



# The Hoe Neighbourhood Plan 2025 - 2034

## Basic Conditions Statement Submission Version

7 January 2026



## Contents

	Page
Summary .....	3
1. Introduction .....	4
2. Legal Requirements .....	5
Local Context and the Need for a Neighbourhood Development Plan .....	6
Plan Process and Consultation .....	6
Hoe Neighbourhood Plan Vision and Objectives .....	9
Hoe Neighbourhood Plan Policies and Community Aspirations .....	10
Submission Documents .....	11
3. Basic Conditions Statement .....	12
Having Regard to National Policies and Advice Contained in Guidance .....	14
Contributing to Sustainable Development .....	14
General Conformity with Strategic Policies of Development Plan for the Area .....	15
EU Obligations .....	15
Strategic Environmental Assessment (SEA) .....	15
Habitats Directive .....	15
Statutory Consultation .....	15
Convention on Human Rights .....	16
Conclusion .....	16
Conformity with the National Planning Policy Framework .....	17
Conformity with Plymouth and South West Devon Joint Local Plan .....	23

## Tables

Table 1: High-level summary of consultation milestones and engagement activity .....	7
Table 2. How Plan Objectives Support NPPF Goals .....	17
Table 3. How Plan policies support JLP policies .....	23

## **Summary**

This Statement of Basic Conditions accompanies the Hoe Neighbourhood Plan at the point of its submission at Regulation 15 stage to Plymouth City Council as the local planning authority.

It meets the requirements laid down in the Neighbourhood Planning (General) Regulations 2012 (herein referred to as “the Regulations”) and explains how the plan meets the requirements of paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (herein referred to as “the Act”). This statement sets out the way in which the Hoe Neighbourhood Plan meets the basic conditions set out in the Regulations. It accompanies the submission of the plan to Plymouth City Council under section 15 of the Regulations.

## 1. Introduction

1. The Basic Conditions Statement has been prepared to accompany the Hoe Neighbourhood Plan (“the Neighbourhood Plan”) under regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).
2. To satisfy Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, the Hoe Neighbourhood Forum (“the Forum”), as the qualifying body must include a statement explaining how the proposed Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).
3. Paragraph 8 (1) states that the examiner must consider the following:
  - (a) whether the draft neighbourhood development order meets the basic conditions (see sub-paragraph (2));
  - (b) whether the draft order complies with the provision made by or under sections 61E (2), 61J and 61L;
  - (c) whether any period specified under section 61L(2)(b) or (5) is appropriate;
  - (d) whether the area for any referendum should extend beyond the neighbourhood area to which the draft order relates; and
  - (e) such other matters as may be prescribed.
4. Paragraph 8 (2) states that a draft Neighbourhood Plan meets the basic conditions if:
  - (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order;
  - (b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order;
  - (c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order;
  - (d) the making of the order contributes to the achievement of sustainable development;
  - (e) the making of the order 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);
  - (f) the making of the order does not breach, and is otherwise compatible with, retained EU obligations; and
  - (g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

## 2. Legal Requirements

5. This statement has been prepared by the Hoe Neighbourhood Forum. It accompanies the submission to Plymouth City Council of the Hoe Neighbourhood Plan as required under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012.
6. The Hoe Neighbourhood Plan is submitted by the Hoe Neighbourhood Forum, which is a qualifying body and entitled to submit a Neighbourhood Development Plan for the designated Neighbourhood Area.
7. Hoe Neighbourhood Forum was designated as an appropriate qualifying body required under Regulation 11 of the Neighbourhood Planning (General) Regulations 2012 by Plymouth City Council on 14 July 2022. Details of the application and its approval are available on the council's website at <https://www.plymouth.gov.uk/ho-neighbourhood-plan>.
8. The Hoe Neighbourhood Area covers the area designated by Plymouth City Council on 10 July 2017. Details of the application and its approval are available on the council's website at <https://www.plymouth.gov.uk/ho-neighbourhood-plan>. The Hoe Neighbourhood Area is shown on the map provided with paragraph 3.3 below. There is no other Neighbourhood Development Plan in place within the Neighbourhood Area.
9. The draft plan was published for consultation under Regulation 14 in November 2024 and representation and comments received have helped to shape the plan which is now submitted to Plymouth City Council.
10. The Hoe Neighbourhood Plan contains policies relating to the development and use of land within the Hoe Neighbourhood Area and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.
11. The Hoe Neighbourhood Plan states that the period it relates to is from 2025 until 2034. The period has been chosen to tie in with the adopted 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.
12. The Hoe Neighbourhood Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990. Plymouth City County Council was consulted prior to Regulation 14 consultation and did not raise any concerns.
13. In relation to paragraph 8 (1) of Schedule 4B to the Town and Country Planning Act 1990 sub-paragraph 1(d), it is not considered that there is any benefit or reason for extending the area for the referendum beyond the designated Neighbourhood Area.

## **Local Context and the Need for a Neighbourhood Development Plan**

14. The Hoe Neighbourhood Area is within the St Peter and the Waterfront ward and includes the whole of the Hoe Conservation Area. The Hoe is recognised as a distinct area within Plymouth.
15. The Hoe Neighbourhood Plan provides a vision for the Hoe Neighbourhood Area and sets out clear planning policies to realise this vision. In addition, there is a set of community aspirations, which are not planning policies but which will be used by the community to inform decisions on where we want to put resources and focus priorities for the area.
16. The Hoe Neighbourhood Plan provides local policies and community aspirations to address issues and concerns that give a local perspective and add value to the policies set out in the Plymouth and South West Devon Joint Local Plan.

## **Plan Process and Consultation**

17. The Hoe Neighbourhood Forum is a non-political community group, formed in 2017 by residents and supported by local councillors who came together to enable those living and working in the Hoe area to have a greater say in planning decisions which affect the area.
18. The Hoe Neighbourhood Plan is a community-led plan, and the process has been community-led from the very beginning. The Hoe Neighbourhood Forum commissioned a local consultation to set the initial direction for the plan and its policies. Following this consultation, five topic-focused sub-groups were established and volunteers for each were sought from the Forum membership. The Forum then commissioned a Neighbourhood Plan Coordinator to organise the work of the sub-groups in the development of the Plan's policies.
19. Since the establishment of the Hoe Neighbourhood Forum, there has been ongoing consultation with the local residents, businesses, community groups, and other key stakeholders in Hoe Neighbourhood Area to write the Hoe Neighbourhood Plan.
20. The key milestones and engagement activity undertaken in preparing the Hoe Neighbourhood Plan is summarised in Table 1 below.

**Table 1: High-level summary of consultation milestones and engagement activity**

<b>Date</b>	<b>Milestone</b>	<b>Commentary</b>
10 July 2017	Hoe Neighbourhood Area and Hoe Neighbourhood Forum designated by Plymouth City Council	The Hoe Neighbourhood Forum and Neighbourhood Area boundary were <a href="#">designated by Plymouth City Council</a> after public consultation, which ran from 24 April to 5 June 2017.
2017-2018	Early community engagement	Six-month period of engagement with the local community and communities of interest, as summarised in the <a href="#">Community Engagement Report</a>
March 2019	Vision established	Workshop in March 2019 identified key themes, areas of interest, and a headline vision for how the Forum area might develop over the plan period, as summarised in the <a href="#">minutes of the Hoe Forum meeting on 27 March 2019</a>
2019-2023	Evidence base established	Research and evidence base documents reviewed and reports commissioned to establish additional evidence
2019-2020	Initial policies drafted	Sub-group members met approximately every six weeks between April 2019 and September 2020 to draft policies informed by the findings of the public engagement, visioning, and research
2020-2022	Covid-19 delays	Unfortunately, the Covid pandemic put many obstacles in the way of progress, but meetings were resumed via Zoom calls.
2021	Policy testing	Drafted policies were tested with feedback and comment from PCC and <a href="#">AECOM</a> . The sub-groups prepared a <a href="#">spreadsheet</a> comparing the feedback from both parties and sought further clarification where there was a lack of clarity or a difference of opinion. Additional technical support was sought from Locality, and additional evidence was commissioned, including a <a href="#">Local Green Space Audit</a> to support Blue and Green policies and feasibility studies related to the Register Office site to support Housing policies (see <a href="#">evidence base</a> for documents relating to the Register Office).
2021-2023	Policy rewriting	Comments from both Plymouth City Council and AECOM were assimilated into a first round of policy revisions, as shown in the summary spreadsheet.
2023	SEA and HRA Screening	Plymouth City Council concluded that the Plan is unlikely to result in significant environmental effects and would not require a <a href="#">Strategic Environmental Assessment or Habitats Regulations Assessment</a> .
2023-2024	Preparation of draft plan	Forum members write the final draft plan, reviewing updated evidence to justify policies

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*Table 1 continued*

<b>Date</b>	<b>Milestone</b>	<b>Commentary</b>
18 Nov 2024- 13 Jan 2025	Regulation 14 Consultation	Seven public events were held at various venues in the area, advertised online, by email to forum members and statutory consultees, and via leaflets delivered to every home and business in the Hoe Neighbourhood Area. Hard copies of the draft plan were available to view at these public events with volunteers on hand to answer questions. The draft Plan and all supporting documents were also made available on the Hoe Neighbourhood Forum website with a facility for making comments and giving feedback online. Hard copies of the draft plan could also be viewed at any time during the consultation period at the Gipsy Moth and West Hoe pubs and Plymouth Central Library. Over <a href="#">60 organisations</a> were invited to comment, including all statutory bodies.
Jan-Feb 2025	Consolidation of Regulation 14 comments	Regulation 14 feedback was analysed and a <a href="#">high-level presentation of the results</a> was prepared for Forum members. A <a href="#">full report</a> was provided to the Forum committee showing all Regulation 14 Consultation comments from all sources. A spreadsheet was created with a page for each section and policy to facilitate the review of each topic area and to track the changes to the Plan.
Mar-May 2025	Review of Regulation 14 comments	Topic sub-groups were tasked with assessing the feedback for their areas of expertise and bringing recommendations back to the committee. Meetings were held in March and April 2025 to review the consultation feedback, discuss the sub-group recommendations, and decide whether and how to amend the draft Hoe Neighbourhood Plan.
June-Oct 2025	Revision of Draft Plan	Issues that required further investigation or work were resolved and another draft of the Hoe Neighbourhood Plan was produced for review.
Nov 2025	Review of Reg 15 Draft Plan	Review meetings were held to finalise the draft Plan for submission to Plymouth City Council with the intent of having it go to referendum in the May 2026 election. A spreadsheet called the <a href="#">HNP Regulation 14 Comments Tracker</a> recorded the meeting dates and attendees, plus the comments and decisions for each item of consultation feedback.
Dec 2025	Preparation of Draft Plan for Reg 15 Submission	The final draft of the Plan was prepared and reviewed.

21. The draft plan was published in November 2024 and open for comments for a period of eight weeks, from 18 November 2024 to 13 January 2025, as per Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.
22. The [Hoe Neighbourhood Plan Consultation Statement](#) provides a breakdown of each stage of engagement and consultation undertaken in preparing the Hoe Neighbourhood Plan.

## Hoe Neighbourhood Plan Vision and Objectives

23. The vision set out in the Hoe Neighbourhood Plan is:

**The Hoe Neighbourhood Area will be a thriving and balanced community with a strong sense of identity – a place that takes pride in, protects, and enhances all its man-made and natural assets, now and in the future.**

24. The Hoe Neighbourhood Plan establishes seven objectives:

- Protect, value, and make the most of heritage assets (designated and non-designated)
- Maintain and improve leisure and wellbeing, and support a diverse, unique cultural offer for visitors and locals alike
- Protect, value, and improve the local environment, enhancing biodiversity, and maintaining and improving access to blue and green spaces
- Support measures that address the Climate and Nature Emergencies
- Maintain and improve transport and infrastructure connectivity to meet the needs of people who live, work and visit the area, while supporting a low-carbon, low-emissions future
- Provide a sustainable and balanced mix of housing that serves all sections of the community
- Support a sustainable and fair local economy

## **Hoe Neighbourhood Plan Policies and Community Aspirations**

25. The Hoe Neighbourhood Plan provides a vision for the Hoe Neighbourhood Area 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 we want to put resources and focus priorities for the area.
26. The plan's policies and community actions are divided between five themes:
  - i. Heritage and Design
    - Policy H1: Integration with the Character of the Area
    - Policy H2: High-Quality Design
    - Policy H3: Protection of Iconic Views
    - Policy H4: Heritage Assets
    - Policy H5: Buildings of Negative Impact
    - Policy H6: Heritage and Energy Efficiency Retrofit
    - Policy H7: Balconies and Roof Gardens
    - Policy H8: Retail and Commercial Frontages
  - ii. Blue and Green Environment
    - Policy BG1: Local Green Space Designations/Development on Green Spaces
    - Policy BG2: Protection of Trees, Hedges and Biodiversity
    - Policy BG3: Protection of Street Trees
  - iii. Pedestrians and Transport
    - Policy PT1: Promoting Sustainable Mobility
    - Policy PT2: Parking
  - iv. Housing
    - Policy HS1: Housing Mix, Accessibility and Environmental Standard
  - v. Infrastructure Improvements
    - Policy DC1: Developer Contributions

## Submission Documents

27. In addition to this Basic Conditions Statement, the following documents have been submitted to Plymouth City Council:

### **The Hoe Neighbourhood Plan**

The Neighbourhood Development Plan for the designated area containing policies and community aspirations to guide future development in the area

### **The Hoe Neighbourhood Plan Consultation Statement**

Setting out the summary of the engagement and consultation undertaken in preparing the Hoe Neighbourhood Plan

### **The Hoe 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

28. Plymouth City Council will now arrange for:
- a) Six weeks of public consultation for comment on the submitted plan;
  - b) An independent examination of the Hoe Neighbourhood Plan (providing the Plan is found to meet the Basic Conditions set out in 1.4 above); and
  - c) A public referendum on the Hoe Neighbourhood Plan subject to the Independent Examiner's recommendations following the independent examination.

### 3. Basic Conditions Statement

- 29. This section addresses how the Hoe Neighbourhood Plan fulfils the Basic Conditions set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 sub-paragraph (2). The Hoe Neighbourhood Plan has been prepared having regard to national policies and advice set out in the National Planning Policy Framework 2024 (NPPF) and to the adopted Plymouth and South West Devon Joint Local Plan (as required by sub-paragraph 2(a)).
- 30. The Hoe Neighbourhood Plan is being submitted in accordance with Part 5, Regulation 15 of the Neighbourhood Planning (General) Regulations 2012, which sets out the requirements for the submission of a neighbourhood plan, as follows:
  - Plan proposals: Where a qualifying body submits a plan proposal to the local planning authority, it must include:
    - a) a map or statement that identifies the area to which the proposed neighbourhood development plan relates;
    - b) a consultation statement;
    - c) the proposed neighbourhood development plan; and
    - d) a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B of the Act.
- 31. In respect to part (a) above Plymouth City Council, as the local planning authority, designated the Hoe Neighbourhood Forum as an appropriate qualifying body required under Regulation 11 of the Neighbourhood Planning (General) Regulations 2012 on 10 July 2017 and redesignated the Forum on 14 July 2022. The Hoe Neighbourhood Area covers the area designated by Plymouth City Council on 10 July 2017. Details of the application and its approval are available on the council's website. The Hoe Neighbourhood Area is also shown on the map in Figure 1.



Figure 1: The Hoe Neighbourhood Area

32. Parts (b) and (c) are submitted along with this statement, which itself fulfils part (d).
33. The requirements of part (d) are that the plan meets the Basic Conditions, which are that the plan (or neighbourhood development order) will have met the basic conditions if:
  - a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,
  - b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,
  - c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,
  - d) the making of the order contributes to the achievement of sustainable development,
  - e) the making of the order 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),
  - f) the making of the order does not breach, and is otherwise compatible with, EU obligations, and
  - g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.
34. Details of how the Hoe Neighbourhood Plan meets these requirements and is in general conformity with strategic policies in the adopted Plymouth and South West Devon Joint Local Plan are provided below.

## Having Regard to National Policies and Advice Contained in Guidance

35. In relation to paragraph 8 (1) of Schedule 4B to the Town and Country Planning Act 1990 sub-paragraph 2(a), a neighbourhood plan is required to have appropriate regard to approved national (planning) policies and advice contained in associated guidance. The Hoe Neighbourhood Plan has been developed having regard to the National Planning Policy Framework 2024 (NPPF) and Planning Practice Guidance (PPG).
36. The Hoe Neighbourhood Plan contains a vision and objectives. The objectives are set out alongside the NPPF goals they seek to address and explains how each of the Plan policies has shown specific regard to NPPF.

## Contributing to Sustainable Development

37. Whilst there is no legal requirement for a neighbourhood plan to have a sustainability appraisal, this section of the Statement demonstrates how the Hoe Neighbourhood Plan fulfils the basic condition that the plan contributes to achieving sustainable development (as required by paragraph 8 (2) of Schedule 4B to the Town and Country Planning Act 1990 sub-paragraph 2(d)).
38. The NPPF 2024 defines sustainable development as having three dimensions: economic, social, and environmental. The Hoe Neighbourhood Plan has been developed with regard to these principles and has jointly sought environmental, economic, and social gains.
39. The Hoe Neighbourhood Plan is positively prepared, reflecting the presumption in the NPPF in favour of sustainable development, but it seeks to manage development pressures to ensure that, in addition to economic considerations, reasonable environmental and social considerations are taken into account.
40. The policies contained in the Hoe Neighbourhood Plan contribute to achieving sustainable development by seeking positive improvements to the quality of the natural, built, and historic environment, as well as in people's quality of life.

<b>NPPF Sustainability Objective</b>	<b>Commentary on the Hoe Neighbourhood Plan</b>
Economic	Through policies that support the local economy and sustainable transport, promotion of walking and cycling, support for improved public transport and enhanced connectivity
Social	Through policies that improve the public realm and protect green spaces, promote affordable housing and homes designed for sustainable living, protect and provide facilities, and enhance the blue green environment
Environmental	Through policies that promote sustainable development and design, conserve and improve built heritage and landscape setting, enhance environmental quality, protect trees, hedges, and biodiversity, and promote sustainable mobility.

### **General Conformity with Strategic Policies of Development Plan for the Area**

41. The Hoe Neighbourhood Plan has been prepared by the Hoe Neighbourhood Forum Steering Group with support from and in liaison with officers from Plymouth City Council.
42. The Hoe Neighbourhood Plan has been developed to be in general conformity with the strategic (and other) policies contained in the adopted Plymouth and South West Devon Local Plan.
43. To meet the basic conditions, a Neighbourhood Development Plan is required by paragraph 8 (2) of Schedule 4B to the Town and Country Planning Act 1990 sub-paragraph 2(e) to demonstrate general conformity with the strategic policies of the adopted Local Plan.

### **EU Obligations**

44. In relation to paragraph 8 (2) of Schedule 4B to the Town and Country Planning Act 1990 sub-paragraph 2(f):

#### **Strategic Environmental Assessment (SEA)**

A formal screening of the draft Plan for environmental effects was undertaken in the summer of 2023 on behalf of the Hoe Neighbourhood Forum. The opinion at that time from Plymouth City Council was that a Strategic Environmental Assessment was not required.

#### **Habitats Directive**

A Habitats Regulation Assessment (HRA) screening of the Plan was undertaken in conjunction with the informal SEA screening. Plymouth City Council opinion was that an Appropriate Assessment under the EU Habitats Regulations was not required.

The Habitats Regulation Assessment screening complies with the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018 which came into effect on 28 December 2018. That is, “the making of the Neighbourhood Development Plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017”.

#### **Statutory Consultation**

During July and August 2023 Plymouth City Council, as required, consulted with statutory consultees on their [Strategic Environmental Assessment \(SEA\)/Habitats Regulations Assessment \(HRA\) Screening Report](#) in relation to the Hoe Neighbourhood Plan. The Environment Agency, Natural England and Historic England agreed that SEA was not likely to be required.

### **Convention on Human Rights**

45. The Hoe Neighbourhood Plan has regard to and is compatible with the fundamental rights and freedoms guaranteed under the European Convention on Human Rights. The Plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying Consultation Statement. Considerable care has been taken throughout the preparation and drafting of this neighbourhood plan to ensure that the views of the whole community were embraced to avoid any unintentional negative impacts on particular groups (as required by paragraph 8 (2) of Schedule 4B to the Town and Country Planning Act 1990 sub-paragraph 2(f)).

### **Conclusion**

46. There was extensive consultation and engagement in identifying issues and objectives, and the community was consulted on the draft Hoe Neighbourhood Plan, as required by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. Responses have been recorded and changes have been made as per the schedule set out in the appendices to the [Consultation Statement](#). The Consultation Statement meets the requirements set out in Paragraph 15 (2) of the Regulations (as required by paragraph 8 (2) of Schedule 4B to the Town and Country Planning Act 1990 sub-paragraph 2(g)).
47. The Basic Conditions as set out in Schedule 4B of the Town and Country Planning Act 1990 (as amended) are considered to have been met by the Hoe Neighbourhood Plan.

### Conformity with the National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in March 2012 and updated in December 2024. The document sets out the government’s planning principles and policies for England and how these are expected to be applied.

The Hoe Neighbourhood Plan has been produced with appropriate regard to the guidance contained within the National Planning Policy Framework. The table below is a summary of how the Hoe Neighbourhood Plan’s objectives support and conform to the goals set out in the NPPF. The paragraphs referred to in the table are those considered the most relevant but are not intended to be an exhaustive list of all possible relevant paragraphs.

Table 2. How Plan Objectives Support NPPF Goals

Hoe Neighbourhood Plan Objective	NPPF Paragraphs	NPPF Goal
Protect, value and make the most of heritage assets (designated and non-designated)	131-141	<p><b>Achieving well-designed places</b></p> <p>Hoe Neighbourhood Plan policies H1, H2, H3, H4, H5, H6, H7, H8, BG1, BG2, BG3, PT1, PT2 and DC1 support the NPPF goal. These policies:</p> <ul style="list-style-type: none"> <li>• have been developed by the local community of the Hoe Neighbourhood Area and reflect local aspirations,</li> <li>• are rooted in evidence and in an understanding and evaluation of the Hoe Neighbourhood Area’s defining characteristics,</li> <li>• provide clear design expectations and specify how new development should enhance, compliment and protect the Hoe’s unique built and natural environment, and</li> <li>• are consistent with the principles set out in the National Design Guide and National Model Design Code</li> </ul> <p>As a collection of policies (along with their supporting evidence base documentation), they provide greater certainty for developers (without being overly prescriptive) about what is likely to be acceptable when promoting and bringing forward new development in the Hoe Neighbourhood Area or converting or refurbishing existing properties.</p>
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Table 2 continued

Hoe Neighbourhood Plan Objective	NPPF Paragraphs	NPPF Goal
Heritage objectives continued	202 - 206	<p><b>Conserving and enhancing the historic environment</b></p> <p>Hoe Neighbourhood Plan policies H1, H2, H3, H4, H5, H6, H7, H8, BG1, BG2 and BG3 support this NPPF goal. These policies seek to ensure that the many significant heritage assets of the Hoe Neighbourhood Area are sustained and enhanced and not adversely affected by new development proposals or by decisions made in relation to conversion or refurbishment of existing properties.</p> <p>The Hoe Neighbourhood Plan also establishes a Local Heritage List that identifies buildings and features of heritage value to the local community that, if treated as non-designated heritage assets, would be a material consideration when determining the outcome of a planning application.</p> <p>The Hoe Neighbourhood Plan (policies H1, H2, H3, H4, H5, H6, H7, H8, BG1, BG2 and BG3) and Local Heritage List collectively directly support this NPPF goal by ensuring that new development proposed for the Hoe is of high-quality design in keeping with the significant heritage of the Hoe Neighbourhood Area and does not negatively affect either the national significant and/or local heritage.</p>
	207 - 211	<p><b>Proposals affecting heritage assets</b></p> <p>Hoe Neighbourhood Plan policies H1, H2, H3, H4, H5, H6, H7, H8, BG1, BG2 and BG3, together with the Local Heritage List (which identifies buildings and features of heritage value to the local community that, if treated as non-designated heritage assets, would be a material consideration), directly support this NPPF goal. These policies should ensure that any new development proposed for the Hoe Neighbourhood Area is of high-quality design that is in keeping with the significant heritage of the Hoe Neighbourhood Area. They should prevent new development negatively affecting the national and local heritage assets.</p>
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Table 2 continued

Hoe Neighbourhood Plan Objective	NPPF Paragraphs	NPPF Goal
Protect, value and improve the local environment, enhancing biodiversity, maintaining and improving access to blue and green spaces.	96 -102	<p><b>Promoting healthy and safe communities</b></p> <p>Hoe Neighbourhood Plan policies H3, H5, H6, H7, H8, BG1, BG2, BG3, PT1, PT2, HS1 and DC1 directly support this NPPF goal by promoting, for example:</p> <ul style="list-style-type: none"> <li>• a high-quality, well-designed built environment,</li> <li>• high-quality open green spaces and public realm shared spaces,</li> <li>• healthy lives through the provision of safe and accessible green infrastructure,</li> <li>• walking and cycling, and</li> <li>• easy pedestrian and cycle connections within and across the Hoe Neighbourhood Area.</li> </ul>
	103 -108	<p><b>Open space and recreation</b></p> <p>Hoe Neighbourhood Plan policies BG1, BG2, BG3 and DC1 directly support this NPPF goal by supporting, protecting, and enhancing the Hoe's significant network of high-quality open spaces that promote the physical and mental health and well-being of those living, working and visiting the Hoe Neighbourhood Area.</p> <p>These policies also seek to enhance and protect the wide range of wildlife habitats and biodiversity that exists in the Hoe Neighbourhood Area, which, in the case of trees and hedges (including street trees), provide mitigation against the impacts of climate change.</p>
	161 -169	<p><b>Meeting the challenge of climate change, flooding. and coastal change</b></p> <p>The Hoe Neighbourhood Plan recognises the need to mitigate and adapt to the impacts of climate change. The Plan seeks to ensure that planning policy and development management decisions consider the long-term and seek to mitigate and provide adaptation to address the consequences of climate change. This theme is threaded throughout the Plan and its policies, with policies H6, H7, BG2, BG3, PT1, PT2, HS1 and DC1 directly supporting this NPPF goal.</p>
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Table 2 continued

Hoe Neighbourhood Plan Objective	NPPF Paragraphs	NPPF Goal
Environmental objectives continued	187 -191	<p><b>Conserving and enhancing the natural environment</b></p> <p>Hoe Neighbourhood Plan policies BG1, BG2, BG3 and DC1 support the conservation and enhancement of habitats, ecological networks and biodiversity. These policies directly support this NPPF goal.</p> <p>These policies also seek to enhance and protect the wide range of wildlife habitats and biodiversity that exists in the Hoe Neighbourhood Area, which in the case of trees and hedges (including street trees) provide mitigation against the impacts of climate change.</p>
	192 -195	<p><b>Habitats and biodiversity</b></p> <p>Hoe Neighbourhood Plan policies BG1, BG2, BG3 and DC1 support the conservation and enhancement of habitats, ecological networks and biodiversity. These policies directly support this NPPF goal.</p>
Provide a sustainable and balanced mix of housing that serves all sectors of the community.	61 - 69	<p><b>Delivering a sufficient supply of homes</b></p> <p>Hoe Neighbourhood Plan Policy HS1 directly supports this NPPF goal with its intent to ensure that local housing needs be addressed by future residential development in terms of tenure, type, size, and accessibility.</p>
	96 -102	<p><b>Promoting healthy and safe communities</b></p> <p>As above.</p>
	131-141	<p><b>Achieving well-designed places</b></p> <p>As above.</p>
Maintain and improve leisure and wellbeing, and support a diverse, unique cultural offer for visitors and locals alike.	96 -102	<p><b>Promoting healthy and safe communities</b></p> <p>As above.</p>
	103 -108	<p><b>Open space and recreation</b></p> <p>As above.</p>
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Table 2 continued

Hoe Neighbourhood Plan Objective	NPPF Paragraphs	NPPF Goal
Maintain and improve transport and infrastructure connectivity to meet the needs of people who live, work and visit the area, whilst supporting a low-carbon/low-emissions future.	96 - 102	<p><b>Promoting healthy and safe communities</b></p> <p>As above.</p>
	109 - 114	<p><b>Promoting sustainable transport</b></p> <p>Hoe Neighbourhood Plan policies PT1 and PT2 support the reduction of use of private cars in favour of active travel (walking, cycling and public transport). In addition, these policies support shared mobility schemes. These policies directly support this NPPF goal and support NPPF goals around climate change mitigation and adaptation.</p>
	131 - 141	<p><b>Achieving well-designed places</b></p> <p>As above.</p>
Support a sustainable and fair local economy.	85 - 87	<p><b>Building a strong, competitive economy</b></p> <p>Hoe Neighbourhood Plan policies H3, H8, BG1, PT1, PT2 and DC1 directly support this NPPF goal. These policies seek not only to enhance the Hoe Neighbourhood Area's active retail and commercial sector but also seek to protect and enhance the Hoe Neighbourhood Area's built and natural environment which attracts many visitors to the area.</p>
	131 - 141	<p><b>Achieving well-designed places</b></p> <p>As above.</p>
<i>continued on next page</i>		

Table 2 continued

Hoe Neighbourhood Plan Objective	NPPF Paragraphs	NPPF Goal
Support measures that address the Climate and Nature Emergencies.	161	<p><b>Meeting the challenge of climate change, flooding and coastal change</b></p> <p>As above.</p>
	162 - 169	<p><b>Planning for climate change</b></p> <p>The Hoe Neighbourhood Plan recognises the need to mitigate and adapt to the impacts of climate change. The Plan seeks to ensure that planning policy and development management decisions consider the long-term and seek to mitigate and provide adaptation to address the consequences of climate change. This theme is threaded throughout the Plan and its policies, with policies H6, H7, BG2, BG3, PT1, PT2, HS1 and DC1 directly supporting this NPPF goal.</p>
	187 - 191	<p><b>Conserving and enhancing the natural environment</b></p> <p>As above.</p>
	192 -195	<p><b>Habitats and biodiversity</b></p> <p>As above.</p>

### Conformity with Plymouth and South West Devon Joint Local Plan

The Hoe Neighbourhood Plan must be in conformity with or exceed the requirements of the adopted Local Plan (Plymouth and South West Devon Joint Local Plan).

The Hoe Neighbourhood Plan seeks to protect and enhance the Hoe Neighbourhood Area's unique man-made and natural heritage, using development and public realm measures proactively to repair damaged environments, re-use historic buildings, and enhance the overall enjoyment of the area by visitors and residents. The Hoe Neighbourhood Plan seeks to:

- Protect, value and make the most of heritage assets (designated and non-designated).
- Protect, value and improve the local environment, enhancing biodiversity, maintaining and improving access to blue and green spaces.
- Provide a sustainable and balanced mix of housing that serves all sectors of the community.
- Maintain and improve leisure and wellbeing and support a diverse, unique cultural offer for visitors and locals alike.
- Maintain and improve transport and infrastructure connectivity to meet the needs of people who live, work and visit the area, while supporting a low carbon/low-emissions future.
- Support a sustainable and fair local economy.
- Support measures that address the Climate and Nature Emergencies.

Considered collectively, the vision, objectives and policies of the Hoe Neighbourhood Plan support Strategic Objective 11 - Delivering high quality development - of the Plymouth and South West Devon Joint Local Plan.

The table below sets out how the Hoe Neighbourhood Plan policies support and conform to the policies set out in the Plymouth and South West Devon Joint Local Plan.

*Table 3. How Plan policies support JLP policies*

Plymouth and South West Devon Joint Local Plan (JLP)		Hoe Neighbourhood Plan policies support for JLP
Policy STP1	Delivering sustainable development	<ul style="list-style-type: none"> <li>• All policies of the Hoe Neighbourhood Plan seek to provide support to Policy STP1 of the Plymouth and South West Devon Joint Local Plan (JLP).</li> <li>• The vision set out in the Hoe Neighbourhood Plan is for the Hoe to have a thriving and balanced community with a strong sense of identity, and to be a place that takes pride in, protects and enhances all its manmade and natural assets, now and in the future.</li> </ul>
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<b>Plymouth and South West Devon Joint Local Plan (JLP)</b>		<b>Hoe Neighbourhood Plan policies support for JLP</b>
Policy SPT3	Provision for new homes	<ul style="list-style-type: none"> <li>• Policy HS1 seeks to ensure that the provision of new housing within the Hoe Neighbourhood Area meets the locally assessed housing need and that new housing is accessible and built to the highest environmental standard.</li> <li>• Policy HS1 also supports the wider sustainability aims of the Plymouth and South West Devon Joint Local Plan.</li> </ul>
Policy SPT4	Provision for employment floorspace	<ul style="list-style-type: none"> <li>• The Hoe Neighbourhood Plan does not seek to allocate land for employment uses; it does not conflict with Policy SPT4 of the Plymouth and South West Devon Joint Local Plan (JLP).</li> <li>• Policy H8 seeks to ensure that design of new, altered or extended employment premises preserves and enhances the character of the Hoe Neighbourhood Area. Policy H8 supports Policy STP1 of the JLP which seeks a heritage-led regeneration approach and encourages developers and investors to follow a historic and culturally-led regeneration approach to ensure that development makes a positive contribution to local character and enhances local distinctiveness.</li> </ul>
Policy SPT5	Provision for retail development	<ul style="list-style-type: none"> <li>• As above</li> </ul>
Policy SPT10	Balanced transport strategy for growth and healthy and sustainable communities	<ul style="list-style-type: none"> <li>• Policies PT1 and PT2 support Policy STP10 of the Plymouth and South West Devon Joint Local Plan (JLP): they seek to ensure that walking, cycling and public transport are prioritised over private car.</li> <li>• Policies PT1 and PT2 also seek to ensure that where private cars are used shared use, car schemes and electric vehicles are supported. In this way Policies PT1 and PT2 support Policy STP1 of the JLP.</li> </ul>

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<b>Plymouth and South West Devon Joint Local Plan (JLP)</b>		<b>Hoe Neighbourhood Plan policies support for JLP</b>
Policy SPT11	Strategic approach to the historic environment	<ul style="list-style-type: none"> <li>Policy H1, H2, H3, H4, H5, H6 and H7 extend Policy SPT11 of the Plymouth and South West Devon Joint Local Plan (JLP). The policies seek to ensure that local character and distinctiveness is the core of regeneration and development. The policies provide the solution-orientated approach for the conservation and enhancement of the historic environment of the Hoe Neighbourhood Area.</li> </ul>
Policy SPT12	Strategic approach to the natural environment	<ul style="list-style-type: none"> <li>Policies BG1, BG2 and BG3 provide support to the approach set out in Policy SPT12 of the Plymouth and South West Devon Joint Local Plan.</li> <li>The Hoe Neighbourhood Plan policies BG1, BG2, BG3 and DC1 support the conservation and enhancement of habitats, ecological networks and biodiversity of the Hoe Neighbourhood Area and add local distinctiveness to SPT12.</li> </ul>
Policy PLY20	Managing and enhancing Plymouth's waterfront	<ul style="list-style-type: none"> <li>Policy H1, H2, H3, H4, H5, H6 H7, H8, BG1, BG2, BG3 and DC1 add local distinctiveness to support PLY20 intent to support the protection and enhancement of the Hoe Neighbourhood Area's unique man-made and natural heritage.</li> </ul>
Policy DEV1	Protecting health and amenity	<ul style="list-style-type: none"> <li>Hoe Neighbourhood Plan policies H2, H5, H6, BG1, PT1, PT2 and HS1 support Policy DEV1 of the Plymouth and South West Devon Joint Local Plan. These policies provide local distinctiveness to support DEV1 intent to ensure that development proposals safeguard the health and the amenity of local communities.</li> </ul>
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<b>Plymouth and South West Devon Joint Local Plan (JLP)</b>		<b>Hoe Neighbourhood Plan policies support for JLP</b>
Policy DEV2	Air, water, soil, noise, land and light	<ul style="list-style-type: none"> <li>Hoe Neighbourhood Plan policies BG1, BG2, BG3, PT1 and PT2 support Policy DEV2 of the Plymouth and South West Devon Joint Local Plan. These policies support the conservation and enhancement of habitats, ecological networks and biodiversity and along with polices which support the mitigation and adaption to climate change will for example have a positive impact on air quality.</li> </ul>
Policy DEV7	Meeting local housing need in the Plymouth Policy Area	<ul style="list-style-type: none"> <li>Hoe Neighbourhood Plan policy HS1 directly supports Policy DEV7 of the Plymouth and South West Devon Joint Local Plan.</li> </ul>
Policy DEV9	Meeting local housing need in the Plan Area	<ul style="list-style-type: none"> <li>Hoe Neighbourhood Plan policy HS1 supports Policy DEV9 of the Plymouth and South West Devon Joint Local Plan with its intent to ensure that local housing needs be addressed by future residential development in terms of tenure, type, size, and accessibility.</li> </ul>
Policy DEV10	Delivering high quality housing	<ul style="list-style-type: none"> <li>Hoe Neighbourhood Plan policy HS1 supports Policy DEV10 of the Plymouth and South West Devon Joint Local Plan and seeks to ensure that new developments exceed accessibility requirements and low carbon targets.</li> </ul>
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<b>Plymouth and South West Devon Joint Local Plan (JLP)</b>		<b>Hoe Neighbourhood Plan policies support for JLP</b>
Policy DEV20	Place shaping and the quality of the built environment	<ul style="list-style-type: none"> <li>• Hoe Neighbourhood Plan policies H1, H2, H3, H4, H5, H6, H7, H8, BG1, BG2, BG3, PT1, PT2 and DC1 support Policy DEV20 of the Plymouth and South West Devon Joint Local Plan. They have been developed by the local community and reflect local aspirations and are rooted in evidence and in an understanding and evaluation of the Hoe Neighbourhood Area's defining characteristics. They therefore add local distinctiveness to DEV20.</li> <li>• The principles set out in the National Design Guide and National Model Design Code provide clear design expectations and specify how new development should ensure that it enhances, complements, and protects the Hoe's unique built and natural environment.</li> </ul>
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<b>Plymouth and South West Devon Joint Local Plan (JLP)</b>		<b>Hoe Neighbourhood Plan policies support for JLP</b>
Policy DEV21	Development affecting the historic environment	<ul style="list-style-type: none"> <li>• Hoe Neighbourhood Plan policies H1, H2, H3, H4, H5, H6, H7, H8, BG1, BG2 and BG3 support Policy DEV21 of the Plymouth and South West Devon Joint Local Plan.</li> <li>• These policies seek to ensure that the many significant heritage assets of the Hoe Neighbourhood Area are protected and enhanced and not adversely impacted by new development proposals or by decisions made in relation to conversion or refurbishment of existing properties.</li> <li>• The Hoe Neighbourhood Plan also establishes a Local Heritage List that identifies buildings and features of heritage value to the local community that, if treated as non-designated heritage assets, would be a material consideration when determining the outcome of a planning application.</li> <li>• Hoe Neighbourhood Plan policies H1, H2, H3, H4, H5, H6, H7, H8, BG1, BG2 and BG3 and the Local Heritage List collectively directly support this NPPF goal by ensuring that new development proposed for the Hoe is of high-quality design in keeping with the significant heritage of the Hoe Neighbourhood Area and does not negatively affect nationally significant nor local heritage.</li> </ul>
Policy DEV23	Landscape character	<ul style="list-style-type: none"> <li>• Hoe Neighbourhood Plan policies H3, H5, H6, H7, H8, BG1, BG2, BG3, PT1, PT2, HS1, and DC1 directly support DEV23 of the Plymouth and South West Devon Joint Local Plan.</li> <li>• These policies promote the need for high-quality, well-designed built environment alongside continued access and enhancement of high quality open green spaces and public realm shared spaces. They provide support to DEV23 by establishing the key considerations in respect to the distinctiveness of the Hoe Neighbourhood Area.</li> </ul>

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<b>Plymouth and South West Devon Joint Local Plan (JLP)</b>		<b>Hoe Neighbourhood Plan policies support for JLP</b>
Policy DEV27	Green and play spaces	<ul style="list-style-type: none"> <li>Hoe Neighbourhood Plan policies BG1, BG2, BG3, and DC1 directly support Policy DEV27 of the Plymouth and South West Devon Joint Local Plan by protecting and enhancing the Hoe Neighbourhood Area's significant network of high-quality open spaces that promote the physical and mental health and well-being of those living, working and visiting the Hoe Neighbourhood Area.</li> </ul>
Policy DEV28	Trees, woodlands and hedgerows	<ul style="list-style-type: none"> <li>Hoe Neighbourhood Plan policies BG1, BG2, BG3, and DC1 support the conservation and enhancement of habitats, ecological networks and biodiversity. These policies directly support Policy DEV28 of the Plymouth and South West Devon Joint Local Plan by establishing policy that protects the local distinctiveness of the Hoe Neighbourhood Area.</li> <li>These policies also seek to enhance and protect the wide range of wildlife habitats and biodiversity that exists in the Hoe Neighbourhood Area, which in the case of trees and hedges (including street trees), provide mitigation against the impacts of climate change.</li> </ul>
Policy DEV29	Specific provisions relating to transport	<ul style="list-style-type: none"> <li>The Hoe Neighbourhood Plan policies PT1 and PT2 support the reduction of use of private cars in favour of active travel (walking, cycling, and public transport). In addition, these policies support shared mobility schemes. These policies directly support Policy DEV29 of the Plymouth and South West Devon Joint Local Plan.</li> </ul>

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<b>Plymouth and South West Devon Joint Local Plan (JLP)</b>		<b>Hoe Neighbourhood Plan policies support for JLP</b>
Policy DEV32	Delivering low carbon development	<ul style="list-style-type: none"> <li>The Hoe Neighbourhood Plan recognises the need to mitigate and adapt to the impacts of climate change. The Plan seeks to ensure that planning policy and development management decisions consider the long-term and seek to mitigate and provide adaptation to address the consequences of climate change. This theme is threaded throughout the Plan and its policies, with policies H6, H7, BG2, BG3, PT1, PT2, HS1, and DC1 directly supporting Policy DEV32 of the Plymouth and South West Devon Joint Local Plan and providing clarity about where development in the Hoe Neighbourhood Area can contribute to delivering low-carbon development.</li> </ul>
Policy DEL1	Approach to development delivery and viability, planning obligations and the Community Infrastructure Levy	<ul style="list-style-type: none"> <li>Hoe Neighbourhood Plan policy DC1 supports Policy DEL1 of the Plymouth and South West Devon Joint Local Plan and specifically directs use of Community Infrastructure and Section 106 funds to local infrastructure issues critical to the local community of the Hoe Neighbourhood Area.</li> </ul>