PLYMPTON ST MARY NEIGHBOURHOOD PLAN

Basic Conditions Statement

October 2018
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Foreword
This Basic Conditions Statement accompanies the Plympton St Mary Neighbourhood Plan at the point of its submission to Plymouth City Council as local planning authority.

It meets the requirements laid down in the Neighbourhood Planning (General) Regulations 2012 (hereinafter referred to as “the Regulations”).

The Forum is grateful to Plymouth City Council, other bodies and the local community for their help and involvement in shaping the plan.
Legal requirements

1. This statement has been prepared by the Plympton St Mary Neighbourhood Forum. It accompanies the submission to Plymouth City Council of the Plympton St Mary Neighbourhood Plan (hereafter known as the PSMNP) under section 15 of the Neighbourhood Planning Regulations 2012.

2. The PSMNP is submitted by the Plympton St Mary Neighbourhood Forum, the appropriate qualifying body. It covers the area designated by Plymouth City Council on 25 January 2016. Details of the application and its approval are available on the council’s website at: https://www.plymouth.gov.uk/planningpolicy/localismandneighbourhoodplanning/neighbourhoodplansanddevelopmentorders/plymptonstmaryneighbourhoodplan

3. The PSMNP has been prepared by the neighbourhood forum. The assistance of the local community and Plymouth City Council is also gratefully acknowledged.

4. The plan relates to planning matters (the use and development of land) in the designated neighbourhood area. It covers the period from 2015-2034, a period chosen to tie in with the emerging Plymouth and South West Devon Joint Local Plan which covers the areas of Plymouth City Council, South Hams District Council and West Devon Borough Council.

5. The PSMNP does not contain policies relating to excluded development as laid out in the Regulations.

6. The PSMNP area is shown on the map below. It consists of the ward of Plympton St Mary.
7. The following statement addresses each of the four 'basic conditions' required by the Regulations and explains how the neighbourhood plan meets the requirement of paragraph 8 of schedule 4B of the 1990 Town and Country Planning Act.

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

Local context and the need for a Plan
9. Plympton St Mary is a ward of the city of Plymouth and is one of three wards in Plympton, the other two being Plympton Erle and Plympton Chaddlewood. In 2016 Plympton St Mary had a total population of 12,856.

10. The PSMNP provides a vision for Plympton St Mary and sets out clear planning policies to realise this vision in addition to a collection of community actions, which are not designed as planning policies, but which will be used by the community to inform decisions on where to put resources and refocus priorities for the area. The PSMNP provides local policies and community actions to address local issues and concerns which, while covered in the JLP at a Plymouth Policy Area level and in the Core Strategy at a city level, gives a local perspective.

Plan process and consultation
11. The Plympton St Mary Neighbourhood Forum is a non-political community group, formed in 2015 by residents and supported by local councillors who came together to enable Plympton St Mary to have a greater say in planning decisions which affect the area.

12. Since the establishment of the forum there has been ongoing consultation with the local residents; businesses; community groups and other key stakeholders in Plympton St Mary to write the PSMNP.

13. The draft plan was published in October 2017 and open for comments for a period of 6 weeks as per Regulation 14. The plan has been amended in the light of the comments received and is now submitted to the local planning authority, Plymouth City Council, along with the required supporting documents.

14. Please view the full Plympton St Mary Neighbourhood Plan Consultation Statement for a breakdown of each consultation stage.
**Vision and objectives**

15. The PSMNP is based on a vision which reflects the views of residents, businesses and other stakeholders. Below is the vision statement and the objectives which sets out how the vision will be realised.

<table>
<thead>
<tr>
<th>Vision Statement</th>
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</thead>
<tbody>
<tr>
<td>Plympton St Mary will remain a thriving and vibrant community that retains its sense of identity and will be a place that:</td>
</tr>
<tr>
<td>• Takes advantage of its location;</td>
</tr>
<tr>
<td>• Provides adequate housing and services for a growing population;</td>
</tr>
<tr>
<td>• Provides opportunities for new and existing businesses;</td>
</tr>
<tr>
<td>• Protects and enhances its green spaces and recreation areas;</td>
</tr>
<tr>
<td>• Protects and promotes its heritage;</td>
</tr>
<tr>
<td>• Is supported by a robust infrastructure that meets the needs of those who live, work, play and visit.</td>
</tr>
</tbody>
</table>

**Objectives**

1. Provide sustainable and appropriate **housing**.
2. Maintain and improve **leisure and wellbeing**.
3. Ensure the **transport** network is appropriate and people can **get around**.
4. Work to maintain and develop the local **economy**.
5. Protect and improve the local **environment**, particularly the provision of additional accessible green open space.
6. Protect and make the most of **heritage and the historic environment**.
7. Maintain, and improve **education**.

**Policies and community actions**

16. The PSMNP provides a vision for Plympton St Mary and sets out clear planning policies to realise this vision in addition to a collection of community actions, which are not designed as planning policies, but which will be used by the community to inform decisions on where to put resources and refocus priorities for the area.

17. The plan’s policies and community actions are divided between different chapters/themes:

- Housing
- Leisure and Wellbeing
- Transport and Getting Around
- Economy
- Environment
- Heritage and the Historic Environment
- Education
Submission documents

18. In addition to this Basic Conditions Statement, the following documents have been prepared to support the submission of the Plympton St Mary Neighbourhood Plan to Plymouth City Council as local planning authority.

- The Plympton St Mary Neighbourhood Plan – the neighbourhood development plan for the designated area containing policies and community actions to guide future development in the area, this includes (as appendices):
  - **APPENDIX I:** HOW THE PSMNP WAS PREPARED - setting out the community engagement and consultation undertaken from the outset of the process through to submission.
  - **APPENDIX II:** A LIST OF EVIDENCE BASE DOCUMENTS USED - listing the key sources for evidence (other than the community consultation) to underpin the plan.
  - **APPENDIX III:** A LIST OF JLP POLICIES RELEVANT TO THE PSMNP – listing the key policies which can be found in the JLP and should be considered alongside the policies within the PSMNP.
  - **APPENDIX IV:** MONITORING FRAMEWORK - outlining a framework of performance indicators against which the effectiveness of the plan's policies can be assessed.

- The Plympton St Mary Neighbourhood Plan Consultation Statement – setting out summaries of the representations received on the draft plan and a response to each one.

- The Plympton St Mary Neighbourhood Plan Local Green Space Evidence Base – setting out an evidence base to support the nominated Local Green Space (LGS) in the neighbourhood plan area.

- The Plympton St Mary Neighbourhood Plan Strategic Environmental Impact (SEA) and Habitats Regulations Assessment (HRA) Screening Opinions – setting out the view of the local planning authority (Plymouth City Council) that neither SEA nor HRA are required.

19. It will be for Plymouth City Council to arrange for the plan's independent examination. Providing the plan meets the basic conditions the council will then proceed to arrange for a public referendum on the plan.

Compliance statement

20. The draft Plympton St Mary Neighbourhood Plan was made available for consultation in accordance with Regulation 14 of the Regulations, from 16 October 2017 to 27 November 2017. Responses to the comments received are set out in a Response Report which is among the documents submitted to Plymouth City Council.

21. Altogether 206 people attended a public consultation event and 131 comment forms were completed.

22. While only relatively minor amendments were considered necessary to the text two new policies were also introduced:

- A new flooding policy (PSM10: Mitigating flood risk) was added in response to comments from Plymouth City Council, the Environment Agency and others who recommended inclusion of a policy.
• A new heritage policy (PSM11: Conserving and developing the historic environment) was added in response to a further face-to-face meeting which took place with Historic England and in response to other responses who wanted heritage and the historic environment to feature more strongly in the plan.

23. All other changes within the plan and which are indicated in general terms in APPENDIX IX of the Consultation Statement are chiefly aimed at achieving greater clarity and assisting the delivery of policies.

24. Part 5, Paragraph 15 of the Regulations sets out the requirements for the submission of a neighbourhood plan, as follows:

<table>
<thead>
<tr>
<th>Plan proposals</th>
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<tr>
<td>Where a qualifying body submits a plan proposal to the local planning authority, it must include –</td>
</tr>
<tr>
<td>(a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;</td>
</tr>
<tr>
<td>(b) a consultation statement;</td>
</tr>
<tr>
<td>(c) the proposed neighbourhood development plan; and</td>
</tr>
<tr>
<td>(d) a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.</td>
</tr>
</tbody>
</table>

25. Part (a) is provided above in section 1 ‘Legal Requirements’ and includes the map of the PSMNP area and hyperlinks to the application details. Parts (b) and (c) accompany this statement as part of the submission while the requirements of part (d) are that the plan meets the basic conditions which are (as set out in the ‘Legal Requirements’ above) that:

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

The following sections of this statement explain how the Plympton St Mary Neighbourhood Plan meets those requirements.

**Regard to national policies and guidance**

26. The National Planning Policy Framework (NPPF) was published in March 2012 and a revised version was published in July 2018. It provides a framework for planning for sustainable development, including by local communities through the production of neighbourhood plans.

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

28. **APPENDIX I** sets out the way that the policies of the plan conform with both versions of the NPPF.
Achievement of sustainable development

29. The plan’s objectives are set squarely within the bounds of sustainable development. It provides for:
   - Economic sustainability - by supporting primary shopping areas and accessibility of business development;
   - Social sustainability - through support for community spaces and services;
   - Environmental sustainability - through sustainable travel methods and allocation of local green space.

30. The vision for Plympton St Mary also includes a provision for housing and services and promotion of heritage and the historic environment.

31. The Plan’s policies aim to foster and encourage sustainable development, particularly to ensure local green space protection whilst simultaneously supporting housing developments and other priorities.

Conformity with strategic policies of the current (and emerging) development plan

32. The current adopted development plan for the area is the Plymouth Local Development Framework (LDF) which comprises:

<table>
<thead>
<tr>
<th>Adopted Development Plan Documents</th>
<th>Adoption Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plymouth’s Core Strategy (including Criteria Based Policies)</td>
<td>04/2007</td>
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<tr>
<td>Devonport Area Action Plan</td>
<td>08/2007</td>
</tr>
<tr>
<td>Millbay and Stonehouse Area Action Plan</td>
<td>08/2007</td>
</tr>
<tr>
<td>Waste Development Plan Document</td>
<td>04/2008</td>
</tr>
<tr>
<td>Sutton Harbour Area Action Plan</td>
<td>07/2008</td>
</tr>
<tr>
<td>Central Park Area Action Plan</td>
<td>09/2008</td>
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<tr>
<td>City Centre and University Area Action Plan</td>
<td>04/2010</td>
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<table>
<thead>
<tr>
<th>Adopted Supplementary Planning Documents</th>
<th>Adoption Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Obligations and Affordable Housing SPD 2nd Review</td>
<td>07/2012</td>
</tr>
<tr>
<td>Design SPD</td>
<td>07/2009</td>
</tr>
<tr>
<td>Development Guidelines SPD (First Review) including Coastal Planning</td>
<td>04/2013</td>
</tr>
<tr>
<td>Shopping Centres SPD</td>
<td>07/2012</td>
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</table>

33. While the above is the current set of adopted documents, Plymouth City Council, South Hams District Council and West Devon Borough Council have made significant steps in the production of the Plymouth and South West Devon Joint Local Plan (JLP). At the time of submitting the PSMNP, the JLP is still currently at examination.

34. The neighbourhood plan has been prepared in co-operation with the council. It generally conforms with and does not undermine or constrain the strategic content of the adopted LDF and the emerging policies of the JLP.

35. More detail about the way in which the plan's policies generally conform with the strategic content of the development plan policies is set out in APPENDIX I (along with details of conformity with the NPPF).
**Context/status update:**

To some degree this plan has been developed using the emerging JLP and its evidence base which went through seven stages of extensive consultation by Plymouth City Council (PCC). When submitting this plan to PCC the JLP is currently still at the examination stage and awaiting an Interim Report from the Planning Inspectors. Depending on the outcomes of the examination of the JLP, this plan may need to be amended/updated soon after it is adopted.

Despite this however, the PSMNF is in agreement that the PSMNP submitted to the council, as currently written, is sound and in compliance with the current adopted policies in PCC’s Local Development Framework. Whilst some references to the JLP in this plan may need to be updated in the future, the objectives and policies of this plan have been based on an up-to-date evidence base and extensive community consultation carried out by the PSMNF. Any updates required to the PSMNP when the JLP has been adopted will be minor to update references and will not affect the soundness of this plan as currently written.

**Compatibility with EU legislation**

36. The Plympton St Mary Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998. The consultation process has aimed to include all sections of the community, including hard-to-reach and under-represented groups such as young people and the disabled.

37. Screening opinions from Plymouth City Council in relation to Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) (APPENDIX II) show that the Plympton St Mary Neighbourhood Plan does not require SEA or HRA. The council's opinion is part of the response to the draft plan and is available at: [https://www.plymouth.gov.uk/planningpolicy/localismandneighbourhoodplanning/neighbourhoodplansanddevelopmentorders/plymptonstmaryneighbourhoodplan](https://www.plymouth.gov.uk/planningpolicy/localismandneighbourhoodplanning/neighbourhoodplansanddevelopmentorders/plymptonstmaryneighbourhoodplan)
### APPENDIX I: PSMNP policies' regard to the NPPF (2012 and 2018) and general conformity with strategic policies of the current (and emerging) development plan

The table below maps the policies of the PSMNP and their regard for the NPPF and their general conformity with the strategic policies of Plymouth City Council’s Local Development Framework (particularly the Core Strategy (2007)) and the emerging Plymouth and South West Devon Joint Local Plan which will replace it.

Please note: while for the purposes of this neighbourhood plan the revised NPPF is not a material consideration (paragraph 214: The policies in the previous Framework will apply for the purpose of examining plans, where those plans are submitted on or before 24 January 2019), to future proof this plan an additional analysis of the revised NPPF has been done and also features below.

<table>
<thead>
<tr>
<th>PSMNP Policy</th>
<th>Regard to the NPPF (2012)</th>
<th>Regard to the new NPPF (2018)</th>
<th>General conformity with current (LDF) and emerging (JLP) strategic policies</th>
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</thead>
<tbody>
<tr>
<td>Overall</td>
<td>The PSMNP has regard to the NPPF, particularly to the objectives for neighbourhood plans and in the achievement of sustainable development. It sets out a vision for the future and contains policies which respond to priority concerns expressed by the local community. Below states how specific policies within the PSMNP aligns with the NPPF.</td>
<td>The PSMNP has regard to the revised NPPF (NPPF rev), particularly where it states that neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies and in the achievement of sustainable development. Below states how specific policies within the PSMNP aligns with the NPPF rev.</td>
<td>The PSMNP is in general conformity with the strategic policies of the currently adopted LDF, particularly the policies contained within the Core Strategy (2007). The PSMNP is also in conformity with the JLP, the new local plan which allocates land for development and protection within the PSMNP boundary and will replace the LDF once adopted. A full list of the relevant policies within the JLP can be found in APPENDIX III of the PSMNP.</td>
</tr>
</tbody>
</table>
| PSM1: Other housing developments (including specialist housing) | This policy has regard to the NPPF core principles to deliver homes, meet market needs and the needs of the local community, seek high quality design and standards and encourage the effective use of land by reusing land that has been                                                                                                                                                   | This policy has regard to the NPPF rev principle to deliver a sufficient supply of homes and to support the re-use of brownfield land. It aims to support meeting the needs of different groups in the community (NPPF rev part 5)                                                                 | This policy aims to grant planning permission on brownfield sites to meet housing needs and support specialist housing and generally conforms with the Core Strategy:  
  * CS15 (Overall Housing Provision)                                                                                                                                                                                                                                                                                                                                 |

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<table>
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<tr>
<th>PSMNP Policy</th>
<th>Regard to the NPPF (2012)</th>
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<th>General conformity with current (LDF) and emerging (JLP) strategic policies</th>
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</thead>
<tbody>
<tr>
<td>PSM2: Provide new healthcare facilities</td>
<td>previously developed (brownfield land). It aims to support meeting housing needs for market, affordable and other special needs housing (NPPF part 6 (Delivering a wide choice of high quality homes)).</td>
<td>Delivering a sufficient supply of homes.</td>
<td>• CS16 (Spatial Distribution of Housing Sites) It also conforms with the JLP: • DEV7 (Meeting local housing need in the Plymouth Policy Area) • DEV9 (Spatial Distribution of Housing Sites) • DEV10 (Delivering high quality housing)</td>
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<tr>
<td>PSM3: High quality amenity green space</td>
<td>This policy has regard to NPPF core principles to support the delivery of infrastructure and to deliver sufficient facilities and services to meet local needs. It also aligns with promotion of healthy, inclusive communities (NPPF part 8 (Promoting healthy communities)).</td>
<td>This policy has regard to NPPF rev principle to achieve healthy, inclusive and safe places and to provide the services the communities need (NPPF rev part 8 (Promoting healthy and safe communities)).</td>
<td>This policy aims to ensure healthcare facilities are provided when the demand on such services rises with an increasing population and generally conforms with the Core Strategy: • CS31 (Health Care Provision) • CS33 (Community Benefits / Planning Obligations) It also conforms with the JLP: • SPT2 (Sustainable linked neighbourhoods and sustainable rural communities) • DEV32 (Meeting the community infrastructure needs of new homes)</td>
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<tr>
<td>PSMNP Policy</td>
<td>Regard to the NPPF (2012)</td>
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<tr>
<td>PSM4: Green space at Boringdon/Newnham Ridge</td>
<td>promoting healthy communities by improving play space (NPPF part 8 (Promoting healthy communities).)</td>
<td>enhancing the natural environment).</td>
<td>• DEV29 (Green and play spaces (including Strategic Green Spaces, Local Green Spaces and undesignated green spaces)) The local standards for green space are set out in the JLP in SPT2 (Sustainable linked neighbourhoods and sustainable rural communities) and figure 3.2 (Measures of sustainable neighbourhoods and communities).</td>
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<tr>
<td>PSM5: Increasing opportunities for sustainable travel</td>
<td>This policy has regard to NPPF core principles to conserve heritage assets and conserve and enhance the natural environment. It aims to protect locally important open spaces from development (NPPF part 8 (Promoting healthy communities)), conserve and enhance the natural environment (NPPF part 11 (Conserving and enhancing the natural environment)), and sustain and enhance heritage assets (NPPF part 12 (Conserving and enhancing the historic environment)).</td>
<td>This policy has regard to NPPF rev to conserve and enhance both the natural and the historic. It also aims to protect locally important open spaces from development (NPPF rev part 8 (Promoting healthy and safe communities)), conserve and enhance the natural environment (NPPF rev part 15 (Conserving and enhancing the natural environment)), and sustain and enhance heritage assets (NPPF rev part 16 (Conserving and enhancing the historic environment)).</td>
<td>This policy aims to make use of a currently unused greenspace on the edge of the city of Plymouth and generally conforms with the Core Strategy: • CS18 (Plymouth’s Green Space) It also conforms with the JLP: • DEV29 (Green and play spaces (including Strategic Green Spaces, Local Green Spaces and undesignated green spaces) of the JLP. The site also forms part of site allocation PLY45 (Plym Valley Strategic Greenspace) which looks to protect and improve the current functions of the land.</td>
</tr>
</tbody>
</table>

This policy aims to ensure sustainable travel is taken into account in new development proposals and to prioritise walking, cycling and public transport.
<table>
<thead>
<tr>
<th>PSMNP Policy</th>
<th>Regard to the NPPF (2012)</th>
<th>Regard to the new NPPF (2018)</th>
<th>General conformity with current (LDF) and emerging (JLP) strategic policies</th>
</tr>
</thead>
</table>
| PSM6: Primary shopping areas | fullest use of public transport, walking and cycling. It also aligns with the maximisation of sustainable transport solutions and reducing the need to travel (NPPF part 4 (Promoting sustainable transport)). | fullest use of public transport, walking and cycling. It also aligns with the maximisation of sustainable transport solutions and reducing the need to travel (NPPF rev part 9 (Promoting sustainable transport)). | over the car. It generally conforms with the Core Strategy:  
- CS28 (Local Transport Considerations)  
It also conforms with the JLP:  
- DEV31 (Specific provisions relating to transport) |
| PSM7: Accessibility of business development | This policy has regard to the NPPF core principles to make the fullest possible use of public transport, walking and cycling (NPPF part 4 (Promoting sustainable transport)) and to meet the development needs of business (NPPF part 1 building a strong competitive economy). | This policy has regard to NPPF core principles to make the fullest possible use of public transport, walking and cycling (NPPF rev part 9 (Promoting sustainable transport)) and to meet the development needs of business (NPPF rev part 6 building a strong competitive economy). | This policy aims to ensure adequate access is part of any new business development and generally conforms with the Core Strategy:  
- CS28 (Local Transport Considerations)  
It also conforms with the JLP:  
- SPT2 (Sustainable linked neighbourhoods and sustainable rural communities)  
- SPT9 (Strategic principles for transport planning and strategy)  
- SPT10 (Balanced transport strategy for growth and healthy and sustainable communities)  
- DEV31 (Specific provisions relating to transport) |
<table>
<thead>
<tr>
<th>PSMNP Policy</th>
<th>Regard to the NPPF (2012)</th>
<th>Regard to the new NPPF (2018)</th>
<th>General conformity with current (LDF) and emerging (JLP) strategic policies</th>
</tr>
</thead>
</table>
| PSM8: Advertisements and signs | This policy has regard to NPPF core principles to always secure high quality design and a good standard of amenity. NPPF part 7 (Requiring good design).                                                                 | This policy has regard to NPPF core principles to always secure high quality design and a good standard of amenity. NPPF part 12 (Achieving well-designed places).                                           | This policy aims to ensure advertisements and signs are appropriate and generally conforms with the Core Strategy:  
  - CS02 (Design) of the Core Strategy  
  It also conforms with the JLP:  
    - SPT1 (Delivering sustainable development)  
    - SPT2 (Sustainable linked neighbourhoods and sustainable rural communities)  
    - DEV1 (Protecting health and amenity)  
    - DEV20 (Place shaping and the quality of the built environment) |
| PSM9: Development on green spaces | This policy has regard to NPPF core principles to conserve and enhance the natural environment. It also aims to protect locally important green and play spaces from development, minimise pollution and other adverse impacts and re-use land (NPPF part 11 (Conserving and enhancing the natural environment)) and promoting healthy communities by improving play space (NPPF part 8 (Promoting healthy communities)). | This policy has regard to NPPF core principles to conserve and enhance the natural environment. It also aims to protect locally important green and play spaces from development, minimise pollution and other adverse impacts and re-use land (NPPF rev part 15 (Conserving and enhancing the natural environment)) and promoting healthy communities by improving play space (NPPF part 8 (Promoting healthy and safe communities)). | This policy aims to ensure that the green spaces in Plympton St Mary are protected and generally conforms with the Core Strategy:  
  - CS18 (Plymouth’s Green Space)  
  - CS30 (Sport, Recreation and Children’s Play Facilities)  
  It also conforms with the JLP:  
    - DEV29 (Green and play spaces (including Strategic Green Spaces, Local Green Spaces and undesignated green spaces)) |
<table>
<thead>
<tr>
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<th>Regard to the NPPF (2012)</th>
<th>Regard to the new NPPF (2018)</th>
<th>General conformity with current (LDF) and emerging (JLP) strategic policies</th>
</tr>
</thead>
</table>
| Policy PSM10: Mitigating flood risk     | This policy has regards to the NPPF core principles to ensure inappropriate development in areas at risk of flooding is avoided (NPPF part 10 (Meeting the challenge of climate change, flooding and coastal change)). | This policy has regards to the NPPF core principles to ensure inappropriate development in areas at risk of flooding is avoided (NPPF rev part 14 (Meeting the challenge of climate change, flooding and coastal change)). | This policy aims to ensure local flooding from new development does not occur and generally conforms with the Core Strategy:  
  - CS21 (Flood Risk)  
  It also conforms with the JLP:  
  - DEV37 (Managing flood risk and water quality impacts) |
| PSM11: Conserving and developing the historic environment | This policy has regard to NPPF core principles to conserve heritage assets in a manner appropriate to their significance NPPF part 12 (Conserving and enhancing the historic environment). | This policy has regard to NPPF core principles to conserve heritage assets in a manner appropriate to their significance NPPF rev part 16 (Conserving and enhancing the historic environment). | This policy aims to ensure new development conserves and protects the historic environment and generally conforms with the Core Strategy:  
  - CS02 (Design)  
  - CS03 (Historic Environment)  
  It also conforms with the JLP:  
  - SPT1 (Delivering sustainable development)  
  - DEV20 (Place shaping and the quality of the built environment)  
  - DEV21 (Conserving the historic environment) |
| Policy PSM12: Local heritage asset signage | This policy has regard to NPPF core principles to conserve heritage assets in a manner appropriate to their significance NPPF part 12 (Conserving and enhancing the historic environment) and to always secure high quality design and a good standard of amenity NPPF part 7 (Requiring good design) | This policy has regard to NPPF core principles to conserve heritage assets in a manner appropriate to their significance NPPF rev part 16 (Conserving and enhancing the historic environment) and to always secure high quality design and a good standard of amenity NPPF rev part 12 (Achieving well-designed places). | This policy aims to ensure that the historic environment in Plympton St Mary is recognised and celebrated and generally conforms with the Core Strategy:  
  - CS02 (Design)  
  - CS03 (Historic Environment)  
  It also conforms with the JLP:  
  - SPT1 (Delivering sustainable development) |
<table>
<thead>
<tr>
<th>PSMNP Policy</th>
<th>Regard to the NPPF (2012)</th>
<th>Regard to the new NPPF (2018)</th>
<th>General conformity with current (LDF) and emerging (JLP) strategic policies</th>
</tr>
</thead>
</table>
| **PSM11: New school at Newnham** | This policy has regard to NPPF core principles to promote healthy communities by ensuring larger scale residential developments provide key facilities such as primary schools (NPPF part 8 (Promoting healthy communities)). | This policy has regard to NPPF core principles to promote healthy communities by ensuring larger scale residential developments provide key facilities such as primary schools (NPPF rev part 8 (Promoting healthy and safe communities)). | • SPT2 (Sustainable linked neighbourhoods and sustainable rural communities)  
• DEV1 (Protecting health and amenity)  
• DEV20 (Place shaping and the quality of the built environment)  
• DEV21 (Conserving the historic environment)  
This policy supports the provision of a new school in the Plympton St Mary vicinity and ensures that if the site allocated in the JLP does not come forward, another site would be supported. This policy generally conforms with the Core Strategy:  
• CS14 (New Education Facilities)  
It also conforms with the JLP:  
• SPT1 (Delivering sustainable development)  
• SPT2 (Sustainable linked neighbourhoods and sustainable rural communities)  
• PLY52 (Land at West Park Hill, Newnham) |
APPENDIX II: Compatibility with EU legislation

Plymouth City Council were asked by the Neighbourhood Forum to screen the draft Plympton St Mary Neighbourhood Plan to consider whether it would have any significant environmental effects that would require the preparation of a Strategic Environmental Assessment (SEA) or a Habitats Regulations Assessment (HRA). On 8 December 2017 the screening statement was finalised and concluded that an SEA and HRA were not required.

Relevant extracts from Council’s report are shown below. The full report is available at: https://www.plymouth.gov.uk/planningpolicy/localismandneighbourhoodplanning/neighbourhoodplansanddevelopmentorders/plymptonstmaryneighbourhoodplan

**SEA screening opinion**
Having taken all of the relevant policies of the PSMNP into account, and assessing the potential environmental impact on designated sites and landscapes, it is the Council’s opinion that a full SEA is not required for the Neighbourhood Plan due to the limited nature of development proposed and the continuity in land use.

**HRA screening opinion**
Due to the limited amount of development proposed, the Council considers that the PSMNP will not have a significant effect on a European site and that therefore further assessment under the Habitats Regulations is not required.
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