensure any future planning application for multiple homes considers the need for formal green spaces.</p>	<p>1.1, 1.2, 4.2</p>
<p>Community Action 4-2. Rights of Way</p>	
<p>Access to, and the enjoyment of, public rights of way that crisscross our landscape has become an intrinsic part of our communities' wellbeing. The Parish Council should consider:</p>	
<p>a. Nominating/recruiting a Rights of Way 'champion(s)</p>	<p>1.1, 1.2,</p>
<p>b. Carrying out an assessment of the condition of the rights of way to understand their current status.</p>	<p>1.1, 1.2,</p>
<p>c. Registration with the Devon Parish Paths Partnerships Scheme.</p>	<p>1.1, 1.2,</p>
<p>Community Action 5-1. Non-designated heritage assets</p>	
<p>To assist with the protection of non-designated assets the Parish Council should consider:</p>	
<p>a. Engaging the community as a whole to nominate buildings, structure and other features that they consider should be included on the list of local heritage assets.</p>	<p>1.1, 1.2,</p>

Table 2: Relationship of Policies to Objectives/Community Actions

MACK Plan Policy	MACK Plan Objective
b. Carrying out an assessment of the nominations and draw up a draft list to be subject to consultation with the community.	1.1, 1.2
c. Creating a definitive register of non-designated heritage assets.	1.1, 1.2
Community Action 7.1 - Mobile and Broadband	
Access to both mobile phone and superfast broadband in rural areas is critical to local businesses and the sustainment of our communities, and for the wellbeing and safety of our residents. The MACK Plan area has areas where these are currently poor or non-existent: The Parish Council should consider:	
a. Completing a dedicated study to identify the exact needs of our community.	2.1
b. Liaising with other rural parishes where action is already underway, eg Brentor.	2.1
c. Deciding what actions could be taken to improve broadband and mobile phone connectivity.	2.1
Community Action 8-1. Road Safety	
The Parish Council should actively seek to gain approval for improvements to the safety of our residents. This may include.	
a. Some form of gateway feature on the entry to our villages.	5.5
b. Removal of the centre white line with the introduction of “edge of carriageway” markings at danger points, especially near the school.	5.5
c. Erection of a visible School board to remind drivers of the location of the school as it is not obvious from the road.	5.5
d. Road markings and signage to clearly show areas of shared carriage (i.e. pedestrians and vehicles).	5.5
Community Action 9-1. Class Q Developments	
Rural locations are clearly far more vulnerable to Q Class developments than urban areas. As such, it appears inappropriate to apply the same quotas for wind-fall when considering these developments.	

Table 2: Relationship of Policies to Objectives/Community Actions

MACK Plan Policy	MACK Plan Objective
<p>a. The Parish Council should actively lobby the Local Planning Authority to introduce the changes that are sought at para 9.5.5.</p>	<p>3, 3.1</p>
<p>Community Action 11-1. Sustainment of The Plan</p>	
<p>Whilst there is no statutory requirement for the impact of the Neighbourhood Plan and its policies to be monitored, the Parish Council (MAGPC) has agreed to take ownership of the Neighbourhood Plan. To do this we propose that it will:</p>	
<p>a. Periodically monitor the impact of policies on change across the MACK Plan area by considering the policies' effectiveness in the planning application decision making process. The PC will do this by referring to this Plan when reviewing planning applications.</p>	
<p>b. Keep a record of the application, any applicable policies and comments from the PC, together with the eventual outcome of the application.</p>	
<p>c. Periodically monitor the delivery of any identified community actions.</p>	
<p>d. Complete a full or partial review of this Plan when triggered by changes to legislation, changes to National, County or Borough-wide planning policies or by significant planning issues being raised by the local community which cannot be dealt with effectively by a combination of National, Borough and/or existing Neighbourhood Plan policies.</p>	
<p>e. Five years from the date the Plan is made, formally review the need and value in undertaking a review of the Neighbourhood Plan.</p>	

4. **Compliance with Legislation - Summary**

4.1 This section sets out how the MACK Plan complies with the requirements set out in the Neighbourhood Plan regulations.

Qualifying Body

4.2 A qualifying body is defined in section 38(A)12 of the Town and Country Planning Act 1990 as amended by schedule 9 of the Localism Act as ‘a *Town or Parish Council, or an organisation or body designated as a neighbourhood forum, authorised for the purposes of the neighbourhood development plan to act in relation to a neighbourhood area.....*’

4.3 Section 38A(1) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act sets out the qualifying body’s entitlement to prepare a Neighbourhood Plan. It states that: ‘*Any qualifying body is entitled to initiate a process for the purpose of requiring a local planning authority in England to make a neighbourhood development plan*’. We can confirm that the neighbourhood plan has been prepared by the MACK Plan Committee for the Milton Abbot Group Parish Council as the qualifying body for the purposes of neighbourhood planning.

Neighbourhood Area

4.4 The neighbourhood area as shown in Figure 1 was applied for and approved through the process set out in the Neighbourhood Planning General Regulations 2012 (Regs 5-7). The neighbourhood area approval decision can be found at Appendix 1.

What a Neighbourhood Plan is and the Content of the Neighbourhood Plan

4.5 Section 38(2) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act 6 sets out the meaning of ‘neighbourhood development plan’. It states that:

4.5.1 A neighbourhood development plan is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan.

4.6 Section 38B(1) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act sets out what the plan may include. It states that:

4.6.1 A neighbourhood development plan:

- a. Must specify the period for which it is to have affect.*
- b. May not include provision about development that is excluded development.*
- c. May not relate to more than one neighbourhood area.*

4.7 ‘*Excluded Development*’ is defined in Section 68K of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act as:

- a. Development that consists of a county matter within paragraph 1(1)(a) to (h) of Schedule 1,*

- b. *Development that consists of the carrying out of any operation, or class of operation, prescribed under paragraph 1(j) of that Schedule (waste development) but that does not consist of development of a prescribed description,*
- c. *Development that falls within Annex 1 to Council Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment (as amended from time to time),*
- d. *Development that consists (whether wholly or partly) of a nationally significant infrastructure project (within the meaning of the Planning Act 2008),*
- e. *Prescribed development or development of a prescribed description, and*
- f. *Development in a prescribed area or area of a prescribed description.*

4.8 Section 38B(2) states that: ‘*Only one neighbourhood development plan may be made for each neighbourhood area*’.

4.9 In response to these requirements, we confirm that the MACK Plan:

- Covers the period from 2021 until 2034 in alignment with the Joint Local Plan.
- Is the only neighbourhood plan for the Parishes of Milton Abbot and Kelly.
- Does not contain policies relating to Excluded Development.
- Relates only to the designated neighbourhood plan area as shown in Figure 1.
- Sets out policies in relation to the development and use of land.
- Includes community aspirations that have arisen from the consultation but are outside the remit of the Plan and for which Community Actions have been identified.

Submission of Documents

4.10 To comply with the requirements of Regulation 15(1) of the Neighbourhood Planning (General) Regulations 2012, and to provide sufficient material to help demonstrate that the Basic Conditions have been met, the following documents have been submitted to the local planning authority:

- The Neighbourhood Plan (which includes a map) and its Appendices
- The Consultation Statement
- The Basic Conditions Statement
- The Supporting Evidence Base documents
- The Strategic Environmental Assessment
- The Habitats Regulations Assessment

Basic Conditions

4.11 We consider that all the Basic Conditions (set out in paragraph 8(2) of Schedule 4B to the 1990 Act (as amended by the Localism Act 2011) have been met, as demonstrated in this statement.

5. Basic Condition 1 - Having Regard to the National Planning Policy Framework and Basic Condition 3 - General Conformity with the South Hams and West Devon Joint Local Plan.

5.1 The MACK plan has been prepared having regard to the policies set out in the National Planning Policy Framework (NPPF) dated Feb 2019 and is in general conformity with the South Hams and West Devon Joint Local Plan to which reference is made regularly throughout the document.

5.2 The table below sets out a summary of how each policy has regard to the NPPF and identifies the corresponding policies in the JLP. The paragraphs referred to are considered to be the most relevant to the policy and are not intended to be a comprehensive list of every possible relevant paragraph.

5.3 West Devon Borough Council has been engaged throughout the process of developing this neighbourhood plan. The support and wise counsel provided by WDBC officers have been instrumental in shaping the evolution of the MACK Plan into its current form, in particular the reviews of the draft plan by WDBC at each significant stage. The benefits of this universally positive co-operative approach cannot be overstated in terms of ensuring conformity with the JLP and maximising ultimate acceptability to the Borough Council.

Table 3: MACK PLAN/NPPF CONFORMITY/JLP POLICY			
MACK Plan Policy	Relevant NPPF Paragraph	Comment on NPPF Conformity	Relevant JLP Policy
Policy 4.1 - Biodiversity			
Such is the importance of protecting and sustaining our rural setting any development proposals should seek to:			
a. Retain woodlands, trees, hedgerows and Devon banks which make a significant contribution to the landscape, local amenity, environmental character of the area or are of important nature conservation value.	170, 174, 175	When asked what they most liked about living in the MACK Plan area the overwhelming majority of residents said that it was the beautiful, peaceful and rural nature of the area. Given this, and the strongly supportive NPPF policies listed, we have striven to protect and where possible enhance the landscape and biodiversity to safeguard its intrinsic rural character for future generations. We have also included policies to minimise the impact on biodiversity and conservation of habitats.	SPT1 SPT12 SO6(8) SO10(2, 6) DEV23 DEV26 DEV28
b. Conserve local wildlife sites and habitats/species of principal importance, unless exceptional circumstances can be demonstrated, and appropriate mitigation measures provided;	170, 174, 175		
c. Where possible, enhance the network of habitats, species and sites of importance including local trees and woodlands, hedgerows and roadside verges;	170, 174, 175		
d. Minimise impacts on biodiversity;	170, 174, 175		

Table 3: MACK PLAN/NPPF CONFORMITY/JLP POLICY

MACK Plan Policy	Relevant NPPF Paragraph	Comment on NPPF Conformity	Relevant JLP Policy
<p>e. Where possible, biodiversity enhancements, such as unlit wildlife corridors, hedge banks, bat boxes or bird boxes, and new green spaces, designed to benefit both residents and wildlife, should be provided on site. All new planting shall only be undertaken using native, and locally characteristic, plant and tree species.</p>	170, 174, 175		
<p>f. Identified ancient and veteran trees shall be protected and appropriate buffer zones around woodlands shall be excluded from development.</p>	170, 174, 175		
<p>g. Seek to deliver a net gain in biodiversity; if the biodiversity compensation needed to offset losses resulting from the developments cannot be provided on site then it should be provided elsewhere within the neighbourhood.</p>	170, 174, 175		
<p>Policy 4.2 - Environmental Considerations</p>			
<p>All new properties in the MACK Plan area should be constructed in a manner that gives consideration to impending changes in regulation i.e. are built for the future. This includes but is not limited to;</p>	148	<p>In conformity with this policy, we have put great store in the importance of pre-empting the extreme effects of climate change and in encouraging developers (to the greatest extent that we are allowed) to build houses that are ready for a zero carbon future rather than requiring the retrofitting of additional green technology and insulation in the near future.</p>	<p>SPT1 SPT2(11) SO11(6) DEV32 DEV33</p>
<p>a. being pre-wired from build for electric car charging</p>	20, 102, 105(e), 110(e), 151, 181	<p>With new petrol and diesel car sales ending in 2030, domestic and public electric car charging infrastructure clearly needs to be included in all future development as part of the measures to address climate change as is made clear in these NPPF policies.</p>	<p>SO11 (6), DEV29 (5)</p>

Table 3: MACK PLAN/NPPF CONFORMITY/JLP POLICY

MACK Plan Policy	Relevant NPPF Paragraph	Comment on NPPF Conformity	Relevant JLP Policy
b. avoiding the use of gas or oil central heating, giving preference to electric heating ASHP, GSHP.	20, 151	In conformity with these NPPF policies and given the forthcoming restrictions on installing gas and oil heating systems in new properties, probably from 2025, it is important that new developments are purpose built for and fitted with modern low carbon heating systems.	SO11 (6), DEV32 (3.i, ii)
c. Using approved permeable Parking materials.	20, 150	In conformity with these NPPF policies, permeable surface materials are an important measure to mitigate the increased risk of surface run off flooding that accompanies climate change.	SO11 (6) DEV35
d. Ensuring roof orientation and structure facilitates solar panel efficiency and solar panels should be installed to all new builds unless there is an insurmountable reason not to.	20, 150(d)	In conformity with this NPPF policy, the inclusion of solar panels on new housing is an important planning measure to address climate change mitigation and adaptation.	SO11 (6), DEV32 (3.i, iii, 4), DEV33
We face the often conflicting demands of protecting our heritage and our environment. To seek the best approach to meeting these opposing demands any development plan should include formal consultation with Historic England.			DEV32
Policy 5 .1 - Protecting our Heritage			
a. Great weight shall be given to the conservation and enhancement of both designated and non-designated heritage assets as identified within Appendix 2-3A & B of the Neighbourhood Plan.	184, 185, 190, 193, 194, 196, 199, 200	The MACK Plan area and in particular Milton Abbot with its dominant conservation area, is rich in heritage assets. The protection of these assets and importantly, their settings is seen as vital in preserving the historic distinctiveness of this area. Site selection and building design policies are aimed at achieving this and minimising the impact of development in heritage terms.	SPT1 SPT2(10) SPT11 SO6(8) SO9(7) SO11(4) DEV21
b. Special regard shall be given to the desirability of preserving these assets, their settings and any features of special architectural or historic interest which they possess.	172, 184, 185, 190, 193, 194, 196, 199, 200		
Policy 6 -1. Promoting Employment			
Loss of existing employment facilities will only be acceptable in exceptional circumstances where:			

Table 3: MACK PLAN/NPPF CONFORMITY/JLP POLICY

MACK Plan Policy	Relevant NPPF Paragraph	Comment on NPPF Conformity	Relevant JLP Policy
a. Alternative employment facilities of a similar nature have been provided elsewhere in the MACK Plan area to replace the facilities being lost; and/or	80, 83(d), 92(d)	With the exception of one hotel, there are no large businesses or industrial estates in the MACK Plan area. Increasingly important business tools, mobile reception and broadband speed are lacking over much of the area. By setting these as a community action, we are endeavouring to create the conditions needed to retain current and attract future businesses to the area. MACK Plan policies reflect the importance of retaining existing businesses and community facilities and are aligned with the listed NPPF policies.	SO9(3) DEV14
b. There is no demand for the continuation of an employment use on the site and the property or site has been marketed effectively for a period of at least 12 months at an appropriate level in which case alternative uses for sheltered housing, leisure, tourism or retail uses will be considered acceptable alternative uses.	80, 83(d)		DEV14
New or converted business and industrial development will be supported providing the size and scale of any new buildings proposed for the use are sensitive to their surroundings, particularly if in close proximity to residential properties. Any new development should also be located on previously developed land or within the settlement boundaries and should not cause harm to the AONB. In addition, the proposed use should not give rise to use of a large number of heavy goods vehicles, undue noise, disturbance or other type of nuisance.	80, 83, 92(d)		DEV15
Policy 7.1 - Sustaining Local Infrastructure			
Any new development (including change of use and conversion) within the plan area should:			
a. Demonstrate that there would be no material unacceptable impact on the safe and efficient operation of the local road network, including residential roads, rural lanes and parking.	20, 84, 102, 109, 110	Established well before the advent of cars, our villages and hamlets are characterised by narrow single track lanes and little provision for parking. Lanes in particular have severely limited capacity to accommodate addi-	SPT1 DEV15 (8.i.), DEV29 (1, 2, 3, 5, 6, 8, 9, 10)

Table 3: MACK PLAN/NPPF CONFORMITY/JLP POLICY

MACK Plan Policy	Relevant NPPF Paragraph	Comment on NPPF Conformity	Relevant JLP Policy
<p>b. Proposals should demonstrate that traffic implications including parking have been fully considered, assessed and resolved. Sufficient parking should be provided and that the number of spaces, their location, layout and design will not have adverse impacts with respect to highway safety, amenity and character.</p>	<p>20, 84, 108(c), 110</p>	<p>tional traffic and unavoidable 'on road/lane' parking further restricts these ancient overcrowded arteries. In conformity with these NPPF policies, we have sought to ensure that future development meets the local housing needs but does so without unacceptable impact on local roads for residents, goods vehicles, utility and emergency services.</p>	
<p>c. There will be a presumption against the loss of existing community and recreational facilities.</p>	<p>83(d), 92(c), 182</p>	<p>In the last 20 years our community has lost its village shops, a post office, village hall and a pub. Covid 19 has re-emphasised the importance of supporting communities and the local facilities that support them. In conformity with these NPPF policies, we have sought to protect those facilities that remain and to facilitate additional facilities for the benefit of the community through community actions and by encouraging their inclusion within new developments.</p>	<p>DEV1 DEV18 (6) DEV30</p>
<p>d. Developments must demonstrate that there will be no reduction in water supply and quality and that sewage and waste management implications have been assessed in order to ensure that existing networks have the capacity to manage increased demands.</p>	<p>20</p>	<p>Many residents are supplied with spring water from the many springs that emerge from Ramsdown, the hill that lies between the villages of Milton Abbot and Chillaton. In conformity with these NPPF policies, we have sought to protect this historic water supply and avoid disruption to the natural and ancient watercourses that help to protect the houses below these natural springs from flooding. Recent flooding of some of these properties has highlighted the increasing importance of not increasing existing and predicted flood risks through poorly located development, particularly with the predictions of greater climate extremes and wetter winters and summers.</p>	<p>SO11 (6) DEV2 (1, 3,) DEV23 (2) DEV35 (1, 2, 4, 8)</p>

Table 3: MACK PLAN/NPPF CONFORMITY/JLP POLICY

MACK Plan Policy	Relevant NPPF Paragraph	Comment on NPPF Conformity	Relevant JLP Policy
e. Access roads will need to be designed with consideration of efficient passage of delivery goods and service vehicles.	108(b), 110(d)	Established well before the advent of cars, our villages and hamlets are characterised by narrow single track lanes and little provision for access by larger delivery, utility and emergency vehicles. Lanes in particular have severely limited capacity to accommodate additional traffic or larger vehicles. In conformity with these NPPF policies, we have sought to ensure that future development meets the local housing needs but does so without reliance on narrow local lanes that lack the necessary capacity.	DEV31(1)
f. Adequate footpaths and cycle paths are provided to enable good and safe access both within the development and from it to local facilities, particularly to school bus stops and the path to Milton Abbot school.	84	In conformity with the listed NPPF policy, the MACK Plan specifies the need for footpaths and where appropriate cycle paths to link the development to the village amenities.	DEV29(10)
Policy 8.1 - Parking			
The JLP SPD DEV 29 Parking provision, calls for sufficient provision and management of car parking in order to protect the amenity of surrounding residential areas and ensure safety of the highway network and for specific provisions to include parking for residents with disabilities, cycle parking, and motorcycle parking.			
Planning permission for new development should only be granted where:			
a. New developments do not rely on on-road parking but provide enough off-road parking spaces, including additional spaces for visitors, to ensure that pressure on existing parking is not increased.	20, 84, 102(e), 105, 110(c),	Established well before the advent of cars, our villages and hamlets are characterised by narrow single track lanes and little provision for parking. There is no additional capacity for any on road/lane parking. In conformity with these NPPF policies, we have sought to ensure that future development meets the local housing needs but does so without adding to the already over crowded on road/lane parking problems.	DEV 29(3) SPD DEV29
b. Off-road parking spaces are in addition to garages, if present, and should be constructed of permeable materials to reduce the risk of run off flooding.			

Table 3: MACK PLAN/NPPF CONFORMITY/JLP POLICY

MACK Plan Policy	Relevant NPPF Paragraph	Comment on NPPF Conformity	Relevant JLP Policy
c. Infiltration tests should be completed to demonstrate the suitability of permeable parking.	157(c)	In conformity with this NPPF policy, the use of permeable surface materials wherever effective is an important measure to mitigate the increased risk of surface run off flooding that accompanies climate change.	DEV29(3) DEV35 SPD DEV29
d. Development that will result in the loss of public car parking should not normally be permitted unless suitable alternative provision can be made.	83(d), 84, 102(e)	Established well before the advent of cars, our villages and hamlets are characterised by narrow single track lanes and little provision for parking. There is no additional capacity for any on road/lane parking. In conformity with these NPPF policies, we have sought to ensure that future development meets the local housing needs but does so without adding to the already over crowded on road/lane parking problems.	SPD DEV29
Policy 9.1 - Affordable Housing			
The MACK Plan area is bereft of suitable affordable homes; this must be addressed during any future appropriate development.			
a. All future appropriate developments will need to provide affordable housing either on-site or through a financial contribution.	62, 63	In conformity with these NPPF policies we aim to deliver the 6 affordable homes that the supporting evidence demonstrates will meet the local need, from within larger developments .	SPT2 (4, 5), SO6 (2, 3, 4) SO9 (1, 2, 3), SO10 (1, 3), SO11(2) TTV27 (1, 3), DEV10 (3),
b. Affordable housing should be provided in perpetuity, for example, through a Community Land Trust or other community housing scheme / mechanism which retains stock for the benefit of the local community at an accessible cost. Community housing schemes will be supported.	62		
Policy 9.2 - Q Class Development for Residential Purposes			
Proposals for the conversion of farm or rural buildings for residential use will be supported in cases where;			

Table 3: MACK PLAN/NPPF CONFORMITY/JLP POLICY

MACK Plan Policy	Relevant NPPF Paragraph	Comment on NPPF Conformity	Relevant JLP Policy
a. It can be demonstrated that the premises are no longer required for agricultural or any other economic use.	79(c)	MACK Plan policies reflect the importance of retaining existing businesses and community facilities and do not support the wholesale conversion of our farming heritage to residential property unless buildings are genuinely redundant and have not simply been replaced by a steel framed alternative so that they can be converted and sold for housing.	SO10(1) TTV26(1)
b. That the building is structurally sound and is capable of conversion without significant rebuilding or extensions and that any conversion respects the original character of the building.	79(b, c, e)		TTV26(2)
Policy 9.3 - Housing Design and Density			
Residential development across the MACK Plan area should be supported provided:			
a. It is of a density that reflects the rural nature of the area, giving an impression of space and avoiding uniform house and plot layouts. In line with WDBC Strategic Policy 6 (Density of Housing Development) Milton Abbot and Chillaton have a strongly defined low density character; therefore a housing density equivalent to 30 dwellings per hectare should be regarded as the maximum density for any new developments.	122(d), 123 (b&c), 124-131, 172, 185, 189	In conformity with these NPPF policies we believe that lower density housing development is more in keeping with this very rural community and the sympathetic preservation of its important heritage and local character.	SO9 (6, 7), SO10 (6), SO11 (4), DEV10 (1) DEV20 (2, 3) DEV21
b. It is of a high quality, inclusive and safe. Proposals which are accompanied by a Commission for Architecture and the Built Environment (CABE) Building for Life 12 (BfL 12) assessment are strongly encouraged.	122(e), 124-131,	Climate change, extremes of weather and the stated national aim of reaching carbon neutrality must drive the quality and design of future development which must reflect the needs of tomorrow rather than the minimum legal standards of today. To facilitate housing that would need upgrading to new standards of energy efficiency within a decade would be criminal. In conformity with these NPPF policies, we aim for new housing to be of high quality and design and fit for the expectations and needs of future generations.	SO11 (1, 4), DEV10 (5) DEV20 (1, 2, 3, 4, 5, 6)
c. It supports basic lifestyle needs. Proposals will be strongly encouraged to meet or exceed the minimum space standards for new property sizes as set out by the Royal Institute of British Architects. (ref RIBA 'Case for Space').	122(e), 124-131		

Table 3: MACK PLAN/NPPF CONFORMITY/JLP POLICY

MACK Plan Policy	Relevant NPPF Paragraph	Comment on NPPF Conformity	Relevant JLP Policy
d. That developments of 10 houses or more present a demonstrable return for the community in terms of delivering village green spaces and/or additional community amenities where appropriate.	83(d), 185	In conformity with these NPPF policies, we seek to retain and develop community facilities and open spaces in connection with new development so that the latter makes a positive contribution to the sustainability of the community.	SPT2 (7), TTV27 (1), SO11, DEV30
e. That proposed developments of up to 10 houses are within, or adjacent to, existing/proposed village boundaries seek to deliver on improving sustainability and help maintain or enhance the sense of community	124-131		
f. Where appropriate, building styles, design, materials and roofscape are in keeping with the individual character and reflect the local distinctiveness of the plan area, making a contribution to the rural nature of the area. Development should also preserve, enhance and promote the established building characteristics so as to avoid an excessive variety of building formats.	20, 124-131, 172, 185, 189	In conformity with these NPPF policies, our objective is to facilitate the creation of high quality homes that individually and collectively, are well designed, reflect local aspirations to complement the area's historic character, heritage and landscape, and make a positive contribution to a sustainable future. In particular, protecting the landscape	SPT2 (10) SPT11 SPT12 SO9 (7), SO10 (6), SO11 (4) DEV10 (1, 3), DEV20 (1, 2, 3, 4, 5, 6), DEV21 DEV25 (8.i, ii, iii, iv, vii)
g. New properties are designed to relate well to one another, as well as to existing adjacent buildings, being orientated to the front approach (i.e. the front of the house faces the front of the property) and avoiding extensive blank walls.	172, 185		
h. Boundaries are treated sensitively and, where appropriate, hedgerows and Devon hedge walls should form an integral network of native and local species across any development promoting natural wildlife corridors.	170, 172, 185	In conformity with these NPPF policies we seek to maximise the retention of existing boundaries which are both important havens for local wildlife but also deeply characteristic of this area and its heritage.	SO9 (6), SO10 (2, 6), SO11 (5), DEV10 (1) DEV23 (2) DEV26 DEV28
i. The use of above ground cables (power, telephone or internet) is minimised to avoid devaluation of the appearance of a development.	172	In conformity with these NPPF policies, we place great importance on conserving and enhancing landscape and scenic beauty both within and viewed from the Tamar Valley AONB.	SO10 (2, 6) DEV21 DEV23 (1, 2)

Table 3: MACK PLAN/NPPF CONFORMITY/JLP POLICY

MACK Plan Policy	Relevant NPPF Paragraph	Comment on NPPF Conformity	Relevant JLP Policy
j. Any development does not adversely affect the visual amenity or outlook of existing properties for which the countryside is a tangible extension of their gardens.	84, 141, 172	Choosing to live in a remote village or hamlet signifies prioritising rural beauty over the convenience of more built up and amenity rich locations. Recognising this, and in conformity with these NPPF policies, we place great importance on preserving the visual amenity, landscapes and iconic views of existing residents.	SO9 (6), SO10 (2, 6), SO11 (5), DEV1 (1), DEV23 (1, 2, 4)
Policy 9.4 - Amenity Spaces			
Amenity spaces should be well designed and fit for purpose and therefore;			
a. Any development should include green (softscaped) communal areas designed to promote a sense of place (i.e. local distinctiveness or unique character).	83 d, 91(a)	In conformity with this NPPF policy, we advocate the inclusion of green communal areas within new developments.	SO11 (1), DEV1, DEV10 (1), DEV27
b. New dwellings should meet the requirements of SPD Dev 10.5 but have a minimum of 60m ² of usable rear private gardens space wherever feasible, and;	122(d, e)	Whilst not drawn from specific NPPF policies, the national experiences of 2020 have shown the importance of usable outside space and internal living space to good health and wellbeing.	SO11 (1, 6), DEV1, DEV10 (5)
c. Be practically shaped (preferably rectangular); having a usable area; be accessible and well planned in relation to the dwellings living spaces.	122(d, e)		
Policy 9.5 - Settlement Boundary			
There will be a presumption against development outside of the defined settlement boundary.			
Policy TTV27 of the Local Plan, meeting local housing needs in rural areas, sets down the criteria for residential development on sites adjoining, or very near to an existing settlement which would not otherwise be released for this purpose. The specific circumstances of Milton Abbott merit the additional criterion that the development contributes to the consolidation of the village by exploiting predominantly brown field sites only.	117, 118(c, d)	In conformity with these NPPF and JLP policies, and in cognisance that all other development options are greenfield sites, the MACK Plan recommends development on a single predominantly brownfield site and its inclusion within a newly defined settlement boundary which then clearly delineates the boundary between the actual settlement and the greenfield beyond.	TTV27

Table 3: MACK PLAN/NPPF CONFORMITY/JLP POLICY

MACK Plan Policy	Relevant NPPF Paragraph	Comment on NPPF Conformity	Relevant JLP Policy
<p>Development outside of the defined settlement boundary will be detrimental to the Aims and Objectives of MACK Plan. The settlement area boundary has been drawn in order to integrate the existing community facilities and curtail the sprawl of development on to green field sites.</p>	<p>117, 118(c, d)</p>		
<p>Policy 9-6. Housing Allocation</p>			
<p>Provision will be made for the development of a maximum of 20 dwellings on MA Site E with the following conditions discussed and generally agreed with the landowner:</p>	<p>28, 60, 65, 66, 69, 77, 78, 84, 123(b, c), 150, 155-164, 171, 172</p>	<p>In conformity with these NPPF policies, this site is allocated for development and has the capacity to meet the JLP housing target and proven local needs for both open market and affordable housing. It has safe access to the road network, the lowest impact on visual amenity and village heritage of all available options and is neither subject to flood risk itself nor of causing a flood risk to existing properties.</p>	<p>SPT1 SPT3 SO6 (2, 8) SO9 (1, 2, 3, 5, 7), TTV1 (3), TTV25, SO10 (1), TTV27 (1, 3), SO11 DEV1 (1) DEV20 (8) DEV22 DEV23 DEV25 (8.i, ii, iii, iv, vii) DEV30 DEV35 (1)</p>

Table 3: MACK PLAN/NPPF CONFORMITY/JLP POLICY

MACK Plan Policy	Relevant NPPF Paragraph	Comment on NPPF Conformity	Relevant JLP Policy
<p>a. The highways access should be from the B3362 (Fore Street) with a gateway feature introduced at the western entry to the village in the region of the proposed new development to enhance the change from a “B road” to a village road</p>	<p>28, 84, 181, 102(a, e)</p>	<p>Milton Abbot sits astride the B3362 which is used by high volumes of cars and HGVs. Speeding is a perennial problem and when combined with the significant narrowing of this road in several places, has resulted in several residents on the pavement being struck by wing mirrors. Children walking to the village school is a particular concern. With this in mind, and in conformity with these NPPF policies, which mention the provision of infrastructure at the local level and exploiting opportunities to make a location more sustainable, we support the DCC Highways recommendation that the development include a conspicuous Gateway Feature astride the B3362 at the western entrance to the village of Milton Abbot. This will emphasise the shift from open countryside to village artery to drivers and would deliver both safer entry and exit from the development but also slow traffic entering the village from the West, will make a significant contribution to the social sustainability of the village.</p>	<p>SO9 SO10 (5) DEV15 (8.i.)</p>
<p>b. At least 30% of the dwellings will be affordable.</p>	<p>62, 63</p>	<p>In conformity with these NPPF policies we aim to deliver the 6 affordable homes that the supporting evidence demonstrates will meet the local need, from within larger developments .</p>	<p>SPT2 (4, 5), SO6 (2, 3, 4) SO9 (1, 2, 3), SO10 (1, 3), SO11(2), TTV27 (1, 3), DEV9 DEV10 (3)</p>
<p>c. It will include a range of two and three bedroom properties including some single storey.</p>	<p>66</p>	<p>In conformity with this policy the local housing need has been determined through a Resident’s Survey, a Housing Needs Assessment and a Housing Needs Survey. The evidenced need was for smaller properties with a documented oversupply of 4 bedroom and above properties.</p>	<p>TTV1(3) SO11(2) DEV8(1.i, iii)</p>

Table 3: MACK PLAN/NPPF CONFORMITY/JLP POLICY

MACK Plan Policy	Relevant NPPF Paragraph	Comment on NPPF Conformity	Relevant JLP Policy
d. The development should create a positive visual frontage, providing an attractive entrance to the village from the west that is in character with the area. It is important that visual screening of existing trees is maintained.	172, 185(c, d), 192(c), 200	Milton Abbot with its dominant conservation area, is rich in heritage assets. When approached from the West, this development will sit in the foreground of a row of listed Lutyens designed estate cottages with the Grade 1 listed church sitting prominently behind and above them. This policy aims to protect the important heritage setting of these heritage buildings.	SO9(7) SO10(1, 6) SO11(4) DEV21 DEV23(1, 2, 3)
e. The development should be of a density that reflects the rural nature of the area, giving an impression of space and avoiding uniform house and plot layouts.	122(d), 123	In conformity with these policies, the aim here is to maintain the area's prevailing character and setting.	DEV23(1) SO9(7) SO11 DEV21
f. The design of the houses should be aligned with those to the south of Fore Street, take into account the view and should centre on public open green spaces, including selected tree planting, to be provided within the development.	172, 192(c), 200	Milton Abbot with its dominant conservation area, is rich in heritage assets. When approached from the West, this development will sit in the foreground of a row of listed Lutyens designed estate cottages with the Grade 1 listed church sitting prominently behind and above them. This policy aims to protect the important setting of these heritage buildings.	SO9(7) SO11(4) DEV10(1) DEV21 DEV23(1, 2, 3)
g. A children's play space should be provided in accordance with local plan policy requirements and adopted standards.	91(a), 92(e), 96	In conformity with these policies, this policy is designed to promote social interaction and encourage a sense of community.	DEV27
h. Limit the height of development so that it is not prominent in the landscape	185(c, d), 192(c), 200	Milton Abbot with its dominant conservation area, is rich in heritage assets. When approached from the West, this development will sit in the foreground of a row of listed Lutyens designed estate cottages with the Grade 1 listed church sitting prominently behind and above them. This policy aims to protect the important setting of these heritage buildings.	DEV23(1, 2, 3) SO9(7) DEV21

Table 3: MACK PLAN/NPPF CONFORMITY/JLP POLICY

MACK Plan Policy	Relevant NPPF Paragraph	Comment on NPPF Conformity	Relevant JLP Policy
i. Existing Devon hedgerows to be maintained and managed to maintain and enhance the wildlife interest. Existing Devon hedgerow height should be maintained to provide adequate screening.	170	When asked what they most liked about living in the MACK Plan area the overwhelming majority of residents said that it was the beautiful, peaceful and rural nature of the area. Given this, and the strongly supportive NPPF policy listed, we have striven to protect and where possible enhance the landscape and biodiversity to safeguard its intrinsic rural character for future generations. Devon hedgerows are a prominent feature of the character of our area and form important wildlife corridors.	SO10(2, 6) SO11(5) DEV23(2) DEV26 DEV28
j. Be designed to mitigate any potential adverse impacts upon existing residential and community interests	84, 141, 172	This policy is aimed at ensuring that the importance of the amenity and rural outlook of existing housing is given the same degree of importance as that of the new housing.	SO9 (6), SO10 (2, 6), SO11 (5), DEV1 (1) DEV23 (1, 2, 4, 7)
k. A pedestrian link should be provided to link into the centre of the village to enable safe access to the Village Hall, children's playground and bus stop and provide safe and easy access to the exiting footpath to the school.	84, 92(e), 102(e), 104(d)	In conformity with the listed NPPF policies, the MACK Plan specifies the need for footpaths and where appropriate cycle paths to link the development to the village amenities.	DEV10(1)
l. Avoid light pollution due to excessive glazing or external lighting. Low-level lighting should be employed with a view to protecting dark skies, tranquillity and supporting nocturnal species.	180(c)	In conformity with this NPPF policy, the MACK Plan seeks to limit light pollution both in support of nature conservation and to preserve the rich rural views to the south west enjoyed by much of the village.	DEV2(4) DEV23(4)
m. An area of public green open space should be provided on site to serve the needs of the residents.	91(a, c), 92(a, e), 96	In conformity with these NPPF policies, we recognise and promote the importance of high quality community green spaces and the contribution that they can make to socially.	DEV1(2) DEV27

Table 3: MACK PLAN/NPPF CONFORMITY/JLP POLICY

MACK Plan Policy	Relevant NPPF Paragraph	Comment on NPPF Conformity	Relevant JLP Policy
<p>A masterplan for the site will be required, prepared in consultation with the local community, showing how the whole of the development can be safely and satisfactorily laid out and delivered. Development shall not commence until that masterplan has been presented to the Milton Abbot Grouped Parish Council and approved in writing by the local planning authority.</p>			DEV20(3)
<p>Community Action 4-1. Local Green Spaces</p>			
<p>There was local support for the adoption of Local Green Spaces, however, a number of existing designated ‘important open spaces’ appear not to meet the new criteria for Local Green Spaces. The Parish Council should:</p>			
<p>a. Consider establishing a group to consider formal review of the communities’ aspirations regarding the establishment of formal Local Green Spaces.</p>	96, 99, 100, 101	<p>In conformity with these NPPF policies, we recognise the importance of high quality open community spaces and the identification of appropriate Local Green Spaces. This community action both sets in motion the activity required to identify appropriate Local Green Spaces within our existing settlements but also aims to champion their inclusion in new developments.</p>	DEV10 DEV27
<p>b. Ensure any future planning application for multiple homes considers the need for formal green spaces.</p>	96, 99, 100, 101		
<p>Community Action 4-2. Rights of Way</p>			
<p>Access to, and the enjoyment of, public rights of way that crisscross our landscape has become an intrinsic part of our communities’ well-being. The Parish Council should consider:</p>			
<p>a. Nominating/recruiting a Rights of Way ‘champion(s)</p>	98, 104(d)	<p>In conformity with this NPPF policy, we aim to protect and enhance the public rights of way across the Neighbourhood Plan area.</p>	SPT12 (10), DEV3 (3)
<p>b. Carrying out an assessment of the condition of the rights of way to understand their current status.</p>	98, 104(d)		

Table 3: MACK PLAN/NPPF CONFORMITY/JLP POLICY

MACK Plan Policy	Relevant NPPF Paragraph	Comment on NPPF Conformity	Relevant JLP Policy
c. Registration with the Devon Parish Paths Partnerships Scheme.	98, 104(d)		
Community Action 5-1. Non-designated heritage assets			
To assist with the protection of non-designated assets the Parish Council should consider:			
a. Engaging the community as a whole to nominate buildings, structure and other features that they consider should be included on the list of local heritage assets.	197	In conformity with this policy, the MACK Plan recognises the importance of identifying non-heritage assets and with this policy puts in place a process to create a register as a community action.	SPT11 DEV21
b. Carrying out an assessment of the nominations and draw up a draft list to be subject to consultation with the community.	197		
c. Creating a definitive register of non-designated heritage assets.	197		
Community Action 7.1 - Mobile and Broadband			
Access to both mobile phone and superfast broadband in rural areas is critical to local businesses and the sustainment of our communities, and for the wellbeing and safety of our residents. The MACK Plan area has areas where these are currently poor or non-existent: The Parish Council should consider:			
a. Completing a dedicated study to identify the exact needs of our community.	80, 81, 112, 113	The factors that most limit our local economy are the lack of affordable housing for employees, poor or non-existent mobile phone coverage and low broadband speeds or indeed no broadband at all. In conformity with these NPPF policies, we aim to redress the affordable homes limitation and through this community action, pursue redressing the mobile and broadband limitations. The latter also have important social well-being drivers.	SPT2 (3), SO6 (7), SO9(4), SO10 (3, 4), DEV15 (3)
b. Liaising with other rural parishes where action is already underway, eg Brentor.	80, 81, 112, 113		
c. Deciding what actions could be taken to improve broadband and mobile phone connectivity.	80, 81, 112, 113		

Table 3: MACK PLAN/NPPF CONFORMITY/JLP POLICY

MACK Plan Policy	Relevant NPPF Paragraph	Comment on NPPF Conformity	Relevant JLP Policy
Community Action 8-1. Road Safety			
The Parish Council should actively seek to gain approval for improvements to the safety of our residents. This may include.			
a. Some form of gateway feature on the entry to our villages.	84, 102(e)	Milton Abbot sits astride the B3362 which is used by high volumes of cars and HGVs. Speeding is a perennial problem and when combined with the significant narrowing of this road in several places, has resulted in several residents on the pavement being struck by wing mirrors. Children walking to the village school is a particular concern. With this in mind, and in conformity with these NPPF policies, which mention the provision of infrastructure at the local level and exploiting opportunities to make a location more sustainable, we support the DCC Highways recommendation that the development include a conspicuous Gateway Feature astride the B3362 at the western entrance to the village of Milton Abbot. This will emphasise the shift from open countryside to village artery to drivers and would deliver both safer entry and exit from the development but also slow traffic entering the village from the West, will make a significant contribution to the social sustainability of the village.	SO9 SO10 (5) DEV15 (8.i.)
b. Removal of the centre white line with the introduction of “edge of carriageway” markings at danger points, especially near the school.	102(e)	In conjunction with new development and as recommended by this NPPF policy and at the recommendation of DCC Highways, changes to road markings have a proven effect of slowing traffic.	SPT1 DEV15 (8.i.), DEV29 (1, 2, 5, 6, 9, 10)
c. Erection of a visible School board to remind drivers of the location of the school as it is not obvious from the road.	102(e)	At the recommendation of DCC Highways, a more conspicuous sign for the primary school at the Eastern entrance to Milton Abbot would likely have the effect of slowing traffic entering the village.	

Table 3: MACK PLAN/NPPF CONFORMITY/JLP POLICY

MACK Plan Policy	Relevant NPPF Paragraph	Comment on NPPF Conformity	Relevant JLP Policy
d. Road markings and signage to clearly show areas of shared carriage (i.e. pedestrians and vehicles).	102(e)	In conjunction with new development and as recommended by this NPPF policy and at the recommendation of DCC Highways, changes to road markings have a proven effect of slowing traffic.	
Community Action 9-1. Class Q Developments			
Rural locations are clearly far more vulnerable to Q Class developments than urban areas. As such, it appears inappropriate to apply the same quotas for windfall when considering these developments.			
a. The Parish Council should actively lobby the Local Planning Authority to introduce the changes that are sought at para 9.5.5.	77, 78, 79	In conformity with the listed NPPF policies, it is considered that it would be 'responsive to local circumstances' to recognise the manifestly greater windfall development that results from Class Q development and for the latter to contribute to future housing quotas.	
Community Action 11-1. Sustainment of The Plan			
Whilst there is no statutory requirement for the impact of the Neighbourhood Plan and its policies to be monitored, the Parish Council (MAG-PC) has agreed to take ownership of the Neighbourhood Plan. To do this we propose that it will:			
a. Periodically monitor the impact of policies on change across the MACK Plan area by considering the policies' effectiveness in the planning application decision making process. The PC will do this by referring to this Plan when reviewing planning applications.			
b. Keep a record of the application, any applicable policies and comments from the PC, together with the eventual outcome of the application.			
c. Periodically monitor the delivery of any identified community actions.			

Table 3: MACK PLAN/NPPF CONFORMITY/JLP POLICY

MACK Plan Policy	Relevant NPPF Paragraph	Comment on NPPF Conformity	Relevant JLP Policy
<p>d. Complete a full or partial review of this Plan when triggered by changes to legislation, changes to National, County or Borough-wide planning policies or by significant planning issues being raised by the local community which cannot be dealt with effectively by a combination of National, Borough and/or existing Neighbourhood Plan policies.</p>			
<p>e. Five years from the date the Plan is made, formally review the need and value in undertaking a review of the Neighbourhood Plan.</p>			

6. Basic Condition 2 - Contribution to the Achievement of Sustainable Development

6.1 The NPPF identifies achieving sustainable development as dependent on three overarching and interdependent objectives, namely:

- 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.

6.2 Table 4 below sets out an assessment of each policy of the plan and how it impacts on each of the three pillars of sustainable development. Facilitating truly sustainable development for our community has been right at the core of the MACK Plan from the outset. Satisfying local housing needs affordably, sympathetically (in heritage terms), while protecting the environment and biodiversity and pre-empting the worsening extremes of climate change have been guiding principles throughout.

Table 4: MACK PLAN SUSTAINABLE DEVELOPMENT ASSESSMENT

MACK Plan Policy	Economic	Social	Environmental
Policy 4.1 - Biodiversity			
Such is the importance of protecting and sustaining our rural setting any development proposals should seek to:			
a. Retain woodlands, trees, hedgerows and Devon banks which make a significant contribution to the landscape, local amenity, environmental character of the area or are of important nature conservation value.	Neutral	Positive	Strongly Positive
b. Conserve local wildlife sites and habitats/species of principal importance, unless exceptional circumstances can be demonstrated, and appropriate mitigation measures provided;	Neutral	Positive	Strongly Positive
c. Where possible, enhance the network of habitats, species and sites of importance including local trees and woodlands, hedgerows and roadside verges;	Neutral	Positive	Strongly Positive
d. Minimise impacts on biodiversity;	Neutral	Positive	Strongly Positive
e. Where possible, biodiversity enhancements, such as unlit wildlife corridors, hedge banks, bat boxes or bird boxes, and new green spaces, designed to benefit both residents and wildlife, should be provided on site. All new planting shall only be undertaken using native, and locally characteristic, plant and tree species.	Neutral	Positive	Strongly Positive
f. Identified ancient and veteran trees shall be protected and appropriate buffer zones around woodlands shall be excluded from development.	Neutral	Positive	Strongly Positive

Table 4: MACK PLAN SUSTAINABLE DEVELOPMENT ASSESSMENT

MACK Plan Policy	Economic	Social	Environmental
g. Seek to deliver a net gain in biodiversity; if the biodiversity compensation needed to offset losses resulting from the developments cannot be provided on site then it should be provided elsewhere within the neighbourhood.	Neutral	Positive	Strongly Positive
Policy 4.2 - Environmental Considerations			
All new properties in the MACK Plan area should be constructed in a manner that gives consideration to impending changes in regulation i.e. are built for the future. This includes but is not limited to;			
a. being pre-wired from built for electric car charging	Strongly Positive	Strongly Positive	Strongly Positive
b. avoiding the use of gas or oil central heating, giving preference to electric heating ASHP, GSHP.	Strongly Positive	Positive	Strongly Positive
c. Using approved permeable Parking materials.	Neutral	Positive	Strongly Positive
d. Ensuring roof orientation and structure facilitates solar panel efficiency and solar panels should be installed to all new builds unless there is an insurmountable reason not to.	Strongly Positive	Positive	Strongly Positive
We face the often conflicting demands of protecting our heritage and our environment. To seek the best approach to meeting these opposing demands any development plan should include formal consultation with Historic England.			
Policy 5.1 - Protecting our Heritage			
a. Great weight shall be given to the conservation and enhancement of both designated and non-designated heritage assets as identified within Appendix 2-3A & B of the Neighbourhood Plan.	Positive	Strongly Positive	Positive

Table 4: MACK PLAN SUSTAINABLE DEVELOPMENT ASSESSMENT

MACK Plan Policy	Economic	Social	Environmental
<p>b. Special regard shall be given to the desirability of preserving these assets, their settings and any features of special architectural or historic interest which they possess.</p>	Positive	Strongly Positive	Positive
<p>Policy 6 -1. Promoting Employment</p>			
<p>Loss of existing employment facilities will only be acceptable in exceptional circumstances where:</p>			
<p>a. Alternative employment facilities of a similar nature have been provided elsewhere in the MACK Plan area to replace the facilities being lost; and/or</p>	Strongly Positive	Positive	Neutral
<p>b. There is no demand for the continuation of an employment use on the site and the property or site has been marketed effectively for a period of at least 12 months at an appropriate level in which case alternative uses for sheltered housing, leisure, tourism or retail uses will be considered acceptable alternative uses.</p>	Strongly Positive	Positive	Neutral
<p>New or converted business and industrial development will be supported providing the size and scale of any new buildings proposed for the use are sensitive to their surroundings, particularly if in close proximity to residential properties. Any new development should also be located on previously developed land or within the settlement boundaries and should not cause harm to the AONB.</p> <p>In addition, the proposed use should not give rise to use of a large number of heavy goods vehicles, undue noise, disturbance or other type of nuisance.</p>	Strongly Positive	Neutral	Neutral
<p>Policy 7.1 - Sustaining Local Infrastructure</p>			
<p>Any new development (including change of use and conversion) within the plan area should:</p>			

Table 4: MACK PLAN SUSTAINABLE DEVELOPMENT ASSESSMENT

MACK Plan Policy	Economic	Social	Environmental
a. Demonstrate that there would be no material unacceptable impact on the safe and efficient operation of the local road network, including residential roads, rural lanes and parking.	Positive	Strongly Positive	Positive
b. Proposals should demonstrate that traffic implications including parking have been fully considered, assessed and resolved. Sufficient parking should be provided and that the number of spaces, their location, layout and design will not have adverse impacts with respect to highway safety, amenity and character.	Positive	Strongly Positive	Positive
c. There will be a presumption against the loss of existing community and recreational facilities.	Positive	Strongly Positive	Neutral
d. Developments must demonstrate that there will be no reduction in water supply and quality and that sewage and waste management implications have been assessed in order to ensure that existing networks have the capacity to manage increased demands.	Neutral	Strongly Positive	Strongly Positive
e. Access roads will need to be designed with consideration of efficient passage of delivery goods and service vehicles.	Strongly Positive	Strongly Positive	Neutral
f. Adequate footpaths and cycle paths are provided to enable good and safe access both within the development and from it to local facilities, particularly to school bus stops and the path to Milton Abbot school.	Neutral	Strongly Positive	Strongly Positive
Policy 8.1 - Parking			

Table 4: MACK PLAN SUSTAINABLE DEVELOPMENT ASSESSMENT

MACK Plan Policy	Economic	Social	Environmental
The JLP SPD DEV 29 Parking provision, calls for sufficient provision and management of car parking in order to protect the amenity of surrounding residential areas and ensure safety of the highway network and for specific provisions to include parking for residents with disabilities, cycle parking, and motorcycle parking.			
Planning permission for new development should only be granted where:			
a. New developments do not rely on on-road parking but provide enough off-road parking spaces, including additional spaces for visitors, to ensure that pressure on existing parking is not increased.	Positive	Strongly Positive	Strongly Positive
b. Off-road parking spaces are in addition to garages, if present, and should be constructed of permeable materials to reduce the risk of run off flooding.	Positive	Strongly Positive	Strongly Positive
c. Infiltration tests should be completed to demonstrate the suitability of permeable parking.	Neutral	Strongly Positive	Strongly Positive
Development that will result in the loss of public car parking should not normally be permitted unless suitable alternative provision can be made.	Positive	Strongly Positive	Strongly Positive
Policy 9.1 - Affordable Housing			
The MACK Plan area is bereft of suitable affordable homes; this must be addressed during any future appropriate development.			
a. All future appropriate developments will need to provide affordable housing either on-site or through a financial contribution.	Strongly Positive	Strongly Positive	Neutral

Table 4: MACK PLAN SUSTAINABLE DEVELOPMENT ASSESSMENT

MACK Plan Policy	Economic	Social	Environmental
<p>b. Affordable housing should be provided in perpetuity, for example, through a Community Land Trust or other community housing scheme / mechanism which retains stock for the benefit of the local community at an accessible cost. Community housing schemes will be supported.</p>	Strongly Positive	Strongly Positive	Neutral
<p>Policy 9.2 - Q Class Development for Residential Purposes</p>			
<p>Proposals for the conversion of farm or rural buildings for residential use will be supported in cases where;</p>			
<p>a. It can be demonstrated that the premises are no longer required for agricultural or any other economic use.</p>	Neutral	Positive	Neutral
<p>b. That the building is structurally sound and is capable of conversion without significant rebuilding or extensions and that any conversion respects the original character of the building.</p>	Neutral	Positive	Neutral
<p>Policy 9.3 - Housing Design and Density</p>			
<p>Residential development across the MACK Plan area should be supported provided:</p>			
<p>a. It is of a density that reflects the rural nature of the area, giving an impression of space and avoiding uniform house and plot layouts. In line with WDBC Strategic Policy 6 (Density of Housing Development) Milton Abbot and Chillaton have a strongly defined low density character; therefore a housing density equivalent to 30 dwellings per hectare should be regarded as the maximum density for any new developments.</p>	Neutral	Strongly Positive	Neutral
<p>b. It is of a high quality, inclusive and safe. Proposals which are accompanied by a Commission for Architecture and the Built Environment (CABE) Building for Life 12 (BfL 12) assessment are strongly encouraged.</p>	Positive	Strongly Positive	Strongly Positive

Table 4: MACK PLAN SUSTAINABLE DEVELOPMENT ASSESSMENT

MACK Plan Policy	Economic	Social	Environmental
<p>c. It supports basic lifestyle needs. Proposals will be strongly encouraged to meet or exceed the minimum space standards for new property sizes as set out by the Royal Institute of British Architects. (ref RIBA 'Case for Space').</p>	Positive	Strongly Positive	Neutral
<p>d. That developments of 10 houses or more present a demonstrable return for the community in terms of delivering village green spaces and/or additional community amenities where appropriate.</p>	Strongly Positive	Strongly Positive	Neutral
<p>e. That proposed developments of up to 10 houses are within, or adjacent to, existing/proposed village boundaries seek to deliver on improving sustainability and help maintain or enhance the sense of community</p>	Neutral	Strongly Positive	Neutral
<p>f. Where appropriate, building styles, design, materials and roofscape are in keeping with the individual character and reflect the local distinctiveness of the plan area, making a contribution to the rural nature of the area. Development should also preserve, enhance and promote the established building characteristics so as to avoid an excessive variety of building formats.</p>	Positive	Strongly Positive	Strongly Positive
<p>g. New properties are designed to relate well to one another, as well as to existing adjacent buildings, being orientated to the front approach (i.e. the front of the house faces the front of the property) and avoiding extensive blank walls.</p>	Positive	Strongly Positive	Strongly Positive
<p>h. Boundaries are treated sensitively and, where appropriate, hedgerows and Devon hedge walls should form an integral network of native and local species across any development promoting natural wildlife corridors.</p>	Neutral	Strongly Positive	Strongly Positive

Table 4: MACK PLAN SUSTAINABLE DEVELOPMENT ASSESSMENT

MACK Plan Policy	Economic	Social	Environmental
i. The use of above ground cables (power, telephone or internet) is minimised to avoid devaluation of the appearance of a development.	Neutral	Strongly Positive	Strongly Positive
j. Any development does not adversely affect the visual amenity or outlook of existing properties for which the countryside is a tangible extension of their gardens.	Neutral	Strongly Positive	Strongly Positive
Policy 9.4 - Amenity Spaces			
Amenity spaces should be well designed and fit for purpose and therefore;			
a. Any development should include green (softscaped) communal areas designed to promote a sense of place (i.e. local distinctiveness or unique character).	Neutral	Strongly Positive	Strongly Positive
b. New dwellings should meet the requirements of SPD Dev 10.5 but have a minimum of 60m ² of usable rear private gardens space wherever feasible, and;	Neutral	Strongly Positive	Strongly Positive
c. Be practically shaped (preferably rectangular); having a usable area; be accessible and well planned in relation to the dwellings living spaces.	Neutral	Strongly Positive	Neutral
Policy 9.5 - Settlement Boundary			
There will be a presumption against development outside of the defined settlement boundary.			
Policy TTV27 of the Local Plan, meeting local housing needs in rural areas, sets down the criteria for residential development on sites adjoining, or very near to an existing settlement which would not otherwise be released for this purpose. The specific circumstances of Milton Abbott merit the additional criterion that the development contributes to the consolidation of the village by exploiting predominantly brown field sites only.	Neutral	Positive	Strongly Positive

Table 4: MACK PLAN SUSTAINABLE DEVELOPMENT ASSESSMENT

MACK Plan Policy	Economic	Social	Environmental
<p>Development outside of the defined settlement boundary will be detrimental to the Aims and Objectives of MACK Plan. The settlement area boundary has been drawn in order to integrate the existing community facilities and curtail the sprawl of development on to green field sites.</p>	Neutral	Positive	Strongly Positive
<p>Policy 9-6. Housing Allocation</p>			
<p>Provision will be made for the development of a maximum of 20 dwellings on MA Site E with the following conditions discussed and generally agreed with the landowner:</p>	Strongly Positive	Strongly Positive	Neutral
<p>a. The highways access should be from the B3362 (Fore Street) with a gateway feature introduced at the western entry to the village in the region of the proposed new development to enhance the change from a “B road” to a village road</p>	Neutral	Strongly Positive	Neutral
<p>b. At least 30% of the dwellings will be affordable.</p>	Strongly Positive	Strongly Positive	Neutral
<p>c. It will include a range of two and three bedroom properties including some single storey.</p>	Positive	Strongly Positive	Neutral
<p>d. The development should create a positive visual frontage, providing an attractive entrance to the village from the west that is in character with the area. It is important that visual screening of existing trees is maintained.</p>	Neutral	Positive	Strongly Positive
<p>e. The development should be of a density that reflects the rural nature of the area, giving an impression of space and avoiding uniform house and plot layouts.</p>	Neutral	Strongly Positive	Strongly Positive
<p>f. The design of the houses should be aligned with those to the south of Fore Street, take into account the view and should centre on public open green spaces, including selected tree planting, to be provided within the development.</p>	Neutral	Strongly Positive	Strongly Positive

Table 4: MACK PLAN SUSTAINABLE DEVELOPMENT ASSESSMENT

MACK Plan Policy	Economic	Social	Environment- al
g. A children’s play space should be provided in accordance with local plan policy requirements and adopted standards.	Neutral	Strongly Positive	Neutral
h. Limit the height of development so that it is not prominent in the landscape	Neutral	Positive	Neutral
i. Existing Devon hedgerows to be maintained and managed to maintain and enhance the wildlife interest. Existing Devon hedgerow height should be maintained to provide adequate screening.	Neutral	Positive	Strongly Positive
j. Be designed to mitigate any potential adverse impacts upon existing residential and community interests	Neutral	Strongly Positive	Neutral
k. A pedestrian link should be provided to link into the centre of the village to enable safe access to the Village Hall, children’s playground and bus stop and provide safe and easy access to the exiting footpath to the school.	Positive	Positive	Positive
l. Avoid light pollution due to excessive glazing or external lighting. Low-level lighting should be employed with a view to protecting dark skies, tranquillity and supporting nocturnal species.	Neutral	Positive	Strongly Positive
m. An area of public green open space should be provided on site to serve the needs of the residents.	Neutral	Strongly Positive	Strongly Positive
A masterplan for the site will be required, prepared in consultation with the local community, showing how the whole of the development can be safely and satisfactorily laid out and delivered. Development shall not commence until that masterplan has been presented to the Milton Abbot Grouped Parish Council and approved in writing by the local planning authority.			
Community Action 4-1. Local Green Spaces			

Table 4: MACK PLAN SUSTAINABLE DEVELOPMENT ASSESSMENT

MACK Plan Policy	Economic	Social	Environmental
<p>There was local support for the adoption of Local Green Spaces, however, a number of existing designated ‘important open spaces’ appear not to meet the new criteria for Local Green Spaces. The Parish Council should:</p>			
<p>a. Consider establishing a group to consider formal review of the communities’ aspirations regarding the establishment of formal Local Green Spaces.</p>	Neutral	Strongly Positive	Strongly Positive
<p>b. Ensure any future planning application for multiple homes considers the need for formal green spaces.</p>	Neutral	Strongly Positive	Strongly Positive
<p>Community Action 4-2. Rights of Way</p>			
<p>Access to, and the enjoyment of, public rights of way that crisscross our landscape has become an intrinsic part of our communities’ wellbeing. The Parish Council should consider:</p>			
<p>a. Nominating/recruiting a Rights of Way ‘champion(s)</p>	Neutral	Strongly Positive	Strongly Positive
<p>b. Carrying out an assessment of the condition of the rights of way to understand their current status.</p>	Neutral	Strongly Positive	Strongly Positive
<p>c. Registration with the Devon Parish Paths Partnerships Scheme.</p>	Neutral	Strongly Positive	Strongly Positive
<p>Community Action 5-1. Non-designated heritage assets</p>			
<p>To assist with the protection of non-designated assets the Parish Council should consider:</p>			
<p>a. Engaging the community as a whole to nominate buildings, structure and other features that they consider should be included on the list of local heritage assets.</p>	Neutral	Strongly Positive	Positive

Table 4: MACK PLAN SUSTAINABLE DEVELOPMENT ASSESSMENT

MACK Plan Policy	Economic	Social	Environmental
b. Carrying out an assessment of the nominations and draw up a draft list to be subject to consultation with the community.	Neutral	Strongly Positive	Positive
c. Creating a definitive register of non-designated heritage assets.	Neutral	Strongly Positive	Positive
Community Action 7.1 - Mobile and Broadband			
Access to both mobile phone and superfast broadband in rural areas is critical to local businesses and the sustainment of our communities, and for the wellbeing and safety of our residents. The MACK Plan area has areas where these are currently poor or non-existent: The Parish Council should consider:			
a. Completing a dedicated study to identify the exact needs of our community.	Strongly Positive	Strongly Positive	Strongly Positive
b. Liaising with other rural parishes where action is already underway, eg Brentor.	Strongly Positive	Strongly Positive	Strongly Positive
c. Deciding what actions could be taken to improve broadband and mobile phone connectivity.	Strongly Positive	Strongly Positive	Strongly Positive
Community Action 8-1. Road Safety			
The Parish Council should actively seek to gain approval for improvements to the safety of our residents. This may include.			
a. Some form of gateway feature on the entry to our villages.	Neutral	Strongly Positive	Positive
b. Removal of the centre white line with the introduction of “edge of carriageway” markings at danger points, especially near the school.	Neutral	Strongly Positive	Positive
c. Erection of a visible School board to remind drivers of the location of the school as it is not obvious from the road.	Neutral	Strongly Positive	Positive

Table 4: MACK PLAN SUSTAINABLE DEVELOPMENT ASSESSMENT

MACK Plan Policy	Economic	Social	Environmental
d. Road markings and signage to clearly show areas of shared carriage (i.e. pedestrians and vehicles).	Neutral	Strongly Positive	Positive
Community Action 9-1. Class Q Developments			
Rural locations are clearly far more vulnerable to Q Class developments than urban areas. As such, it appears inappropriate to apply the same quotas for windfall when considering these developments.			
a. The Parish Council should actively lobby the Local Planning Authority to introduce the changes that are sought at para 9.5.5.	Neutral	Positive	Neutral
Community Action 11-1. Sustainment of The Plan			
Whilst there is no statutory requirement for the impact of the Neighbourhood Plan and its policies to be monitored, the Parish Council (MAGPC) has agreed to take ownership of the Neighbourhood Plan. To do this we propose that it will:			
a. Periodically monitor the impact of policies on change across the MACK Plan area by considering the policies' effectiveness in the planning application decision making process. The PC will do this by referring to this Plan when re-viewing planning applications.	Positive	Positive	Positive
b. Keep a record of the application, any applicable policies and comments from the PC, together with the eventual outcome of the application.	Positive	Positive	Positive
c. Periodically monitor the delivery of any identified community actions.	Positive	Positive	Positive

Table 4: MACK PLAN SUSTAINABLE DEVELOPMENT ASSESSMENT			
MACK Plan Policy	Economic	Social	Environmental
d. Complete a full or partial review of this Plan when triggered by changes to legislation, changes to National, County or Borough-wide planning policies or by significant planning issues being raised by the local community which cannot be dealt with effectively by a combination of National, Borough and/or existing Neighbourhood Plan policies.	Positive	Positive	Positive
e. Five years from the date the Plan is made, formally review the need and value in undertaking a review of the Neighbourhood Plan.	Positive	Positive	Positive

7. Basic Condition 4 - Compatibility with EU Obligations and Legislation

7.1 The MACK 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 and evidence gathering phases of the process in order to ensure that no sections of the community have been isolated or excluded.

7.2 Following advice from WDBC, a Strategic Environmental Assessment and a Habitats Regulations Assessment were sought voluntarily. AECOM was commissioned to undertake these assessments. Both the Strategic Environmental Assessment and the Habitats Regulations Assessments are included within the documents that accompany this statement and are supportive of the policies proposed in the MACK Plan.

7.3 The MACK Plan is compatible with EU obligations and Legislation and the Conservation of Habitats and Species Regulations 2018.

Appendix 1

Kilworthy Park, Drake Road, Tavistock, Devon PL19 0BZ
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Fax: 01822 813634 • Kilworthy Park, Tavistock
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Service: Strategic Planning
Direct telephone: 01822 813563
E-Mail: mluscombe@westdevon.gov.uk



**West Devon
Borough
Council**

Our ref: WD/NP/MA/BS/B
06 November 2014

Dear Consultee,

Re: Neighbourhood Plan – Area Designations

Please note that following consultation on proposed area designations, applications to designate the following Neighbourhood Plan Areas have now been considered and approved by West Devon Borough Council:

- Milton Abbot and Kelly (the MACK plan)
- Bridestowe and Sourton
- Buckland

Full details of their applications are available on the Council's website at <http://www.westdevon.gov.uk/wdneighbourhoodplans>

Many thanks to all of you who have provided comments in relation to these applications.

The neighbourhood planning groups for each area will now begin the process of preparing their plans and draft versions will be made available for consultation in due course. We will notify you when this is available for comment.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Michelle'.

Michelle Luscombe
Strategic Planning Officer



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Please be aware that telephone calls to and from the Council may be recorded for training and monitoring purposes.

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