

Langley Burrell Neighbourhood Plan Basic Conditions Statement

1. Conformity with Basic Conditions

Basic conditions for Neighbourhood Plans are that:

- they must have appropriate regard to national policy
- they must contribute to the achievement of sustainable development
- they must be in general conformity with the strategic policies in the development plan for the local area
- must be compatible with EU obligations, including human rights requirements.

In addition, the statement needs to confirm that the plan meets other legal requirements, as follows:

- The draft plan is being submitted by a qualifying body (as defined by the Act).
- What is being proposed is a NDP (as defined in the Act).
- The proposed NDP states the period for which it is to have effect.
- Confirmation that the policies do not relate to “excluded development”.
- Confirmation that the proposed NDP does not relate to more than one neighbourhood area.
- Confirmation that there are no other NDPs in place within the NA.

The sheets described in sections 1.1 and 1.2 show how our policies map to national and local planning policies respectively. Not all of our policies are namechecked. The omitted policies do not contradict higher level policies. Rather higher level policies are silent in these areas or we have been unable to identify a straightforward mapping.

1.1 Regard to national policy

Sheet 1 of the attached set of tables sets out relevant national policy as embodied by the National Planning Policy Framework (NPPF) and how our plan is in conformity with its requirements.

1.2 Conformity with the strategic policies in the development plan for the local area

The relevant policies are the Wiltshire Core Strategy (WCS) adopted by Wiltshire Council in January 2015 and the draft Chippenham Site Allocation Plan (CSAP). The draft CSAP is currently under review by the Examiner, a process which has been suspended whilst WC addresses certain concerns raised by the Examiner regarding its soundness.

WCS and Core Policies

Sheet 2 of the tables sets out the relevant paragraphs and strategic policies of the Local Planning Authority (LPA) – the Wiltshire Core Strategy (WCS) document - and how our plan is in conformity with their requirements.

Draft CSAP

The Langley Burrell NDP recognizes the Rawlings Farm development which is a strategic CSAP site within the NDP area. The Langley Burrell NDP also recognizes the Hill Corner

Road development reference N/12/00560/OUT- which was granted outlined planning permission on 12th February 2016 and which is also identified as a key site in the draft CSAP.

1.3 Contribution to sustainable development

The CSAP identifies a requirement for a further 3515 homes (as at 2014) in and around the Chippenham area. Of these, Hill Corner Road and Rawlings Green will contribute respectively 750 and 650 to 700. Through these major developments, the small Parish of Langley Burrell Parish will be contributing 1400 to 1450 towards a total requirement of 3515 ie 40% of the total requirement for the whole area. In addition, a major extension to the Wavin factory is under way on green fields adjacent to Chippenham. As regards transport facilities, the A350 has been dualled through the Parish in a north- south direction and the link road envisaged by the CSAP will cut through the Parish in an east-west direction. Langley Burrell will therefore be making a major contribution towards the existing pressures for economic, employment, housing and transport development in north Wiltshire.

The NPPF states: “*Sustainable* means ensuring that better lives for ourselves don’t mean worse lives for future generations.” It is therefore important that the green spaces, country footpaths and the settings of the numerous listed buildings in our parish are retained for the benefit and enjoyment of the future generations who will live and work in and around Langley Burrell and Chippenham. Beyond the developments noted above, this plan envisages scope for a modest number of new homes in the village without undermining or overloading the capacity of the area to cope. The new houses would include new affordable homes to meet the need identified in the Housing Survey. They would also be targeted at families in order to redress the increasingly lop-sided age profile of the Parish.

In addition, by demonstrating conformity with the NPPF, the WCS and the CSAP, we are demonstrating the contribution of our plan towards sustainable development as sustainable development is a golden thread that runs through the three higher level planning policy documents.

1.4 Compatibility with EU obligations, including human rights requirements

We believe our plan is compatible with EU obligations including human rights requirements. There are no affected European sites.

2. The qualifying body

This Neighbourhood plan is being submitted by Langley Burrell Parish Council. As such it satisfies the requirements of the Town and Country Planning Act 1990 as amended by the Localism Act 2011.

The minutes of the Parish Council meeting dated 30th June 2014 record the commitment to establish a Neighbourhood Plan and to delegate production of the plan to the Residents’ Association. .

3. Neighbourhood Development Plan

Section 38A (2) defines a “neighbourhood development plan” as “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.”

The Parish Council confirms that this is the main purpose of the Langley Burrell Neighbourhood Plan. Through the process of consultation, residents provided feedback on other issues of importance to them which have informed policies in this document. Policies which specifically relate to the Neighbourhood Development Plan are prefixed by the letters “PP”.

4. Period of effect

The Langley Burrell Neighbourhood Plan covers the period 2016 to 2036. This is stated in the plan document.

This is the first and only plan applying to the area in Figure 1 (page 8 of the draft plan).

5. Excluded development

The Localism Act reads as follows:

61K Meaning of “excluded development”

The following development is excluded development for the purposes of section 61J—

- (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.

The Parish Council confirms that this plan does not relate to “Excluded Development”.

6. The Neighbourhood Area

The Figure below shows the Neighbourhood Area to which this plan relates. This area was approved by Wiltshire Council on 13 March 2015.

7. Further information

Further information is available from the Langley Burrell website or, on request, from:

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Figure XX Langley Burrell Neighbourhood Area

