



Purton Neighbourhood Plan

2017 - 2026

Made November 2018



FORWARD

The Localism Act gives local communities the opportunity to develop a shared vision for their Neighbourhood Area and to shape the development and growth of their local area.

In 2013, Purton Parish together with six other parishes in the Royal Wootton Bassett and Cricklade Community Area came together under the Government's "Front Runner" scheme to develop a joint Neighbourhood Plan. At the beginning of this year, Purton Parish Council decided that, for the benefit of the people of Purton Parish, it was necessary to make faster progress and sought Area Designation for the Parish with an aim to complete a Neighbourhood Plan by the end of 2017.

In February 2013 we consulted with local residents on what they thought was important to their local community and how they want to see the parish of Purton develop. This consultation together with the feedback from Purton's Parish Plan in 2014, the Purton Housing Needs Survey undertaken by Wiltshire Council and the Parish Council in 2012 together with P and Qs' vision of Transforming Purton in 2012 was used to develop the draft neighbourhood plan.

In October 2016 the draft Neighbourhood Plan was published for comment but further consultation was held until the designation of the Purton Neighbourhood Plan was approved in December 2016. An informal consultation was carried out in 2017 which was followed by the Regulation 14 Pre-consultation carried out in accordance with the statutory requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The draft Neighbourhood Plan has been amended to reflect the views received from residents of the parish, the statutory bodies including Wiltshire Council and Swindon Borough Council and the adjoining parishes together with the views of Developers known to have an interest in the village.

The draft Neighbourhood Plan was submitted to Wiltshire Council who appointed a Planning Inspector to examine our Neighbourhood Plan to ensure it met legislation. The final version will be subject to a referendum when all residents in the parish will have a say on the adoption of our Neighbourhood Plan into Wiltshire's Local Development Plan.

The Neighbourhood Plan Steering Group has worked with the Parish Council to identify those things that mattered the most to you about the place where we live and to propose policies that would meet the future needs of the Parish. Unlike our Parish Plan, the Neighbourhood Plan can only deal with planning matters relating to the use or development of land.

Ray Thomas
Chair of Purton Parish Council.



Draft Purton Neighbourhood Plan

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CHAPTER 1 – INTRODUCTION



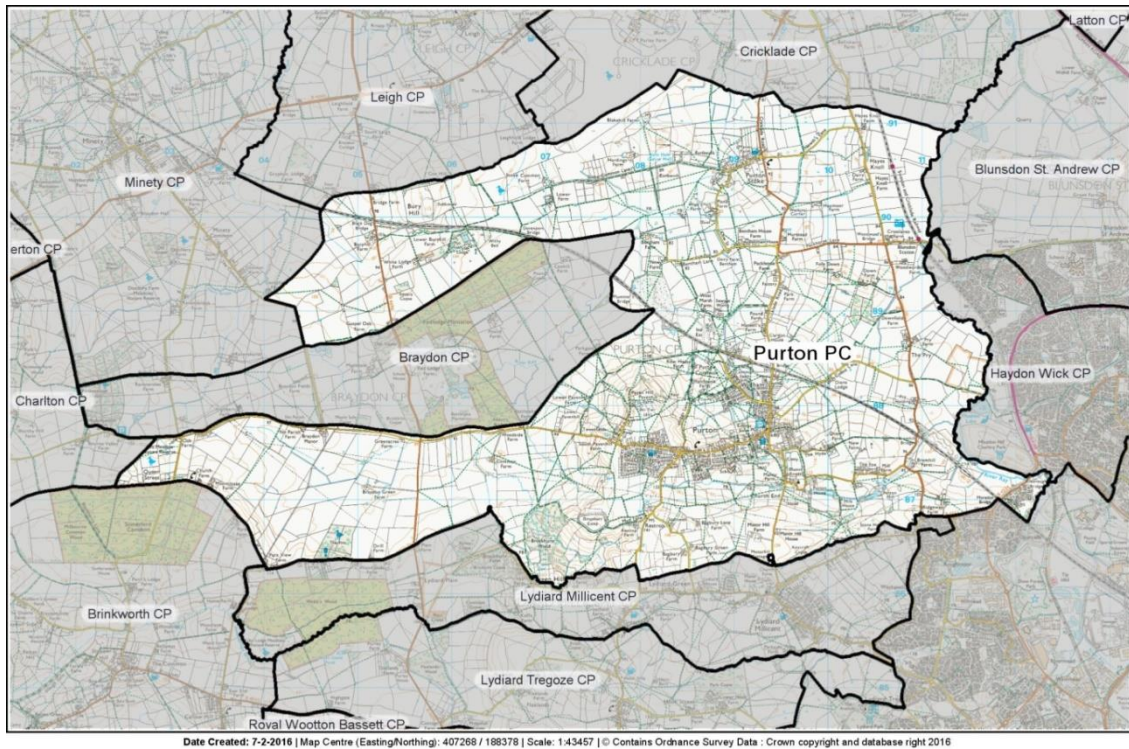
Neighbourhood Planning in context

- 1.1 Neighbourhood Plans aim to give communities the opportunity to shape their environment and have more influence over planning decisions which affect them. They are developed from within the community, and provided they achieve necessary legislative milestones, they become “made” and are used by the Local Planning Authority in determining planning applications and making policy. Neighbourhood Plans must be prepared in accordance with the Local Planning Authority’s adopted Local Development Plan, in this case the Wiltshire Core Strategy (WCS), adopted 20 January 2015, and to the saved policies of the former North Wiltshire Local Plan.
- 1.2 Neighbourhood Plans must also follow the National Planning Policy Framework 2012 which sets out the structure for the planning of sustainable development. The WCS is the strategic plan for Wiltshire, and provides both generic and place-based policies to guide development. The WCS provides the local context for the neighbourhood plan whose policies and proposals must be in general conformity with its policies.
- 1.3 The Neighbourhood Plan offers the specific, place-based detail to show the type of development that local people would like to see, and shows the appropriate locations for this.

The Plan Area

- 1.4 The parish of Purton is situated midway between the market towns of Cricklade to the north and Royal Wootton Bassett to the south and borders the rapidly expanding urban area of Swindon on its eastern side.
- 1.5 Purton is part of the Royal Wootton Bassett and Cricklade Community Area which comprises twelve parishes. The parish comprises the villages of Purton and Purton Stoke and a number of small hamlets which include The Fox and Hayes Knoll. Purton is defined as a Large Village in the WCS whereas Purton Stoke is a Small Village.

Map 1 - Purton Neighbourhood Plan Area



Neighbourhood Plan: Process and Development.

- 1.6 During the autumn of 2011, Wiltshire Council obtained funding from the Government's "Front Runners" scheme to trial the neighbourhood planning process in four different geographical areas across the county. These comprised Malmesbury, Sherston, Warminster and the Royal Wootton Bassett and Cricklade Community Area.
- 1.7 The Royal Wootton Bassett and Cricklade Community Area includes the twelve parishes of Braydon, Broad Town, Cricklade, Clyffe Pypard, Latton, Lydiard Millicent, Lydiard Tregoze, Lyneham and Bradenstoke, Marston Meysey, Purton, Tockenham, and Royal Wootton Bassett.
- 1.8 Some parishes within the community area declined to take part or, as with both Cricklade and Royal Wootton Bassett, withdrew from the arrangement at an early stage. The seven rural parishes which stayed in the arrangement formed the North Eastern Wiltshire Villages (NEW-V) Neighbourhood Area which was approved by Wiltshire Council in May 2013. Those parishes were Broad Town, Clyffe Pypard, Lydiard Millicent, Lydiard Tregoze, Lyneham and Bradenstoke, Purton and Tockenham. They have worked during the last three years to prepare their individual plans to be incorporated in the overall NEW-V Area Plan.
- 1.9 In 2012 Common Places of Chagford in Devon was appointed as the project manager for the Neighbourhood Plan but in 2014 Wiltshire Council took over to provide the ongoing support to NEW-V. The early consultation across all the seven parishes was

managed by Common Places during the winter of 2012-2013 and this included the parish of Purton.

- 1.10 Working across seven parishes made the process protracted and so in January 2016 Purton Parish Council decided to take its draft neighbourhood plan forward separately. In February 2016 the Parish Council applied to Wiltshire Council for the area to be re-designated and consultation commenced 26 June to 10 August 2016. On the 5 December 2016 the designation of the Purton Neighbourhood Area was approved.
- 1.11 In preparing the neighbourhood plan, Purton Parish Council has the responsibility for ensuring that the submitted draft plan meets the basic conditions established in the regulations. These are that:
- The plan has had appropriate regard to national policy;
 - The plan contributes to the achievement of sustainable development;
 - The plan is in general conformity with strategic local policy; and
 - The plan is compatible with EU regulations.

Neighbourhood Plan Consultation

- 1.12 Extensive public consultation was carried out to obtain the views of residents and other stakeholders within the parish. Throughout the winter of 2012-2013, events were held to explain the process of neighbourhood planning and to gather views on the priorities for the future of the area. At the same time, an online and paper-based questionnaire was widely publicised which allowed the collection of a large amount of data on the aspirations of stakeholders (Details of these events are provided in Purton Neighbourhood Plan Statement of Consultation).
- 1.13 From this consultation and in conjunction with the Purton Housing Needs Survey January 2012 and the Purton Parish Plan 2014, issues reports were developed which collated and analysed all the information collected, identifying the positives and where change was needed. These data formed an important source of both qualitative and quantitative information which has underpinned the direction and vision of the Neighbourhood Plan.
- 1.14 It informed the development of options for policy-making to determine how best to address issues, in terms of preserving and enhancing those aspects which were identified by residents/stakeholders as positive, whilst improving the negative features. Using a Strengths, Weaknesses, Opportunities and Threats analysis (SWOT) to examine each option in detail, those which came out the strongest, and were in conformity with planning policy were developed into draft Neighbourhood Plan policies.

- 1.15 In October 2016 the first draft of Purton's Neighbourhood plan was posted on the Parish Council website for comment and this was followed by an informal consultation on the Plan at the beginning of 2017 with walk-in sessions on the evening of Wednesday, 25 January and the afternoon of Sunday, 5 February. These events were publicised through the parish council website, the parish magazine, banners and a leaflet drop across the parish (Details of the feedback from these events are provided in Purton Neighbourhood Plan Second Statement of Consultation). The feedback from this consultation was used to update the Neighbourhood Plan.
- 1.16 In June 2017, a six week pre-submission consultation of the draft Neighbourhood Plan was undertaken in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The consultation was publicised in the Swindon Advertiser, the Wiltshire Gazette and Herald and on the Parish Council website. There was a leaflet drop to all households across the parish including the new developments of Moulden View and Ridgeway Farm. All the statutory bodies were informed together with Swindon Borough Council and Wiltshire Council and all the parish councils adjoining with Purton Parish. Developers known to have an interest in the parish were also notified of the consultation.
- 1.17 The Neighbourhood Plan has been updated to reflect the feedback from the Regulation 14 consultation and was formally submitted to Wiltshire Council for Independent Examination.

Cross boundary relationships

- 1.18 Purton Neighbourhood Plan area is on the periphery of Wiltshire adjacent to Swindon Borough Council which has a bearing particularly on the villages of Purton and Purton Stoke and the hamlets of The Fox and Hayes Knoll. As a consequence there are a number of issues raised through consultation that are a direct reaction to this proximity:
- Dormitory nature of these villages and hamlets;
 - Pressure for housing;
 - Erosion of the identity and setting of villages and hamlets and the need to protect the rural gap between them; and
 - Traffic volumes through country lanes avoiding the most congested areas in and around Swindon.
- 1.19 Purton Parish Council Neighbourhood Plan Steering Group has liaised and will continue to liaise with the adjoining parishes of Cricklade Lydiard Millicent and Haydon Wick to develop complementary policies for the local area which serve to advance the aims and objectives of all the neighbouring areas. The Cricklade Neighbourhood Plan was made on the 8th March 2018.

Monitoring and Review

- 1.20 The neighbourhood plan period has been set to coincide with the current WCS plan period i.e. until 2026.
- 1.21 Once 'made' the Neighbourhood Plan becomes part of the Local Development Plan for Wiltshire and will be used to guide decision-making in the neighbourhood area in relation to individual planning applications.
- 1.22 Compliance with the Neighbourhood Plan will be monitored on a regular basis, to ensure that it remains relevant and up to date, triggering a review as and when necessary. A review of the Purton Neighbourhood Plan could also be triggered by a significant change in national or local strategic policy.

Evidence Base

- 1.23 All policies included in the neighbourhood plan need to have regard to the WCS and the National Planning Policy Framework. The WCS classifies Purton as a Large Village where development is limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.
- 1.24 Evidence referred to in the preparation of this plan includes:
- a) Purton ~ Planning for the Future (2017) (*Purton Parish Council*)
 - b) Wiltshire Local Plan Review November 2017 (*Wiltshire Council*)
 - c) Purton Neighbourhood Plan Regulation 14 Statement of Consultation (2017) (*Purton Parish Council*)
 - d) Wiltshire Strategic Housing and Economic Land Availability Assessment (SHELAA) August 2017 (*Wiltshire Council*)
 - e) Wiltshire Housing Site Allocations Plan (Pre-submission draft) June 2017 (*Wiltshire Council*)
 - f) Purton Neighbourhood Plan Second Statement of Consultation (2017) (*Purton Parish Council*)
 - g) Housing Land Supply Statement (update) published March 2017 (*Wiltshire Council*)
 - h) Purton Neighbourhood Plan Statement of Consultation (2016) (*Purton Parish Council*)
 - i) Environment Agency Flood Risk Maps 2016 (*Environment Agency*)
 - j) Wiltshire 2015 SHLAA (draft) (*Wiltshire Council*)
 - k) Wiltshire Core Strategy January 2015 (*Wiltshire Council*)
 - l) Purton Parish Plan, 2014 (*Purton Parish Council – Parish Plan Group*)
 - m) Purton Flood Management Report – revised update 2013 (*Wiltshire Council*)
 - n) Wiltshire 2012 Strategic Housing Land Availability Assessment (SHLAA) (*Wiltshire Council*)

- o) Transforming Purton Parish (January 2013) (*Purton P and Qs*)
- p) National Planning Policy Framework, 2012
- q) Purton Housing Needs Survey January 2012 (*Wiltshire Council*)
- r) Saved policy NE14 Trees and Control of New Development (*North Wiltshire Local Plan 2011*)
- s) The Taylor Review of Rural Economy and Affordable Housing – Living Working Countryside (2008) – (*Department for Communities and Local Government*)



CHAPTER 2: PURTON



Description of the Parish of Purton

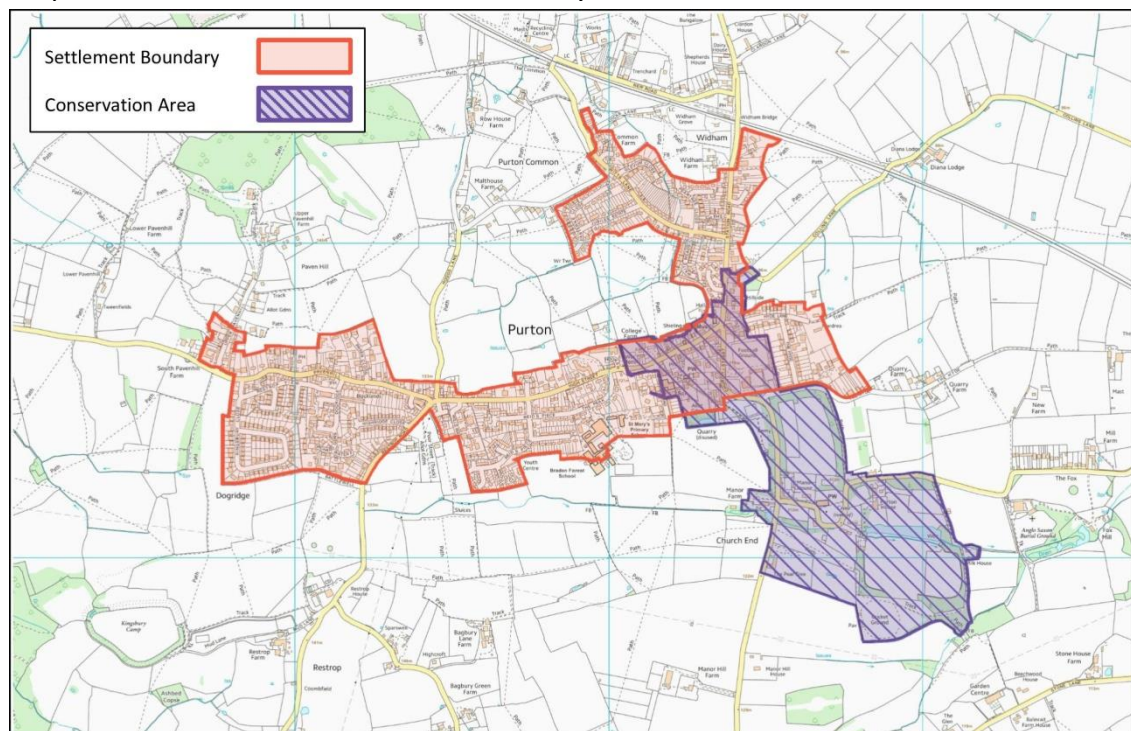
- 2.1 The Parish of Purton is predominately rural in character and is situated midway between the market towns of Royal Wootton Bassett to the south and Cricklade to the north. It adjoins the Borough of Swindon to the east which, together with Royal Wootton Bassett, provides the main centres of employment, retail and leisure within the sub region around Swindon.
- 2.2 The parish has two villages, the main village of Purton and the smaller village of Purton Stoke together with a number of other hamlets such as Hayes Knoll and The Fox and other dwellings that owe their existence to the strong agricultural heritage of the Parish. Under Wiltshire's adopted Core Strategy, the village of Purton is classified under Core Policy 1 as a Large Village and Purton Stoke as a Small Village. The hamlets and other dwellings are classed as being in open countryside.
 - The population of the parish has grown steadily during the years; the earliest available figures record a population of 1,714 in 1831. Since then it has grown on average by 5% every decade and, by the last census, in 2011 had risen to a total of 4,271 people in 1,701 households.
- 2.3 The 2011 figures include the initial stage of development at Moredon Bridge to the east of the Parish that borders Swindon. Although within Wiltshire and part of the overall housing requirement for the county, the housing at Moredon Bridge (in planning terms) is supplying the Swindon housing market and not that of Wiltshire. The development of 700 houses at Ridgeway Farm currently under construction similarly supplies the Swindon housing market.
- 2.4 The parish has a higher percentage of people of pensionable age than elsewhere. Here the number of pensioners is 22% compared with 20% for the south west, 18% for Wiltshire and 16% nationally. Purton is attractive to retired people seeking to live in a quieter rural setting.
- 2.5 From a small Saxon village, the village of Purton has grown steadily during the years into a linear settlement along the old road between the market towns of Cricklade and

Royal Wootton Bassett. The village is made up of a mixture of old and modern dwellings. There are the older cottages built of local stone, Victorian terrace houses built with bricks from the local brickworks, now closed, and more modern homes with smaller gardens in keeping with urban design. Recent developments mainly comprise higher-priced larger detached houses not suitable for meeting the needs of those requiring affordable housing, houses for first-time buyers, smaller properties for those who wish to downsize or properties suited to older persons, including bungalows.



- 2.6 The village has a designated Conservation Area which covers the more historical centre of the village and extends south including the Manor House, Purton House, St Mary's Church, the Pear Tree, the Dingle and the Cricket Ground.

Map 2 - Current Purton Settlement Boundary¹ and Conservation Area



- 2.7 The village has both a primary school and a secondary school. The St Mary's Primary School ON College Road was replaced in 2012 with a state of the art purpose built school with a capacity of up to 420 pupils. The design and construction of the building

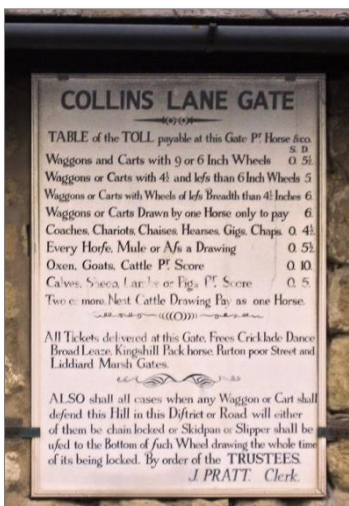
¹ Settlement boundaries are under review in the Wiltshire Housing Site Allocations Plan Consultation

was shortlisted by the Royal Institute of British Architecture for the best educational building in the Southwest of England. Bradon Forest School is on a pleasant campus adjoining St Mary's School though accessed via the Peak which is one way and causes traffic congestion with vehicles dropping off and picking up pupils in the mornings and afternoons. Bradon Forest School opened in 1962 to cater for 390 students before becoming a fully comprehensive in 1974 and a Foundation School in 1999. It is now a successful 11 to 16 year old co-educational comprehensive with a capacity of up to 1000 students. It serves not just Purton, Cricklade and the surrounding villages in North Wiltshire but also parts of north and west Swindon as well.



St Mary's Primary School teaching area and the front of Bradon Forest School

2.8 The village is affected by the impact of heavy traffic commuting to and from Swindon and through the village to bypass Swindon on the western side. The roads through the village are narrow and have more in common with the horse and cart, and become heavily congested during peak times.



2.9 The village of Purton Stoke primarily is built along Stoke Common Lane from the junction with the main B4553 road Purton to Cricklade west to the River Key. Consequently it does not suffer as badly from traffic runs as its larger neighbour, Purton.

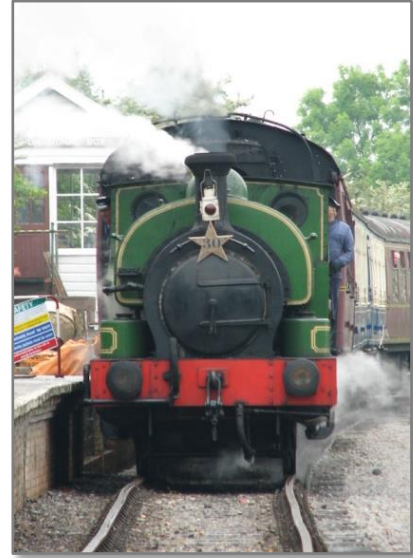
2.10 The parish has a number of important leisure facilities, play areas and open spaces in Purton, they

include:

- *Purton War Memorial and Village Centre comprising football pitch, tennis courts, bowls pitch and pavilion, skate park and play area;*
- *Play Close including children's play area in the centre of the village situated behind the Angel Public House;*
- *Venture Play Area at Dog Ridge;*
- *The Dingle situated behind Purton House;*

- *The Millennium Garden; and*
- *The Cricket Ground behind the Pear Tree on Church Road. The Cricket club founded in 1820 is the oldest in Wiltshire.*

2.11 As a rural parish, it has several County Wildlife Sites, Sites of Nature Conservation Interest, Sites of Special Scientific Interest and parts of Braydon Forest within the parish, notably: Restrop Farm and Brockhurst Wood; Berriman's Wood; Red Lodge Pond, The Firs and Stoke Common Meadows. Until recently it also included nature reserves at Brockhurst Meadow Blakehill Farm. Ownership of these has recently transferred and access to these two sites is no longer permitted.



Swindon and Cricklade Railway

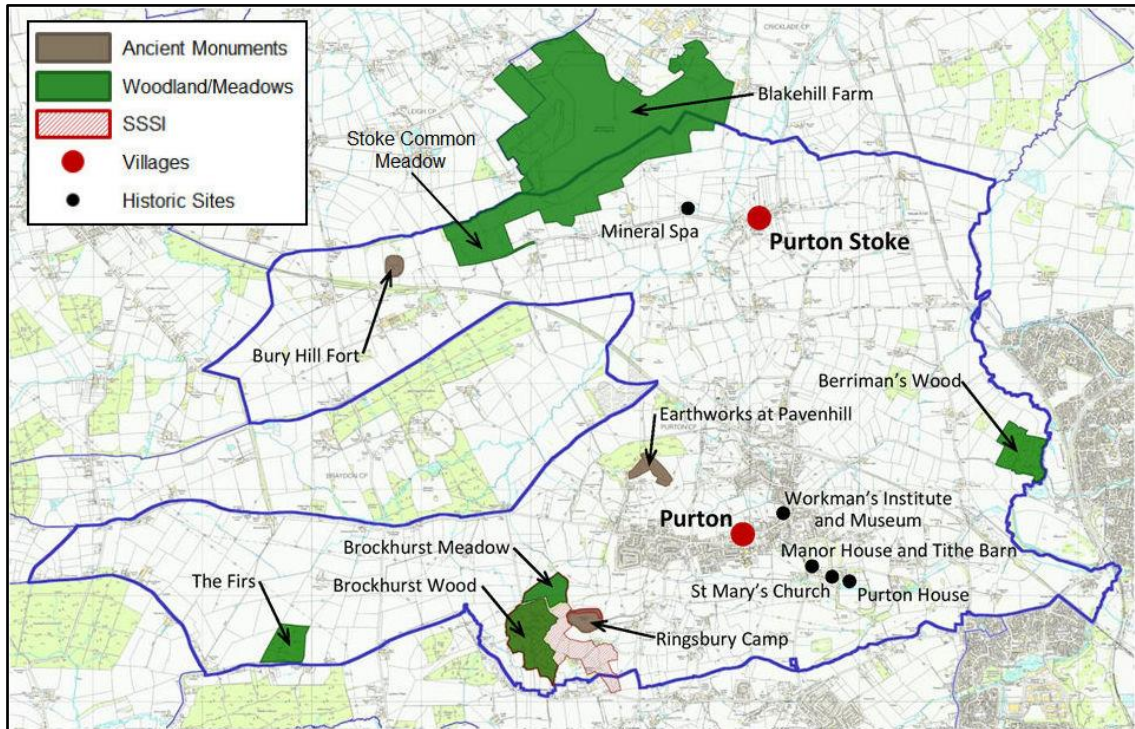
2.12 The Cricklade Country Way including the restoration of the North Wiltshire canal and the existing Swindon and Cricklade Heritage Railway run along eastern side of the parish between Swindon and Cricklade and are a key priority in the WCS Core Policy 52.

2.13 There are also several important heritage sites within the Parish:

- *Ringsbury Camp* is an Iron Age hill fort, thought to date from approximately 50 BC, located to the south west of the main village;
- *Bury Hill Camp* - Listed monument, Iron Age hill fort;
- *Collage Farmhouse* – dates from around seventeenth century and was originally home to the Hyde family. Edward Hyde become the Earl of Clarendon and was a highly significant figure during the 17th century and was the grandfather to two Queens of the United Kingdom. It became College Farm House in 1736 when it was acquired by Worcester College, Oxford;
- *Tithe Barn* - Barn and farm buildings built 15th - 16th century, now outbuildings and two dwellings;
- *Manor House* - An imposing building in a picturesque setting, built late 16th century, originally belonged to Malmesbury Abbey until the Dissolution, it then passed through Bennet and Jay families until rebuilt by Lord Chandos in late 16th century;
- *Library/Workmen's Institute* - standing on the site of a 16th century school, the three-storey building, built late 19th century for James Sadler, occupies a central point in Purton;
- *St Mary's Church* - The current church, built 13th - 14th century, stands on the site of an earlier church dating to at least the 12th century;
- *Purton House*; dates from around 1840 and replaced an existing building;

- *Restrop House* – built about 1600 probably by Edmund Diggs on the site of a former house, later was known as Frampton’s Great House and was in 1912 bought by Lieut. Col. Canning; and
- *The Mineral Spa* at Stoke Common Lane, Purton Stoke.

Map 3 - Valued County Wildlife, Nature Conservation, SSSI and Heritage Sites



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2.14 The Parish has two river courses running northward through it - the River Key to the west of the parish and the River Ray to the east, both of which finally flow into the River Thames at Cricklade. Both are prone to flooding in times of heavy rainfall though mainly on agricultural land, with some flooding around the houses at Hayes Knoll.

2.15 There are small streams and springs which flow northwards down the hill from the top of the village and the area around Purton Common, Witts Lane and Locks Lane, plus to the north of the railway line into New Road is subject to flooding at times of heavy rain and extreme weather conditions. Though flooding occurs frequently, the area is not designated as a flood zone by the Environment Agency.



CHAPTER 3: POLICIES FOR THE PARISH OF PURTON



3.1 The Purton Parish Neighbourhood Plan vision and objectives were informed by discussions points raised during the extensive consultation that took place during 2013 and the recommendation from the Purton Housing Needs Survey January 2012 and the Purton Parish Plan 2014. These form the foundation of the Purton Parish Neighbourhood Plan and bring together what the Plan intends to achieve:

Vision

- To protect the distinct character and identity of the historic rural settlements of both Purton and Purton Stoke together with the hamlets of the Fox and Hayes Knoll within the plan area;
- To protect the beauty and intrinsic value of the surrounding countryside and resist the gradual and persistent erosion between the settlements and with the urban area of Swindon with development being managed and located to avoid coalescence; and
- To protect the health, safety and wellbeing of these rural communities whilst maintaining the quality of life.

3.2 The objectives and issues identified from the consultation are defined within the five sections for policy sections comprising: Employment, Transport, Environment, Facilities, and Housing.

3.3 The issue of protecting the distinct character and identity of settlements is recognised in the Royal Wootton Bassett and Cricklade Area Strategy section of the Wiltshire Core Strategy. The Area Strategy states that given the proximity of Swindon to the community area, planning for this area needs to be managed holistically to ensure development at Swindon is as balanced and sustainable as possible while also affording appropriate protection to rural areas which may face unplanned development pressure. It also states that the open countryside should be maintained to protect the character and identity of the area. The proposed vision develops this strategy locally and is in general conformity with the overarching area strategy in the Wiltshire Core Strategy.

3.4 The Neighbourhood Plan once made, will become part of the development plan for Wiltshire alongside the Wiltshire Core Strategy. Therefore the policies of the WCS also apply to the neighbourhood area and work alongside the policies of this plan. For example the employment section of the Neighbourhood Plan Vision will supplement Core Policy 34 on employment land. The environment section of the vision will augment Core Policy 50 (biodiversity and geodiversity), Core Policy 51 (landscape) and Core Policy 52 (Green Infrastructure). The transport section will complement Core Policy 61 (transport and new development), Core Policy 64 (demand management) and Core Policy 65 (movement of goods). The Neighbourhood Plan adds details to the WCS policies and supplements the existing policies to reflect better the local circumstances.

3.5 Policies for the Parish of Purton

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Employment

Overall Objective	Objectives
<i>To enhance the prospects for local employment</i>	<ul style="list-style-type: none">• To provide new employment opportunities within the communities• To encourage and support home working• To reduce out-commuting to larger settlements outside of the parish

3.6 Issues and considerations arising from consultation

- There is support for additional employment opportunities within the village to reduce the impact of out-commuting and to maintain vibrancy of the village whilst safeguarding the local quality of life.
- Further development of the existing land at Mopes Lane Industrial Site, identified in the WCS as BD1 Purton Brickworks and allocated for employment land, would be to specifically provide for local, small industrial, business units and incubator units for start-up enterprises covering such activities as communication technologies, knowledge based and creative industries, environment, rural enterprises, accounting and financial services or similar.

3.7 Purton Policies

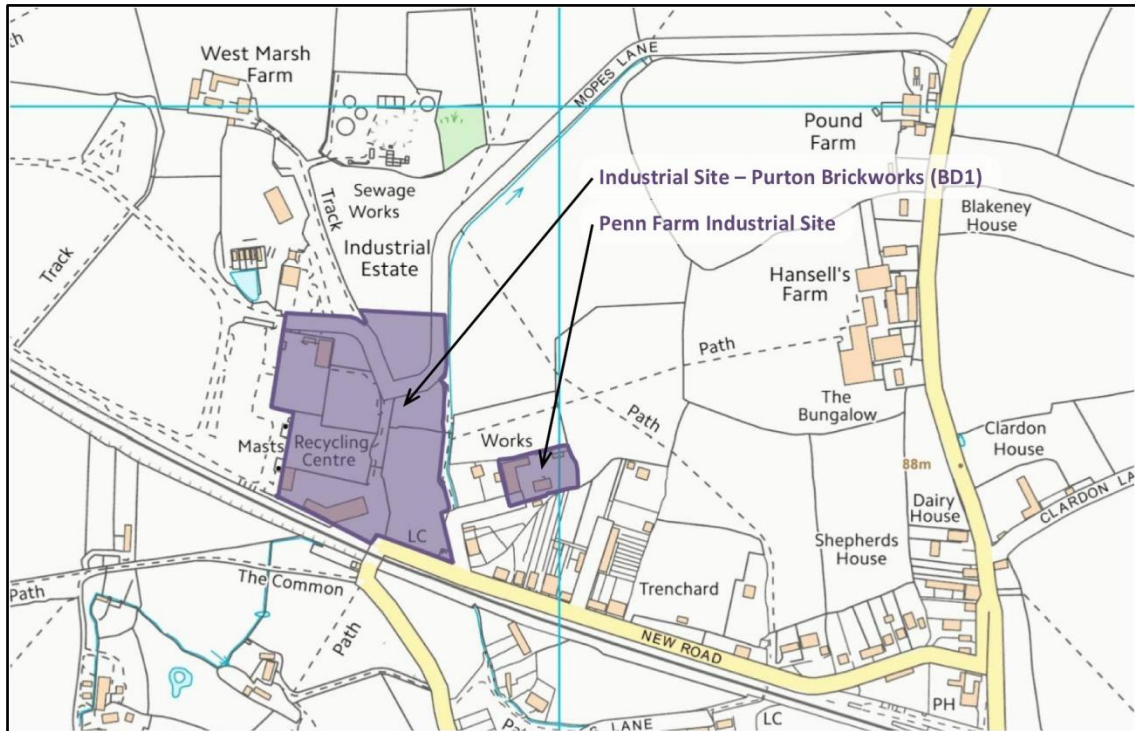
The Purton Parish Plan identified the need for an industrial park for small industrial and commercial units to enable start-up and small companies to be established locally in the parish to help maintain the vibrancy of the village and to reduce the level of out-commuting.

Mopes Lane is the main employment location in the parish and serves a valuable local function. The land is identified in the WCS as part of Purton Brickworks and is allocated in Core Policy 19 (Royal Wootton Bassett and Cricklade Community Area) as employment land. Of the original 3.1ha site, 2.1ha has been developed with the remaining 1.0ha available to be developed.

The neighbouring Penn Farm Industrial Site is not allocated in the WCS but is an existing employment site which has some undeveloped (brown field) land within its existing boundaries that can provide further industrial or commercial units within its existing boundaries. Of the total site area of 0.28ha, 0.13ha remains that could be developed for employment.

The undeveloped land of these sites could provide opportunities for small business units and incubator units for start-up enterprises including such activities as communication technologies, knowledge based and creative industries, environment, rural enterprises, accounting and financial services or similar.

Map 4 - Purton Industrial Sites



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Purton Policy 1: To enhance the prospects for local employment

Development of the undeveloped land at:

- Land at Mope Lane identified as part of Purton Brickworks and,
- Penn Farm Industrial Site.

Is encouraged to provide opportunities for local employment including opportunities for small business units and incubator units for start-up enterprises including such activities as communication technologies, knowledge based and creative industries, environment, rural enterprises, accounting and financial services or similar. Land and buildings and building designated for, and in, employment use at Purton Brickworks and Penn Farm are to remain in employment uses (Class B as appropriate) to protect these valuable employment locations from alternative development.

- Mopes Lane (Purton Brickworks): Development shall respect the character and setting of the Grade II listed House at 33 New Road (List entry 1283837) which is located next to the southeast corner of the site and any adjacent or nearby existing residential property.
- Penn Farm Industrial Site: B1 employment use is preferred at this site. Development proposals will need to demonstrate that any adverse impact on nearby residential property is acceptable or can be mitigated, and that the traffic impact of the development will not cause increased highway safety issues and/or impact on the residential amenity of residents including properties on New Road.

- Any proposals for development on this land shall demonstrate how any potential flood risk will be dealt with, including appropriate mitigation measures if necessary, so that no increased flood risk is created on or off the site.

Transport

Overall Objectives	Objectives
<i>To reduce the need for travel by car and shorten the length and duration of journeys</i>	<ul style="list-style-type: none"> • To position development within easy walking distance of bus stops, the schools, the health centre, a shop and other village facilities • To link all developments to the village centre with footpaths, where appropriate
<i>To reduce road traffic congestion resulting from new development</i>	<ul style="list-style-type: none"> • To position new development such that current problems with congestion, parking and road safety are not exacerbated and, if possible, reduced • To ensure potential traffic/transport implications from new developments are identified and steps taken to mitigate negative impacts, through improvements to roads, footpaths and traffic management

3.8 Issues and considerations arising from consultation

- The delivery of the Cricklade Country Way including the restoration of the North Wiltshire canal and the existing Swindon and Cricklade Heritage Railway along eastern side of the parish between Swindon and Cricklade is to be encouraged and is a key priority in WCS Core Policy 52;
- Recognise local concerns regarding the growing impact of traffic through Purton Village and on the surrounding rural roads through the parish resulting from development both within Purton Village and neighbouring parishes and particularly arising from the growth in and around Swindon. Traffic related to the two schools is a significant contributor to the problem and a feasibility study into this issue would be supported;
- There is no pedestrian footpath at the bridge crossing the main Swindon to Gloucester railway line. The Parish Council has a policy to allocate Community Infrastructure Levy (CIL) resources to a feasibility study to determine the best location for a pedestrian footpath across the railway line to serve the needs of the village; and
- Redevelopment of the road junction at Lower Square. The Parish Council has a policy to allocate CIL resources to a feasibility study to determine how make more effective use of the land for parking and to improve traffic flow and the safety of both road users and pedestrians.
- To improve pavements, paths and dedicated cycle-ways within the settlement to encourage more people to walk and cycle safely both between village amenities and between villages.

- Maintain and protect the extensive network of footpaths and bridle ways that crisscross Purton Parish much valued by residents and walkers alike are protected and maintained.

3.9 Purton Polices

Road safety issues from the Ghost Train to the Pavenhill shops have been a concern for many years. These concerns have been exacerbated by Swindon development (e.g. at Tadpole Lane) as car drivers seek alternative routes to Swindon and M4 junction 16. At peak times, traffic can become gridlocked as it passes along the High Street due to large numbers of school coaches and cars delivering pupils to the local schools which now serve a much wider catchment than when originally conceived.

Purton Policy 2: To improve road safety

Opportunities to improve pedestrian and traffic safety will be sought for the road junction and parking area at Lower Square at the junction of the High Street, Station Road and Church Street. Works funded by local parish CIL money and other sources will be directed to implementing works that improve pedestrian and traffic safety at this junction.

Historically, Purton has been served by many footpaths and these are well used throughout the day. It is essential that the interlinking routes are not disrupted or diverted since they have developed slowly over time to match the development of the village through the ages.

Purton Policy 3: Footpaths

New development shall retain and protect the quality and attractiveness of existing public rights of Way (footpaths and bridle ways) but where this is not possible, compensation measures will be sought to improve rights of way. Footpaths in new developments shall provide links to existing pedestrian routes where appropriate.

Environment

Overall Objective	Objectives
<p><i>To seek opportunities for landscape, recreational and ecological gain whilst minimising the environmental impact of new development</i></p>	<ul style="list-style-type: none"> • To protect and enhance the historical environment and landscape setting of the villages and of the parish • To identify and implement ecological enhancements wherever possible, such as part of proposed developments, in order to work towards a net gain for biodiversity rather than just to protect existing ecological features/sites. • To protect and conserve the key sensitive landscape and views around the village • To maintain, protect and enhance existing open and recreation spaces in the villages and to provide more safe places to play to support new development • To retain and protect the existing green infrastructure from inappropriate development • Development proposals to demonstrate how they protect features of nature conservation and geological value of the villages and the parish • To retain and protect the green, open undeveloped space around the villages and to prevent coalescence with the major urban area of Swindon

3.10 Issues and considerations arising from consultation

- Preserve the locally important views both to and from the escarpments to the north of the village, around Francombe Hill (known locally as High Hills), along the western side of the village up to and including the vista leading up to and around the ancient monument known as Ringsbury Camp and the large open space east of Hoggs Lane, north of the High Street down towards Vasterne Hill/Close and behind Jewels Ash/Witts Lane;
- There are several County Wildlife Sites, Nature Conservation Sites of National Importance, Sites of Special Scientific Interest and parts of Braydon Forest within the parish which should be protected from inappropriate development in line with Core Policy 50;
- The parish has a number of highly valued and distinctive heritage sites which include Ringsbury Camp, Bury Hill Camp, St Mary's Church, Manor House and the Tithe Barn, Workmen's Institute, and The Mineral Spa which need to be protected from inappropriate development in line with Core Policy 57;

- New development on land which is prone to flood would not be supported and which includes land at the bottom of Purton, on either side of the Swindon to Gloucester Railway Line, which is prone to flood in extreme weather conditions though is not identified as a Flood Zone by the Environment Agency; and
- Preserve the separation between Swindon and the village Purton and hamlets of the Fox and Hayes Knoll as open countryside and not to lead to coalescence to preserve the unique character and identity of these settlements in accord with WCS Core Policy 51.



The Dingle, Purton

3.11 Purton Policies

The parish has a rich and diverse natural, historic and built environment which provides a significant asset to the residents of the parish. These included the ancient Hill Fort at Ringsbury and the Buryhill Fort at Purton Stoke, the escarpment that surrounds the north and west sides of the village of Purton giving spectacular views across open countryside to and from Purton, the country conservation sites, the many listed buildings including St Marys Church, the Workmen’s Institute, Manor House, Tithe Barn, College Farm and the Mineral Spa at Purton Stoke which together with other assets all combine to form the unique and distinctive rural character of the parish.

Purton Policy 4: Ecological Enhancements

Proposals for new development should in accordance with Core Policy 50 and the NPPF Chapter 11 seek to identify and implement ecological enhancements wherever possible, such as part of proposed developments, in order to work towards a net gain for biodiversity rather than just to protect existing ecological features/sites.

Local sites of ecological interest are to be retained and enhanced wherever possible in any development proposal. They include the following:

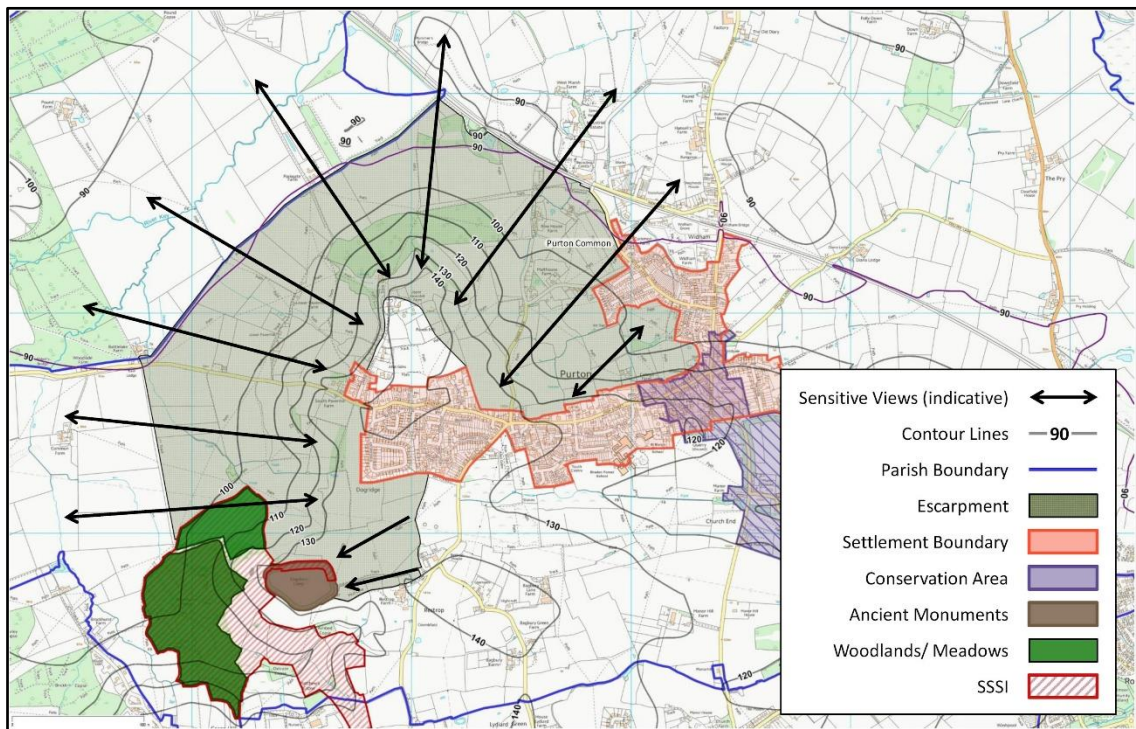
- All County Wildlife Sites and Sites of Nature Conservation Interest.
- Areas of woodland and other wildlife sites shown on Map 3 (page 14).

Much of the village of Purton sits on an escarpments overlooking open countryside in a wide sweep from Swindon in the east around to Fairford and Cirencester in the north and to Malmesbury in the west and with the hills near Stroud in the background. Purton Parish Plan identified the need to protect these magnificent views and to reduce the impact of development on the visually-sensitive skyline at the top of the village.

Purton Policy 5: To protect key local landscapes

The area shown in green on Map 5 designates an area in which locally important views are taken from the public footpath network, both to and from the escarpments to the north of the village, around Francombe Hill (known locally as High Hills), along the western side of the village up to and including the vista leading up to and around the ancient monument known as Ringsbury Camp. These views are shown on Map 5 which indicates sensitive public views related to the existing built areas. The area named as Purton Common also provides significant public views, as shown on Map 5. Any development in this designated area will be required to maintain the quality of these distinctive public views.

Map 5 - Key Local Landscapes



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View from the escarpment at west Purton looking towards Malmesbury and the hills at Stroud

Swindon's urban growth has increased pressure for development further into the surrounding open countryside with the potential for coalescence with the smaller towns and villages located around Swindon. The recent development of 250 at Moredon Bridge and 700 at Ridgway Farm in the east of the parish which adjoin the Swindon urban area has eroded the open countryside and further development here could lead to Swindon merging with the villages of Purton and Purton Stoke and the hamlets of The Fox and Hayes Knoll with potential loss of their unique historical, cultural and rural identities valued by the residents.

Purton Policy 6: Settlement Identity

Development on the land between the western edge of the Swindon urban area and the eastern boundaries of Purton and Purton Stoke, and the hamlets of The Fox and Hayes Knoll should not either individually or cumulatively lead to the coalescence of these settlements and Swindon in order to retain the rural quality and value of these settlements and their setting.

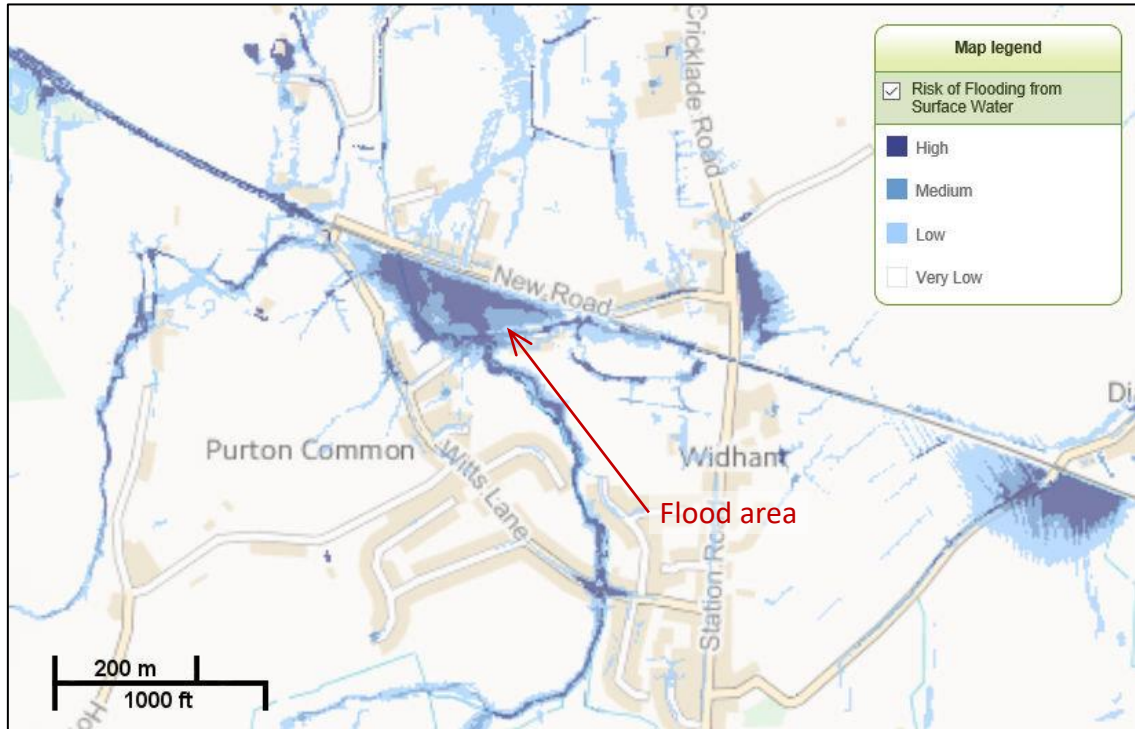
As the village of Purton sits on an escarpment, when it rains much of the water flows down the hill and ends up on the land adjoining the main Swindon to Gloucester railway line. This comprises Common Farm, land around Malfords, Locks Lane, part of Widham Farm south of the railway line and New Road to the north of the railway line, see Map 6. As this land lies on top of impermeable clay it often floods during heavy rainfall. Also due to the geology, there are some springs that can exacerbate the situation. The runoff from the area is limited by the two culverts under the Swindon to Gloucester railway line and, as a consequence, residents living in the area have been subjected to frequent flooding over the years.

Purton Policy 7: Flooding

The land that adjoins the main Swindon to Gloucester railway line and comprises Common Farm, land behind Malfords, Locks Lane and part of Widham Farm south of the railway line and New Road to the north of the railway line, though classified for planning purposes as flood zone 1, is prone to frequent flooding from surface water, see Map 6.

Any proposals for development on this land shall demonstrate assessed flood risk and how any necessary flood mitigation measures would prevent the flooding of this land and any other land that would be affected by the development.

Map 6 - Area of Flooding (from Environment Agency Surface Water Maps)



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Map taken from Environmental Agency Website ~ Risk of Flooding from Surface Water

Facilities

Overall Objective	Objectives
<p><i>To maintain and enhance the village facilities available to the community so that they meet local community needs</i></p>	<ul style="list-style-type: none"> • To protect and, where possible, to enhance the facilities for elderly people who wish to remain in the village • To seek to improve the retail offering to enable residents to shop locally without having to commute out of the parish • To provide an extension to the cemetery to meet future needs of the residents of the parish • To protect play areas and allotments which are of special importance to the community and designated for their recreational value

3.12 Issues and considerations arising from consultation

- Redevelopment of the Pavenhill Shopping Parade, including residential use above, to improve the retail offering should be considered provided that there is adequate provision for parking and deliveries, does not adversely affect nearby residential amenity, reduces current traffic pressure and improves road safety issues. The Parish Council has a policy to allocate CIL resources for a feasibility study into the re-development of the Pavenhill Shopping Parade;
- Purton cemetery which serves the community of the parish will become full during next few years and the Parish Council has a policy to allocate CIL resources towards extending the cemetery to meet the future needs of the Parish;
- Maintain the local shops, specifically food shops, healthcare including the doctor's surgery, dentists and chemists, schools, library, the vets, places of worship, public houses and clubs, the Village Hall and Silver Threads Hall, the Parish Council office, public transport and accesses to the main roads; and
- Maintain the allotments at Pavenhill, Poor Street (Restrop Road) and off Church Path because these are an important and much valued resource to the residents of Purton.
- Maintain the leisure facilities, play areas and open spaces in Purton that are well used and much valued by local residents that include the Purton War Memorial and Village Centre on Church Road, Play Close in the centre of the village, the Venture play area at Dogridge, Millenium Garden, the Dingle situated behind Purton House and the cricket ground behind the Pear Tree Hotel.

3.13 Purton Policies

Purton, like numerous other villages, has suffered a loss of many of its local shops to the larger towns of Royal Wootton Bassett and Swindon which, with poor public transport services, has increased the reliance of residents on the motor car to do much of their shopping. The remaining shops at the Lower Square and at Pavenhill provide an important service both for convenience shopping and to the elderly and those without transport for the basic shopping. The shops at Pavenhill, built in the Sixties, are in need of redevelopment to continue to provide an effective retail offering and to maintain the vibrancy of the village.

Purton Policy 8: Pavenhill Shops

Any redevelopment of the land shown on Map 7 (The Pavenhill Shopping Parade) shall comprise small retail units to serve the needs of the local community. A limited number of residential units would be acceptable to enhance the financial viability of a redevelopment scheme provided adequate provision is made for parking and deliveries so that the amenity of nearby residential properties is not adversely affected.

Analysis in Purton ~ Planning for the Future shows that Purton parish has a higher proportion of older people compared to Wiltshire or nationally across England¹. There is a need to retain existing care facilities so residents, who are no longer able to live independently, can continue to live in the village and remain close to their friends and families. With a higher proportion of older people in the parish, Purton cemetery has at most a further capacity of 15 years before it is full. This proximity of the cemetery is valued by residents who have lived much of their lives in the parish.

Purton Policy 9: Facilities for the elderly

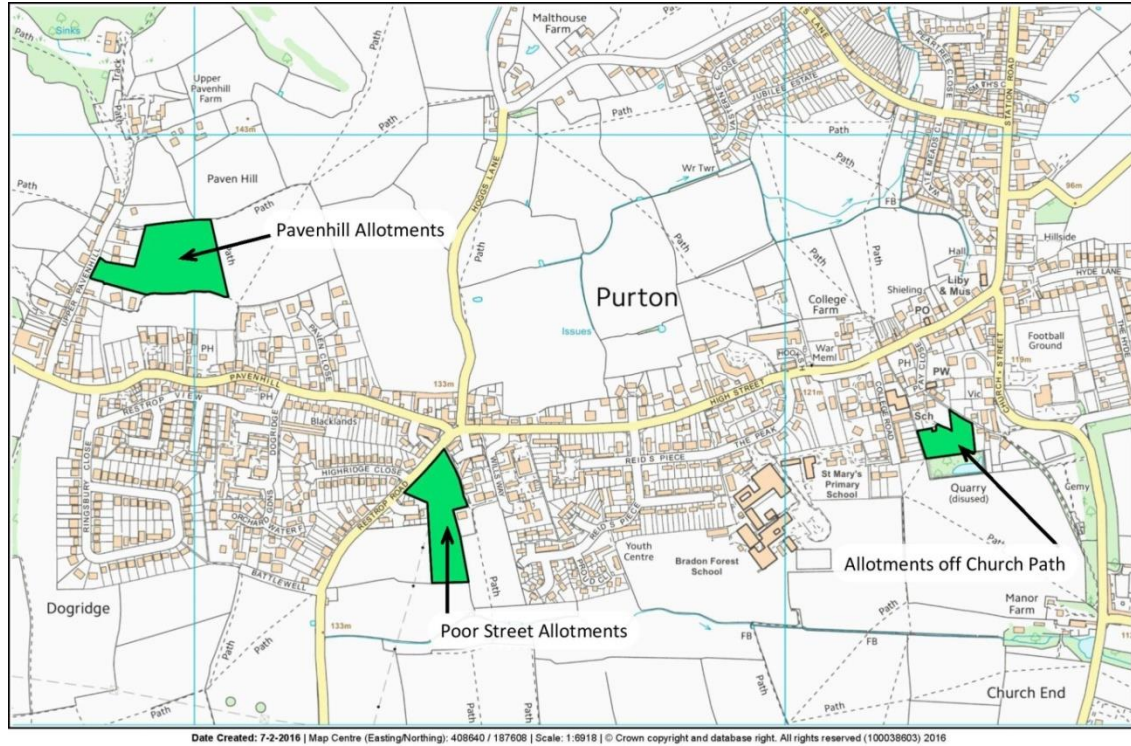
The retention of the site shown on Map 7 and known locally as 'The Cedars' for the provision of supported living accommodation for elderly people is supported.

Purton Policy 10: Cemetery Extension

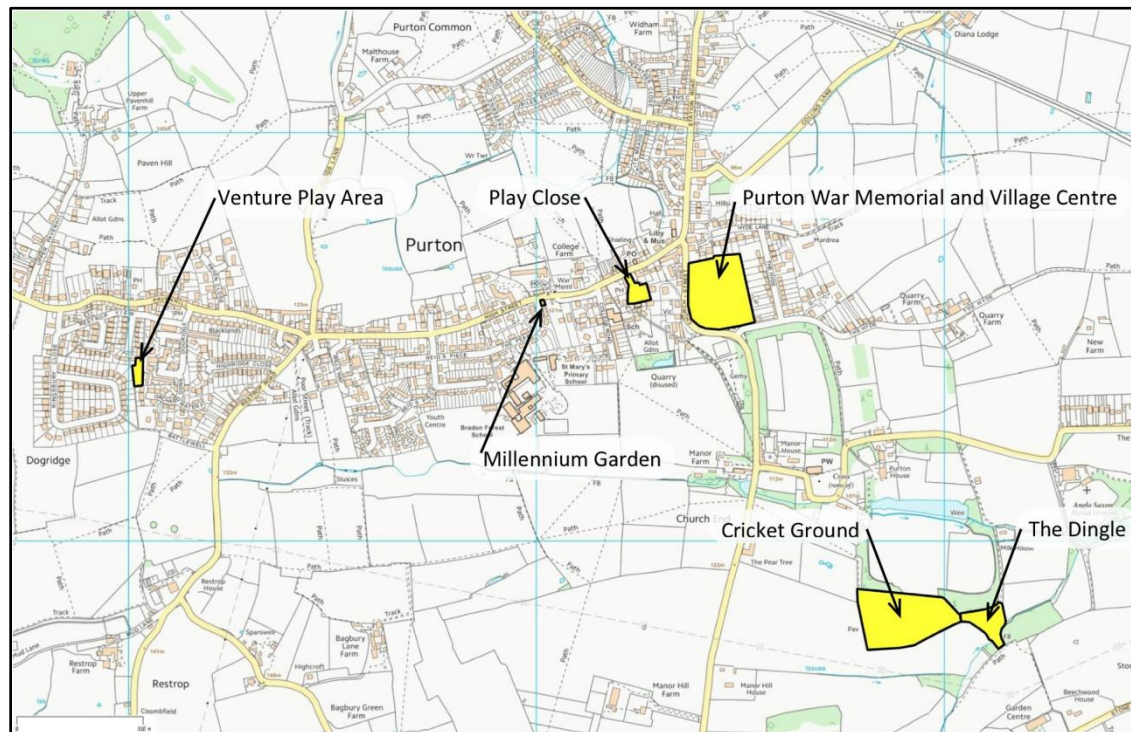
The land shown on Map 7 is allocated for an extension to Purton cemetery to meet the future needs of the Parish. A full hydrogeological assessment would be required to determine suitability of the site.

¹ Source is the 2011 Census Age Structure: people of pensionable age in Purton make up 22% of the population, compared to 20% for the Southwest, 18% for Wiltshire and 16% nationally

Map 8 - Allotments



Map 9 - Play Areas, Leisure and Open Spaces



Housing

Overall Objectives	Objectives
<p><i>To provide existing and future residents with the opportunity to live in a decent home and that meets their needs</i></p>	<ul style="list-style-type: none"> • To provide a limited amount of new housing to meet local needs; including a greater range of affordable housing for Purton residents • To keep all new developments smaller than 40 homes • To provide a mix of housing types including smaller homes for elderly villagers wishing to downsize and for young singles, couples or families needing their first home • To introduce new dwellings that are of a type and size that respond to the needs of individual villages • To ensure development is located in areas which are well-related to the core of the village and that brownfield sites well related to the villages are prioritised over greenfield development • To ensure that new development is of high quality design, is to Lifetime Home standards and is built to a high sustainability standard and reinforces local distinctiveness • To encourage infill where it is in keeping with the surrounding housing and the character of the villages, and is of equivalent density or less than surrounding areas • To ensure that the design and location of new development is resilient to the effects of climate change and flooding
<p><i>To retain the rural and historic character of the villages</i></p>	<ul style="list-style-type: none"> • To promote and maintain the rural nature and the distinct character and vitality of the villages • To promote good rural design which reflects the key characteristics of the historic settlements in the plan area to retain and enhance their individual identity. Key characteristics relate to both the relationship between buildings and the material used. • New development should respect the existing character and form of the settlement and should not impose development in sensitive areas. • To support development in the Conservation Area where it respects local character and promotes the distinctiveness of the village through the use of appropriate scale, design and materials.

	<ul style="list-style-type: none"> • To retain and protect the green, open undeveloped space around the villages and to prevent coalescence with the major urban area of Swindon.
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3.14 Issues and considerations arising from consultation

- There should be a supply of housing that enables young people and older people to secure housing appropriate to their needs so that they can continue to live in the Parish;
- The Parish has a disproportionate mix of dwellings with a far higher percentage of larger houses than across Wiltshire as a whole or nationally across the country (2011 Census). Both the Purton Housing Needs Survey 2012 and the Purton Parish Plan 2014 identified a clear need for affordable housing, houses for first-time buyers, smaller properties for those who wish to downsize and also properties suited to older persons including bungalows. Development outside the settlement boundary that is appropriate in terms of scale and location and adds functional value to the village would be considered to meet this specific need subject to the requirement to minimise the impact of such new development on the existing infrastructure, the surrounding countryside, landscape, and ecology;
- A new housing development of more than 40 houses in the Parish would not be supported (from the Purton Parish Housing Needs Survey January 2012 and further substantiated in the Purton Parish Plan 2014);
- Housing development required to meet the identified needs of the Parish to be principally provided within the settlement boundary of the Large Village of Purton;
- New housing development should respond to local distinctiveness (including the character and appearance of the Conservation Area and listed buildings within the Parish), and be in context with the size, proportion and style of existing housing;
- Land that is prone to flooding (as defined in the Purton Flood Management Report 2013) should not be allocated for housing (which includes land to the north of Purton Village on either side of the Swindon to Gloucester Railway Line, which is prone to flood in extreme weather conditions though it is not identified by the Environment Agency as being within a Flood Zone, see Map 6);
- Location of new housing and its closeness/relationship to the facilities and amenities in the village are considered important in assessing its sustainability. These include the local shops, specifically food shops, healthcare including the doctor's surgery, dentists and chemists, schools, library, the vets, places of worship, public houses and clubs, the Village Hall and Silver Threads Hall, the Parish Council office, public transport and accesses to the main roads; and

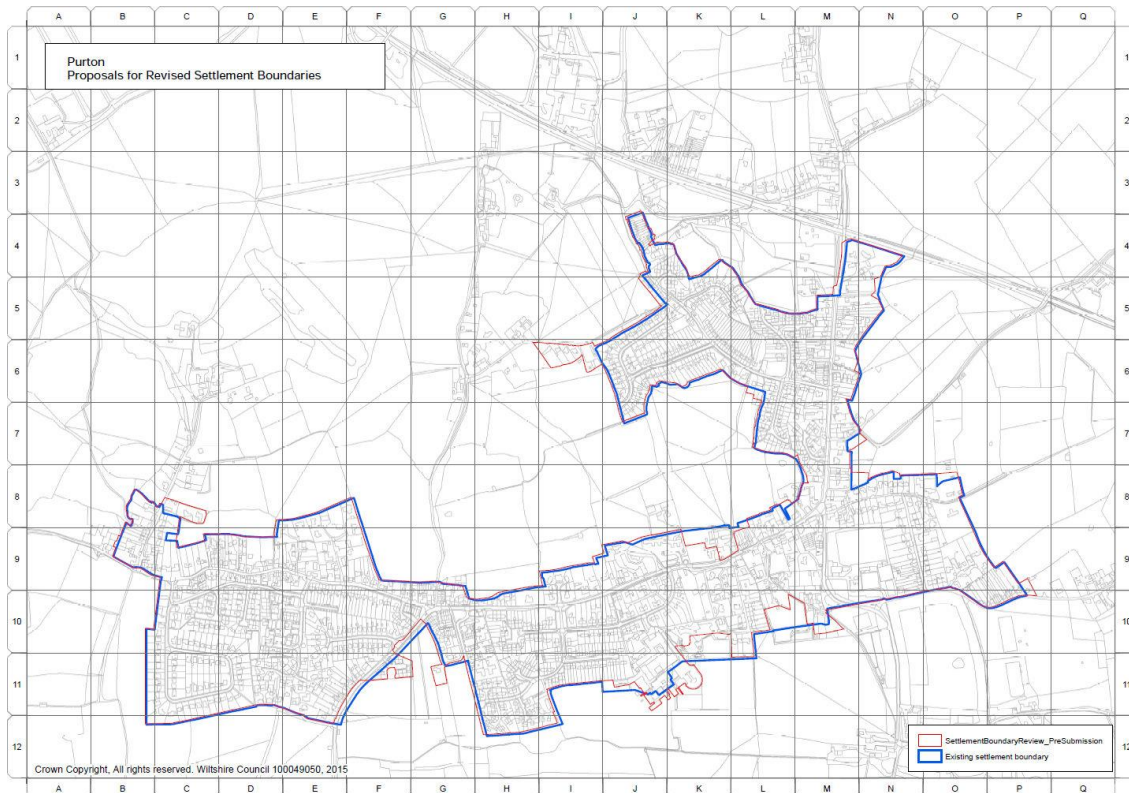
- Retain residential nursing/ care facilities/day care in Purton for the elderly at The Cedars in Purton for the residents of Purton.

3.15 Purton Policies

The settlement boundary shown in blue on Map 10 defines the existing boundary between the built environment and open countryside that was established for the village in the North Wiltshire Development Plan of 2011.

Settlement boundaries are currently under review by Wiltshire Council in the Wiltshire Housing Site Allocations Plan June 2017 which went for consultation from the 14 July 2017 to 22 September 2017. The proposed changes for Purton settlement boundary are shown in Red on Map 10.

Map 10 - Purton Settlement Boundary



The WCS Core Policy 19 identifies a requirement for 1,455 homes to be built in the Royal Wootton Bassett and Cricklade Community Area by 2026. Of these, 1,070 are allocated to be provided in Royal Wootton Bassett with the remaining 385 new homes to be built in the rural parts of the community area. Of that, sites to provide 113 new homes had as yet to be identified. New homes built in Purton will go toward meeting this requirement. The latest Wiltshire’s Housing Land Supply Statement (Update) published March 2017 indicates that no more houses (zero) need to be identified in the Royal Wootton Bassett and Cricklade Rural Area which includes Purton parish.

The WCS identifies Purton as a Large Village with a defined settlement boundary within which small housing sites of generally no more than 10 homes would be appropriate. There is no specific target in the WCS for how many new homes should be provided in Purton Parish.

The growth of the population in the parish identified from “Purton ~ Planning for the Future (2017)” predicts¹ that it will grow by the end of the plan period in 2026 to about 4,618. It represents an additional 236 residents between now (2017) and the end of the plan period.

To meet the predicted growth between 2016 and 2026, provision will be made available for a minimum 94 additional dwellings at Purton.

The sites identified in the SHLAA 2012 and draft 2015² identify a number of sites within the settlement boundary together with additional sites at the North View and the former Youth Centre are available and which would meet a significant proportion for the village housing needs to the end of the plan period 2026. The proposed sites within the settlement boundary are identified below and which should:

- Reflect the local character in terms of design and type; and
- Target smaller sizes to be provided for first time buyers, those on lower wages, smaller properties for those who wish to down size or properties that are suited to older persons (including bungalows).

Purton Policy 13: Development Principles

Within the settlement boundary for Purton land is identified with potential for approximately 75 homes at the locations listed below and identified on Map 11.

- Site 66 - Derelict Cottage Farm (College Farm)
- Site 91 - Land at Northcote
- Site 3316 - three sites in Dogridge
- Site 3318 - Hooks Hill
- Land at North View
- Former Youth Centre (with the adjoining garages and green space)

These sites within the settlement boundary are known from the SHLAA 2012 to be available for development for housing within the plan period.

Proposed development should:

¹ Predictions based on the 2011 National Census data

² The SHLAA 2012 and draft SHLAA2015 have been superseded by Wiltshire Strategic Housing and Economic Land Availability Assessment (SHELAA) August 2017 but the sites identified in this Plan are still relevant.

- respond to the housing needs of Purton in terms of delivering affordable housing, houses for first-time buyers, smaller properties for those who wish to down size or properties that are suited to older persons (including bungalows) in accordance with Wiltshire Core Strategy Core Policies 43, 45 and 46. Land at the former youth centre is particularly suited to providing low cost homes;
- where relevant respect the specific character of the Conservation Area and the setting of Purton's historic buildings, including identifying how the form and layout of the development reflects the vernacular, design and materials of the Purton in accordance with Wiltshire Core Strategy Core Policies 57 and 58. This is particularly relevant in relation to allocated sites at Derelict Cottage Farm, land at Northcote and Hooks Hill which affect the immediate setting of designated heritage assets;
- protect and preserve biodiversity and the landscape setting of the village in accordance with Wiltshire Core Strategy Core Policies 50 and 51; and opportunities for ecological enhancement/gain will be sought and incorporated within proposed developments;
- wherever possible retain and re-use existing buildings and materials on site; and
- retain existing mature trees and hedgerows in accordance with the NWLP 2011 saved policy NE14 Trees and the control of new development.

The allocated sites do not fall within Natural England risk categories indicating potential risk to designated conservation areas and key habitats or species. In addition, assess the potential for protected and/or notable species and species of conservation concern, specific consultation would be needed and the appropriate protocols applied should development be considered.

The current pressure for development at Purton, as witnessed by the number of speculative applications submitted recently (e.g. Pavenhill application ref; 16/03625/FUL for 25 homes), draws attention to the need for a plan-led strategy for growth at the town to meet local housing need. The sites allocated in Purton Policy 14 provide for plan-led growth.

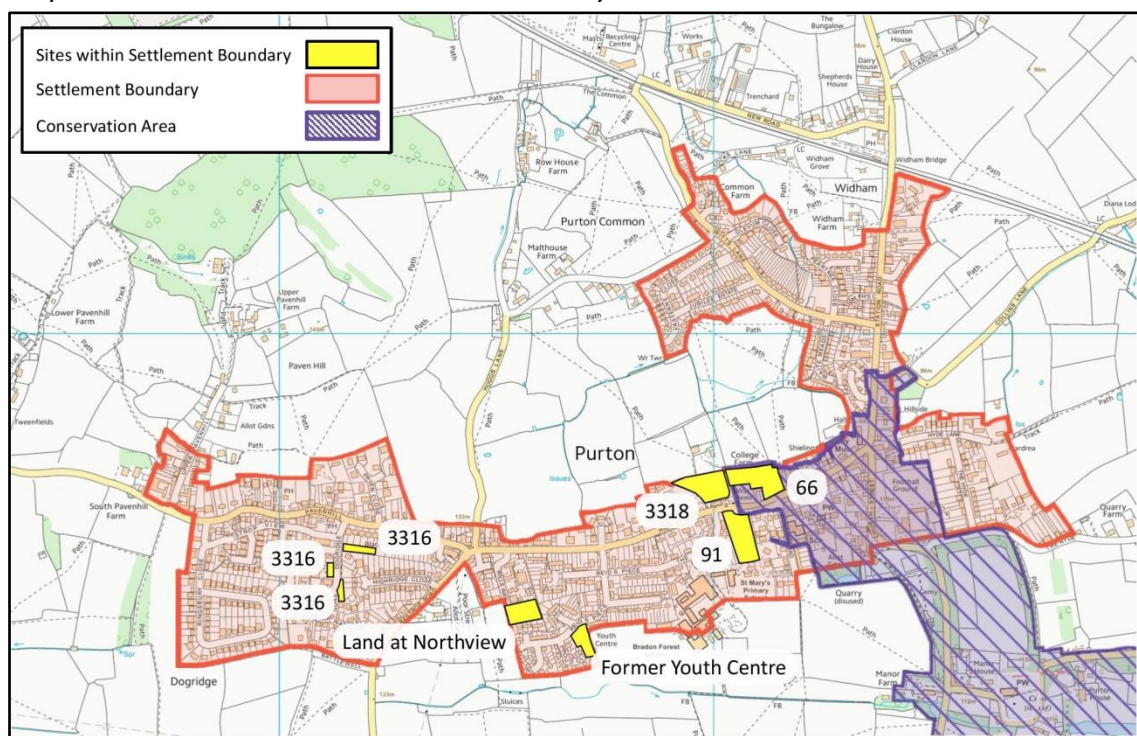
The approximate number of homes that can be provided on the sites listed in Purton Policy 14 have been derived from the detailed assessment of each site which took place as part of the site selection process explained in Annex 7 of "Purton ~ Planning for the Future (2017)". This document outlines some of the more detailed considerations for each site based on current knowledge and should be used to inform future planning decisions. Affordable housing should be provided in accordance with Core Policy 43 (as amended in the PPG June 2016) where practical.

In an historic village such as Purton, development has the potential to affect the significance of a range of heritage assets within or beyond site boundaries. Where

necessary a heritage assessment will prescribe measures which will need to be incorporated as part of a scheme in order to protect them, including the importance of their settings. The determination of planning applications will follow the approach set out in National Planning Policy Framework (paragraphs 131 to 135) and satisfy requirements of Core Policy 58 (Ensuring the Conservation of the Historic Environment) of the WCS. This is particularly relevant in terms of determining the final form of development at Derelict Cottage Farm (College Farm), Land at Northcote and Hooks Hill as identified in the policy.

Proposals for all sites must be read in conjunction with the Wiltshire Core Strategy. Proposals for new development will be considered against all relevant policies, including those relating to place shaping and high quality design. Only once this process is complete will final housing numbers for each site be known.

Map 11 - Sites within the Settlement Boundary



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These sites have the potential to meet much of Purton’s future housing but small infill sites generally do not yield the size and type of housing such as affordable housing, properties for first time buyers, those on lower wages, smaller properties for those wishing to downsize and properties suitable for older people including bungalows that are needed in Purton.

The WCS provides that proposals for housing development outside an existing settlement boundary can only be brought forward as part of a review conducted by Wiltshire Council or through the proposals in a Neighbourhood Plan. Purton is experiencing considerable development pressure given its proximity to the Swindon and the attractive environment it provides. To manage growth in the longer term and

remove the continuing uncertainty generated through speculative development the Neighbourhood Plan identifies an area to accommodate a site up to a further 40 homes. The need is articulated in: Purton ~ Planning for the Future (2017).

Of the potential sites identified in Wiltshire Council's draft 2015 SHLAA for Purton Parish, the analysis in Annex 7 of Purton ~ Planning for the Future weights the criteria of the distance to shops, library, surgery, schools, bus services, community venues, proximity to allotments and religious places, and identifies the most sustainable site for new development outside the settlement boundary of the village is the land south of the village off Restrop Road (which include SHLAA site 470 and part of site 440).

Purton Policy 14: Development outside settlement boundary at Restrop Road

Land indicated on Map 12 is identified as an area to accommodate a site for up to 40 smaller homes including affordable housing, houses for first-time buyers, smaller properties for those who wish to downsize and also properties suited to older persons including bungalows.

Proposed development should:

- respect the character and setting of heritage assets in the vicinity of the site including the Grade II* Restrop House and the Scheduled Monument at Ringsbury Camp;
- provide strategic landscaping to the western and southern edges of the site which retains and reinforces existing hedges and trees;
- create a green area adjacent to the Restrop Road so that development is set back from the road;
- not prohibit a potential future road connection to the remainder of the site or road connection to the rear of the Schools;
- protect and preserve biodiversity and the landscape setting of the village in accordance with Wiltshire Core Strategy Core Policies 50 and 51; and opportunities for ecological enhancement/gain will be sought and incorporated within proposed developments;
- mitigate the impact of traffic with measures to reduce the speed of traffic on Restrop Road where it enters the villages to calm traffic and improve road safety; and
- include safe cycling and walking routes not only to the village centre(s) but also, where possible, to the existing leisure and play facilities.

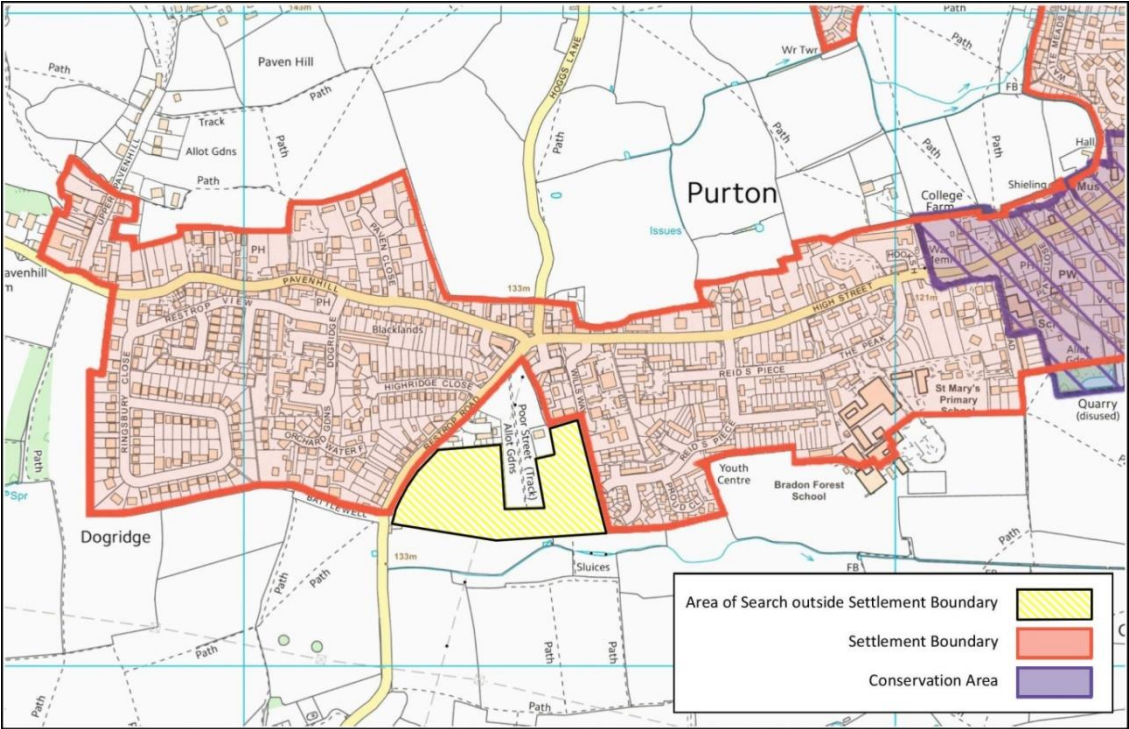
Site is located in open countryside south of the village adjoining Restrop Road to the east, Red Gables Close to the north and links round to Willis Way in the west.

The proposed area of search includes all of SHLAA site 470 and part of SHLAA site 440 and has been defined to relate to the existing natural line of the village to the east and west following a line from Battlewell across the site to Kibblewhite Close. The area of search has few constraints identified in Purton ~ Planning for the Future and has the potential to provide a development of sufficient size to encourage a range of dwellings.

The requirement for a strategic landscaping scheme to the southern boundary of the site has been introduced to soften the outline of the development from wider views towards the village but also to soften the visual relationship between the development and Restrop House. The landscaping required to the western boundary is to minimise the potential impact on existing residential properties facing Restrop Road. The most appropriate form of development and landscape treatment should be determined through a Landscape and Visual Impact Assessment and Heritage Assessment as part of a planning application.

The land does not fall within Natural England risk categories indicating potential risk to designated conservation areas and key habitats or species. There are no biodiversity designated conservation areas, key habitats or species within the vicinity of the proposed allocated housing land that trigger the requirement to consult with Natural England on likely risks, since the housing is not more than 50 dwellings (the trigger number). However as this land is known to be visited by protected and/or notable species of conservation concern, specific consultation would be needed and the appropriate protocols applied should development be considered.

Map 12 - Area of Search



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