



CONSULTATION DRAFT BLUNSDON - EAST NEIGHBOURHOOD PLAN (BENP)

2019

APPENDIX A

Basic Conditions Statement

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INTRODUCTION

Basic Conditions

This Basic Conditions Statement has been prepared to accompany the Blunsdon St Andrew - East Development Plan (BENP).

Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended) requires that Neighbourhood Development Plans (NDP) must meet the following basic conditions:

- (i) the draft NDP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);
- (ii) the draft NDP must contribute to the achievement of sustainable development;
- (iii) the draft NDP must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case Swindon Borough Local Plan 2026; and
- (iv) the draft NDP must meet the relevant EU obligations.

This Basic Conditions Statement addresses these requirements in three sections:

- Section 1 demonstrates the conformity of the BENP with the NPPF and Local Plan Obligations;
- Section 2 shows how the BENP will contribute to sustainable development; and
- Section 3 demonstrates compliance with the appropriate EU obligations.

Submitting Body

The Blunsdon St Andrew - East Neighbourhood Development Plan is submitted by Blunsdon Parish Council, which is the qualifying body as defined by the Localism Act 2011.

In addition to the Basic Conditions outlined above an Examiner will also have to assess the plans compliance with the provisions made under sections 61E(2), 61J and 61L of the 1990 Act (for NDPs this is compliance with S38A and 38B of the 2004 Act). This statement will deal with both of these elements below.

Section 38A Compliance

1. Blunsdon Parish Council is the Qualifying Body for the purposes of Neighbourhood Planning and as such is entitled to submit an NDP for its designated Neighbourhood Area.
2. The Blunsdon St Andrew - East Neighbourhood Plan sets out policies in relation to “the development and use of land” within the designated Neighbourhood Area.

It should be noted that the remaining paragraphs within this section of the Act refer to post Examination issues and as such are not relevant to this statement.

Section 38B Compliance

- 1a) The period set for the BENP is seven years from dd/mmm/2019 to dd/mmm/2026;
- 1b) The BENP does not make any provisions for excluded development as defined by the Act;
- 1c) The BENP does not relate to more than one Neighbourhood Area. It is submitted for the Blunsdon St Andrew - East Neighbourhood Area which was designated by Swindon Borough Council on 5th August 2013 (a copy of the decision notice can be found at Appendix A).
- 2) There are no other Neighbourhood Plans submitted for or in place within the designated Neighbourhood Area to which the BENP relates.
- 3) This paragraph is not relevant to this statement.
- 4) This paragraph refers to Regulations that may be made by the Secretary of State, namely the Neighbourhood Planning (General) Regulations 2012. This statement can confirm that these provisions were followed including the pre-submission six-week consultation (including relevant statutory consultees) as documented in the BENP Consultation Statement.

The remaining paragraphs of this section (5 and 6) are not relevant to this statement as they relate to the LPA’s duty to publish an NDP and clarification of what constitutes excluded development.

Neighbourhood Area

The Plan applies to part of the Parish of Blunsdon in the Borough of Swindon designated as Blunsdon St Andrew - East.

In accordance with part 2 of the Regulations Swindon Borough Council, the local planning authority, publicised the application from Blunsdon Parish Council to produce a Neighbourhood Development Plan covering part of the Parish and advertised a consultation period beginning on 30th May 2013 and ending on 11th July 2013. The application was approved by the Council on 5th August 2013 and the area to be included in the plan was designated as the Blunsdon St Andrew – East Neighbourhood Area.

Blunsdon Parish Council confirms that this Blunsdon St Andrew - East Neighbourhood Development Plan:

- i. relates only to the designated area within the Parish of Blunsdon St Andrew and to no other Neighbourhood Areas; and
- ii. is the only Neighbourhood Development Plan in the designated area. No other Neighbourhood Development Plan exists nor is in development for part or all of the designated area.

The Content of the Neighbourhood Plan Proposal

A number of documents have been produced in order to support the plan and meet the Basic Conditions and are attached as appendices to the main plan. These include:

- The Blunsdon St Andrew - East Neighbourhood Plan: This document which includes projects and policies developed by the community.
- The Blunsdon St Andrew - East Neighbourhood Plan Evidence Base: This is a body of information prepared by the community to ensure due consideration of social, economic and environmental issues within the ward including its early work on its Community Led Plan, its draft Neighbourhood Development Plan and supporting core documents.
- The Blunsdon Village Design Statement.
- The Consultation Statement: This is a statement setting out how the community and stakeholders have been involved in the preparation of the Neighbourhood Plan.

It is hoped that a successful referendum and the bringing into legal force of the Neighbourhood Plan will be the start of a process for local people to work together to realise their aspirations for Blunsdon St Andrew -East. The future of the community is envisaged in the plan as remaining as an historic,

established rural settlement, with a distinct and separate character from its urban neighbour Swindon, while allowing growth through managed, sustainable development meeting the needs of the residents.

The Basic Conditions

Involvement of the Local community and Stakeholders

The Neighbourhood Plan has been prepared with extensive input from the community and stakeholders as set out in the accompanying Consultation Statement (CS) (see appendix G of the main plan document). The draft Neighbourhood Plan has been consulted on as required by the Neighbourhood Planning Regulations 2011 and the Neighbourhood Planning Act 2017 and the responses have been recorded and changes have been made as per the schedule set out in Summary of Consultee Responses (Appendix E to the Consultation Statement). The CS has been prepared with input from members of Blunsdon St Andrew –East Neighbourhood Plan Working Group and the Blunsdon Parish Council and meets the requirements set out in Paragraph 15 (2) of the Regulations.

Section 1: NPPF and Local Plan Obligations

1.1 National Policy and Local Plan

The BENP must have appropriate regard to national policy and the Swindon Borough Local Plan. The following section describes how the BENP proposal relates to the National Planning Policy Framework (February 2019) and, through the adoption of policies set out in the Swindon Borough Plan 2026, to that Local Plan.

Sustainable Development

The central theme of the NPPF is the presumption in favour of sustainable development. In this context sustainable development is broadly defined internationally¹ as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

The NPPF sets out three inter-dependent and mutually supportive overarching objectives to achieve sustainable development and requires the planning system, and thus the BENP, where appropriate to comply with these objectives:

¹ Resolution 24/187 of the United Nations General Assembly

- 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 a well-designed and safe built environment, 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 contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The NPPF specifies that delivery of sustainable development by the planning system is to be through the application of core planning principles and the pursuit of sustainability objectives supporting the three economic, social and environmental dimensions described above.

1.2 BENP Fit with the NPPF Objectives and Swindon Borough Local Plan 2026

The first three sections of the NPPF (February 2019) – sections 2 to 4 after the introduction deal with high level planning requirements and strategy which relate principally to Local Authorities rather than to neighbourhood planning.

There are 13 core objectives established in the NPPF (February 2019) as set out through sections 5 to 17 relating to the development of this plan. The table below, Table I, lists these core objectives and maps them to the Blunsdon St Andrew - East Neighbourhood Plan’s Goals and Policies. It also shows how, through the adoption of elements of the Swindon Borough Local Plan 2026, the proposed neighbourhood plan matches to that plan.

Table I NPPF Objectives and SBCLP policies			
Policy	Comment	BENP Plan response	Policies specifically adopted from the Swindon Borough Local Plan 2026
NPPF Policy 5 - Delivering a sufficient supply of homes			
	This is a complex area dealt with a length within the NPPF February 2019. For the purposes of this Neighbourhood Plan NPPF5 has been distilled down to those elements relating to paragraphs dealing specifically with local requirements as follows:	Table 1: Housing and Employment Land Distribution of SBC policy SD2 and expanded on in section 3.26 of the SBCLP allocates a level of new housing for the “Other Villages (in total) at least 100” and, as Blunsdon is	SD2e: Sustainable Development Strategy SD3: Managing Development; DE1: High Quality Design; HA1: Mix, type and density;

	<p>59. To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.</p> <p>60. To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment,</p> <p>65. Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas.</p> <p>69. Neighbourhood planning groups should also consider the opportunities for allocating small and</p> <p>78. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.</p>	<p>one of the identified villages, this figure has been adopted within the BENP process.</p> <p>The BENP has been prepared on the basis that there is a requirement for additional sites to be allocated for specific housing need but it should be noted that existing large-scale planning permissions within the BENP area have already provided 477 dwellings (some already built) with further sites where applications have or will be submitted. These figures exclude the provision of 1,650 properties under SBCLP policy NC5 – Kingsdown. Thus Blunsdon has already delivered more than the allocated 100 dwellings required by the SBCLP across 10 villages, therefore the BENP supports further planning applications for appropriate minor developments on the sites allocated within this plan specifically through NP policies NP1 – Allocation of sites for housing and NP2 Housing development on non-allocated sites.</p>	
NPPF policy 6 - Building a strong, competitive economy			
	<p>Paragraph 80 requires that planning policies should:</p> <p>a) set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth;</p> <p>b) set criteria, or identify strategic sites, for local and inward;</p> <p>c) seek to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment; and</p> <p>d) be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices</p>	<p>The BENP supports this policy by:</p> <ol style="list-style-type: none"> i. Supporting the allocation of housing set out in the Local Plan (100 houses across 4 villages) and through adoption of Policy NC5: Kingsdown; ii. Allocating sites for housing via NP1; iii. Seeking to develop employment opportunities and retention of existing employers, which includes public houses, through policy NP8; 	<p>Policy EC4: Conversion of buildings to employment use in the countryside;</p> <p>Policy EC5: Farm diversification;</p>

	(such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.	iv. Providing guidance on development under NP5 on such areas as housing types including adaptation of housing to permit home working;	
NPPF Policy 7 - Ensuring the vitality of town centres			
	This policy requires that planning policies should define a network and hierarchy of town centres.	SBC LP policy EC3 sets out the areas that are deemed to be town centres. Blunsdon is not one of the defined town centres in the Local Plan so no specific policy is required in the NP for this objective. However, the BENP, in policy 9, sets out how CIL contributions from new development in Blunsdon will be used to provide new or to improve existing facilities that will contribute to the creation of a village centre and the vitality of Blunsdon.	Policy EC3: The Role of the Centres and Main Town Centre Uses; Policy SC1: Swindon's Central Area
NPPF Policy 8 – Promoting Healthy and Safe Communities			
	NPPF Policies designe to achieve healthy, inclusive and safe places are set out in paragraph 91 to provide that Planning policies and decisions should aim to which: <i>a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;</i> <i>b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and</i>	The BENP Plan supports this policy by: i. Setting out clear requirements in NP1 on housing development; ii. Requiring a mix of property types and tenure mix through NP4 – Pre-Application consultation and NP5 – Village Design Statement; iii. Community assets and heritage are adressed through NP10 – Green Infrastructure, open space and sports facilities, NP6 – Road safety, traffic congestion and pollution, and NP3 - Area of Non-coalescence.	Policy CM2: Active, Healthy and Safe Lifestyles Policy CM4: Maintaining and Enhancing Community Facilities; Policy EN1: Green Infrastructure Policy EN2: Community Forest; Policy EN3: Open Space; Policy NC5 f: Kingsdown.

	<i>c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.</i>		
NPPF Policy 9 – Promoting sustainable transport			
	The NPPF states: <i>‘The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas’</i> (paragraph 29).	The BENP has only limited opportunities to deal with transport within the plan area as efforts are constrained by Swindon Borough Council, who control public transport, and the Highways Agency, with responsibility for the roads network. However: i. The BENP adopts a number of Local Plan policies notably TR1: Sustainable Transport networks, TR2: Transport and development, NC5: Kingsdown and NC4: Tadpole Farm; ii. There are proposals to improve the rights of way cycle network in NP7; The plan sets out how CIL funding could be used for traffic mitigation purposes in NP6.	TR1: Sustainable Transport Networks; TR2: Transport and Development, para f; NC5 Kingsdown: para c; Policy NC4: Tadpole Farm, para c.
NPPF Policy 10 – Supporting high quality communications infrastructure			
	The NPPF states <i>‘Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections.’</i>	NP 9 – Funding for community projects provides that: “Any financial contributions received through the Community Infrastructure Levy, agreed under Section 106 or otherwise generated by development within the boundary of the Parish and paid over to the Parish Council should be used to support projects listed below, but not exclusively. - Provision for connection to efficient	Policy IN3: ICT and Telecommunications

		broadband services;”	
NPPF Policy 11 – Making effective use of land			
	<p>This NPPF policy requires that Planning policies and decisions should:</p> <p>a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;</p> <p>b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;</p> <p>c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;</p> <p>d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)45; and</p> <p>e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.</p>	<p>The BENP Plan supports this policy by:</p> <ol style="list-style-type: none"> i. Accepting the allocation of new housing to the 4 rural villages, including Blunsdon, as set out in the Local Plan as based on demographic projections; ii. Setting out clear requirements in NP1 on housing development; iii. Adopting Local Plan policy NC5: Kingsdown; iv. Requiring a mix of property types and tenure mix through NP4 – Pre-Application consultation; and v. NP5 – Village Design Statement. <p>No brownfield sites are immediately apparent but, should such sites later be identified, the policies within the plan would apply</p>	<p>SD3: Managing Development; DE1: High Quality Design; HA1: Mix, type and density; HA5: Rural Exception sites (section); NC5: Kingsdown; LN1: Local and Neighbourhood planning. Policy EC4: Conversion of buildings to employment use in the countryside; Policy EC5: Farm diversification;</p>

NPPF Policy 12 – Achieving well-designed places			
	<p>The NPPF states <i>‘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.’</i> (Paragraph 124) and requires, by paragraph 127 that Planning policies and decisions should ensure that developments:</p> <ul style="list-style-type: none"> <i>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;</i> <i>b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;</i> <i>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);</i> <i>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;</i> <i>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</i> <i>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 users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.</i> 	<p>The BENP Plan supports this policy by:</p> <ul style="list-style-type: none"> i. Setting out clear requirements in NP1 on housing development; ii. Requiring a mix of property types and tenure mix through NP4 – Pre-Application consultation and iii. NP5 – Village Design Statement. The VDS which provides clear evidence of locally distinctive character in different parts of the parish to inform the design of future development proposals. 	<p>SD2e: Sustainable Development Strategy SD3: Managing Development; DE1: High Quality Design; HA1: Mix, type and density; HA5: Rural Exception sites; NC5: Kingsdown; LN1: Local and Neighbourhood planning.</p>

NPPF Policy 13 – Protecting Green Belt Land			
	The NPPF requires that Green Belts are protected from inappropriate or otherwise harmful development.	While the plan area does not include any designated Green Belt, the preservation of existing areas is recognised in the NP through: <ul style="list-style-type: none"> i. Setting out clear requirements in NP1 on housing development; ii. NP3 - Area of Non-coalescence iii. NP10 – Green Infrastructure, open space and sports facilities 	EN1: Green Infrastructure Network EN2: Community Forest EN3: Open Space EN5: Landscape Character and Historical Landscape
NPPF Policy 14 – Meeting the challenge of climate change, flooding and coastal change			
	The NPPF states <i>‘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’</i> . (paragraph 149).	The BENP Plan supports this policy through: <ul style="list-style-type: none"> i. NP5 the Village Design Statement including the management of waste and surface water; ii. The adoption of Local Plan policy NC5: Kingsdown which requires sustainable development. 	Policy EN6: Flood Risk
NPPF Policy 15 – Conserving and enhancing the natural environment			
	The NPPF requires the planning system should contribute to and enhance the natural and local environment by: <ul style="list-style-type: none"> a) <i>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);</i> b) <i>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 the best and most versatile agricultural land, and of trees and woodland;</i> c) <i>maintaining the character of the undeveloped coast, while improving public access to it where appropriate;</i> d) <i>minimising impacts on and providing net gains for biodiversity, including by establishing coherent</i> 	The BENP Plan supports this policy through: <ul style="list-style-type: none"> i. Preservation of green areas under NP10 Green infrastructure, open space and sports facilities; ii. Protection of trees and hedgerows under NP12; iii. The Village Design Statement NP5; iv. Maintaining an area of Non-coalescence between the village and the urban areas through NP3; v. NP11 – Preservation of views of local importance; and vi. The recognition of the limits for potential development through NP1 – Allocation of sites for housing. 	Policy EN1: Green Infrastructure Network; Policy EN2: Community Forest; Policy EN3: Open Space; Policy EN4: Biodiversity and Geodiversity. Policy EN5: Landscape; Policy EN6: Flood Risk

	<p><i>ecological networks that are more resilient to current and future pressures;</i></p> <p><i>e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.</i></p> <p><i>Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and</i></p> <p><i>f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate..</i></p>		
NPPF Policy 16 – Conserving and enhancing the historic environment			
	<p>The NPPF requires a positive approach to <i>‘the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay and other threats.’</i></p>	<p>There are a number of historic sites within the plan area such as the iron age fort at Castle Hill and the Highworth Circles on the Thames Valley floor. These are already protected as scheduled ancient monuments. The plan area also includes a large number of listed buildings which are also protected by legislation. For other aspects the BENP Plan supports this policy through:</p> <ul style="list-style-type: none"> i. The recognition of the limits for potential development through NP1 – Allocation of sites for development and NP2 Housing development on non-allocated sites; ii. The Village Design Statement NP5; iii. Protection of community facilities and locally important assets NP7. 	<p>EN5: Landscape Character and Historical</p> <p>EN10: Historic Environment & Heritage Assets</p>
NPPF Policy 17 – Facilitating the sustainable use of materials			
	<p>The NPPF (paragraph 142) notes that <i>‘Minerals are essential to support sustainable economic growth and our quality of life. It is therefore important that there is sufficient supply of material to provide infrastructure, buildings, energy and</i></p>	<p>Mineral extraction is excluded development in terms of neighbourhood plans and is therefore not dealt with.</p>	

	<i>goods that the country needs. However, since minerals are a finite resource and can only be worked where they are found, it is important to make best use of them to secure long term conservation.'</i>		
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Section 2: Delivering Sustainable Development

2.1 Requirement

As set out in Section 1.1 above, the BENP must contribute to sustainable development (as defined in the NPPF) with reference to the three established objectives.

The BENP and its policies show that Blunsdon seeks to deliver a sustainable community offering lifestyle and work opportunities in an attractive environment. The plan has policies that allocate housing while protecting the hilltop setting and separation from the more urban areas of SBC. Green spaces and ecological assets are protected, and where possible, employment opportunities are also promoted.

A formal Sustainability Appraisal has not been undertaken as this is not a requirement for a Neighbourhood Plan. However, the Neighbourhood Plan has taken account of the need to contribute to the achievement of sustainable development.

2.2 Alignment of BENP Goals and Objectives with Sustainable Development

Table II assesses the plan’s policies in terms of how sustainable development will be delivered related to the economic, social and environmental aspects of sustainability. It shows that the plan’s policies are mostly positive, often strongly so in one of the three aspects of sustainability. The only negative is due to new housing being located on sites outside those considered suitable for development during the various consultation discussions. The economic costs of robust environmental protection are considered to be cancelled out by the acknowledged economic benefits of preserving a rich and visually attractive built and natural environment.

Table II: Assessment of sustainability of Neighbourhood Plan policies				
Policy Number and title	Economic factors	Social Factors	Environmental factors	Comments
Policy 1: Allocation of Sites for housing	*	*	x	Sites clearly identified to be within the village and of a scale appropriate to the environment.

Policy 2: Housing Development on non-allocated sites	-	*	xx	While permitting development in strictly defined circumstances this policy restricts large, speculative developments out of scale with the area while attempting to preserve the existing natural environment.
Policy 3: Areas of Non-coalescence	-	**	**	These areas restrict development but also protect the visual asset and clear separation from the Swindon Urban area that makes Blunsdon an attractive place to live and work in.
Policy 4: Early Community Engagement with Developers	*	*	*	
Policy 5: Preserving the design and character of Blunsdon Village	*	**	**	Well-designed homes are a social benefit, and community well-being will also be promoted with the protection of the unique visual attributes and heritage of Blunsdon.
Policy 6: Road Safety, traffic congestion and pollution	*	**	*	
Policy 7: Protection of Community facilities and locally important assets	-	*	**	
Policy 8: Employment	**	**	*	
Policy 9: Funding for community projects	**	**	*	
Policy 10: Green Infrastructure, Open Space and Sports Facilities	-	**	**	Protection of the most special green spaces has important social as well as environmental benefits.
Policy 11: Preservation of views of local importance	-	-	**	
Policy 12: Protection of Trees and Hedgerows	-	*	**	
Policy 13: Dark Skies	-	-	**	

Scale used: ** very positive * positive - neutral x negative xx very negative

Section 3: European Union Obligations

3.1 Environmental Impact and Habitat Regulations

Confirmation has been provided by the LPA that the BENP will not trigger the need for a full Strategic Environmental Assessment (SEA) or Habitat Regulations Assessment (HRA).

3.2 Human Rights

An equalities impact assessment has been undertaken and this is attached as Attachment C to this Statement.

SWINDON BOROUGH COUNCIL

Regulation 7 - Neighbourhood Planning (General) Regulations 2012

Decision Notice: Designation of a Neighbourhood Area

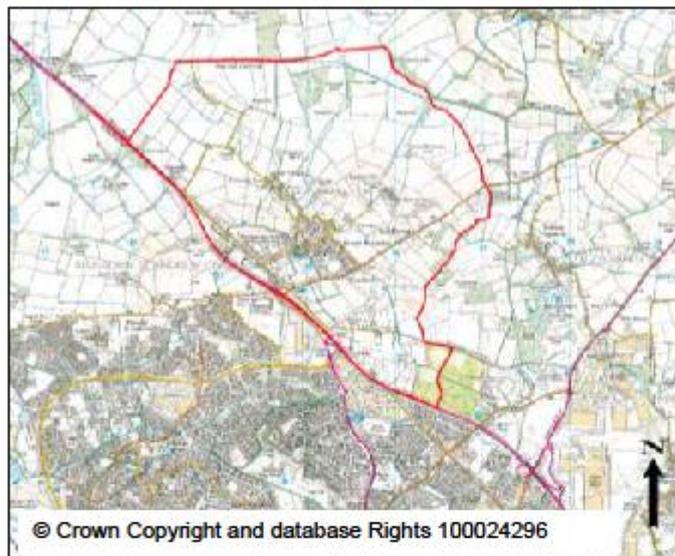
Blunsdon St Andrew – East Neighbourhood Area

Swindon Borough Council ("the Council") in exercise of its power under section 61G of the Town and Country Planning Act 1990 (as amended) has made a decision to designate Blunsdon St Andrew – East Neighbourhood Area as a neighbourhood area.

The Council, following a consultation that was held from 30th May 2013 to 11th July 2013, pursuant to Regulation 6 of the Neighbourhood Planning (General) Regulations 2012, is satisfied that the area is appropriate to be designated as a neighbourhood area.

1. The Name of the Neighbourhood Area: Blunsdon St Andrew – East Neighbourhood Area
2. Map which identifies the Neighbourhood Area: The area illustrated by a red boundary (see below)
3. Name of the relevant body who applied for the designation: Blunsdon St Andrew Parish Council

Map of the Designated Blunsdon St Andrew – East Neighbourhood Area



Map not to Scale

R. Bell
Head of Planning, Service Delivery
Swindon Borough Council
Civic Offices
Beckhampton Street
Swindon, SN1 2JH
Dated: Monday 5th August 2013



Communities and Housing
Civic Offices, Euclid Street
Swindon, SN1 2JH

Tel: 01793 445503
Fax: 01793 463306

To: Andy Marshall
Cc Trevor Moreton-Holmes
Ian Jankinson
BENP Steering Group

Please ask for: Karen Phimister
Direct Dial No: 01793 466425
Email: kphimister@swindon.gov.uk
Date: 22 March 2019

Dear Sir or Madam

Draft BENP SEA Screening Opinion

Dear Andy

As you are aware, I have reviewed the original SEA Screening Opinion (carried out in September 2015) in order to take account of the sites to be allocated within the BENP.

Based on the information provided and following consultation with statutory bodies, the SEA Screening Opinion has concluded that an SEA will not be required for the Blunsdon East Neighbourhood Plan.

However, in order to satisfy specific points in relation to Site B and the nearby heritage assets, and in order to satisfy the recommendations of the SBC Conservation Officer, within the policy relating to the allocated sites wording will need to be provided as follows:

'This site is within the setting of the Broad Blunsdon Conservation Area. Development proposals should retain the existing open rural setting of the Broad Blunsdon Conservation Area. In order to mitigate against potential indirect harm to this setting, development should be restricted to the western part of the site and proposals should demonstrate appropriate consideration of siting, density and scale. Development proposals should also demonstrate how the nearby listed milestone will be protected whilst the development is being built out.'

Consultation was also carried out with the Lead Local Flood Authority and in order to comply with their advice, the following wording should be included within the policy for the allocated sites:

'Development proposals will be expected to provide Flood Risk Assessments and drainage strategies in accordance with Swindon Borough Local Plan 2026 Policy EN6: Flood Risk.'

Yours faithfully,
Karen Phimister, SBC Neighbourhood Planning Officer