

DRAFT CHIPPENHAM WITHOUT NEIGHBOURHOOD PLAN 2022-2036 DECISION STATEMENT (PROCEEDING TO REFERENDUM)

1. INTRODUCTION

- 1.1. Pursuant to the Wiltshire Council constitution and in particular Part 3D, the Director of 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 draft Chippenham Without Neighbourhood Plan comprises the whole of the parish of Chippenham Without. On 30th March 2015 Wiltshire Council formally approved that the Chippenham Without Neighbourhood Area (i.e., the land within the parish of Chippenham Without) be designated in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).
- 2.2. Chippenham Without Parish Council – the ‘qualifying body’, submitted their draft Chippenham Without Neighbourhood Plan 2022-2036, along with supporting documents, to Wiltshire Council on 30th January 2023 for consultation, independent examination and the remaining stages of the draft Plan’s preparation in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).
- 2.3. Following submission of the draft Chippenham Without Neighbourhood Plan, Wiltshire Council publicised the plan and supporting documents and invited representations during the consultation period 8th March 2023 to 26th April 2023.
- 2.4. In May 2023, Wiltshire Council appointed an independent examiner, Ms Liz Beth, to examine the draft Plan and consider whether it should proceed to referendum.
- 2.5. The examiner’s report was received in July 2023 and concluded that subject to making the modifications recommended in the report, that the draft Chippenham Without Neighbourhood Plan meets the Basic Conditions and should proceed to referendum. The examiner also recommended that the Chippenham Without 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. Wiltshire Council must be satisfied that the neighbourhood plan meets the Basic Conditions, is compatible with the Convention rights and complies with the provision made by or under sections 61E (2), 61J and 61L of the Town and Country Planning Act 1990, or that the draft order would meet those conditions, be compatible with those rights and comply with that provision if modifications were made to the draft order.
- 3.2. Wiltshire Council has considered the examiner's recommendations and reasons for them. Wiltshire Council has decided to make the examiner's modifications with additional modifications by the Council to the draft Chippenham Without Neighbourhood Plan, for the purpose of correcting errors (which includes amendments necessary to achieve accuracy and consistency in the wording of policies and supporting text) and 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.
- 3.3. The Council is satisfied that the draft Neighbourhood Development Plan, as modified, complies with the legal requirements and can proceed to referendum.
- 3.4. The Council also agrees with the examiner that the referendum area should reflect the extent of the parish of Chippenham Without.
- 3.5. I declare that I have no private interest in respect of this matter that would prevent me from making this decision.

Signed:



Nic Thomas
Director of Planning
Planning
Wiltshire Council

Dated: 8th August 2023

APPENDIX 1

Modifications required to be made to the draft Chippenham Without Neighbourhood plan (2022-2036) (submission version August 2022) in response to the Examiner's recommendations and to correct errors

Guidance for using this document

The following table sets out the modifications that are required to be made to the draft Chippenham Without Neighbourhood Plan (2022-2036) (submission version August 2022) together with the explanation and reason for modification. This should be read alongside the report dated July 2023 of the independent examiner, Liz Beth to Wiltshire Council on the draft Chippenham Without Neighbourhood Plan.

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 red strikethrough*~~ identifies text to be deleted from the Plan.

The relevant paragraph, policy and page numbering relates to the draft Chippenham Without Neighbourhood Plan (2022-2036) (submission version August 2022), hereafter referred to as the 'CWoNP', as submitted to Wiltshire Council. For each change, the table sets out the examiner's recommendation as set out in her report together with the modification that is required to be made to the draft neighbourhood plan. Some additional changes are also included that are not in the examiner's report to correct errors such as typos.

As a result of some modifications, consequential amendments may be required to the final draft CWoNP to be published for the purposes of the referendum. These can include changing section headings, amending the contents page, renumbering paragraphs or pages and ensuring that supporting appendices and other documents align with the final version of the draft Plan.

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Reference number	Page in Examiner's Report	Related CWoNP page / section	Recommendation and proposed modification	Reason for modification
R1	N/A	P3, Foreword. Second paragraph.	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Text in paragraph 2 referring to conservation area description over-qualified and unnecessary. Delete 'rightly' to read '...and a rightly designated Conservation Area'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend paragraph 2 of the foreword as follows: <p>It is an area typical of the beautiful, rolling countryside of North Wiltshire and despite abutting the Town of Chippenham it has yet to be disturbed by unfettered development and still retains the rural setting of worked fields, lanes, farms and cottages with a smattering of ancient sites, listed buildings, manor houses and a rightly designated Conservation Area.</p>	For clarity and accuracy
R2	N/A	P5, Section 5. The Need for a Neighbourhood Plan. First paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Reference to Wiltshire and Swindon Minerals and Waste Core Strategies in the first paragraph of section '5. The Need for a Neighbourhood Plan' is not needed. Also, some typo errors.</p> <p>Delete text "the Minerals and Waste Core Strategy (adopted 2009),"</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend text in the first paragraph under section 5. The Need for a Neighbourhood Plan as follows: <p>5. The Need for a Neighbourhood Plan - The development plans for the area consists of the Wiltshire Core Strategy (adopted 2015, Annex B), the Minerals and Waste Core Strategy (adopted 2009), the Chippenham Sites Allocation Plan (CSAP) adopted 2017 Annex C), the Wiltshire Housing Site Allocations Plan (adopted 2020)</p>	For clarity

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R3	N/A	P6, Section 5. The Need for a Neighbourhood Plan. Third paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Delete text in the third paragraph referring to 'CP34 Additional Employment Land'</p> <p>"...Here, rural development has been reviewed using Core Policy 10 as a guide while ever mindful that Core Policy 34 covering Additional Employment Land can be invoked in cases of extreme strategic need."</p> <p>And for the avoidance of doubt change 'CWo' to 'Chippenham Without'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the third paragraph of section 5. The Need for a Neighbourhood Plan as follows: <p>Equally, <u>Wiltshire Core Strategy</u> Policy 2 provides a framework for Parish and Town Councils to lead with Neighbourhood Plans (para 4.29) but CWo Chippenham Without is not specifically identified as <i>such</i> a Parish in this case. Here, rural development has been reviewed using Core Policy 10 as a guide while ever mindful that Core Policy 34 covering Additional Employment Land can be invoked in cases of extreme strategic need. While the preparation of the CSAP for Chippenham revealed pressure for development in the Neighbourhood Plan area, no allocations have been made and Wiltshire Council has confirmed that there are no requirements to allocate sites for development during the Plan Period and that the A350 constitutes the western boundary of Chippenham Town.</p>	For clarity and accuracy.
R4	N/A	P7, photograph title to Romano-British Farm and P10 caption to Lanhill Long Barrow	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Amend the titles for the photographs of the Romano-British site and the Lanhill Long barrow on pages 7 and 10 to reflect the fact that they are designated as Scheduled Monuments.</p>	For clarity and accuracy.

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			<p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the title to the photograph on page 7 as follows: The A350 Chippenham Boundary next to a Romano-British Farm Site <u>which is designated as a Scheduled Monument</u> in the Ploughed Fields alongside. Amend the title to the photograph on page 10 as follows: Lanhill Long Barrow <u>which is designated as a Scheduled Monument</u> 	
R5	N/A	P11, Section 15. The Setting	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Typo error in text within Section 15.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the typo error relating to ANOB in section 15. The Setting, as follows: The parish's eastern boundary alongside the A350 forms a distinct rural boundary that separates the parish's rural landscape from the urban development of Chippenham, whilst the parish's northern border marks and reflects a transition into the characteristics of the Cotswolds national landscape (A<u>ON</u>OB). 	Typo error
R6	P11	P16, Key Objectives to achieve the vision	<p><u>EXAMINER COMMENT:</u></p> <p>The NPPF requires planning policy documents, particularly policies to have sufficient clarity that their intent can be understood clearly by the public.</p>	To ensure the policy wording is consistent with the National Planning Policy Framework (NPPF) and thus complies with the Basic Conditions.

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			<p>The Objectives at sections 28 – 32 in the CWoNP to remove references to policies in the Wiltshire Core Strategy (WCS).</p> <p>The second sentence of Objective KO-H-2 to be deleted.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Remove references to the policies in the WCS under the heading ‘key objectives to achieve the vision’ and delete the second sentence of Objective KO-H-2 as follows: <p>28. HISTORIC ENVIRONMENT KO-HE-1: To conserve and enhance the distinctive characteristics of the historic rural landscape. (CP50,51,52). KO-HE-2: To conserve and enhance Allington Conservation Area and adjoining land. (CP50,52,58). KO-HE-3: To facilitate the protection of the Parish’s heritage assets. (CP58)</p> <p>29. NATURAL ENVIRONMENT KO-NE-1: To conserve and enhance the distinctive landscape characteristics of the natural environment in and around the settlements. (CP50,51,52). KO-NE-2: To conserve and enhance green infrastructure networks. (CP52). KO-NE-3: To improve sustainability and resilience to climate change. (CP2,50,52). KO-NE-4: To conserve and enhance biodiversity. (CP50,52).</p> <p>30. BUILT ENVIRONMENT KO-BE-1: To conserve and enhance distinctive landscape characteristics of the built environment. (CP48,51,52,58). KO-BE-2: To encourage sustainable construction. (CP2,48,50).</p>	

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			<p>KO-BE-3: To retain the distinct character of the settlements of Allington, Sheldon and Lanhill. (CP1,10,44,48,51).</p> <p>KEY OBJECTIVES TO ACHIEVE THE VISION</p> <p>31. ECONOMY</p> <p>KO-E-1: To improve infrastructure and network provisions to support sustainable working environments. (CP48, 50).</p> <p>KO-E-2: To support locally based businesses that support the rural community. (CP44,48).</p> <p>KO-E-3: To encourage and support investment in sustainable farming. (CP44,48,50).</p> <p>KO-E-4: To support community facilities. (CP48).</p> <p>32. HOUSING</p> <p>KO-H-1: To support housing where a genuine need has been demonstrated for new dwellings within the NP Area to ensure sustainable growth. (CP44, 48,50,52).</p> <p>KO-H-2: To ensure that new dwellings are adaptable and sustainable for the future to enable residents to remain in their own homes as long as possible. (CP44,48). Linkage is also shown to the following Wiltshire Core Policies some of which are expanded at Annex B: CP1, 2, 10, 44, 48, 50, 51, 52, and 58.</p>	
R7	P11	Throughout document CWoNP policy titles to be amended	<p><u>EXAMINER COMMENT:</u></p> <p>The NPPF requires planning policy documents, particularly policies to have sufficient clarity that their intent can be understood clearly by the public.</p> <p>All CWoNP Policies in the plan to remove references to WCS policies in the WCS.</p> <p><u>REQUIRED MODIFICATION:</u></p>	To ensure the policy wording is consistent with the NPPF and thus complies with the Basic Conditions.

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			<ul style="list-style-type: none"> Remove references to WCS policies alongside CWoNP policies in the plan as follows: Policy CWoNP - HE1 (CP50,51,52,58) Policy CWoNP - HE2 (CP50,52,58) Policy CWoNP - HE3 (58) Policy CWoNP - NE1 (CP50,51,52) Policy CWoNP - NE2 (CP2,50,52) Policy CWoNP - BE1 (CP1,10,44,48,51) Policy CWoNP - BE2 (CP2,48,50) Policy CWoNP - BE3 (CP1,10,44,48,51,52,58) Policy CWoNP - E1 (CP48,50) Policy CWoNP - E2 (CP44,48,50) Policy CWoNP - E3 (CP44,48,50) Policy CWoNP - E4 (CP48) Policy CWoNP - H1 (CP2,44,48,50,52) Policy CWoNP - H2 (CP2,48,58) Policy CWoNP - H3 (CP44,48) 	
R8	N/A	P19, Policy CWoNP-BE3	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Amend a minor typo on the first line of Policy CWoNP-BE3 to read:</p> <p>“Development proposals must be of a high quality which respects the Local character, and it must be demonstrated that:”</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the minor typo in the first line of Policy CWoNP-BE3 as follows: <p>Policy CWoNP-BE3</p>	Typo error

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			Development proposals must be of a high quality which respects the Local character, and it must be demonstrated that: <ol style="list-style-type: none"> New development is of a scale that is appropriate within both its immediate context as well as the character of the local area. Materials used within new developments are appropriate and respond to the local vernacular. The form of new development must respect the existing character of the area. Designated Heritage Assets and their settings must be thoroughly considered where appropriate. 	
R9	P11	P7, Section 7. Plan Layout	<p><u>EXAMINER COMMENT:</u></p> <p>Amend text within section 7. Plan Layout to make clear that WCS policies are referenced in Annex B of Appendix 1.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend text in the second paragraph of section 7 to make clear that WCS policies are referenced in Annex B of Appendix 1 of the CWoNP, as follows: <p>'This is followed by the core of the Plan which sets out the Policies and Objectives required in order to achieve this. The Plan references Wiltshire Core Policies in Annex B of Appendix 1 and also includes Activities and Projects necessary to help meet the NP Objectives.'</p>	To ensure consistency with the NPPF and thus comply with the Basic Conditions.
R10	P12	P23, Activities and Projects to Support the Plan Section 38 and 39	<p><u>EXAMINER COMMENT:</u></p> <p>A neighbourhood plan can only deal with land-use issues. Sections 38 and 39 of the Plan to be removed from the core document and instead included as an appendix to the document.</p>	Ensure compliance with the Basic Conditions and government guidance on neighbourhood planning.

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		P4, Contents	<p>Reflect changes in the plan following removal of Sections 38 and 39 to be used as an appendix at the end of the plan.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Sections 38 and 39 of the draft CWoNP to be removed and included as an appendix (titled 'Activities and projects to support the Plan') at the end of the plan. Remove numbers at beginning of themed title on contents page of plan. <table border="0"> <tr> <td>1. Introduction</td> <td>5</td> </tr> <tr> <td>2. Chippenham Without — The Settlements and their History</td> <td>8</td> </tr> <tr> <td>3. Chippenham Without — Today</td> <td>11</td> </tr> <tr> <td>4. The Vision</td> <td>14</td> </tr> <tr> <td>5. Key Objectives To Achieve the Vision</td> <td>16</td> </tr> <tr> <td>6. Plan Policies Supporting the Objectives</td> <td>17</td> </tr> <tr> <td> a. Historic Environment</td> <td>17</td> </tr> <tr> <td> b. The Natural Environment</td> <td>18</td> </tr> <tr> <td> c. The Built Environment</td> <td>19</td> </tr> <tr> <td> d. The Economy</td> <td>20</td> </tr> <tr> <td> e. Housing</td> <td>21</td> </tr> <tr> <td>7. Activities and Projects to Support the Plan</td> <td>23</td> </tr> <tr> <td>8. Plan Management</td> <td>24</td> </tr> <tr> <td>9. Appendices:</td> <td></td> </tr> <tr> <td> a. Appendix 1 - Summary of Evidence</td> <td>26</td> </tr> <tr> <td> b. Appendix 2 - Community Engagement Process</td> <td>38</td> </tr> </table> <ul style="list-style-type: none"> Update section numbering of 40-44 under the title heading of 'PLAN MANAGEMENT' to reflect the removal of sections 38 and 39, as follows: <p>4038 Responsibilities</p>	1. Introduction	5	2. Chippenham Without — The Settlements and their History	8	3. Chippenham Without — Today	11	4. The Vision	14	5. Key Objectives To Achieve the Vision	16	6. Plan Policies Supporting the Objectives	17	a. Historic Environment	17	b. The Natural Environment	18	c. The Built Environment	19	d. The Economy	20	e. Housing	21	7. Activities and Projects to Support the Plan	23	8. Plan Management	24	9. Appendices:		a. Appendix 1 - Summary of Evidence	26	b. Appendix 2 - Community Engagement Process	38	
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			<p>4139 Reviews and Amendments 4240 Final Review 4341 Communication with the Parish 4442 Plan Use</p>	
R11	13	P24, section 41 Reviews and Amendments	<p><u>EXAMINER COMMENT:</u></p> <p>There are inaccuracies regarding the neighbourhood planning process in section 41 that need correcting.</p> <p>Section 41, bullet points a) to d) to be revised as follows:</p> <p>"a) Consideration of changes to the Development Plan that may require a formal review of the CWoNP. b) Details of development in the parish approved by the Local Planning Authority in the previous year. c) Details of any known forthcoming developments proposed in the parish for the coming year. d) Interim Reviews of the whole process and Plan to take place every 5 years from the date the Plan is made."</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the bullet points in section 41 Reviews and Amendments (now 39) as follows: <p>a. Any amendments to be incorporated in the Plan as a result of changes to the NPPF, Wiltshire Local Plan (Core Strategy) or any overarching document whose policies must be followed by the Neighbourhood Plan. Consideration of changes to the Development Plan that may require a formal review of the CWoNP.</p> <p>b. Details of any developments approved by the Neighbourhood Plan Local Planning Authority in the previous year.</p> <p>c. Details of proposed developments any known forthcoming</p> 	Modifications required in order to take due regard to the NPPF requirements.

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			<p><u>developments proposed in the parish</u> for the coming year. approved or to be approved by the Neighbourhood Plan.</p> <p>d. Interim Reviews of the whole process <u>and Plan to</u> will take place every 5 years <u>from the date the Plan is made.</u></p>	
R12	N/A	P25, footer	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Remove the words "It is commended to you' from the strapline at the bottom of Page 25.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the footer at the bottom of page 25 of the plan as follows: <p>The Neighbourhood Plan for Chippenham Without Parish is intended to be a living document approved by the residents and designed as a working guide and template for the development of the area out to 2036. It is commended to you</p>	For clarity and accuracy
R13	14	P17, Policy CWoNP-HE3	<p><u>EXAMINER COMMENT:</u></p> <p>Policy CWoNP-HE3 as currently written has a broad brush approach to all historic assets. The reference to structural adverse impact strays away from land-use issues.</p> <p>Policy CWoNP-HE3 to be amended as follows:</p> <p>'All new developments should conserve and preserve historic assets in the Parish commensurate with their historic status.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend Policy CWoNP-HE3 as follows: 	To ensure the policy wording is consistent with the NPPF and thus complies with the Basic Conditions.

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			All new developments should conserve and preserve historic assets in the Parish commensurate with their historic status. within the Neighbourhood Plan Area must not adversely affect in any way either structurally or visually the Parish's heritage assets.	
R14	14	P18, Policies CWoNP-NE1 and CWoNP-NE2	<p><u>EXAMINER COMMENT:</u></p> <p>Some of the requirements of these policies can only apply to development proposals that are of a scale to be able to support the policy requirements.</p> <p>Policies CWoNP-NE1 and CWoNP-NE2 to be amended as follows:</p> <p>The first line of Policy CWoNP- NE1 to read "Where appropriate development proposals must: ..."</p> <p>The second sentence of Policy NE2 before the bullet points to read "Where appropriate, proposals should: ..."</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend Policies CWoNP-NE1 and CWoNP-NE2 as follows: <p>Policy CWoNP-NE1</p> <p><u>Where appropriate</u> Ddevelopment proposals must:</p> <ol style="list-style-type: none"> Demonstrate how proposals consider the landscape character of Allington, Sheldon and Lanhill including setting and visual impacts. Protect existing rights of way and link in new routes to offer the community opportunities for additional countryside access routes and cycleways where possible. Include landscape enhancements of appropriate species mix and character. 	To ensure the policy wording is consistent with the NPPF and thus complies with the Basic Conditions.

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			<p>Policy CWoNP-NE2</p> <p>All new development must seek to contribute to sustainable development. Where appropriate, P proposals must should:</p> <ol style="list-style-type: none"> Deliver biodiversity net gains. Protect geodiversity where possible. Adopt best practice in sustainable urban drainage. 	
R15	15	P19, Policy CWoNP-BE2	<p><u>EXAMINER COMMENT:</u></p> <p>Policy CWoNP-BE2 currently refers to 'requirements', but the Annex referred to in the policy is not listing specific construction details, it is general guidance on sustainable construction.</p> <p>Amend Policy CWoNP-BE2 to read as follows: "Development proposals that include sustainable construction measures over and above building regulations standards and that accord with the principles of Wiltshire Core Strategy policy CP41, or any future replacement policy, shall be supported and encouraged." And the reference to Annex M moved within the text justifying all BE CWoNP-Policies in section 35, as a penultimate sentence.</p> <p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Examiner suggested references to the newly named 'Cotswold National Landscape' should also use the Area of Outstanding Natural Beauty abbreviation (AONB) for clarity.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend policy CWoNP-BE2 as follows: 	To ensure the policy wording is consistent with the NPPF and thus complies with the Basic Conditions.

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			<p>Development proposals that <u>include</u> constitute sustainable construction measures over and above building regulations standards and that accord with the principles of Wiltshire Core Strategy policy CP41, or any future replacement policy, shall be supported and encouraged. will be supported; features and requirements are shown at Annex M.</p> <ul style="list-style-type: none"> Add the reference to Annex M from Policy BE2 into section 35 The Built Environment, and add in the AONB abbreviation following 'Cotswold National Landscape as follows: <p>35. The Built Environment - The Parish and surrounding area has an essentially tranquil and pastoral character within which only small scale, sensitively designed development, appropriately associated with existing built form, could be successfully accommodated. This Plan aims to conserve the quality of the built environment whilst ensuring that development provides enhancements to it and the landscape, reinforcing the locally distinctive character and respecting the vernacular which reflects the design features of the Cotswolds National Landscape (AONB) and these design features are clearly documented in the Allington Conservation Area Statement. It is important for the future to balance traditional design and the use of traditional building materials with the need to remain resilient to climate change and improve sustainability. Features and requirements are shown at Annex M. Examples of builds adhering to these principles are shown in photographs throughout the plan specifically on Pages 8,13,15 and 20 and these design standards are set out clearly in the Allington Conservation Area Statement</p>	
R16	15	P21, Policy CWoNP-E1	<p><u>EXAMINER COMMENT:</u></p> <p>The second sentence in Policy CWoNP-E1 is prematurely ruling out any future need for alteration and increased provision within the road network</p>	To ensure the policy wording is consistent with the NPPF and thus complies with the Basic Conditions.

APPENDIX 1

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			<p>of the parish. Therefore, the second sentence of Policy CWoNP-E1 to be deleted as it seeks to regulate and pre-judge strategic policy matters.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in Policy CWoNP-E1 as follows: <p>Development should aim to include improvements to network provisions and internet connectivity to support sustainable work environments. There is no formal requirement for the development of new roads or the expansion of the existing network.</p>	
R17	16	P21, Policy CWoNP-E4	<p><u>EXAMINER COMMENT:</u></p> <p>Reference to section 39 is not appropriate as it is now not part of the formal Plan (see R10 above). A list of existing community facilities in section 39 however, including them in Policy E4 would give increased local relevance and clarity to the policy</p> <p>Policy CWoNP-E4 text to be replaced with following:</p> <p>'Proposals for community facilities that are of an appropriate scale will be supported.</p> <p>Existing community facilities are as follows: Allington Farm Shop and Café Texaco Garage and Shop Chippenham Rugby Club Allington Cricket Club Golf Driving Range</p>	To ensure the policy wording is consistent with the NPPF and thus complies with the Basic Conditions.

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			<p>Any development proposal that would result in the loss of community facilities must clearly demonstrate that the use is not viable.</p> <p>Development proposals which would result in the loss of a community facility but are able to demonstrate that the facility will be replaced in an alternative location within the Neighbourhood Plan Area will be supported.’</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in Policy CWoNP-E4, as follows: <p>Proposals for community facilities that are of an appropriate scale will be supported; examples of existing community facilities are given in para 39 of the Neighbourhood Plan.</p> <p><u>Existing community facilities are as follows:</u></p> <p><u>Allington Farm Shop and Café</u> <u>Texaco Garage and Shop</u> <u>Chippenham Rugby Club</u> <u>Allington Cricket Club</u> <u>Golf Driving Range</u></p> <p>Any development proposals that would result in the loss of community facilities must clearly demonstrate that the a-community use is not viable.</p> <p>Development Pproposals which would result in are for the loss of a community facility but are able to demonstrate that the facility will be replaced in an alternative location within the Neighbourhood Plan Area will be supported.</p>	

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R18	17	P22, Policy CWoNP-H3	<p><u>EXAMINER COMMENT:</u></p> <p>The policy currently lacks clarity and could be taken to imply that all new dwellings will be supported. Policy CWoNP-H3 to be revised as follows: "Proposals for new dwellings are encouraged to demonstrate how they may be adapted to meet lifelong needs over time."</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in Policy CWoNP-H3 as follows: <p>Proposals for new dwellings are encouraged to will be supported in particular where they can demonstrate how they may be adapted to meet changing lifelong needs over time.</p>	To ensure the policy wording complies with the Basic Conditions and is in general conformity with the development plan.
R19	N/A	Page 37	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>It should be made clear that the archaeological map on page 37 includes designated archaeological assets and a selection of non-designated assets.</p> <p>Amend map title to read "Archaeology Map showing designated archaeological assets and a selection of non-designated assets"</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend title of map on page 37 as follows: <p>ARCHAEOLOGY ICAL MAP showing designated and archaeological assets and a selection of non-designated assets.</p>	For clarity and accuracy.

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R20	N/A	Cover page and last page	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Remove references to 'DRAFT AUG 22' from cover and back page . Replace with 'Referendum Version' to reflect latest update.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Remove 'DRAFT AUG 22' from cover page and back page, and add 'Referendum version', as follows: <p>DRAFT AUG 2022 <u>Referendum Version</u></p>	For clarity and accuracy.
R21	N/A	Whole Document	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Check and amend as necessary the page numbering, section headings, footnote, table, figure, map, appendix and paragraph numbering.</p>	Consequential amendments