



Basic Conditions Statement

An integral part of the Brixham Peninsula Neighbourhood Plan

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1 Introduction

- 1.0.1 This statement has been produced by the Brixham Peninsula Neighbourhood Forum (“the Forum”) in consultation with Torbay Council (“the Council”). It accompanies the proposed Brixham Peninsula Neighbourhood Development Plan (“the Neighbourhood Plan”) prepared by the Forum and submitted to the Council in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (the “Regulations”).
- 1.0.2 The purpose of this statement is to evidence that the Neighbourhood Plan is compliant with all formal requirements and the “basic conditions” as defined in the Regulations.
- 1.0.3 In accordance with National Planning Practice Guidance (“PPG”), the Forum has throughout the process of developing the Neighbourhood Plan considered how the “basic conditions” requirement will be met (PPG066) and has discussed and shared early drafts of this statement with the local planning authority (PPG076).

2 Background on the Brixham Peninsula

- 2.0.1 The Brixham Peninsula is an area which includes the Town of Brixham and the surrounding countryside and smaller villages of Churston, Galmpton and Broadsands.
- 2.0.2 Brixham itself is a working fishing port and the highest grossing in terms of landings in the United Kingdom. Alongside the marine industry, the main source of employment in Brixham is tourism.
- 2.0.3 Within the villages the main sources of employment are agriculture and tourism. However, home-based working by small businesses is a large contributor to local income.
- 2.0.4 Torbay Council is a smaller Unitary Authority area centred around the coastal body of water known as Torbay. The main town, Torquay, is located to the north, with the town of Paignton to the west, and the Brixham Peninsula and the town of Brixham to the south.

3 Background on the Neighbourhood Plan

3.0.1 Preparation of the Neighbourhood Plan has involved a number of factors. The following are of particular note:

- a larger than average Neighbourhood Plan Area with a resident population of more than 20,000;
- preparing the plan in tandem with two adjoining Neighbourhood Plans (for Torquay and Paignton) to achieve complete coverage by Neighbourhood Plans of the whole of the Torbay Council local authority area;
- each Forum producing its own Neighbourhood Plan using different working arrangements and the “twin tracking” of all three neighbourhood plans alongside production of a new Local Plan by Torbay Council;
- involvement with a key planning appeal (Churston Golf Course) during the preparation stages;
- working with external assistance provided by the Government Department for Communities and Local Government (DCLG) under the “Frontrunner” and subsequent programmes delivered through 2 of the 4 neighbourhood plan facilitators: Princes Foundation and Locality;
- the engagement of 4 sets of consultants: Jeremy Caulton and Lee Bray, Liz Beth (LB Planning), AECOM and Greena Ecology Consultancy;
- Habitats Regulations Assessment (HRA) matters which remained unresolved in the Local Plan combined with a Local Plan “expectation” that the Neighbourhood Plan would allocate sites for homes and jobs to deliver the aspirations set out in the Local Plan; and
- The presence of both a Special Area of Conservation (SAC) and a candidate Special Area of Conservation (cSAC) within or near to the Neighbourhood Plan Area and hence the undertaking of both a Habitats Regulation Assessment (HRA) Screening and Strategic Environmental Assessment (SEA) for the Neighbourhood Plan.

4 Legal requirements

4.1 Documents set

4.1.1 The Neighbourhood Plan consists of the following 10 documents:

1. Policy Document
2. Policy Maps
3. Housing Site Assessment
4. Employment Site Assessment
5. Green Space Site Assessment
6. Broadsands Village Design Statement
7. Churston Village Design Statement
8. Galmpton Village Design Statement
9. Brixham Town Design Statement
10. Town Master Plan

4.1.2 There are then 3 supporting documents:

- i. Habitat Regulation Assessment Screening prepared by AECOM
- ii. Strategic Environmental Assessment prepared by AECOM
- iii. Housing Site Assessment prepared by AECOM

4.1.3 As well as 2 submission documents:

- a. Basic Conditions Statement (this document)
- b. Statement of Community Engagement

4.1.4 These documents meet the requirements of the Regulations 15.¹ Specifically:

- The Policy Maps show the area to which the Neighbourhood Plan relates² and this is shown again for completeness at **Appendix 1**;
- The Consultation Statement meets the requirement to have a consultation statement³ and this statement meets the necessary specification set out in the regulations.⁴
- The combined set of 10 documents which together form the Neighbourhood Plan meet the requirement to have a neighbourhood plan.⁵
- This document, the Basic Conditions Statement, meets the requirement to have a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8(2) of Schedule 4B to the 1990 Act.⁶ This is covered in more detail below at Section 5 under the heading "Basic Conditions".

4.2 Submission of the neighbourhood plan by a qualifying body

4.2.1 The Town of Brixham includes the whole of the administrative area of Brixham Town Council. This area is entirely included in the Neighbourhood Area, which in addition also includes the other non-parished areas of the villages of Churston, Galampton and Broandsands. Accordingly, the Town Council has primary authority and responsibility for neighbourhood planning.⁷

¹ <http://www.legislation.gov.uk/uksi/2012/637/regulation/15/made>

² Regulation 15(1)(a).

³ Regulation 15(1)(b).

⁴ Regulation 15(2)(a)–(d).

⁵ Regulation 15(1)(c).

⁶ Regulation 15(1)(d).

⁷ Paragraph 015; Reference ID 41-015-20160211.

- 4.2.2 Brixham Town Council has dealt with this role by setting up a wholly independent sub-committee⁸ called the Brixham with Churston, Galmpton and Broadsands Neighbourhood Plan Forum (the "Forum").
- 4.2.3 Formal approval to the designated Neighbourhood Area and Neighbourhood Forum was confirmed unanimously by Torbay Council on 6 December 2012 following formal applications made on 3 May 2012 under Regulations 5 and 8 of the Regulations. A copy of the application is attached (**Appendix 2**) and so is the Council decision (**Appendix 3**).
- 4.2.4 Brixham Town Council considered the Neighbourhood Plan on 27 April 2017, following closure of the regulation 14 consultation. Following debate and having heard a progress update from the Chairman and other officers of the Forum, Minute item 17063 records that:
- "Members thanked the Neighbourhood Forum for their hard work in producing the plan and the consultation. Members expressed concern on wording within F1 and T9 and it was agreed that parties should work together for a suitable compromise. It was resolved to support the emerging Neighbourhood Plan and the Council look forward to a successful outcome".⁹
- 4.2.5 In the event, no policy F1 or T9 appears in this submission version of the Neighbourhood Plan.

4.3 The Neighbourhood Plan proposal relates to planning matters

- 4.3.1 The submission is that of a Neighbourhood Development Plan (**not** a Neighbourhood Development Order granting planning permission) and the plan proposal relates to planning matters (the use and development of land) prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended), Planning and

⁸ Section 102(4) of the Local Government Act 1972.

⁹ <http://www.brixhamtowncouncil.gov.uk/data/uploads/1087.pdf>

Compulsory Purchase Act 2004 (as amended), Localism Act 2011, Neighbourhood Planning Regulations 2012 and all other relevant legislation.

4.4 The proposed Neighbourhood Plan states the period for which it is to have effect

4.4.1 The submitted Neighbourhood Plan states on the cover and at paragraph 1.8 that it is to have effect for the time period until “2012–2030 and beyond” (i.e., 31 March 2012 to 31 March 2030 following the year periods adopted by the Torbay Local Plan).

4.4.2 A 2012–2030 time period is used by the Torbay Local Plan adopted by the Council on 10 December 2015.

4.5 The policies do not relate to excluded development

4.5.1 The Neighbourhood Plan does not propose policies on county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters described as “excluded development” as defined in Section 61K of the Town and Country Planning Act 1990 (as amended).¹⁰

4.5.2 “Excluded development” includes development that could have “likely significant effects on the environment”. This matter has been given particular attention in preparation of the Neighbourhood Plan as there are protected habitats of European significance in the area.

4.5.3 This important matter is covered below at Section 5(f), under the heading “Does not breach, and is otherwise compatible with, EU obligations”, and in the accompanying Habitat Regulation Assessment Screening supporting document.

4.6 The proposed Neighbourhood Plan does not relate to more than one Neighbourhood Area and there are no other Neighbourhood Development Plans in place within the Neighbourhood Area

4.6.1 The Neighbourhood Plan proposal relates only to the designated Brixham Peninsula Neighbourhood Area and to no other area. Further, there are no other

¹⁰ As inserted by Section 116 of the Localism Act 2011, Schedule 9 Part 1 (61K) and Part 2 (38B).

Neighbourhood Plans relating to the Neighbourhood Area. The designated Neighbourhood Area of Paignton adjoining the north has a common boundary with the Brixham Peninsula Neighbourhood Area as agreed by each Forum and the Council in the designations.

5 Basic conditions

5.0.1 In accordance with paragraph 8 of Schedule 4B of the 1990 Act (as amended),¹¹ the submitted Neighbourhood Plan meets each of the “basic conditions” defined in paragraph 8(2)(a) to (g), as evidenced below:

(a) Has regard to national policies and advice contained in guidance issued by the Secretary of State¹²

5.0.2 The Neighbourhood Plan has had full regard to the National Planning Policy Framework (“NPPF”) and National Planning Practice Guidance (“PPG”).

5.0.3 Set out at **Appendix 4** is a brief summary of how each policy conforms to the NPPF. The particular paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

5.0.4 In summary, the Neighbourhood Plan has had regard to national policies and advice contained in guidance issued by the Secretary of State in every respect.

(b) Has special regard to the desirability of preserving any Listed building or its setting or any features of special architectural or historic interest that it possesses¹³

5.0.5 This requirement relates only to a Neighbourhood Development Order granting planning permission.

5.0.6 Nonetheless, the Neighbourhood Plan has taken account of Listed buildings within the Neighbourhood Area and referred to these where it was considered appropriate to do so in the respective Churston, Galmpton and Broadsands Village Design Statements, and the Brixham Town Design Statement and Brixham Town Centre Master Plan.

¹¹ As inserted by Section 116 of the Localism Act 2011.

¹² Paragraph 8(2)(a).

¹³ Paragraph 8(2)(b).

(c) Has special regard to the desirability of preserving or enhancing the character or appearance of any conservation area¹⁴

5.0.7 This requirement also relates only to a Neighbourhood Development Order granting planning permission.

5.0.8 Again, nonetheless, the Neighbourhood Plan has taken account of conservation areas within the Neighbourhood Area and referred to these where it was considered appropriate to do so in the respective Churston, Galmpton and Broadsands Village Design Statements, and the Brixham Town Design Statement and Brixham Town Centre Master Plan.

(d) Contributes to the achievement of sustainable development¹⁵

5.0.9 Particular care has been taken throughout preparation of the Neighbourhood Plan to ensure that it provides a positive approach towards supporting the achievement of sustainable development able to meet the needs identified by the community. All three sustainability “dimensions” of the NPPF (economic, social and environmental) have been incorporated into the Plan.

(e) Is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)¹⁶

5.0.10 The Statutory Development Plan applying to the designated Brixham Peninsula Neighbourhood Area is the Torbay Local Plan 2012 to 2030 (the “Local Plan”) subtitled “A landscape for success”.

5.0.11 The Local Plan was submitted to the Secretary of State in July 2014. The Examination Hearing commenced in November 2014 and lasted 11 months. Modifications were published in February 2015 and Replacement Modifications in June 2015. The Inspector’s final Report was published on 12 October 2015

¹⁴ Paragraph 8(2)(c).

¹⁵ Paragraph 8(2)(d).

¹⁶ Paragraph 8(2)(e).

following the extended period of Examination. The Plan was adopted by the Council on 10 December 2015 and published in finalised form on 6 June 2016.

5.0.12 It is understood that Torbay Council consider every policy in their Local Plan to be a strategic policy. This document is silent on whether this is agreed by the Forum and the Forum reserves its right to make representations on this point at a later date.

5.0.13 However, on this basis, set out at **Appendix 5** is a brief summary of how each policy conforms generally to the Local Plan. The particular paragraphs referred to are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant paragraphs.

5.0.14 In summary, the Neighbourhood Plan is in general conformity with the strategic policies of the development plan for the area in every respect.

(f) Does not breach, and is otherwise compatible with, EU obligations¹⁷

5.0.15 The Neighbourhood Plan does not breach and is fully compatible with all EU obligations. In arriving at the position the Forum has noted there are 4 potential EU directives are of particular relevance:¹⁸

- Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the **Strategic Environmental Assessment** (SEA) Directive)
- Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (often referred to as the **Environmental Impact Assessment** (EIA) Directive)
- Directive 2009/147/EC on the conservation of wild birds (often referred to as the **Birds Directive**)

¹⁷ Paragraph 8(2)(f).

¹⁸ Paragraph 078, Reference ID 41-078-20140306.

- Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and (often referred to as the **Habitats Directive**)

5.0.16 Looking at these 4 areas in detail:

- **Strategic Environmental Assessment**
 - Strategic Environmental Assessment seeks to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing plans and programmes.
 - As set out above, one of the supporting documents to the Neighbourhood Plan is a SEA prepared by the leading international consulting firm AECOM through a Locality technical assistance package funded by the DCLG.
 - The statutory consultees Natural England, Historic England and the Environment Agency as well as the Local Planning Authority Torbay Council have all commented on the SEA and the submission draft addresses all of the points raised.
 - Accordingly, it is considered that the Neighbourhood Plan does not breach and is fully compatible with all EU obligations relating to SEA.
- **Environmental Impact Assessment**
 - Environmental Impact Assessment is a procedure to ensure that planning decisions on “project” level applications are made in full knowledge of any likely significant effects on the environment and that the public are given early and effective opportunities to participate in the decision making process.
 - This is a Neighbourhood Plan which deals with “plan” level policies and site allocations and identifications. There is no accompanying Neighbourhood Development Order.

- Accordingly, the Neighbourhood Plan does not constitute EIA development and the EIA regulations are not triggered.
- **Birds Directive**
 - The Birds Directive aims to protect and improve some of Europe’s most important habitats and species.
 - In relation to birds, the Local Plan specifically refers to a rare bird which lives in Torbay called the Cirl Bunting (*Emberiza cirrus*). The plan states that Torbay provides home to 8.5% of the UK population of this bird which according to the RSPB is most likely to be found in “fields and hedges near to the coast”.¹⁹
 - Although rare in the UK, Cirl Buntings are common across some parts of mainland Europe. Accordingly, at the European level they were not judged to require the specific level of protection accorded to species in Annex I, Annex II and Annex III of the Birds Directive.
 - Accordingly, the Neighbourhood Plan does not trigger the Birds Directive in relation to Cirl Buntings or any other bird species.
 - This notwithstanding, the Neighbourhood Plan has been informally screened to see whether its plan or policies will have an effect on Cirl Buntings in any event. This screening noted that:
 - No sites which have been allocated for Housing (Policy H3) or identified for Employment (Policy J1) are likely to provide habitat for Cirl Buntings. Such sites are all within settlement boundaries on brownfield land as opposed to greenfield sites in open countryside, which is the primary habitat of the species.
 - No Housing or Employment sites alone or in combination are likely to effect a “nationally significant” population of Cirl

¹⁹ <https://www.rspb.org.uk/birds-and-wildlife/bird-and-wildlife-guides/bird-a-z/c/cirlbunting/>

Buntings. The basis for this conclusion is that the Joint National Conservation Council (JNCC) as statutory adviser to HM Government on nature conservation cite a 1% figure as the generally accepted threshold of national significance.²⁰ Based on the numbers provided in the Local Plan, where the 8.5% of the UK population of Cirl Buntings equates to 60 pairs, the implied national population of the species is approximately 700 pairs (notwithstanding the fact that more recent data from the RSPB suggests a higher figure²¹). This suggests a nationally important population is 7 pairs and it is considered improbable that brownfield land within settlement boundaries provides habitat for this number of Cirl Buntings.

— Policy E8 contains to special protection measures for Cirl Buntings to be considered at the “project” stage in any planning application.

- **Habitats Directive**

- The Habitats Directive aims to protect and improve some of Europe’s most important habitats and species. The Neighbourhood Plan lies within the South Hams Special Area of Conservation (SAC) and is bounded by coastal water included within the Lyme Bay and Torbay Marine candidate Special Area of Conservation (cSAC). Both fall within the scope of European obligations.
- Accordingly, Habitat Regulations Assessment (HRA) Screening of the Neighbourhood Plan has been undertaken and the results are included in the HRA Screening document which is one of the supporting documents to the Neighbourhood Plan.

²⁰ http://jncc.defra.gov.uk/pdf/CSM_birds_incadditionalinfo.pdf

²¹ <https://ww2.rspb.org.uk/about-the-rspb/at-home-and-abroad/england/cirlbuntings/>

- In that HRA Screening AECOM conclude that there are no likely significant effects of the Neighbourhood Plan on the SAC or cSAC either alone or in combination with other plans and projects.
- 5.0.17 As the Habitat Directive has been determined to be such an important issue it is considered necessary to evidence the AECOM HRA Screening conclusion in more detail.
- 5.0.18 The primary pathway by which there could have been effects was judged to be potential impacts on the **South Hams SAC**, and in particular on the primary species the **Greater Horseshoe Bat** (*Rhinolophus ferrumequinum*).
- 5.0.19 The JNCC is the statutory adviser to HM Government on nature conservation. According to the JNCC, South West England is thought to hold the largest population of greater horseshoe bats in the UK, and is the only one containing more than 1,000 adult bats (31% of the UK species population). It contains the largest known maternity roost in the UK and possibly in Europe. As the site contains both maternity and hibernation sites it demonstrates good conservation of the features required.
- 5.0.20 Greena Ecology Consultancy, an independent firm of consultants with a leading reputation in undertaking bat survey works, were instructed to physically attend every allocated housing site and every identified employment site. Based on these site inspections Greena Ecology Consultancy made recommendations about the degree of further survey work which should be undertaken at the “plan” level stage. Where possible this work was undertaken and the results of the suite of work were recorded in an Ecology Survey Report November 2016 and an Ecology Survey Report Addendum June 2017.
- 5.0.21 AECOM, the international firm of planning consultants under contract through a Locality technical assistance grant package, worked in tandem with Greena Ecology Consultancy and used the survey results to prepare a HRA Screening.
- 5.0.22 Natural England, the body with statutory responsibility for such matters, provided comments on the HRA Screening document which was consulted on at

regulation 14 stage. Their comments were without fail addressed in revisions to the Policy Document and a revised draft of the HRA Screening document.

5.0.23 Notwithstanding the above, Torbay Council officers determined that the Neighbourhood Plan required further consideration by an independent consultant known to the Council called Mike Oxford who now trades through the company Greenbridge Ltd. Mike Oxford previously undertook the HRA work on the Local Plan for Torbay Council through another company Kestrel Wildlife Ltd. The consideration of the Neighbourhood Plan produced a document which was provided to the Forum by Torbay Council as “comments from ourselves and our consultant ecologist” and circulated, it appears, to others. Correspondence between the Forum and Torbay Council identified that:

- Mike Oxford expressed alternative opinions to those offered by Greena Ecology Consultancy, AECOM and Natural England; and
- although the Council fulfils the role of “competent authority” for the purposes of the Habitats Regulations, it does not have capacity to “arbitrate arguments” on technical or legal matters concerning habitats and leaves these to “expert” “professionals”.²²

5.0.24 Resolving the differences between these alternative opinions was made more difficult by the decision of Torbay Council that it would conduct separate dialogue with Natural England without the knowledge of the Forum. This is because Council Officers did “not feel it necessary for the Council to copy [the Neighbourhood Forum] in”.²³

5.0.25 Accordingly, it must be left to the Assessor to determine whether they prefer the views of Mike Oxford (and Torbay Council), on the one hand, or the views of Greena Ecology Consultancy and AECOM (and the Neighbourhood Forum), on the other. These views are mutually exclusive and are **not** compatible.

²² Emails from Adam Luscombe, Team Leader Strategy and Project Delivery, Torbay Council dated 2 June 2017 and 7 July 2017.

²³ Email from Adam Luscombe, Team Leader Strategy and Project Delivery, Torbay Council dated 7 July 2017.

5.0.26 To assist the Assessor the areas of difference have been narrowed to 3 areas:

- **Survey information**

- The area of difference here concerns the level of information which has been provided for all sites allocated or suggested for allocation in the Local Plan (e.g., in “Appendix C: Pools of Housing and Employment Sites”).
- The Forum’s position is that they have asked the Council for evidence that sites were screened at an individual site level by a properly qualified ecologist physically attending the site. Having not received such information the Forum’s position is that on the precautionary principle it must conclude that sites have not been properly screened.
- Torbay Council’s position is that all sites were screened using a “landscape approach”²⁴ but “not identified individually”.²⁵ This approach is explained in the Torbay Council HRA documents as follows:

“areas within the Sustenance Zone that are within existing built up areas have also not been subject to appraisal because such areas do not have suitable habitat to support either commuting or foraging GHBs”.²⁶

- In response to this, the Forum considers Torbay Council’s HRA screening methodology to be less robust than the Neighbourhood Plan’s HRA screening methodology, where all allocated and identified sites were visited by a properly qualified ecologist.

²⁴ Email from Adam Luscombe, Team Leader Strategy and Project Delivery, Torbay Council dated 7 July 2017.

²⁵ Email from Adam Luscombe, Team Leader Strategy and Project Delivery, Torbay Council dated 2 June 2017.

²⁶ HRA Site Appraisal Report of Torbay Local Plan Strategic Delivery Areas. Mike Oxford. Kestrel Wildlife Ltd, October 2014, Report for Torbay Council.

- Further, it is the Forum's position is that Torbay Council's application of its HRA screening methodology is inconsistent with its more recent representations on one Housing Site, as set out below, which is in the urban area.
- **Housing sites**
 - The area of difference here concerns an allocated housing site Waterside Quarry H3 – I11. For the avoidance of doubt, part of this site is owned by the family of the Vice Chairman of the Forum having previously been sold in June 2014 by Torbay Council as set out in the Housing Site Assessment.
 - The Forum's position as so advised by Greena Ecology Consultancy and AECOM with endorsement from Natural England is that a proportionate level of surveys have been undertaken.
 - The site was assessed by Greena Ecology Consultancy in their November 2016 report and determined not suitable for Greater Horseshoe Bats. Following representations from Torbay Council at the regulation 14 consultation stage that the site needed to be resurveyed, despite their conclusion that the site was not suitable for bats, Greena Ecology Consultancy were asked to undertake further bat surveys.
 - On the basis of in aggregate 4 months worth of survey data where no Greater Horseshoe Bats were found, Greena Ecology Consultancy in their July 2017 addendum report determined the site was "suitable for the inclusion as an allocated site in the Neighbourhood Plan".
 - Torbay Council's position, as the Forum understands it, is that (despite being located within an existing built-up area) this one site needs to be subject to a full suite of 6 months of bat surveys before it can be allocated in this Neighbourhood Plan.

- In response to this, the Forum having been so advised consider Torbay Council's position to be correct for a project level planning application, but wrong in law for a plan level site allocation. This has been raised in correspondence between the Forum and Torbay Council and should it assist the Assessor such correspondence can be made available.
- **Employment sites**
 - The area of difference here concerns an identified employment site Oxen Cove and Freshwater Quarry J1 – 2. For the avoidance of doubt, this site is owned by Torbay Council.
 - The Forum's position as set out by Greena Ecology Consultancy and AECOM and confirmed by the Natural England regulation 14 consultation response²⁷ is that insufficient survey information has been provided to allocate the site. Specifically, no survey work at all has taken place and having been so advised the Forum's position is that as a minimum some survey evidence would be required to establish the use of the site by bats. However, to recognise the potential of the site, it has been identified.
 - Torbay Council's position, as the Forum understands it, is that as the site is located in an existing build-up area it does not need to be surveyed.

5.0.27 In all events, and notwithstanding any differences of the scope and depth of information at the plan making stage, it must be noted that no allocation or identification in this Neighbourhood Plan removes the Local Plan HRA (December 2015) requirement for further information at the project level planning application stage. That document states at 9.1.6:

²⁷ Regulation 14 consultation response from Natural England by Carol Reeder dated 7 March 2017.

“The Local Plan should make it clear that its policies and proposals do not provide support to any proposal which would have an adverse effect on the integrity of any European site. It is therefore recommended that the Local Plan HRA outcomes feed into Neighbourhood Plans. It is imperative that project based HRA is undertaken for each planning application. Permission should only ever be granted where it is categorically proven that there will be no adverse impacts on European sites.”

- 5.0.28 Indeed the Neighbourhood Plan explicitly provides additional policy protection for the Greater Horseshoe Bat at Policy E8. Paragraph E8.3 specifically recognises the much greater potential for a series of major developments to have an in combination effect. It hence requires “for major development additional survey evidence to specifically assess the impact of the development both alone and in combination with all other developments”. Justification paragraph 5.39 explains that “Proper application of this policy in the case of a major development could see survey evidence being collected from beyond the boundaries of a proposed development site”.
- 5.0.29 The **South Hams SAC** was designated not just because of the species present in the form of the Greater Horseshoe Bat, but also because of the habitat present in the form of the **calcareous grassland and European dry heath** at Berry Head.
- 5.0.30 The level of development in the Neighbourhood Plan has been assessed at the Local Plan stage and impacts through this pathway were also assessed in the Neighbourhood Plan HRA Screening.
- 5.0.31 In addition to the levels of protection already secured by way of national and local policy, this Neighbourhood Plan explicitly provides additional policy protection for the calcareous grassland and European dry heath at Berry Head at Policy E8. Paragraph E8.3 specifically recognises the much greater potential for a series of major developments to have an in combination effect. It hence requires “For major developments... evidence be required to provide more detail

to justify that additional recreational pressure can be mitigated to an acceptable level both alone and combination with all other development”.

5.0.32 A further pathway by which there could have been impacts was judged to be potential impacts on the **Lyme Bay and Torbay Marine cSAC**.

5.0.33 In addition to the levels of protection already secured by way of national and local policy, this Neighbourhood Plan explicitly provides additional policy protection for the Lyme Bay and Torbay Marine cSAC at Policy E8. Paragraph E8.3 specifically recognises the much greater potential for a series of major developments to have an in combination effect. It hence requires “For major developments... evidence there is sufficient storm and waste water pipe-work, storage and treatment capacity, both alone and in combination with all other development, to ensure no increase in the levels of pollutants likely to have an adverse effect on the integrity of the Lyme Bay and Torbay Marine cSAC”.

5.0.34 Accordingly, having been so advised by AECOM in the HRA Screening and on the basis of the representations from Natural England at the regulation 14 consultation stage, it is considered that the Neighbourhood Plan does not breach and is fully compatible with all EU obligations relating to the Habitats Directive.

(g) Complies with such matters as are prescribed in regulations²⁸

5.0.35 The Neighbourhood Plan has been prepared in full compliance with the requirements of the Neighbourhood Planning (General) Regulations 2012.

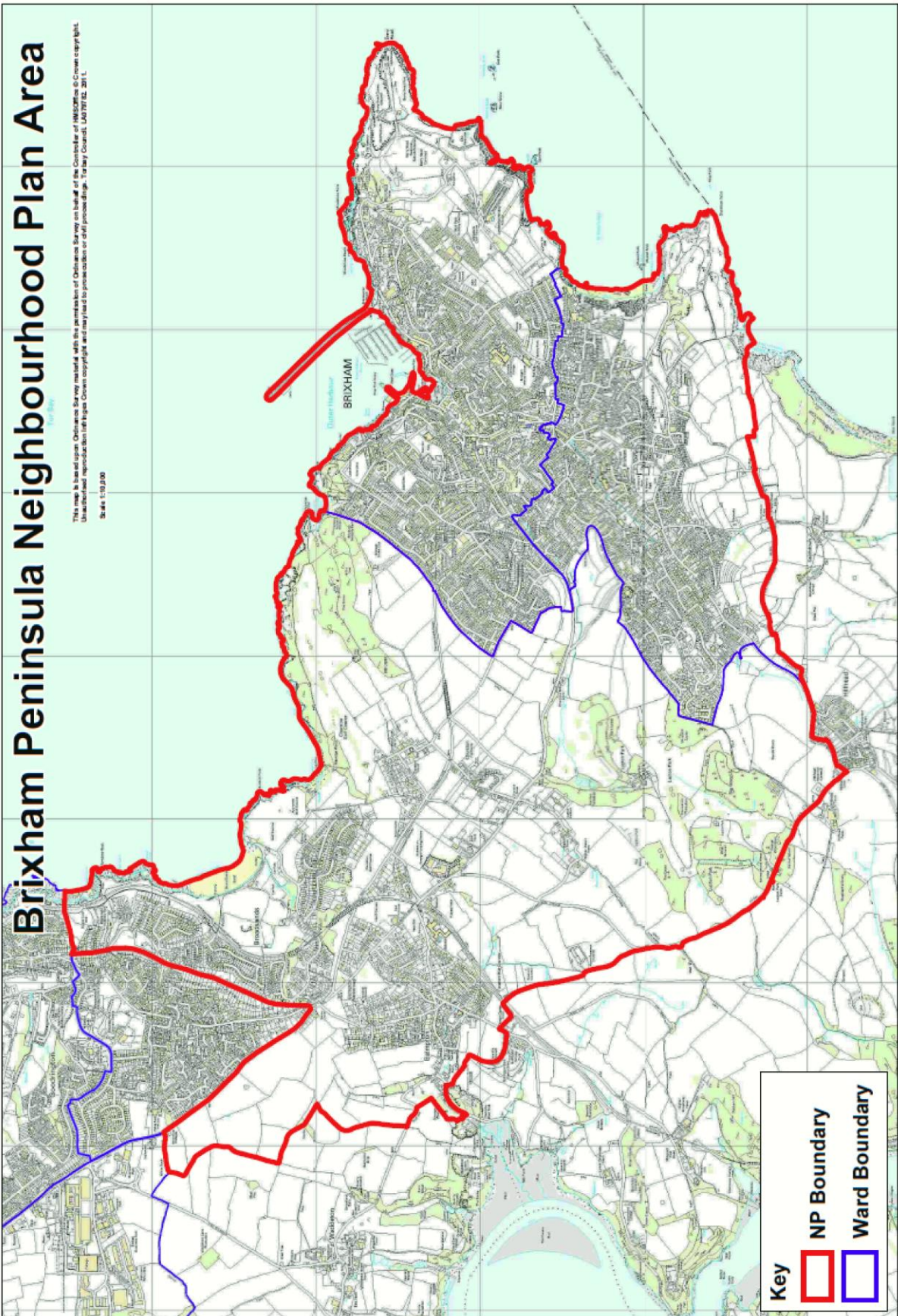
5.0.36 Regulation 32 makes specific reference to HRA matters. This has been dealt with above at Section 5(f) under the heading “Habitats Regulations”.

²⁸ Paragraph 8(2)(g).

Appendix 1

Map of the designated Brixham Peninsula Neighbourhood Area

(Designated by the meeting of Torbay Council on 6 December 2012 – Minute 93)



Appendix 2

Copy of the Application to designate the Brixham Peninsula Neighbourhood Forum

Brixham with Churston, Galmpton and Broadsands Neighbourhood Forum



Application for designation of a Neighbourhood Area (Regulation 5) 19 .07. 2012

Map of Plan area on Page 4

Statement of area appropriateness to be designated as a Neighbourhood Plan area

The area (as designated in the map contained on page 3 of this document) covers the communities of Brixham, Broadsands, Churston and Galmpton. All of which are on the South East end of Torbay and have community identities that bond them together as well as shared infrastructure and access challenges. The area has a Town Council, three wards (Berry Head with Furzeham, St Mary's With Summercombe, and most of Churston with Galmpton) and two community partnerships (Brixham and Churston , Galmpton and Broadsands) covering the town centre and it's rural hinterland setting. Close working across the area has been the norm for the residents and it was felt by the Community Partnerships and the Town Council that this close collaboration should be continued in producing a Neighbourhood Plan. This would mean that such a plan would truly reflect the wishes of the residents and that the Forum would include a wide range of residents with different view points on all aspects that the Plan will cover.

No part of the Neighbourhood Area proposed overlaps any part of any other Neighbourhood Area (Section 61G(7) of the Act).

Brixham Town Council is a relevant body making the application in accordance with legislation section 61G of the 1990 Town & Country Planning Act (Regulation 5c)

It is requested that Torbay Council, the Local planning authority consider this area application as no other relevant body has already made an area application.

Application for designation of a neighbourhood forum (Regulation 8)

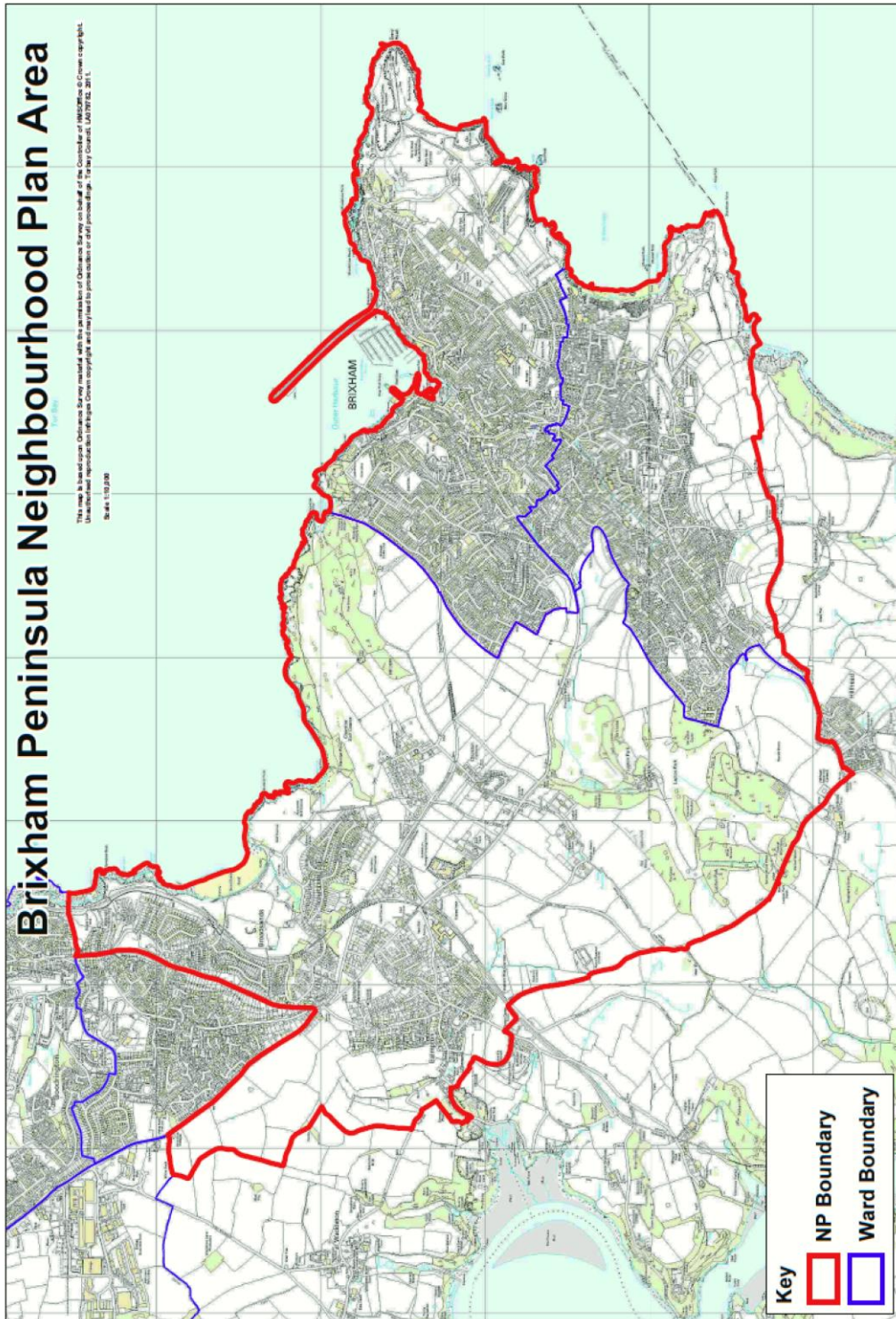
1. The name of the proposed neighbourhood forum is:
The Brixham with Churston, Galmpton and Broadsands Neighbourhood Forum' (BWCGBNF)
With the shorter title of 'The Brixham Peninsula Neighbourhood Forum' (BPNF)
2. The written constitution of proposed neighbourhood forum. See annex one to this application (page 4)

3. The name of neighbourhood area is Brixham Peninsula and a map identifying area is attached on page 3 of this application.
4. Contact details of members of the proposed neighbourhood forum (at least 1)
(1) Councillor Jackie Stockman – Chairman
Email: Jackie.stockman@torbay.gov.uk
Tel number: 01803 851255
Address: Winsome, Higher Furzeham Road, Brixham, TQ5 8QP
- (2) Ki Barnes – Secretary
Email: ki.barnes@torbay.gov.uk
Tel number: 01803 859678
Address: Town Council Office, Town hall, New Road, Brixham, TQ5 8TA
5. Statement of how the proposed Neighbourhood Forum meets Section 61 F(5) of the Localism Act 2011
The legislation: 61F Authorisation to act in relation to neighbourhood areas
(1) For the purposes of a neighbourhood development order, a parish council are authorised to act in relation to a neighbourhood area if that area consists of or includes the whole or any part of the area of the council.
- (2) If that neighbourhood area also includes the whole or any part of the area of another parish council, the parish council is authorised for those purposes to act in relation to that neighbourhood area only if the other parish council have given their consent.
- Brixham Town Council is a Parish Council constituted in 2007 and covers part of the area of the proposed plan. As there is no other Parish or Town Council in the remaining area the Community Partnerships have been consulted and have agreed to have representatives on the Forum set up under the Town Council to create a Neighbourhood Plan for the whole area under this body.
- The Forum was established for the express purpose of promoting or improving the social, economic and environmental well-being of an area that consists of or includes the neighbourhood area concerned (whether or not it is also established for the express purpose of promoting the carrying on of trades, professions or other businesses in such an area),

- (b) The Forum membership is open to —
 - (i) individuals who live in the neighbourhood area concerned,
 - (ii) individuals who work there (whether for businesses carried on there or otherwise), and
 - (iii) individuals who are elected members of a county council, district council or London borough council any of whose area falls within the neighbourhood area concerned.

- (c) The Forum membership includes a minimum of 21 individuals each of whom—
 - (i) lives in the neighbourhood area concerned,
 - (ii) works there (whether for a business carried on there or otherwise), or
 - (iii) is an elected member of a county council, district council or London borough council any of whose area falls within the neighbourhood area concerned,

- (d) The Forum has a written constitution and attached to this document is the Brixham Peninsula Neighbourhood Forum Constitution (paragraphs 3, 4 and 5.1 refer) that meet Section 51F(5).



Annex 1

Constitution

Brixham with Churston, Galmpton and Broadsands Neighbourhood Plan Forum

1. Name:

The name of this Forum shall be “Brixham with Churston, Galmpton & Broadsands Neighbourhood Plan Forum” hereinafter referred to as “the Forum”.

2. Location:

The place of meeting for the Forum (or a working Group) will be decided by the chairman or any leaders of any Working Groups associated with the Forum.

3. Steering Group Membership: A minimum of 21 individuals each of whom live, work or are elected Members of the Neighbourhood Plan Area and at least one person representing each.

The Forum is open to all individuals who meet one of the above criteria.

The Forum is seeking representatives that general reflect the character of the area and from different places and sections of the community including:

Retailers from the agreed area
Landowners from the agreed area
Councillors (Torbay and Brixham) from the agreed area
Community Partnerships from the agreed area
Residents of the agreed area

Membership is voluntary

3.1 Officers of the Forum are to be Chairman, Vice Chairman, Secretary and Treasurer to be elected annually, by majority vote.

3.2 New members may join by applying either verbally or in writing (including e mail) to the Forum Chair or Brixham Town Clerk.

3.3 The decision on acceptance of individual membership application is the responsibility of the Steering Group. Refusal to accept an application for membership must be given to the applicant by the Chair or the Vice Chair, including a reason for refusal.

3.4 The Town Clerk shall be responsible for the maintenance of an up to date list of members.

3.5 The list of members shall be made available for inspection to members as soon as possible when requested.

3.6 Lists of members are the sole ownership of the Forum. Any outside organisation or individual that is not a member of the Forum must request a list of members to the Secretary in writing. The request must include the reasons for requesting the list. It is the Steering Groups

decision on whether the request is accepted or refused. No decision on refusal needs to be given.

3.7. Members may be excluded from the Forum. It is only the Steering Group that has authority to exclude a member and must be authorised by the Forum Chair. Exclusion and the reasons for exclusion are to be given in writing to the excluded member by the Forum Chair.

4. Forum Membership:

The Forum is open to all individuals who meet one of the criteria in para 3.

The Forum is seeking representatives that general reflect the character of the area and from different places and sections of the community including:

Retailers from the agreed area
Landowners from the agreed area
Councillors (Torbay and Brixham) from the agreed area
Community Partnerships from the agreed area
Residents of the agreed area

4.1 For the avoidance of doubt, no person who qualifies under paragraph 3 above shall be excluded or refused membership from the Forum.

4.2 Subject to any statutory requirements relating to the release/access to information the lists of members are the sole ownership of the Forum. Any outside organisation or individual that is not a member of the Forum must request a list of members to the Town Council office in writing. The request must include the reasons for requesting the list. It is the Steering Group's decision on whether the request is accepted or refused. No decision on refusal needs to be given.

5. Objectives:

5.1 To produce the Neighbourhood Plan in as timely a fashion as possible to further the social, economic and environmental well-being of individuals living, or wanting to live, in the area.

5.2 To establish appropriate working groups, with appropriate members to enable the progress and completion of sections of the Neighbourhood plan.

5.3 Ensuring full community involvement in all work relating to the Neighbourhood plan.

5.4 To be the central point of contact on all communication and consultation between the Forum and Torbay Council and any other external organisation or individual on matters concerning the Neighbourhood Plan.

5.5 To make appropriate arrangements for full publicity for the Neighbourhood Plan, any related events and subsequently when the results thereof have been prepared for consultation.

5.6 Liaising with other Committees of the Town Council on preparation of specific aspects of the Neighbourhood Plan and in particular with the Torbay Council officers, Councillors and or

Committees relating to Planning, the Environment , Heritage, Health, Leisure and sport or any other issue touched upon in the Neighbourhood Plan.

5.7 Obtaining guidance on any Supplementary Planning Guidance for incorporation of the Neighbourhood plan into the Local Development Framework.

5.8 To work with neighbouring authorities, to ensure that any documents prepared for the Town, or for the neighbouring areas, take account of the relationship of the Town with those areas.

6 Executive Committee Roles:

6.1 Chair:

- Shall be the chief presiding officer and chairperson for the Forum and meetings with a casting vote in any tie of votes only
- Shall lead the Forum in all communication and business with external organisations and individuals, being its spokesperson.
- have the power to take decisions on urgent matters between meetings of the Forum.
- Shall provide leadership and motivation
- Shall enforce the Constitution

6.2 Vice Chair:

- Shall be the Chair's alternate in their absence, with all the duties and responsibilities of the chair during the Chair's absence.
- Shall be from another area of the neighbourhood than that of the Chairman

6.3 Secretary:

- Shall be responsible for maintaining all meeting records and notes
- Shall be responsible for correspondence with Forum members, including e mail

6.4 Treasurer:

- Shall be responsible for maintaining all budgetary records
- Shall be responsible for monitoring expenditure
- Shall be responsible for the publication of statement of accounts

7. Composition and Meetings of the Forum Representatives Group(s):

7.1 The Representatives Groups shall comprise representatives, who shall all be members of the Forum, of the properly constituted residents groups (including schools and churches) and business groups in the area.

7.2 Meetings of the Representatives Group may also be attended by all members of the Steering Group and any other properly constituted sub groups.

8. Affiliations, Operations and Independence:

8.1 The Forum is a subsidiary of Brixham Town Council and shall not be affiliated to any political party or organisation.

8.2 The Forum is to make the plan in the first place and therefore, at least until the plan is made, shall not express any views on any particular planning application (other than those it may make itself) prior to the completion of the Neighbourhood Plan. Individual Forum Members can comment on planning applications but not in the name of the Forum.

8.3 All members of the Forum shall act in meetings of the Forum and any Representative Group(s) in the best interests of the Forum and the residents of the area and shall follow the good governance guidelines set out in the attached guidance (or any updating thereof).<http://www.goodgovernancecode.org.uk/>

8.4 The Forum shall act in accordance with best practice in the preparation of neighbourhood plans and in accordance with Government guidance for such preparation and shall seek to work collaboratively with the Local Planning Authority to achieve this.

8.5 The Forum will also give primacy to the strategic policy context new Local Plan prepared by the Council.

9 Forum Group Meetings

9.1 At least 7 days notification must be given to its members for a Forum or Group meeting. The details of the time and place of meetings will be made widely available including on the Council's website.

9.2 The Forum Group Meeting may:

1. Receive and comment on the report from group
2. confirm the identity of the community organisations entitled to attend the Forum
3. approve the annual report and accounts where relevant
4. adopt constitutional amendments.

9.3 At least 5 non-council members must be present at the start of the Forum or group meetings for it to be declared quorate. Group meetings shall be chaired by a person it elects from amongst its members. The public Forum meetings shall be open to any member of the public to observe.

9.4 All Forum members shall be entitled to attend the Forum meeting to propose and vote for motions and to stand for election. Voting shall be by a show of hands.

10. Confidentiality:

It is understood, and agreed to, that the disclosure of confidential information may provide certain information that is, and must be kept, confidential. To ensure the protection of such information, and to preserve any confidentiality necessary under patent and/or trade secret laws, it is agreed that:

10.1 The Recipient shall limit disclosure of Confidential Information to members of the Forum having a need to know. Forum members will not disclose the confidential information obtained from the discloser unless required to do so by law.

10.2 This Agreement imposes no obligation upon Recipient with respect to any Confidential Information (a) that was in Recipient's possession before receipt from Discloser; (b) is or becomes a matter of public knowledge through no fault of Recipient; (c) is rightfully received by Recipient from a third party not owing a duty of confidentiality to the Discloser; (d) is disclosed without a duty of confidentiality to a third party by, or with the authorization of, Discloser; or (e) is independently derived by Recipient.

11. Constitution Amendments:

11.1 This Constitution shall become effective upon approval by the first General Meeting.

11.2 Herein after, this Constitution may be amended at a meeting of the Forum by a two-thirds majority vote of those members present. Proposed amendments must be submitted with a seconder in writing at least twenty-one days before the meeting.

11.3 Any amendments by the Forum must be notified to Torbay Council for approval.

12. History of the Constitution

Adopted 27.07.11

Second Review 19.07.12

Appendix 3

Minute of the Council Meeting on 6 December 2012 determining to designate the Forum



Minutes of the Council

6 December 2012

-: Present :-

Chairman of the Council (Councillor Stringer) (In the Chair)
Vice-Chairman of the Council (Councillor Parrott)

The Mayor of Torbay (Mayor Oliver)

Councillors Addis, Amil, Baldrey, Barnby, Bent, Cowell, Davies, Darling, Doggett, Ellery, Excell, Faulkner (A), Faulkner (J), Hernandez, Hill, Hytche, James, Kingscote, Lewis, McPhail, Morey, Pentney, Pountney, Richards, Stocks, Thomas (D), Thomas (J) and Tyerman

93 Neighbourhood Planning in Torbay: Applications for Neighbourhood Forums and Plan Areas

The Council considered the submitted report outlining applications for neighbourhood planning areas for Torquay, Paignton and Brixham and constitutions submitted by their respective Forums. It was noted the Localism Act 2011 introduced neighbourhood plans as a tool for shaping the development and growth of a local area and would be part of the development plan and local plan. A revised officer recommendation was tabled at the meeting.

It was proposed by Councillor Thomas (D) and seconded by Councillor Morey:

- (i) that the Neighbourhood Plan areas and forums of Torquay, Paignton and Brixham, and their constitutions, be approved subject to the Executive Head for Spatial Planning (in consultation with the Group Leaders and Executive Lead for Strategic Planning, Housing and Energy) being able to withdraw this approval with immediate effect in respect of any Forum in the event of any of the following applying to that Forum;
 - (a) the Forum is not able to demonstrate that they have at least 21 members who live or work in the area, or are elected councillors;
 - (b) the Forum is not acting in accordance with its constitution; and
 - (c) the Forum has failed to comply with a reasonable direction of the Executive Head, Spatial Planning within a reasonable period from such direction being made;

- (ii) that all Neighbourhood Forums be instructed that the Council may choose not to advertise a submitted plan or put it forward for examination, if the matters referred to in paragraph 3.9 of the submitted report and (i) above are not addressed to the satisfaction of the Executive Head for Spatial Planning in consultation with the Group Leaders and Executive Lead for Strategic Planning Housing and Energy; and
- (iii) that Local Councillors should take a lead role in ensuring each Neighbourhood Forum meets the terms of its constitution, the requirements of the Localism Act and National Planning Policy Framework and meets or exceeds the requirements of the new Local Plan.

On being put to the vote, the motion was declared carried (unanimous).

Appendix 4

Table cross-referencing Neighbourhood Plan Policies against the NPPF.

Neighbourhood Plan Policy	NPPF Paragraph
Employment policies for creating jobs (J) – “ensuring the future”	
Policy J1: Employment land – proposed, retained and refurbished	9, 18, 28 NPPF: para 22
Policy J2: Provision of information and communication technology	42, 43, 156, 162 NPPF: paras 42 to 46 and 162
Policy J3: Local employment –training and skills	72, 162
Policy J4: Local employment – increased employment and local amenity	21 NPPF: para 32
Policy J5: Sustaining a vibrant harbour-side economy	105
Policy J6: Redevelopment of the Town Centre Car Park and surrounding area	23
Policy J7: Oxen Cove and Freshwater Quarry	23
Policy J8: Employment in the three villages of Churston, Galmpton and Broadsands	28
Housing policies (H) – ensuring homes for future generations	
Policy BH1: Affordable housing	159
Policy BH2: Allocation of new affordable homes	159, 177

Policy BH3: Delivery of new homes	47 NPPF: para 47
Policy BH4: Brownfield and greenfield sites	17, 111
Policy H5: Good design	56, 58
Policy BH6: Roofscape and dormer management	56
Policy BH7: Sustainable construction	95
Policy BH8: Access to new dwellings	59, 69
The natural environment (E) – protecting the green	
Policy E1: Landscape beauty and protected areas	109, 113, 114
Policy E2: Settlement boundaries	58
Policy E3: Settlement gaps	58 NPPF context: paras 79 to 91
Policy E4: Local green spaces	76, 77, 78 NPPF: paras 77 and 78
Policy E5: Open spaces of public value	73, 74 NPPF: para 74
Policy E6: Views and vistas	17, 28, 55 NPPF Hierarchy of Protection

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Policy E7: Protecting semi-natural and other landscape features	109, 113, 114 NPPF reflect Hierarchy of Protection and Biodiversity Net Gain
Policy E8: International and nationally important ecological sites	113, 117
The Built Environment (BE) – preserving and enhancing our heritage	
Policy BE1: Preservation of local heritage	17, 126, 128, 129, 131, 135, 139, 141
Policy BE2: Alteration or repair of existing structures of heritage value	17, 126, 128, 129, 131, 135, 139, 141
Transport (T) – the movement of people and goods on the Brixham Peninsula	
Policy T1: Linking of new developments to travel improvements	29, 34, 36
The health and wellbeing (HW) of all who live or stay here	
Policy HW1: Retention of current estates to provide the range of day care, in-patient, day hospital or social respite day/residential care needed	156, 171
Policy HW2: Operational space for voluntary support organisations	70
Education and learning for all (L) – ensuring the future of our young people	
Policy L1: Protection of existing educational facilities	72, 162
Policy L2: Matching educational provision to local need	72, 162
Policy L3: Providing for 16–18 years and beyond – education and training	72, 162

Tourism (TO)	
Policy TO1: Support for the development of tourism on the Brixham Peninsula	23, 28
Sport and leisure (S&L)	
Policy S&L1: Increase available space for outdoor sport and leisure	28, 70, 73
Art and culture (A&C)	
Policy A&C1: Promotion and protection for the arts and local culture	Annex 2: Glossary – definition of “Main town centre uses”

Appendix 5

Table cross-referencing Neighbourhood Plan Policies against Local Plan Policies for the purpose of identifying General Conformity.

Neighbourhood Plan Policy	Local Plan Policy
Employment policies for creating jobs (J) – “ensuring the future”	
Policy J1: Employment land – proposed, retained and refurbished	SDB1; SDB2; SS4; C1; SS5
Policy J2: Provision of information and communication technology	IF1; DE1; SS7; LP Aspiration 2 (Achieve A Better Connected, Accessible Torbay and Critical Infrastructure)
Policy J3: Local employment –training and skills	SC3
Policy J4: Local employment – increased employment and local amenity	DE3; SS4; SS5; TA2
Policy J5: Sustaining a vibrant harbour-side economy	TO3; SDB2; DE3; NC1; C3; ER1; ER2
Policy J6: Redevelopment of the Town Centre Car Park and surrounding area	SDB2; SS10; TC1; TC2; ER1; ER2; TA1
Policy J7: Oxen Cove and Freshwater Quarry	SDB2; SS10; ER1;

	ER2; TA1; C3; TO3.3 Northern arm Proposal; SS6.3 SWCP; SS5 Employment Space; NC1
Policy J8: Employment in the three villages of Churston, Galmpton and Broadsands	SDB3; SS5; SS4; C1
Housing policies (H) – ensuring homes for future generations	
Policy BH1: Affordable housing	SDB3 Table 22; H2
Policy BH2: Allocation of new affordable homes	n.a.
Policy BH3: Delivery of new homes	SDB1; SS1; SS12; SS13
Policy BH4: Brownfield and greenfield sites	n.a.
Policy H5: Good design	DE2; DE3; M3; HE1; SS10 DE1; DE2; DE3; DE4; DE5; Ss10; HE1
Policy BH6: Roofscape and dormer management	DE1; DE3; SS10
Policy BH7: Sustainable construction	SS1; SS14; ES1; DE2

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Policy BH8: Access to new dwellings	SS6; TA1
Policy BH9: Exception sites	n.a.
The natural environment (E) – protecting the green	
Policy E1: Landscape beauty and protected areas	SS8; SS9; C1; SDB 3
Policy E2: Settlement boundaries	C1; SS8; SS9
Policy E3: Settlement gaps	C1; SS2
Policy E4: Local green spaces	SS8; SS9; C5
Policy E5: Open spaces of public value	SS8; SS9; C5; SC2; SC1
Policy E6: Views and vistas	SS8; C1; SS10
Policy E7: Protecting semi-natural and other landscape features	SSS8; SS9; SDB1; NC1; C4
Policy E8: International and Nationally important ecological sites	SS8; NC1; SDB1
The built environment (BE) – preserving and enhancing our heritage	
Policy BE1: Preservation of local heritage	SS10; HE1; DE1

Policy BE2: Alteration or repair of existing structures of heritage value	SS10; HE1; DE1
Transport (T) – the movement of people and goods on the Brixham Peninsula	
Policy T1: Linking of new developments to travel improvements	SS6; TA1; TA2; TA3; SS7
The health and wellbeing (HW) of all who live or stay here	
Policy HW1: Retention of current estates to provide the range of day care, in-patient, day hospital or social respite day/residential care needed	SC1, SS11
Policy HW2: Operational space for voluntary support organisations	SC1, SS11
Education and learning for all (L) – ensuring the future of our young people	
Policy L1: Protection of existing educational facilities	SC1; SS11; SC3
Policy L2: Matching educational provision to local need	SC1; SS11
Policy L3: Providing for 16–18 years and beyond – education and training	SC1; SS11
Tourism (TO)	
Policy TO1: Support for the development of tourism on the Brixham Peninsula	T01; TO2; TO3; SS4; H2
Sport and leisure (S&L)	
Policy S&L1: Increase available space for outdoor sport and leisure	SC2; SC1
Policy S&L2: Integration of sport and recreational facilities into new residential developments	SDB1; SDB2; SDB3; SC2;

Basic Conditions Statement

	C3 C2
Art and culture (A&C)	
Policy A&C1: Promotion and protection for the arts and local culture	T01; T03

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