

Pewsey Neighbourhood Development Plan (NDP)



Basic Conditions Statement

September 2014

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1. Introduction and scope

The Pewsey NDP

The Pewsey Neighbourhood Development Plan (NDP) has been prepared in accordance with the statutory regulations required by Paragraph 8 (2) of Schedule 4B to the Town and Country Planning Act 1990 (as applied by Section 38A of the Town and Country Planning Act 2004, as amended by the Localism Act 2011 and as embodied in the Neighbourhood Planning Regulations 2012).

It has been prepared by Pewsey Parish Council as the Qualifying Body. The detailed preparation and submission of this document to Wiltshire Council has been delegated by the Parish Council to the Pewsey NDP Working Group.

Plan Period

The plan period of the Pewsey NDP runs between 2006 and 2026. This period aligns the Plan with the Wiltshire Core Strategy prepared by Wiltshire Council.

Excluded Development

The Pewsey NDP proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

Neighbourhood Area

The Pewsey NDP does not relate to more than one neighbourhood area. It relates to the Pewsey Neighbourhood Area as designated by Wiltshire Council. There is no other Neighbourhood Development Plan proposed or in place within this neighbourhood area.

2. The Basic Conditions

Part 5, paragraph 15 of the Regulations sets out the requirements for the qualifying body submitting a neighbourhood plan to the local planning authority as follows:

Where a qualifying body submits a plan proposal to the local planning authority, it must include:

- (a) A map or statement which identifies the area to which the proposed neighbourhood development plan relates;
- (b) A consultation statement;
- (c) The proposed neighbourhood development plan;
- (d) A statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.

This statement meets requirements of part (d) above and is known as the 'Basic Conditions'. These Basic Conditions are:

- a) The Plan must pay regard to national policies and advice contained in guidance issued by the Secretary of State
- b) The Plan must contribute to the achievement of sustainable development
- c) The Plan must be in general conformity with strategic policies contained in the development plan for the area of the authority
- d) The Plan must not breach and must be otherwise compatible with EU obligations
- e) Prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the plan (EIA and Habitat Regulations)

3. Compliance

a. National policies and advice.

The National Planning Policy Framework (NPPF) in sections 183 - 185 refers to Neighbourhood Plans and seeks that those plans have regard to the policies in the NPPF and to be in 'general conformity' with the Strategic Policies of the Local Plan. This section demonstrates that the Pewsey Neighbourhood Plan has regard to the twelve core planning principles in the NPPF.

The twelve principles appear in shaded boxes followed by a brief note on compliance.

Be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.

The Pewsey Neighbourhood Development Plan is largely a local community response to development that took place in the years at the beginning of the plan period from 2006-2012. The community was not against the development over this period and responded enthusiastically to the proposed 'Localism' agenda being promoted by the Coalition government. The Parish Council agreed that a Neighbourhood Plan should be considered and set up a Working Group to investigate what was required and to work with the community and local authority to produce a Plan for Pewsey that would form a positive part of development management for the area. Once it was decided that this was indeed the appropriate way forward, an application was made to Wiltshire Council as to the area covered by the plan. Following consultation, this was agreed.

Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.

The Working Group has provided opportunities for the whole community to express views as to how development should progress over the period. This included consultation with parishioners, councillors, businesses, service providers and the youth of the village. Their views have been used to formulate the Plan. Those views can be summarised as harnessing development as a positive force, indicating how the community wants to grow, be improved and enhanced. The plan is designed to be a tool for decision makers and developers alike.

Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.

Pewsey is a designated Service Centre at the eastern end of the beautiful rural setting of Pewsey Vale. The economic, social and physical well-being of the local population is of paramount importance to the plan which seeks to maintain and, if possible, enhance business and employment opportunities sustainably for its inhabitants. Economic growth is seen as a positive force to drive improvement of services and facilities, not only for the village, but also the wider area. For example, the centre of the village is seen as the retail hub of the area. It must be retained and, if possible, invigorated by appropriate development.

Two of the major concerns surrounding development are:

- that the community gets the right quantity and mix of housing. In the past young people have very often had to move away from the area to both secure employment and find accommodation they could afford. A detailed Housing Survey carried out confirmed that affordable housing is required. The plan requires that any development will include a substantial number of affordable houses. This same survey confirmed that there is already sufficient accommodation for the elderly.
- that housing development and employment opportunities are kept in balance and if possible, employment opportunities are enhanced. Retaining Pewsey as a working village, where the need to travel is reduced, is seen to be central to the sustainability of development.

Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

The village of Pewsey has a varied mixture of architectural design, listed buildings and various open green spaces used for sport, recreation or simply as nature walking areas. The village centre is a designated Conservation Area. The Plan policies are very clear in that the historic nature of the village, its setting within The Vale, its architecture and its green areas should not, in any way, be adversely affected by development. Indeed any planning gain from development may be used to improve these facilities thus making a positive contribution to the form and character of the village. The Village Design Statement clearly states that any development must be of good quality design which respects the vernacular.

Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.

Part of the appeal of the Pewsey Neighbourhood Area is its rural setting. It is situated in the centre of the North Wessex Downs Area of Outstanding Natural Beauty (AONB). It is a plan policy to ensure that any proposed development does not compromise the character and beauty of this setting. Urban sprawl is considered completely unacceptable. Tourism is a significant part of the local economy which is supported by its natural situation within the AONB and by its proximity to World Heritage sites of Stonehenge and Avebury. In addition the Kennet and Avon canal passes through the parish from east to west. It is vital to the village economy to preserve these assets.

Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).

The headwaters of the Hampshire Avon flow through the village but the risk of flooding is currently not high. In the extremely wet winter of 2013/14, possibly one house was affected and that not badly. The plan expects any development proposal to measure and take into account the possible effects of flooding. Renewable energy development is welcomed, subject to compliance with other policies of the plan. All new buildings must be built to high environmental standards, limiting their impact on CO2 emissions.

Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework.

The Pewsey Neighbourhood Area is largely rural. The land surrounding the village is high quality agricultural land and should be preserved as such. The Limit of Development (LoD) set out in the Core Strategy (CS) means that the housing requirement will be found from within that line and on brownfield sites where at all possible, thus sparing agricultural land, AONB and higher value habitat.

Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Brownfield sites will always be used where available.

Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production).

The opportunity of using sites for more than one type of development has been recognised in the plan where one site is considered suitable for housing, light industry or offices. This site bridges the gap between an existing housing development and an industrial estate. The plan welcomes mixed use development.

Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

The village Conservation Area has been dealt with above. However it is confirmed that the village's historic buildings, the pattern of its streets, footpaths, public spaces and alleyways will be conserved and the public realm enhanced. This character is seen as being of value to the local community for its own sake but also as underpinning the local tourism industry. Much of this will be achieved through specific site selection for development and adherence to the Village Design Statement.

Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

The A345 runs north to south through the village and although not a designated freight route, large, heavy vehicles cause damage to road surfaces, verges and other traffic problems. Any development will be expected to minimise and not exacerbate the adverse effects experienced by using roads not designed for such vehicles.

Pewsey as a rural area is relatively isolated. For many journeys there is no practical alternative to the car. Additionally, to underpin economic development, the plan has a policy of maintaining free parking in the village centre. This is vital for its role as local service centre. This will, in fact, reduce many longer journeys which would otherwise have to be made by inhabitants of outlying villages and hamlets.

The latter policy will require development to provide its own off road parking, but for the reasons given, this is not felt likely to encourage less sustainable transport overall. In fact, the plan aims to reduce the need to travel by villagers and to enhance sustainable transport modes both within the village (footpaths etc) and for major journeys outside (e.g. Rail and the rural bus service).

Pewsey is served by many established footpaths and the scenic river walks will be retained and, where possible, enhanced.

It is important that the mainline station on the London to Penzance line which serves the village commuter population is preserved and, if possible, improved.

Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

As a Service Centre, Pewsey provides health, educational, legal and many other services for use by the village and surrounding area. It also offers a wide range of formal and informal sporting and leisure facilities; football, rugby, tennis, bowls etc. The Plan aims to preserve and enhance these facilities.

In addition the Wiltshire Council CAMPUS initiative is to be centred in Pewsey. This project provides council services and a leisure centre in the village for use by the Community Area and is connected to Pewsey Vale School.

b. Contribution to achieving sustainable development

The NPPF states a presumption in favour of sustainable development. According to the NPPF, this means positive growth that contributes to the economic, environmental and social progress for this and future generations. The NDP has also had regard to the Brundtland definition of sustainability which in broad terms is taken to mean ensuring that any development that occurs today does not prevent following generations from enjoying the same or better opportunities and the same or better environment.

Accordingly, the NDP pursues a balanced approach, where whilst welcomed, development is steered to the least damaging sites. Positive enhancement of the environment and facilities is sought in exchange. The aim is to underpin the vitality of Pewsey and to increase its self-containment. For instance, we will seek to improve recreational facilities and re-invigorated retail facilities in the village centre.

The NDP also seeks to underpin sustainability by balancing housing growth with employment development. Many people aspire to both live and work in the pleasant surroundings of the village. This is a sustainable ambition that would reduce the need to travel and the Plan supports it. For this reason mixed use development is encouraged.

c. General conformity with the strategic policies of the development plan.

Pewsey's NDP is consistent with the Wiltshire Core Strategy (CS) and aims to help deliver its objectives; in particular the Pewsey area strategy (CP18). A good working relationship has been consistently maintained between the NDP team and the spatial planning officers of Wiltshire Council. The SA indicates clearly in tabular form how the policy has evolved alongside the Core Strategy.

The Kennet Local Plan is still the up-to-date Local Plan for the area covered by the NDP. However, it is due to be superseded by the Wiltshire Core Strategy when this is adopted, an event that is expected imminently.

Nevertheless, care has been taken to avoid conflict with the policies of the Kennet Local Plan and indeed to build on them and take them forward. While the entire Kennet Local Plan has been considered, particular attention has been paid to Inset Map 7 and to the relevant policies directly affecting Pewsey in the plan.

The NDP retains the same village boundary as the Kennet Plan and essentially takes forward the same sites. The main housing site at the Old Hospital (Policy HC2) has now been developed. However, because the allocation of employment land at Marlborough Road identified in the Kennet Plan has not been taken forward for many years, and because there is a need to identify further sustainable locations for housing up until 2026 in accordance with the WCS, the NDP modifies the Kennet Plan's allocation, transforming it into a mixed use site. A compensatory expansion of Salisbury Road employment site ensures that the overall policy thrust of Kennet Policies ED1 and ED5 and the supply of employment land is maintained. There is therefore no conflict between the NDP and the Kennet Plan.

The NDP does potentially require higher off-site parking for development close to the village centre than established policy (AT9). However this is simply to ensure economic

vitality of the centre where the community desires sufficient on-road parking to be provided to sustain trade as the village expands. This is felt to be justified by local circumstances especially in relation to Kennet Local Plan policies ED23 and ED24.

The overall thrust of the NDP reflects the same concerns as the Kennet Local Plan; a desire to achieve sustainable development by permitting growth on carefully selected urban or suburban sites within the village boundary (Policy HC21 and HC26, ED8, ED12), ensuring adequate infrastructure (HC42 and HC43, AT10), Providing housing and sufficient affordable housing (e.g. proposals map insert 7 and HC28), reinforcing Pewsey's role as service centre (ED23 and ED24) and as a tourist attraction (TR10, TR11, TR12, TR13, TR18, TR20), achieving growth without detriment to its character (HH5, HH8, HH9), or to the wider environment including the AONB (NR6, NR7, NR8). Kennet transport policy is taken forward in the NDP (e.g. AT17, AT23) which aims to reduce reliance on the car by improving self-containment of the village, and aims to improve access to sustainable modes.

For the above reasons and those expanded in the rest of the plan including the SA, the Pewsey NDP is felt to be broadly consistent with the policies of the Kennet Local Plan.

A complete cross reference of the NDP Policy Themes with the NDP Objectives, the Wiltshire Core Strategy and the National Planning Policy Framework (NPPF) is shown at Appendix 1.

Examples of this in relation to the Core Strategy's Key Objectives include:

Delivering a thriving economy

- Allocation of new employment land at Salisbury Rd site.
- Positive policies to enhance business, especially retail, in the village centre

Addressing climate change

By lessening the amount of travelling to other town centres for shopping, the community's carbon footprint will be reduced.

Providing everyone with the opportunity to reside in a decent, affordable home

- The NDP identifies sufficient sites to meet anticipated requirements to 2026.
- Sites have been identified to meet a range of needs and choices, including affordable homes.
- The NDP seeks to ensure a mix of new housing that meets the pattern of local housing; needs identified in the survey carried out for the steering group by Wiltshire Council.

Helping to build resilient communities

- The NDP identifies land for employment development which will help to diversify the town's economic base.

Protecting and enhancing the natural, historic and built environment

- Rigorous assessment of potential sites around the village was undertaken to ensure that its historical setting and natural environment is unharmed.
- The NDP proposes investment in the village centre that will not only enhance the conservation of the village's historic fabric but also add to the value of these assets by improving the local environment.

Ensuring that adequate infrastructure is in place to support our communities

- The plan supports the use of CIL and section 106 agreements to provide or improve the village infrastructure and identifies local priorities.

The strategy for the surrounding area

The adjoining parishes are termed Primary Consultees; they have been circulated with all documents and have been given the opportunity to attend all Working Group meetings. The rest of the Community Area parishes have been informed by a regular quarterly report circulated via the Community Partnership. Occasional reports and presentations have been given at Community Area Board meetings.

d. EU Regulations and obligations (SA)

Human Rights impacts have been addressed through an Equalities Impact Assessment (EIA) that has now been drafted.

A Pewsey NDP Scoping Report, a Sustainability Appraisal and Environment Assessment (SA) and a Consultation Report have been written and consulted upon and will be published alongside the NDP.

e. Equality Impact Assessment (EIA) and Habitat Regulations (SA)

A Habitats Regulation Assessment (HRA) has been completed by Wiltshire Council Environmental Department and the results recorded in the SA. The NDP does not require an HRA.

4. Conclusion

The Basic Conditions as set out in Schedule 4B are considered to have been met by the NDP and all the policies therein. Pewsey NDP therefore complies with Paragraph 8 (1a) of Schedule 4B of the Act.

Appendix: NDP Policy Themes

These tables show how the NDP Policy Themes cross reference with Pewsey NDP Objectives, Wiltshire Core Strategy policies and NPPF policies.

Policy Theme 1 – Development Strategy

Development Strategy, Context:	References:
Pewsey NDP Objectives	1, 2, 6
Wiltshire Core Strategy	CP1, CP2, CP18, CP44, CP50, CP51
National Planning Policy Framework	Paragraphs 7,11,14,17,55,109,111,113,115

Policy Theme 2 - Economy

Economy, Context:	References:
Pewsey NDP Objectives	Objectives 2, 7 and 9
Wiltshire Core Strategy	CP2, CP3, CP 18, CP34, CP35, CP36, CP39, CP40, CP49
National Planning Policy Framework	Paragraphs 7, 17, 18-28, 160, 183-185

Policy Theme 3 - Natural Environment

Policy Origin	Reference
Pewsey NDP Objectives	Objective 4
Wiltshire Core Strategy	CP18, CP50, CP52
National Planning Policy Framework	Paragraphs 7, 70, 76 109-118, 183-185

Policy Theme 4 - Housing

Policy Origin	Reference
Pewsey NDP Objectives	Objectives 1, 6, 7, 8 and 9
Wiltshire Core Strategy	CP1, CP2, CP18, CP41, CP43, CP44, CP45, CP46, CP48, CP57, CP58, CP67
National Planning Policy Framework	Paragraphs 7, 17, 47-55, 56-66, 128-141, 183-185

Policy Theme 5 - Transport

Policy Origin	Reference
Pewsey NDP Objectives	Objectives 1 and 7
Wiltshire Core Strategy	CP18, CP60, CP61, CP65, CP66
National Planning Policy Framework	Paragraphs 7, 17, 29-40, 75, 183-185

Policy Theme 6 - Heritage

Policy Origin	Reference
Pewsey NDP Objectives	Objectives 1,5,7,9
Wiltshire Core Strategy	CP57, CP58
National Planning Policy Framework	Paragraphs 17, 28, 57-58, 60-61, 126-141.

Policy Theme 7 - Developer Contributions

Policy Context	References
Pewsey NDP-objectives:	3, 4, 7
Pewsey NDP policies:	9
Carries forward Wiltshire Core Strategy:	CP3
Reflects National Planning Policy Framework:	21,35,70,114,117