



Purton Neighbourhood Plan

Second Statement of Consultation

May 2017

This statement details the informal consultation on the first draft of Purton's Neighbourhood Plan to gain the views of the residents of the Parish on what is proposed ready for the formal consultation to meet the statutory requirements of Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.



Contents

Introduction: Process of the Neighbourhood Development Plan	3
How was the Consultation undertaken	4
Issues Raised and Outcomes	5
Annex 1: Purton Parish Council Draft Neighbourhood Plan Informal Consultations	7
Annex 2: Presentation Posters	52

Introduction: Process of the Neighbourhood Development Plan

- 1.1 During the autumn of 2011, Wiltshire Council obtained funding from the Government's "Front Runners"¹ 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.
- 1.2 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.
- 1.3 However 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.
- 1.4 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.
- 1.5 The early consultation was across all seven parishes managed by Common Places during the winter of 2012-2013 and this included the parish of Purton. It was from this consultation informed by previous consultation for the Purton Housing Needs Survey January 2012 and the Purton Parish Plan 2014 that the Neighbourhood Development Plan was developed for the parish of Purton.
- 1.6 However 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.
- 1.7 In October 2016, the first draft of Purton's Neighbourhood Development Plan (the Plan) was published on the Parish Council's website and sent to Wiltshire Council for

¹ Originally the Scheme was called "Vanguard" but the name was subsequently changed to "Front Runners".

comment. The Plan was updated ready for a further 'informal²' consultation in January 2017.

How was the Consultation undertaken

1.8 The Informal Consultation on the Plan was open to all residents of the parish and was undertaken at the beginning of 2017 with walk-in sessions on the evening of Wednesday, 25 January and the afternoon of Sunday, 5 February at the Village Hall in the centre of Purton. These two events were publicised through the parish council website, the parish magazine, banners in the village, a leaflet drop across the parish and within local networks.

1.9 A total of 129 people attended the walk-in sessions over the two days. It generated 38 feedback forms, most containing more than one comment on the draft Plan, and 43 Post-it notes. This generated a total of 101 individual comments from the two sessions.



1.10 A further four residents and two developers representing sites in Purton sent their comments to the Parish Council a few days after the two consultation events.



1.11 All the comments received were sorted and, where possible assigned against the relevant policies in the Plan. In many cases where residents had used the consultation form they may have identified a number of different issues relating to the Plan. These have been extracted as individual comments so they can be addressed.

² An informal consultation rather than to the formal consultations required by the Neighbourhood Planning (General) Regulations 2012.

1.12 All comments received have been reviewed and any necessary changes required to the Plan have been identified. All the comments received, the responses and changes required are listed in Table 1 below.

1.13 Data on age and gender of residents attending the consultation was not collected for this Informal Consultation.

Issues Raised and Outcomes

The overall response from attendees to the consultation was positive and generally supportive with only a small number against any further development in Purton. The main issues needing attention that were raised during the consultation were:

- The lack of a convenience store at Lower Square in Purton coupled with the loss of the Post Office which was located within the store. Whilst an important issue for the village, this is outside the scope of a Neighbourhood Plan but the loss of these facilities does affect the ranking of the sites relative to each other and makes development at the lower end of the village less resilient than elsewhere;
- Considerable concern expressed over the volume and speed of traffic through the village. This and the lack of infrastructure such as health facilities, retail and the issue of dog fouling are outside the scope of a Neighbourhood Plan;
- The accuracy of the Wiltshire Council's Strategic Housing Land Availability Assessment (SHLAA) was questioned with particular reference to the Sites at Blake House (site 89) and Mardrea (site 82). Examination confirms these sites are no longer available and have been removed for the Plan. In the examination it was determined that development of the site on the corner of Pear Tree Close (site 88) had commenced and so this site has also been removed from the Plan;
- The need for development outside the settlement boundary was challenged in that housing needs could (and should) be met from within the settlement boundary. With the removal of Blake House and Mardrea, housing need cannot now be met from just the infill identified within the SHLAA and there does not appear to be any further substantial sites within the settlement boundary that could be brought forward. The area of search defined in Policy 11 comprising the site off Restrop Road (site 470) and part of the site off Willis Way (site 440) identified in the Plan to provide up to 40 smaller and more affordable homes would make up any shortfall;
- Limiting the size of a development outside the settlement boundary was questioned but previous consultation for the Rural Housing Need Survey and the Parish Plan showed that residents did not favour large developments in the village but would find development of up to 40 homes acceptable;

- Evaluation of the Land off Station Road (site 448) in the document “Purton ~ Planning for the Future” was questioned. The approved planning permission for 22 Station Road restricted access to the remainder of the site behind which has a potential for up to 95 houses and so would have to be via Collins Lane. The owners and their agent have confirmed that the extant permission for five dwellings would be incorporated within any new development to provide access to the site from Station Road. The access in the analysis has been changed to Station Road and rated as good;
- Land earmarked for the cemetery extension raised concerns regarding the tennis courts located there and whether the tennis club was aware of the situation. This land as part of the total site was originally purchased by the Parish Council as part of the cemetery site. The site was leased on a number of short term periods to the tennis club on the basis that once the cemetery was full, it would extend into this site. The site of the cemetery has capacity for about another 10 years before it is full and the extension will be required;
- The criteria used in the analysis of sites in “Purton ~ Planning for the Future” for evaluating journeys from the sites to the various facilities in Purton was questioned by one of the developers. The criteria used originally were based on local knowledge of what were acceptable distances to villagers for journeys on foot. The developer recommended the use of the criteria from the Chartered Institute of Highways and Transport for journeys on foot and, based on the weight of evidence, the criteria use in “Purton ~ Planning for the Future” have been amended. Whilst it changed the ranking of many of the sites it did not change the decision on the site(s) defined in policy 11 of the Plan; and
- The other developer noted that the evidence base from which the Neighbourhood Plan housing requirement is derived is now significantly out of date. The housing numbers were derived from a population forecast based on the 2011 census and Wiltshire 003 MSA. The forecast was calculated on the population growth for the parish (but minus the development at Mouldon View 250 houses) and Ridgeway Farm (700 houses) which count towards Swindon housing numbers and not those for Wiltshire. The latest Wiltshire 003 MSA date to 2015 show a further growth in the population of 516 persons from 2011 i.e. equates to about 206 houses. This is consistent with the development progress at Mouldon View and Ridgeway Farm. This indicates that the original forecast for the rest of Purton is substantially correct.

The amendments Plan listed above and in Table 1 below have been made to the Plan and “Purton ~ Planning for the Future” as appropriate.

Annex 1: Purton Parish Council Draft Neighbourhood Plan Informal Consultations

	COMMENT	RESPONSE	NP MODIFICATION
GENERAL PRAISE			
1	Excellent inspiration to other parishes. Real risk of massive growth of Swindon to the north is after 2026 so need to build on current plan to minimise risks for Purton in 10-20 years.	Agreed, there is an ever present risk	None needed
2	Accurate representation of needs. Commended for all the work. Happy to accept this plan.	Acknowledged with thanks	None needed
3	Accurate representation of needs. Commended for all the work. Happy to accept this plan.	Acknowledged with thanks	None needed
4	Congratulations. Excellent document. Good to protect current amenities. Concern over amenities required, extra doctors, dentists, shops etc. Well done you get my vote	Acknowledged with thanks, noted the concern with amenities but these are outside the scope of the Plan	None needed
5	Good plan, although concern of how much will be adhered to by developers. We need a post office and nothing in plan. No development in Purton is suitable for those not able bodied. Concern over road management, safety and "rat run" mentality. Don't allow development on footpaths. Good to protect our settlement boundary.	<ul style="list-style-type: none"> • Post office supposed to be incorporated into the new Coop plans but nothing certain yet • Houses should be capable of being retrofitted for less able • Recognise these concerns but neighbourhood plan is about land use and therefore these issues are out of scope • No development is allowed on footpaths those there is provision in law to divert 	None needed

	COMMENT	RESPONSE	NP MODIFICATION
6	Congrats on a comprehensive plan a sound basis for future planning. Support aspirations for affordable housing. Hope no major developments in Swindon merge with us to create a link between Swindon/Purton/Cricklade/Royal Wootton Bassett. Wiltshire Council must provide a timely response for the Plan. Congrats on full presentation very professional and informative with helpful people on hand to answer. Contrary to Wiltshire Councils policy on new developments they should be provided with litter bins.	Provision of litter bins outside scope of neighbourhood plan which is solely concerned with land use (we understand that this issue is with the unitary councillor)	None needed
7	Great amount of research, but need to keep the village life, no overdevelopment, needs more facilities and amenities to accommodate the swelling growth. Huge supporter of this plan in principle.	Acknowledged with thanks (concerns recognised)	None needed
6	Well-constructed and balanced plan - concern over increasing volume of traffic which needs to be managed as well as possible. Better public transport. We don't see the need for extra housing for young people. Post Office closure huge loss.	Acknowledged with thanks (housing types articulated from the Parish Plan and the Housing Needs Survey 2012)	None needed
9	A good plan which will see the village development at a substantial rate. Would like to see adopted asap to stop development in the wrong places.	Acknowledged with thanks (concerns recognised)	None needed
10	I have read the document, very comprehensive and I hope it is adopted. Well done.	Acknowledged with thanks (concerns recognised)	None needed
11	Not a resident but represent a former resident. NP is very clear and hard document to achieve and NP Steering groups could learn a lot from this. Thank you	Acknowledged with thanks (concerns recognised)	None needed

OTHER, NOT LAND RELATED

12	Concern over doctors as can't cope with increased residents also dental practices. Extra traffic, more facilities including a post office and larger chemist.	Recognise these concerns but neighbourhood plan is about land use and therefore these issues are out of scope	None needed
-----------	---	---	-------------

	COMMENT	RESPONSE	NP MODIFICATION
13	Bus service terrible, new housing means a need for better roads, shops, schools and not enough 3 bed large houses.	<ul style="list-style-type: none"> Recognise these concerns but neighbourhood plan is about land use and therefore these issues are out of scope The new development would incorporate some three-bedroom dwellings 	None needed
14	Ridgeway and Tadpole already creating havoc how much more can Purton cope with. There isn't the infrastructure	<ul style="list-style-type: none"> Ridgeway was a strategic land decision (i.e. not for local need) we agree with the comment but it was determined by a planning inspector against the wishes of all parties except the developer. Tadpole is Swindon and, again, outside the control of Wiltshire Council Agree with observation on infrastructure 	None needed
15	Infrastructure must be able to cope with additional housing, doctors and dentist also can't cope.	Recognise these concerns but neighbourhood plan is about land use and therefore these issues are out of scope	None needed
16	Concerns are: Road use incl safety of cyclists, pedestrian safety, dwindling public services, overstretched doctors, post office closure, limited public transport. Roads are dangerous through peak times and long term parking on roads only adds to the problems.	Recognise these concerns but neighbourhood plan is about land use and therefore most of these issues are out of scope	None needed
17	St Marys Church is Grade I listed building and not marked on your plan.	St Marys Church is listed in Chapter	None needed

	COMMENT	RESPONSE	NP MODIFICATION
		2 of the NP and in Annex 11 of "Purton ~ Planning for the Future".	
18	Distance to Post Office is on the list (14) what post office?	A legacy from the early days of the plan some years ago	Reference to post office to be removed
19	More housing needs infrastructure, school places, much better bus service, more shops, recreation improve what we have, roads 20 miles per hour	Recognise these concerns but neighbourhood plan is about land use and therefore these issues are out of scope	None needed
20	When is the lower square shop opening what is the PPC doing to resurrect it with a Post office?	Status of the Shop Coop and Post Office at lower Square uncertain.	None needed
21	Quite dangerous for pedestrians in several parts of the village, especially from college farm layby to village hall. Pedestrians have and are likely to be in the future hit by wing mirrors of passing traffic	Recognise these concerns but neighbourhood plan is about land use and therefore these issues are out of scope	None needed
22	TT28 Parking in Witts Lane not good. Care home workers taking valuable space on main road and also being told to park in Witts Lane. Extension to Willowbrook shouldn't have been given as no parking for staff	Recognise these concerns but neighbourhood plan is about land use and therefore these issues are out of scope	None needed
23	A new doctors surgery will be required plus new dentists	Recognise these concerns but neighbourhood plan is about land use and therefore these issues are out of scope	None needed
24	Purton to Lydiard needs to have a 30 mph limit	Recognise this concern but neighbourhood plan is about land use and therefore this issue is out of scope	None needed

	COMMENT	RESPONSE	NP MODIFICATION
25	Traffic on Station Rd has been manufactured by the non-residents who don't live in the village. Expansion has been provided to facilities without proper impact assessment from Parish and Wiltshire Council.	Recognise these concerns but neighbourhood plan is about land use and therefore these issues are out of scope	None needed
26	Fouling - need a village initiative as disgusting in Purton	Recognise this concern but neighbourhood plan is about land use and therefore this issue is out of scope	None needed

EMPLOYMENT Policy 1 - To enhance the prospects for local employment

27	Policy 1 should refer to other use classes (not just B8) as currently worded it will not achieve the development to meet employment needs that are demanded	An error, it should have stated Use Classes B1 not B8.	Change Use Class to B1 in the Plan
28	Employment in Mopes Lane is to be supported.	Noted	None needed
29	Increased units at Mopes Lane good idea but keep heavy duty traffic through main Cricklade Rd not Purton.	Recognise this concern but neighbourhood plan is about land use and therefore this issue is out of scope	None needed
29	Penn Farm, 4 x 500sq units more job, already garage on site - Hills site on Mopes Lane could be used	Mopes Lane is identified in the NP as the main employment location but there is an opportunity at Penn Farm too.	None needed
30	Employment - what about more shops, everything is closing	Recognise this concern but neighbourhood plan is about land use and therefore this issue is out of scope	None needed

	COMMENT	RESPONSE	NP MODIFICATION
TRANSPORT Policy 2 - To improve road Safety			
31	Agree that the road/corner at lower square is dangerous place to cross, needs to be made safer for both cyclists and walkers	Recognise this concern but neighbourhood plan is about land use and therefore this issue is out of scope	None needed
32	Road changes to Lower Square are necessary; there must be a feasibility study asap.	Recognise this concern but neighbourhood plan is about land use and therefore this issue is out of scope	None needed
33	Policy 2 need asap.	Noted	None needed
34	It would be a shame to lose "free for all" parking at the square	Recognise this concern but neighbourhood plan is about land use and therefore this issue is out of scope	None needed

Policy 3 - Pedestrian and cycle networks

35	Swindon has an excellent cycle network we need one incl Ridgeway. Purton is a very dangerous place to cycle- Error as we do not have cycle networks as per your information.	Error noted	Reference to cycle tracks removed
----	--	-------------	-----------------------------------

Policy 4 - To protect key local landscapes

36	Support Policy 4. Must protect our landscapes no matter what.	Landscapes have been protected in Plan	None needed
37	Development is needed but a view is also very important.	Landscapes and views have been protected	None needed
38	The view from Ringsbury camp has disappeared since Mr Moseley closed part of the footpath around the camp that had been walked for years	Recognise this concern but neighbourhood plan is about land	None needed

	COMMENT	RESPONSE	NP MODIFICATION
		use and therefore this issue is out of scope	
39	Views - from Redhouse - large houses have been built obscuring the views this shouldn't have happened	Recognise this concern but neighbourhood plan is about land use and therefore this issue is out of scope	None needed
40	There are good views along the Hyde	Good view over open land north of the Hyde towards Cricklade. Covered by CP 51 in the WCS	None needed

Policy 5 - Settlement Identity

41	Policy 5 - it's important the zone west of Ridgeway/Mouldon is kept as an agricultural based area. Environmental issues of this area i) Flooding, access to leisure and MouldonMouldon Park should be maintained. Good work on draft plans and presentation.	Noted	None needed
42	Concern over no rural buffers. Formally register the Common Land and open land between the end of Witts Lane and Mopes Lane - protect our Common.	Recognise this concern but rural buffers are no longer allowable Common is in private ownership	None needed
43	Not happy at no green belt protection. We need to take measures to protect our boundary and re-register redesignate the "common land". Parish has failed to protect this land.	Recognise this concern but rural buffers are no longer allowable Common is in private ownership	None needed
44	Policy 5 Make Priority, don't alter character of hamlets - Ridgeway already too close feels very threatening.	Recognise this concern but neighbourhood plan is about village of Purton only	None needed
45	We must fight for open countryside between Swindon and Purton	Agreed, and neighbourhood plan aims to achieve this within the	None needed

	COMMENT	RESPONSE	NP MODIFICATION
		limits of what is allowable	
46	Let Swindon have Ridgeway and Mouldon View make sure open spaces are keep green in between	Recognise this concern but changing administrative boundaries is beyond scope of the neighbourhood plan	None needed

Policy 6 - Flooding

47	Risk of flooding at bottom of Purton and future development, poor sewage/drainage	Flooding, sewage, drainage issues have been taken into account	None needed
48	Policy 6 some minor wording changes needed to make clear that it is proposing development is subject to a sequential approach and then ensure migration is achievable is necessary	This comment in relationship to the policy on flooding isn't understood	None needed

FACILITIES Policy 7 - Pavenhill Shops

49	Concern over development of Pavenhill shops and disrupting existing businesses.	Recognise this concern, first there needs to be a feasibility study (which will be non-disruptive)	None needed
50	Co-op shop needed. More medical facilities to cope with increased residents.	Coop closed now for over 12 months, future uncertain Medical facilities are outside of the NP.	None needed
54	Facilities yes please need a centre of the village, cafe, restaurant, shops outlets create a village to be proud of. We need a small supermarket Co-Op is a must.	Recognise these concerns but neighbourhood plan is about land use and therefore some of these issues are out of scope. Coop closed now for over 12	None needed

	COMMENT	RESPONSE	NP MODIFICATION
		months, future uncertain	
51	Re-development at Pavenhill would be great, residential premises above, parking must be sorted out.	Recognise this concern, first there needs to be a feasibility study	None needed
52	Whilst I agree with Pavenhill shops I am concerned any changes will remove the shops from returning. The butcher is an asset to the community.	Recognise this concern, first there needs to be a feasibility study	None needed
53	Retail outlets and associated parking required. No cohesive centre to the village. Need more facilities to cope with additional residents and homes.	Recognise these concerns but neighbourhood plan is about land use and therefore some of these issues are out of scope	None needed
54	Must plan for better retail facilities if more housing and reduce the attractiveness of driving. A professional planned solution for Pavenhill shops or say College Farm area would be a good step forward. A huge amount of voluntary effort professionally presented well done.	Recognise these concerns but neighbourhood plan is about land use and therefore some of these issues are out of scope.	None needed
55	Agree pavenhill shops Policy 7.	First there needs to be a feasibility study	None needed
56	Pavenhill shops needs improving, parking, better quality shop fronts, diversity in shops	First there needs to be a feasibility study	None needed
57	Policy 7 wholeheartedly agree that Pavenhill shops need replacing with something easier on the eye we also badly need a Post Office reinstated at the Triangle	First there needs to be a feasibility study Status of the Post Office at the Triangle uncertain.	None needed
58	Perhaps you should define what is meant by a "Limited Number" of residential units?	Potential for a small number of dwelling over the shops limited by the size of the site	None need

	COMMENT	RESPONSE	NP MODIFICATION
Policy 8 - Facilities for the elderly			
59	Concern over current businesses if Pavenhill gets redeveloped, also Hooks hill residents if redeveloped.	Hooks Hill now unsuitable for elderly and disable persons and no longer used for this.	None needed
60	If Hooks Hill & Cedars are to be redeveloped where will elderly go? I need to be kept informed of this project.	Cedars site is retained in the NP for provision of the elderly.	None needed
61	No care assisted developments proposed and low cost housings with no bungalows doesn't meet needs of elderly. Needs provision for the elderly care.	Plan does argue for retention of elderly provision, low-cost housing and bungalows	None needed
62	Agreed - supported living for the elderly needed (ie Cedars). Hooks Hill is no good, rooms far too small and on a 45 degree hill	Plan does argue for retention of elderly provision, low-cost housing and bungalows	None needed

Policy 9 - Cemetery Extension

63	On a personal note what is happening to the tennis court when the cemetery is extended?	Tennis Club advised of cemetery land issue some years ago and presumably has made a contingency plan	None needed
64	The Cemetery extension is ear marked for extension - the site has 2 tennis courts the PPC should contact the Tennis club regarding their future plans	Tennis Club advised of cemetery land issue some years ago and presumably has made a contingency plan	None needed
65	Policy 9 strongly object to proposed site of cemetery extension, removing sports facilities - valuable open space which enhances quality of life and visual impact on those living close	Tennis Club advised of cemetery land issue some years ago and presumably has made a contingency plan	None needed
66	Cemetery Extension - existing usage for 2 tennis courts - Council needs to	Tennis Club advised of cemetery	None needed

	COMMENT	RESPONSE	NP MODIFICATION
	contact Tennis Club - 772146	land issue some years ago and presumably has made a contingency plan	

Policy 10 - Allotments

	No Comments		
--	-------------	--	--

HOUSING Policy 11 - Development Principles

67	Restrop development concerns over junction. Youth centre development 7 properties too many as no play areas, needs bungalows and less. Affordable housing needs to ensure the vetting of those to incorporate within certain areas. Concern over parking in my own area.	Concerns recognised and addressed with Plan where it is within scope	None needed
68	Good plan agree with smaller housing. Housing must be first within the settlement boundary. Concern over any proposal on infrastructure, schools, surgeries etc.	Supporting infrastructure is outside scope of a neighbourhood plan	None needed
69	Pavenhill housing project number needs to be reduced. Walking between Pavenhill and Greyhound is very dangerous and increased traffic has to be taken into account	Pavenhill housing is not supported by the Plan Traffic issues are outside scope of Plan	None needed
70	(i)Popular shows 250+ growth has new houses built been counted and how does this compare to the rise in population? (ii) building on brown or landfill sites should be considered first before taking more greenfield or agricultural land. (iii) village life should be preserved, only allow small housing developments. (iv) How will increase in traffic, noise, pollution be managed?.	Plan has addressed brown versus greenfield, infill versus outside boundary Traffic noise etc are outside scope of a neighbourhood plan	None needed
71	Dogridge development of new homes, concern over impact on current housing in Orchard. What's been put in place to reduce this impact? Restrop Rd already	Recognise these concerns but neighbourhood plan is about land	None needed

	COMMENT	RESPONSE	NP MODIFICATION
	impacted and concern over village congestion.	use and therefore some of these issues are out of scope	
72	Infill where possible and agree smaller houses and elderly provision. Not in favour of large homes with tiny gardens and three storeys against a row of small terraces.	Neighbourhood plan addresses these issues	None needed
73	Don't need development outside boundary as sufficient sites within. Suitable alternative SHLAA would be 1120, 88 and 443 not 470 and 440. Top heavy development at the village and no centre. Such developments would cause the expansion to the south. I understand we need to plan but the current preference has flaws as detailed above.	Infill cannot deliver housing numbers required. Site 443 and Site 1120 (Jewels Ash) are outside Settlement Boundary, Development of Site 88 has already commenced.	None needed
74	14 houses in Hyde Lane have you driven down there! Would there be plans to adopt/widen the road?	Recognise this concern but neighbourhood plan is about land use and therefore this issue is out of scope	None needed
75	Consider building more bungalows for elderly and disabled instead of forcing people to live in Swindon when they grew up in the village.	Neighbourhood plan addresses this	None needed
76	Please ensure affordable housing with room for table for low income families. Children need to be able to stay in the village and grow up.	Neighbourhood plan addresses this	None needed
77	Good to see housing for young and elderly being reviewed, general lack of affordable hsg in village. Housing needs to be limited to brown sites or infill with due consideration to access and within the settlement boundary.	Plan has addressed brown versus greenfield, infill versus outside boundary	None needed
78	Boards 16-18 inaccurate and SHLAA inaccurate. Site 89 full already. Development at Restrop too much it is larger than any SHLAA sites. Will all the errors be corrected before we vote?	A legacy from the early days of the plan some years ago	Errors addressed
79	Inaccurate numbers on development sites listed. What about development of	<ul style="list-style-type: none"> A legacy from the early days 	None needed

	COMMENT	RESPONSE	NP MODIFICATION
	allotments, what about the Red House and redevelopment.	<p>of the plan some years ago</p> <ul style="list-style-type: none"> • Neighbourhood plan addresses allotments • The Village Centre (Red House) is fully utilised for a number of activities, football, play area, Skate Park, tennis club, bowls green and the Red House club. No available space for development without affecting activities at the centre. 	
80	Lots of large houses already in Purton and lots of small terraces	Acknowledged	None needed
81	Houses should be big enough for families i.e.: 3 beds, but 3 good size bedrooms with parking otherwise extensions keep going up and changes the "look" of the area	Acknowledged	None needed
82	Cottage farm! Maybe you mean college farm	SHLAA identifies as Derelict Cottage Farm so same name used in NP for consistency.	Add "(College Farm Yard)" in Plan
83	No 448 access should be through Station Road not Collins Lane	Noted	Correction made
84	PP11 - Site 89 Blake house - very interesting to see the proposal for 16 houses a on this site given the 3rd huge house is now under construction I can't quite see where they are going to go	Acknowledged, confirm site is built now out.	Site 89 Blake House removed
85	Site 436 a definite no as traffic in Pavenhill is dangerous enough	The neighbourhood plan addresses this	None needed
86	Development of the highlighted sites will not leave green areas in the village - concrete jungle	Existing open areas within Settlement Boundary are not	None needed

	COMMENT	RESPONSE	NP MODIFICATION
		affected by proposed development.	
87	Elderly peoples bungalows only behind former youth club otherwise will impact on the houses near the youth club and parking	Inefficient use of this shape site for bungalows, better for small houses with parking.	None needed
88	Former Youth Club - not enough room for children to play with proposed 7 houses, should be 2-3 bed bungalows	Inefficient use of this shape site for bungalows, better for small houses with Parking.	None needed
89	Traffic issues should be a criteria for all	Recognise this concern but neighbourhood plan is about land use and therefore this issue is out of scope	None needed
90	Distance to employment uses should be a criteria, are distances straight or pedestrian routes, has quality of route been considered, why have scores been averaged?	Distances are along pedestrian routes and safety of routes considered. Scores are weighted	None needed

Policy 12 - Development outside settlement boundary

91	Broad agreement with plan. Would like large developments only at land at Restrop as already identified, this gives a greater balance of diversity of housing and better meets the needs of younger buyers.	Acknowledged	None needed
92	Gradual urbanisation of our village. Traffic issues, inadequate parking, no infrastructure to take more development. Ask all those willing to buy Ridgeway properties and not develop in Purton. More pressure on surgeries, dentists and schools. Pavenhill needs attention but housing too? Where will they park? Good allotments are retained. Widham footbridge is needed. Plan has good intentions but only to further urbanize the area. Restrop site is not suitable; the plan is a bad one and should be removed. This plan would add 80 cars minimum and I would suggest no more than 10 houses on this site. SHLAA sites	<ul style="list-style-type: none"> Recognise these concerns We have to take a share of future housing based on local need Alternative would likely be more houses not of the kind required 	None needed

	COMMENT	RESPONSE	NP MODIFICATION
	proposed are alarming I fear for the future of the village. Policy 3 I draw your attention to "to protect the distinct character and also para 2, 3. It's time that the village stood up to Wiltshire Council and said enough is enough. The village infrastructure cannot cope with this type of development in the village.		
93	440/470 Access onto Restrop Road currently used by 31000 vehicles per week, (June 2016) safety is an issue for existing residents	Noted, traffic calming or similar required	Update "Purton ~ Planning for the Future" to reflect concern
94	Policy 12 - the proposal means that serious attention to detail for safety and traffic for entrance/exits will need to be reviewed. It doesn't allow sufficient road safety aspects.	Noted, traffic calming or similar required	Update "Purton ~ Planning for the Future" to reflect concern
95	Site 448 access was never promoted as Collins Lane. Access only via Station Road. Wide enough access next to 22 Station Rd can be obtained as same owners. Site flat, 3 separate fields developed over time for a variety of homes (95 minimum assessment). Footpath leads alongside Bamford close to site. Site is within easy walking access to amenities and would have no detrimental impact on any views. Also agriculture on smaller scale is no longer viable.	The access for the extant permission for 22 Station Road not suitable to feed a potential development of to 95 houses behind. However if planning covers whole site then access onto Station Road is good but would need traffic calming.	Update analysis in "Purton ~ Planning for the Future" to reflect access onto Station Road
96	Re Plot 448 - Access onto Station Road - no objection to development and we need more first time buyer housing	The access for the extant permission for 22 Station Road not suitable to feed a potential development of to 95 houses behind. However if planning covers whole site then access onto Station	Update analysis in "Purton ~ Planning for the Future" to reflect access onto Station Road

	COMMENT	RESPONSE	NP MODIFICATION
		Road is good but would need traffic calming.	
97	<p>1) Purton Neighbourhood Plan (PNP) currently warns of “erosion of identity and setting of the village” and the need to protect “protect the rural gap”. There is also reference to “ambience of village life”. Surely the proposal for large scale development of 470 and 440, outside the current settlement boundary, contradicts these desires. A recent Purton Parish Plan survey identified 82% of locals opposed building new houses in the countryside.</p> <p>2) PNP aims to keep all new housing developments “smaller than 40 houses” (p27). The recently submitted planning application for site 470 by Persimmon Homes is for 41 houses (the Parish Plan identified up to 35 houses). The additional proposed devolvement of site 440 “offers up” the possibility of a further 80 homes! A total construction of 120 houses outside the settlement boundary is not in keeping with the aims of the PNP or the wishes of the local community. “To retain and protect the green, open undeveloped space around the villages and prevent coalescence with the major urban area pf Swindon”, 120 houses also exceeds the 103 house needed by 2026 and excludes infill site housing provision.</p> <p>3) PNP aims to “encourage landfill”. Sites for infill have been identified and are still available for development. It appears recent infill development have resulted in “the wrong mix of housing”. Does the Council not have the power to contest planning applications submitted and “insist” that future building proposals “meet local community housing needs”? I believe due to the various demographic studies these are for more smaller first time buyer homes and bungalows /warden run accommodation to meet the higher than nation average proportion of elderly in Purton village, land is a finite resource. Development of the PNP gives the local community the opportunity to ensure</p>	<p>Policy 11 limits the numbers of house on site 470 and part 440 to 40 houses only</p> <p>Noted but Parish Council does not have the power to do this. Planning is based on planning policy</p>	<p>None needed</p> <p>None needed</p>

	COMMENT	RESPONSE	NP MODIFICATION
	<p>the “finite resource” is used to satisfy the local needs identified through rigorous research/surveys.</p> <p>4) When “local need” is mention, what steps are in place to ensure any new buildings is available for “locals”? How can the Parish guarantee “locals” are given priority to buy new homes in Purton, and will in turn sell their existing properties to locals. The PNP enables “local need satisfaction” as a priority over “migration into the village”. What constitutes a local”?</p> <p>5) There seem to be a high perception of bungalows in the village. However these are not maintained for the “local elderly”, for sale adverts often express the opportunity to “develop and extend”, can the Parish Council exert any pressure to stop this evolution of properties which currently meet identified “local needs” are but becoming larger, unaffordable properties for locals further exacerbating the “wrong housing mix” issue.</p> <p>6) PNP include a focus on facilities “to protect play areas and allotments”. Whilst I applaud this I see no allowance to extend these facilities and therefor maintain the current provision per household ratio in the new plans. There is however a plan to extend the cemetery.</p> <p>7) There are also plans to extend the parking facilities at Pavenhill Shops and the surgery. It appears site 470 and 440 have been identified for their proximity to current village facilities ie shops, doctors and schools allowing people to walk to these local. Remains to be seen. Today’s society is far too reliant on the car. A large scale housing development on sites 470 and 440 will only cause the same congestion on the entrance to the village that is currently experienced on the high street. Parking provision is never high enough on new developments and parking will overspill onto Restrop Road. Not a plan which adds “functional</p>	<p>Unable to control how houses are advertised when sold. Growing families can put pressure to extend a home rather than to have to move elsewhere.</p> <p>Proposed developments in the Plan are comparatively small but if development was on the scale of Mouldon view or Ridgeway Farm then additional facilities would be required.</p> <p>The issue of car versa walking is a modern challenge, locating housing near to facilities can help promote walking rather than using the car.</p>	<p>None needed</p> <p>None needed</p> <p>None needed</p>

	COMMENT	RESPONSE	NP MODIFICATION
	<p>value” to the local community.</p> <p>8) Action List point TT18 – “Proposed new entrance road to Bradon Forest School from Restrop Road” remains an open issue. It would be great to divert traffic congestion from the High Street, but this plan will only work during very restricted hours for traffic from Royal Wootton Bassett directing only – start and end of school term time. Are any developers seriously going to agree to a road which will have such limited use? If it is built then the land across the road for Site 440 will also be a candidate for housing further stretching the settlement boundary.</p> <p>The need for new housing is a very difficult conundrum. Purton still has a great community and village feel. This sense of community encouraged me to “migrate” here over 15 years ago. It’s a fragile balance and the “ambience” should be fought for as once lost it will be regained for future generations. Smaller integrated developments on infill sites, of the right type of housing have to be the way forward. Small changes that compliment rather than large developments which could destroy the very assets the Neighbourhood Plan is endeavouring to protect.</p>	<p>Action Point TT18 arises from the Parish Plan and suggests it an opportunity to reduce traffic in the High Street and remains an aspiration for the Parish Plan. It is not included in the Plan</p> <p>Noted but growth even small amount can change to some extent the character of a village. The aim of the Plan is to limit and minimise the impact on the village to meet just local needs</p>	<p>None needed</p> <p>None needed</p>

GENERAL on Housing

98	<p>Various sites have been put forward for possible development outside of the development line of the village, although only Restrop Road has been deemed acceptable by the working group. We feel that some of the other sites are equally acceptable for development and would ask that this is reviewed again. Simply infilling the existing development line seems inadequate and may not serve to enhance the village. The Government White Paper released on 7th February 2017 clearly shows a dire need for housing, Purton could provide a greater number of houses by looking more favourably on some of the sites that have been put forward for development, in some cases, for a number of</p>	<p>Comments are note and in general agreement with the sentiments expressed. It must be noted that growth in Purton comes about through inward migration into the village and not through growth of the local population. There is always a dichotomy between those who want expansion and those who</p>	<p>None needed</p>
----	--	--	--------------------

	COMMENT	RESPONSE	NP MODIFICATION
	<p>years. Given the Neighbourhood Plan has taken so long to prepare due to a range of problems, not least trying to initially create a joint plan that included various other towns and parishes, one has to question if the information presented such as the housing needs survey data, is up to date and relevant for both today's and future needs. Purton has an ageing population. It is therefore imperative that we provide affordable housing to encourage and enable younger people to stay in the village. To enable developers to provide suitable affordable housing larger dwellings have to be accepted as part of these developments for economic reasons. Developers are often seen as the enemy when realistically they have to invest significant sums of money into any development site simply to attain planning permission. It's a simple fact that these companies have to make money to survive, as any business does. It is appreciated that people don't like change and there will always be an element of 'not in my back yard'. If our Neighbourhood Plan is unrealistic in terms of the number of houses we are willing to allow in and around the village then sooner or later higher echelons of Government will impose solutions on us. Growth is inevitable.</p>	<p>wish the village to be set in aspic, the problem is balance that meets aspirations of the village to retain its character but allows for growth to meet the local need of the village rather than that of some landowners and developers who want more development.</p>	
99	<p>It is my fear that should an option not be put forward that a large building company will utilise a small parcel of the land then use its entrance to access the field behind, which has happened locally. The current demand for "AFFORDABLE HOUSING" will be moved on from us as it has been before. The main 'threats' I see would be the development of COLLEGE FARM and the field behind Collins Lane and the BT EXCHANGE I stress I would have no objection to development on a small scale of these sites but fear the "Dam Bursting". I take account of the areas designated as CONSERVATION and Settlement area in your reports. I am not aware of the identity of the land owner in respect of the below proposal, what incentives he/she could be offered (CONVEYANCING PAID</p>	<p>It appears the land referred to is along the eastern edge and abuts the Cemetery which would not be acceptable to local residents. It is within the Conservation Area and the trees on the land are covered by tree preservation orders.</p>	None needed

	COMMENT	RESPONSE	NP MODIFICATION
	<p>FOR etc) or his/her views. Having given the matter some thought, I say that my suggestion affects the least number of people and would be viable in terms of amenities, and in relation to “AFFORDABLE HOUSING”. I believe that in keeping with the general lay-out of the village building should take place further back than a single building or small cul-de-sac of about 12 freehold houses. (1) IN MY OPINION 12 HOUSES FOR FIRST TIME BUYERS COULD BE BUILT ON THE STRIP OF LAND RUNNING PARALLEL TO THE CEMETERY/TENNIS COURTS/OLD QUARRY/MANOR FARM (OR SMALL CUL-DE-SAC (..?)). (2) THESE COULD BE A MIXTURE OF TERRACED AND SINGLE BEDROOM STUDIO TYPE HOUSES ADJACENT TO THE FOOTPATH CONNECTING CHURCH PATH WITH MANOR FARM (THE PARCEL OF LAND WOULD HAVE TO BE 175 TO 200 FT WIDE). (3) MINOR ADJUSTMENT (SPLAYED JUNCTION) ALTERING SPEED WITH SIGNS TRAFFIC CALMING ALLOWING ACCESS TO THE CURRENT FIELD WHERE THE CURRENT METAL RAILS ARE LOCATED ALMOST OPPOSITE THE ROAD LEADING TO THE FOX. (4) EACH DWELLING WOULD HAVE A DESIGNATED PARKING BAY OFF THE NEW ACCESS ROAD (MINOR EFFECT ON CONSERVATION AREA). (5) THE BUILDER WOULD HAVE RESPONSIBILITY FOR ACCEPTABLE RESTRICTIONS OF VISION TO(?) AND FIELD. THE BUILDER WOULD ONLY HAVE TO BE A SMALL COMPANY. THE FIELD IN QUESTION HAS LAIN FALLOW FOR MANY YEARS. The above is only a minor step to satisfying the 10 year demand for 103 dwellings but appears to go some way to preventing builders a ruthless national company utilising the presumption created by the NATIOL PLANNING POLICY FRAMEWORK to turn Purton into a large building site.</p>		
101	<p>I was told there was no particular deadline for the receipt of comments in respect of V4 of the Draft neighbourhood plan (NP), nonetheless opportunity to comment still available.</p> <p>My main comment relates to the site known as ‘Part site 66: College Farm’</p>	<p>Noted, Part Site 66 Collage Farm only contains one listed building, the Granary (List Entry 1356022)</p>	

	COMMENT	RESPONSE	NP MODIFICATION
	<p>which is noted under Purton Policy 11</p> <p>The draft plan highlights the potential for the development of 16 number houses. In noting this one of the main considerations is the effect of any proposed development upon the setting of heritage assets, the listed buildings and upon the character and appearance of the conservation area (which are all defined as designated heritage assets). One of the listed buildings is highly graded at II* (two-starred) and they all have an inter relationship (visually, functionally etc) which contributes to their significance. In addition the 'gap' site contributes positively to the areas character and appearance including the siting with regards to its topography.</p> <p>In the consideration of development that affects listed buildings and conservation areas there is a duty under the sections 16 (2) and 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 requires that special attention is paid to desirability of preserving or enhancing the character or appearance of a Conservation Area. These duties are reflected in section 12 of the National Planning Policy Framework (NPPF), which sets out the government's policies on the historic environment and I note furthered via local policy, including Core Policy 58 relating to the conservation of the historic environment.</p> <p>I am not aware of any assessment with regard to the significance of the heritage assets and effect of any proposed development upon this, in regard to the existing legislative and policy requirements. I am aware of the document 'Purton – Planning for the future' and the reference to its inclusion and consideration of its resilience (not resilient). The document under site analysis</p>	<p>though there is another building, not listed that should be retained.</p> <p>The site is in the conservation area and is next to Collage Farm House which has the Grade II* listed Farm House, together with an attached Outbuilding and a Roadside Gate , both Grade II listed.</p> <p>Measures would be needed to mitigate the impact of any development at Collage Farm on these Historic Assets. Details listed in "Purton ~ Planning for the Future".</p> <p>The site numbers are quoted up to 16 based of WC's methodology for assessing the number of houses per hectare but numbers may need to be smaller if they impact on the Heritage assets/conservation area.</p>	

	COMMENT	RESPONSE	NP MODIFICATION
	<p>discusses mitigation in respect heritage but upon what basis (assessment of significance) not elucidated upon.</p> <p>I have significant reservations about the ability for the site to accommodate the suggested development without harm to the heritage assets and their settings. It is worth noting this this is a site which would trigger formal consultation with Historic England (formerly English Heritage). I understand they would also be consulted upon the Neighbourhood Plan</p> <p>Forgive the brevity of this these comments however I was keen to get something to you ASAP.</p>		

Intelligent Land on Site 448 Land at Station Road; First Letter

	Comment	Response	Plan Update
102	<p>I am writing on behalf of the owners of Site 448, Land at Station Road, Purton for which a plan is also attached. The information within your document 'Purton Planning for the Future V6' appears to be slightly out of date. This is important because I believe that you are consulting publicly on its contents. The specific areas which require amendment (page 58) are as follows;</p> <ol style="list-style-type: none"> 1. The specific areas which require amendment (page 58) are as follows; 2. The site area. Your consultation document assumes access from Collins Lane whereas access is available from Station Road (plan attached).The site rating is derived from the Site Analysis which has seven key points. Of these, the first point is agreed; the site is outside the existing settlement boundary. Of the remaining 6 points, three are accepted in that the development of the site would have no material impact. These re points 2, 3 & 4. The remaining three points (5, 6 & 7) are based on assumptions 	<p>Map reflected the permission the houses at 22 Station Road and thus considered it was no longer available (draft SHLAA 2016 had removed it).</p> <p>The access for the extant permission for 22 Station Road is not suitable to feed a potential</p>	<p>Update the Map for Site 448 in Purton Planning for the Future</p> <p>Update analysis in "Purton ~ Planning for the Future" to reflect access onto</p>

	COMMENT	RESPONSE	NP MODIFICATION
	<p>which are materially incorrect;</p> <ul style="list-style-type: none"> • Point 5 Access. The site is accessible from Station Road and the land for the extant permission for 5 dwellings would be incorporated within any new development. Access to site 448 would take priority and therefore be safe and Highway compliant in all regards. Furthermore the points raised about the historic walls at Collins Lane would not apply. • Point 6 Local Biodiversity. Whilst all development of previously undeveloped land requires biodiversity assessments, initial studies of this site conclude that any development impact would easily satisfy any and all Natural England requirements. • Point 7 Potential Added Value. Poor access is overcome by the proposed access from Station Road and the site lies within what in any planning terms would be considered sustainable proximity to local services, amenities, leisure facilities, schools and shops. <p>3. Accordingly the site rating assessment should rise significantly. Furthermore the owners of the land have committed to;</p> <ul style="list-style-type: none"> • Extremely high quality design. • A decent proportion of local affordable homes for local people. • A proportion of the site set aside as Allotments for local people. <p>It is also worth noting that the evidence base from which the Neighbourhood Plan housing requirement is derived is now significantly out of date. The evidence base was the December 2011 Wiltshire SHMAA. This used ONS 2008 Household projections (para4, page v) which are now considerably out of date. Latest ONS statistics predict far higher population growth and accordingly, housing requirement.</p>	<p>development of to 95 houses behind. However if planning application covers the whole site then access onto Station Road is good but given the speed of and traffic issues would need traffic calming.</p> <p>A site with more than 50 houses would trigger consultation with Natural England.</p> <p>Noted</p> <p>Population growth forecast is derived from historic census data up to 2011 and Wiltshire 003 MOSA (Jan 2004 to Dec 2010), not the Wiltshire SHMAA. Latest Wiltshire 003 MOSA data (which includes part Lydiard Millicent) to 2015 shows further growth of 516</p>	<p>Station Road</p> <p>None needed</p> <p>None Needed</p>

	COMMENT	RESPONSE	NP MODIFICATION
	<p>In conclusion, the owners of Station Road are keen to develop a high quality development, providing amenities and facilities as well as housing for local people. The site is in single ownership, available and deliverable within a short period of time. It is for these reasons together with the points made above that I believe that the site should be afforded considerable favour. Just one point to add.</p> <p>The site is in local family ownership rather than single ownership. This does not prevent it coming forward swiftly as relevant family members are in agreement.</p>	<p>persons i.e. 206 houses which reflects the development to 2015 of Mouldon View and Ridgeway Farm. Population forecast in NP excludes these two sites as housing here counts towards Swindon growth not Purton's.</p> <p>Noted but allow favourable but the analysis shows there are better sites in the village at this time for development.</p>	

Intelligent Land on Site 448 Land at Station Road; Second Letter

	COMMENT	RESPONSE	NP MODIFICATION
103	<p>I write to make representations, on behalf of the landowners, to the <i>Draft Purton Neighbourhood Plan January 2017</i> and <i>Purton – Planning for the Future January 2017</i> with regard to land at Station Road, Purton (identified as site 448 in the Plan).</p> <p>These representations are made further to earlier representations made by email from [REDACTED] of Intelligent Land on 6 February. For ease of reference, these representations add to and incorporate previous comments.</p> <p>Firstly, we commend Purton Parish Council for not only producing a well written</p>	Noted	

	COMMENT	RESPONSE	NP MODIFICATION
	draft Neighbourhood Plan but also its transparent approach to assessing potential development sites as well as other work it has conducted, such as for the Parish Plan.		
	<p>Sustainable Development and Resilience</p> <p>We understand the point raised on page 20 of the <i>Purton - Planning for the Future</i> that sustainable development is not defined anywhere and we commend the Parish Council for trying to deal with the void and embracing the concept of resilience. The Government, however, in its National Planning Policy Framework (March 2012) explains, at paragraph 7, that there are three dimensions to sustainable development: economic, social and environmental. As such, the planning system has to perform a number of roles:</p> <ul style="list-style-type: none"> • an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth. • a social role - supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations and by creating a high quality built environment. • an environmental role - contributing to protecting and enhancing our natural, built and historic environment. <p>Paragraph 8 goes on to state that these roles should not be undertaken in isolation because they are dependent on each other and all three elements should be sought jointly and simultaneously through the planning system.</p>	<p>Agreed, this has been the case since 1992 when sustainable development was first defined by the Bruntland Commission</p> <p>Agreed, and we maintain that the Neighbourhood Plan achieves this</p> <p>Agreed, and again the Neighbourhood Plan achieves this</p> <p>Indeed, as accomplished by the Neighbourhood Plan</p> <p>Agreed, this is nothing new; this is the precise nature of sustainability</p>	None needed
	Resilience is dealt with in Section 10 of The National Planning Policy Framework under the title of <i>“Meeting the challenge of climate change,</i>	More recently, in the Government White Paper Fixing our broken	None needed

	COMMENT	RESPONSE	NP MODIFICATION
	<p><i>flooding and coastal change</i>".</p> <p>The first paragraph under this heading (para 93) states,</p> <p>"Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development".</p>	<p>housing market, February 2017 it notes (A 135):</p> <p>"Local planning authorities need to take a positive approach to addressing climate change impacts on their communities and infrastructure. The current policy is clear that new development should be planned to avoid increased vulnerability to climate change. The Government also wants to be quite clear that when producing plans, local planning authorities need to consider not just individual developments, but more broadly climate change impacts on the community as a whole. We therefore propose to make clear that local planning policies should support measures for the future resilience of communities and infrastructure to climate change."</p>	
	<p>It is clear, therefore, that resilience has a role to play with regard to climate change and how we respond to it, but as shown above the umbrella trilogy of sustainability - the economic, social and environmental dimensions - sit above resilience, and indeed, resilience</p>	<p>(Lack of) resilience presents an acknowledged (by UK Government) existential threat, whilst sustainability does not.</p>	<p>None needed</p>

	COMMENT	RESPONSE	NP MODIFICATION
	cuts across all three dimensions.	Thus, sustainability sits under resilience.	
	We consider that the National Planning Policy Framework's approach to sustainability should be reflected in the Neighbourhood Plan as an overarching concept before coming on to the idea of resilience.	The Neighbourhood Plan has reflected the core values of sustainable development and in addition has recognised the resilience imperative for the future, whilst noting that the Plan is about <u>building communities</u> not merely houses.	None needed
	<p>The first role dealing with the economy has clearly been taken on board by the Parish Council as Policy 1 of the draft Neighbourhood Plan seeks to enhance the prospects for local employment by allocating land at Mopes Lane and Penn Hill Industrial site, which is commended. Equally the environmental role is addressed in a number of policies in the draft Plan.</p> <p>We are concerned, however, that the social element, and particularly health, has not been addressed with equal weight to the economic and environmental roles and that the interdependency of all three elements has not been fully addressed.</p> <p>For example, despite Policy 1 of the Neighbourhood Plan, distance to/from employment areas is not included in the development site rating criteria used to assess potential housing sites in <i>Purton - Planning for the Future</i>, yet distance to public houses has been included. The inter-relationship between employment areas and housing is a fundamental tenet of sustainable development as it offers residents an opportunity to work locally and to limit travelling and more importantly, out-commuting. This is probably more</p>	<p>The Neighbourhood Plan addresses this interdependency in several areas, particularly throughout the site analyses</p> <p>It is an objective to increase local employment but as Purton has become over the years a dormitory settlement to Swindon, the vast majority out-commute so the precise location of any housing site</p>	<p>None needed</p> <p>None needed</p>

	COMMENT	RESPONSE	NP MODIFICATION
	<p>important a consideration in a settlement like Purton and one would argue of more importance than distance to a public house. As such, it is suggested that an additional criterion is added to the site analysis table, entitled "Distance to Policy 1 employment sites" with an importance rating equal to the distance to the Village Hall of 2.</p>	<p>within Purton is neutral.</p> <p>Most small businesses in Purton work from home. The designated local employment site at Mopes Lane employs no more than a couple of dozen, local (Purton village) persons across the range of businesses. With such few numbers, its inclusion within the analysis would be meaningless.</p>	
	<p>With regard to supporting strong, vibrant and healthy communities, we have several comments:</p> <ul style="list-style-type: none"> • Firstly, it is suggested that proximity to the dentist is also included in the site rating criteria (with an importance rating just below that of a doctor's surgery of 2) as this is at least, if not more significant to new residents than the proximity to the vets and/or public houses. • Secondly, we consider the importance attributed to The Red House Club - the acknowledged 'Village Centre' should be increased from 1 to 2, not only because of its community and sports facilities but also because it is of equal importance to the Village Hall (rated 2) and relatively more important to the health of a community in comparison to other criteria rated with a 1. • Thirdly, the open space, sports and play facilities adjacent to the Red House Club should be a criterion of their own, as they have a significant role in the health and well-being of all residents (existing and proposed). It is considered appropriate that this should have an importance rating of 2 like 	<p>The site criteria used in Planning ~ for the Future is based on residents views of what is important to them.</p> <p>It is arguable whether or not it is more or less significant to new residents than vets or public houses, particularly as these contribute as proxies for social goods or benefits</p> <p>The value of the analysis is the weighting of relative importance, <u>to the people who live in the village</u>, consequently, one cannot simply argue a particular world</p>	<p>Add proximity of dentists to the Site Criteria in "Purton ~ Planning for the Future."</p> <p>Increase Criteria for the Village Centre in "Purton ~ Planning for the Future" from 1 to 2</p>

	COMMENT	RESPONSE	NP MODIFICATION
	the Village Centre and Village Hall.	view from one’s own perspective	
	<p>Assessment of Distance</p> <p>It is unclear where the distances used in the site rating tables have come from, and how they have been applied. People of different ages and in different locations will walk longer and shorter distances, depending upon what they are going to. However, it is generally accepted in planning that when looking at straight-line distances (i.e. on existing footpaths, avoiding barriers, etc.) that 100m equates to 1 minute walk, 400m equates to a five-minute walk and 1000m to a fifteen-minute walk. Having one category that covers any distance more than 500 metres does not accurately reflect the reality of the situation nor compares sites fairly. Distances that people are normally willing to walk (up to 1000m) are dismissed by using this criterion. For example, it is clear when looking at Figure B of <i>Purton - Planning for the Future</i> that Site 448 is closer to the acknowledged Village Centre at the Red House and the adjacent sporting facilities than combined sites 440 and 470 by some considerable margin, particularly when straight line distances are used (rather than ‘as the crow flies’ distances) yet they are scored currently, and we would suggest over-simplistically, as being the same distance. This is equally true for proximity to the employment site at Mopes Lane. We suggest that more thought is given to these accepted standards and at least one further rating added to the site analysis table to cover up to 1000m, 15-minute walk distance.</p>	<p>The original criteria used for evaluating distances to assess accessibility were based on experience of residents. However the guidelines from the CIHT for Providing for Journeys on Foot have a great weight of evidence.</p> <p>Note: the Red House Social Club and adjoining sporting facilities are located within the Village Centre. The correct name is Purton War Memorial and Village Centre though most residents just call it the Red House.</p>	<p>Update the analysis of Sites to use CIHT recommendations for Journeys on Foot.</p> <p>Add the distances for “safe journeys on foot” to the Analysis of Sites in “Purton ~ Planning for the Future”.</p> <p>(Whilst the initial analysis using CIHT recommendations has changed the score of many sites the overall ranking between sites is little changed).</p>
	<p>Purton - Planning for the Future</p> <p>Site Ratings of Site 448 (Land at Station Road) in comparison to Combined Sites 470 and 440</p>	<p>Whilst a comparison between the two locations has interest, the analysis is not about arguing for one over another. Its intention is</p>	<p>None needed</p>

	COMMENT	RESPONSE	NP MODIFICATION																
	<p><u>Distance from Post Office</u> It is noted, with regret, that the Post Office was closed in February 2017.</p> <p><u>Distance to schools</u> It is not clear how any of the distances have been measured, but as this is probably the most important criterion for families, we have considered real walking distances from both proposed sites from where the sites connect with the main road, using existing public highways (as there is no guarantee of access via other routes at this stage). The distance to the entrance of both St Mary’s CE Primary School and Bradon Forest Secondary School from combined sites 470 and 440 is approximately 870m, whilst it is approximately 930m from the entrance of Land at Station Road. Clearly this is very different from the 100-200m identified for site 470 and the 200-400m identified for site 440. Therefore, both sites 440 and 470 should have a rating (under the current system) of 1, not 3 and 2 respectively. The rating for site 448 would remain the same at 1.</p> <p><u>Distance from Bus Stop</u> It is not clear how any of the distances have been measured, but we have considered real walking distances from both proposed sites from where the sites connect with the main road, using existing public highways. We believe sites 470 and 440 to be rated accurately, but site 448 has a bus stop well within 100-200m of the entrance to the site, just to the south at the junction of Station Road and Witts Lane, so should be awarded a rating of 1, not 2.</p>	<p>to be equitable across all the potential locations</p> <p>The Post Office was located in Best One which closed 18 months ago.</p> <p>There is a minor error in assessing the distance criteria for schools in the analysis.</p> <p>Walking distances to each Schools.</p> <table border="1" data-bbox="1337 603 1807 812"> <thead> <tr> <th data-bbox="1337 603 1478 708">Schools</th> <th colspan="3" data-bbox="1478 603 1807 651">Sites</th> </tr> <tr> <td data-bbox="1337 708 1478 756"></td> <th data-bbox="1478 651 1588 708">440</th> <th data-bbox="1588 651 1697 708">448</th> <th data-bbox="1697 651 1807 708">470</th> </tr> </thead> <tbody> <tr> <td data-bbox="1337 708 1478 756">St Mary</td> <td data-bbox="1478 708 1588 756">1023m</td> <td data-bbox="1588 708 1697 756">945m</td> <td data-bbox="1697 708 1807 756">974m</td> </tr> <tr> <td data-bbox="1337 756 1478 812">Bradon</td> <td data-bbox="1478 756 1588 812">1104m</td> <td data-bbox="1588 756 1697 812">1111m</td> <td data-bbox="1697 756 1807 812">1028m</td> </tr> </tbody> </table> <p>(Note: St Mary School can be accessed from Bradon Forest School entrance.)</p> <p>There was an approved planning application for 22 Station Road which blocked access to the rest of Site 448 so access would have been via Collins Lane. If treated as one planning application, then access can be from Station Road.</p> <p>Note: No 53 bus has recently had its service frequency and scope</p>	Schools	Sites				440	448	470	St Mary	1023m	945m	974m	Bradon	1104m	1111m	1028m	<p>None needed</p> <p>Update analysis in “Purton ~ Planning for the Future” to include distances for each school separately for all the sites analysed.</p> <p>Update the analysis with access from Station Road rather than Collins Lane.</p>
Schools	Sites																		
	440	448	470																
St Mary	1023m	945m	974m																
Bradon	1104m	1111m	1028m																

	COMMENT	RESPONSE	NP MODIFICATION
	<p><u>Good Access</u></p> <p>As stated in our previous email, access to land at Station Road is available from Station Road, not Collins Lane (see attached plan) and will be designed to accommodate the proposed development; therefore, the rating should be changed from a 1 to a 3.</p> <p>This also affects the comments made under point 5 of the Site Analysis on page 58.</p> <p>Point 6 Local Biodiversity. Whilst all development of previously undeveloped land requires biodiversity assessment, initial studies of this site conclude that any development impact would easily satisfy any and all Natural England's requirements. As such, we concur with the site analysis rating.</p> <p>Point 7 Potential Added Value. Poor access is overcome by the proposed access from Station Road (see attached plan) and the site lies within what in any planning terms would be considered sustainable proximity (i.e. within 1000m or 15-minute walk) to local services, amenities, leisure facilities, schools and shops.</p> <p>Further, any development would satisfy the mix of housing types required by the Neighbourhood Plan, affordable housing as required by the local plan and could provide a children's play area, some allotments and/or other</p>	<p>downgraded and it is anticipated that it will eventually cease.</p> <p>There was an approved planning application for 22 Station Road which blocked access to the rest of Site 448 and so access would have to be via Collins Lane. If complete site is treated as one planning application, then access can be made from Station Road.</p> <p>A site with more than 50 houses will trigger consultation with Natural England. The site has the potential for up to 95 houses.</p> <p>Access onto Station Road is undesirable from a traffic and speed perspective. Apart from the hairdresser and the saddlery, the distance to the shops, schools, doctors surgery are greater than 1000m. Proximity to leisure and schools is not added value as they are a given</p> <p>This may be desirable but at this stage is simply conjecture.</p>	<p>Update analysis in "Purton ~ Planning for the Future" to reflect access from Station Road</p> <p>None Needed</p> <p>None Needed</p> <p>None Needed</p>

	COMMENT	RESPONSE	NP MODIFICATION
	<p>community uses specified in the Plan. As such, and considering the [lack of detailed] information available for all sites at this time, we consider that the site rating for Site 448 cannot be perceived any differently to that of Sites 440 and 470, and should therefore be 3, not 2.</p> <p>Bringing all these points together, we have reassessed the area of search identified in the Neighbourhood Plan (combined areas 440 and 470) with Land at Station Road in the table overleaf. We have not attempted to pre-empt how the Parish Council may want to address the issue of distances set out in the section entitled 'Assessment of Distance' above, so we have used the same rating distances as in <i>Purton - Planning for the Future</i>. This also allows for immediate comparison with the published information.</p> <p>That said, however, if a further distance criteria were added as suggested, it is clear that Site 448, Land at Station Road, would score even higher on proximity to key facilities.</p> <p>By applying the Parish Council's own analysis, with a few tweaks to better reflect Government advice on sustainability as set out above, it is clear that Site 448, Land at Station Road is more sustainable and resilient than the draft area of search.</p> <p>Site 448 resilience rating increases from 3.7 to 4.0, which moves it up in to the 'Marginal' category alongside sites 440 and 470 whose scores both reduce to 3.8 from 4.1.</p>	<p>Since the analysis of the sites in Purton was undertaken there have been changes as identified in the consultation in January/February 2017.</p> <p>The Best One mini-mart was taken over by the Coop but was closed over 18 months ago for refurbishments. Whilst the Coop state they are committed to opening in Purton, as they are divesting their small stores, it is now considered unlikely.</p> <p>The post office was located in Best One and closed with Best One. The Coop state there is not enough room for a post office, assuming they do finally go ahead, so the Post Office is seeking other opportunities in Purton for a post office if possible.</p> <p>The suggestion to include the</p>	<p>None needed other than those actions identified above.</p>

	COMMENT	RESPONSE	NP MODIFICATION															
		<p>Village Centre twice in the analysis will skew the results of the analysis and will favour sites around the lower square against others sites in the village.</p> <p>Whilst it is an objective to increase local employment, the</p> <p>Policy 1 employment sites are for small industrial and commercial units to enable start-up and small companies to be established locally It will employ relatively small numbers of people and so have little impact on the overall employment numbers. As Purton is a dormitory settlement, the vast majority of people out-commute to Swindon, Chippenham, Oxford and Cheltenham thus with such few numbers employment opportunities, the inclusion of Policy 1 employment within the analysis would be meaningless</p>																
	<p>Red text denotes additions and/or changes</p> <table border="1" data-bbox="264 1321 1803 1425"> <thead> <tr> <th data-bbox="264 1321 1010 1358"></th> <th data-bbox="1010 1321 1202 1358">440</th> <th data-bbox="1202 1321 1395 1358">470</th> <th data-bbox="1395 1321 1588 1358">448</th> <th data-bbox="1588 1321 1803 1358"></th> </tr> <tr> <th data-bbox="264 1358 1010 1394">Criteria</th> <th data-bbox="1010 1358 1202 1394">Initial Rating</th> <th data-bbox="1202 1358 1395 1394">Initial Rating</th> <th data-bbox="1395 1358 1588 1394">Initial Rating</th> <th data-bbox="1588 1358 1803 1394">Criteria Import</th> </tr> </thead> <tbody> <tr> <td data-bbox="264 1394 1010 1425">Within settlement boundary</td> <td data-bbox="1010 1394 1202 1425">1</td> <td data-bbox="1202 1394 1395 1425">1</td> <td data-bbox="1395 1394 1588 1425">1</td> <td data-bbox="1588 1394 1803 1425">3</td> </tr> </tbody> </table>		440	470	448		Criteria	Initial Rating	Initial Rating	Initial Rating	Criteria Import	Within settlement boundary	1	1	1	3		
	440	470	448															
Criteria	Initial Rating	Initial Rating	Initial Rating	Criteria Import														
Within settlement boundary	1	1	1	3														

	COMMENT				RESPONSE				NP MODIFICATION
	Distance from post office (included for consistency with other scores in document)	1	1	2	3				
	Distance to shops	2	3	2	3				
	Distance to schools	1	1	1	2				
	Distance to bus stop	3	2	3	1				
	Distance to surgery	2	2	1	3				
	Distance to dentist	1	1	1	2				
	Distance to church	1	1	1	1				
	Distance to chapel	1	1	1	1				
	Distance to Village Hall & Parish Council	1	1	2	2				
	Distance to the Silver Threads	1	1	1	1				
	Distance to vets	1	1	1	1				
	Distance to library	1	1	2	1				
	Distance to The Village Centre (Red House)	1	1	1	2				
	Distance to sports, play facilities at Village Centre	1	1	1	2				
	Distance to Policy 1 employment sites	1	1	1	2				
	Distance to The Angel	1	1	1	1				
	Distance to The Royal George	3	3	1	1				
	Proximity to allotments	3	3	1	1				
	Potential flooding	3	3	3	3				
	Potential to impact view	1	1	3	3				
	Potential to affect character or setting of any listed buildings or heritage assets	3	3	3	3				
	Good access	3	3	3	3				
	Within, or in close proximity to, a designated conservation site (SSSI, CWS...)	3	3	3	3				
	Known, or likely to have badgers, great crest newts, bats or deer	2	1	2	3				
	Potential added value (reduced congestion, parking on roads...)	3	3	3	3				
	Total	99	98	104					
	Site Rating	3.8	3.8	4.0					
	Strategic Sustainability and Resilience				The capacity of St Mary's School was planned on the current				None needed
	When looking at the sustainability and resilience of Purton at a more								

	COMMENT	RESPONSE	NP MODIFICATION												
	<p>strategic level, there are a few points to be made.</p> <p>Firstly, both St Mary's CE Primary School and Bradon Forest Secondary School are currently operating significantly below capacity, which may put their future at risk, as shown in the table overleaf.</p> <table border="1" data-bbox="271 416 1301 587"> <thead> <tr> <th></th> <th>Capacity No. of pupils</th> <th>No. of Pupils Jan 2016</th> <th>Capacity %</th> </tr> </thead> <tbody> <tr> <td>St Mary's CE Primary School</td> <td>419</td> <td>351</td> <td>84%</td> </tr> <tr> <td>Bradon Forest Secondary School</td> <td>1260</td> <td>853</td> <td>68%</td> </tr> </tbody> </table> <p>Secondly, it appears from looking at the population of Purton that it is slightly older, on average, than the county average. Going into the future, on current population forecasts, the school capacity issue is only going to get worse.</p>		Capacity No. of pupils	No. of Pupils Jan 2016	Capacity %	St Mary's CE Primary School	419	351	84%	Bradon Forest Secondary School	1260	853	68%	<p>demographics and to provide for future growth in the longer term, it was designed to have spare capacity.</p> <p>The reduction in the number of pupils at Bradon Forest was planned by the local education authority, the school is in need of refurbishment. However the school does not just cover Purton but also includes future pupils from Mouldon View and Ridgeway Farm (which is under construction) as well as parts of west and north Swindon.</p>	
	Capacity No. of pupils	No. of Pupils Jan 2016	Capacity %												
St Mary's CE Primary School	419	351	84%												
Bradon Forest Secondary School	1260	853	68%												
	<p>Thirdly, the post office has just closed, presumably through lack of use.</p>	<p>This demonstrates a lack of local knowledge; closure was due to the sale of the shop in which the post office was situated; the need for a post office is well-documented.</p>	None needed												
	<p>In order for a place like Purton to be a healthy, vibrant, resilient community in the future and to be a fully functioning settlement that meets the needs of all its residents, it needs more people, specifically more young families to support both schools as well as the other health, sports, community and social facilities in the settlement. It is acknowledged that the Parish Council have recognized this to some</p>	<p>Growth needs to be planned to meet local needs and be relatively organic, simply building houses without prospect of local employment works against healthy, vibrant, resilient</p>	None needed												

	COMMENT	RESPONSE	NP MODIFICATION
	<p>degree. However, in order to sustain the schools in particular Purton will need to grow to beyond 5000 population.</p>	<p>communities.</p> <p>Growth in the NP is forecast 4,618 by 2026 from 4,271 2011 but this does not include the growth at Ridgeway Farm or Mouldon View nor parts of North and West Swindon which are included in Bradon Forest School catchment area.</p> <p>However to suggest building more houses to meet the capacity of the schools is somewhat putting the cart before the horse.</p>	
	<p>Further, as our previous representations have indicated, the evidence base from which the Neighbourhood Plan housing requirement is derived is now significantly out of date.</p> <p>The evidence base was the December 2011 Wiltshire SMHAA. This used ONS 2008 Household projections (paragraph 4, page v) which is now considerably out of date. Latest ONS statistics predict far higher population growth and accordingly, housing requirement.</p>	<p>Population growth forecast is derived from historic census data up to 2011 and Wiltshire 003 MOSA (Jan 2004 to Dec 2010), not the Wiltshire SHMAA. Latest Wiltshire 003 MOSA data (which includes part of Lydiard Millicent) to 2015 shows further growth of 516 persons, i.e. 206 houses, which reflects the development to 2015 of Mouldon View and Ridgeway Farm.</p> <p>Population forecast in NP excludes these two sites as this housing</p>	<p>None needed</p>

	COMMENT	RESPONSE	NP MODIFICATION
		count towards Swindon growth not Purton's. Thus the population growth forecast is still relevant.	
	On 14 February 2017, the Joint Strategic Economic Committee of Wiltshire and Swindon considered a report on the review of the Strategic Housing Market Assessment. Paragraph 3.6 of the report states that the Objectively Assessed Need for housing over the period 2016-36 is 73000 dwellings in Swindon and Wiltshire or 3650 dwellings per annum. This is a slight increase from 3600 per annum set in the Wiltshire adopted local plan.	The Neighbourhood Plan will reflect changes in accordance with any changes to the Wiltshire Core Strategy, but it is not a Plan to satisfy Wiltshire's housing need per se.	None needed
	Until it is tested at examination through the Plan making process, this assessed need cannot be portrayed as a new housing requirement for planning purposes; however, it will mean that the local plan will need to be reviewed in the near future. The Councils' report this work will be starting later this year.	Precisely. Meanwhile the Neighbourhood Plan remains a valid basis for the immediate and remaining Plan period.	None needed.
	As a more resilient site than the current proposed area of search, it is proposed that Land at Station Road could accommodate the 40 dwellings specified in the current Neighbourhood Plan as Phase 1, but then as a properly and comprehensively planned scheme could accommodate a future number of dwellings that will be specified in a local plan review (to be started later this year) as Phase 2. This would help ensure Purton's future as a healthy, vibrant, resilient community that meets the needs of all its residents.	The Neighbourhood Plan considers all sites and provides a transparent process for selection. It has selected 440/470, in consultation with the people of Purton. The changes proposed are aimed to promote the Developers Site 448 over other sites in Purton.	None needed.
	In conclusion, the owners of Land at Station Road are keen to develop a high quality development, providing amenities and facilities as well as housing	It is in family ownership so whether the site is actually	None needed.

	COMMENT	RESPONSE	NP MODIFICATION
	for local people. The site is in family ownership, available and deliverable within a short period of time. It is for these reasons together with the points raised above that this site should be the area of search and not a combination of sites 440 and 470.	deliverable remains questionable.	

Emery Partnership on behalf of Wainhomes

	Comment	Response	Plan Update
104	<p>Wainhomes have an interest on the land at Widham Farm, Purton, which is located on the northern edge of the village and is bounded by the railway line to the north, the existing urban area to the west and south and Station Road to the east. The site is reference 442.</p> <p>The site has been the subject of planning applications and an appeal decision. It is clear that the only issue with the appeal was the issue of a five-year land supply. There were no environmental or technical issues with regard to the site which were used to refuse planning permission. Therefore we welcome acknowledgement through the emerging plan, that there is a need for sites to come forward within and adjoining the village. Widham Farm should now be considered going forward.</p> <p>We note the assessment of Widham Farm on page 49 of the report titled (Purton - Planning for the Future). The site is assessed against a 23 criteria and given a rating against each. As set out earlier the site has been assessed against many of these criteria and in each case they were not found to be a constraint on development. Therefore the scoring of the site in page 49 is not correct. For example the scoring for ecology, potential added</p>	<p><i>The Neighbourhood Plan is about building communities and satisfying local need, rather than just building houses.</i></p> <p><i>The inspector said in 2009, "...so there seems to be no obvious 'local need' for 136 houses".</i></p> <p><i>Widham Farm has failed on three occasions (2009, 2012 and 2013) as the site is outside the Settlement Boundary (the framework) and not because of an issue with five-year land supply.</i></p> <p><i>The point about the scoring is that it is not absolute; it is about assessing the quality of many different sites all having varying attributes. On this basis, when compared with other sites, Widham</i></p>	<p>None needed.</p> <p>None needed.</p>

	COMMENT	RESPONSE	NP MODIFICATION																
	<p>value, impact on heritage, landscape impact, and flooding should all be increased to the maximum score.</p> <p>In addition we also question the use of the distances to assess accessibility. The Institution of Highways and Transportation document “Guidelines for Providing for Journeys on Foot” contains suggested acceptable walking distances for pedestrians for some common facilities. This document is intended to advise on planning for and providing for pedestrians, maintaining pedestrian infrastructure and promoting walking and as a result the distances stated in the document may be used for planning and evaluation purposes. Table 3.6 from Guidelines for Providing for Journeys on Foot (GPJF) is reproduced below:</p> <p>PJF Table 3.6 - Suggested Acceptable Walking Distance</p> <table border="1" data-bbox="262 852 1303 1149"> <thead> <tr> <th></th> <th>Town Centres (m)</th> <th>Commuting/School/Sight-seeing (m)</th> <th>Elsewhere (m)</th> </tr> </thead> <tbody> <tr> <td>Desirable</td> <td>200</td> <td>500</td> <td>400</td> </tr> <tr> <td>Acceptable</td> <td>400</td> <td>1000</td> <td>800</td> </tr> <tr> <td>Preferred maximum</td> <td>800</td> <td>2000</td> <td>1200</td> </tr> </tbody> </table> <p>Section 4.4 of Manual for Streets also describes the characteristics of a walkable neighbourhood as follows:</p> <p><i>“Walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes’ (up to about 800 m) walking distance of</i></p>		Town Centres (m)	Commuting/School/Sight-seeing (m)	Elsewhere (m)	Desirable	200	500	400	Acceptable	400	1000	800	Preferred maximum	800	2000	1200	<p><i>Farm fares very badly.</i></p> <p><i>In other words, there are better sites.</i></p> <p>The original criteria used for evaluating distances to assess accessibility were based on experience of residents. However the guidelines from the CIHT for Providing for Journeys on Foot have a great weight of evidence.</p>	<p>Update the analysis of Sites to use CIHT recommendations for Journeys on Foot.</p>
	Town Centres (m)	Commuting/School/Sight-seeing (m)	Elsewhere (m)																
Desirable	200	500	400																
Acceptable	400	1000	800																
Preferred maximum	800	2000	1200																

	COMMENT	RESPONSE	NP MODIFICATION
	<p><i>residential areas which residents may access comfortably on foot. However, this is not an upper limit and PPS13 states that walking offers the greatest potential to replace short car trips, particularly those under 2 km.</i></p> <p><i>MfS encourages a reduction in the need to travel by car through the creation of mixed-use neighbourhoods with interconnected street patterns, where daily needs are within walking distance of most residents.”</i></p> <p>Therefore the assessment should reflect the above criteria to assess accessibility.</p> <p>The appeal inspector stated that “the site is within walking or cycling distance of amenities in the settlement, including a primary and a secondary school, a library, convenience store and new post office”. Indeed, at the 2012 inquiry the Council conceded that “there is no land available for development within Purton which is more sustainable than the appeal site”. Therefore the site is accessible and sustainable.</p> <p>Therefore as part of the continuing process of the plan preparation, we would request a meeting with the Parish Council to discuss the site in greater detail, as we have made previous requests to meet, which have not</p>	<p>That was then. Since then the Post Office located in the convenience store, Best One, closed over 18 months ago. The Coop state they are committed to opening in Purton but as they are divesting small stores, it is now unlikely. There is not another suitable location for the Post Office.</p> <p>This conclusion was made some years ago, and is no longer the case.</p> <p>Not true, the Parish Council has met with the Owner and previous Agents prior to each of the</p>	<p>Remove the Coop and Post Office from the list of criteria.</p> <p>Parish Council will meet with the developer once a</p>

	COMMENT	RESPONSE	NP MODIFICATION
	<p>been taken forward.</p> <p>Draft Version 4</p> <p>We note that the Neighbourhood Plan period is set to coincide with the plan period of the Wiltshire Core Strategy i.e. until 2026. We are however conscious this leaves only 9 years from now for the new plan. Therefore consideration should be given to a longer plan period.</p> <p>We also note that the need for new homes is principally based on the population projections. However there are other components of need that should be assessed such as an updated affordable homes assessment and more homes to retain the younger population and provide a closer homes/job relationship.</p> <p>As the council will be aware, it is important that the Neighbourhood Plan is in general conformity with the strategic policies in the Wiltshire Core Strategy. However, it is also the case that Neighbourhood Plans are seen by the Government as providing a significant boost to housing land supply across the country.</p> <p>Chapter 3: Policies for the Parish of Purton</p> <p>Paragraphs 3.6 and 3.7 deal with the provision of employment land. Purton Policy 1 seeks to enhance the prospects for local employment. It is proposed that land at Mope Lane (identified as part of Purton Brickworks) and Penn Farm Industrial Estate, are to provide opportunities for local employment. We welcome the objective of increasing employment in the area, although we note that the only opportunities being provided for in this locality are for Use Class B8. We consider that there</p>	<p>planning applications.</p> <p>Recommendation of WC</p> <p>Agreed but population growth is the main driver for housing numbers.</p> <p>Agreed, the Plan allows for additional development to meet local needs.</p> <p>Land available at Mopes Lane for additional employment and is identified in the WCS. Placing employment at Widham Farm would increase traffic on residential roads.</p> <p>Error in Policy 1, should be Use</p>	<p>proposal is put forward.</p> <p>None needed.</p> <p>None needed.</p> <p>None needed.</p> <p>Amend Policy 1 from use Class B8 to B1.</p>

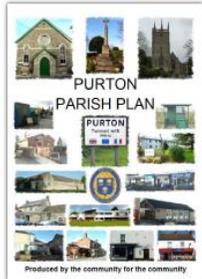
	COMMENT	RESPONSE	NP MODIFICATION
	<p>should be opportunities in the locality for B1 use, which would cover offices, research and development of products and processes, light industry, appropriate within a residential area. The sites identified in Policy 1 would not provide such opportunities. Our client would be willing to work with the Parish Council to consider B1 employment opportunities on the site.</p> <p>Paragraphs 3.8 to 3.9 deal with transportation. We note several aims and objectives set out in paragraph 3.8 and bullet point 3 refers to a pedestrian footpath being sought across the Swindon to Gloucester railway line. As you will be aware, our client's land has a significant frontage onto the railway line, as well as having boundaries to both the existing urban area at Witts Lane and Station Road. As a result, our client will be willing to look at the feasibility of helping to facilitate a pedestrian crossing providing links through the urban area or from Station Road across to the opposite site of the railway line to access the industrial sites at The Brickworks and Penn Farm.</p> <p>We have considered Map 5 which sets out the key local landscapes we support the exclusion of Widham Farm from any specific local designations. Again, this is reinforced by the appeal decision on the site. We also note Map 6 with regard to flooding in the area and again confirm that whilst flooding was considered as part of the previous applications and appeals, this was found not to be an issue with regard to the site.</p> <p>Paragraphs 3.12 to 3.13 set out the goals, as well as aims and objectives for facilities in the village. Again, we note the 4 aims which include protecting and where possible, enhancing facilities for elderly people who wish to remain in the village. We therefore take note of Purton Policy 8 with regard to facilities for the elderly and land being identified for the</p>	<p>Class B1 not B8.</p> <p>Previously the agent for the site investigated unsuccessfully options with Network Rail for a pedestrian footpath over the railway. The NP includes objective for a study to determine a location for a pedestrian footpath across the railway.</p> <p>Appeal agreed using SUDS for that application, flooding was not an issue but with a new planning application it would have to be reconsidered depending on the layout and numbers of houses.</p> <p>The remoteness of Widham Farm from basic services required by the elderly such as the surgery, vets, lunch club and so on means that this location is far from adequate</p>	<p>None needed.</p> <p>None needed.</p>

	COMMENT	RESPONSE	NP MODIFICATION
	<p>provision of supported living accommodation for elderly people. Again, Widham Farm provides the council with an opportunity for an early delivery of dwellings to meet this specific need.</p> <p>Paragraphs 3.14 to 3.15 deal with housing, there are a number of aims and objectives set out in the plan at present, with the goals being to provide existing and future residents with the opportunity to live in a decent home that meets their need and to retain the rural and historic character of the villages. We have considered each of the aims and objectives. Our comments on some of the bullet points are as follows:-</p> <ul style="list-style-type: none"> • We would question the merit in setting a maximum for all developments to be smaller than 40 dwellings. Clearly if there are opportunities for developments for a greater number of dwellings, which can provide significant benefits for the local community, then these should be considered, particularly where they would be a logical extension to the village. We would be willing to discuss this site in greater detail and what it can offer to the council. • Whilst we note the bullet point to prioritise brownfield sites over the greenfield development, clearly sites need to be viable and of a sufficient scale, there is no such prioritisation set out in the National Planning Policy Framework or the Wiltshire Core Strategy. <p>Paragraph 3.15 of the Purton Policies, Purton Policy 11 then sets out the development principles and a number of sites are identified for development.</p>	<p>as it is beyond elderly walking range.</p> <p>Purton residents have expressed strong views in the consultation for the Rural Housing Needs Survey, Parish Plan and Neighbourhood Plan that developments should not be more than 40 houses to retain the nature and feel of the village.</p> <p>There have been several opportunities discussions over the years but with a certain reluctance to engage to the benefit of the village, it was more about how to obtain maximum number of houses</p> <p>Core Policy 36 in the WCS deals with regeneration of brown field sites in Principle Settlements, Market Towns and Local service centres (though not in villages). Residents have expressed the view that brown field sites, where applicable, should be used first.</p> <p>Indeed, some are not appropriate, but in the spirit of fairness and</p>	<p>None needed.</p> <p>None needed.</p>

	COMMENT	RESPONSE	NP MODIFICATION
	<p>The deliverability of these sites is important, but it is also crucial that developments deliver what the village needs with regard to size and types of homes, affordable homes for the elderly and lifetime homes. We question the delivery of a number of these sites, many of which have an impact on the heritage assets of the village. They are also not of a scale which can deliver the aims and objectives of the plan.</p> <p>Purton Policy 12 (Development outside Settlement Boundary) shows land indicated on Map 11 for the provision of 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. The policy sets out a number of constraints with regard to this site. Such as Impact on historic assets for the Scheduled Monument and Grade II Restrop house. We note that there is a current application on this site and that the Parish Council and Neighbourhood Planning Group have objected to it. One of the concerns is that the applicant has not engaged with the Neighbourhood Plan Group and that the application does not conform with the emerging neighbourhood plan.</p> <p>Conclusion</p> <p>We note that work has been undertaken to get the Neighbourhood Plan to the current stage. We also note that there are a number of specific aims and objectives that our clients land could deliver going forward these being:-</p> <ul style="list-style-type: none"> • meeting homes with local need, including affordable homes and the elderly; 	<p>transparency all options have been assessed.</p> <p>Infill sites cannot deliver all the range of housing required and is the reason for identifying a site outside the settlement boundary as argued in “Purton ~ Planning for the Future”.</p> <p>Purton Parish Council and its NP Steering group objected to the form of development but not its location.</p> <p>Not a preferred site but Parish Council has met with the Owner and previous Agents prior to each of the planning applications.</p>	<p>None needed.</p> <p>Parish Council will meet with the developer once a proposal is put forward.</p>

	COMMENT	RESPONSE	NP MODIFICATION
	<ul style="list-style-type: none"> • the provision of employment land for B1 use; and, • the potential for pedestrian link between Purton and the northern side of the railway line. <p>Therefore, we would welcome further discussion with the Parish going forward on this site, as they prepare their Regulation 14 Consultation.</p>		

Annex 2: Presentation Posters



We have a Purton Parish Plan so why do we need a **Neighbourhood Development Plan**?

The Purton Parish Plan deals with many issues affecting the Parish such as traffic speed, health care, litter and dog fouling.

A **Neighbourhood Development Plan** will go one step further than the Parish Plan - *it makes proposals for the use or development of land in the Parish to produce 'sustainable development'*

Once a **Neighbourhood Development Plan** for Purton has been approved, it will sit alongside the **Local Plan** prepared by Wiltshire Council.

When Wiltshire Council makes decisions on planning applications, it will use both the **Local Plan** and the **Neighbourhood Development Plan**.



Growth in population puts pressure on Purton to have more houses

The Challenge

In 1831 population was 1,714 residents
 By the 2011 Census population had grown to 4,271 residents
 By 2026 the population likely to grow to 4,618 residents
 (Excluding growth at Ridgeway Farm and Mouldon View)
 (figures for the Parish not just the village of Purton)

For developers it is an opportunity not only to build more houses but also to build the type of houses and in locations they want which do not necessarily meet the needs of the community.

We are not allowed to pull up the drawbridge
 Government Policy is in favour of further development so development will happen.

What can we do

Neighbourhood Development Plans give local communities the right to define the type of development and location required to meet their local needs.

From consultations for the Rural Housing Survey, Parish Plan and Neighbourhood Plan:

The Parish Council has developed a draft Neighbourhood Development Plan to define the type and location of houses to meet the needs of the Village

How can you help

This is to give you the opportunity to express your views and comment on the draft plan.



The Parish Council has prepared a draft **Neighbourhood Development Plan** to cater for the future development needs of the Parish.

This consultation is to seek residents' views and ideas on the proposals in the draft Plan to see if changes should be made.

When the final draft version of the Plan is sent to Wiltshire Council they will carry out a formal consultation with residents in the Parish.

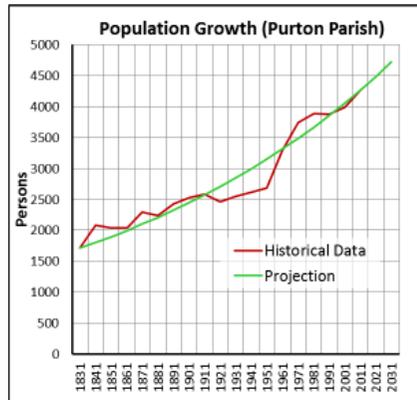
Next, an independent Planning Inspector will hold an Examination in Public where supporters and objectors to the plan can have their say. The Inspector may recommend changes in the Plan.

Finally, there will be a Referendum of all residents in the Parish. If a majority vote in favour of the Neighbourhood Plan it will be used by Wiltshire Council when it decides planning applications.



Why do we need more Houses?

Housing numbers in the Parish has been driven by the growth in the population and being next to the major employment area in Swindon.



In 1831 Purton's population was 1,714 residents

By the 2011 Census it was 4,721 residents

Population has grown by 5.2% on average per decade

Projected Population growth to 2,026

Census Data Wiltshire 003 MSOA (2004 – 2010) which includes Purton Parish and part of Lydiard Millicent

• Live births	45	per annum average
• Deaths	74	“
• Population growth	29	“
• Net Inward Migration	58	“

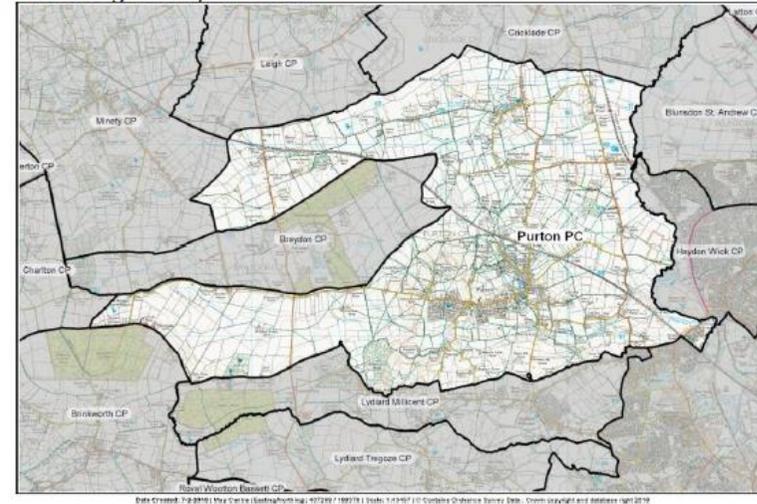
Figures adjusted for just Purton Parish

- Projected population growth 22 to 24 persons per annum
- Projected population by 2026 4,622 persons
- Growth from 2011 to 2026 371 persons
- Growth from now to 2026 259 persons
- Houses required now to 2026 103 houses @ 2.5 people per house

(These figures are a forecast and only provide an indication of population growth)

The draft Neighbourhood Development Plan covers the whole parish of Purton including the large village of Purton, the small village of Purton Stoke, The Fox, Hayes Knoll and open countryside,

The designated plan area

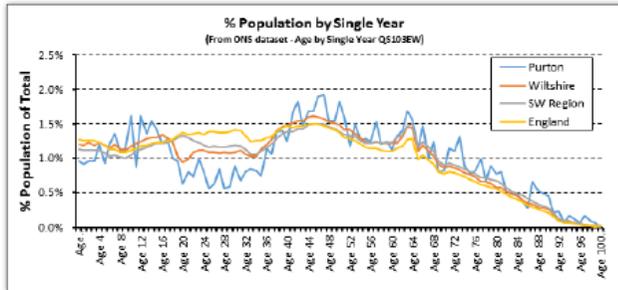


The Parish also contains the new urban developments at Ridgeway Farm and Moulden View which adjoin Swindon

But these developments count towards Swindon's housing needs and not Wiltshire's

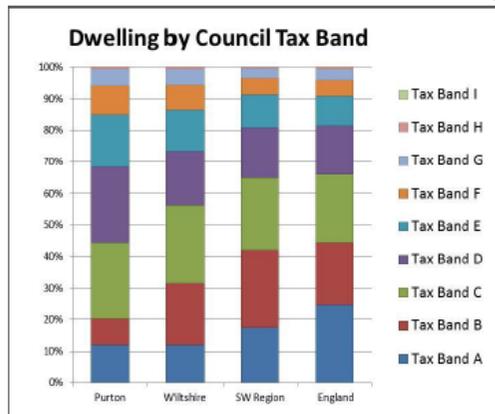
Most of the proposals in the draft Neighbourhood Development Plan are about what should happen in the large village of Purton

2011 Census recorded Purton has a lower number of young people in the 18 to 36 age group, about 25% less than the figures for Wiltshire and 45% less than the national figure.

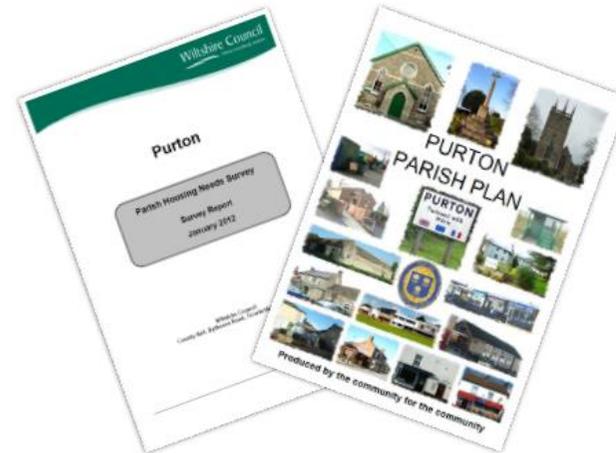


It suggests young people are having to move out of Purton and the age profile for the village is getting older..

At the 2011 Census there were 1,744 homes in the parish



Purton has a disproportionately largest proportion of larger homes compared with Wiltshire and the South West Region with only 20% of the smaller (and more affordable) homes in the lower tax bands A and B



Purton Parish Housing Needs Survey – January 2012
(Wiltshire Council / Purton Parish Council)

Purton Parish Plan – January 2014
(Purton Plan Group / Purton Parish Council)

Key outcomes:

Residents want more affordable housing, houses for first-time buyers, smaller properties for those who wish to downsize and also properties suited to older persons including bungalows.

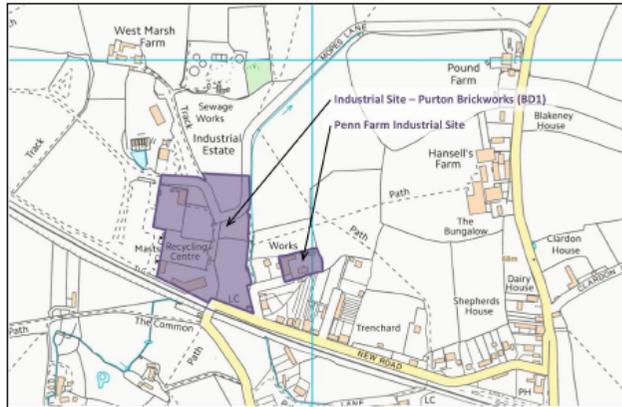
Housing developments should not be larger than 40 houses

Copies of the Purton Parish Housing Needs Survey and Purton Parish Plan can be obtained from the Parish Clerk or Online from the Parish Council Website: <http://www.purtonparishcouncil.gov.uk>

Employment Policies

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.

Mope Lane site and neighbouring Penn Farm have available land to extend employment in the village.



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.

To provide opportunities for local employment within Use Class B8 of The Town and Country Planning (Use Classes) Order 1987 (as amended). Development to include 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.

Conditions:

- Mopes Lane (Purton Brickworks): Development of the site 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
- Penn Farm Industrial Site: development should only take place if the land gains vehicular access via Mopes Lane as the existing access to New Road from the main road does not have the capacity to take additional commercial traffic.

Transport

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 town and the M4 junction 16.

Though a Neighbourhood Plan cannot address traffic/ speed issues, except to mitigate from new developments, the Community Infrastructure Levy raised from developers on new developments can be used to address road safety issues in the village.



Purton Policy 2: To improve road safety

The road junction and parking area at Lower Square at the junction of the High Street, Station Road and Church Street shall be the subject of a feasibility study funded by CIL resources with a view to changing the existing arrangement to improve pedestrian and traffic safety.

Purton is served by many pedestrian and cycle networks 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.

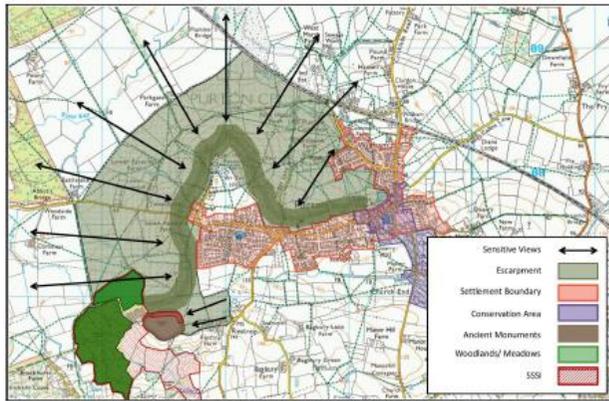
Purton Policy 3: Pedestrian and cycle networks

New development shall preserve existing pedestrian and cycle networks and provide links to existing pedestrian and cycle routes.

Environment

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 4: To protect key local landscapes

The area shown in green on Map is allocated as open space to remain undeveloped to preserve 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. These views are shown on Map 5 which indicates sensitive views related to the existing built areas. Although not named specifically in the Purton Parish Plan consultation, the area named Purton Common also provides a significant view, lying between Vasterne Hill, Hoggs Lane and Witts Lane is also shown on Map 6 and shall be protected from development.

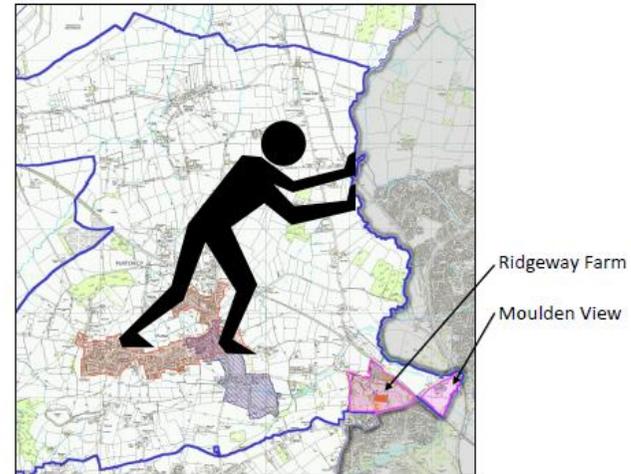


View from the escarpment at west Purton looking towards Malmesbury and the hills at Stroud

Environment

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 houses at Moulden View and 700 at Ridgeway Farm 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 5: Settlement Identity

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 to be retained as open countryside, primarily for agricultural use, to retain the rural quality and value of these settlements.

Government policy does not allow Rural Buffers and Swindon/Purton does not qualify for a Green Belt zone.

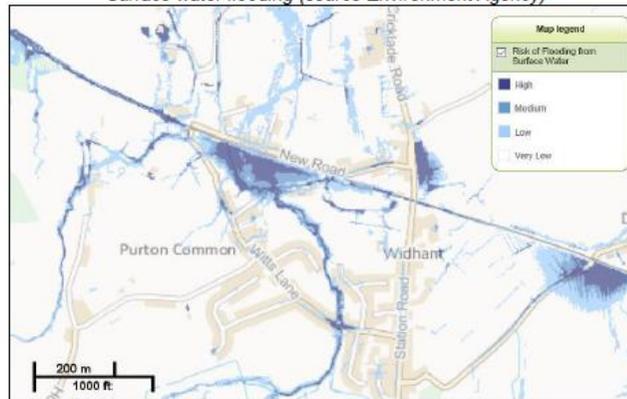
Environment Policy

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.

It comprises Common Farm, land around Malford's, Locks Lane, part of Widham Farm south of the railway line and New Road to the north of the railway line, see the Map. 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.

Surface water flooding (source Environment Agency)



Purton Policy 6: Flooding

The land that adjoins the main Swindon to Gloucester railway line and comprises Common Farm, land behind Malford's, 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, it is prone to frequent flooding from surface water, see the Map. Proposals putting forward for this land shall be supported by clear quantified evidence that there are no lower risk alternative sites available.

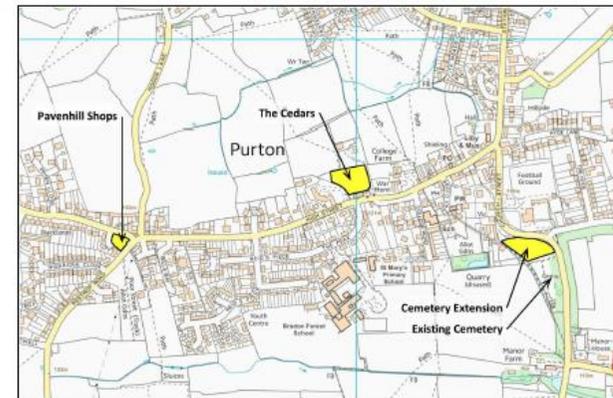
Any proposals for development on this land shall demonstrate how flood mitigation measures would prevent the flooding of this land and any other land that would be affected by the development.

Facilities

Pavenhill shops, 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 7: Pavenhill Shops

Any redevelopment of 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.



With a higher proportion of older people in the parish there is a need to retain existing care facilities so residents no longer able to live independently, can continue to live in the village and remain close to their friends and families.

Purton Policy 8: Facilities for the elderly

The land shown on the Map known locally as 'The Cedars' is allocated for the provision of supported living accommodation for elderly people who have an association with the Parish and who wish to continue to live in Purton village.

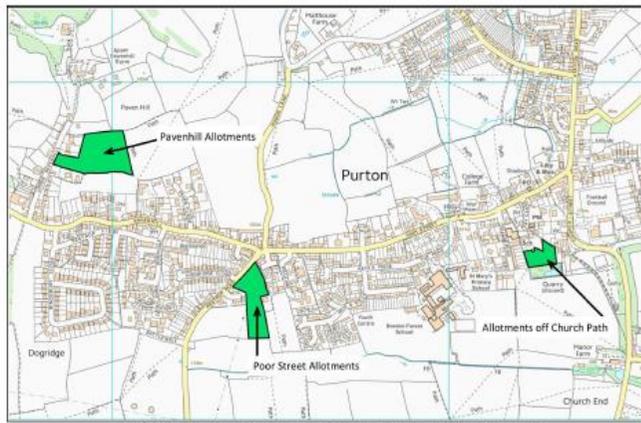
Purton cemetery has at most a further capacity of 15 years before it is full. This proximity of the cemetery is valued by residents who have lived much of their lives in the parish.

Purton Policy 9: Cemetery Extension

The land shown on the Map is allocated for an extension to Purton cemetery to meet the future needs of the Parish

Facilities

The existing allotments are well-used and provide a much-appreciated social focus and recreation to many in the village and it is important these are protected from new development.



Purton Policy 10: Allotments

The sites shown on Map 8 at Pavenhill, Poor Street (Restrop Road) and off Church Path are allocated as allotments for the use of the local community.

Housing ~ Within The Settlement Boundary

The population is predicted to grow by the end of the plan period in 2026 to about 4,618 residents, an additional 259 residents

It represents about 103 additional houses at Purton. The proposed sites within the settlement boundary below should:

- Reflect the local character in terms of design and type;
- and
- Target smaller sizes for first time buyers.

Purton Policy 11: Development Principles

A substantial part of the housing needs (affordable housing, houses for first-time buyers, smaller properties for those who wish to downsize and also properties suited to older persons including bungalows) of the Parish of Purton shall be met from land within the settlement boundary of Purton Village. Those sites within the settlement boundary which are known to be available for development for housing within the plan period shall be brought forward before land outside the existing settlement boundary.

Within the settlement boundary for Purton, land is identified with potential for housing at the locations listed (identified on Map 10) and any windfall sites as they may occur. Development at each site shall reflect local character in terms of design, scale, and type and target smaller sizes to be provided for first time buyers.

- Site 66 - Derelict Cottage Farm 16 houses
- Site 82 - Mardrea 14 houses
- Site 88 - Comer Site (Peartree Close) 8 houses
- Site 89 - Blake House 16 houses
- Site 91 - Land at Northcote 15 houses
- Site 3316 - three sites in Dogridge 7 houses
- Site 3318 - Hooks Hill 14 houses
- Land at North View 12 houses
- Former Youth Centre 7 houses

Conditions: See the draft Neighbourhood Plan

Note: number of houses per site is based on Wiltshire Council algorithm based on land area but there is no guarantee with infill sites that developers would build that number of houses or that these sites will become available if conditions change.

Housing ~ Site Selection

To evaluate the sustainability of each of the potential housing sites from the Strategic Housing Land Availability Assessment (SHLA), the sites were evaluated against a set of 23 different criteria.

Within the settlement framework boundary	Distance to church
Distance to post office	Distance to chapel
Distance to schools	Distance to the Silver Threads
Distance to surgery	Distance to library
Distance to Village Hall and Parish Council	Distance to The Angel
Distance to vet	Proximity to allotments
Distance to The Village Centre (Red House etc)	Potential flooding
Distance to The Royal George	Potential to affect character... heritage assets
Potential to impact view	Within, or in close proximity to, a designated conservation site
Potential added value	Known, or likely, to have badgers, great-crested newts, bats or deer
Distance to shops	Good access
Distance to bus stop	

Criteria against which the Site Selection Criteria

Criteria (by which we judge housing and employment locations desirable)	Initial rating	Criteria importance	Initial Rating		Criteria importance	
			5	1	5	1
Within the settlement framework boundary	3	3	yes		100	60
Distance to post office	1	3	400	200	400	100
Distance to shops	2	3	100	200	400	100
Distance to schools	2	2	200	300	500	400
Distance to bus stop	2	2	400	300	500	400
Distance to surgery	1	2	300	200	400	300
Distance to church	1	1	300	200	300	400
Distance to chapel	2	1	100	200	300	400
Distance to Village Hall & Parish Council	2	2	100	200	300	400
Distance to the Silver Threads	2	1	300	200	300	400
Distance to vet	2	1	400	300	500	400
Distance to library	2	1	300	200	300	400
Distance to The Village Centre (Red House etc)	1	1	300	200	300	400
Distance to The Angel	2	1	100	200	300	400
Distance to The Royal George	1	1	300	200	300	400
Proximity to allotments	1	2	300	200	500	400
Potential flooding	3	3	100	100	100	100
Potential to impact view	1	2	100	100	100	100
Potential to affect character or setting of any listed building or heritage assets	1	3	100	100	100	100
Good access	1	2	100	100	100	100
Within, or in close proximity to, a designated conservation site (e.g. SSSI, CWS ...)	2	3	100	100	100	100
Known, or likely, to have badgers, great-crested newts, bats or deer	2	3	100	100	100	100
Potential added value (e.g. reduce traffic congestion, parking on roads ...)	1	2	100	100	100	100

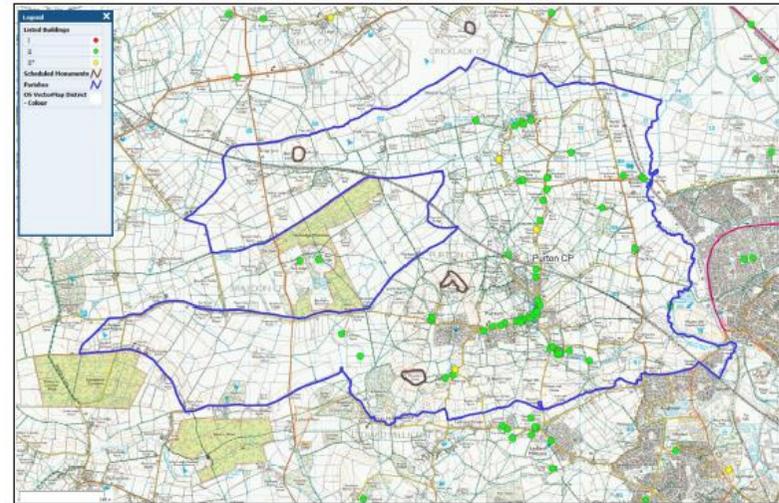
All criteria judged according to importance and averaged

Resident: (3.7) Non-Resident: (4.2) (4.4)

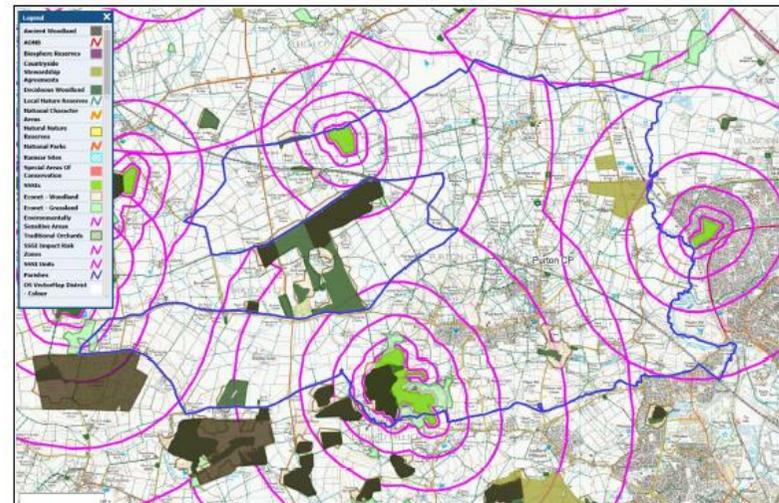
Example of a Site Assessment

Housing ~ Site Selection

Heritage Sits and Ancient Monuments



Environmental (SSSI) Impact Zones



Housing ~ Site Selection

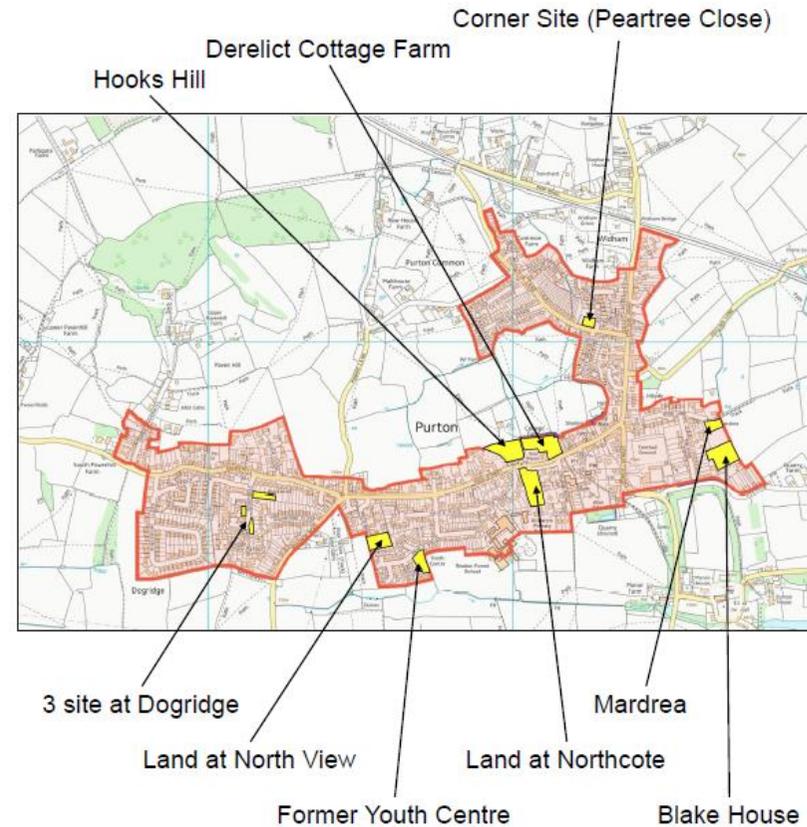
Ranking of the Potential Housing locations

LOCATIONS	SHLAA Ref.	Rating	LOCATIONS	SHLAA Ref.	Rating
Resilient (> 7)					
Marginal (4 – 7)					
Land at Northcote	91	4.6	Land at Restrop	470	4.1
Former Youth Club	-	4.4	Land off Willis Way	440	4.1
Land at Mardove	82	4.3	"Land at Dogridge"	3316	4.0
Blake House	89	4.3	"Hooks Hill"	3318	4.0
Land at North View	-	4.3			
Not Resilient (<4)					
Land to Rear of Purton Court No 3	443	3.9	Land around Locks Lane"	86	3.0
Corner of Pear Tree-Witts Lane	88	3.9	Widham Farm	442	2.7
Land off Station Road	448	3.7	"Land off Mopes Lane"	447	2.7
Derelict Cottage Farm	66	3.4	Land at Hansells Farm 2	446	2.7
"Land behind Ringsbury"	3469	3.1	"Land around Witts Lane"	3194	2.7
Land North of Pavenhill	436	3.1	Land Rear of Jewels Ash	1120	2.7
Land at Hansells Farm	450	3.0	"Land at Mopes Lane"	109	2.7
Land at Locks Lane	2046	3.0	Land North West of Purton	3165	2.4

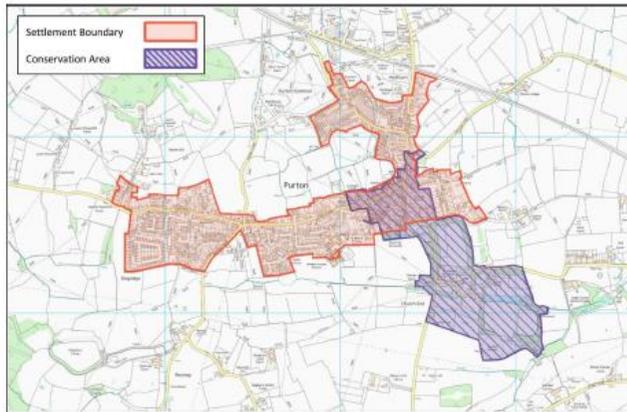
Sites highlighted in Yellow are within the Settlement boundary

Housing

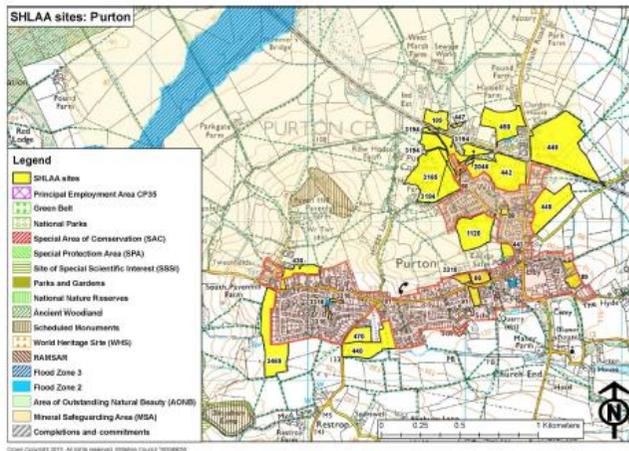
Map 10: Potential Sites within the Settlement Boundary of Purton



Housing



The Settlement Boundary and Conservation Area for Purton



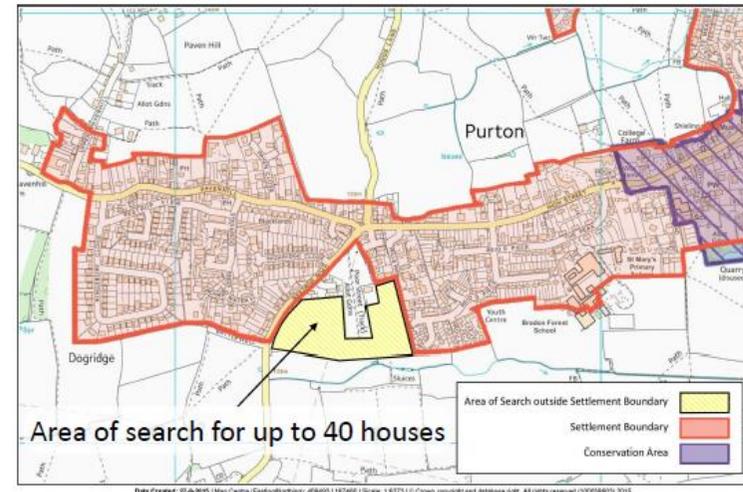
Through strategic planning policy (NPPF) Local Authorities are required to identify potential sites for a five year supply of deliverable and developable land for housing.

Planning agents, landowners and other interested parties to put forward potential sites for consideration in the Strategic Housing Land Availability Assessment (SHLAA)

The map shows sites identified both inside and outside the settlement boundary

Housing ~ Outside the Settlement Boundary

As the sites within the settlement boundary cannot be guaranteed to provide the type of housing Purton needs, proposed for a site outside the settlement boundary where the Neighbourhood Development Plan can define the amount and type of houses built.



Purton Policy 12: Development outside settlement boundary

Land indicated on the Map is allocated for the provision of 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.

The development shall demonstrate there will be no inter visibility between the site and the historic assets of the Scheduled Monument Ringsbury Camp and the Grade II* Restrop House.

To retain the rural nature of the site, existing hedges and trees on both the western and southern edges of the site shall be retained and improved and development shall be set back from Restrop Road to create a green area adjacent to the road. Development shall not cut off potential access to the remainder of the site for future potential development or access to the rear of the Schools.



Before you go



Grab a form and please write down your
views of the Draft Neighbourhood Plan

Thank you for coming