

ROYAL WOOTTON BASSETT NEIGHBOURHOOD PLAN DECISION STATEMENT (PROCEEDING TO REFERENDUM)

1. INTRODUCTION

- 1.1. Pursuant to the Wiltshire Council constitution and in particular Part 3B, the Interim Director for Economic Development and Planning within whose remit Spatial Planning falls is authorised to make decisions on Neighbourhood Plan proposals following the examination of a Neighbourhood Plan proposal in accordance with the Town and Country Planning Act 1990 (as amended) and the Neighbourhood Planning (General) Regulations 2012 (as amended) and all other relevant legislation.

2. BACKGROUND

- 2.1. The designated area for the Royal Wootton Bassett Neighbourhood Plan comprises the whole of the parish area of Royal Wootton Bassett. On 20th March 2013 Wiltshire Council formally approved that the Royal Wootton Bassett Neighbourhood Area (i.e. the land within the parish area of Royal Wootton Bassett) be designated in accordance with the Neighbourhood Planning (General) Regulations 2012.
- 2.2. Royal Wootton Bassett Town Council – the ‘qualifying body’, submitted the draft Royal Wootton Bassett Neighbourhood Plan, along with supporting documents, to Wiltshire Council in April 2017 for consultation, independent examination and the remaining stages of the draft Plan’s preparation in accordance with the Neighbourhood Planning (General) Regulations 2012.
- 2.3. Following submission of the draft Royal Wootton Bassett Neighbourhood Plan, Wiltshire Council publicised the Plan and supporting documents and invited representations during the consultation period 18th April 2017 to 2nd June 2017.
- 2.4. In October 2017, Wiltshire Council appointed an independent examiner, Nigel McGurk BSc(Hons) MCD MBA MRTPI, to examine the Plan and consider whether it should proceed to referendum.
- 2.5. The examiner’s report was received in January 2018 and concluded that subject to making the modifications recommended in the report, that the draft Plan meets the Basic Conditions and should proceed to referendum. The examiner also recommended that the Royal Wootton Bassett Neighbourhood Area (the parish area) is an appropriate area within which to hold a referendum.
- 2.6. In accordance with legislation, Wiltshire Council must consider each of the recommendations made in the examiner’s report, decide what action to take in response to each recommendation and what modifications should be made to the

draft Plan in order to be satisfied that it meets the Basic Conditions and is compatible with Convention Rights. If the authority is satisfied then a referendum must be held. Consideration also needs to be given as to whether to extend the area to which the referendum is to take place.

3. DECISION AND REASONS

- 3.1. Having considered the examiner's recommendations and reasons for them, the Council concurs with the examiner's view and has decided to make modifications to the draft Royal Wootton Bassett Neighbourhood Plan to ensure that it meets legal requirements including the Basic Conditions as set out in legislation. Appendix 1 sets out these modifications, together with the reasons for them.
- 3.2. The Council is satisfied that the Neighbourhood Plan, as modified, complies with the legal requirements and can proceed to referendum.
- 3.3. The Council also agrees with the examiner that the referendum area should reflect the extent of the parish of Royal Wootton Bassett.
- 3.4. I declare that I have no private interest in respect of this matter that would prevent me from making this decision.

Signed:



Tim Martiensen
Director, Economic Development & Planning
Wiltshire Council

Dated:09/02/18

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Guidance for using this document

The following table sets out the modifications that are required in order to address the recommendations set out in the Examiner’s report together with the explanation / reason for modification. This should be read alongside the report of the independent examiner to Wiltshire Council on the Royal Wootton Bassett Neighbourhood Development Plan (2017 - 2026)

Throughout the table, specific changes that are required are shown as follows:

- text in **bold and underlined** identifies new text to be added to the Plan.
- text that is shown as ~~*italic strikethrough*~~ identifies text to be deleted from the Plan.

The relevant paragraph, policy and page numbering relates to the draft Royal Wotton Bassett Neighbourhood Development Plan 2017-2026 (hereafter referred to as the ‘RWBNDP’), as submitted to Wiltshire Council.

The final RWBNDP to be published for the purposes of the referendum, **will need to renumber the policies and paragraphs as appropriate following the insertion of changes.**

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|------------------|---------------------------|-------------------------------|--|---|
| R1 | 5 | Page 1, Para 1.1 | <p>EXAMINER RECOMMENDATION:</p> <p>Page 1, Para 1.1, delete the sentence referred to in paragraph 12 of the Examiner’s Report, and change to <i>“To align with the Wiltshire Core Strategy, the plan period of the Neighbourhood Plan is 2017 to 2026.”</i></p> <p>REQUIRED MODIFICATION:</p> <p>Page 1, second column, final paragraph:</p> <p><i>“The Neighbourhood Plan follows the same time scale as the Wiltshire Core Strategy, and so sets its policy between 2017 and 2026. <u>To align with the Wiltshire Core Strategy, the plan period of the Neighbourhood Plan is 2017 to 2026.</u>”</i></p> | For clarity, to ensure that the Neighbourhood Plan satisfies the relevant requirement in respect of specifying the plan period. |
| R2 | 5 | Front cover | <p>EXAMINER RECOMMENDATION:</p> <p>Delete “March 2017”</p> <p>REQUIRED MODIFICATION:</p> <p>Front cover:</p> <p><i>“Royal Wootton Bassett Neighbourhood Development Plan 2017-2016</i></p> | For clarity, there is no need to include the Submission Version publication date. The front cover should simply show the Plan period. |

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| | | | <i>March 2017”</i> | |
| R3 | 13 | Page 7. Section 1.7 | <p>EXAMINER RECOMMENDATION:</p> <p>Provide a new plan within the Neighbourhood Plan entitled “Royal Wootton Bassett Neighbourhood Area.” This should show the Neighbourhood Area and include the reference “The Neighbourhood Area corresponds to the area of the parish of Royal Wotton Bassett.”</p> <p>REQUIRED MODIFICATION:</p> <p>Include a plan within the main body of the Neighbourhood Plan, as per the Examiner’s recommendation, and refer to this plan within the supporting text on page 7, as follows:</p> <p><i>“1.7 Context The Neighbourhood Development Plan covers corresponds to the area of the parish of Royal Wootton Bassett (see map on page [X] in Appendix 4).”</i></p> <p>Where ‘X’ is the page on which the plan is to appear.</p> | For clarity and precision: The Neighbourhood Plan does not currently include a plan that makes the extent of the Neighbourhood Area entirely clear. |
| R4 | N/A | Page 5 | <p>Wiltshire Council recommendation:</p> <p>Wiltshire Council formally designated Royal Wootton Bassett Neighbourhood Area on 20th March 2013. The table on page 5 of the</p> | For accuracy |

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| | | | <p>Neighbourhood Plan indicates that the neighbourhood area was designated in April 2013. The table should be amended for accuracy.</p> <p>REQUIRED MODIFICATION:</p> <p>Row 8 of table of “Key Milestones”:</p> <table border="1" data-bbox="741 678 1624 715"> <tr> <td><i>Area designated</i></td> <td>April 2013. March 2013.</td> </tr> </table> | <i>Area designated</i> | April 2013. March 2013. | |
| <i>Area designated</i> | April 2013. March 2013. | | | | | |
| R5 | 16 | Page 1 | <p>EXAMINER RECOMMENDATION:</p> <p>Page 1, Para 1.1, line 9, delete “and making policy”</p> <p>REQUIRED MODIFICATION:</p> <p>Page 1, Para 1.1, line 9</p> <p><i>“Neighbourhood Development Plans offer communities the opportunity to shape their environment and have more influence over planning decisions taken which affect them. They are development by the community, but provided they achieve necessary legislative milestones, they become “made” and are used by the Local Planning Authority in determining planning applications and making policy.”</i></p> | For clarity, so that the introductory text is not mis-interpreted in respect of the making, purpose and use of neighbourhood planning policies. | | |
| R6 | 16 | Page 1 | <p>EXAMINER RECOMMENDATION:</p> <p>Page 1, Para 1.1, line 10, change to “... must be in general conformity with the strategic policies of the development plan, in</p> | For clarity, so that the introductory text is not mis-interpreted in respect of the | | |

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| | | | <p><i>this case...</i></p> <p>REQUIRED MODIFICATION: Page 1, Para 1.1, line 10;</p> <p><i>“Neighbourhood Development Plans must be <u>in general conformity with the strategic policies of the development plan</u> prepared in accordance with the Local Planning Authority’s Core Strategy, in this case the Wiltshire Core Strategy, adopted on 20 January 2015.”</i></p> | making, purpose and use of neighbourhood planning policies. |
| R7 | 16 | Page 1 | <p>EXAMINER RECOMMENDATION:</p> <p>Para 1.1, line 15, change to “must <i>have regard to</i> the National Planning...”</p> <p>REQUIRED MODIFICATION: Page 1, Para 1.1, line 15:</p> <p><i>“Neighbourhood Development Plans must also follow <u>have regard to</u> the National Planning Policy Framework 2012 which sets out the structure for the planning of sustainable development.”</i></p> | For clarity, so that the introductory text is not mis-interpreted in respect of the making, purpose and use of neighbourhood planning policies. |
| R8 | 16 | Page 1, Para 1.1, final paragraph. | <p>EXAMINER RECOMMENDATION:</p> <p>Para 1.1, delete last sentence, “<i>However...review.</i>”</p> <p>REQUIRED MODIFICATION:</p> | For clarity, so that the introductory text is not mis-interpreted in respect of the making, purpose and use of neighbourhood planning |

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| | | | Page 1, Para 1.1, final paragraph: “ However, a Neighbourhood Development Plan review will be triggered by Core Strategy alterations and reviews, for example a housing site review. ” | policies. A Neighbourhood Plan Review is not necessarily triggered as this sentence indicates. |
| R9 | 16 | Page 3, Paragraph 1.6 | EXAMINER RECOMMENDATION: Change to “...was started in 2013” REQUIRED MODIFICATION: Page 3, Paragraph 1.6: <i>“This Neighbourhood Development Plan process was started in March 2013 ...”</i> | Paragraph 1.6 currently conflicts with the Consultation Statement and with page 5 of the Neighbourhood Plan in relation to when the plan-making process began. |
| R10 | 18 | Page 10, Policy 1 | EXAMINER RECOMMENDATION: Policy 1, change to <i>“The provision of new, or improved, community services and/or community facilities to meet the needs of existing and future residents will be supported.”</i> REQUIRED MODIFICATION: <i>“Policy 1: Services and Facilities</i> <i>New residential development in the Royal Wootton Bassett neighbourhood area will only be supported if it is able to demonstrate</i> | The modification is necessary in order that the importance of local services and facilities to the community is reflected, whilst ensuring conformity to the NPPF in relation to: <ul style="list-style-type: none"> • Providing adequate justification to support the proposal (Paragraph 195); • The requirements for setting planning obligations, (Paragraph |

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| | | | <i>how the needs of future residents will be met in terms of community, medical, educational, infrastructure and social facilities. New development will be required to make appropriate contributions to local infrastructure, services and facilities. <u>The provision of new, or improved, community services and/or community facilities to meet the needs of existing and future residents will be supported</u></i> | 204); <ul style="list-style-type: none"> • Achieving a clear indication for policy makers (Paragraph 154) and; • Ensuring that development is viable and the Plan deliverable (Paragraph 173). |
| R11 | 20 | Page 11 | <p>EXAMINER RECOMMENDATION:</p> <p>Policy 2, change to “<i>The development of new and the retention of existing shops in the town centre will be supported, subject to such development respecting the character and appearance of the town centre.</i>”</p> <p>REQUIRED MODIFICATION:</p> <p><i>“Policy 2: Convenience and comparison retail</i></p> <p><i>Retail proposals within Royal Wootton Bassett Town Centre</i> <i>Retail proposals which increase the scope and range on offer in Royal Wootton Bassett Town Centre will be supported provided they;</i></p> <p><i>a) Make a positive contribution to the character and appearance of the town; and</i></p> <p><i>b) Do not exacerbate town centre congestion and on street parking issues.</i></p> | As written the policy is ambiguous and restrictive resulting in a policy that could prevent sustainable development. The first part of the policy does not meet the Basic Conditions as it does not conform to NPPF paragraphs 154 and 32 and conflicts with PPG on clarity of neighbourhood plan policies. It should not repeat Wiltshire Core Strategy Policy. |

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| | | | <p>Retail proposals outside Royal Wootton Bassett Town Centre The sequential test will be applied to retail proposals outside the Town Centre to promote prosperity and a vibrant local economy. In addition, the impact test will be applied to out of centre retail proposals over 200 square metres. <u>The development of new and the retention of existing shops in the town centre will be supported, subject to such development respecting the character and appearance of the town centre.</u></p> | |
| R12 | 20 | Page 11 | <p>EXAMINER RECOMMENDATION:</p> <p>Page 11, supporting text, last sentence, change to “...uses to keep the town...”</p> <p>REQUIRED MODIFICATION:</p> <p>Page 11, last sentence:</p> <p><i>“The policy aims to support ground floor units remaining in Class A and D uses <u>to</u> keep the town centre strong and vibrant.”</i></p> | For accuracy. |
| R13 | 21 | Page 12 | <p>EXAMINER RECOMMENDATION:</p> <p>Delete Policy 3</p> <p>REQUIRED MODIFICATION:</p> <p>Delete Policy 3.</p> | As written the policy is ambiguous not contributing to the achievement of sustainable development. It does not meet the basic conditions. |

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| R14 | 22 | Page 14, Policy 4 | <p>EXAMINER RECOMMENDATION:</p> <p>Delete Policy 4</p> <p>Replace Policy 4 with “<i>Community Action: The Town Council considers Royal Wootton Bassett’s infrastructure requirements to comprise the following: (list of eight bullet points here). The Town Council will seek to work with third parties to deliver as much of the above as possible.</i>”</p> <p>REQUIRED MODIFICATION:</p> <p>“Policy 4: Community Infrastructure <u>Community Action:</u></p> <p><u>The Town Council considers Royal Wootton Bassett’s infrastructure requirements to comprise the following are as follows:</u></p> <ul style="list-style-type: none"> • <i>Provision of, and improvements to, new allotments;</i> • <i>Improvements to the canal;</i> • <i>Provision of a skate park;</i> • <i>Improvements to the local cemetery;</i> • <i>A town park;</i> • <i>Dedicated pedestrian cycle routes;</i> • <i>Community facilities (meeting spaces and mixed use facilities);</i> <i>and</i> • <i>Provision of an appropriate level of school places to satisfy any</i> | <p>The list of community infrastructure requirements are noted as important to the community, however no evidence is provided to support their inclusion in a policy which must be deliverable and viable, having regard to Paragraph 173 of the NPPF. No evidence has been provided to demonstrate that Policy 4 meets the tests for planning obligations as set out in Paragraph 204 of the NPPF. For clarity, heading is given to the Community Action.</p> |

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| | | | <p><i>additional demand generated by development.</i></p> <p><u>The Town Council will seek to work with third parties to deliver as much of the above as possible.</u></p> <p>The ‘Community Action’ may be presented in a box, for clarity, however it should not appear the same as a Policy (i.e. use a different coloured shading to that used for Policy shading).</p> | For clarity, as a Community Action is not a land use policy. |
| R15 | 22 | Page 13, Para 3.6 | <p>EXAMINER RECOMMENDATION:</p> <p>Page 13, Para 3.6, line 10:</p> <p>Change to “...developments <i>may</i> be required...”</p> <p>REQUIRED MODIFICATION:</p> <p><i>“As a result, future residential development will may be required to contribute towards the delivery of...”</i></p> | For clarity, and due to the modifications required to Policy 4, as detailed above. |
| R16 | 23 | Page 14, Para 3.7 | <p>EXAMINER RECOMMENDATION:</p> <ul style="list-style-type: none"> Page 14, Para 3.7, line 3, change to “...development <i>may present the opportunity to help</i> meet the need for additional allotment space.” Page 14, Para 3.7, line 9, change to “...but <i>should such a</i> | For clarity, and due to the modifications required to Policy 4, as detailed above. |

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| | | | <p><i>facility be provided, it will be important that it is in a safe place with...</i></p> <ul style="list-style-type: none"> Page 14, Para 3.7, line 20, change to “The <i>Town Council</i> will seek to ensure that future residential development...” <p>REQUIRED MODIFICATION:</p> <p>Page 14:</p> <p>“Allotments ... future development <u>may present the opportunity to needs to help meet the need for additional allotment space.</u></p> <p>...</p> <p>Skateboard Park ... but <u>should such a facility be provided, it will be important that it</u> the need is to ensure that such a facility is in a safe place with good access for emergency services.</p> <p>...</p> <p>Play areas and parks ... The Neighbourhood Development Plan <u>Town Council</u> will seek to ensure that future residential development will be required to contribute ...”</p> | |
| R17 | 25 | Page 15, Policy 5 | <p>EXAMINER RECOMMENDATION:</p> <p>Change Policy 5 to “<i>Subject to respecting local character and safeguarding nature conservation interests, the provision of a Town Park and the improvement of public rights of way in the areas shown below and at the adjacent Row-de-Dow footpath, will be supported.</i>”</p> <p>REQUIRED MODIFICATION:</p> | Policy is unclear and as currently written it could lead to the safeguarding of land for a use that may fail to contribute to the achievement of sustainable development, as without any evidence, it cannot be certain that the proposal |

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| | | | <p><i>“Policy 5: Town Park and Row-de-Dow and Country Park Land outlined in Appendix 1 for the Town Park and Row de Dow footpath will be safeguarded from development and opportunities sought for the implementation and improvement of these facilities. The Country Park, as shown in Appendix 1, will be an important feature for the town. This area will offer opportunities for informal leisure and recreation, and protect the landscape setting of the town. Subject to respecting local character and safeguarding nature conservation interests, the provision of a Town Park and the improvement of public rights of way in the areas shown on the plan below and at the adjacent Row-de-Dow footpath, will be supported.”</i></p> | would safeguard local character or protect, or enhance biodiversity. |
| R18 | 25 | Page 15, Policy 5 | <p>EXAMINER RECOMMENDATION:</p> <p>Provide a new plan below the Policy, on an Ordnance Survey base, clearly denoting the boundaries of the Town Park and the Row-de-Dow footpath</p> <p>REQUIRED MODIFICATION:</p> <p>Insert a plan as per the Examiner’s recommendations.</p> | For clarity. To show the Town Park and Row-de-Dow footpath clearly on a plan, within the main body of the Plan. |
| R19 | 25 | Page 14, Para 3.7 | <p>EXAMINER RECOMMENDATION:</p> <p>Supporting text, Page 14, Para 3.7, last sentence in second column, delete “The Neighbourhood Development Plan...maintenance.”</p> | As currently written, this part of the supporting text is worded as though it comprises a Policy, which it does not. |

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| | | | <p>REQUIRED MODIFICATION:</p> <p>Page 14, Para 3.7, second column, delete last sentence:</p> <p><i>The Neighbourhood Plan will seek to protect the land required for this new park and ancient Row de Dew footpath extension and improvement as well as requiring contributions for its maintenance.</i></p> | |
| R20 | 25 | Page 14, Para 3.7 | <p>EXAMINER RECOMMENDATION:</p> <p>Supporting text, Page 14, third column, last sentence, change to “...maintenance. <i>The Town Council will seek to prevent disturbance to, and promote the preservation and enhancement of a reptile and amphibian relocation area within the Town Park site.</i>”</p> <p>REQUIRED MODIFICATION:</p> <p>Page 14, Para 3.7:</p> <p><i>“The reptile and amphibian relocation area within the Town Park site will be prevented from disturbance and measures taken to preserve and enhance the habitats found there to encourage wildlife to flourish uninhibited. <u>The Town Council will seek to prevent disturbance to, and promote the preservation and enhancement of a reptile and amphibian relocation area within the Town Park site.</u>”</i></p> | For clarity and to ensure that supporting text is not worded as a policy and, biodiversity is protected and enhanced. |

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| R21 | 26 | Page 15, Policy 6 | <p>EXAMINER RECOMMENDATION:</p> <p>Change start of Policy 6 to <i>“The provision of integrated community facilities including health...”</i></p> <p>REQUIRED MODIFICATION:</p> <p><i>“Policy 6: Integrated community facilities Proposals which make provision for The provision of integrated community facilities including health, leisure sport, social services ...”</i></p> | To avoid unforeseen circumstances of the policy, whereby any type of development within the town would be supported as long as makes some provision for integrated community facilities. |
| R22 | 27 | Page 17, Policy 7 | <p>EXAMINER RECOMMENDATION:</p> <ul style="list-style-type: none"> • Policy 7, delete <i>“...provided they accord...Strategy”</i> • Policy 7, change title to <i>“Infill development”</i>. <p>REQUIRED MODIFICATION:</p> <p><i>“Policy 7: Restricted/Infill development Proposals for the development of infill sites within the settlement boundary and in close proximity to the services and facilities of the town will be supported provided they accord with the other policies of the Neighbourhood Development Plan and Wiltshire Core Strategy.”</i></p> | <p>There is no need for Policy 7 to refer to other policies in the Neighbourhood Plan or Wiltshire Core Strategy. The development plan should be considered as a whole, so these policies will already be taken into account in planning decisions.</p> <p>To avoid confusion: The policy is concerned with ‘infill’ development. It does not refer to “restricted” development.</p> |
| R23 | 27 | Page 17, Policy 7 | <p>EXAMINER RECOMMENDATION:</p> <p>Provide plan underneath Policy showing the settlement boundary</p> | To show clearly the area referred to in the policy. |

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| | | | referred to. REQUIRED MODIFICATION: Insert plan as per Examiner’s recommendations. | |
| R24 | 29 | Page 17, Policy 8 | <p>EXAMINER RECOMMENDATION: Policy 8, change to “<i>The redevelopment of brownfield sites for residential use will be supported, provided that such sites are not of high environmental value.</i>”</p> <p>REQUIRED MODIFICATION: <i>“Policy 8: High quality mixed development Residential development in Royal Wootton Bassett shall be constructed to a high standard and include an affordable element in accordance with Core Policy 43 of the adopted Wiltshire Core Strategy.</i></p> <p><i>Residential development proposed on suitable brownfield/vacant sites well related to the services and facilities of the town centre and within the settlement boundary will be supported.</i></p> <p><i>Preference will be given to residential schemes offering a mix of dwelling types and tenures, including some or all of the following:</i></p> <ul style="list-style-type: none"> <i>a) Flats</i> <i>b) Bungalows</i> | <p>The first part has been recommended for deletion as it does not offer any further detail than existing adopted policies and it is not the role of the Neighbourhood Plan to simply repeat or seek to apply existing adopted policies.</p> <p>To remove ambiguous wording, and policy content that is more restrictive than national policy.</p> |

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| | | | <p>c) Smaller properties d) Family homes e) Accessible development suited to older and vulnerable people. <i>The larger the proposal, the greater the number of the above elements will be expected to be included.</i> <u>The redevelopment of brownfield sites for residential use will be supported, provided that such sites are not of high environmental value.</u></p> | |
| R25 | 31 | Page 18 | <p>EXAMINER RECOMMENDATION:</p> <p>Change Policy 9 to “<i>Development must respect local character and conserve or enhance heritage assets in a manner appropriate to their significance.</i>”</p> <p>REQUIRED MODIFICATION:</p> <p>“Policy 9: Design Development in Royal Wootton Bassett must demonstrate high quality design in order to preserve and enhance its identity as an historic market town. Development affecting listed buildings and their settings, and the Conservation Area must be particularly sensitive to local context, taking opportunities to actively enhance the street scene. <u>Development must respect local character and conserve or</u></p> | To improve conformity with Chapter 12 of the NPPF “conserving and enhancing the historic environment”. |

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| | | | <u>enhance heritage assets in a manner appropriate to their significance.</u> | |
| R26 | 31 | Page 18, supporting text | <p>EXAMINER RECOMMENDATION:</p> <p>Supporting text, page 18, second Para, line 5, change to <i>“The Town Council expects development within the town centre to respect the...found here and would like to see signage to be simple and non-illuminated.”</i></p> <p>REQUIRED MODIFICATION:</p> <p>Page 18, second paragraph, line 5:</p> <p>“Development within the town centre should <u>The Town Council expects development within the town centre to respect the</u> respect the form, style and materials of the buildings and frontages found here, with simple, non-illuminated signage <u>and would like to see signage to be simple and non-illuminated.</u>”</p> | The modification rewords the supporting text so that it does not appear as though it is a land use planning policy. |
| R27 | 31 | Page 18, supporting text | <p>EXAMINER RECOMMENDATION:</p> <p>Page 18, third Para, change to <i>“The Town Council expects development beyond the town centre to be sensitive...distinctiveness. A way to achieve this is to use materials...”</i></p> <p>REQUIRED MODIFICATION:</p> | The modification rewords the supporting text so that it does not appear as though it is a land use planning policy. |

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| | | | <p>Page 18, third paragraph:</p> <p>“Development beyond the town centre should <i>The Town Council expects development beyond the town centre to</i> be sensitive to its context and reinforce the market town character, layout and appearance, building on local distinctiveness and ensuring the use of . <i>A way to achieve this is to use</i> materials historically found in this area.”</p> | |
| R28 | 31 | Page 18, supporting text | <p>EXAMINER RECOMMENDATION:</p> <p>Page 18, second column, line 4, change to “<i>The Town Council would like to see development planned with...</i>”</p> <p>REQUIRED MODIFICATION:</p> <p>Page 18, second column, line 4:</p> <p>“Development should be <i>The Town Council would like to see development</i> planned with interconnections and accessibility in mind, ...”</p> | The modification rewords the supporting text so that it does not appear as though it is a land use planning policy. |
| R29 | 31 | Page 18, supporting text | <p>EXAMINER RECOMMENDATION:</p> <p>Page 18, second column, line 12, change to “...a supplement to the Neighbourhood Development Plan. <i>The Town Council would like this document to help support the Neighbourhood Development Plan.</i>”</p> | The modification rewords the supporting text so that it does not appear as though it is a land use planning policy. |

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| | | | <p>REQUIRED MODIFICATION:</p> <p>Page 18, second column, line 12:</p> <p><i>“Royal Wootton Bassett Town Council is in the process of developing a local Design Guide as a supplement to the Neighbourhood Plan, which when completed shall be used alongside the Neighbourhood Development Plan in making recommendations on planning applications. The Town Council would like this document to help support the Neighbourhood Development Plan.”</i></p> | |
| R30 | 31 | Page 18, supporting text | <p>EXAMINER RECOMMENDATION:</p> <p>Delete last Para of Supporting text (“Appropriate...Strategy”)</p> <p>REQUIRED MODIFICATION:</p> <p>Page 18, last paragraph of supporting text, delete sentence:</p> <p><i>“Appropriate residential parking should be provided as set out in Policy PS6 – Residential parking standards and Table 7.1 of the Wiltshire Local Transport Plan Car Parking Strategy.”</i></p> | <p>The modification rewords the supporting text so that it does not appear as though it is a land use planning policy.</p> <p>The sentence is not necessary as the requirement is already enshrined in adopted policy.</p> |
| R31 | 34 | Page 20 | EXAMINER RECOMMENDATION: | The allocation in Policy 10 has not emerged through an |

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| | | | <p>Delete Policy 10 and supporting text on Page 19 and adjacent to the Policy on page 20.</p> <p>REQUIRED MODIFICATION:</p> <p>Delete Policy 10.</p> <p><i>“Policy 10: Land off Maple Drive In order to achieve the strategic objectives of the Neighbourhood Plan, land off Maple Drive (see Appendix 1) is allocated for up to 110 dwellings of mixed sizes and tenures, incorporating affordable housing to Wiltshire Council standards. It is expected that land for integrated community facilities will be provided alongside the development of this site.”</i></p> <p>Delete supporting text to Policy 10, and the associated table of criteria.</p> <p>Page 19: <i>“There are a significant number of new proposals for housing in Royal Wootton Bassett, and there are a number of sites which have been put forward through the Strategic Housing Land Availability Assessment (SHLAA), a process carried out periodically by Wiltshire Council, and further representations to the Neighbourhood Development Plan Steering Group. Some sites which are proposed more effectively meet the strategic objectives of the Neighbourhood Development Plan. In evaluating potential housing sites, the following criteria were used. The Themes and</i></p> | <p>identified need to identify land for a certain number of dwellings. There is no substantive evidence to demonstrate the size and location of the allocation is appropriate in respect of meeting the objectives of the Neighbourhood Plan.</p> <p>The policy is imprecise and does not contribute to the achievement of sustainable development.</p> |

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| | | | <p>Criteria were based on the views and issues arrived at through consultation with the community.”</p> <p>Page 20: “The use of the strategic objectives, evaluation of sites against the above criteria, combined with extensive community consultation and engagement has led to the allocation of land off Maple Drive, as shown on the map in Appendix 1. The allocation of 110 dwellings on this site will deliver community benefit in the form of land for community facilities. It will also help to meet local housing needs, contribute towards the provision of affordable housing for Royal Wootton Bassett and provide growth in a location which does not lead to coalescence of the town with other settlements.”</p> | |
| R32 | 34 | Page 16 | <p>EXAMINER RECOMMENDATION:</p> <p>Delete third Para of text on page 16</p> <p>REQUIRED MODIFICATION:</p> <p>Page 16, third paragraph:</p> <p>“It is recognised that pressure for new development will persist, given the high quality of life Royal Wootton Bassett residents enjoy, and its excellent links to services, facilities and employment opportunities further afield. In preparing the Neighbourhood Development Plan, the Steering Group has sought to evaluate</p> | To align with the deletion of Policy 10. |

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| | | | <i>development sites which have been presented through the Strategic Housing Land Availability Assessment, in order to make recommendations on the long-term direction of growth for Royal Wootton Bassett. The process of site evaluation and the housing site allocation have been subject to Strategic Environmental Assessment to ensure that the implications of all options are clearly understood, and the most positive choices selected.”</i> | |
| R33 | 36 | Page 20 | <p>EXAMINER RECOMMENDATION:</p> <p>Change Policy 11 to “<i>Employment development within Royal Wootton Bassett (B1, B2, B8) that respects local character, residential amenity and highway safety, will be supported.</i>”</p> <p>REQUIRED MODIFICATION:</p> <p><i>“Policy 11: Employment Land Proposals for new industrial/commercial premises (B1, B2, B8) in appropriate locations, well related to the built-up area of the town, will be supported provided it can be demonstrated that the existing land allocated for employment development in Royal Wootton Bassett in the Wiltshire Core Strategy is unsuitable or is no longer available. Proposals must also be in accordance with the measures of Core Strategy Policy 34. Traffic and transport implications of any proposal must be identified and negative effects mitigated, and subject to the other policies of the Neighbourhood Development Plan and Wiltshire Core Strategy. Employment development within Royal Wootton Bassett (B1,</i></p> | Policy 11 is a positive policy, seeking to encourage economic growth, however, the policy is ambiguous and could result in support for inappropriate forms of development and fails to contribute to the achievement of sustainable development. |

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| | | | <u>B2, B8) that respects local character, residential amenity and highway safety, will be supported.</u> | |
| R34 | 37 | Page 21 | <p>EXAMINER RECOMMENDATION:</p> <p>Policy 12, change to “<i>Within the built-up area, proposals for visitor accommodation and/or a new theatre will be supported, subject to there being no significant harm to residential amenity or highway safety.</i>”</p> <p>REQUIRED MODIFICATION:</p> <p><i>“Policy 12: Visitor accommodation and facilities</i> <i>Proposals for visitor accommodation and facilities within the built-up area will be supported provided they make provision for adequate highway/parking mitigation measures and do not have adverse impacts on the residential amenity of existing occupiers.</i> <u>Within the built-up area, proposals for visitor accommodation and/or a new theatre will be supported, subject to there being no significant harm to residential amenity or highway safety.</u>”</p> | As written, the policy is imprecise. |
| R35 | 39 | Page 22 | <p>EXAMINER RECOMMENDATION:</p> <p>Policy 13, change to “<i>Development should safeguard the separate identity and locally distinctive character of Royal Wootton Bassett and its unique landscape setting.</i>” (delete rest of Policy)</p> <p>REQUIRED MODIFICATION:</p> | As written, the policy is worded negatively and unnecessarily onerous, failing to allow for sustainable development to come forward. Evidence has not been provided to support |

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| | | | <p><i>“Policy 13: Landscape Setting</i> <u>Development should safeguard the separate identity and locally distinctive character of Royal Wootton Bassett and its unique landscape setting.</u> <i>The Neighbourhood Development Plan will only support developments which safeguard the separate identity and character of Royal Wootton Bassett as an historic market town within its unique landscape setting, in accordance with Core Policy 51 of the Wiltshire Core Strategy. In order to preserve and promote the sense of place and to enhance the landscape setting and separate identity of the town, the land shown hatched in green to the East of Royal Wootton Bassett on the Map in Appendix 1 will remain open and in agricultural use.”</i></p> | <p>this approach or that it can be sustained, therefore there is an absence of substantive evidence to demonstrate that the policy contributes to the achievement of sustainable development.</p> |
| R36 | 39 | Page 21 | <p>EXAMINER RECOMMENDATION:</p> <p>Supporting text, page 21, second column, line 7, change to “...new development <i>must take into consideration the gap between Royal Wootton Bassett and Swindon.</i> Community consultation...”</p> <p>REQUIRED MODIFICATION: Page 21, second column, line 7:</p> <p><i>“Whilst it is acknowledged that growth is important in retaining the vitality and viability of a small town, the location of new development must not be allowed to encroach on <u>must take into consideration</u> the gap between Royal Wootton Bassett and Swindon., given the congestion issues which exist and the diverse</i></p> | <p>The supporting text should be worded positively.</p> |

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| | | | <i>character of the settlements.”</i> | |
| R37 | 39 | Page 22 | <p>EXAMINER RECOMMENDATION:</p> <p>Supporting text, page 22, delete the last Para and replace with “Policy 13: Landscape Setting <i>seeks to reinforce</i> the...Assessment.”</p> <p>REQUIRED MODIFICATION: Delete:</p> <p><i>Policy 13: Landscape Setting seeks to allocates land to help to reinforce the management objectives of the Landscape Character Assessment, and to enhance provisions of Core Policy 51 and the view of the community in maintaining and enhancing the distinct and separate identity of Royal Wootton Bassett.</i></p> | To reflect changes to be made to Policy 13. |
| R38 | 41 | Page 24. | <p>EXAMINER RECOMMENDATION:</p> <p>Policy 14, change to “<i>The development of a railway station and supporting infrastructure to serve Royal Wootton Bassett will be supported.</i>” (delete rest of Policy)</p> <p>REQUIRED MODIFICATION:</p> <p><i>“Policy 14: Railway Station The development of a railway station and supporting infrastructure to serve Royal Wootton Bassett and surrounding villages will be supported and opportunities to assist in bringing forward this project will be</i></p> | There is no detail showing how the railway station could be delivered, and therefore at least 5 of the 6 sites identified would be effectively sterilised for a use which might never come forward. In addition the Plan’s evidence indicates that only 3 of the sites are feasible. Therefore, the policy is imprecise and fails to have regard to Paragraph 173 of the |

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| | | | <i>actively sought by the Town Council. Developer contributions will be expected to assist in bringing this project to fruition. The railway station will be located at one of the six sites shown in the Map at Appendix 1; these sites will be safeguarded until such time as the final decision is reached on the appropriate location for the railway station.”</i> | NPPF in respect of viability and deliverability. |
| R39 | 41 | Page 24. | <p>EXAMINER RECOMMENDATION:</p> <p>Add a new “Community Action: Railway Station. The Town Council will actively seek opportunities to assist in bringing this project forward.”</p> <p>As noted earlier in this Report, a Community Action is not a Policy. As prior, the Community Action should appear distinctive from the Policies of the Neighbourhood Plan.</p> <p>REQUIRED MODIFICATION:</p> <p>Add a new ‘Community Action’:</p> <p><u>Community Action: Railway Station</u> <u>The Town Council will actively seek opportunities to assist in bringing this project forward.</u></p> <p>The ‘Community Action’ may be presented in a box, for clarity, however it should not appear the same as a Policy.</p> | <p>Policy 14 is not a policy but simply a proposed action for the Town Council, so the Neighbourhood Plan should be changed to reflect this.</p> <p>For clarity, as a Community Action is not a land use policy.</p> |

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| R40 | 41 | Page 24 | <p>EXAMINER RECOMMENDATION:</p> <p>Page 24, supporting text, second column, line 3, delete “<i>The Neighbourhood Development Plan seeks to...realise a railway station.</i>”</p> <p>REQUIRED MODIFICATION:</p> <p>Page 24, supporting text, second column, line 3:</p> <p><i>“There is potential to open a station to the east of the town to make short commutes to Swindon or Chippenham/Bath/Bristol or, subject to Network Rail agreement, a full intercity service. The Neighbourhood Development Plan seeks to protect the land suitable for this provision and to require future development to help realise a railway station. Sites for a potential railway station have been evaluated through an independent feasibility study process, and this information is located at Appendix 11: Evidence Base in the suite of Neighbourhood Development Plan documents.”</i></p> | Text deleted to reflect the changes to be made to Policy 14, and to reflect that the aspiration to deliver a railway station is not currently possible through the Neighbourhood Plan. |
| R41 | 43 | Page 24 | <p>EXAMINER RECOMMENDATION:</p> <p>Policy 15, change to “<i>Development should not harm highway safety and must ensure that the residual cumulative impacts of development are not severe. The promotion of walking, cycling and public transport will be supported.</i>”</p> | As written, the Policy is imprecise and makes no distinction between proposals, requiring all proposals to provide information on the “negative impacts” of traffic arising from development. |

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| | | | <p>REQUIRED MODIFICATION:</p> <p><i>“Policy 15: Road safety, traffic and transport</i> <i>Development should not harm highway safety and must ensure that the residual cumulative impacts of development are not severe. The promotion of walking, cycling and public transport will be supported.</i> <i>Traffic generating development proposals should demonstrate how the road safety, traffic and transport implications have been evaluated and negative impacts mitigated. The use of sustainable modes of transport (walking, cycling and public transport) are expected to be promoted through development, and contributions to dedicated pedestrian/cycle routes and additional public and community transport services with associated infrastructure will be required where appropriate. It is recognised that the canal tow path could in future provide a safe and traffic free route to Swindon, and this route will be protected from other development to allow this to be ultimately implemented.”</i></p> | <p>Therefore, it does not have regard to Paragraph 193 of the NPPF. The policy also takes an approach requiring all development proposals to promote sustainable modes of transport, which fails to have regard to Paragraph 204 of the NPPF in relation to planning obligations.</p> <p>The policy is imprecise in relation to the protection of the canal tow path and notwithstanding this, the path is already protected as a public right of way.</p> |
| R42 | 43 | Page 25 | <p>EXAMINER RECOMMENDATION:</p> <p>Page 25, supporting text, first Para, delete last sentence (“Developments...services.”)</p> <p>REQUIRED MODIFICATION:</p> <p>Page 25, supporting text, first paragraph:</p> <p><i>“Bus facilities within the town have been reduced over recent years, and</i></p> | <p>The supporting text should not be worded as though it comprises a land use planning policy, which it does not.</p> |

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| | | | <i>a number of community consultees raised concerns in this regard. Developments should help to preserve or increase the provision for bus services.</i> | |
| R43 | 44 | Page 25 | <p>EXAMINER RECOMMENDATION:</p> <p>Delete Policy 16 and Paragraph 5.5 of supporting text</p> <p>REQUIRED MODIFICATION:</p> <p>Policy 16: - delete entire policy.</p> <p>Paragraph / section 5.5 – delete paragraph from “<i>The consultation revealed... “to “...the creation and maintenance of this route”.</i></p> | The policy is too onerous as it places a requirement on development proposals, regardless of nature or scale, and does not have regard to Paragraph 73 of the NPPF. It also does not have regard to Paragraph 204 of the NPPF in respect of the need for planning obligations to be necessary, directly related to development, and to be fairly and reasonably related in scale and kind to development. Section 5.4 already captures the desire of residents to see improvements in pedestrian and cycle paths. |
| R44 | 45 | Appendix 1 | <p>EXAMINER RECOMMENDATION:</p> <p>Delete Appendix 1 (this Report recommends the inclusion of plans within the Neighbourhood Plan, where appropriate)</p> <p>REQUIRED MODIFICATION:</p> | Appendix 1 does not accurately reflect the content of the Neighbourhood Plan and the Examiner’s Report makes recommendations to include relevant plans throughout the |

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| | | | Delete Appendix 1. | Neighbourhood Plan, making the plan at Appendix 1 superfluous. |
| R45 | 45 | All | EXAMINER RECOMMENDATION: Update the Contents, Policy and page numbering, taking into account the recommendations contained in this Report. | The recommendations made in this Report will have a subsequent impact on Contents, Policy and page numbering. |
| | | | Additional changes required for consistency with the Examiner’s recommendations. | |
| R46 | N/A | Page 15, Policy 5 | Consequential modifications to Policy 5 will be needed - Delete “and Country Park” in the Policy title MODIFICATION: <i>“Policy 5: Town Park and Row-de-Dow and Country Park”</i> | The required changes to the policy result in a focus on the Town Park and Row-de-Dow. The inclusion of ‘and Country Park’ causes confusion and is unnecessary as the Country Park now has planning permission. |
| R47 | N/A | Page 11. Supporting text of Policy 2. | Consequential modifications to the Plan as a consequence of the deletion of the plan at Appendix 1 – Currently the plan at Appendix 1 shows the following: <ul style="list-style-type: none"> • Town centre • Conservation area | To add precision to Policy 2. |

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| | | | <ul style="list-style-type: none"> • Listed buildings • Rights of Way • Allotments • Core Strategy Housing Allocation • Principal Employment Area • Brynards Hill Lower Woodshaw Development <p>It has been recommended that this plan be deleted, and that the key features relevant to policy or supporting text should be shown on individual plans in line with the text.</p> <p>REQUIRED MODIFICATION:</p> <p>The Town Centre should be delineated on a plan, in support of Policy 2. The plan, and page number on which it appears should be clearly referenced in the text.</p> | |
| | N/A | Supporting text. | <p>Consequential modifications to the Plan as a consequence of the deletion of the plan at Appendix 1 –</p> <p>SUGGESTED MODIFICATION:</p> <p>Include a plan showing Conservation Area, Listed Buildings, Rights of Way, Allotments, to illustrate information in the supporting text. The plan, and page number on which it appears should be clearly referenced in the text.</p> <p>Include a plan showing existing policies of the Development Plan</p> | To add information in support of the Plan narrative. |

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| | | | and planning commitments such as Brynards Hill Lower Woodshaw Development, the Country Park, Principal Employment Areas and Core Strategy Housing Allocation. The plan, and page number on which it appears should be clearly referenced in the text. | |