

Puriton Neighbourhood Plan 2019-2032

Basic Conditions Statement

Websites:

<https://puritonparishcouncil.org/> (Parish Council)

<https://puritonparishcouncil.org/neighbourhood-plan/> (Neighbourhood Plan)

For further information on the Neighbourhood Plan and its process, if you cannot access information via the website above, please contact the Parish Clerk via:

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1. Introduction

Our Neighbourhood Plan has been produced by Puriton Parish Council, as the “qualifying body” with overall responsibility for the preparation, consultation and submission of the Neighbourhood Plan. The development of the plan and management of the process has been marshalled by a Neighbourhood Plan Steering Group comprised of members of our community and Parish Councillors, advised by planning consultants Stuart Todd Associates Ltd and supported by our local planning authority (Sedgemoor District Council). The Parish of Puriton is situated in the Sedgemoor local planning authority area.

It should be noted that, from 1st April 2023, Sedgemoor District Council and Somerset County Council, has ceased to exist. A new single unitary local authority has replaced these and other District Councils in Somerset. The new authority, Somerset Council, is now the Local Planning Authority (LPA)¹.

2. What are the Basic Conditions and why do we need this Statement?

The “Basic Conditions” are a set of conditions that the Neighbourhood Plan must pass in order for it to proceed to referendum. In relation to Neighbourhood Plans, the Plan will pass the basic conditions if:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;
- the making of the plan contributes to the achievement of sustainable development;
- the making of the plan is in general conformity² with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- the making of the plan does not breach, and is otherwise compatible with, EU obligations³; and,

¹ See <https://newsomersetcouncil.org.uk/> for further information.

² See <https://www.gov.uk/guidance/neighbourhood-planning--2#General-conformity-with-strategic-policies> “General conformity” is defined there (in National Planning Practice Guidance, paragraph 74, reference ID 41-074-20140306, revision date 06-03-14) as “When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following: whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with; the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy; whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy; and, the rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach.”

³ According to the Government website (<https://www.gov.uk/guidance/neighbourhood-planning--2#EU-obligations-neighbourhood-planning>), “A neighbourhood plan or Order must be compatible with European Union obligations, as incorporated into UK law, in order to be legally compliant. There are 4 directives that may be of particular relevance to neighbourhood planning:

Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive). This seeks to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing plans and programmes. It may be of relevance to neighbourhood plans.

Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (often referred to as the Environmental Impact Assessment (EIA) Directive). Environmental Impact Assessment is a procedure to be followed for certain types of proposed development. This is to ensure that decisions are made in full knowledge of any likely significant effects on the environment and that the public are given early and effective opportunities to participate in the decision making procedures. It may be of relevance to Neighbourhood Development Orders.

Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively). These aim to protect and improve Europe’s most important habitats and species. They may be of relevance to both neighbourhood plans or Orders. Other European directives, such as the Waste Framework Directive (2008/98/EC), Air Quality Directive (2008/50/EC) or the Water Framework Directive (2000/60/EC) may apply to the particular circumstances of a draft neighbourhood plan or Order.”

- prescribed conditions are met in relation to the plan order and prescribed matters have been complied with in connection with the proposal for the plan.

These requirements (and those for neighbourhood development orders) are formally set out in of paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 Act. (as amended by the Localism Act 2011)⁴.

Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended) set out a further basic condition for a Neighbourhood Development Plan in addition to those set out in the primary legislation, being that:

- the making of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects). (See Schedule 2 to the Neighbourhood Planning (General) Regulations 2012 (as amended) in relation to the examination of neighbourhood development plans.)

This Basic Conditions Statement is submitted alongside our proposed Neighbourhood Plan. In submitting the Statement, and through its content demonstrated how our plan meets the Basic Conditions, we have satisfied one of the requirements of Regulation 15 (1) of the Neighbourhood Planning (General) Regulations 2012. This Regulation sets out what the Parish Council, as the “qualifying body” responsible for producing the plan, must submit as part of the Neighbourhood Plan proposal. These are submitted, alongside this Statement. Regulation 15 (1) states⁵ that:

“(1) 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; and
- (d) *a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.*” (i.e. this Statement).

Following this introduction, the Statement sets out:

- where our Neighbourhood Area is and how this was established;
- a summary of why we need our Neighbourhood Plan;
- how we have complied with relevant legislation;
- a summary of the content of our Neighbourhood Plan proposal; and,
- an explanation of how our Neighbourhood Plan meets the Basic Conditions.

The EU obligations have been incorporated into UK law.

⁴ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/10/enacted> They are also set out in the National Planning Practice Guidance at <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

⁵ See <http://www.legislation.gov.uk/uksi/2012/637/regulation/15/made>

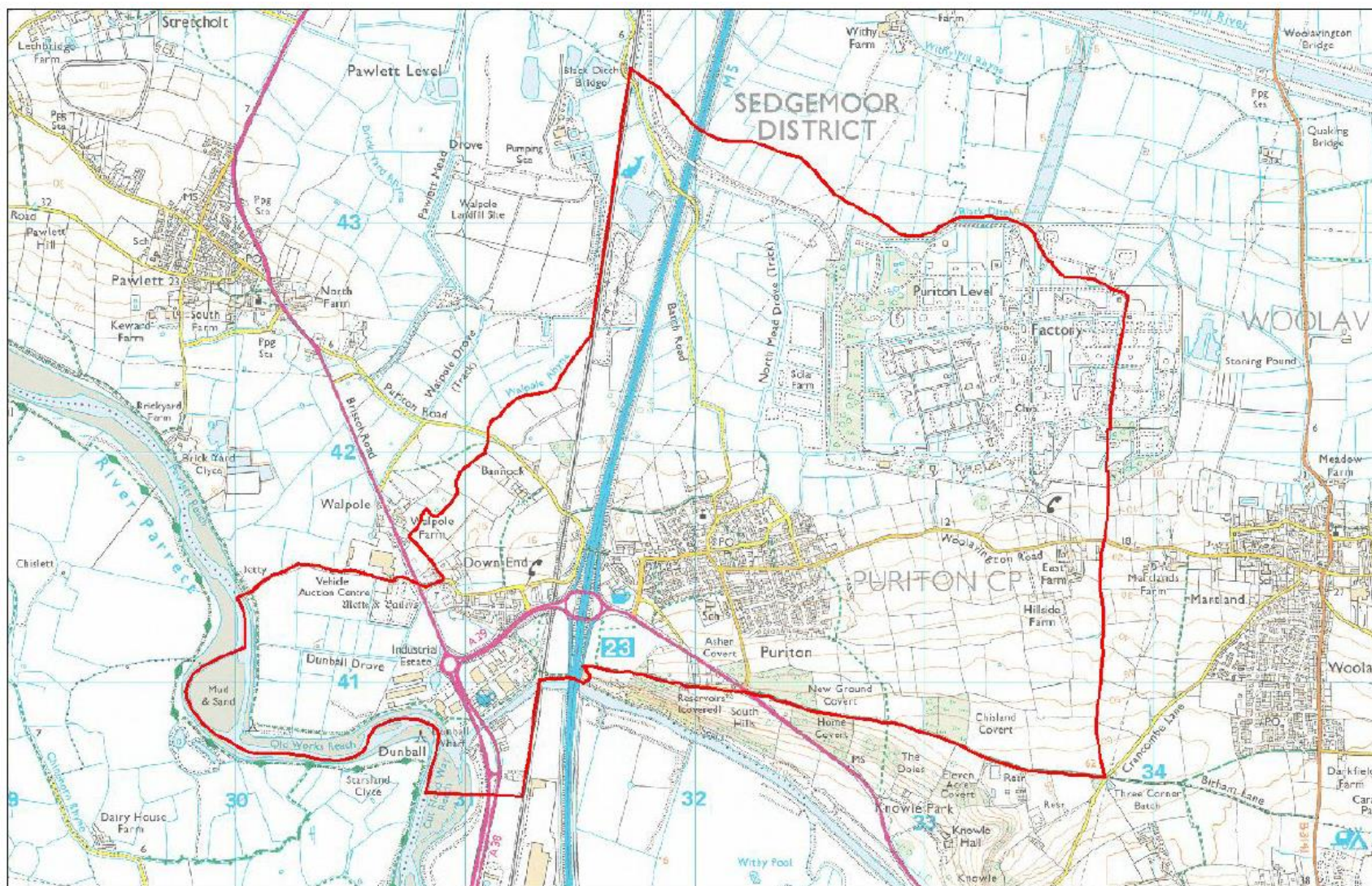
3. Our Neighbourhood Area

The first formal part of the process of developing our Neighbourhood Plan was the confirmation of our Neighbourhood Area, or the area for which the Parish Council, as the “qualifying body” for Neighbourhood Planning activity will have the right to produce a plan for. Following our application to the local planning authority to designate the Neighbourhood Area, as required by Regulation 5 of the Neighbourhood Planning (General) Regulations 2012, following a public consultation, our Neighbourhood Area was formally approved by the local planning authority on 2nd February 2017. Our approved Neighbourhood Area is set out below in Figure 1.

The local planning authority’s approval / decision notice can be seen on its website⁶.

⁶ See <https://www.somerset.gov.uk/planning-buildings-and-land/neighbourhood-planning/neighbourhood-plans-in-production/>

Figure 1 – Approved Neighbourhood Area



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Sedgemoor
IN SOMERSET

4. Why do we need a Neighbourhood Plan?

Our justification for producing the Plan is set out in the introductory sections of the Plan itself culminating in the Vision and Objectives which have been developed and shaped from evidence and community consultation. In summary, the main reasons for producing a Neighbourhood Plan were as follows:

- We wanted to have some control over local planning matters and decisions and our community wanted to develop its own local planning policies so that we can have an influence over the location, type, scale, design and form of development which may come forward in the Parish during the Plan period;
- We wanted to protect the character and environment of the Parish;
- We wanted to develop a Plan which protects and enhances our countryside and natural environment within the boundary;
- We wanted to have a say in shaping the future of the Parish, including how locally valued facilities and spaces are protected, maintained and enhanced;
- We wanted to have a say over permissions granted for the redevelopment of the former Royal Ordnance Factory site, where matters are not already covered by either the adopted Local Plan and / or Local Development Order;
- We wanted to identify a preferred site or sites for housing to come forward, outside of the proposals on the former Royal Ordnance Factory site;
- We wished to support the Parish's local economy; and,
- We wanted to respond to issues, concerns and challenges identified by the local community.

Having explored the issues and identified the key messages and things of importance to the community, our Plan has set out a clear Vision and Objectives, reproduced below.

VISION

"We aspire to build on the strong community spirit and pride that local people have for the village and surrounding countryside, by ensuring development does not damage those essential characteristics. Development will be accompanied by the necessary growth in amenities and infrastructure and will ensure that Puriton retains its individuality as a historical village, separate from Bridgwater. Creating new, and enhancing existing, green spaces along with continued and improved access to the countryside around Puriton is crucial. The development at the former Royal Ordnance Factory offers a unique opportunity to realise some of the improvements needed, along with creating local employment opportunities. The Neighbourhood Plan will seek to ensure that achieve the best possible outcomes for the residents and village."

Objectives	Policy Areas
Delivering Development, Facilities & Infrastructure	
To influence the provision of facilities and service & transport infrastructure in relation to new development which properly fulfils the additional demand placed upon it by new development.	None, cross-cutting objective across other topics and policies
Housing	
<p>To meet the housing needs required in the Sedgemoor Local Plan through allocations and policies which deliver well located sites (which are the least damaging option for the environment and community amenity) with a range of house sizes.</p> <p>To respond positively to locally identified need and demand, the priority will be to deliver smaller, less expensive properties for sale, affordable housing to rent and housing for older residents.</p>	<p>Location of New Housing Development</p> <p>Meeting the Local Needs of the Community: Housing Mix</p> <p>Meeting the Local Needs of the Community: Affordable Housing</p> <p>Meeting the Local Needs of the Community: Affordable Housing (Local Lettings)</p>
To ensure that new development provides high quality outdoor living space and dwellings are “future proofed” to exceed current sustainable development and accessibility standards where possible and feasible.	
Highways, Transport and Accessibility	
To manage and control the impact of traffic through the location of future developments as well as by the appropriate use of speed restrictions, traffic calming, footpaths, cyclepaths, encouraging public and community transport and additional car parking with improved lighting and security.	<p>Improving Transport, Accessibility and Connectivity</p> <p>Public Access Around the Parish</p>
Local Facilities and Amenities	
To maintain, protect, enhance and expand the range of community services, amenities, civic open spaces and facilities in Puriton Parish to meet the needs of all sections of the community.	Community Facilities, Amenities and Assets
Employment	
To ensure that the redevelopment of the former ROF site does not give rise to any adverse impact upon the amenity of nearby residents or to the character, appearance and setting of the village.	Former Royal Ordnance Factory (ROF) / Gravity Redevelopment Site

Objectives	Policy Areas
To capitalise upon the economic and sustainable development benefits that will arise from the regeneration of the former ROF site for the benefit of the local community.	
To help enable the provision of enhanced and additional employment space to support local small and start-up businesses and help young people to access local employment opportunities.	Small Scale Employment Opportunities to Support the Local Economy Live-work Units
Built and Natural Environment	
To maintain the high quality of the natural and built environments of Puriton Parish, and to protect its well-preserved heritage	High Quality and Sustainable Design Locally Valued Landscapes Locally Valued Areas of Biodiversity, Geodiversity and Habitat Local Green Space Flood Risk

5. Summary of Compliance with Legislation

This section sets out how our Neighbourhood Plan and process has complied with the requirements set out in the Neighbourhood Plan Regulations.

Qualifying Body

A “qualifying body” is defined by Section 38A(12) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁷ as “a parish council, or an organisation or body designated as a neighbourhood forum, authorised for the purposes of a neighbourhood development plan to act in relation to a neighbourhood area...”. The Parish Council is a properly constituted body and is a “parish council” for the purposes of the definition in the Act.

Section 38A(1) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act⁸ sets out the qualifying body’s entitlement to prepare a Neighbourhood Plan. It states that:

“(1) Any qualifying body is entitled to initiate a process for the purpose of requiring a local planning authority in England to make a neighbourhood development plan.”

We confirm that the Neighbourhood Plan has been prepared by Puriton Parish Council as the “qualifying body” for the purposes of Neighbourhood Planning.

Neighbourhood Area

The Neighbourhood Area (as shown in Figure 1 above) was applied for and approved through the process set out in the Neighbourhood Planning (General) Regulations 2012 (Regulations 5 to 7)⁹. The approval / decision notice can be seen on the local planning authority’s website¹⁰.

What a Neighbourhood Plan is and the Content of the Neighbourhood Plan

Section 38A(2) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act¹¹ sets out the meaning of “neighbourhood development plan”. It states that:

“(2) A “neighbourhood development plan” is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan.”

Section 38B(1) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act¹² sets out what the Plan may include. It states that:

“(1) A neighbourhood development plan—

- (a) must specify the period for which it is to have effect,
- (b) may not include provision about development that is excluded development, and
- (c) may not relate to more than one neighbourhood area.”

⁷ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

⁸ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

⁹ See <http://www.legislation.gov.uk/uksi/2012/637/regulation/5/made>

¹⁰ See <https://www.somerset.gov.uk/planning-buildings-and-land/neighbourhood-planning/neighbourhood-plans-in-production/>

¹¹ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

¹² See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

“Excluded development” is defined in Section 68K of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act¹³ as:

- “(a) development that consists of a county matter within paragraph 1(1)(a) to (h) of Schedule 1,
- (b) development that consists of the carrying out of any operation, or class of operation, prescribed under paragraph 1(j) of that Schedule (waste development) but that does not consist of development of a prescribed description,
- (c) development that falls within Annex 1 to Council Directive [85/337/EEC](#) on the assessment of the effects of certain public and private projects on the environment (as amended from time to time),
- (d) development that consists (whether wholly or partly) of a nationally significant infrastructure project (within the meaning of the Planning Act 2008),
- (e) prescribed development or development of a prescribed description, and
- (f) development in a prescribed area or an area of a prescribed description.”

Section 38B(2)¹⁴ states that:

“(2) Only one neighbourhood development plan may be made for each neighbourhood area.”

In response to these requirements, we confirm that:

- our Neighbourhood Plan covers the period 2019 to 2032 aligning with the plan period of the adopted Sedgemoor Local Plan;
- our Neighbourhood Plan is the only Neighbourhood Plan for the Parish (Parish) of Puriton;
- our Neighbourhood Plan does not contain policies relating to “excluded development”;
- our Neighbourhood Plan relates only to the defined Neighbourhood Area set out in Figure 1 above; and,
- our Neighbourhood Plan sets out policies in relation to the development and use of land.

Submission Documents

As referred to earlier in this Statement, all of the documents required for submission by Regulation 15(1) of the Neighbourhood Planning (General) Regulations are included in the submission package for the Neighbourhood Plan.

Basic Conditions

As referred to earlier in this Statement, we consider that all of the Basic Conditions (set out in of paragraph 8(2) of Schedule 4B to the 1990 Act (as amended) by the Localism Act 2011.¹⁵) have been met, as demonstrated in this Statement.

¹³ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

¹⁴ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

¹⁵ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/10/enacted> They are also set out in the National Planning Practice Guidance at <http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/the-basic-conditions-that-a-draft-neighbourhood-plan-or-order-must-meet-if-it-is-to-proceed-to-referendum/>

6. Content of Our Neighbourhood Plan Proposal

To comply with the requirements of Regulation 15 (1) of the Neighbourhood Planning (General) Regulations 2012¹⁶, and to provide sufficient material to help demonstrate that the Basic Conditions have been met, the following documents have been submitted to the local authority:

- The Neighbourhood Plan (which includes a map and statement which identifies the area to which our plan relates);
- Our Consultation Statement;
- Our Basic Conditions Statement (this document); and,
- Our Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) local planning authority screening opinion report, concluding that none is necessary.

The Neighbourhood Plan includes appendices and weblinks to reports which elaborate and support our policy justification and content. All evidence base documents are available to view on the Neighbourhood Plan webpages here - <https://puritonparishcouncil.org/neighbourhood-plan/> .

¹⁶ See <http://www.legislation.gov.uk/uksi/2012/637/regulation/15/made>

7. How our Neighbourhood Plan meets the Basic Conditions

The following section sets out how we believe the Plan meets the Basic Conditions.

A. Having regard to national policies and advice contained in guidance issued by the Secretary of State

We have undertaken the Plan's development in a way consistent with good practice:

- considering other made Plans in the local planning authority area;
- receiving advice from the local planning authority;
- receiving advice from our planning consultant's experience supporting other groups and of the planning system;
- considering various Locality produced guidance notes (such as the Roadmap¹⁷); and,
- also following the guidance on process and legal requirements set out in the Government's National Planning Practice Guidance¹⁸.

In developing our evidence base we have sought to:

- i) understand the planning policy framework within which we have had to work; and,
- ii) find or develop evidence to support the Objectives identified through local community consultation.

This has then been applied to the development of our policies, which were in turn, scrutinised by the local planning authority officers to provide comments on alignment with the policies in the adopted Local Plan documents prior to finalising the draft Neighbourhood Plan.

Our consultation process fulfils the requirements set out in Neighbourhood Planning Regulations (as detailed in our Consultation Statement).

We believe that our Plan meets the requirements and objectives of the National Planning Policy Framework (NPPF), has had regard to national policy and advice and, in alignment with paragraph 15 in the NPPF is a "succinct and up-to-date" Plan which provides "...a positive vision for the future of...[our]...area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings."

Our Plan also responds to the NPPF's direction, set out in paragraph 16, that "Plans should:

- a) be prepared with the objective of contributing to the achievement of sustainable development;
- b) be prepared positively, in a way that is aspirational but deliverable;
- c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
- d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
- e) be accessible through the use of digital tools to assist public involvement and policy presentation; and

¹⁷ See <http://locality.org.uk/resources/neighbourhood-planning-roadmap-guide/>

¹⁸ See <https://www.gov.uk/guidance/neighbourhood-planning--2>

f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).”

A positive vision has been developed through consultation, which in turn were identified through local consultation and analysis of written evidence. Our consultation has provided local people with the opportunity to engage with the process of developing the Plan, from its inception through to the drafting of the policies and Plan itself. We have drafted our policies in a way which provides positive criteria to aid the practical consideration of planning applications whilst also setting out a clear framework of how our high quality and valued environment should be respected and enhanced now and in the future.

The wording of our policies has been ‘tested’ by planning officers at the local planning authority, and we anticipate therefore, that they can be used effectively as a practical framework in the planning system’s decision-making process.

The following table sets out how we consider the Plan has had regard to national policies by setting out the key paragraphs from the NPPF (wording abridged) which relate to what our policies are seeking to achieve.

For ease of reference, a composite of our Plan policies is appended to this Statement (see Appendix 1).

Neighbourhood Plan Policies	Summary of key NPPF paragraphs which are responded to by the Neighbourhood Plan policy	Reasoning: how the policies relate to and align with NPPF
POLICY H1: LOCATION OF NEW HOUSING DEVELOPMENT	<p>8c. Protect and enhance our natural, built and historic environment; including making effective use of land...</p> <p>11a. All plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.</p> <p>174. Planning policies and decisions should contribute to and enhance the natural and local environment by:</p> <p>a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)</p>	<p>The policy introduces the preferred location of new development within the context of the parish's rural setting. This therefore promotes a sustainable approach and pattern of development.</p>
POLICY H2: HOUSING MIX	<p>8b. ...to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations...</p> <p>62 ...the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies...</p>	<p>The policy encourages proposals to meet local housing needs, providing a good and appropriate range of dwellings, which will support a strong, vibrant and healthy community in the Parish. The policy draws attention to the specific housing mix most appropriate in the Parish.</p>
POLICY H3: AFFORDABLE HOUSING	<p>8b. ...to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations...</p> <p>62 ...the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies...</p>	<p>The policy requires proposals to meet local affordable housing needs, which will support a strong, vibrant and healthy community in the Parish. The policy draws attention to the specific affordable housing needs in the Parish.</p>

Neighbourhood Plan Policies	Summary of key NPPF paragraphs which are responded to by the Neighbourhood Plan policy	Reasoning: how the policies relate to and align with NPPF
POLICY H4: MEETING LOCAL AFFORDABLE HOUSING NEEDS (LOCAL LETTINGS)	<p>8b. ...to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations...</p> <p>62 ...the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies...</p>	<p>The policy prioritises the allocation of affordable housing units delivered within the parish to those with a local connection, enabling the needs of the parish to be met before those needs of other parishes are satisfied from housing in Puriton parish. This helps to support a strong, vibrant and healthy community in the Parish.</p>
POLICY H5: LAND SOUTH OF WOOLAVINGTON ROAD	<p>8b. ...to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations...</p> <p>62 ...the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies...</p> <p>Section 12. Achieving well-designed places.</p> <p>126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process...</p> <p>128. ...Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety...</p>	<p>The policy allocates 120 dwellings in the village or Puriton, should the current outline planning permission on the site lapse prior to delivery. The Plan is therefore positive is providing support to the delivery of additional housing in line with the requirements of the NPPF.</p> <p>The policy requires the development to take fully into account the Design Code developed for the site, ensuring that the development is designed to a high quality.</p>

Neighbourhood Plan Policies	Summary of key NPPF paragraphs which are responded to by the Neighbourhood Plan policy	Reasoning: how the policies relate to and align with NPPF
	<p>129. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents...</p> <p>130. Planning policies and decisions should ensure that developments:</p> <p>c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.</p>	
POLICY HTA1: IMPROVING TRANSPORT, ACCESSIBILITY AND CONNECTIVITY	<p>104. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:</p> <p>a) the potential impacts of development on transport networks can be addressed;</p> <p>b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;</p> <p>c) opportunities to promote walking, cycling and public transport use are identified and pursued;</p> <p>d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and</p>	<p>The policies seek to improve transport, accessibility and connectivity around the parish, requiring proposals to react positively to the transport and accessibility needs of the parish and help to deliver recognised enhancements.</p> <p>They reflect serious and early consideration of key transport issues and how best to address them in the Plan, including the needs of pedestrians requiring good access within the village and natural environments.</p>
POLICY HTA2: PUBLIC ACCESS AROUND THE PARISH	<p>e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.</p> <p>106. Planning policies should: d) provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans)...</p> <p>100. Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.</p>	<p>They seek to help move the Parish and its community up the sustainable transport pyramid towards greater use of lower carbon and more active travel solutions than use of the private car, particularly in relation to short trips.</p>

Neighbourhood Plan Policies	Summary of key NPPF paragraphs which are responded to by the Neighbourhood Plan policy	Reasoning: how the policies relate to and align with NPPF
	153. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.	The policies also seek to embed sustainable drainage systems (SuDS) into development proposals as part of a wider green infrastructure network, associated with improved accessibility.
POLICY LFA1: PROTECTING COMMUNITY FACILITIES, AMENITIES AND ASSETS	84. Planning policies and decisions should enable: d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship. 93c. Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs... 93d. Ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community...	The policies are designed to protect and enhance community facilities, amenities and assets, and in doing so, support the parish's strong, vibrant and healthy community.
POLICY LFA2: MAINTAINING AND ENHANCING COMMUNITY FACILITIES, AMENITIES AND ASSETS	98. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. 99. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.	
POLICY LFA3: SAFEGUARDING LAND ADJACENT TO PURITON PRIMARY SCHOOL	95. It is important that a sufficient choice of school places is available to meet the needs of existing and new communities...	The policy positively seeks to ensure that sufficient land is safeguarded at the existing school site should any future expansion be required as a

Neighbourhood Plan Policies	Summary of key NPPF paragraphs which are responded to by the Neighbourhood Plan policy	Reasoning: how the policies relate to and align with NPPF
	106. Planning policies should: a) support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities...	result of a growing population of primary school children in the parish and beyond within the school's catchment, and to enable environmental enhancements on the site. It therefore directly supports the NPPF's policies and objectives.
POLICY E1: REDEVELOPMENT OF THE FORMER ROYAL ORDNANCE FACTORY (ROF) / GRAVITY SITE (OUTWITH THE LOCAL DEVELOPMENT ORDER)	8a. ...to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure...	The policies seek to support the redevelopment of the former Royal Ordnance Factory site (Gravity), as a major and strategic potential employment site, already the subject of an adopted Local Development Order. The policies demonstrate continuing support for redevelopment of the site, should the LDO lapse and where proposals are brought forward outwith the LDO area, and ensure that commitments made by the proposers of the development and matters which are important to the local community are reflected on this strategically important site. The policies work with the existing LDO and clearly align with the policies of the NPPF.
POLICY E2: MAXIMISING THE BENEFITS FROM THE DEVELOPMENT OF THE FORMER ROYAL ORDNANCE FACTORY (ROF) / GRAVITY SITE (OUTWITH THE LOCAL DEVELOPMENT ORDER)	82. Planning policies should: a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration; b) set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period; c) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and d) be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.	
POLICY E3: SUPPORTING LOW CARBON PRINCIPLES AT THE FORMER ROYAL ORDNANCE FACTORY (ROF) / GRAVITY SITE	85. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make	

Neighbourhood Plan Policies	Summary of key NPPF paragraphs which are responded to by the Neighbourhood Plan policy	Reasoning: how the policies relate to and align with NPPF
(OUTWITH THE LOCAL DEVELOPMENT ORDER)	<p>a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.</p> <p>153. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures...</p>	
POLICY E4: SMALL SCALE EMPLOYMENT OPPORTUNITIES TO SUPPORT THE LOCAL ECONOMY	<p>8c. Protect and enhance our natural, built and historic environment; including making effective use of land...</p> <p>11a. All plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.</p>	<p>The policies provide a specific local response to support small and medium sized business opportunities within the local economy.</p>
POLICY E5: PROTECTING AND ENHANCING EXISTING EMPLOYMENT AREAS	<p>81. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.</p> <p>82. Planning policies should: a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration...</p>	<p>The location where proposals are supported for these opportunities fits with a sustainable pattern of growth and development in the Puriton context.</p>
POLICY E6: LIVE-WORK UNITS	<p>82. Planning policies should: d) be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation)</p>	<p>The policy provides a direct response to the NPPF, seeking to offer opportunities for smaller scale local employment premises through support to live-work units.</p>

Neighbourhood Plan Policies	Summary of key NPPF paragraphs which are responded to by the Neighbourhood Plan policy	Reasoning: how the policies relate to and align with NPPF
POLICY BNE1: HIGH-QUALITY AND SUSTAINABLE DESIGN	<p>8b. ...support strong, vibrant and healthy communities...by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.</p> <p>8c. Mitigating and adapting to climate change, including moving to a low carbon economy...</p> <p>Section 12. Achieving well-designed places.</p> <p>126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process...</p> <p>128. ...Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety...</p> <p>129. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents...</p> <p>130. Planning policies and decisions should ensure that developments:</p> <ul style="list-style-type: none"> a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); 	<p>The policy, which also helps to embed the Puriton Design Code, responds directly to the NPPF references to the importance of high quality design. It introduces a series of criteria into policy which proposals should respond positively to, based on locally important factors and issues.</p>

Neighbourhood Plan Policies	Summary of key NPPF paragraphs which are responded to by the Neighbourhood Plan policy	Reasoning: how the policies relate to and align with NPPF
	<p>d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</p> <p>e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and</p> <p>f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.</p>	
POLICY BNE2: FLOOD RISK	152. The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.	The policy introduces specificity in a policy area which has good national coverage in the NPPF (and strategic level coverage in the Local Plan). It supports the transition to a low carbon future by ensuring that flood risk is considered carefully and fully at the local level.
POLICY BNE3: LOCALLY VALUED LANDSCAPES (AND VIEWS)	<p>8c. ...protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</p> <p>174a, b and d. Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);</p> <p>b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of</p>	The policies seek to protect the highly valued and locally important landscape and setting of Puriton, and the views it frames. They also seek to protect biodiversity and habitats and provide support to retaining and enhancing the nature recovery network.

Neighbourhood Plan Policies	Summary of key NPPF paragraphs which are responded to by the Neighbourhood Plan policy	Reasoning: how the policies relate to and align with NPPF
POLICY BNE4: LOCALLY VALUED AREAS OF BIODIVERSITY, GEODIVERSITY AND HABITAT	<p>the best and most versatile agricultural land, and of trees and woodland; d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures...</p> <p>179. To protect and enhance biodiversity and geodiversity, plans should:...b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity...</p> <p>153. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures...</p>	
POLICY BNE5: LOCAL GREEN SPACE	<p>8b. fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being...</p> <p>101. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them...</p> <p>102. The Local Green Space designation should only be used where the green space is: a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and, c) local in character and is not an extensive tract of land.</p> <p>103. Policies for managing development within a Local Green Space should be consistent with those for Green Belts.</p>	<p>The Local Green Spaces proposed in the Plan have been determined through consideration of all criteria identified in the NPPF and from local consultation, which supports their designation. The views of landowners of the proposed sites have also been taken into account in arriving at the final list of proposed Local Green Spaces.</p>

B. The making of the Plan contributes to the achievement of sustainable development

The Neighbourhood Plan has been developed within the context of the definition of sustainable development in the National Planning Policy Framework and that in the Local Plan. The NPPF sets three overarching objectives which set the direction of travel of the delivery of sustainable development in the planning system. These are reproduced below from paragraph 8.

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c) **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

We have produced a sustainability matrix which tests the policies of the Plan against the broad social, economic and environmental sustainability objectives of the NPPF set out in paragraph 8. Consideration and testing of the Plan in this way helps us demonstrate that we have paid close attention to the achievement of sustainable development, and supplement the Strategic Environmental Assessment (SEA) screening report which focused on environmental issues and the need or not for a full SEA to be undertaken.

The assessment uses a traffic light system to indicate the degree of contribution to the objectives of sustainable development. It is important to note that any testing done in this way will have a degree of subjectivity attached and the traffic light system presents a “direction of travel”. It is also important to note that a red “scoring” does not imply that the policy is in any way poor or should not be in place.

The key is as follows.

++	Strongly supports the objective
+	Supports the objective
N	Is neutral in effect
-	Potentially works against the objective
--	Strongly works against the objective
+/-	Effects uncertain *

* this can reflect an assessment that the policy could work either positively or negatively, or in a neutral way, against the objective, depending on the type and / or location of proposal to which the policy is applied.

Policy	Objective			Reasoning: how the policies contribute to the achievement of sustainable development
	Social	Environmental	Economic	
POLICY H1: LOCATION OF NEW HOUSING DEVELOPMENT				<p>Our housing policies seek to deliver the objectives for this topic in the Plan. They focus on adding value to strategic policies in the Local Plan, responding to specific issues of concern and focus for the Parish. Policies seek to focus appropriate and preferred sustainable locations where new housing should come forward, localise provision against the focus of need for the Parish and give certainty and support for the delivery of additional new dwellings through allocation.</p> <p>Considering them against the three NPPF sustainability objectives, they are responsive in a positive way to the social and economic objectives, and less so in relation to the environmental objective, to be expected given the focus of the policies to deliver development. Policy H1 is neutral against the objective as the policy seeks to focus development within the built-up area but cannot guarantee it, while policies H2 to H4 see uncertain effects, given that the effect has to depend on the location of the proposal (i.e. if on a previously developed land site, effects could be positive or neutral and if on a greenfield site could be negative). Policy H5 is broadly negative when considered against the environmental objective as housing on a greenfield site could result in negative impact overall. However, other policies are in place to help bring balance to the impact of a development on a greenfield site and when H5 is considered alongside these other policies, the impact might be neutral or even positive, particularly if net gains in biodiversity are realised.</p>
POLICY H2: HOUSING MIX				
POLICY H3: AFFORDABLE HOUSING				
POLICY H4: MEETING LOCAL AFFORDABLE HOUSING NEEDS (LOCAL LETTINGS)				
POLICY H5: LAND SOUTH OF WOOLAVINGTON ROAD				

Policy	Objective			Reasoning: how the policies contribute to the achievement of sustainable development
	Social	Environmental	Economic	
POLICY HTA1: IMPROVING TRANSPORT, ACCESSIBILITY AND CONNECTIVITY				Our HTA policies seek to deliver the objectives for this topic in the Plan. They should aid the delivery of a variety of improvements to accessibility in the Parish, focused on improving accessibility for pedestrians and cyclists. In turn this can play a part in encouraging more and safer travel by foot and bicycle, therefore contributing to improving health and decarbonisation. Considering them against the three NPPF sustainability objectives they are positive in response to the environmental and social objectives and neutral in relation to the economic objective as they may have positive or negative impact.
POLICY HTA2: PUBLIC ACCESS AROUND THE PARISH				
POLICY LFA1: PROTECTING COMMUNITY FACILITIES, AMENITIES AND ASSETS				Our LFA policies seek to deliver the objectives for this topic in the Plan. They are designed to help protect community and leisure facilities against loss and introduce positive policies to help enhance provision.
POLICY LFA2: MAINTAINING AND ENHANCING COMMUNITY FACILITIES, AMENITIES AND ASSETS				Considering them against the NPPF sustainability objectives they are strongly positive in relation to the social objective as the policies are designed to support strong, vibrant and healthy social communities. They are neutral in relation to the environmental objective, for policies LFA2 and LFA3, as the policies are not designed primarily to protect and enhance the environment and proposals for change may or may not result in a positive or negative impact on the environment. Policies LFA1 and LFA2 are neutral when considered against the economic objective as they are neither proactive or reactive towards the objective, while LFA3 is considered positive as the safeguarding of land for extension of the school would likely have a positive impact overall on the local economy, through additional employment being created at
POLICY LFA3: SAFEGUARDING LAND ADJACENT TO PURITON PRIMARY SCHOOL				

Policy	Objective			Reasoning: how the policies contribute to the achievement of sustainable development
	Social	Environmental	Economic	
				the school as a result of its growth and retention of the village as a key local destination, even if this impact and effect is only small in scale.
POLICY E1: REDEVELOPMENT OF THE FORMER ROYAL ORDNANCE FACTORY (ROF) / GRAVITY SITE (OUTWITH THE LOCAL DEVELOPMENT ORDER)				<p>Our E1, E2 and E3 policies seek to deliver the objectives for this topic in the Plan. They are designed to help ensure that the local and wider economy is enhanced by supporting the existing proposals for the redevelopment of the ROF site (Gravity), while adding a layer of local specificity to help ensure that should proposals come forward outwith the Local Development Order do so in a way which do not compromise the proposed mitigations, environmental and social parameters captured in the LDO and other material produced in relation to the current Gravity proposals for the site.</p> <p>Considering them against the NPPF sustainability objectives they are broadly supportive in relation to all objectives, and particularly positive in relation to the economic objectives, while E3 is strong in relation to the environmental objective, given its support for low carbon principles and measures in relation to the redevelopment on the site. The relationship is neutral for E1 and E2 in relation to the environmental objective as the impact is neither positive or negative, with the same being true for E3 when considered against the social objective.</p>
POLICY E2: MAXIMISING THE BENEFITS FROM THE DEVELOPMENT OF THE FORMER ROYAL ORDNANCE FACTORY (ROF) / GRAVITY SITE (OUTWITH THE LOCAL DEVELOPMENT ORDER)				
POLICY E3: SUPPORTING LOW CARBON PRINCIPLES AT THE FORMER ROYAL ORDNANCE FACTORY (ROF) / GRAVITY SITE (OUTWITH THE LOCAL DEVELOPMENT ORDER)				
POLICY E4: SMALL SCALE EMPLOYMENT OPPORTUNITIES TO SUPPORT THE LOCAL ECONOMY				Our E4, E5 and E6 policies seek to deliver the objectives for this topic in the Plan. They are designed to help support the local economy and are therefore strongly positive against the NPPF's economic objective and

Policy	Objective			Reasoning: how the policies contribute to the achievement of sustainable development
	Social	Environmental	Economic	
POLICY E5: PROTECTING AND ENHANCING EXISTING EMPLOYMENT AREAS				positive in relation to the social objective given that they will help to foster a healthy and strong local community. The relationship is neutral for the policies in relation to the environmental objective as the impact is neither positive or negative when the policies are considered on their own, with proposals likely to have some impact, but with that impact mitigated by the criteria set out in the policies.
POLICY E6: LIVE-WORK UNITS				
POLICY BNE1: HIGH-QUALITY AND SUSTAINABLE DESIGN				<p>Our BNE policies seek to deliver the objectives for this topic in the Plan. They help to ensure that the local built and natural environments and are protected.</p> <p>Considering them against the three NPPF sustainability objectives, they are particularly responsive in a positive way to the environmental and social objectives, strongly supporting the environmental objective and also supporting the social objective. On balance, there is a neutral impact on the economic objective as while protection of the environment does support the local economy in an indirect way, the policy does not actively reference or support the objective.</p>
POLICY BNE2: FLOOD RISK				
POLICY BNE3: LOCALLY VALUED LANDSCAPES (AND VIEWS)				
POLICY BNE4: LOCALLY VALUED AREAS OF BIODIVERSITY, GEODIVERSITY AND HABITAT				
POLICY BNE5: LOCAL GREEN SPACE				

We have demonstrated how our Plan's policies fit with and support the sustainability objectives of the NPPF. It follows, therefore, that our policies also align with the sustainable development policy in the adopted Local Plan reproduced below.

This is reinforced by the local planning authority not identifying any issues of alignment or policies not being in general conformity with either the sustainable development policies in the adopted Local Plan, nor with any other strategic policies.

Policy S1

Presumption in Favour of Sustainable Development

Decision-Taking

When considering development proposals the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Development that accords with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

Plan-Making

In preparing its Local Plan and other relevant Development Plan Documents, the Council will engage constructively, actively and on an ongoing basis with adjacent Local Plan Authorities and other relevant Duty to Cooperate Bodies. The Council will respond proactively to any strategic planning issues as they arise, including addressing any cross boundary housing need issues that may emerge in the future between Sedgemoor and other adjacent Local Plan Authorities. Depending on the timing, nature and scale of any cross-boundary planning issues, an early or partial review of the Local Plan may be appropriate to ensure a plan led approach is maintained.

The Neighbourhood Plan's policies provide the local detail necessary to enable effective application of national and strategic policies at the local level. Our policies establish a positive local policy framework to help ensure that proposals result in sustainable development outcomes in the Parish. Our Plan and its policies contribute positively to the achievement of sustainable development.

C. The making of the plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)

This section sets out our interpretation of how our policies are in general conformity¹⁹ with the strategic policies of the Local Plan.

Our Plan's policies uphold and support the general principle of the Local Plan's strategic policies identified below, demonstrate no conflict with the strategic policies to which they relate, and provide added value and local specificity Parish.

Our Plan clearly sets out the rationale behind our evidence-based policies (our evidence base comprising local studies, written data and research and local and strategic consultation responses).

Throughout the process of Plan and policy development we have kept close liaison with officers at the local planning authority to help ensure that our policies are in general conformity with the strategic policies of the Local Plan. At no point has the local planning authority indicated that the policies in this Submission version of the Plan are not in general conformity with the adopted Local Plan.

The following table "maps" each of our policies alongside the relevant strategic policy of the Local Plan. We have assessed our policies, principally, on the basis of the strategic policies defined as such in section 4 of the adopted Local Plan. However, we also consider, in general, that the policies in our Plan are also in alignment with the Local Plan policies not defined as "strategic" set out in sections 5 to 7 of the adopted Local Plan. We have suggested how we consider that the Neighbourhood Plan policy is in general conformity with the strategic policies (and alignment with policies not defined as "strategic" policies) to which it relates.

The table below does not seek to reiterate the rationale behind our policies, which is clearly expressed in the Plan itself.

We consider that all of our policies are in general conformity with the strategic policies of the Local Plan.

¹⁹ See <https://www.gov.uk/guidance/neighbourhood-planning--2#General-conformity-with-strategic-policies> "General conformity" is defined there (in National Planning Practice Guidance, paragraph 74, reference ID 41-074-20140306, revision date 06-03-14) as "When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following: whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with; the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy; whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy; and, the rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach."

Most relevant Strategic (and other) Policies of the Local Plan	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the neighbourhood plan policy and the strategic policy?</i>	<i>Whether the neighbourhood plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
S2: Spatial Strategy for Sedgemoor S4: Sustainable Development Principles T2a: Tier 2 Settlements – Housing T2b: Tier 2 Settlements – Unmet Housing Need	POLICY H1: LOCATION OF NEW HOUSING DEVELOPMENT	Yes	None	The policy aligns with strategic policy. It provides a locally specific layer of policy which supplements the strategic and non-strategic policies by identifying preferences for the location of new development within the settlement boundary.
S4: Sustainable Development Principles D5: Housing Mix	POLICY H2: HOUSING MIX	Yes	None	The policy aligns with strategic policy. It provides a locally specific layer of policy which supplements the strategic and non-strategic policies by identifying specific housing mix relevant to the Parish based on local evidence base.
S4: Sustainable Development Principles Policy T2b: Tier 2 Settlements – Unmet Housing Need D6: Affordable Housing	POLICY H3: AFFORDABLE HOUSING	Yes	None	The policy aligns with strategic policy. It provides a locally specific layer of policy which supplements the strategic and non-strategic policies by directing proposals for affordable housing to local site assessments which give steer on preferred sites which could come forward, and also identifying occasions where off-site contributions will be acceptable.
S4: Sustainable Development Principles	POLICY H4: MEETING LOCAL AFFORDABLE HOUSING NEEDS (LOCAL LETTINGS)	Yes	None	The policy aligns with strategic policy. It provides a locally specific layer of policy which supplements the strategic and non-strategic policies by setting local

Most relevant Strategic (and other) Policies of the Local Plan	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the neighbourhood plan policy and the strategic policy?</i>	<i>Whether the neighbourhood plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
				lettings criteria prioritising allocation of new affordable housing units to local people in need first.
<p>S2: Spatial Strategy for Sedgemoor</p> <p>S3: Infrastructure Delivery</p> <p>S4: Sustainable Development Principles</p> <p>Policy T2a: Tier 2 Settlements – Housing</p> <p>D13: Sustainable Transport and Movement</p> <p>D14: Managing the Transport Impact of Development</p> <p>D28: Health and Social Care</p>	POLICY H5: LAND SOUTH OF WOOLAVINGTON ROAD	Yes	None	The policy aligns with strategic policy. It provides a locally specific layer of policy which supplements the strategic and non-strategic policies by allocating a specific housing site for housing to come forward.
<p>S3: Infrastructure Delivery</p> <p>S4: Sustainable Development Principles</p> <p>S5: Mitigating the Causes and Adapting to the Effects of Climate Change</p>	POLICY HTA1: IMPROVING TRANSPORT, ACCESSIBILITY AND CONNECTIVITY	Yes	None	The policy aligns with strategic policy. It provides a locally specific layer of policy which supplements the strategic and non-strategic policies by referencing specific transport issues and solutions in the parish.

Most relevant Strategic (and other) Policies of the Local Plan	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the neighbourhood plan policy and the strategic policy?</i>	<i>Whether the neighbourhood plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
D13: Sustainable Transport and Movement D14: Managing the Transport Impact of Development D28: Health and Social Care				
S4: Sustainable Development Principles S5: Mitigating the Causes and Adapting to the Effects of Climate Change D13: Sustainable Transport and Movement D14: Managing the Transport Impact of Development D28: Health and Social Care	POLICY HTA2: PUBLIC ACCESS AROUND THE PARISH	Yes	None	The policy aligns with strategic policy. It provides a locally specific layer of policy which supplements the strategic and non-strategic policies by referencing the local public rights of way and cycling network and introducing specific criteria for proposals for new of affecting existing rights of way to be acceptable.
S4: Sustainable Development Principles D35: Local Services	POLICY LFA1: PROTECTING COMMUNITY FACILITIES, AMENITIES AND ASSETS	Yes	None	The policy aligns with strategic policy. It provides a locally specific layer of policy which supplements the strategic and non-strategic policies by identifying specific local assets which should be protected.
S4: Sustainable Development Principles	POLICY LFA2: MAINTAINING AND ENHANCING	Yes	None	The policy aligns with strategic policy. It provides a locally specific layer of policy which supplements the strategic and non-strategic policies by introducing

Most relevant Strategic (and other) Policies of the Local Plan	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the neighbourhood plan policy and the strategic policy?</i>	<i>Whether the neighbourhood plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
D35: Local Services	COMMUNITY FACILITIES, AMENITIES AND ASSETS			specific local criteria to help enable positive new and improved community facilities to come forward.
S4: Sustainable Development Principles D27: Education Provision	POLICY LFA3: SAFEGUARDING LAND ADJACENT TO PURITON PRIMARY SCHOOL	Yes	None	The policy aligns with strategic policy. It provides a locally specific layer of policy which supplements the strategic and non-strategic policies by identifying a specific area of land which requires safeguarding for future possible school use.
S4: Sustainable Development Principles B1: Bridgwater Vision Transformational Projects D15: Economic Prosperity	POLICY E1: REDEVELOPMENT OF THE FORMER ROYAL ORDNANCE FACTORY (ROF) / GRAVITY SITE (OUTWITH THE LOCAL DEVELOPMENT ORDER)	Yes	None	The policy aligns with strategic policy. It provides a locally specific layer of policy which supplements the strategic and non-strategic policies by setting out requirements for proposals outwith the adopted LDO.
S4: Sustainable Development Principles B1: Bridgwater Vision Transformational Projects D15: Economic Prosperity	POLICY E2: MAXIMISING THE BENEFITS FROM THE DEVELOPMENT OF THE FORMER ROYAL ORDNANCE FACTORY (ROF) / GRAVITY SITE (OUTWITH THE LOCAL DEVELOPMENT ORDER)	Yes	None	The policy aligns with strategic policy. It provides a locally specific layer of policy which supplements the strategic and non-strategic policies by setting out requirements for proposals outwith the adopted LDO.
S4: Sustainable Development Principles	POLICY E3: SUPPORTING LOW CARBON PRINCIPLES AT THE FORMER ROYAL ORDNANCE FACTORY (ROF)	Yes	None	The policy aligns with strategic policy. It provides a locally specific layer of policy which supplements the

Most relevant Strategic (and other) Policies of the Local Plan	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the neighbourhood plan policy and the strategic policy?</i>	<i>Whether the neighbourhood plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
S5: Mitigating the Causes and Adapting to the Effects of Climate Change B1: Bridgwater Vision Transformational Projects D2: Promoting High Quality and Inclusive Design D3: Sustainability and Energy in Development D25: Protecting Residential Amenity	/ GRAVITY SITE (OUTWITH THE LOCAL DEVELOPMENT ORDER)			strategic and non-strategic policies by setting out requirements for proposals outwith the adopted LDO.
S4: Sustainable Development Principles B10: Land at Dunball D15: Economic Prosperity	POLICY E4: SMALL SCALE EMPLOYMENT OPPORTUNITIES TO SUPPORT THE LOCAL ECONOMY	Yes	None	The policy aligns with strategic policy. It provides a locally specific layer of policy which supplements the strategic and non-strategic policies by outlining criteria which will make small scale employment proposals appropriate in the Puriton context.
S4: Sustainable Development Principles B10: Land at Dunball D15: Economic Prosperity D16: Safeguarding Existing Employment Land and Buildings	POLICY E5: PROTECTING AND ENHANCING EXISTING EMPLOYMENT AREAS	Yes	None	The policy aligns with strategic policy. It provides a locally specific layer of policy which supplements the strategic and non-strategic policies by identifying specific local employment areas where policy will protect employment provision.

Most relevant Strategic (and other) Policies of the Local Plan	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the neighbourhood plan policy and the strategic policy?</i>	<i>Whether the neighbourhood plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
D25: Protecting Residential Amenity				
S4: Sustainable Development Principles D15: Economic Prosperity D25: Protecting Residential Amenity	POLICY E6: LIVE-WORK UNITS	Yes	None	The policy aligns with strategic policy. It provides a locally specific layer of policy which supplements the strategic and non-strategic policies by supporting live-work units which could play a positive role in supporting the local economy, providing policy coverage specific to this type of development.
S4: Sustainable Development Principles S5: Mitigating the Causes and Adapting to the Effects of Climate Change D2: Promoting High Quality and Inclusive Design D3: Sustainability and Energy in Development D26: Historic Environment D28: Health and Social Care	POLICY BNE1: HIGH-QUALITY AND SUSTAINABLE DESIGN	Yes	None	The policy aligns with strategic policy. It provides a locally specific layer of policy which supplements the strategic and non-strategic policies by introducing design requirements which relate to the parish and which should take into account the Puriton Design Code.
S4: Sustainable Development Principles	POLICY BNE2: FLOOD RISK	Yes	None	The policy aligns with strategic policy. It provides a locally specific layer of policy which supplements the strategic and non-strategic policies by adding specific

Most relevant Strategic (and other) Policies of the Local Plan	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the neighbourhood plan policy and the strategic policy?</i>	<i>Whether the neighbourhood plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
S5: Mitigating the Causes and Adapting to the Effects of Climate Change D1: Flood Risk and Surface Water Management				requirements in relation to managing the risk from flooding.
S4: Sustainable Development Principles S5: Mitigating the Causes and Adapting to the Effects of Climate Change D19: Landscape D29: Protection and Enhancement of Existing Green Infrastructure Resources	POLICY BNE3: LOCALLY VALUED LANDSCAPES (AND VIEWS)	Yes	None	The policy aligns with strategic policy. It provides a locally specific layer of policy which supplements the strategic and non-strategic policies by identifying specific areas of land which will be protected.
S4: Sustainable Development Principles S5: Mitigating the Causes and Adapting to the Effects of Climate Change D20: Biodiversity and Geodiversity D21: Ecological Networks	POLICY BNE4: LOCALLY VALUED AREAS OF BIODIVERSITY, GEODIVERSITY AND HABITAT	Yes	None	The policy aligns with strategic policy. It provides a locally specific layer of policy which supplements the strategic and non-strategic policies by identifying specific areas of land which will be protected.

Most relevant Strategic (and other) Policies of the Local Plan	Neighbourhood Plan Policies	How does the Neighbourhood Plan demonstrate that it is in general conformity with the strategic policies?		
		<i>Policy supports and upholds the general principle that the strategic policy is concerned with?</i>	<i>Degree, if any, of conflict between the neighbourhood plan policy and the strategic policy?</i>	<i>Whether the neighbourhood plan policy provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy?</i>
D22: Trees and Woodland D29: Protection and Enhancement of Existing Green Infrastructure Resources				
S4: Sustainable Development Principles D29: Protection and Enhancement of Existing Green Infrastructure Resources D33: Protection of Existing Public Recreational Outdoor Space	POLICY BNE5: LOCAL GREEN SPACE	Yes	None	The policy aligns with strategic policy. It provides a locally specific layer of policy which supplements the strategic and non-strategic policies by naming specific local green spaces in the parish which will be protected.

Rationale for the approach taken and the evidence to justify that approach

The fourth question regarding general conformity is a question of justifying the approach and setting out the rationale behind Neighbourhood Plan policies. The response is the same in relation to all of our policies. The Plan and its policies have been developed following due process, good practice and legislative requirements. Between this Statement, the Consultation Statement and the supporting / justification text in the Plan itself, we have clearly set out the rationale behind the policies and the approach taken and the evidence we have gathered to justify them, which is available on the neighbourhood plan website²⁰.

Our Vision and Objectives were based on identification of the key issues of concern for residents in the Parish and informed by the evidence base material we gathered on planning policies, constraints and designations and our understanding, as a Parish Council, of the key planning issues facing us in recent years and the challenges posed for the future. We have paid close attention to the Local Plan and have been advised on general conformity of the Neighbourhood Plan policies with the strategic policies, and alignment with national policies, by both our consultants and officers at the Local Planning Authority.

D. The making of the plan does not breach, and is otherwise compatible with, EU obligations

It is our understanding that the EU obligations specified have been transposed into UK law and until replaced specifically by a UK Act of Parliament, still apply as set out in the EU obligations.

The local planning authority was formally asked for its opinion of whether the Plan required a Strategic Environmental Assessment (SEA) and / or Habitats Regulation Assessment (HRA).

A screening process was carried out by the local planning authority to determine whether a Strategic Environment Assessment (SEA) and / or a Habitats Regulation Assessment (HRA) would be required.

Habitats Regulation Assessment

In screening the draft Plan for HRA, the local planning authority concluded in June 2023 that our Plan did not require Appropriate Assessment. The report setting out the process of screening and the conclusion is available to view on our website²¹.

Strategic Environmental Assessment

Based on the policies in the draft Plan, the local planning authority concluded that our Plan did not require SEA in June 2023. The report setting out the process of screening and the conclusion is available to view on our website²².

²⁰ The Plan's evidence base is available to view at <https://puritonparishcouncil.org/neighbourhood-plan/> and there are numerous references to other sources of evidence used in the Plan to support its policies in the policy justification sections.

²¹ See <https://puritonparishcouncil.org/neighbourhood-plan/>

²² See <https://puritonparishcouncil.org/neighbourhood-plan/>

European Convention on Human Rights

The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights²³ and complies with the Human Rights Act 1998²⁴.

E. The prescribed conditions are met in relation to the plan and prescribed matters complied with in connection with the proposal for the plan

Section 38A(12) of the Town and Country Planning Act 1990 as amended by Schedule 9 of the Localism Act²⁵ sets out the definition of “prescribed”. It means conditions prescribed by regulations made by the Secretary of State. We understand that, currently, there are no additional relevant prescribed conditions which the Neighbourhood Plan needs to meet.

²³ These are the right to life, the right to a fair hearing, the right to respect for private and family life, freedom of expression, freedom of thought, conscience and religion and the protection of property.

²⁴ See <https://www.legislation.gov.uk/ukpga/1998/42/contents>

²⁵ See <http://www.legislation.gov.uk/ukpga/2011/20/schedule/9/enacted>

Appendices

Appendix 1: Composite of Neighbourhood Plan Policies

POLICY H1: LOCATION OF NEW HOUSING DEVELOPMENT

- 1. In accordance with the Sedgemoor Local Plan Puriton village is the most sustainable settlement in the Parish and this is where most new homes and development will be focussed.**
- 2. The Puriton settlement boundary is reproduced in Figure 1 and is consistent with that in the adopted Sedgemoor Local Plan. Development proposals for new dwellings within the defined settlement boundary will be supported in principle. Preferred sites will be:**
 - i) On previously developed land; or,**
 - ii) On an infill site (outside of the curtilage of existing built properties).**
- 3. New housing proposals that come forward outside, but well-related to, the settlement boundary or in any other (“Countryside”) locations elsewhere in the Parish will need to satisfy other relevant development plan policies.**
- 4. Proposers of development are encouraged to engage with the local community and Parish Council at the earliest opportunity to help ensure that any proposals take into account both this plan’s aims and objectives and the views of the local community.**

POLICY H2: HOUSING MIX

- 1. Housing developments should provide a range of housing sizes, types and tenures within the site with a focus on delivery of one, two and three bedroom houses suitable for young people, young families and older people, including a proportion of single storey properties.**
- 2. The mix of dwelling sizes should reflect the findings of the Housing Needs Assessment (HNA) of around:**
 - i) 30% of dwellings comprising 1 bedroom;**
 - ii) 43% of dwellings comprising 2 bedrooms;**
 - iii) 19% of dwellings comprising 3 bedrooms;**
 - iv) 3% of dwellings comprising 4 bedrooms; and,**
 - v) 5% of dwellings comprising 5 or more bedrooms.**

3. Proposals should also be informed by updated data, where available, after this Plan has been Made from the Local Planning Authority's Strategic Housing Market Assessment (SHMA) and / or a new local HNA during the Plan period.

POLICY H3: AFFORDABLE HOUSING

1. Affordable housing will be provided in accordance with policies in the Local Plan.
2. Any sites that come forward under Local Plan Policy T2b for mixed tenure affordable and market housing should have appropriate regard to the Puriton Neighbourhood Plan's 'Site Assessments' evidence base, ensuring the constraints and planning considerations raised in relation to available sites are adequately addressed.
3. On all sites where affordable housing is required, the tenure split will reflect Policy H2 and the latest up-to-date District or Parish-wide Housing Needs Assessment, whichever is more recent. Where such assessments are more than 3 years out of date at the time of the proposal's application, developers should demonstrate how the proposed tenure split on the site meets local needs across affordable housing tenures.
4. An off-site contribution for sites of 10 or more homes (or 0.5 hectares or more) will only be supported in exceptional circumstances if it can be demonstrated that it cannot reasonably be delivered on site and that will be invested in a specific affordable housing project elsewhere in Puriton Parish, where there is unmet local need as set out in Policy H4.

POLICY H4: MEETING LOCAL AFFORDABLE HOUSING NEEDS (LOCAL LETTINGS)

1. To help ensure that local residents or those with a connection to the parish can remain or move back to Puriton, all qualifying housing developments will be expected to deliver at least the minimum levels of affordable housing as detailed in the adopted Local Plan (subject to viability).
2. For any new affordable housing unit provided in the Plan area, initial priority (and subsequent future allocation of the affordable home) will be given to eligible households who are in housing need (defined in 4. below) and which have the following local connection with the Plan area:

- i) currently live (and have done for 5 or more years) in the Plan area; or,
- ii) previously lived for 5 years or more (within the previous 10 years) in the Plan area; or,
- iii) work for 16 hours or more per week within the Plan area; or,
- iv) Have immediate family (that is child(ren), sibling(s), parent(s) or grandparent(s)) who currently live in the Plan area, and have done so for 5 or more years; or,
- v) Provides or receives care for immediate family (as defined in iv) in the Plan area.

3. Should any affordable homes be left unallocated after exhausting the above preferred options, unallocated affordable homes will be allocated in accordance with the Homefindersomerset housing policy and rules (or any subsequent replacement).

4. For the purposes of this policy, a household is considered to be housing need if it is assessed as being an emergency, gold or silver band household in accordance with the Homefindersomerset housing policy and rules (or any subsequent replacement), plus applicants with no dependent children and are lodging with friends or family or living in accommodation with shared living facilities. In areas outside of the settlement boundary and away from allocated housing sites (that is on “exception sites” in the countryside) this is extended to applicants in the bronze band. (see <https://www.homefindersomerset.co.uk/content/Information/Prioritisingapplications>).

POLICY H5: LAND SOUTH OF WOOLAVINGTON ROAD

1. Land South of Woolavington Road is allocated for development of around 120 dwellings as defined on Map 3.
2. Proposals should be informed by, respond to and take fully into account the Puriton Design Code, with particular reference to the treatment of the following aspects:
 - i) Walking and cycling;
 - ii) Traffic;
 - iii) Parking standards;
 - iv) Built form;
 - v) Materiality;
 - vi) Density and open space;

- vii) Play and sport;
- viii) Safe and attractive spaces;
- ix) Flood risk;
- x) Topography and views;
- xi) Urban to rural edges; and,
- xii) Mitigation.

3. Housing mix on-site should be informed by Policies H2 and H3 in this Plan.

POLICY HTA1: IMPROVING TRANSPORT, ACCESSIBILITY AND CONNECTIVITY

1. Planning proposals which are for or help to address the key transport issues and concerns identified in this Plan will be supported where they:

- i) deliver identified opportunities and / or resolve identified constraints;**
- ii) do not exacerbate identified constraints; and,**
- iii) satisfactorily mitigate adverse impacts which arise from the proposal.**

2. Proposals should, where feasible and appropriate, increase opportunities to improve connectivity of and between existing and new areas of green infrastructure where those areas serve a recreational / leisure use and / or act as local habitats for wildlife and biodiversity.

3. Proposals for village transport enhancements with planning permission (planning application reference 42/20/00022 and reproduced in Appendix 2) are supported and remain the priority for transport enhancements where the permission lapses or alternative proposals are presented during the Plan period.

4. Where feasible and relevant, proposals should incorporate suitable Sustainable Drainage Systems (SuDS) to provide wider benefits to biodiversity and amenity value, as well as enhanced management of surface water runoff.

POLICY HTA2: PUBLIC ACCESS AROUND THE PARISH

1. Development proposals which result in the loss of public footpaths, bridleways and cycle-paths will not normally be supported.

2. Proposals for, on or affecting existing or new rights of way, and other public non-vehicular routes will be supported where they:

- i) help to increase opportunities for recreational access to and within the countryside;**
- ii) better link existing areas of green infrastructure and Local Green Space used for recreational purposes;**
- iii) help to retain and enhance safe and easy pedestrian and cycle access to local amenities including the sports centre, village hall, school, village convenience shops and services and the post office;**
- iv) help to provide and maintain a safe and suitable cycle path network to support and encourage commuting to work and recreational use, both within the parish and as part of the wider cycle route network;**
- v) provide safe routes with appropriate lighting, where necessary, while minimising light pollution;**
- vi) not compromise local amenity;**
- vii) have no adverse impact on landscape or built character (or such impacts are satisfactorily mitigated); and,**
- viii) meet the most up-to-date standards of design.**

3. Proposals which provide a safe pedestrian and cycle route from Downend Road across the A38 will be supported.

4. Where feasible and relevant, proposals should incorporate suitable Sustainable Drainage Systems (SuDS) (particularly through green infrastructure and open green spaces) to provide wider benefits to biodiversity and amenity value, as well as enhanced management of surface water runoff.

POLICY LFA1: PROTECTING COMMUNITY FACILITIES, AMENITIES AND ASSETS

1. Our locally valued community facilities and amenities are identified on Map 8 and are:

- i) Puriton Village Hall;**

- ii) Puriton Church Hall;
- iii) Puriton Village Shop and Butchers;
- iv) The Puriton Inn;
- v) The 37 Club;
- vi) The Admiral's Table;
- vii) Puriton Village Post Office; and,
- viii) Puriton Sports Centre and Pump Track.

2. Existing community facility and amenity buildings will be protected for such use and their loss will not normally be supported. Proposals which result in the loss (redevelopment or change of use) of locally valued community facilities and amenities will only be supported where:

- i) there is no reasonable prospect of viable continued use of the existing building or facility which will benefit the local community and they demonstrate a need for their proposed change;
- ii) alternative provision of a similar nature and use exists elsewhere in the Parish which accommodates local needs and satisfies local demand;
- iii) they do not have a significant adverse impact on the character of the area's natural and built environments (or such impacts can be satisfactorily mitigated);
- iv) the proposal is for replacement of the existing facility and meets the requirements in policy LFA2; and,
- v) the proposal meets the requirements of Local Plan Policy D35.

3. Where feasible and relevant, proposals should incorporate suitable Sustainable Drainage Systems (SuDS) to provide wider benefits to biodiversity and amenity value, as well as enhanced management of surface water runoff.

POLICY LFA2: MAINTAINING AND ENHANCING COMMUNITY FACILITIES, AMENITIES AND ASSETS

1. Development proposals for new, replacement, extended and/or improved community

facilities and amenities will be supported where the proposal would not have significant adverse or unacceptable impact on the following (or such impacts can be satisfactorily mitigated):

- i) the amenity of nearby residents; and,
- ii) the surrounding local environment (with regard to biodiversity, wildlife habitat and landscape character); and,
- iii) the local road network (with regard to additional traffic volume / congestion, demand for parking, and pollution levels);

and,

- iv) the proposed use will be dedicated, where appropriate, to community use in perpetuity; and,
- v) are easily accessible to current users of the facility where the proposal includes replacement facilities, and all residents of Puriton Parish where the proposal includes new facilities.

2. Proposers of development are encouraged to engage with the local community and Parish Council at the earliest opportunity to help ensure that any proposals take into account both this plan's aims and objectives, the needs of users and the views of the local community.

POLICY LFA3: SAFEGUARDING LAND ADJACENT TO PURITON PRIMARY SCHOOL

1. Land adjacent to the south and west of Puriton Primary School (defined on Map 9) will be safeguarded for future education use for one or more of the following potential uses:

- i) A drop-off and collect turning area to remove traffic causing congestion at the start and end of the school day on Hillside, Webbers Way and Rowlands Rise; and /or;
- ii) Additional green open space; and / or;
- iii) Provision of a multi-use games area; and / or;
- iv) Additional indoor and / or covered teaching space; and / or,

v) Other needs as identified for education purposes.

POLICY E1: REDEVELOPMENT OF THE FORMER ROYAL ORDNANCE FACTORY (ROF) / GRAVITY SITE (OUTWITH THE LOCAL DEVELOPMENT ORDER)

1. Development proposals (within the Plan area) which come forward and which meet the requirements of the Local Development Order (LDO) are supported. Proposals which fall outside of the LDO, in terms of use or the LDO area, and which occur if the LDO expires, and proposals for any additional or alternative development of the site should not result in significant adverse impact on the following (or such impacts can be satisfactorily mitigated):

- i) The amenity enjoyed by neighbouring uses or residents, including, but not limited to light, air quality and noise pollution;**
- ii) The landscape setting of the site, with particular regard to the landscape character on edge of the village and the built character of the village; and,**
- iii) The retail and service provision provided within Puriton village, where any new retail or service offer on the ROF site could result in loss of current provision of a similar offer in the village or lead to an increase in short journeys made by private motor vehicles out of the village.**

2. Proposers of development are encouraged to engage with the local community and Parish Council at the earliest opportunity to help ensure that any proposals take into account both this Plan's aims and objectives, the needs of users and the views of the local community.

POLICY E2: MAXIMISING THE BENEFITS FROM THE DEVELOPMENT OF THE FORMER ROYAL ORDNANCE FACTORY (ROF) / GRAVITY SITE (OUTWITH THE LOCAL DEVELOPMENT ORDER)

1. Development proposals (within the Plan area) which fall outside of the LDO, in terms of use or the LDO area, and which occur if the LDO expires, and proposals for any additional or alternative development of the site, will be supported where they enable benefits to the local community from the regeneration of the former Royal Ordnance Factory (ROF) / Gravity Site (defined in the Gravity Local Development Order), through the creation of additional employment and community facility infrastructure where they are consistent with other relevant development plan policies.

POLICY E3: SUPPORTING LOW CARBON PRINCIPLES AT THE FORMER ROYAL ORDNANCE FACTORY (ROF) / GRAVITY SITE (OUTWITH THE LOCAL DEVELOPMENT ORDER)

1. Development proposals and reserved matters (within the Plan area) submitted for approval on the former Royal Ordnance Factory / Gravity site which fall outside of the LDO, in terms of use or the LDO area, and which occur if the LDO expires, and proposals for any additional or alternative development of the site, will be supported where they:

- i) Meet original concept proposals for a “smart” campus in the “Gravity Strategic Design Code”; and,
- ii) Fulfil the positive commitments to development which embed the 5 masterplanning principles and codes identified in the Gravity Strategic Design Code, with a particular focus on a proactive response to meeting the challenges faced from a changing climate, including contributions to reaching net zero carbon emissions targets and achieving net gains in biodiversity through on-site ecological measures.

POLICY E4: SMALL SCALE EMPLOYMENT OPPORTUNITIES TO SUPPORT THE LOCAL ECONOMY

1. Development proposals for the creation of workshops and other business premises to support small and medium sized local businesses and which provide opportunities

for local employment will be supported within or well-related to the settlement boundary where they have no adverse impact on the following (or such impacts can be satisfactorily mitigated):

- i) the character of the built environment;
- ii) listed buildings, local heritage assets and their setting, and the Area of Archaeological Potential identified by Local Plan policy D26;
- iii) the character and setting of the natural environment;
- iv) residential amenity;
- v) traffic generation;
- vi) noise; and,
- vii) light pollution.

2. Where proposals are within the defined settlement boundary, they will need to demonstrate that they will not exacerbate existing parking capacity issues and provide sufficient off-street parking for the anticipated number of employees and visitors using the units in line with the most up-to-date Local Highway Authority standards.

POLICY E5: PROTECTING AND ENHANCING EXISTING EMPLOYMENT AREAS

1. Existing employment areas (defined on Map 12) will be safeguarded for employment uses (outside of permitted development changes of use) to retain and promote a diverse mix of businesses as part of the local economy.

2. Development proposals to improve or extend existing employment areas and premises within them will be supported where:

- i) the proposal demonstrates flexibility / adaptability in use of the space; and,
- ii) there would be no adverse impact on the following (or such impact can be satisfactorily mitigated):
 - a) the character of the built environment;
 - b) the Area of Archaeological Potential identified by Local Plan policy D26;
 - c) the character of the natural environment, landscape and setting;

- d) residential amenity and / or the amenity of other existing neighbouring uses;**
- e) flood risk;**
- f) traffic conditions;**
- g) noise; and,**
- h) light pollution.**

POLICY E6: LIVE-WORK UNITS

1. Proposals for development to enable or facilitate working or living in the same building or site will be supported where located outside but well-related to the Puriton settlement boundary and built extent of Downend and should demonstrate that:

- i) the proposed units would be well-related to the uses of the surrounding land and buildings;**
- ii) the proposed uses would not cause unacceptable nuisance to and would be compatible with neighbouring premises / properties;**
- iii) the proposed development would provide satisfactory living conditions for future occupants; and,**
- iv) there would be no adverse impact on the following (or such impacts can be satisfactorily mitigated):**
 - a) the character of the built environment;**
 - b) the character of the natural environment and setting;**
 - c) residential amenity;**
 - d) traffic conditions;**
 - e) noise; and,**
 - f) light pollution.**

2. Proposals which seek the change of use of existing employment space to form a live-work unit must demonstrate that the occupancy of the living space is restricted to a person directly involved with the business being operated.

3. Proposals to change a live-work unit to wholly residential use must demonstrate:

- i) that the unit has been actively marketed for live-work for two years;
- ii) that no demand exists for its continued use for live-work; and,
- iii) the proposed change of use would be well-related to the uses of surrounding land and buildings.

4. Proposals for live-work units in the open countryside will only be supported where the development would re-use redundant or disused buildings and enhance its immediate setting and there would be no adverse impact on the following (or such impacts can be satisfactorily mitigated):

- a) the character of the natural environment and setting;
- b) residential amenity;
- c) traffic conditions;
- d) noise; and,
- e) light pollution.

BNE1: HIGH-QUALITY AND SUSTAINABLE DESIGN

1. All new development should be of high-quality design, complementing the local vernacular, enhancing visual amenity and minimising any adverse impacts on the built environment and neighbouring amenity. It should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting net zero carbon emissions.

2. For proposals to be considered high quality in the Puriton parish context, they should meet the requirements of the Puriton Design Code and take fully into account the following considerations, where feasible, viable and applicable:

- i) be well-related to scale, form and character of existing village built-up area and of its setting;
- ii) respect and have no adverse impact on historic buildings, character, and heritage assets and their setting and take into account the potential impact on the Areas of Archaeological Potential defined by Local Plan policy D26: Historic Environment;

- iii) be no adverse impact on the amenity of neighbouring uses (factors such as noise, tranquillity, light pollution, enjoyment of space and so on);
- iv) ensure good and safe accessibility for refuse, emergency and delivery vehicles, where feasible, taking into account likely levels of on-street parking by residents and / or employees;
- v) provide safe and easy access for pedestrians and cyclists onto the existing pedestrian and cycle network and, where feasible provide segregated, safe routes to enable good connectivity to local facilities and amenities;
- vi) have boundary treatment well-related to those of nearby dwellings and other buildings to complement the character of its setting;
- vii) enhance landscape character and setting, contribution to cleaner air and biodiversity and ecology through appropriate planting;
- viii) exceed requirements set out in Building Regulations standards in relation to energy efficiency of materials where viable and feasible;
- ix) exceed standards relating to Building for a Healthy Life for dwellings and BREEAM “Very Good” for commercial / employment uses, or other up-to-date standards at the time of application, where viable and feasible;
- x) have a layout which optimises passive solar gain;
- xi) respond positively to the National Design Guide;
- xii) respond positively to “Secured by Design” guidance;
- xiii) respond positively to principles such as those for “walkable communities” in Sport England and Public Health England’s “Active Design” guidance where viable and feasible;
- xiv) incorporate on-site energy generation from renewable sources such as solar panels or heat pumps where viable and feasible;
- xv) provide one electric charging point for electric plug-in and plug-in hybrid vehicles for each dedicated parking space and garage;
- xvi) incorporate suitable Sustainable Drainage Systems (SuDS) to provide wider benefits to biodiversity and amenity value, as well as enhanced management of surface water runoff; and,

xvii) for proposals for dwellings, provide private rear amenity space (gardens) appropriate to dwelling type and size and to inform consideration of the appropriateness of a proposal's suitability in relation to the character of the built environment and the site's setting, applicants should provide an analysis of proposal's plot size(s) and building footprint in relation to garden areas of the dwellings in the surrounding area.

3. Where development proposals do not meet the design requirements above and those set out in the Puriton Design Code, applicants are required to demonstrate why the proposal cannot meet requirements due to feasibility, viability and applicability.

4. Proposers of development are encouraged to engage with the local community and Parish Council at the earliest opportunity to help ensure that any proposals take into account both this plan's aims and objectives and the views of the local community.

POLICY BNE2: FLOOD RISK

1. Development proposals should demonstrate that they do not increase local flood risk nor compromise the effectiveness of flood alleviation or risk reduction measures. Where appropriate this could be through the use of sustainable drainage systems (SuDS) and / or other management schemes, with particular reference to fluvial / river flooding and locations of known sewer flooding and surface water flooding identified on up-to-date flood risk maps. Wherever feasible and appropriate, natural flood management approaches, such as river restoration, protection of existing natural assets and the use of blue/green infrastructure should be utilised, and all proposals should consider using permeable surfacing, reducing run-off and making space for water.

2. Development and surface water drainage must be carefully located and designed to avoid pollution risks to waters and address potential environmental impact associated with low flows. To address any quantitative issues with the waterbodies, SuDS should be designed so to maximise recharge to the aquifer and can support water levels in receiving rivers.

3. Where sustainable drainage systems are introduced, a management plan should be put in place for future maintenance of the system.

4. Opportunities should be taken for proposals to make a positive contribution to

managing flood risk and enhancing local flood risk management strategies.

POLICY BNE3: LOCALLY VALUED LANDSCAPES (AND VIEWS)

1. Development proposals consistent with other policies in this Plan will be supported where they have no significant adverse impact on locally valued landscapes and protect and enhance the natural environment of the Plan area (or such impacts can be satisfactorily mitigated).
2. Our areas of particularly locally valued landscape (and views) are identified on Map 21. These areas and their setting (buffer) should be protected for the quality of their landscape and role they play in creating the character of the village.
3. Proposals which result in the unavoidable loss of these areas (in whole or in part) will only be supported where:
 - i) There are no other suitable sites for the proposed development; and,
 - ii) The proposal would not have significant adverse impacts on the site's wider landscape setting or such impacts can be satisfactorily mitigated or, where this is not possible, opportunities to offset, remedy or compensate loss will need to be considered.
4. The following assessments will be used as reference points to help assess the impact of proposals:
 - i) Puriton Design Code;
 - ii) Local Views / Visual Landscape Assessment; and,
 - iii) Local Green Space Study.
5. In relation to the Royal Ordnance Factory / Gravity site subject to the approved Local Development Order, parts 1 to 4 (inclusive) above will only apply to development proposals and reserved matters (within the Plan area) submitted for approval on the former Royal Ordnance Factory / Gravity site which fall outside of the LDO, in terms of use or the LDO area, and which occur if the LDO expires, and proposals for any additional or alternative development of the site.

POLICY BNE4: LOCALLY VALUED AREAS OF BIODIVERSITY, GEODIVERSITY AND HABITAT

- 1. Our particularly locally valued areas of biodiversity, geodiversity and habitat are identified in Map 22.**
- 2. These areas and their setting (buffer) will be protected as areas critical in supporting wildlife habitats, biodiversity and geodiversity in a manner commensurate with their statutory status and quality, and their role within the wider network of green infrastructure. Their loss will not normally be supported.**
- 3. Proposals which result in the unavoidable loss of these areas (in whole or in part) will only be supported where:**
 - i) There are no other suitable sites for the proposed development;**
 - ii) The areas (quality, land area and habitat, biodiversity and geodiversity value) can be satisfactorily replaced in close proximity to their original location with net gains in biodiversity;**
 - iii) A funded management and maintenance plan is agreed to ensure that net gains in biodiversity are realised; and,**
 - iv) The proposal would not have significant adverse impacts on the site's wider setting and connectivity (with regard to biodiversity, geodiversity and habitat) (or such impacts can be satisfactorily mitigated).**

POLICY BNE5: LOCAL GREEN SPACE

- 1. Our locally valued green spaces are identified on Map 23 and in Table 1 and are designated as Local Green Space in accordance with the requirements of the National Planning Policy Framework. These areas will be protected for their local environmental, heritage and / or recreational value.**
- 2. Development that would harm the openness and / or special character of a Local Green Space or its significance and value to the local community will not be permitted unless the proposal can demonstrate very special circumstances that outweigh the harm to the Local Green Space.**

3. Any development of such areas will be managed in accordance with national policy for Green Belt.