Stratton St Margaret Parish Council response to the Examiner's Questions (20 January 2020) and letter from Barbara Maksymiw (16 January 2020)

Q 1: Basic Conditions Statement

The Basic Conditions Statement omitted an explanation of why the NDP contributed to the achievement of sustainable development. <u>Please insert the following section immediately after the section "Other EU Obligations":</u>

> The National Planning Policy Framework sets out three overarching objectives for the planning system to meet: an economic objective, a social objective, and an environmental objective (para. 8). These objectives should be delivered through the preparation and implementation of plans, and planning policies should play an active role in guiding development towards sustainable solutions (para. 9).
>
> The Stratton St Margaret NDP delivers sustainable development in all its policies:
>
> - Informative 1 seeks to include the Parish Council in decisions that relate to the redevelopment of strategic employment sites, even where these are outside the Parish boundaries, and seeks good quality public engagement on the design of new schemes. This informative seeks to ensure that land is used to support growth in businesses and housing. It seeks to support vibrant communities where current and future residents will have a good working and living environment that is tested at the community level.
> - Policy SSM2 similarly seeks to encourage developers of large employment sites within the Parish to engage with the Stratton St Margaret community to ensure that development brings benefits to parishioners in the form of appropriate employment opportunities and the design of major schemes. This policy is read in conjunction with other policies in the NDP. It meets all three sustainability objectives.
> - Policy SSM3 seeks to introduce a locally-defined mix of new housing thus meeting the social objective of ensuring that a range of homes can meet the needs of present and future generations.

- Policy SSM4 seeks to protect key community infrastructure to meet the needs of present and future generations, part of the social objective.
- Policy SSM5 seeks to encourage greater walking and cycling in the Parish which meets the economic objective in that it identifies necessary infrastructure, but also encourages non-motorised transport which has a positive effect on how we manage climate change in a low carbon economy. It also meets a social objective in that it seeks to provide accessible services.
- Policy SSM6 seeks to direct local services to neighbourhood clusters so that people can walk or cycle to them, rather than drive to more distant service centres. Like SSM5, this contributes to management of climate change in a low carbon economy.
- Policy SSM7 identifies locally important buildings and assets which meets the social objective by fostering a well-designed environment and protects the Parish's cultural well-being. It meets the environmental objective in that it seeks to protect the built and historic environment.
- Policy SSM8 contributes to protecting and enhancing the natural environment and seeks to allow provision for allotments which meet the environmental objective of using natural resources prudently.

Q2: Regs 14 and 16 consultation dates

The response has been supplied by the LPA.

Q3: SSM1 and Figure 7

Unfortunately, the Parish Council is unable to supply this information. The data is accessible on the LPA's interactive map which only provides the label "EC2" which is the policy reference. <u>The Parish Council would be grateful to have the LPA's assistance in responding to this query.</u>

Q4: SSM3 Housing

The Parish Council agrees that the figure of 416 dwelling can be deleted for clarity.

Stratton St Margaret Parish Council response to letter from the LPA (Alice Bates) dated 13 January 2020

Introductory pages

Figures 7 and 8 were included to provide evidence for the overall planning policy context for the Parish which is dominated by the policies on housing growth and economic development. It is therefore useful to show the maps in the introduction so that the reader understands this context. No changes proposed.

SSM1

Previous comments have been noted that the "policy" has been clearly renamed as an "informative". No changes proposed.

SSM3

It was the wish expressed by the Steering Group that this restriction be included since there is felt to be a preponderance of this housing type in the Parish already. It was felt that a wider variety of housing types would be beneficial.

Individual dwellings of 4-5 bedrooms are unlikely to be terraced given prevailing estate design. It is not considered that the two policy points are in conflict with one another.

SSM5

The information provided in Figure 11 was provided by Swindon Council. If a better map is available, it could be substituted for this version.

The alternative wording suggested would be acceptable.

The alternative wording to point C would be acceptable..

The list was included so that there can be no doubt regarding the viability of proposals. The policy seeks to provide adequate information so that applicants can understand the full costs of their development before making their planning application. This is what Planning Practice Guidance on Viability suggests that planning policies should do. Therefore, the policy would have less precision if the lists were removed, though the point that the list would

become redundant once the improvements have been delivered is valid. No changes are suggested.

SSM6

The main issue is that there are not enough local services and they are vulnerable to closure. This policy seeks to provide certainty to small businesses that they will be welcomed in planning policy to serve these neighbourhoods. It seems unlikely in this economic climate that there would be so many small shops and services that they would compete against each other. If this situation were to arise, it would be a matter for the property market to manage.

SSM8

The Parish Council has the evidence to support the need for additional burial spaces, and this is why the policy requires that developers for major schemes contact the Parish Council. At present, there is sufficient space, but this may change with time. Should one of the major employment sites be converted from employment to housing land, (Policy SSM2) then it is likely that additional burial space will be required. It may be desirable to modify the requirement for "major" to specify larger housing sites however, so perhaps it might be beneficial to refer back to developments that come forward under SSM2?

"......Developers of sites that fall under policy SSM" should consult…….."