

WOOTTON RIVERS NEIGHBOURHOOD DEVELOPMENT PLAN DECISION STATEMENT (PROCEEDING TO REFERENDUM)

1. INTRODUCTION

- 1.1. Pursuant to the Wiltshire Council constitution and in particular Part 3B, the Associate 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 Wootton Rivers Neighbourhood Development Plan comprises the whole of the parish of Wootton Rivers. On 30th March 2015 Wiltshire Council formally approved that the Wootton Rivers Neighbourhood Area (i.e. the land within the parish of Wootton Rivers) be designated in accordance with the Neighbourhood Planning (General) Regulations 2012.
- 2.2. Wootton Rivers Parish Council – the ‘qualifying body’, submitted the draft Wootton Rivers Neighbourhood Development Plan, along with supporting documents, to Wiltshire Council in December 2016 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 Wootton Rivers Neighbourhood Development Plan, Wiltshire Council publicised the Plan and supporting documents and invited representations during the consultation period 30th January to 15th March 2017.
- 2.4. In April 2017 Wiltshire Council appointed an independent examiner, Mr Robert Bryan BA Hons, Dip TP, MRTPI to examine the Plan and consider whether it should proceed to referendum.
- 2.5. The examiner’s report was received in July 2017 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 Wootton Rivers 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 have decided to make modifications to the draft Wootton Rivers Neighbourhood Development 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 Wootton Rivers Neighbourhood Area.
- 3.4. I declare that I have no private interest in respect of this matter that would prevent me from making this decision.

Signed:



Mike Wilmott

Associate Director, Economic Development & Planning
Wiltshire Council

Dated: 18th October 2017

APPENDIX 1

Modifications required to be made to the draft Wootton Rivers Neighbourhood Development Plan

Guidance for using this document

The following table sets out the changes that are required to be made to the Neighbourhood Plan, together with the explanation and reason for the change.

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

- text in ***italics, 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 Wootton Rivers Neighbourhood Development Plan (hereafter referred to as the 'WRNDP'), as submitted to Wiltshire Council. For each change, the table sets out the examiner's recommendation as set out in his/her report, followed by the change that is required to be made to the neighbourhood plan.

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

APPENDIX 1

Modifications required to be made to the draft Wootton Rivers Neighbourhood Development Plan

Change no.	Page in Examiner Report	Related WRNDP page / section	Examiner's recommendation and required changes	Reason for change
1	Page 4: Recommendation 1	Front page.	<p>EXAMINER'S RECOMMENDATION: "On the front cover of the Plan document after 'Neighbourhood Development Plan' insert '2017-2026'."</p> <p>REQUIRED CHANGE: On the front cover of the neighbourhood plan after "Neighbourhood Development Plan" insert "<u>2017-2026</u>"</p>	To clarify the plan period within which the NDP will take effect, as required by Paragraph 8(1) of Schedule 4 B of the Town and Country Planning Act 1990.
2	Page 11: Recommendation 2	Page 6, Section 2, 4 th paragraph.	<p>EXAMINER'S RECOMMENDATION: "In the 4th paragraph in section 2 The Historic Environment and Heritage Assets delete '59' and replace with '58'."</p> <p>REQUIRED CHANGE: In the 4th paragraph in section 2 The Historic Environment and Heritage Assets delete "59" and replace with "58", as follows:</p> <p><i>The NDP seeks fully to support and help deliver the national policy and guidance for the conservation of the historic environment contained within chapter 12 of the national planning policy framework (NPPF 2012). It also supports core policy 57 and 5958 of the Wiltshire core strategy for ensuring high quality design and conservation of the historic environment.</i></p>	Incorrect reference to WCS Core Policy.
3	Page 11: Recommendation 2	Page 7, Section 2, 1 st paragraph.	<p>EXAMINER'S RECOMMENDATION: "In the paragraph on page 7 alter the final sentence as follows; 'Due to the known occupation of the village since Saxon times development in or near the centre of the village may require an archaeological evaluation. The Wiltshire Council will determine the need for an evaluation in accordance with its valuation criteria on validating planning applications.' "</p>	The indication that "any" development in or near the historic centre should be accompanied by an archaeological survey is overly prescriptive, as some minor developments may not

APPENDIX 1

Modifications required to be made to the draft Wootton Rivers Neighbourhood Development Plan

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			<p>REQUIRED CHANGE: In the paragraph on page 7 alter the final sentence as follows:</p> <p><i>Proposed changes to the buildings themselves or their settings must be fully assessed to understand the significance of any impact on heritage assets affected, including any contribution made by their setting. The NDP seeks to support this through its policies and guidance on the streetscape, location, design and type of development that would be supported. Due to the known occupation of the village since Saxon times, any proposed development in or near the historic centre of the village should be preceded by a full <u>may require an</u> archaeological evaluation. to ensure that any significant historical remains are identified and either protected or mitigated in accordance with their level of significance. <u>Wiltshire Council will determine the need for an evaluation in accordance with its validation criteria on validating planning applications and in consultation with the County Archaeologist.</u></i></p>	<p>have any apparent archaeological implications. Ultimately the requirements for planning application submissions are a matter for the council. In the interests of clarity this should be amended in the plan.</p> <p>To correct a typographical error which appears in the changes proposed in the examiner's report.</p>
4	Page 13: Recommendation 3	Page 11, title	<p>EXAMINER'S RECOMMENDATION: "Alter title to 'Housing Development'."</p> <p>REQUIRED CHANGE: Alter title, as follows:</p> <p><i>Policy H1: Housing Development</i></p>	To reflect that the Section relates to more than just Policy H1.
5	Page 13: Recommendation 3	Page 11, 4.1 Overview	<p>EXAMINER'S RECOMMENDATION: "Introduce the following as opening paragraphs; 'The Wiltshire Core Strategy, adopted in 2015 provides a strategic</p>	In order to explain the relationship of Policy H1 to the strategic policies in the

APPENDIX 1

Modifications required to be made to the draft Wootton Rivers Neighbourhood Development Plan

Change no.	Page in Examiner Report	Related WRNDP page / section	Examiner's recommendation and required changes	Reason for change
			<p>direction for housing development for Wiltshire until 2026. It identifies Wootton Rivers as a “Small Village” on the basis it has a low level of services and facilities and few employment opportunities. It states development should be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.</p> <p>The Core Strategy does not support development outside the defined limits of a settlement unless it is endorsed by community-led plans such as a neighbourhood plan.</p> <p>Core Policy 2 establishes that in small villages development will be restricted to “infill development” to meet local housing, employment and service needs provided it</p> <ol style="list-style-type: none"> 1) Respects the existing character and form of settlement 2) Does not elongate the village or impose development in sensitive landscape areas 3) Does not consolidate an existing sporadic loose knit areas of development related to the settlement <p>‘Infill development’ is defined as “the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling. Exceptions to this approach will only be considered through the neighbourhood plan process or DPD’s’.”</p> <p>REQUIRED CHANGE: Introduce the following as opening paragraphs, underneath ‘4.1 Overview’ (this excludes the recommended paragraph relating to limits of development, which does not relate to development at small villages) :</p> <p><u>The Wiltshire Core Strategy, adopted in 2015 provides a strategic direction for housing development for Wiltshire until 2026. It identifies Wootton Rivers as a “Small Village” on the</u></p>	<p>Core Strategy as it relates to ‘Small Villages’ and provide clarity by defining what is meant by ‘infill’ development, in accordance with WCS Core Policy 2.</p>

APPENDIX 1

Modifications required to be made to the draft Wootton Rivers Neighbourhood Development Plan

Change no.	Page in Examiner Report	Related WRNDP page / section	Examiner's recommendation and required changes	Reason for change
			<p><u>basis it has a low level of services and facilities and few employment opportunities. It states development should be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.</u></p> <p><u>Core Policy 2 establishes that in Small Villages development will be restricted to "infill development" to meet local housing, employment and service needs provided it</u></p> <p><u>1) Respects the existing character and form of settlement</u> <u>2) Does not elongate the village or impose development in sensitive landscape areas</u> <u>3) Does not consolidate an existing sporadic loose knit area of development related to the settlement</u></p> <p><u>"Infill development" is defined as "the filling of a small gap within the village that is only large enough for not more than a few dwellings, generally only one dwelling. Exceptions to this approach will only be considered through the neighbourhood plan process or DPDs"</u></p>	
6	Page 14: Recommendation 3	Page 11, 4.1 Overview, paragraph 4	<p>EXAMINER'S RECOMMENDATION: "Amend the 4th paragraph in section 4.1 by adding an extra sentence, as follows; "However, a full housing needs survey is required to properly determine housing need. In the event a need is identified in the future then Core Strategy Policy 44 allows the provision of affordable housing on "rural exception" sites within or well related to the village."</p> <p>REQUIRED CHANGE:</p>	To ensure conformity with the WCS and include reference to WCS Core Policy 44 concerning possible mechanisms for the delivery of affordable homes, should a need be identified.

APPENDIX 1

Modifications required to be made to the draft Wootton Rivers Neighbourhood Development Plan

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			<p>Amend the 4th paragraph in section 4.1 by adding an extra sentence, as follows:</p> <p><i>A significant mix of affordable housing is supplied within the parish with 17 social rented homes (14.4% of stock) together with a further 122 in the surrounding three villages and 311 in the Local Service Centre of Pewsey. The housing register does not evidence significant housing demand in the area and no registered demand for Wootton Rivers. <u>However, a full housing needs survey is required to properly determine housing need. In the event a need is identified in the future then Core Strategy Policy 44 allows the provision of affordable housing on "rural exception" sites within or well related to the village.</u></i></p>	
7	Page 14: Recommendation 3	Page 11, 4.1 Overview, paragraph 5	<p>EXAMINER'S RECOMMENDATION: "At the end of the 5th paragraph in section 4.1 add the following extra sentence to the end; 'The evidence gathered so far from public consultation supports a limit on the size of dwellings to a maximum of 3 bedrooms.'"</p> <p>REQUIRED CHANGE: Amend the 5th paragraph in section 4.1 by adding an extra sentence, as follows:</p> <p><i>The community supports the addition of smaller size homes, more suitable for younger families and for older people downsizing, and for the level of growth to be at about 6 new properties between now and 2026. <u>The evidence gathered so far from public consultation supports a limit on the size of dwellings to a maximum of 3 bedrooms.</u></i></p>	Given the available evidence it is only possible to justify a general preference for smaller housing i.e. 3 bedrooms or less.

APPENDIX 1

Modifications required to be made to the draft Wootton Rivers Neighbourhood Development Plan

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8	Page 14: Recommendation 3	Page 11, 4.1 Overview, paragraph 6	<p>EXAMINER'S RECOMMENDATION: "In the 6th paragraph in section 4.1 after CIL insert " see glossary page 68". Insert in glossary CIL- Community Infrastructure Levy: A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area."</p> <p>REQUIRED CHANGE: Amend the 6th paragraph in section 4.1 by adding additional text, as follows:</p> <p><i>The use of any <u>neighbourhood proportion</u> of CIL (<u>see Glossary on page 68</u>) or other contributions from development <u>passed to Parish Councils</u> will be decided upon by the Parish Council.</i></p>	Definition and additional wording added for clarity and accuracy.
9	Page 14: Recommendation 3	Page 68, Glossary of Terms	<p>EXAMINER'S RECOMMENDATION: As above.</p> <p>REQUIRED CHANGE: Insert the following to the Glossary of Terms:</p> <p><u>CIL- Community Infrastructure Levy: A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.</u></p>	Definition added for clarity to the reader.
10	Page 14: Recommendation 3	Page 11, 4.1 Overview, paragraph 7	<p>EXAMINER'S RECOMMENDATION: "In the 7th paragraph in section 4.1 after "criteria", include 'some of which relate to design policy D1, including' ".</p> <p>REQUIRED CHANGE:</p>	Definition added for clarity to the reader.

APPENDIX 1

Modifications required to be made to the draft Wootton Rivers Neighbourhood Development Plan

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			<p>Amend the 7th paragraph in section 4.1 by adding additional text, as follows:</p> <p><i>Future development should be based on a number of criteria, <u>some of which relate to design policy D1</u>, including:</i></p>	
11	Page 14: Recommendation 3	Page 12, 4.2, paragraph '1')	<p>EXAMINER'S RECOMMENDATION: "Add to the end of paragraph 4.2 1) add the following from the policy wording of the second paragraph of H2; 'As a broad guideline, the average number which parishioners considered acceptable (in our September-October 2015 survey, with 57 respondents) was 6 new dwellings between now and 2026.' "</p> <p>REQUIRED CHANGE: Amend the paragraph by adding an extra sentence, as follows:</p> <p><i>1) The unspoilt nature of the village - significant development would reduce the relative percentage of historic houses which is a particular feature. Currently there are 58 houses within the conservation area of which 67% are historic and 33% are modern. This ratio of more than 2:1 would be reduced to less than 1.5:1 if just eight new properties were added and this would be likely to have a detrimental impact on the current look and feel of the village centre. <u>As a broad guideline, the average number which parishioners considered acceptable (in our September-October 2015 survey, with 57 respondents) was 6 new dwellings between now and 2026.</u></i></p>	Definition added for clarity to the reader.
12	Page 15: Recommendation 3	Page 12, 4.4 The Four Areas of Housing	<p>EXAMINER'S RECOMMENDATION: "Delete the title 4.4 The Four Areas of Housing Policy" and policies H1 H2 and H3. Replace with the following;</p>	To make the policy more succinct and exclude certain matters, which are more suitable for reference in the

APPENDIX 1

Modifications required to be made to the draft Wootton Rivers Neighbourhood Development Plan

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		Policy	<p>‘4.4 Policy H1 Housing Development</p> <p>Any new development will be limited to “in-fill” as defined by Core Policy 2 in the Wiltshire Core Strategy. Development will only be acceptable if it is within the settlement boundary defined on map 3 on page 14.</p> <p>Residential development shall consist of 3 bedroom units or less.”</p> <p>REQUIRED CHANGE:</p> <p>Delete the title 4.4 The Four Areas of Housing Policy” and policies H1 H2 and H3, and replace as follows:</p> <p><i>4.4 The Four Areas of Housing Policy</i></p> <p><i>H1 - Location</i></p> <p><i>Any new development within the parish of Wootton Rivers will be limited to in-fill as defined by Core Policy 2 of the Wiltshire Core Strategy (“filling a small gap in the village.....”)...</i></p> <p><i>... The parish considers garden/ outdoor space important in the planning context as it is intended to prevent ‘massing’ of multi-dwelling developments and meets the criterion for enabling open views of the countryside.</i></p> <p><u>Policy H1 - Housing Development</u></p> <p><u>Any new development will be limited to “in-fill” as defined by</u></p>	<p>supporting text or other policies; and to ensure clarity and conformity with WCS Core Policy 2, which recognises that infill is permissible within the built up area.</p>

APPENDIX 1

Modifications required to be made to the draft Wootton Rivers Neighbourhood Development Plan

Change no.	Page in Examiner Report	Related WRNDP page / section	Examiner's recommendation and required changes	Reason for change
			<p><u>Core Policy 2 in the Wiltshire Core Strategy. Development will only be acceptable if it is within the built up area defined on map 3 on page 14.</u></p> <p><u>Residential development shall consist of 3 bedroom units or less.</u></p>	
13	Page 15: Recommendation 3	Page 14, Figure 3 Map	<p>EXAMINER'S RECOMMENDATION: "On the map, Figure 3, on page 14 delineate a settlement boundary based on the curtilages of properties shown between Little House and the Railway as shown on the submitted map. Include the Recreation Ground within the boundary. Alter the title of the map to The Wootton Rivers Settlement Boundary"</p> <p>REQUIRED CHANGE: Identify the built up area based on the curtilages of properties shown between Little House and the Railway. Include the Recreation Ground within the boundary. Alter the title of the map as follows:</p> <p><i>The Wootton Rivers Residential Built Area (points show extent of Built Area)</i> <u>Built up Area</u></p>	To define the built development area more closely to restrict it to the curtilages of properties in order that the width west to east of the area has some definition, consistent with Change no.12.
14	Page 16: Recommendation 4	Page 16, Policy D1	<p>EXAMINER'S RECOMMENDATION: "Delete the existing Policy D1 and replace with the following; 'The design of new buildings, extensions and alterations to buildings shall take into account the following; i) Cores Strategy policies 57 'Ensuring high quality design and place shaping' and 58 'Ensuring the conservation of the historic environment', and ii) The Conservation Area Statement (CAS) produced by Wiltshire Council, and</p>	To avoid conflict with NPPF (paras 17 and 59) and to avoid overly prescriptive policy requirements; and to be factually correct. Conservation Area Statement was produced by the former Kennet District Council.

APPENDIX 1

Modifications required to be made to the draft Wootton Rivers Neighbourhood Development Plan

Change no.	Page in Examiner Report	Related WRNDP page / section	Examiner's recommendation and required changes	Reason for change
			<p>iii) The Wootton Rivers Village Design Statement ‘ Development affecting the non-designated heritage assets and natural features identified in Appendix C and other assets of a similar nature not identified in the appendix C, will be protected and considered in relation to the scale of the harm resulting from the development and the significance of the asset.’</p> <p>REQUIRED CHANGE: Delete the wording of Policy D1 and replace as follows:</p> <p><i>Policy D1</i></p> <p><i>The design of new dwellings, and of conversions and extensions, must complement the current look of the parish by using the same or very similar materials and avoiding incongruent features for example high walls, solid gates/fences, overtly modern equipment or building styles and so on.</i></p> <p><i>Any developer submitting an application to build new residential dwellings should be asked and required to present a detailed character assessment (including a specification of materials that will be used) for review by the Parish Council, outlining how the proposed development will reflect and complement the current village character. Any proposal that does not give proper consideration to the character/ design of the village and its historical heritage may not be supported.</i></p> <p><u>The design of new buildings, extensions and alterations to buildings shall take into account the following:</u></p> <p><u>i) Core Strategy policies 57 ‘Ensuring high quality design and</u></p>	

APPENDIX 1

Modifications required to be made to the draft Wootton Rivers Neighbourhood Development Plan

Change no.	Page in Examiner Report	Related WRNDP page / section	Examiner's recommendation and required changes	Reason for change
			<p><u>place shaping' and 58 'Ensuring the conservation of the historic environment', and</u></p> <p><u>ii) The Conservation Area Statement (CAS) produced by the former Kennet District Council, and</u></p> <p><u>iii) The Wootton Rivers Village Design Statement</u></p> <p><u>Development affecting the non-designated heritage assets and natural features identified in Appendix C and other assets of a similar nature not identified in Appendix C, will be protected and considered in relation to the scale of the harm resulting from the development and the significance of the asset.</u></p>	
15	Page 17: Recommendation 4	Page 32, Appendix B – Design Policy Evidence	<p>EXAMINER'S RECOMMENDATION: "In Appendix B Design Policy evidence delete the first paragraph."</p> <p>REQUIRED CHANGE: Delete the first paragraph, as follows.</p> <p><i>The Design of new homes, and of conversions and extensions, must complement the current look of the parish by using the same or similar materials and avoiding incongruent features, for example high walls, solid gates/ fences, overtly modern fittings and so on.</i></p>	To reflect amendments made to Policy D1 (Change no. 14).
16	Page 17: Recommendation 4	Page 32, Appendix B – Design Policy Evidence	<p>EXAMINER'S RECOMMENDATION: "In the second paragraph replace 'Wootton Rivers' with 'Wiltshire Council'."</p> <p>REQUIRED CHANGE: In the second paragraph amend wording as follows:</p>	Factual correction.

APPENDIX 1

Modifications required to be made to the draft Wootton Rivers Neighbourhood Development Plan

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			Wootton Rivers The former Kennet District Council produced a Conservation Area Statement (CAS) and Wootton Rivers Parish Council produced a Village Design Statement (VDS) which was adopted by the former Kennet District Council in 2005 (See references).	
17	Page 17: Recommendation 4	Page 32, Appendix B – Design Policy Evidence	<p>EXAMINER'S RECOMMENDATION: "Amend the 6th bullet on page 32 as follows;</p> <ul style="list-style-type: none"> The extensive use of wheat straw thatch with plain flush ridges- today mainly as combed wheat reed thatch but also a few remaining examples of the long straw style which is traditional to the area." <p>REQUIRED CHANGE: Replace the 6th bullet on page 32 as follows:</p> <ul style="list-style-type: none"> The extensive use of mainly combed wheat reed thatch with plain ridges, together with occasional long straw thatch, red clay roof tiles and pantiles to a lesser extent. <u>The extensive use of wheat straw thatch with plain flush ridges-today mainly as combed wheat reed thatch but also a few remaining examples of the long straw style which is traditional to the area.</u> 	Factual correction.
18	Page 17: Recommendation 4	Page 15, 5.3 – Policy Intent	<p>EXAMINER'S RECOMMENDATION: "Include an extra paragraph at the end of section 5.3 as follows; 'Appendix C identifies, curtilage listed buildings extra non-designated heritage assets and natural features which it considers have heritage value, aesthetic contribution or biodiversity value, which should be recognized in planning decision-making.' "</p>	These features are of significance and should be afforded particular respect in considering future development consistent with the NPPF.

APPENDIX 1

Modifications required to be made to the draft Wootton Rivers Neighbourhood Development Plan

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			<p>REQUIRED CHANGE: Include an extra paragraph at the end of section 5.3 as follows:</p> <p><u>Appendix C identifies non-designated heritage assets and natural features which are considered to have heritage value, aesthetic contribution or biodiversity value, which should be recognised in planning decision-making.</u></p>	
19	Page 17: Recommendation 4	Page 39, Appendix C	<p>EXAMINER'S RECOMMENDATION: "In appendix C remove the term "non-listed buildings" and replace with 'non-designated heritage asset' where necessary."</p> <p>REQUIRED CHANGE: In Appendix C remove the term "unlisted buildings" and replace with "non-designated heritage assets"; and make consequential minor wording amendments as follows:</p> <p>(i) Map legend on page 39, amend as follows: Unlisted Architectural Features <u>Non-designated Heritage Assets</u></p> <p>(ii) Title above bullet point 1, amend as follows: Unlisted Architectural Features <u>Non-designated Heritage Assets</u> <i>outside the Parish Conservation Area</i></p> <p>(iii) Title above bullet point 20, amend as follows: Unlisted Architectural Features <u>Non-designated Heritage Assets</u> <i>within the Parish Conservation Area (see map below)</i></p>	To reflect terminology used in WCS Core Policy 58.

APPENDIX 1

Modifications required to be made to the draft Wootton Rivers Neighbourhood Development Plan

Change no.	Page in Examiner Report	Related WRNDP page / section	Examiner's recommendation and required changes	Reason for change
			(iv) Map legend on page 42, amend as follows: Unlisted Features <u>Non-designated Heritage Assets</u>	
20	Page 17: Recommendation 4	Page 39, Appendix C	EXAMINER'S RECOMMENDATION: "In Appendix C create a separate list for curtilage listed buildings" and include a paragraph at the head of the list as follows; 'The following buildings fall within the curtilage of listed buildings and therefore have formal status as curtilage listed buildings which receive similar scrutiny as listed buildings when considering development which affects them.' REQUIRED CHANGE: In Appendix C create a separate list of curtilage listed buildings and include a paragraph at the head of the list as follows: <u>"The following buildings fall within the curtilage of listed buildings and therefore have formal status as curtilage listed buildings which receive similar scrutiny as listed buildings when considering development which affects them. Other curtilage listed buildings may be identified on a case by case basis through the assessment of planning proposals."</u>	These features are of significance and should be afforded particular respect in considering future development consistent with the NPPF.
21	Page 18: Recommendation 5	Page 17, Section 6	EXAMINER'S RECOMMENDATION: "Alter title of this chapter to 'Development providing employment, services and facilities'." REQUIRED CHANGE: Amend Section title, as follows: 6. NRD1: Non-Residential Development <u>Development providing</u>	To provide a clearer and more defined title to ensure consistency with WCS Core Policy 2.

APPENDIX 1

Modifications required to be made to the draft Wootton Rivers Neighbourhood Development Plan

Change no.	Page in Examiner Report	Related WRNDP page / section	Examiner's recommendation and required changes	Reason for change
			<u>employment, services and facilities</u>	
22	Page 18: Recommendation 5	Page 17, Section 6	<p>EXAMINER'S RECOMMENDATION: "In 6.1 insert as a new first paragraph; 'Core Strategy Core Policy 2 sets the "Delivery Strategy" for development and establishes that "some modest development may be appropriate at Small Villages, to respond to local needs and to contribute to the vitality of rural communities. The policy allows development provided it</p> <ul style="list-style-type: none"> i) Respects the existing character and form of the settlement ii) Does not elongate the village or impose development in sensitive landscape areas iii) Does not consolidate an existing sporadic loose knit areas of development related to the settlement.' <p>REQUIRED CHANGE: Include an extra paragraph below 6.1 Overview, as follows:</p> <p><u>Core Strategy Core Policy 2 sets the "Delivery Strategy" for development and establishes that "some modest development may be appropriate at Small Villages, to respond to local needs and to contribute to the vitality of rural communities. The policy allows development provided it</u></p> <ul style="list-style-type: none"> <u>i) Respects the existing character and form of the settlement</u> <u>ii) Does not elongate the village or impose development in sensitive landscape areas</u> <u>iii) Does not consolidate an existing sporadic loose knit areas of development related to the settlement.</u> 	To provide reader with a comprehensive understanding of the policies and establish a practical framework for implementation as recommended by NPPF.
23	Page 18: Recommendation	Page 18, Policy NRD1	<p>EXAMINER'S RECOMMENDATION: "Delete the policy in 6.4 and replace with the following;</p>	To ensure consistency with WCS Core Policy 2 by

APPENDIX 1

Modifications required to be made to the draft Wootton Rivers Neighbourhood Development Plan

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	5		<p>'Development, including change of use of buildings, which provides employment, services and facilities will be supported within the settlement boundary as shown on the map on page 14 subject to:</p> <ul style="list-style-type: none"> i) conformity with design policy D1, and ii) it is of a scale appropriate to the village, and iii) does not harm the living conditions of residents, and iv) does not represent a hazard to highway or pedestrian safety. <p>The change of use of buildings outside the settlement boundary for these uses may be acceptable provided the proposal conforms to Core Strategy Core Policy 48 'Supporting Rural Life' or Core Policy 39 relating to Tourist Development.' "</p> <p>REQUIRED CHANGE: Delete and replace Policy NRD1 under paragraph 6.4, as follows:</p> <p><i>Non-residential development will be encouraged and supported if it complements the appearance and rural character of the parish, adds useful facilities or suitable employment and has no unacceptable impact on the local environment, e.g. through its appearance or by increasing traffic volume (see TT1 below). Existing buildings and/or brownfield sites should be used where possible.</i></p> <p><u>Development, including change of use of buildings, which provides employment, services and facilities will be supported within the built up area as shown on the map on page 14 subject to:</u></p> <ul style="list-style-type: none"> <u>i) conformity with design policy D1, and</u> <u>ii) it is of a scale appropriate to the village, and</u> <u>iii) does not harm the living conditions of residents, and</u> <u>iv) does not represent a hazard to highway or pedestrian safety.</u> 	<p>making reference to types of non-residential development which may be appropriate in the village; and changes 12 and 13.</p> <p>To ensure consistency with WCS in relation to Core Policies 34 and 40 that may also be applicable to change of use outside of settlements.</p>

APPENDIX 1

Modifications required to be made to the draft Wootton Rivers Neighbourhood Development Plan

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			<u>The change of use of buildings outside the built up area for these uses may be acceptable provided the proposal conforms to Core Strategy Core Policy 34 "Addition Employment Land", Core Policy 39 "Tourist Development", Core Policy 40 "Hotels, Bed & Breakfasts, Guest Houses and Conference Facilities" or Core Policy 48 "Supporting Rural Life".</u>	
24	Page 19: Recommendation 6	Page 19, Section 7 / Page 28, Section 12	<p>EXAMINER'S RECOMMENDATION: "Transfer the section Policy S1-Streetscape to a Recommendation after section 12, relating to Traffic and Transport."</p> <p>REQUIRED CHANGE: Transfer the section Policy S1-Streetscape to a Recommendation after section 12, relating to Traffic and Transport.</p>	To reflect that the control of these matters is largely outside of planning control, and therefore not suitable to form a policy.
25	Page 19: Recommendation 6	Page 19, Section 7 / Page 28, Section 12	<p>EXAMINER'S RECOMMENDATION: "Alter the text as follows; Wherever the word policy appears change to 'recommendation'. Alter the title of 7.3 to "Intent", add a further sentence to 7.3 as follows; 'The control of these matters is largely outside of planning control but the parish council will seek to engage with the community and statutory undertakers to protect the streetscape as indicated.' "</p> <p>REQUIRED CHANGE: Replace the word <i>policy</i> with <i>recommendation</i> and make amendments to text, as follows:</p> <p>(i) Title of Section 7, as follows:</p>	To reflect that the control of these matters is largely outside of planning control, and therefore not suitable to form a policy.

APPENDIX 1

Modifications required to be made to the draft Wootton Rivers Neighbourhood Development Plan

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			<p><i>Policy <u>Recommendation</u> S1 - Streetscape</i></p> <p>(ii) Paragraph under 7.2 Issue, as follows:</p> <p><i>New properties/buildings, and changes made to the look or materials used in the curtilage/boundaries of current buildings, could easily destroy this long established traditional streetscape character. The use of kerbs, pavements, tarmac, solid gates and walls would change this traditional character. There are currently only three kerbed/pavement areas in the parish and a limited number of high walls/ gates. The intent of this policy <u>recommendation</u> is to prevent any increased use of these throughout the parish.</i></p> <p>(iii) Title of Section 7.3, as follows:</p> <p><i>7.3 <u>Policy Intent</u></i></p> <p>(iv) Paragraph under 7.3 <i>Intent</i>, as follows:</p> <p><i>This policy is intended to protect the current informal, traditional and rural character of the roadsides.</i></p> <p><u>The control of these matters is largely outside of planning control but the parish council will seek to engage with the community and statutory undertakers to protect the streetscape as indicated.</u></p> <p>(v) Title of Section 7.4, as follows:</p> <p><i>7.4 <u>Policy Recommendations</u> S1</i></p>	
26	Page 19:	Page 22,	EXAMINER'S RECOMMENDATION:	To reflect the policy

APPENDIX 1

Modifications required to be made to the draft Wootton Rivers Neighbourhood Development Plan

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	Recommendation 7	Section 8.4	<p>"Delete the last sentence in the policy 'No change of use will be permitted.'</p> <p>Insert a further sentence as follows;</p> <p>'No development will be allowed in this areas unless it is ancillary to the function of the area as green space and does not affect its character and openness, unless very special circumstances can be demonstrated which produces a public benefit.' "</p> <p>REQUIRED CHANGE: Amend Policy RSG1, as follows:</p> <p><i>8.4 Policy RGS1</i> <i>The Recreation Ground at South Bank, the current allotments behind Cuckoo's Knob and the Pink Horse Chestnut tree, bench seat and grass area described above are formally designated as Green Space. No change of use will be permitted. <u>No development will be allowed in this area unless it is ancillary to the function of the area as green space and does not affect its character and openness, or unless very special circumstances can be demonstrated which produces a public benefit.</u></i></p>	requirements set out in paragraph of 78 of the NPPF, and to ensure that the policy relates to development generally and not just changes of use.
27	Page 19: Recommendation 7	Page 23, Green Space map	<p>EXAMINER'S RECOMMENDATION: "The map on page 23 should show a green notation for the 'Pink Horse Chestnut Tree'."</p> <p>REQUIRED CHANGE: Add a green notation to show the location of the "Pink Horse Chestnut Tree."</p>	For consistency with the other features identified on the map.
28	Page 20:	Page 24-25,	EXAMINER'S RECOMMENDATION:	To reflect that the policy is

APPENDIX 1

Modifications required to be made to the draft Wootton Rivers Neighbourhood Development Plan

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	Recommendation 8	Section 9	<p>Alter this section to a Recommendation. Delete any reference to policy and substitute with "recommendation".</p> <p>REQUIRED CHANGE: Alter this section to a Recommendation and delete any reference to <i>policy</i> and substitute with <i>recommendation</i>, as follows:</p> <p>(i) Title of Section 9, as follows: <i>Policy Recommendation</i> PEB 1 - Physical Environment and Biodiversity</p> <p>(ii) Section 9.3, as follows: <i>9.3 Policy Intent</i></p> <p>(ii) Section 9.4, as follows: <i>9.4 Policy PEB4 Recommendations</i></p>	largely about aspirations which fall outside of the planning process, and which are not appropriate for policy.
29	Page 20: Recommendation 9	Page 28-29, Section 10	<p>EXAMINER'S RECOMMENDATION: "Insert a new title called 'RECOMMENDATIONS' and include the following as an introductory paragraph. 'The following Recommendations relate to issues and aspirations on matters which are important to the maintenance of the high environmental quality and sustainability of the village but cannot be considered directly through the planning system as they do not relate to land use and dot require planning permission.' "</p> <p>REQUIRED CHANGE:</p>	To introduce and clarify the planning status of the Recommendations section.

APPENDIX 1

Modifications required to be made to the draft Wootton Rivers Neighbourhood Development Plan

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			<p>After policy sections insert new titles for recommendations sections, and insert the following introductory paragraph:</p> <p><u>Recommendations</u></p> <p><u>The following Recommendations relate to issues and aspirations on matters which are important to the maintenance of the high environmental quality and sustainability of the village but cannot be considered directly through the planning system as they do not relate to land use and do not require planning permission.</u></p>	