

## **Annex 2 Dalwood Parish Neighbourhood Development Plan Policies (incorporating Examiner's Proposed Modifications)**

### **1. Policy NE1 Conserving and Enhancing the Natural Beauty of the Parish**

1. Development proposals will only be supported where:
  - i. the development does not result in adverse impacts on the natural environment (landscape and biodiversity); and,
  - ii. they enhance the natural environment.
2. Where any adverse landscape impact can be suitably mitigated, this must ensure compatibility with local landscape character. Such measures should include the use of locally present native species of trees, shrubs and hedges.
3. Proposals for development which unavoidably affect traditional Devon hedges will only be supported where they have demonstrated no harm to the hedgerow/bank, setting in the landscape, biodiversity, and habitats.
4. There is a presumption of conservation of any existing natural features even where they are not afforded specific protection by law. Any removal must be justified in the planning application, and new or replacements must be of suitable locally present native trees, shrubs and hedges.
5. Proposals for development should not increase flood risk or undermine flood protection/mitigation measures, especially in the Corry Brook corridor, where green infrastructure which will give benefits in terms of flood risk management and protecting water quality will be supported.
6. Opportunities to incorporate provision for nesting birds and roosting bats must be considered, and included wherever possible/practical in new developments, to protect and enhance biodiversity. A minimum of one integral bird box designed for swifts shall be incorporated into each new build residential unit, and/or where existing buildings are being altered/extended, an ecologist should be instructed to check for existing nests/ roosts of birds or bats. These should be retained where possible or replaced with an integral box, or if not practical, an external box. Wherever possible and practicable, this minimum requirement should be exceeded through other appropriate measures including, but not limited to, external nest cups for house martins and swallows, and internal oxygen "tubes" for bats, at all times in accordance with current legislation for specially protected species.
7. For the avoidance of doubt, in this context, the definition of "development" includes changes to access to the highway where planning permission is required and in such cases the Devon County Council Highway Management in Protected Landscapes Guidance should be applied.

### **2. Policy NE2 Preserving Tranquillity and Dark Skies**

To ensure that the tranquillity of the Parish and dark skies are maintained, development will only be supported where it demonstrates that it:

- i. will not adversely impact on the tranquillity of the Parish through increasing levels and extent of noise; and,
- ii. will not adversely impact, through light pollution (during any part of the year), on valued dark skies observable from the Parish.

New development should follow the guidance on lighting contained in the Blackdown Hills AONB Management Plan 2019-24, and its Design Guide for Houses.

### **3. Policy BHE1 Maintaining the Built Character of the Parish through High-Quality Design**

All new development should achieve high-quality design and be sympathetic to the traditional built character of the Parish. Proposals will be supported where they:

- i. in the case of housing development, take fully into account the Blackdown Hills AONB Design Guide for Houses (March 2012) alongside the National Design Guide and the national Model Design Code.
- And, for all development:
- ii. ensure that the size, scale and location of the development is appropriate to the form, scale and setting of the existing built environment;
  - iii. ensure that materials and design of the development are in-keeping with the character of the existing built environment;
  - iv. ensure that it is designed in such a way that it minimises the impact on the visual amenity of the surrounding landscape, on views of the proposed development and on the natural environment;
  - v. ensure adequate covered and secure external storage for recycling and waste disposal bins;
  - vi. include the use of appropriate sustainable drainage systems (SuDS) and other measures to reduce surface water run-off; and,
  - vii. are designed to minimise the occurrence of crime, disorder or anti-social behaviour.

### **4. Policy BHE2 Protecting Heritage Assets**

Proposals for development affecting designated and non-designated heritage assets and their settings will only be supported where they demonstrate, as part of the planning application, that:

- i. they have fully considered the Historic Environment Record (HER) as well as other available local evidence documenting local historic sites; and
- ii. they will not have an adverse impact on these assets or their settings.

### **5. Policy HP1 Housing Development in Dalwood**

1. Proposals for housing developments in the Zone shown in Figure 9 will be supported where they are for:

- i. annexes to existing dwellings, within the existing curtilage of a dwellinghouse, which provide additional residential space for family members being cared for, but who wish to retain a degree of independence in their living arrangements, or,
- ii. 1 or 2 bedroom units developed on land within the curtilage of an existing dwellinghouse and suitable in their size and design to meet the needs of the existing residents wishing to downsize or to establish a first home to rent or buy.

2. Proposals will be supported within the Zone where:

- i. development is of a scale, density massing and appearance in keeping with surrounding properties and the character of the village and consistent frontage is maintained;
- ii. sufficient garden depth and area is retained within the curtilage of existing dwellings, commensurate with their size and character, where relevant;

- iii. with regard to annexes, the proposal does not introduce a separate access to the existing dwelling and the remaining garden is shared;
- iv. they demonstrate how they have taken into account the criteria of Policy BHE1, where relevant;
- v. local amenity (including issues of overlooking, daylight and sunlight, outlook or noise disturbance) is not adversely impacted, and the privacy of occupiers of dwellings is maintained;
- vi. the impact of the development on garden habitats and biodiversity has been considered and kept to a minimum;
- vii. access and egress arrangements do not compromise road safety for pedestrians and vehicle users; and
- viii. provision for off-street vehicle parking meets current adopted parking standards and exceeds them where feasible. There should be a minimum of one parking space for 1 bedroom properties, and a minimum of two spaces for 2 bedroom properties.

## **6. Policy CFS1 New Retail and Commercial Development in Dalwood Village**

Proposals for new retail and commercial facilities, extensions and/or alterations to existing facilities to serve the local community will be supported on sites within or adjoining the Dalwood Settlement Boundary provided that:

- i. they can be provided (preferably) through the conversion or extension of an existing building, or if that is not viable or feasible, the development of a new building, without having a significant adverse impact on the special character of the area's natural and built environments;
- ii. they are small-scale, in-keeping with the density and massing of neighbouring buildings and with the built character of the village;
- iii. the proposal will be well related to the built form of the settlement and close to existing development;
- iv. the site is accessible by a variety of types of transport, including walking and cycling and the amount of traffic generated by the proposal could be accommodated on the local highway network without harming road safety;
- v. the proposal would not be detrimental to the amenity of neighbouring residents by reason of undue noise or traffic; and,
- vi. the proposal demonstrates that it will have a beneficial impact on existing community services and / or the local retail /commercial offer, complementing existing provision of a similar nature or filling a gap in demand / need.

## **7. Policy CFS2 Improvements to Existing Local Community Facilities, Amenities and Assets**

- 1. Figure 10 identifies the Parish's community assets, facilities and amenities valued for protection/retention and /or improvement. They are:
  - i. Community Shop and Post Office;
  - ii. The Tuckers Arms;
  - iii. St. Peter's Church;
  - iv. The Methodist Chapel;
  - v. The Folly Nursery;
  - vi. The Village Hall and car park;
  - vii. The Jubilee Pavilion and Field; and,
  - viii. The Reading Room.

2. Proposals relating to but not limited to the assets named above which seek to enhance or improve Dalwood's existing local community facilities, amenities and assets will be supported where:
  - i. there is a demonstrable need for them.
  - ii. they do not have an adverse impact on the special character of the area's natural and built environments.
  - iii. there are no adverse impacts on the amenity of residents or neighbouring uses.
3. Applicants for development will be expected to demonstrate how their proposals meet the aims and objectives of the Neighbourhood Plan and how they have consulted and engaged with the Parish Council, users of the facility, and with the wider community.

## **8. Policy CFS3 Loss of Local Community Facilities through Redevelopment or Change of Use**

1. Proposals for the change of use or development of locally valued community assets defined in Policy CFS2 will only be supported if:
  - i. they would not have an adverse impact on the special character of the area's natural and built environments;  
AND,
  - ii. there is no other reasonable prospect of viable continued use of the existing building or facility which will benefit the local community and it has been professionally marketed at a market price for at least two years and no proceedable buyer has been found; or,
  - iii. it will not result in the net loss of a community facility where need and demand for that facility and/or an alternative community use has been evidenced.
2. Applicants for development will be expected to demonstrate how their proposals meet the aims and objectives of the Neighbourhood Plan and how they have consulted and engaged with the Parish Council, users of the facility, and with the wider community.

## **9. Policy TA1 Off Road Parking**

Proposals to provide additional off-road parking will be supported where they do not have an adverse impact on:

- i the character of the local built environment;
- ii the quality of the surrounding natural environment; and,
- iii highway safety.

## **10. Policy TA2 Rights of Way (Public Footpaths and Bridleways)**

The improvement and enhancement of public rights of way will be supported. Subject to compliance with all other relevant policies in this Plan, proposals for development of or affecting public rights of way will be supported where:

- i. they promote, protect, maintain and enhance the existing local footpath and bridleway network for use on foot, bicycle or horseback; and/or
- ii. they improve and enhance the existing network through the provision of new or extended routes; and/or
- iii. they include measures designed to prevent motorised vehicles (except those specifically designed for the disabled) illegally using designated footpaths, bridleways and cycleways (where established).

## **11. Policy EE1 Superfast Connectivity**

The development of a superfast broadband infrastructure to serve the Parish will be supported where it is sensitively sited and sympathetically designed. Where practicable, all new residential, educational and business premises will be required to make provision for the latest high-speed broadband and other communication networks.

## **12. Policy EE2 Farming (New Development Proposals)**

Proposals for new agricultural development requiring planning permission will be expected to demonstrate how they will:

- i. meet an agricultural need and be commensurate in size with the intended future use;
- ii. protect and / or enhance historic farming or landscape features and the rural characteristics of the surrounding area;
- iii. protect or reinforce the natural beauty, bio-diversity and special character of the AONB landscape; and
- iv. include minimal new lighting, and comply with Policy NE2: Preserving Tranquillity and Dark Skies.

## **13. Policy ELC1 Renewable and Low Carbon Energy Schemes**

1. Renewable and low carbon energy schemes will be supported at a scale appropriate to those defined in Figure 12 and where they are sensitively sited, and demonstrate that they have no adverse impact on enjoyment of the natural and built environment nor on the quality of Dalwood's and the Area of Outstanding Natural Beauty's landscape, biodiversity, wildlife habitats, heritage assets (including their settings and any archaeological needs) and neighbouring amenity. These will principally be at the small and medium scale depending on the need to minimise impact on the landscape.
2. Renewable energy and low carbon scheme proposals should demonstrate that they would have no adverse impact on water supply and water quality, such as fish pass (Hydro-electric power- HEP), flood flow ( solar panels / HEP) and ground water quality (wind turbines), and should provide a net gain for biodiversity.
3. Where appropriate, landscaping should be used to mitigate the impact on the landscape.
4. In addition to other policies in this Plan, proposals should take into account the advice given in the "Renewable Energy in the Blackdown Hills Report,' 2010 and the most up-to-date landscape policy advice produced by the Devon Landscape Policy Group, or equivalent.
5. Planning applications for smaller wind turbines will be assessed in terms of visual intrusion and the appropriateness of the site and must be accompanied by site-specific measured wind speed data and not solely the AONB (estimated) database.
6. Proposals for large-scale renewable and low carbon energy generating plants and fossil-fuel based energy generating plants will not be supported.

ENDS