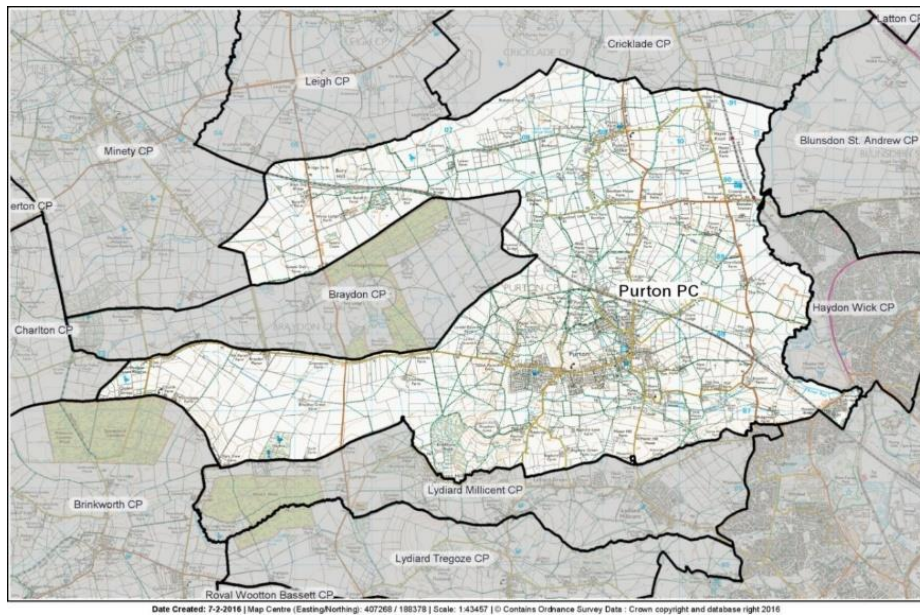




## **Purton Neighbourhood Development Plan December 2018-2026 Basic Conditions Statement**

Submitted to Wiltshire Council in accordance with Regulation 15 of  
the Neighbourhood Planning Regulations 2012

January 2018



Produced on behalf of Purton Parish Council by the Neighbourhood Plan Working Group:

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## Contents

Introduction	2
Conformity with National Planning Policy	3
Conformity with the Strategic Policies of the Local Development Plan	4
Contribution to Achieving Sustainable Development	6
Compatibility with EU Obligations and Legislation	6
Conclusion	6

## Introduction

1. This Statement has been prepared to accompany the submission of the Purton Neighbourhood Development Plan (“the Neighbourhood Plan”) under the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”). The relevant local planning authority is Wiltshire Council.
2. The Neighbourhood Plan has been prepared by Purton Parish Council, a qualifying body under Section 38A (12) of the Planning and Compensation Act 2004) for the Neighbourhood Area covering the Parish of Purton. The designation of the Parish of Purton as the ‘Purton Neighbourhood Area’ was approved by Wiltshire Council on 5 December 2016. The approval does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.
3. The policies described in the Neighbourhood Plan relate to the development and use of land only in the designated Neighbourhood Area. The Pre-Submission document sets out the period of the Neighbourhood Plan which is from 2018 to 2026.
4. The 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.
5. The decision to develop a neighbourhood plan was based on ‘adding local value and needs specific to the Parish of Purton’ that are not covered in the NPPF or other parts of the statutory Development Plan.
6. The Statement addresses each of the four ‘basic conditions’ required of the Regulations and explains how the Neighbourhood Plan meets the requirements of paragraph 8 (2) of Schedule 4B to the 1990 Town & Country Planning Act.

7. The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:
  - Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
  - The making of the neighbourhood development plan contributes to the achievement of sustainable development;
  - The making of the neighbourhood development plan 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);
  - The making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.
8. The Parish Council established a Working Group to make recommendations to the Parish Council on the content and to progress the Neighbourhood Plan.
9. The 'Development Plan' for The Parish of Purton comprises the following:
  - The Wiltshire Core Strategy
  - Saved Policies from the North Wiltshire Local Plan
  - Wiltshire Waste Core Strategy and Site Allocations Development Plan Document
  - Wiltshire Minerals Core Strategy and Site Allocations Development Plan Document

## Conformity with National Planning Policy

10. The Neighbourhood Plan has been prepared having regard to national policies as set out in the National Planning Policy Framework (NPPF) of April 2012 and the National Planning Practice Guidance (NPPG) published by the Government in April 2014 (as amended) in respect of formulating neighbourhood plans.
  - **NPPF Paragraphs 11, 12, 13, 14 and 15**
11. The preparation of the Neighbourhood Plan has focussed on the need for workable planning policies that will ensure that local needs are considered when planning applications are determined within the provisions of the NPPF and the Wiltshire Development Plan.
  - **NPPF Paragraph 16**

12. The Neighbourhood Plan positively supports the policies contained within the Wiltshire Core Strategy. It does not repeat those strategies but adds the detail that arises out of local needs.
  - **NPPF Paragraph 47**
13. The Parish Council considers that the housing planning policies within the Neighbourhood Plan will contribute to the provision of a choice of homes relevant to the needs of the residents of the Parish of Purton.
  - **NPPF Paragraph 69**
14. The policies within the Plan are aimed at supporting sustainable, inclusive and resilient communities. The priorities of local people have been considered and are reflected within the Neighbourhood Plan.
  - **NPPF Paragraph 183**
15. The Parish Council believes that the Neighbourhood Plan is supported by most of the residents within the Parish and will help to deliver the sustainable communities that they value.
  - **NPPF Paragraph 184**
16. The Parish Council believes that the policies within the Neighbourhood Plan are in general conformity with the NPPF and the Wiltshire Core Strategy.
  - **NPPF Paragraph 185**
17. Working with the Local Planning Authority has ensured that there is no duplication or conflicting elements within the Neighbourhood Plan. If agreed at referendum and once made, the Neighbourhood Plan will be part of the Development Plan which is used to determine planning applications.

## Conformity with the Strategic Policies of the Local Development Plan

18. The Wiltshire Core Strategy (WCS) which was adopted on the 20th January 2015 contains policies setting out how the County can develop between 2011 and 2026.
19. The WCS defines the spatial vision for the area; includes objectives to achieve the vision and sets out the development strategy to meet these objectives. The document includes strategic planning policies to guide and control the overall scale, type and location of development

including the allocation of strategic sites. It contains policies relating to the rural areas and the small villages in the Parish and defines Purton as a Large Village.

20. The WCS was published in January 2015 and is currently under review. The purpose is to introduce further detailed development management policies to the adopted WCS, in effect removing the saved former North Wiltshire District Local Plan policies and to update the WCS to ensure that it addresses any gaps in conformity with the National Planning Policy Framework (NPPF) and the supporting Planning Policy Guidance (PPG) which were identified through the WCS Examination in Public. The review will also extend the timeframe of the Local Plan to 2036. At this stage the review of the local plan is the very early stages of plan-making and classed as an emerging plan. There is no legal requirement for the Neighbourhood Plan to be appraised for general conformity against the contents of the evolving review.
21. The policies within the Purton Neighbourhood Plan have been drafted to fall within the strategic policies of the Wiltshire Core Strategy and to be considered when Wiltshire Council determines applications for development within the Parish of Purton. The Saved Policies of the North Wiltshire Local Plan (which are not considered to be 'strategic') will in due course be replaced by the review of the WCS and production of the Wiltshire Housing Site Allocations Development Plan Document (DPD).
22. The purpose of the Wiltshire Housing Site Allocations DPD is to support the delivery of new housing set out in the adopted Wiltshire Core Strategy. The DPD will address two key matters:
  - The need to identify sufficient land (in the form of sites) across Wiltshire to ensure the delivery of the WCS housing requirement and maintain a five-year housing land supply up to the end of the plan period of 2016; and
  - A review of settlement boundaries, including Large Villages in the North Wiltshire Housing Market Area (Purton is classified in the WCS as a Large Village).
23. Progress on the Wiltshire Housing Site Allocations DPD went through early scoping consultation in 2014 and 2015. Pre-submission consultation on the draft Plan took place in 2017 and Wiltshire Council is reviewing all the comments received with a view to submitting the plan in the Summer 2018. No new housing sites are proposed in the Plan at Purton. The Plan does propose amendments to the settlement boundary for Purton. At this stage it is an emerging plan and there is no legal requirement for the Purton Community Neighbourhood Plan to be judged against its emerging policies for general conformity.

## Contribution to Achieving Sustainable Development

24. The Neighbourhood Plan achieves positive planning for sustainable development as defined under the NPPF that requires the following aspects to be considered when preparing and neighbourhood plan, 'an economic role', 'a social role', and 'an environmental role'. The supporting document 'Purton – Planning for the Future' demonstrates how the Neighbourhood Plan has sought to integrate sustainable development into the objectives, policies and proposals.

## Compatibility with EU Obligations and Legislation

25. The Neighbourhood Plan is required to meet EU obligations, Paragraph 8(2) (f) Schedule 4B of the Town and Country Planning Act 1990.
26. Wiltshire Council has carried out a screening process and has concluded that a Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) is not needed. The original screening process was reviewed by Wiltshire Council in response to changes proposed to the draft Neighbourhood Plan following the Regulation 14 consultation in 2017 and concluded the original screening decision was not affected by the changes.
27. A Sustainability Appraisal Report has been produced to meet the requirements of the SEA Directive and Regulations to confirm that the Neighbourhood Plan achieves the principles of sustainable development.
28. The Neighbourhood Plan has had regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act 1998.

## Conclusion

29. Purton Parish Council considers that the Neighbourhood Plan meets the relevant 'Basic Conditions' required by the legislation and that it is ready to be submitted to Wiltshire Council.