

Members are requested to NOTE the revised plan and CONSIDER a response.

We write to you to advise of the **Pre-Submission Regulation 14 Version** of the Purton Parish Neighbourhood Plan Revision.

Our 6-week Consultation commences today at **10.00am (Tuesday 10th of September)** until **the deadline for comments at 5.00pm on Tuesday 22nd of October**.

We attach the **Pre-Submission Regulation 14 Version** of the document for your review and comment. Along side this we provide our visual concept of the possible South Sites Development. Both the Pre-Submission Regulation 14 Version of the document and further documents, which may be of interest, can be found on the Purton Parish Council website at this link:

<https://www.purtonparishcouncil.gov.uk/data-transparency-sub/neighbourhood-plan>

Should you wish to discuss the **Pre-Submission Regulation 14 Version** further, you may like to attend our Consultation Events and 'Question and Answer' session, on the following dates:

- Consultations - Fridays, 13th, 20th and 27th of September, between 8.00am-11.00am
 - Consultations - Saturdays, 14th and 21st of September, between 2.00pm-6.00pm
 - Question and Answer Session - Saturday 28th of September, between 4.00pm-6.00pm
- Please note that your Comments must be submitted via the below email address, by at 5.00pm on Tuesday 22nd of October.**

susan.hughes@purtonparishcouncil.gov.uk

All data will be handled in line with our GDPR and Privacy Policies available at this link:

<https://www.purtonparishcouncil.gov.uk/data-transparency-sub/policies-procedures>

Regards,

Sue Hughes
Community Engagement Officer
Purton Parish Council



Purton Parish Neighbourhood Plan Revision 2024

Regulation 14 Submission

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Introduction & Context

In progressing its Neighbourhood Plan Revision, PPC recognises and shares the views and sentiments of local people, that the following are important to protect and enhance;

- Purton's distinctive and beautiful, rural, historic, village character, its conservation area, and historic buildings.
- Local green spaces for outdoor play and recreation, as well as Purton's indoor recreation facilities.
- Bio diversity, key sites and habitats, such as local SSSIs and their zones of influence.
- Footpaths, connections and cycle paths, as green, healthy, and accessible routes.
- Purton's identity and feel as a village, by ensuring that any additional housing, serves only to meet the level of local need identified.

PPC also recognises and shares the views, feedback, and evidence, demonstrating that the following are important to provide and/or resolve:

- Infrastructure and facilities to provide better school and GP access; and community facilities.
- Gaps in needed housing types and tenures, such as affordable, accessible, retirement living; as well as accommodation which will support those who work from home; as well as the needs of its Gypsy and Traveller community.
- Homes in the village for those with local connection, who struggle with income gaps, and who are needed to work for the NHS.

As such, this Revision aims to raise the voices of local people through its vision, objectives, policies, to ensure such needs are met as far as is practicably possible.

However, at the same time, it should be noted that there are also some occasions where a more pragmatic view has needed to be taken, in order to balance off conflicting needs and to achieve better longer term outcomes.

For example, in providing facilities and infrastructure, which is not possible to fund from the state, at the same time as desiring no further housing, which could offer the needed land and funding for it. Or similarly, where the desire for small infill developments is articulated, at the same time as a desire to remedy local issues such as increased traffic or school access, for which new infrastructure would be needed, and for which infill developments would only serve to exacerbate existing issues.

As such, PPC does understand that there can be no *'one size fits all approach'* and so there will be those who would not support all of the policies presented given their own needs, but it is notable that the majority of local residents responding to surveys, often demonstrate that they have more than they need, and therefore require no change; whilst the minority who may experience over occupancy and struggle to cope with affordability, may statistically be less well represented in surveys and consultations.

As such, Purton Parish Council hopes that it has also given a voice to residents facing greater challenge, by evidencing real need and championing it through the Neighbourhood Plan, where accessible, affordable and retirement homes are needed, or where priority must be to be given to those with a local connection, financial limitation, or who work for the NHS.

PPC also seeks to take hold of a unique development opportunity, at a time where the pace of change is unprecedented, in order to best shape outcomes for its community. Which of course, only comes only with a boldness of approach in terms of: meeting local need for housing; securing opportunities for safer school access; greater GP access; open access council offices; greener transport routes; and more outdoor community facilities.

It should also be noted that, there are wants and needs of residents, which fall out of scope of Neighbourhood Planning, such as parking issues within the existing residential areas, although these are not ignored by PPC with regards to new development, nor any future opportunities which may be presented.

Further, that there are policies which are best represented in other higher level documents to which this plan must adhere, such as the Wiltshire Local Plan or the Gypsy & Traveller Development Plan, which are therefore not articulated within this document.

Finally, that the process as PPC would have intended, has been repeatedly and significantly challenged, by a number of extraordinary circumstances beyond PPCs control, which have limited the process and which it hopes, that both examiners and residents alike will consider.

These include, but are not limited to:

1. a global pandemic;
2. a change of government and two changes to the NPPF;
3. WC limitations including review of its support for HNS work, Local Plan Development and SEA / HRA resource limitations;
4. changes, reductions, and significant limitations to internal resource for the project;
5. and of course, the tragic loss of Cllr Ray Thomas who was central to both the original and Revision of Purton's Neighbourhood Plans and to whom this Revision is dedicated.

PPC now moves forward to Regulation 14, in September 2024, with the hope of engaging as widely as possible with its residents and stakeholders, on order to best shape the future of its Parish.

List Of Acronyms

CIL	Community Infrastructure Levy
GP	General Practitioner
HNA	Housing Needs Assessment
LA	Local Authority
NA	Neighbourhood Area
NHP	Neighbourhood Plan
NPPF	National Planning & Policy Framework
ONH	Consultants O'Neill Homer
PNP2	Purton Neighbourhood Plan Revision
PNP1	Purton Neighbourhood Plan
PPC	Purton Parish Council
PPFF	Purton Planning For The Future
WC	Wiltshire Council
WCS	Wiltshire Core Strategy

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Neighbourhood Planning In Context

Neighbourhood Plans and Revisions aim to give communities the opportunity to shape their environment and to have more influence over planning decisions which affect them.

They are developed from within the community, and provided they achieve necessary legislative milestones, they become “Made” and are used by the Local Planning Authority in determining planning applications and making policy.

Neighbourhood Plans and Revisions must be prepared in accordance with the Local Planning Authority’s adopted Wiltshire Core Strategy (WCS) and the emerging Wiltshire Council Local Plan which will replace it, and which is expected to be submitted to the Secretary of State in Q4 2024, before adoption, in in Q3 2025.

Neighbourhood Plans and Revisions must also follow the National Planning Policy Framework (NPPF), which sets out the structure for the planning of sustainable development and which has been recently updated after the General Election in July of 2024, with the aim of driving through a greater pace of home building, to fulfil unmet need.

Both the WCS and the Local Plan are the strategic plan for Wiltshire and provide both generic and place-based policies to guide development.

The WCS and the Local Plan provide the local context for the Purton Parish Neighbourhood Plan Revision, whose policies and proposals must be in general conformity with its policies.

The Purton Neighbourhood Plan Revision offers the specific, place-based detail to show the type of development that local people need and also shows the appropriate locations for this.



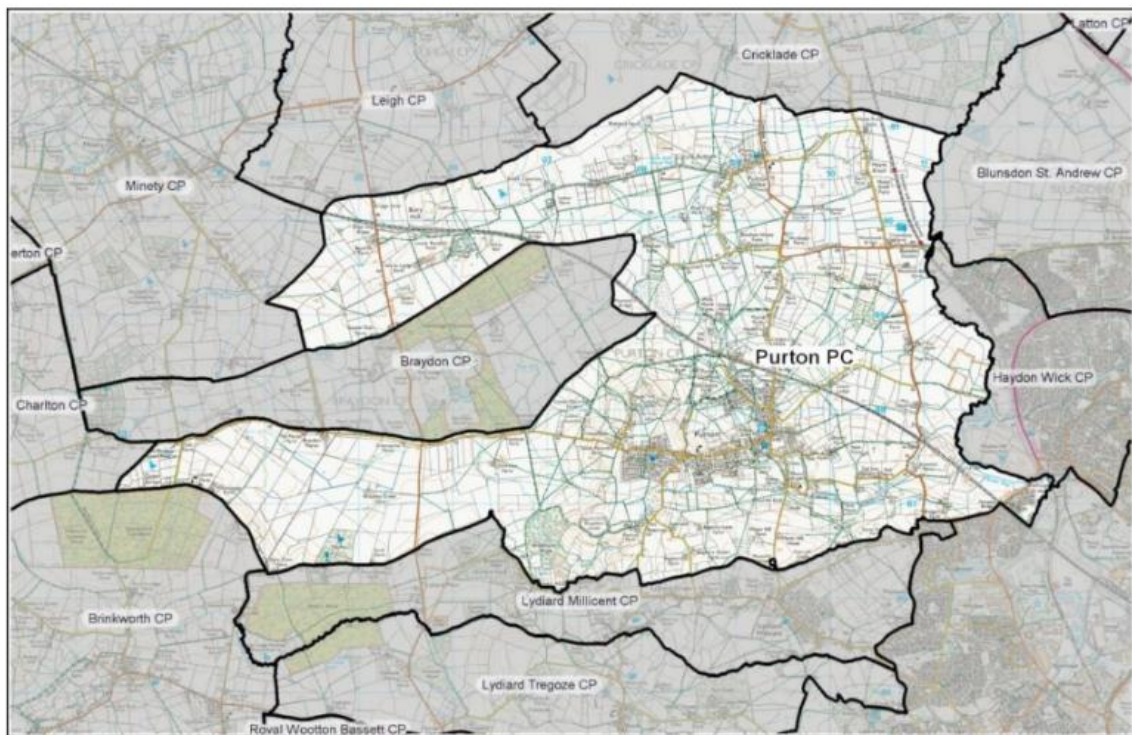
The Plan Area

The parish of Purton is situated midway between the market towns of Cricklade to the north and Royal Wootton Bassett to the south, and borders the rapidly expanding urban area of Swindon, on its eastern side.

Purton is part of the Royal Wootton Bassett and Cricklade Community Area which comprises twelve parishes.

The parish comprises the villages of Purton and Purton Stoke and a number of small hamlets, which include The Fox and Hayes Knoll. Purton is defined as a Large Village in both the WCS and the emerging Wiltshire Local Plan, whereas Purton Stoke is a Small Village.

The Purton Parish Neighbourhood Plan Area is shown below:



Date Created: 7-2-2016 | Map Centre (Easting/Northing): 407269 / 186378 | Scale: 1:43457 | © Contains Ordnance Survey Data : Crown copyright and database right 2016

Description Of The Parish Of Purton

The Parish of Purton is predominately rural in character and is situated midway between the market towns of Royal Wootton Bassett to the south and Cricklade to the north. It adjoins the Borough of Swindon to the east, which together with Royal Wootton Bassett, provides the main centres of employment, retail, and leisure within the sub region around Swindon.

The parish has two villages, the main village of Purton and the smaller village of Purton Stoke together with a number of other hamlets such as Hayes Knoll and The Fox and other dwellings that owe their existence to the strong agricultural heritage of the Parish.

More recently, significant development has been undertaken at Ridgeway farm and Moulden view, which offer two further suburban settlements within the Parish, but closer to Swindon.

Under Wiltshire Council's emerging Local Plan, the village of Purton is classified as a Large Village and Purton Stoke as a Small Village. The hamlets and other dwellings are classed as being in open countryside.

The population of the parish has grown steadily during the years; the earliest available figures record a population of 1,714 in 1831. Between 1831 and the last Neighbourhood Plan, it had grown on average by 5% every decade, and by the last census in 2021, the HNA recorded that there were, *'6,850 individuals in this study area, indicating an increase of 2,579 people (+60.4%) since the 2011 Census.'*

The HNA also records how this growth is reflected in the number of homes built in the Parish as follows:

'There has been significant development in Purton in recent years. Wiltshire Council has provided data showing that 999 new homes have been built in the NA between 2011/12 and 2022/23. 110 of these were delivered in Purton settlement. As of April 2024, outstanding commitments (dwellings on sites with planning permission) totalled 103 dwellings in the NA as a whole, with 97 of these expected to be delivered in Purton settlement.'

And further, the HNA outlines how the population is expected to grow in terms of the oldest and youngest households, over the next decade:

'Population growth can be expected to be driven by the oldest households, with households with a household reference aged 65 and over projected to increase by 20.1% between 2021 and 2030, indicative of an aging population. There is also projected to be an increase in the youngest households, but a decline in the proportion of households with a household reference person aged 25 to 34.'

From a small Saxon village, the village of Purton has grown steadily during the years into a linear settlement along the old road between the market towns of Cricklade and Royal Wootton Bassett.

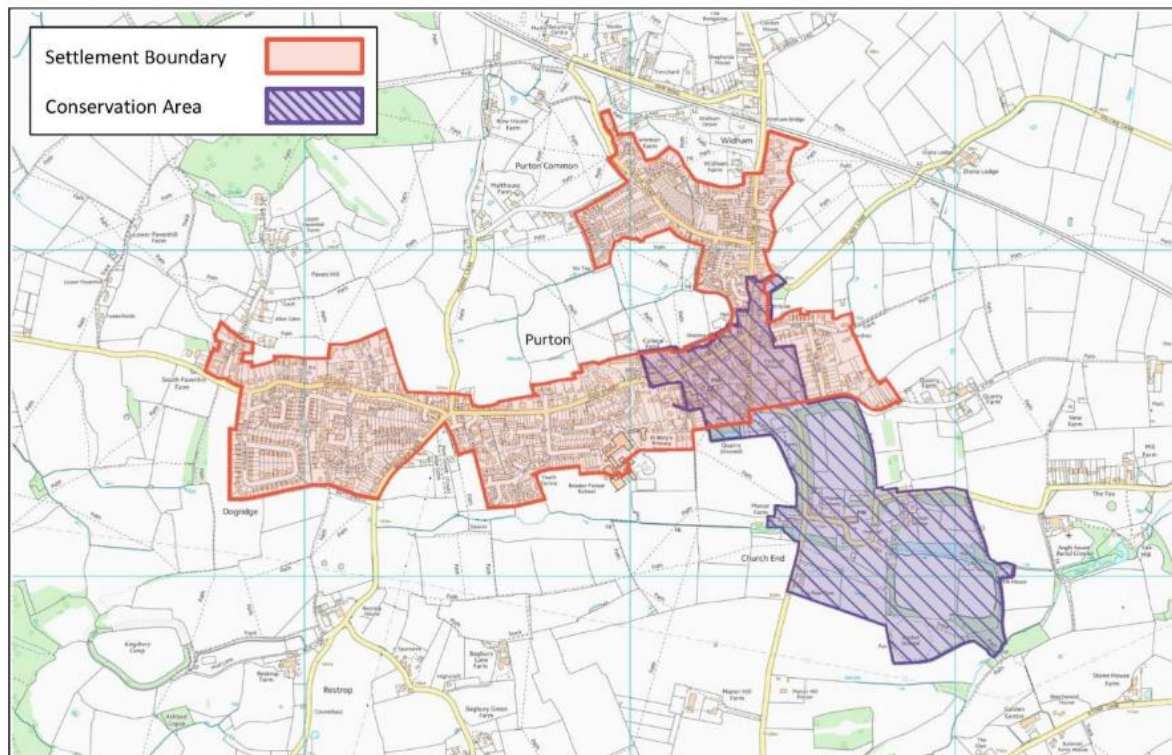
The village is made up of a mixture of old and modern dwellings. There are the older cottages built of local stone, Victorian terrace houses built with bricks from the local brickworks, now closed, and more modern homes with smaller gardens in keeping with urban design. Recent developments mainly comprise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

Of note is that despite the substantial growth over the last Neighbourhood Period, the HNA highlights that the dwelling mix better reflects 2011 needs, rather than those of the future:

‘Between 2011 and 2021 the number of households living in all dwelling sizes increased, although there were only small changes in the size mix over the decade. The proportion of households living in 1-bedroom dwellings decreased and the proportion of households living in 2 and 3-bedroom dwellings remained broadly stable, whilst the proportion of households living in larger 4+ dwellings increased. This suggests that development over the decade has been broadly in line with the 2011 size mix, although with fewer 1-bedroom dwellings and more larger dwellings delivered.’

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

Map 2 - Current Purton Settlement Boundary¹ and Conservation Area



Date Created: 9-2-2016 | Map Centre (Easting/Northing): 498987 / 187585 | Scale: 1:13014 | © Crown copyright and database right. All rights reserved (100038603) 2016

The village has both a primary school and a secondary school. The St Mary's Primary School on College Road was replaced in 2012 with a state of the art purpose built school with a capacity of up to 420 pupils, although in August 2024 it had 362 children attending¹.

Bradon Forest School is on a pleasant campus adjoining St Mary's School though accessed via the Peak, which is one way and causes traffic congestion with vehicles dropping off and picking up pupils in the mornings and afternoons. Bradon Forest School opened in 1962 to cater for 390 students before becoming a fully comprehensive in 1974 and a Foundation School in 1999, with a capacity of 1000 students. It is now a successful 11 to 16 year old co-educational comprehensive and capacity in August 2024 is now for 1260 students, although currently has 916 pupils attending². It serves not just Purton, Cricklade and the surrounding villages in North Wiltshire, but also parts of north and west Swindon as well. St Mary's Primary School teaching area and the front of Bradon Forest School.

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

Concerns about the speed of traffic are also often raised with PPC, and work has been conducted over the last decade in order to reduce speed limits in certain areas. In August of 2024, a consultation took place between 1st and 26th of August, with a view to reducing the Manor Hill Speed Limit to 40mph³.

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

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

- a) The War Memorial and Village Centre, Church Street, Purton
- b) Village Centre facilities
- c) Recreational Area, Play Close, Purton
- d) Play Area, Ward Close, Purton
- e) Venture Play Area, off Restrop View, Purton
- f) Webbs Place/The Buffer, Common Platt
- g) Cobb Hill Park, Common Platt
- h) The Dingle and the Cricket Ground, off Church End, Purton
- i) Millenium Garden, High Street
- j) Cricket Ground, off Church End
- k) The Village Centre changing rooms, tennis club house, kiosks, bowls pavilion and Millennium Hall, Church Street.
- l) Purton Red House, Church Street.
- m) Village Hall on Station Road.

¹ [St Mary's Church of England Primary School & Nursery, Purton - GOV.UK \(get-information-schools.service.gov.uk\)](https://www.gov.uk/get-information-schools.service.gov.uk)

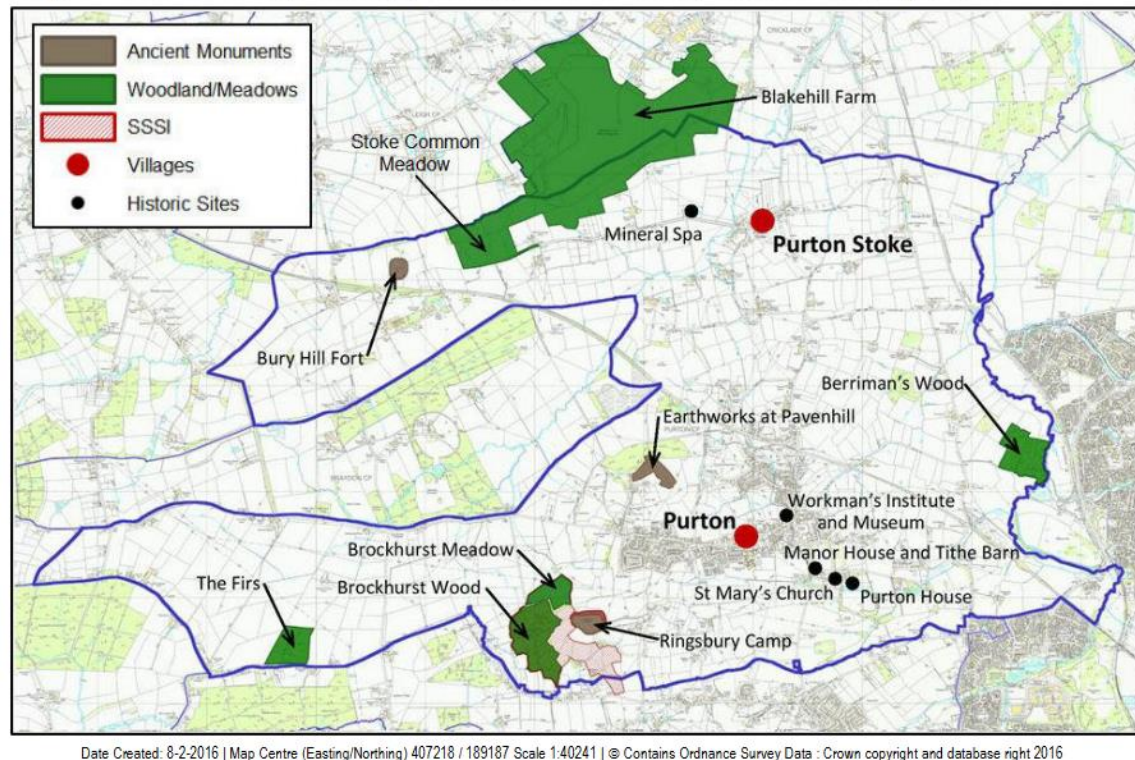
² [Bradon Forest School - GOV.UK \(get-information-schools.service.gov.uk\)](https://www.gov.uk/get-information-schools.service.gov.uk)

³ [TRO Consultation for Church Street and Manor Hill, Purton and Lydiard Millicent - 40mph Speed Limit - Wiltshire Council](#)

- n) Silver Threads Hall, High Street.
- o) The Cricket Club Pavilion, off Church End, Purton.

As a rural parish, Purton has several County Wildlife Sites, Sites of Nature Conservation Interest, Sites of Special Scientific Interest, and parts of Braydon Forest within the parish, notably: Restrop Farm and Brockhurst Wood; Berriman's Wood; Red Lodge Pond, The Firs and Stoke Common Meadows. It is also within the zones of influence for the SSSI at North Meadow in Cricklade.

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



Previously it also included nature reserves at Brockhurst Meadow Blakehill Farm. Ownership of these was transferred close to the time of the last Neighbourhood Plan and access to these two sites is no longer permitted.

The Cricklade Country Way, including the restoration of the North Wiltshire canal and the existing Swindon and Cricklade Heritage Railway, run along eastern side of the parish between Swindon and Cricklade, and were a key priority in the WCS Core Policy 52, which precedes the emerging Wiltshire Local Plan.

There are also several important heritage sites within the Parish:

- Ringsbury Camp is an Iron Age hill fort, thought to date from approximately 50 BC, located to the south west of the main village;
- Bury Hill Camp - Listed monument, Iron Age hill fort;
- Collage Farmhouse – dates from around seventeenth century and was originally home to the Hyde family. Edward Hyde become the Earl of Clarendon and was a highly significant figure during the 17th century and was the grandfather to two Queens of the United Kingdom. It became College Farm House in 1736 when it was acquired by Worcester College, Oxford;
- Tithe Barn - Barn and farm buildings built 15th - 16th century, now outbuildings and two dwellings;
- Manor House - An imposing building in a picturesque setting, built late 16th century, originally belonged to Malmesbury Abbey until the Dissolution, it then passed through Bennet and Jay families until rebuilt by Lord Chandos in late 16th century;
- Library/Workmen's Institute - standing on the site of a 16th century school, the three-storey building, built late 19th century for James Sadler, occupies a central point in Purton;
- St Mary's Church - The current church, built 13th - 14th century, stands on the site of an earlier church dating to at least the 12th century;
- Purton House; dates from around 1840 and replaced an existing building;
- Swindon and Cricklade Railway;
- Restrop House – built about 1600 probably by Edmund Diggs on the site of a former house, later was known as Frampton's Great House and was in 1912 bought by Lieut. Col. Canning; and
- The Mineral Spa at Stoke Common Lane, Purton Stoke.

Cross Boundary Relationships

The Purton Parish Neighbourhood Plan area is on the periphery of Wiltshire adjacent to Swindon Borough Council, which has a bearing particularly on the villages of Purton and Purton Stoke and the hamlets of The Fox and Hayes Knoll. Within the emerging Local Plan, Purton Parish is considered to be a part of the '*Swindon Rural Area* ', which retains significant needs for housing.

As a consequence there are a number of issues raised through consultation that are a direct reaction to this proximity:

- Dormitory nature of these villages and hamlets;
- Pressure for housing;
- Erosion of the identity and setting of villages and hamlets and the need to protect the rural gap between them; and
- Traffic volumes through country lanes avoiding the most congested areas in and around Swindon.

Purton Parish Council maintains an appetite to liaise with the adjoining parishes of Cricklade Lydiard Millicent and Haydon Wick, to best develop complementary policies for the local area, which will serve to advance the aims and objectives of all the neighbouring areas, wherever resource permits.

Housing Need

Within the emerging Wiltshire Local Plan a residual housing allocation of '0' is required within Purton Parish, which is within the Swindon Rural Area (right):⁴

This reflects that, since PNP1, the Purton Housing Needs Assessment (HNA) has recorded the addition of, '999 new homes have ... built in the NA between 2011/12 and 2022/23'.

However, the same recent HNA has also provided greater depth and clarity, to the amount and types of housing needed in Purton Parish. These needs are summarised below.

	Housing growth (2020-2038)	Completions and commitments (1 April 2020 - 31 March 2022)*	Residual at 1 April 2022
Local Service Centre			
Cricklade ■	144	92	52
Pewsey ■ □	137	82	55
Large Village			
Aldbourn	42	35	7
Baydon	1	6	0
Broad Hinton	0	1	0
Burbage □	38	34	4
Great Bedwyn	26	10	16
Lyneham	320	320	0
Purton ■	146	146	0
Ramsbury	37	2	35
Shalbourne	0	1	0
Upavon	50	50	0

Affordability

- Affordability remained a challenge for all but above average earners.
- There was an identified need for c.100 affordable rented homes over the PNP2 period and 32 families are already known to be the Wiltshire Council waiting list.
- As a result, it is recommended that 65% of new development needs to be affordable rented and 35% affordable owned, both of which it indicated, may be more viable on a larger developments.

Older People & Those with Accessibility Needs

- The population in Purton Parish is an ageing one, therefore:
 - "Based on these rates, applied to the projected growth in the older population, it is estimated that in 2030 there would be a need for 12 residential care beds and 9 nursing care beds in Purton to meet the needs of this increase in older population."
 - "PPC should align with the Local Plan policy 78 provides for older people and national standards for accessibility and adaptability (Category M4(2)), with a minimum of 7% of dwellings suitable for wheelchair users (Category M4(3))."

Housing Mix

- Whilst housing numbers have increased, the mix has not changed since 2011, leaving gaps in the provision of smaller sized homes, within Purton Parish. Meaning that, many larger homes within the Parish are underoccupied and smaller homes over occupied.
- Therefore, "future development to 2030 should focus on 2-bedroom dwellings, suitable for older households downsizing, smaller families, and first time buyers, at 59.3% of the mix. A further approximately 20% of the mix is then suggested to be delivered as 1-bedroom and 3-bedroom dwellings.

⁴ [Wiltshire Local Plan Reg 19 web accessible version.pdf](#)

Environment

The environment of Purton Parish is distinct, in three key ways:

1. proximity to local County Wildlife Sites, Sites of Nature Conservation Interest, Sites of Special Scientific Interest;
2. much valued, historic, rural, green, open character;
3. a distinct and separate identity, of villages and hamlets, which require protection from coalescence from Swindon.

To protect this environment, work has been completed, as follows:

- Bio Diversity: SEA screening and an SEA have been completed, with support for an HRA requested.
- Heritage Assets & Green Spaces: Facilities, Local Green Spaces and Heritage Assets have been listed and reflected in relevant policies for PNP2.
- Policy Development: Appropriate policies have developed and made more robust, to ensure that protection, enhancement, and replacement, are undertaken as and where needed.
- Public Engagements: Public engagements have been conducted, to ascertain public support with such policies.

Regulation 14 Decision

To meet with the evidenced local housing needs identified, whilst both: remedying local issues such as school and GP access,; and protecting the environment of Purton Parish;- Purton Parish Council has resolved to progress PNP2, with the inclusion of both small infill sites adopted in PNP1, as well as a larger Southern development area.

Regulation 14 Communications & Engagements

To ascertain levels of public support for PNP2, by maximising stakeholder participation, a comprehensive Regulation 14 communications plan has been drawn up.

The outline of this communications plan is summarised below:

- Five local consultation points, with a copy of the plan; comments forms; policy summary leaflet; details of further consultations; and information explaining the process.
- Online provision of the Neighbourhood Plan Revision; conceptual site plans; and a digital feedback mechanism.
- Advertising including: a two page advert in the Parish Magazine for two months; posters on four Council Notice boards; social media promotion; press releases to local papers; five outdoor banners; an Area Board Update; and email update to community groups;
- Five public consultation events, including weekdays and weekends.
- A public Question & Answer session.

Monitoring And Review

The Purton Parish Neighbourhood Plan Revision period will coincide with the first five years of the Local Plan, which runs from 2020 period until 2038.

Once ‘Made’ the Neighbourhood Plan becomes part of the Local Plan for Wiltshire and will be used to guide decision-making, in the Neighbourhood Area, in relation to individual planning applications.

Compliance with the Neighbourhood Plan will be monitored on a regular basis, to ensure that it remains relevant and up to date, triggering a review as and when necessary.

A review of the Purton Neighbourhood Plan could also be triggered by a significant change in national or local strategic policy.

Evidence Base

All policies included in the neighbourhood plan need to have regard to the existing Wiltshire Core Strategy, also to the Wiltshire Local Plan, and the National Planning Policy Framework updated in 2024.

The Wiltshire Core Strategy has previously classified Purton as a Large Village where development is limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services, and facilities.

Likewise within the emerging Local Plan, Purton continues to be classified as a Large Village, and the Local Plan explains the role played by housing in Large Villages:

‘Housing proposals help to support the role rural settlements have as an important part of the settlement strategy; additional homes help to support local business, services, and facilities, serving both the settlement itself, but also its somewhat extensive rural catchment. Housing development focused at Local Service Centres and Large Villages carries with it a wider strategic purpose.’⁵

⁵ P190 [Wiltshire Local Plan Reg 19 web accessible version.pdf](#)

Evidence referred to in the preparation of this plan includes, but is not limited to:

- The 2022 Neighbourhood Plan Revision Survey Results Report at this link: [Survey Report](#)
- Housing Needs Survey Results .
- Purton South Vision Documents from Castlewood Ventures Partnership
- Purton Planning For The Future V6
- Department for Levelling Up, Houses and Communities: Message from Chief Planner
- Guidance for Neighbourhood Planning within Wiltshire – Integrating High-Quality Design
- Levelling-up and Regeneration Bill: reforms to national planning policy
- Living in Purton Survey September 2022
- National Planning Policy Consultation December 2022
- National Planning Policy Framework (NPPF) 2012 to 2021
- Neighbourhood Plan Revision Survey September 2022
- Office for National Statistics (ONS) Census 2021
- Purton Neighbourhood Plan 2017-2026, made in 2018
- Purton Neighbourhood Plan Second Statement of Consultation May 2017
- Purton Neighbourhood Plan Statement of Consultation January 2017
- Purton Parish Plan (2014)
- Purton Planning for the Future (December 2017)
- The Taylor Review of Rural Economy and Affordable Housing 2008
- Transforming Purton Parish (2013) (Purton P and Qs)
- British History on Line: Historic Parishes – Purton with Braydon
- Wiltshire Core Strategy January 2015
- Wiltshire Local Plan 2024 (currently in draft form)
- UK GBC, Driving sustainability in new homes: a resource for local authorities v. 1.1: July 2018
- UK Met Office, Climate change in the UK
- BBC, What will climate change look like near me? (12 August 2022)
- BACLIAT vulnerability assessment (<https://www.ukcip.org.uk/wizard/future-climate-vulnerability/baciat/> - Website loads slowly)
- Building Global Resilience in the Aftermath of Sustainable Development, Pagett RM (2018)
- Purton ~ Planning for the Future (2023) (Purton Parish Council)
- Wiltshire Local Plan Review November 2023 (Wiltshire Council)
- Purton Neighbourhood Plan Regulation 14 Statement of Consultation (2017) (Purton Parish Council)
- Wiltshire Strategic Housing and Economic Land Availability Assessment (SHELAA) August 2017 (Wiltshire Council)
- Wiltshire Housing Site Allocations Plan (Pre-submission draft) June 2017 ((Wiltshire Council)
- Purton Neighbourhood Plan Second Statement of Consultation (2017) (Purton Parish Council)
- Housing Land Supply Statement (update) published March 2017 (Wiltshire Council)
- Purton Neighbourhood Plan Statement of Consultation (2016) (Purton Parish Council)
- Environment Agency Flood Risk Maps 2016 (Environment Agency)
- Wiltshire 2015 SHLAA (draft) (Wiltshire Council)
- Wiltshire Core Strategy January 2015 (Wiltshire Council)

- Purton Parish Plan, 2014 (Purton Parish Council – Parish Plan Group)
- Purton Flood Management Report – revised update 2013 (Wiltshire Council)
- Wiltshire 2012 Strategic Housing Land Availability Assessment (SHLAA) (Wiltshire Council)
- Transforming Purton Parish (January 2013) (Purton P and Qs)
- National Planning Policy Framework, 2012
- Purton Housing Needs Survey January 2012 (Wiltshire Council)
- Saved policy NE14 Trees and Control of New Development (North Wiltshire Local Plan 2011)
- The Taylor Review of Rural Economy and Affordable Housing – Living Working
- Countryside (2008) – (Department for Communities and Local Government)

Vision

Purton Parish summarises its vision as below:

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

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

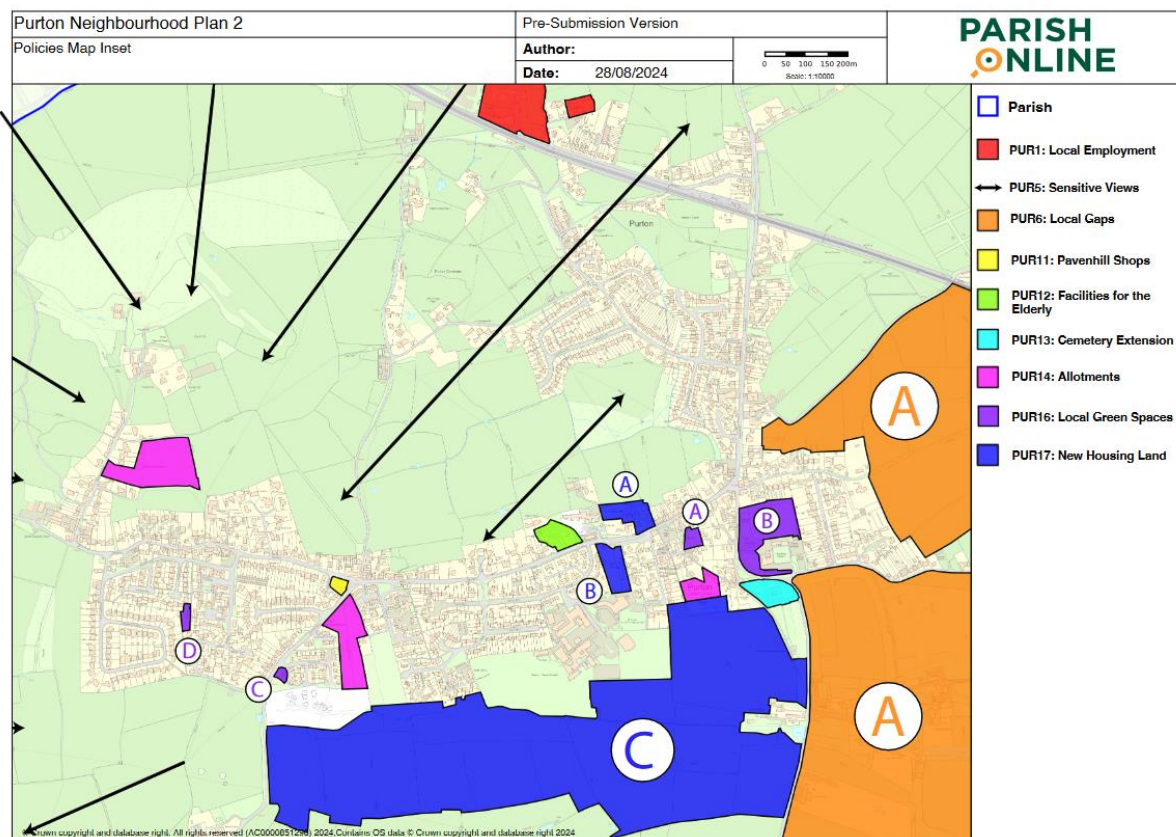
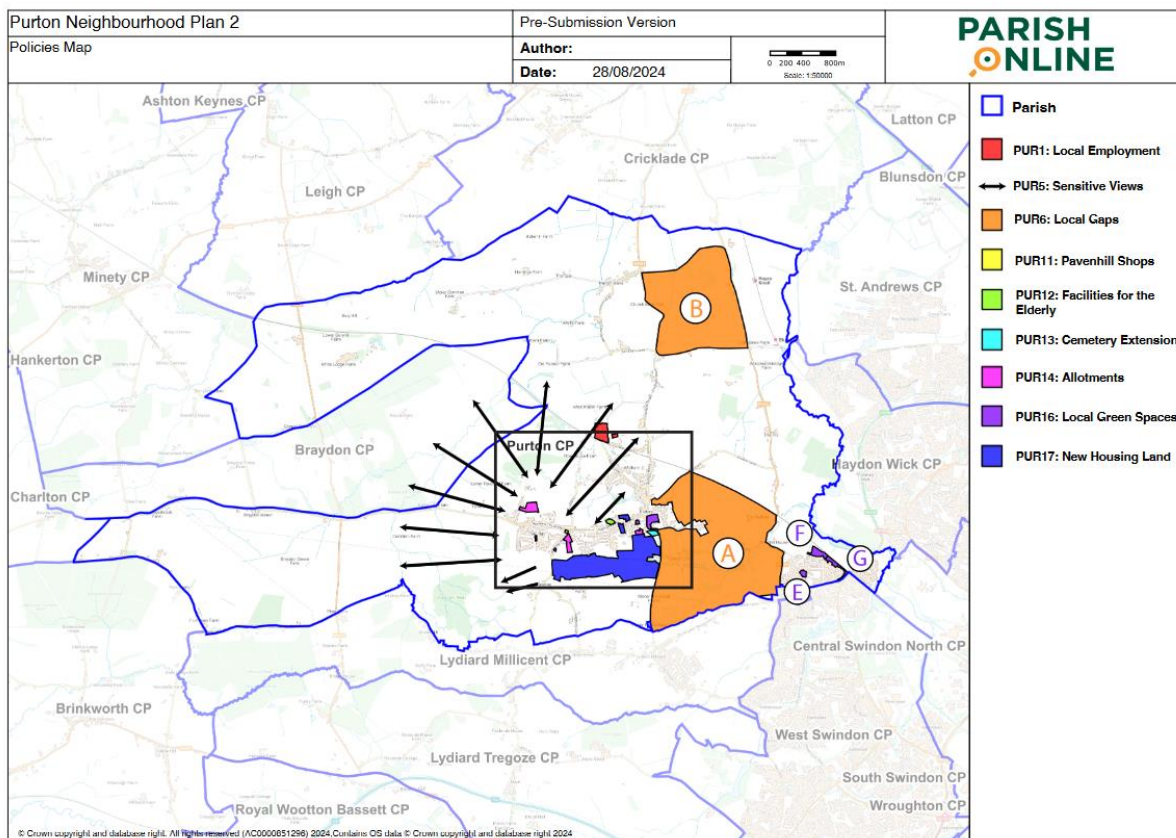
Land Use Planning Policies

This section comprises the PNP2 objectives, and the land use planning policies intended to contribute to achieving them.

It is divided into themes, each with an objective and then one or more policies.

Some policies will inevitably contribute, directly or indirectly, to more than one objective but they are ordered based on their primary purpose.

The policies have been given a specific PNP2 coding and title and are presented in bold text, with some brief additional supporting text to explain their rationale and how they should be interpreted in decision making. The maps overleaf show where the policies relate to, within the Parish, and the main village of Purton itself.



EMPLOYMENT

Objectives

1. To provide new employment opportunities within the communities.
2. To encourage and support home working.
3. To reduce out-commuting to larger settlements outside of the parish.

Policy PUR1: Local Employment

Proposals for employment development on land at Land at Mopes Lane and at Penn Farm Industrial Site, as shown on the Policies Map, will be supported, provided:

- a) The employment uses comprise Classes E(g), B2 and/or B8 only and expressly not uses falling within Classes E(a), E(b) or E(c);**
- b) The land and buildings in an established Class E, B2 or B8 use are retained in those uses as part of the proposals and are not changed to a use falling outside those uses;**
- c) In respect of the land at Mopes Lane, the scheme must conserve and enhance the setting of the Grade II listed building at 33 New Road; and**
- d) In respect of the land at Penn Farm Industrial Site, the scheme must demonstrate that any adverse impact on nearby residential property is acceptable or can be mitigated, and that the traffic impact of the development will not cause increased highway safety issues and/or impact on the residential amenity of residents including properties on New Road.**
- e) The landscape scheme at Penn Farm contains effective planted buffers to minimise the effect of new buildings on the open character of the countryside to the west and north of the site.**
- f) For any major employment development proposals at Penn Farm a travel plan sets out how occupiers and employees will be encouraged to walk, cycle and/or use public transport services on Station Road/Cricklade Road.**

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

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

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

TRANSPORT

Objectives

1. To position development within easy walking / non car access / distance of bus stops, the schools, the health centre, a shop, and other village facilities.
2. To link all developments to the village centre with accessible footpaths, where appropriate.
3. To position new development, such that current problems with congestion, parking, and road safety, are not exacerbated and, if possible, reduced.
4. To ensure potential traffic/transport implications from new developments are identified and steps taken to mitigate negative impacts, through improvements to roads, footpaths, and traffic management.

Policy PUR2: Traffic at Lower Square, Purton

Development proposals must demonstrate that they will not harm pedestrian, cycling and traffic safety, at the road junction and parking area at Lower Square, Purton. Where harm cannot be avoided then proposals must make a financial contribution towards mitigation measures to improve pedestrian, cycling and traffic safety at that location.

The policy is a response to local concerns regarding the growing impact of traffic through Purton village and on the surrounding rural roads through the parish resulting from development, both within Purton Village and neighbouring parishes, and particularly arising from the growth in and around Swindon. Nowhere are these effects more acute than at Lower Square, one of the key junctions in the village but also the location for some of its commercial and community uses.

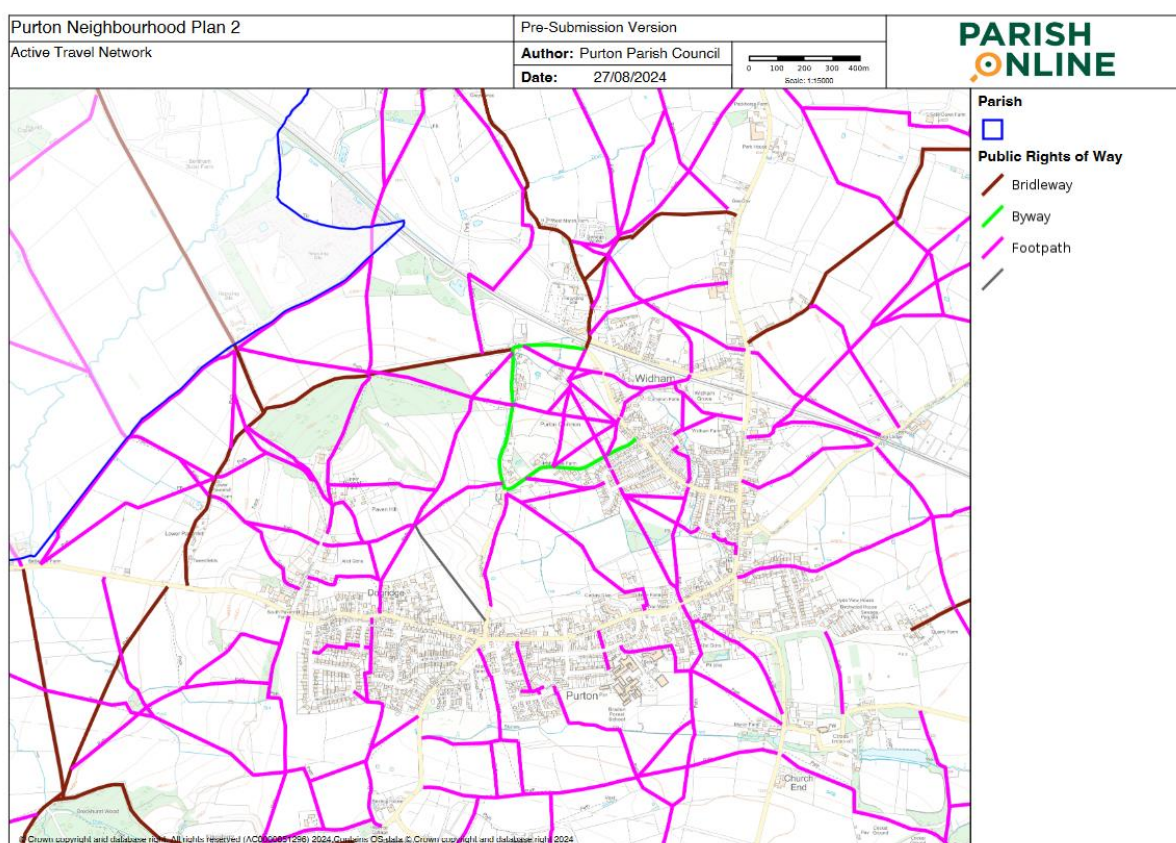
Traffic related to the two schools is a significant contributor to the problem and a feasibility study into this issue would be supported. The Parish Council has a policy to allocate CIL resources to a feasibility study, to determine how make more effective use of the land for parking and to improve traffic flow and the safety of both road users and pedestrians.

Policy PUR3: Active Travel

Development proposals must retain and, where relevant to their nature, scale, and location and wherever possible, enhance the pedestrian and/or cyclist safety and attractiveness of the existing active travel routes in the Parish. Proposals that require the diversion of part of a route must ensure that the diversion is the minimum necessary to achieve effective pedestrian and/or cyclist connectivity. Proposals that will create new pedestrian and cycle routes must align them with the existing network of routes.

The policy identifies an Active Travel Network in and around the main settlements in the Parish for the purpose of ensuring that new development protects the network, and wherever possible, improves its safe and convenient connectivity for pedestrians and cyclists. It is derived from the map of Public Rights of Way, other publicly accessible footpaths and alleyways, pavements with above average footfall and routes that are (or could be made) cycle friendly. Pedestrians using walking aids, wheelchairs, scooters, and prams/buggies, so that any changes made by developers to routes to/from the villages and particularly those pertaining to ‘multigenerational sites’, are truly accessible to all.

Although not strictly a planning matter, it is expected that developers consider how new parts of the network can be maintained, on an ongoing basis, in consultation with Purton Parish Council.



ENVIRONMENT

Objectives

1. To protect and enhance the distinctive, historical, rural, green environment of Purton Parish, with its valued landscape setting and views.
2. To identify, protect, and implement;- ecological enhancements and green infrastructure wherever possible, such as part of proposed developments where commitments will be sought, with a view to working towards a genuine net gain for biodiversity.
3. To maintain, protect, and enhance; existing, green, open and recreation spaces; to enable safe places for play and recreation; and the usage of greener modes of transport, to reach them and other amenities.
4. To ensure that developers commit to ensuring that they do not exacerbate local flooding issues.

Policy PUR4: Purton Village Green Infrastructure Network

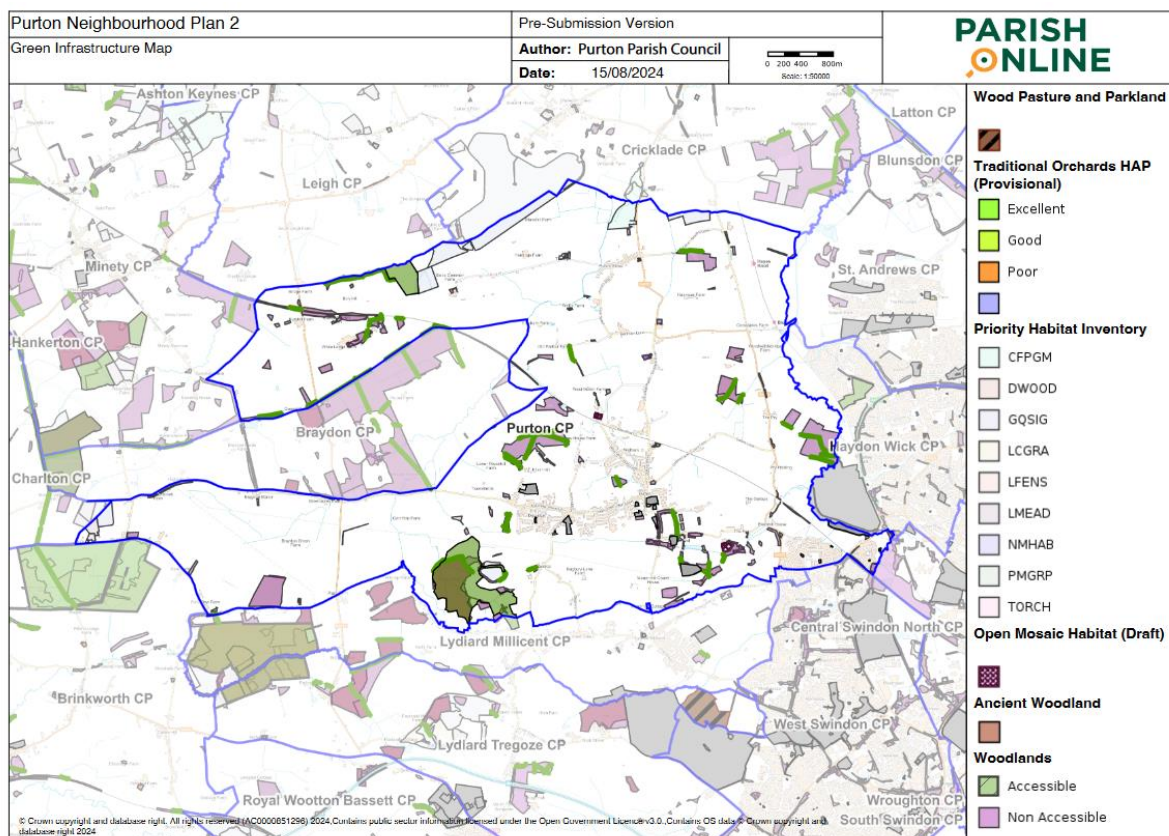
Development proposals that lie within or adjoining a green infrastructure asset in the Parish must have full regard to creating, maintaining, and improving the Network in the design of their layouts, landscaping schemes and public open space and play provisions.

Proposals that will harm or lead to the loss of an asset or that will undermine its integrity will not be supported. Development proposals that will lead to the improvement or connectivity of an asset will be supported, provided they are consistent with all other relevant policies of the development plan.

Where a development proposal must deliver biodiversity net gain offsite, it must demonstrate that the offsite provision cannot be met within or adjoining the Parish before proposing that provision on land beyond the Parish boundary.

The neighbourhood area contains a variety of green and blue infrastructure that provides an environmental support system for the community and wildlife. The Neighbourhood Plan designates those assets within and surrounding Purton Village as a Network, which comprises land with known biodiversity value, including two Sites of Special Scientific Interest (SSSIs), priority habitats, woodlands (including ancient woodland), significant hedgerows and lines of trees, streams, and other water bodies as well as amenity space.

The designated network relates only to the village as that is, where the focus of future land use change and development will be in the Parish. However, the wider Parish also has a rich and diverse natural, historic, and built environment which provides a significant asset to the residents of the parish. These included the ancient Hill Fort at Ringsbury and the Buryhill Fort at Purton Stoke, the escarpment that surrounds the north and west sides of the village of Purton giving spectacular views across open countryside to and from Purton, the country conservation sites, the many listed buildings including St Marys Church, the Workmen's Institute, Manor House, Tithe Barn, College Farm and the Mineral Spa at Purton Stoke which together with other assets all combine to form the unique and distinctive rural character of the parish.



Policy PUR5: Sensitive Views

Development proposals must not obstruct or otherwise harm the character of a defined Sensitive View, as shown on the Policies Map, by way of the location and height of new buildings and structures.

The policy is retained from PNP1 to identify a small number of the most sensitive views around Purton village. Each view has been assessed as having the potential to undermine the appearance of the village in the surrounding landscape or vice versa if development within or adjoining the view is not carefully located and designed. The views are defined from publicly accessible vantage points (e.g. roads, spaces, or footpaths) to specific built or natural landmarks.

Policy PUR6: Local Gaps

Development proposals that lie within the following defined Local Gaps, as shown on the Policies Map, must be located, and designed in such a way as to prevent the visual coalescence of the settlements with Swindon:

- a) **Purton and The Fox**
- b) **Purton Stoke and Hayes Knoll**

The policy seeks to maintain the separation between Swindon and the villages of Purton and Purton Stoke (together with their nearby hamlets of the Fox and Hayes Knoll) as open countryside and not to lead to coalescence, to preserve the unique character and identity of these settlements.

The westward growth of Swindon into the Parish over the last 30 years has significantly increased the risk of Purton and Purton Stoke becoming incorporated into the town as has happened at Common Platt.

These developments which adjoin the Swindon urban area have eroded the open countryside and further development here could lead to Swindon merging with the villages of Purton and Purton Stoke and the hamlets of The Fox and Hayes Knoll with potential loss of their unique historical, cultural, and rural identities valued by the residents.

Only the minimum area of land has been identified that is considered necessary to serve this function. The policy does not prevent changes in land use or development within a Gap as a matter of principle; it only requires buildings and structures that may have an urbanising visual effect to be carefully located and designed to avoid the potential for visual coalescence.

Policy PUR7: Flood Risk

Development proposals on land that adjoins the main Swindon to Gloucester railway line must demonstrate that they have taken full account of the high surface water flood risk by applying the sequential and exception tests of the development plan as relevant to their use(s) and location.

The policy recognises that flooding is a problem in parts of the Parish. For example, land at the bottom of Purton, on either side of the Swindon to Gloucester Railway Line, is prone to flood in extreme weather conditions though is not identified as a Flood Zone by the Environment Agency.

As the village of Purton sits on an escarpment, when it rains much of the water flows down the hill and ends up on the land adjoining the main Swindon to Gloucester railway line. This comprises Common Farm, land around Malfords, Locks Lane, part of Widham Farm south of the railway line and New Road to the north of the railway line. As this land lies on top of impermeable clay it often floods during heavy rainfall.

Also due to the geology, there are some springs that can exacerbate the situation. The runoff from the area is limited by the two culverts under the Swindon to Gloucester railway line and, as a consequence, residents living in the area have been subjected to frequent flooding over the years.

Policy PUR8: Local Heritage Assets

The Neighbourhood Plan identifies buildings and structures as Local Heritage Assets. In weighing up applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The policy identifies ‘non-designated heritage assets’ in line with the NPPF and names them Local Heritage Assets. They are each considered to display some local historic and/or architectural interest following the guidance published by Historic England. They have not yet been considered to have national importance and so are not listed buildings (which are not included here as they already have a formal listed status). Identifying them in this way should enable applicants to consider how they may retain or improve the local heritage value in their proposals to reuse, refurbish or extend the building.

The buildings and structures are (and in Purton village unless otherwise stated):

- Barn front of 25 High Street
- 28 High Street
- 29 High Street
- 30-32 High Street (group)
- Hafaway House, Hoggs Lane
- 1914 Memorial, Red Gables Close
- Live & Let Live, Upper Pavenhill
- 26 Upper Pavenhill
- 70 Pavenhill (New Greyhound)
- Royal George, Pavenhill
- 83 High Street
- 85 Old Coach House, High Street
- 2 High Street, Kempster Court
- The Old Ale House, 4 High Street
- 1-3 Station Road
- Courtyard House & Ghost Train, New Road
- Former Railway Hotel, New Road
- Thatched Cottage, Locks Lane
- 14 The Common
- Old School Mews & Court, College Road
- Wesleyan Chapel, Play Close
- 15 Play Close
- The Old Bakery, Church Street
- 3 Church Street
- Former Purton Vicarage, 4 Church Street
- The Kingshall Check, Church Street
- The Pear Tree, Church End
- Former Cottage Hospital, 24 The Hyde
- 51 The Hyde, Quarry House
- The Bell, Purton Stoke
- 34a Stoke Common Lane
- Purton Stoke House, Stoke Common Lane
- 28-29 Stoke Common Lane
- The Chapel, Pond Lane
- Braydon Methodist Church, Queen Street
- Former Purton Stoke School, Cricklade Road
- Hayes Knoll Station and Signal Box
- Hayes Knoll Farm

Policy PUR9: Design Principles

Development proposals will be supported, provided they accord with the following design principles:

Purton

- The village is a composite of distinct character areas: historic core, Widham, The Hyde, High Street, South of High Street, Dogridge and Pavenhill.
- Within each character area there are consistent patterns of building forms (terraced, semi-detached, and detached), plot shapes (width, depth, and orientation), plot coverage/density, building lines and well defined boundaries.
- Each character area has a sequence of street enclosure ratios (distance between building frontages to building frontage heights) that are strong in containing and releasing space to create special interest in the street scene and to warrant strong adherence in locating and design new infill and plot redevelopment schemes.
- In the following locations these street characteristics combine with the local topography and gentle bends in the street to give special prominence in the street scene to buildings that either punctuate or terminate a long view, warranting care to be taken in the articulation of that elevation and building form:
 - at Pavenhill between Ringsbury Close and the Royal George PH
 - at the junction of Pavenhill, Restrop Road and High Street (noting the detrimental effect of the out of character of the commercial precinct)
 - along High Street from College Road to the junction with Church Street/Station Road
 - around the Church Street/Station Road/High Street junction
 - along Witts Lane between Station Road and Witfield Close
 - along College Road and Play Close from High Street
 - In the estate character areas of Dogridge, South of High Street, The Hyde and Widham there are strong suburban characteristics of building, plot and layout uniformity.
 - There is now a wide variety of building and boundary materials across all the character areas, though red brick and slate tile roofs are more common in Widham, South of High Street, Dogridge and Pavenhill and pale cream stone, and slate roofs in the Historic Core, High Street and The Hyde.
 - There are occasional, and therefore precious, glimpse views from within the village to the surrounding countryside at Willis Way (southwards), at High Street (northwards between 33 and 34, at the Cedars and at College Farmyard), at College Road (southwards), at Reid's Piece (southwards) and at Proud Close (southwards), warranting care to be taken in the location and height of any extensions or infill schemes within those parts of the village.

Purton Stoke

- **Stoke Common Lane comprises a sequence of wider and narrower spaces contained by two storey buildings in groups of detached, semi-detached, and short terraced forms that mostly front onto the road in blocks with consistent building lines.**
- **The views along the straight sections and gentle curves in the road make some buildings more prominent in the streetscape in the way they punctuate or terminate the views to create a very legible place – Manor Farm and The Bell are especially important in this respect.**
- **The view from along Pond Lane to Stoke Common Lane is enhanced by being revealed and framed by Purton Stoke House and its garden setting.**

The policy sets out some key design principles to ensure the quality of new development reflects the distinct character and vernacular of the Parish.

The principles have been derived from a simple appraisal of the character of the Parish, noting that the Purton Conservation Area does not benefit from a formal character appraisal.

A design code has not been considered necessary for this purpose but may be produced to supplement PNP2 in future.

The policy has identified specific features across different parts of the Parish – even Purton village itself is a composite of four distinct character areas.

Applicants are expected to show in their proposals that they have understood and responded to these principles as relevant to the location, nature, and scale.

Applicants may also wish to note the local preference highlighted in the 2022 PNP2 survey, for homes which offer parking, open space and a sense of individual properties marked by boundaries, hedges, space, and reduced density of development.

Policy PUR10: North Meadow Special Area of Conservation

All development proposals must accord with the provisions of the North Meadow & Clattinger Farm Special Area of Conservation Interim Recreation Mitigation Strategy, to demonstrate that, the potential for any significant effects can be avoided.

The policy is required to ensure PNP2 meets its obligations in respect of the Conservation of Habitats and Species Regulations 2017 (as amended) as the Parish lies within the defined Outer Zone between 4.2km and 9.4km from North Meadow.

Within that zone, all new relevant development will be expected to provide mitigation at North Meadow via its agreed Strategic Access Management and Monitoring (SAMM) measures, with larger developments may having to provide additional mitigation.

The Strategy was adopted in March 2023 to cover the period to 2028 as an interim approach. Further monitoring and surveys will be undertaken, and the strategy will be reviewed within five years or earlier, if required. Any change to the strategy can be reflected by a future modification to this policy in a review of PNP2.

FACILITIES

Objectives

1. To protect and, where possible, to enhance the facilities for elderly people who wish to remain in the village.
2. To seek to improve the retail offering to enable residents to shop locally without having to commute out of the parish.
3. To provide an extension to the cemetery to meet future needs of the residents of the parish.
4. To protect play areas, allotments, and local green spaces, which are of special importance to the community and designated for their recreational value.

Policy PUR11: Pavenhill Shops

Proposals for the redevelopment of the Pavenhill Shopping Parade, as shown on the Policies Map will be supported, provided they comprise retail (Class E(a)) units, each of no more than 280 sq. m. gross internal floorspace.

Proposals that include new homes above the ground floor retail units will be supported, provided adequate provision is made for parking and deliveries, so that the amenity of nearby residential properties is not adversely affected.

The policy is intended to encourage the redevelopment of this important commercial location at the western end of High Street in Purton.

Like numerous other villages, it has suffered a loss of many of its local shops to the larger towns of Royal Wootton Bassett and Swindon which, with poor public transport services, has increased the reliance of residents on the motor car to do much of their shopping.

The remaining shops at Pavenhill, as well as at Lower Square, provide an important service both for convenience shopping and to the elderly and those without transport for the basic shopping.

The shops at Pavenhill, built in the Sixties, need redevelopment to continue to provide an effective retail offering and to maintain the vibrancy of the village. Redeveloping the site creates an opportunity to improve its functionality and its appearance, at this very prominent location in the village, the amenity of those living close to it, and to provide new apartments on the upper floor to meet local housing needs and likely to deliver a viable overall scheme. Engagement with Purton Parish Council in the event of such development, would be very much welcomed, to ensure that there is no conflict with PNP2 policy decisions.

Policy PUR12: Facilities for the Elderly

Proposals to retain and extend The Cedars, High Street, Purton, as shown on the Policies Map, for the provision of supported living accommodation for elderly people (Class C2) will be supported.

The policy supports future opportunities to extend the existing care home at The Cedars in the heart of the village.

Analysis in the Purton Planning for the Future document shows that Purton parish has a higher proportion of older people compared to Wiltshire or nationally across England.

There is a need to retain existing care facilities so residents, who are no longer able to live independently, can continue to live in the village and remain close to their friends and families.

Extensions to provision for the retired and elderly will be supported, with regards to care home units, extra care provision, sheltered housing, market specialist housing, and homes that meet the Lifetime Homes standards.

In addition to this policy, Policy PUR17 makes provision for a new care home as part of the South Purton scheme, which has been suggested by the developer.

Policy PUR13: Cemetery Extension

Proposals to extend the existing cemetery on land nearby off Church Street, Purton, as shown on the Policies Map, to meet the future needs of the Parish will be supported, provided it comprises no buildings or structures that will harm the character of the Conservation Area and a full hydrogeological assessment demonstrates the suitability of the site for this purpose.

The policy plans for the higher number of older people in the parish, as its population continues to grow over the coming years.

The existing cemetery in the village has at most a further capacity of 15 years before it is full.

This proximity of the cemetery is valued by residents who have lived much of their lives in the parish.

The Policies Map shows two parcels of land that offer this long term benefit: the land adjoining the existing cemetery at Church Street and land that may be made available as part of the South Purton allocation of Policy PUR17.



Policy PUR14: Allotments

Proposals to develop or change the use of the allotments at Pavenhill, Poor Street (Restrop Road) and off Church Path, as shown on the Policies Map, will be resisted, unless it can be demonstrated that:

- a) the change of use and development are necessary;
- b) the provision for new allotments is of an equivalent gross site area and is in a suitable and convenient location, within or adjoining the Purton Development Limits; and
- c) the new allotments are operational before the loss of the allotments which they are to replace.

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

Policy PUR15: Play & Recreation

Proposals to develop the play and recreational facilities will be resisted, unless it can be demonstrated that:

- a) the change of use and development are necessary;
- b) the provision for new facilities is of an equivalent gross site area and is in a suitable and convenient location within or adjoining the Purton Development Limits;
- c) and the new facilities are operational before the loss of those they are to replace.

The defined outdoor and indoor, play and recreational facilities, are:

- The War Memorial and Village Centre, Church Street, Purton
- Village Centre facilities
- Recreational Area, Play Close, Purton
- Play Area, Ward Close, Purton
- Venture Play Area, off Restrop View, Purton
- Webbs Place/The Buffer, Common Platt
- Cobb Hill Park, Common Platt
- The Dingle and the Cricket Ground, off Church End, Purton
- Millenium Garden, High Street
- Cricket Ground, off Church End
- The Village Centre changing rooms, tennis club house, kiosks, bowls pavilion and Millennium Hall, Church Street.
- Purton Red House, Church Street.
- Village Hall on Station Road.
- Silver Threads Hall, High Street.
- The Cricket Club Pavilion, off Church End, Purton.

The policy identifies those play and recreational facilities that are much valued by residents, sports clubs, and community groups in the Parish. In most cases, they are very well established uses and are expected to continue to be valued and successful. However, it is accepted that on occasions the use of a facility may decline, or its use may be better located elsewhere to meet modern needs.

Policy PUR16: Local Green Spaces

The following are designated Local Green Spaces, as shown on the Policies Map:

- a) Recreational Area, Play Close, Purton**
- b) Purton FC Playground, Church Street, Purton**
- c) Play Area, Ward Close, Purton**
- d) Venture Play Area, Purton**
- e) Webbs Place/The Buffer, Common Platt**
- f) Ridgeway Farm Community Orchard, Common Platt**
- g) Cobb Hill Park, Common Platt**

Development proposals will only be supported on land, designated as a Local Green Space, in very special circumstances.

The policy proposes to designate a number of Local Green Spaces, in or adjoining one of the built-up areas of the Parish, to prevent harmful development.

Each space has been assessed against the criteria of the NPPF and is considered to be special and in close proximity to the local community which it serves, and none are considered to be 'extensive tracts of land'.

HOUSING

Objectives

- To ensure the provision of needed housing types, tenures, and pitches not provided by previous housing developments including accessible, affordable and retirement care home, extra care living, and Gypsy and Traveller Pitches.
- To ensure that new housing meets the local need for which it was intended by: prioritising local connection; lower income cap; supporting GP provision by prioritising NHS workers; and by preventing its further extension.
- To ensure that the provision of housing within Purton Parish does not compromise local views and gaps, the conservation area, distinct rural farming and neighbouring character, biodiversity, connectiveness, or exacerbate flooding issues.
- To ensure that the net effect of development within Purton is an improvement to what was there previously in terms of infrastructure, housing, bio net gain, access, and local amenities.
- To ensure that the provision of housing within Purton Parish aligns with design principles laid out in this document and that it provides the distinct individuality of homes sought by local people, whilst offering affordable living.

Policy PUR17: New Housing Land

Land is allocated for the development of new housing, or housing-led mixed development, on the following sites, as shown on the Policies Map:

- a) College Farm, High Street, Purton
- b) Land at Northcote, Purton
- c) Purton South, off Restrop Road, Purton

Proposals will be supported provided the following development and design principles are met:

College Farm

- The residential scheme provides approx. 16 homes at a density of approx. 40 dwellings/hectare;
- The scheme design retains, and conserves and enhances the special character of the listed Granary on the site and the special character of the Purton Conservation Area and the setting of other nearby listed buildings, notably the adjoining College Farmhouse, Outbuilding and Gateway;
- The developable area must be set back from the High Street to provide an open green space and from the boundary of the College Farmhouse and Outbuilding. A green open space around the Granary and the trees around the Granary in the south-east corner to be retained and improved. The unlisted building in the opposite corner of the Site bordering the High Street to be retained and incorporated into the development; and
- The scheme design must reflect the built form of the houses and cottages surrounding the site in terms of style, type, size, materials, and density (cottage style) with buildings no greater than two storeys in height and with the retention of the stone wall along the High Street.

Northcote

- The residential redevelopment scheme provides for approx. 10 homes at an average of 30 dwellings/hectare;
- The scheme design conserves and enhances the special character of the setting of the Purton Conservation Area and of nearby listed buildings; and
- The scheme is accessed from its frontage on to the side road off High Street.

Purton South

The mixed use scheme, on the defined developable area that lies outside flood zones 2 and 3, provides for:

- approx. 300 homes of a range of types and 40% affordable homes at an average density of approx. 30 dwellings/hectare;
- new access roads from Restrop Road and Church Street to serve the schools with a drop off zone and additional parking;
- a care home (Class C2);
- the delivery of a new multi-functional community facility (Class F1(e) and/or F2(b) with ancillary Class E(g)(i) office floorspace);
- land to enable the relocation of the surgery from Willis Way (Class E(e));

- land to provide up to a total of 1,000 sq.m. of additional employment (Class E(g)) floorspace; and
- the remaining non-developable area to be laid out as a country park and complementary green infrastructure, including sustainable drainage and other flood mitigation measures;

The layout and access arrangements maximise the pedestrian, cycling and accessible connectivity of the site with the established active travel network within the village and surrounding countryside defined by Policy PUR3;

- The layout provides for community facilities, surgery land, and employment land, on the western part of the developable area so these uses can serve the whole village;
- The design code prepared for the planning application should adopt building forms and materials that are common to the High Street character area of the village as defined by Policy PUR9 ;

A layout and landscape strategy that:

- successfully manages the transition of the village edge with the countryside to the south;
- ensures the relationship with the Conservation Area to the east that conserves and enhances its special character;
- protects glimpses of way finding structures, visible from walking routes, such as the spire of St Mary's Church;
- respects the landscape views from the designated heritage assets at Restrop;
- and maintains some glimpse views from the village to the rural landscape and field pattern beyond, which has long defined the character of Purton as a rural village;

The phasing of the scheme enables the delivery of an access road, drop off zone, and additional parking for the schools prior to the occupation of the first dwelling and the delivery of all the other land uses and buildings prior to the occupation of the final dwelling;

- A transport strategy that includes provisions for managing traffic on High Street, Restrop Road and Church Street at peak hours;
- And a travel plan that will encourage and enable access to the active travel network by the scheme occupants.

The policy allocates land for development, in the village, for the PNP2 plan period, to address longstanding infrastructure problems, and to deliver a variety of new home types and tenures, to maintain the sustainability of the village, in a sensitive way to its environment.

The two sites inside the development boundary were allocated in PNP1 and are retained here; the Purton South site is a new allocation.

The proposals follow an extensive assessment of the site allocation options available, a summary of which is contained in the Purton Planning for the Future document published in the evidence base.

The policy has benefited from the parallel SEA process, which identified the need for a number of mitigation measures to avoid or minimise the likelihood of any significant adverse sustainability effects.

Policy PUR18: Housing Mix

Proposals for residential development of two dwellings or more should provide a mix of dwelling types and sizes, to address the nature of local needs and contribute to the objective of creating a mixed and balanced community.

For major housing development schemes:

- **at least 60% should be of two bed dwellings which are suitable for downsizing, smaller families, and first-time buyers;**
- **at least another 30% are of one and three bed dwellings; and**
- **no more than 10% are four plus bed dwellings.**

For all one, two and three bedroom homes, a planning condition will remove permitted development rights to extend the homes to create more bedrooms in order to maintain this stock of housing types. At least 10% of these homes should also be provided as bungalows.

The mix of affordable housing tenures should be 65% affordable homes for rent and 35% affordable homes for sale of which 25% should be First time buyer homes and 10% shared ownership, unless it can be shown the mix is unviable.

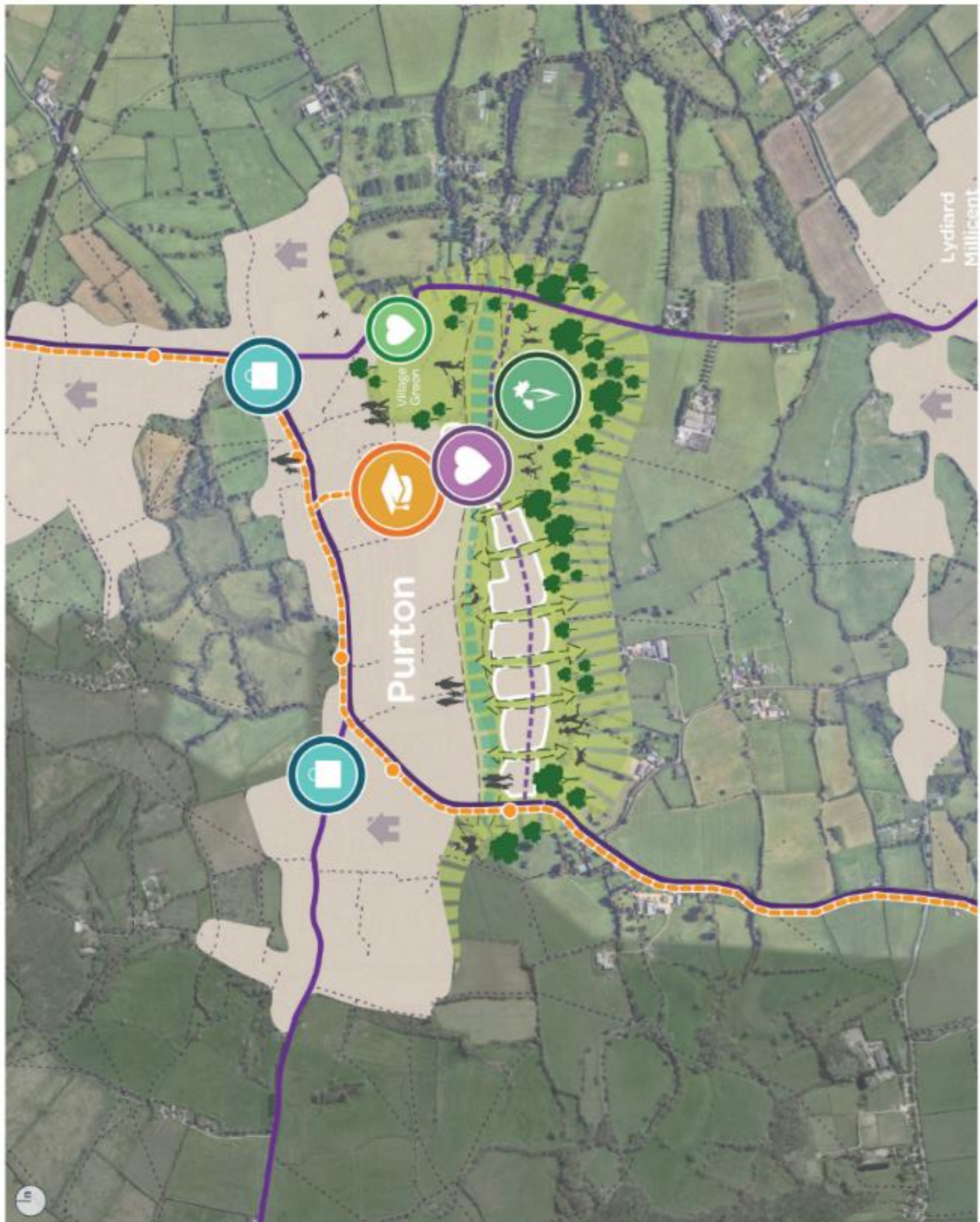
All housing will need to be M4(2) and meet the National Standards for accessibility. The provision of housing specifically for the elderly or disabled, including care home units, extra care provision, sheltered housing, market specialist housing, and homes that meet the Lifetime Homes standards, will be supported in line with local needs identified, with developments over 10 units required to provide the min 7% wheelchair accessible homes M4(3).

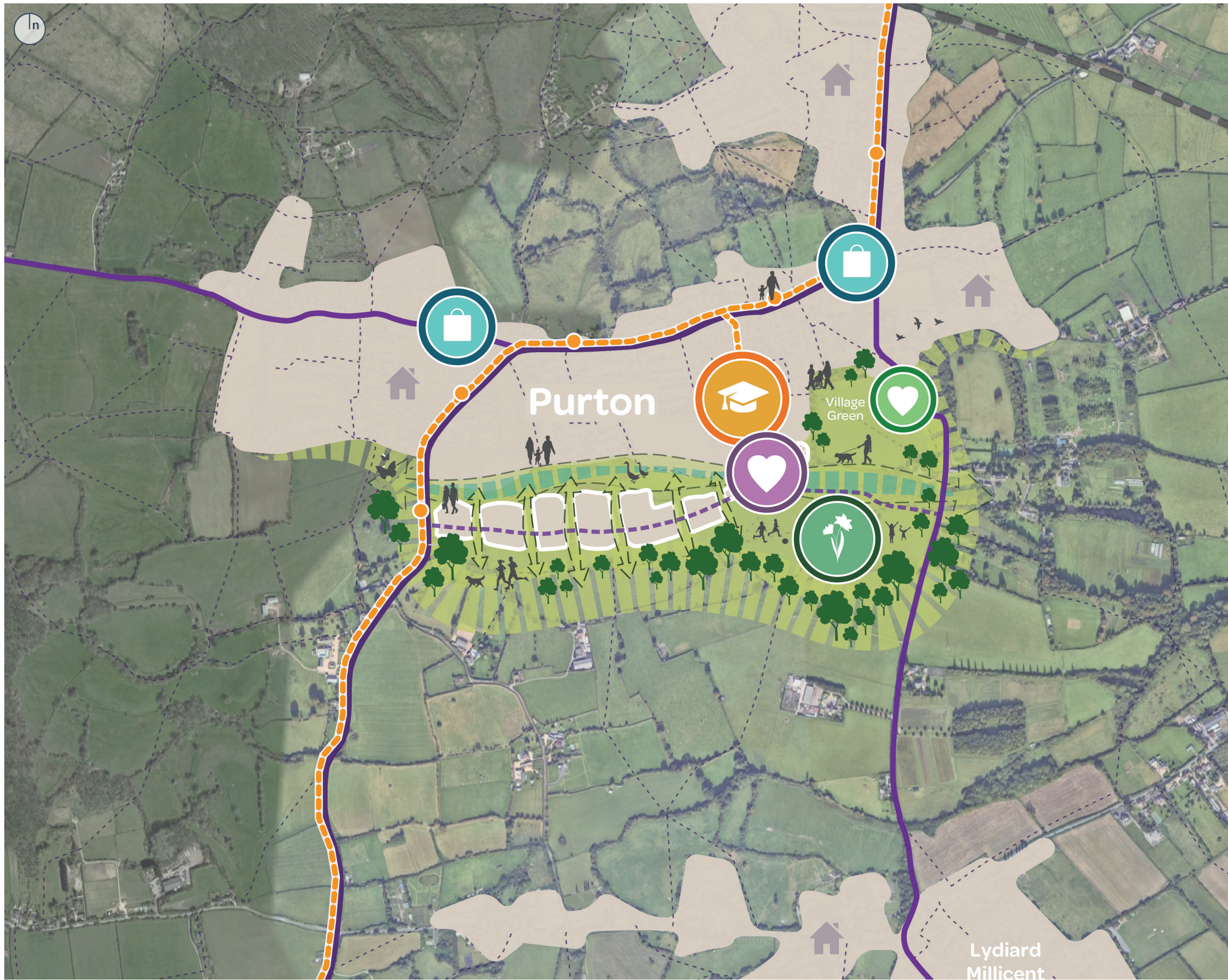
The policy sets out a housing mix strategy informed by the data and recommendations of the Purton Housing Needs Assessment report of 2024. Having reviewed the existing housing stock of the village, it suggests that by 2030 there should be an increase in the proportion of smaller 1-2 bedroom dwellings and a decrease in the proportion of larger 4+ bedroom dwellings.

With the opportunity to increase supply by more than 300 homes over the plan period through Policy PUR17, this will help correct existing under and over supply issues to create a more sustainable community.

The 2 bed dwellings will naturally be suitable for older households downsizing, smaller families and first-time buyers and should represent the greater proportion of the mix.

The 1 and 3 bed dwellings will balance that supply, with some provision also made for the largest 4+ bedroom dwellings – although the report identified no need for them, a small proportion may also contribute to building a sustainable community.





- KEY:
- Urban Areas
 - Rural Edge
 - Primary Roads
 - Proposed Roads
 - Bus Route
 - Public Rights of Way
 - Primary & Secondary Schools
 - Local Centres
 - Proposed Cemetery Extension
 - Proposed Community Hub
 - Proposed Country Park

Members are requested to NOTE the report and CONSIDER the request.

Background

The Clerk was contacted by a previous resident of the Parish to request the purchase of 2 burial plots in Lydiard Millicent Cemetery for both herself and her sister.

Information

The resident has provided the Clerk with birth certificates confirming birth at The Close, Lydiard Millicent in 1953, and a conveyance for the property in The Close confirming residence until 1987. The resident also wrote to the Parish Council as below:

“We are writing to you regarding two burial plots in Lydiard Millicent Cemetery, one plot for RD, and a double plot for AD and her civil partner.

Our wishes are to be buried in Lydiard Millicent Cemetery, as our Great Grandparents, Grandparents and Parents are all buried in Lydiard Millicent Cemetery.

Our father passed away in October 1986 and without his help, we were unable to manage the smallholding and decided to sell the property.

We lived at The Close all our lives until 1987 when we moved the short distance to Nine Elms. It was our understanding when we moved that Nine Elms was within the Lydiard Millicent Parish Council area.”

Hayley Graham
September 2024