

DRAFT SUTTON BENDER AND DRAYCOT CERNE NEIGHBOURHOOD DEVELOPMENT PLAN 2020-2035.

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 Sutton Benger and Draycot Cerne Neighbourhood Development Plan comprises the whole of the parish of Sutton Benger. On 9th December 2015, Wiltshire Council formally approved that the Sutton Benger Parish Neighbourhood Area (i.e., the land within the parish of Sutton Benger) be designated in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).
- 2.2. Sutton Benger Parish Council – the ‘qualifying body’, submitted their draft Sutton Benger and Draycot Cerne Neighbourhood Development Plan 2020-2035, along with supporting documents, to Wiltshire Council in May 2024 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 Sutton Benger and Draycot Cerne Neighbourhood Development Plan, Wiltshire Council publicised the draft Plan and supporting documents and invited representations during the consultation period 20th May 2024 to 8th July 2024.
- 2.4. In July 2024, Wiltshire Council appointed an independent examiner, Mr Andrew Ashcroft, to examine the draft Plan and consider whether it should proceed to referendum.
- 2.5. The examiner’s report was received in October 2024 and concluded that subject to making the modifications recommended in the report, that the draft Sutton Benger and Draycot Cerne Neighbourhood Development Plan meets the Basic Conditions and should proceed to referendum. The examiner also recommended that the Sutton Benger Parish 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 Sutton Benger and Draycot Cerne Neighbourhood Development 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 Sutton Benger and Draycot Cerne 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 Sutton Benger.

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: 15th November 2024

APPENDIX 1

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Guidance for using this document

The following table sets out the modifications that are required to be made to the draft Sutton Benger and Draycot Cerne Neighbourhood Development Plan 2020-2035 (submission version March 2024), hereafter referred to as the draft SBNDP, together with the explanation and reason for modification. This should be read alongside the report dated 10th October 2024 of the independent examiner, Andrew Ashcroft to Wiltshire Council on the draft SBNDP.

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

The relevant paragraph, policy and page numbering relates to the draft SBNDP, as submitted to Wiltshire Council. For each change, the table sets out the examiner's recommendation as set out in his report together with the modification that is required to be made to the draft neighbourhood development plan. Some additional changes are also included that are not in the examiner's report to correct errors, such as typographical errors.

As a result of some modifications, consequential amendments may be required to the final draft SBNDP 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 Plan.

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Reference number	Page in examiner's report	Related draft SBNDP page / section	Recommendation and proposed modification	Reason for modification
R1	14	Page 34, Policy SB1: Landscape – The Rural Character	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace Policy SB1 with:</p> <p>'Development proposals should demonstrate how they protect, conserve, and enhance the features which positively define the character of the neighbourhood area, and respond positively to the Wiltshire Landscape Character Assessment and Sutton Benger Parish Character Appraisal (Appendix 1).</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in 'Policy SB1: Landscape – The Rural Character', as follows: <p>POLICY SB1: LANDSCAPE - THE RURAL CHARACTER</p> <p>Development proposals should demonstrate how they protect, eserve protect, conserve, and enhance the features which positively define the character of the Sutton Benger Neighbourhood Plan Area, and respond positively to taking into consideration the recommendations of the Wiltshire Landscape Character Assessment and Sutton Benger Parish Character Appraisal (Appendix 1).</p> <p>Such characteristics include:</p> <ul style="list-style-type: none"> The wide, open skies views towards the ridges and downs, and views of the River Avon; 	For clarity and accuracy, and to meet the basic conditions.

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			<ul style="list-style-type: none"> • The River Avon, tributaries, drainage channels and other ponds and water bodies, and associated habitats (including floodplain grazing marsh). Such watercourses are commonly lined with riparian vegetation with prominent lines of willows (some pollarded); • Lowland hay meadows with unimproved grassland of ecological interest; • Strong network of hedgerows with hedgerow trees; • Traditional limestone nucleated settlements with scattered farmsteads; • The historic parkland / estate marked by stone estate walls, grand entrances, water features and parkland trees and avenues; • The historic field pattern, which is predominantly large geometric with some earlier small scale irregular fields of medieval pattern closer to the settlements; and • The network of informal rural lanes with limited urbanising features such as road markings, street lighting, kerbs or excessive signage. 	
R2	14	Page 32, Paragraph 6.1.5	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Delete paragraph 6.1.5</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Delete paragraph 6.1.5 as follows: <p>6.1.5 A number of issues and concerns are raised within these areas relating to the character of the landscape and rural landscape as discussed above and in detail in the Sutton Benger Parish Character Appraisal (SBPCA, (Appendix 1)), these have been incorporated into the range of policies below:</p>	For clarity and accuracy.

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			<ul style="list-style-type: none"> • Agricultural intensification threatens the remaining small-scale field patterns and traditional pastoral landscape. • Loss of hedgerows boundaries and particularly mature hedgerow trees, plus poor management of remaining hedgerows. • Intensification in farming leading to loss of water meadows • Pressure for further expansion of settlement and new development threatening the character of the small villages and scattered farmsteads. • The presence of major transport corridors particularly the trunk roads has brought pressures for development and associated amenity planting and signage. • Increasing road use which will further diminish the rural tranquillity of the vale landscape. • Pressure to upgrade roads through additional kerbing and signage to accommodate an increase in traffic volume. • Encourage management and restoration of the historic parkland landscapes that are characteristic of the area. • Retain the distinctive character of the villages; ensuring any change respects the traditional stone-built character and vernacular form. <p style="margin-left: 40px;">• Renumber 6.1.6 as 6.1.5 due to the original paragraphs deletion:</p> <p>6.1.6<u>5</u></p>	
R3	15	Page 34, Policy SB2: Landscape – Maintaining The Separation Of Settlements	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace the second part of Policy SB2 with: ‘As appropriate to their scale, nature, and location, development proposals on the land between the settlements, should be supported by a landscape and visual impact assessment which demonstrates that the development will not harmfully erode the physical or visual separation of the settlements.’</p>	For clarity and accuracy, and to meet the basic conditions.

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			<p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the second part of ‘Policy SB2: Landscape – Maintaining The Separation Of Settlements’, as follows: <p>POLICY SB2: LANDSCAPE – MAINTAINING THE SEPARATION OF SETTLEMENTS</p> <p>New development should respect the rural landscape setting of the neighbourhood area and preserve the distinctive separation between the settlements of Sutton Benger and Draycot Cerne.</p> <p><u>As appropriate to their scale, nature, and location, development</u> Proposals on the land between the settlements, including additional non-allocated employment uses, should be supported by a landscape and visual impact assessment which demonstrates that the development will not <u>harmfully</u> erode the physical or visual separation of the settlements.</p>	
R4	19	Page 35, Policy SB3: Important Views and Vistas	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace Policy SB3 with:</p> <p>‘The Plan identifies the following important views as shown on Figure 13. Development proposals should respond positively to the identified views and demonstrate consideration of matters relating to design, height, and massing, either individually or cumulatively.</p> <p>Development proposals which would have an unacceptable impact on an identified Important View will not be supported.’</p>	For clarity and accuracy, and to meet the basic conditions.

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			<p>Within the schedule in Policy SB3 delete the following views:</p> <ul style="list-style-type: none"> • PM8; • PM9; • PM10; • PM11; • PM12; • PM15; • PM16; • PM18; • PM24; and • PM25. <p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Remove those deleted views recommended by the examiner also from the photos in ‘Figure 14 - Some of the Key Landscape Views within The Plan Area.’</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Amend the text in ‘Policy SB3: Important Views and Vistas’, as follows: <p>POLICY SB3: IMPORTANT VIEWS AND VISTAS</p> <p>The Neighbourhood Plan identifies the following important views as <u>shown set out below and on Figure 13.</u></p>	

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			<p>In particular, Development proposals should respond positively to the identified views and demonstrate consideration of matters relating to design, height and massing, either individually or cumulatively.</p> <p>Development proposals which would have an unacceptable significant adverse impact on an identified Important View as listed below will not be supported.</p> <ul style="list-style-type: none"> ● PM 1 View looking north west towards Draycot Park Farm & St James Church ● PM 2 View looking south east towards Draycot Park Farm from SBEN9 ● PM 3 View looking south west from SBEN9 ● PM 4 View looking in four directions from SBEN32 ● PM 5 Views from SBEN8 near Dray Cottage ● PM 6 View looking north from SBEN8/36 ● PM 7 View looking south from footpath by lost oak ● PM 8 View of witchy tree field looking north, south, and west from PROW SBEN 19a & 20 ● PM 9 View across 'airfield' from permissive footpath east of the village towards CM church ● PM 10 View from near Badger Sett from SBEN20 ● PM 11 View from SBEN22 towards Kington Langley ● PM 12 View SBEN22 near Gate Farm, looking in all directions ● PM 14 View looking towards Barbary Down from SBEN8 ● PM 15 Cornfield adjoining rec looking west from PROW SBEN37 ● PM 16 View east from start of SBEN19b across rural field towards a copse containing Deer ● PM 17 View of the allotments ● PM 18 View North, South, East and West from SBEN18 ● PM 19 View South from SBEN18 with All Saints Church 	

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			<ul style="list-style-type: none"> ● PM 21 View from road and footpath by Draycot Church ● PM 23 Views towards Church and Seagry Road and the old Rectory ● PM 24 View looking south from the recreation ground with village landmark (witchy tree) in distance ● PM 25 View looking west from Sutton Lane across the field adjoining the recreation ground ● PM 26 View from Public Right of Way SBEN14 looking southwest ● PM 27 View from SBEN 13 looking SE, NW and NE ● PM 28 View from Public Right of Way SBEN15 looking northeast ● PM 29 View from SBEN16 NE Draycot Park Lake <ul style="list-style-type: none"> ● Remove the deleted views from Figures 12 and 13, and the photos of deleted views from Figure 14 ● Renumber the list of views in the Policy and in Figures 12 and 13, taking into account the recommended deletions. Update the numbering of views in Figure 14 according to these changes. 	
R5	20	Page 37, Policy SB4 Trees and Hedgerows	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>In the first part of Policy SB4 replace 'must' with 'should'</p> <p>At the end of this part of Policy SB4 add: 'Where appropriate, development proposals should be accompanied by a tree maintenance/care plan setting out the maintenance of trees incorporated with the design and layout, including their replacement (when necessary) for a period of at least five years from substantive completion.'</p> <p>In the second part of Policy SB4 replace 'must' with 'should' and delete 'Recommendation'</p>	For clarity and accuracy, and to meet the basic conditions.

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			<p>Replace the third part of Policy SB4 with:</p> <p>‘Where it is not practicable to retain existing trees within proposed developments, the loss should be mitigated by replacement trees within the site which are appropriate to the scale and nature of the development concerned, its location, and the type and number of trees which would be lost. Wherever practicable, the replacements should be native trees and fruit/nut trees of local provenance. Replacement trees with large canopy covers that provide increased shading opportunities will also be supported.’</p> <p>Delete the fourth part of Policy SB4.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in ‘Policy SB4 Trees and Hedgerows’, as follows: <p>POLICY SB4 TREES AND HEDGEROWS</p> <p>Proposals must should be designed to retain ancient, veteran and notable / mature trees and hedgerows in the Plan area (as identified within the Character Appraisal) and shown on figure 12 above and 15 below. The Conservation Area and Draycot Parkland in particular contain many notable and important trees. <u>Where appropriate, development proposals should be accompanied by a tree maintenance/care plan setting out the maintenance of trees incorporated with the design and layout, including their replacement (when necessary) for a period of at least five years from substantive completion.</u></p> <p>Development proposals which affect trees and hedgerows must should be accompanied by information proportionate to the application which establishes</p>	

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			<p>the health and longevity of any affected trees and hedgerows in accordance with the survey requirements of BS 5837-Trees in relation to design, demolition, and construction —Recommendation:</p> <p>Where it is not practicable to retain existing trees within proposed must be lost as a result of developments, these loss should be mitigated by must be replacement trees at a ratio of at least 3:1 within the site which are appropriate to the scale and nature of the development concerned, its location, and the type and number of trees which would be lost. Wherever practicable, the replacements should be with a preference for native locally found trees and fruit / nut trees of local provenance. Replacement trees with a large canopy covers that provide increased shading opportunities will also be supported.</p> <p>The responsible planting of additional trees that reduce or absorb air pollution from traffic will be supported throughout the Plan area. Development proposals will also be expected to be accompanied by a tree maintenance/care plan that will require the maintenance of proposed trees, including their replacement when necessary, for a period of at least 5 years.</p>	
R6	21	Page 39, Paragraph 2	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace the final paragraph of supporting text with: 'Policy SB4 addresses the retention of trees and hedgerows. The retention of ancient or veteran trees on or near a proposed development site is covered by Natural England and Forestry Commission Standing advice' (insert link) and is a material consideration when Wiltshire Council is making planning decisions. Insofar as planning permission is required, the responsible planting of additional trees that reduce or absorb air pollution from traffic will be supported.'</p>	For clarity and accuracy.

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			<p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the second paragraph of page 39 as follows: <p><u>Policy SB4 addresses the retention of trees and hedgerows.</u> The retention of ancient or veteran trees on or near a proposed development site is covered by Natural England and Forestry Commission 'standing advice'¹⁹ and is a material consideration when <u>Wiltshire Council</u> Local Planning Authorities are <u>is</u> making planning decisions. <u>Insofar as planning permission is required, the responsible planting of additional trees that reduce or absorb air pollution from traffic will be supported.</u></p>	
R7	21	Page 33, Figure 12 – Key Elements within the Landscape	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Produce an additional map which specifically illustrates the notable trees and hedgerows (in addition to Figure 12).</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Produce another map that shows the notable trees and hedgerows in addition to Figure 12. Re-number subsequent Figures to take account of this change 	For clarity and accuracy.
R8	21	Page 38, Figure 15 - Detailed view of Woodland, Tree Preservation	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Make the 'Woodland and Hedgerows' layer on Figure 15 bolder to assist with the identification of notable trees/hedgerow, particularly around Sutton Benger.</p>	For clarity and accuracy.

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		Orders, Ancient Woodland, Parkland and Trees Protected by virtue of the Conservation Area	<p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Make the 'Woodland and Hedgerows' layer bolder in 'Figure 15 - Detailed view of Woodland, Tree Preservation Orders, Ancient Woodland, Parkland and Trees Protected by virtue of the Conservation Area' 	
R9	22	Page 40, Policy SB5: Biodiversity and Net Gain	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace Policy SB5 with:</p> <p>'Wherever practicable, and as appropriate to their scale, nature and location, development proposals should:</p> <ul style="list-style-type: none"> • incorporate public and private green amenity spaces using high quality landscaping to balance gardens and community spaces; • create and conserve natural and green corridors as shown on figure 17, using landscape features and habitats. Opportunities taken to join up currently isolated green and blue infrastructure assets will be supported; • introduce new or improve existing trees, wetlands, grassland, parks, woods, orchards, and allotments, based on the features as shown in figures 15 and 16; • be designed to avoid having an unacceptable impact on priority habitats or result in the loss of woodlands, amenity trees or hedgerows including those as shown in figures 15 and 16. Development proposals which do not comply with this criterion will not be supported unless the need for, and the benefit of the development at that location clearly outweighs the loss, and suitable mitigation measures are put in place; and • be designed to avoid having an unacceptable impact on protected species. <p>Development proposals which do not comply with this criterion will not be</p>	For clarity and accuracy and to meet the basic conditions.

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			<p>supported unless the need for, and the benefit of the development at that location clearly outweighs the loss, and suitable mitigation measures are put in place.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in 'Policy SB5: Biodiversity and Net Gain', as follows: <p>POLICY SB5: BIODIVERSITY AND NET GAIN</p> <p><u>Wherever practicable, and as appropriate to their scale, nature and location, Development must achieve a biodiversity net gain of at least 20% for the designated neighbourhood plan area. New development will be supported where proposals <u>should</u>:</u></p> <ul style="list-style-type: none"> incorporate public and private green amenity spaces using high quality landscaping to balance gardens and community spaces; create and conserve natural and green corridors as shown on figure 17, using landscape features and habitats. In particular, opportunities Opportunities <u>taken</u> to join up currently isolated green and blue infrastructure assets will be supported; introduce new or improve existing trees, wetlands, grassland, parks, woods, orchards and allotments, based on an understanding of those in the Plan Area the features as shown in figures 15 and 16; <u>be designed to avoid having an unacceptable impact</u> Do not have a significant adverse impact on priority habitats or result in the loss of woodlands, amenity trees or hedgerows including those as shown in figures 15 and 16. <u>Development proposals which do not comply with this criterion will not be supported</u> Any significant adverse impact in this regard will not be permitted unless the need for, and the benefit of the development 	

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			<p>at that location clearly outweighs the loss, and suitable mitigation measures are put in place.; and</p> <ul style="list-style-type: none"> • be designed to avoid having an unacceptable impact Do not have an adverse impact on protected species. Development proposals which do not comply with this criterion will not be supported Any significant adverse impact in this regard will not be permitted unless the need for, and the benefit of the development at that location clearly outweighs the loss, and suitable mitigation measures are put in place. 	
R10	22	Page 39 Final paragraph	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>At the end of the paragraph of supporting text beginning with 'Biodiversity net gain' add: 'This matter is addressed nationally through the implementation of Environment Act 2021 as part of the determination of planning applications.'</p> <p><u>REQUIRED MODIFICATIONS:</u></p> <ul style="list-style-type: none"> • Add text to the paragraph that starts at the end of page 39 as follows: <p>Biodiversity net gain is established by using a biodiversity metric to assess the value of a project or development in measurable terms. The metric is a habitat-based approach used to assess an area's value to wildlife. There are different metric tools available, however Natural England produce the latest version of a recognised metric, which is regularly updated as required²². <u>This matter is addressed nationally through the implementation of the Environment Act 2021 as part of the determination of planning applications.</u></p>	For clarity and accuracy.

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R11	23	Page 45 Policy SB6: Flooding and Drainage	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace Policy SB6 with</p> <p>'Development proposals should demonstrate that surface water drainage will not add to the existing site runoff or cause any adverse impact to neighbouring properties and surrounding environment. Proposed development sites which fall within Flood Zones 2 and 3, should follow the sequential approach as set out in the NPPF.</p> <p>To manage potential flood risk issues on site and to ensure flood risk is not increased elsewhere, development proposals should incorporate sustainable urban drainage schemes (SuDS), unless it would be inappropriate to incorporate such an approach on the site concerned. Wherever practicable, SuDS should be designed to contribute towards the landscaping and biodiversity of the development site concerned.</p> <p>Where appropriate, development proposals should incorporate a site-specific flood risk assessment and be designed to respond positively to climate change, to manage rainfall run-off rates and volumes to existing pre-development rates, and the natural drainage regime of the site.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in 'Policy SB6: Flooding and Drainage', as follows: <p>POLICY SB6: FLOODING AND DRAINAGE</p> <p>Development proposals should will be supported where it is demonstrated that surface water drainage will not add to the existing site runoff or cause</p>	For clarity and accuracy and to meet the basic conditions.

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			<p>any adverse impact to neighbouring properties and surrounding environment. Proposed development Where sites which fall within Flood Zones 2 and 3 they should all follow the sequential approach as set out in the NPPF. Additionally, there are a number of sites that have historical evidence of flooding, such areas area highlighted below.</p> <p>The following areas have been identified as particularly vulnerable to flooding (as shown on figures 18 to 20):</p> <p>Fluvial Flooding</p> <ul style="list-style-type: none"> – Land north of Seagry Road and Willowbrook End (Fluvial River Avon Flooding). – Land south of Hunters Lodge Farm (Fluvial tributary River Avon Flooding). – Land south of Draycot Park Farm (Fluvial tributary River Avon Flooding). – Land to the south of the parish around Sutton Lane Farm <p>Surface Water Flooding</p> <ul style="list-style-type: none"> – The B4069 to the south of Barret Lane – The junction of High Street and Chestnut Road. – South of Gate Farm <p>Groundwater Flooding</p> <ul style="list-style-type: none"> – The village of Sutton Benger – The village of Draycot Cerne – Sutton Lane and its surrounding areas – Land surrounding Sutton Lane Farm – Land crossed by Stein Brook <p>In order to sustainably To manage potential flood risk issues on site and to ensure flood risk is not increased elsewhere, development proposals will be</p>	

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			<p>required to should incorporate a Sustainable urban Drainage Systems (SuDS) scheme, unless it is demonstrated to would be inappropriate to incorporate such an approach on the site concerned. Wherever practicable, SuDS should be designed to contribute towards the landscaping and biodiversity of the development site concerned.</p> <p>Schemes will be detailed within a site-specific flood risk assessment and designed to current policy and best practice, including taking account of climate change, to manage rainfall run-off rates and volumes to existing pre-development rates and mimic the natural drainage regime of the site.</p> <p>SuDS where possible must be designed so as to contribute towards the landscaping and biodiversity of the sites and provision must be made for their future maintenance. Additional green space must be provided on site in addition to areas contributing to SuDS.</p> <p><u>Where appropriate, development proposals should incorporate a site-specific flood risk assessment and be designed to respond positively to climate change, to manage rainfall run-off rates and volumes to existing pre-development rates, and the natural drainage regime of the site.</u></p>	
R12	24	Page 43 Last paragraph	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>At the end of the paragraph of the supporting text beginning with: 'Flooding from surface water' add the deleted third part of the policy (including the schedule of sites).</p> <p><u>REQUIRED MODIFICATION:</u></p>	For clarity and accuracy.

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			<ul style="list-style-type: none"> • Add the deleted text (see reference number R11 above) from the third paragraph in ‘Policy SB6: Flooding and Drainage’ to the last paragraph on page 43, as follows: <p>Flooding from surface water is difficult to predict because rainfall location and volume are difficult to forecast. Additionally, local features, such as topography and soil type, can greatly affect the chance and severity of flooding. <u>The following areas have been identified as particularly vulnerable to flooding (as shown on figures 18 to 20):</u></p> <p><u>Fluvial Flooding</u></p> <ul style="list-style-type: none"> - <u>Land north of Seagry Road and Willowbrook End (Fluvial River Avon Flooding).</u> - <u>Land south of Hunters Lodge Farm (Fluvial tributary River Avon Flooding).</u> - <u>Land south of Draycot Park Farm (Fluvial tributary River Avon Flooding).</u> - <u>Land to the south of the parish around Sutton Lane Farm</u> <p><u>Surface Water Flooding</u></p> <ul style="list-style-type: none"> - <u>The B4069 to the south of Barret Lane</u> - <u>The junction of High Street and Chestnut Road.</u> - <u>South of Gate Farm</u> <p><u>Groundwater Flooding</u></p> <ul style="list-style-type: none"> - <u>The village of Sutton Benger</u> 	

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			<p><u>- The village of Draycot Cerne</u> <u>- Sutton Lane and its surrounding areas</u> <u>- Land surrounding Sutton Lane Farm</u> <u>- Land crossed by Stein Brook</u></p>	
R13	24	Page 54, Policy SB6.1: Conversion of Rural Buildings to Employment Uses	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Delete the second part of Policy SB6.1.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Delete the second part of 'Policy SB6.1: Conversion of Rural Buildings to Employment Uses', as follows: <p>POLICY SB6.1 CONVERSION OF RURAL BUILDINGS TO EMPLOYMENT USES</p> <p>Proposals for the change of use of rural buildings to General Industrial Use (B2) or distribution and storage uses (B8) will be supported if it can be demonstrated that that they will not have an adverse visual impact on the landscape or the local character of the parish.</p> <p>Planning applications will need to be accompanied by sufficient information (proportionate to the scale of development) to identify any harm in landscape and highway terms that the proposal may have on the NP Area and recommend mitigation measures accordingly.</p>	For clarity and accuracy and to meet the basic conditions.

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R14	24	Page 54 First paragraph	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>At the end of the paragraph of supporting text immediately preceding Policy SB6.1 add: 'Planning applications should be accompanied by proportionate information (based on the scale of development) to identify any harm in landscape and highway terms that the proposal may have on the parish and to identify any mitigation measures which may be needed.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Add text to the paragraph of supporting text immediately before 'Policy SB6.1: Conversion of Rural Buildings to Employment Uses', as follows: <p>Open Storage/ Household Waste and Recycling Centre / Conversion of Agricultural Buildings to Light Industrial Use</p> <p>The use of former agricultural buildings for industrial and storage uses can cause significant issues, with open storage being a particular problem. Changes of use or applications for General Industrial Use (B2) or distribution and storage uses (B8), or other uses which could cause a potentially adverse visual impact, shall demonstrate with the assistance of a Landscape and Visual Impact assessment that the proposal will not have an unacceptable impact on the parish. <u>Planning applications should be accompanied by proportionate information (based on the scale of development) to identify any harm in landscape and highway terms that the proposal may have on the parish and to identify any mitigation measures which may be needed.</u></p>	For clarity and accuracy.

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R15	25	Page 54, Policy SB6.2: Renewable Energy	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace Policy SB6.2 with:</p> <p>'Proposals for the installation of new renewable energy facilities will be supported where it can be demonstrated that they will not have an unacceptable impact on the landscape, public rights of way, biodiversity, and the residential amenity of neighbouring properties. In addition, proposals should respond to relevant parts of the Design Code (Appendix 2).</p> <p>Development proposals for the installation of new renewable energy facilities should be well-screened and:</p> <ul style="list-style-type: none"> • respond positively to the setting of the landscape and the important views that have been identified in the Plan; and • be designed and arranged to have acceptable levels of glint and glare.' <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Amend the text in 'Policy SB6.2: Renewable Energy', as follows: <p>POLICY SB6.2 RENEWABLE ENERGY</p> <p>Proposals for the installation of new renewable energy facilities will be supported where it can be demonstratedterminated that it <u>they</u> will not have an unacceptable adverse impact on the landscape, Ppublic rights of way, biodiversity and /or the residential amenity of neighbouring properties. In addition, proposals should respond to relevant parts of Further details on renewable energy can be found within the Design Code (Appendix 2).</p> 	For clarity and accuracy and to meet the basic conditions.

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			<p>Development pProposals for <u>the installation of</u> new solar farms are to be removed after an agreed period of time with the land to be returned to its former use. renewable energy facilities should be well-screened and:</p> <p>Proposals are to be well screened and do not have an adverse impact on the setting of the landscape and the important views that have been identified in the NP nor result in higher levels of glint and glare.</p> <ul style="list-style-type: none"> <u>respond positively to the setting of the landscape and the important views that have been identified in the Plan; and</u> <u>be designed and arranged to have acceptable levels of glint and glare.</u> 	
R16	25	Page 55, Policy SB6.3: Polytunnels	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace the opening element of Policy SB6.3 with: 'Proposals for the construction of new polytunnels will be supported where they meet the following criteria:'</p> <p>Replace the third criterion with: 'they will not result in an unacceptable increase in vehicular traffic'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in 'Policy SB6.3: Polytunnels', as follows: <p>POLICY SB6.3 POLYTUNNELS</p> <p>Proposals for the construction of new polytunnels will be considered acceptable if it can be demonstrated that they will support the rural economy by employing local workers and ensure that<u>construction of new polytunnels will be supported where they meet the following criteria:</u></p>	For clarity and accuracy and to meet the basic conditions.

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			<ul style="list-style-type: none"> ● they will not have an unacceptable harm to local biodiversity and obstruct any important views that have been identified in the NP Area; ● they are located in an area that is at low risk of flooding from fluvial and pluvial sources; ● they will not result in unacceptable increase in vehicular traffic; ● any irrigation system or hardstanding area associated with the use will not be located in close proximity to a conservation area or heritage asset. This is to ensure that the archaeological interests of the local area are protected. 	
R17	26	Page 59, Policy SB7: Design	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>In Policy SB7: Design replace 'It should be demonstrated that proposals:' with 'As appropriate to their scale, nature and location, it should be demonstrated that development proposals:'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> ● Amend the text in 'Policy SB7: Design', as follows: <p>POLICY SB7: DESIGN</p> <p>Development proposals should be of a high standard of design, in keeping with the character of the area as identified within the Sutton Benger Character Appraisal (Appendix 1) and Design Code (Appendix 2), and the setting of the Conservation Area. <u>As appropriate to their scale, nature and location, it</u> should be demonstrated that proposals:</p> <ol style="list-style-type: none"> 1. Are in-keeping with the scale, form, layout (including plot size), appearance and density of adjacent development. 	For clarity and accuracy and to meet the basic conditions.

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			<ol style="list-style-type: none"> 2. Make a positive contribution to local character as identified. 3. Respond positively to the applicable key issues of the relevant character area asset out. 4. Do not result in significant adverse impacts on the amenity of neighbouring uses or give rise to the potential for harm to the amenity of proposed dwellings. 5. Are built to a high standard, using appropriate materials and construction methods that reflect the requirements set out in the Design Code. 6. Avoid the loss of important vegetation. 7. Include appropriate landscape mitigation measures to reduce the impact of newly introduced built form and ensure that development is in keeping with the existing landscape features of the Plan Area. <p>Where the proposed development is significantly different from the surrounding identified character, adequate explanation should be provided to support the proposal with a clear contextual analysis and design justification.</p>	
R18	27	Page 63, Policy SB8: Heritage and Conservation	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>In Policy SB8 delete '(as shown on plans 31 and 32 and described in Table 1)'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Amend the text in 'Policy SB8: Heritage and Conservation', as follows: <p>POLICY SB8: HERITAGE AND CONSERVATION</p>	For clarity and accuracy and to meet the basic conditions.

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			The Plan Area's designated historic heritage assets and their settings, both above and below ground including archaeological sites, designated and non-designated heritage assets (as shown on plans 31 and 32 and described in Table 1) will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.	
R19	27	Page 59, First paragraph under 'Heritage' heading	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>At the end of the first paragraph of supporting text under the Heritage heading add: 'The most up-to-date list of heritage assets, both designated and non-designated, can be found on the Wiltshire Historic Environment Record (and add link)'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Add text to the end of the first paragraph under the 'Heritage' heading as follows: <p>Heritage</p> <p>Policy SB8 seeks to enhance or better reveal the significance of the heritage assets as identified. The Parish has numerous designated heritage assets. These include a conservation area for Sutton Benger village. The village also has numerous Grade II Listed Buildings and structures as set out in Table below. <u>The most up-to-date list of heritage assets, both designated and non-designated, can be found on the Wiltshire Historic Environment Record(https://services.wiltshire.gov.uk/HistoryEnvRecord/Home/Index).</u></p>	For clarity and accuracy.

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R20	28	Page 65, Policy SB9: Sustainable Development and Climate Change	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace the opening element of Policy SB9 with:</p> <p>'Measures to mitigate and adapt to climate change should, where appropriate, be incorporated into the design of new developments and conversion or extension proposals.</p> <p>Opportunities to retrofit building sustainability measures into existing housing should be taken as appropriate to the site including:'</p> <p>Replace the first criteria with: 'arranging the site layout and orientation to maximise solar gain and to take advantage of natural shelter whilst responding positively to the existing pattern of development, including building lines.'</p> <p>In the second criterion replace the full stop after 'measures' with a comma</p> <p>In the third criterion replace 'Selecting' with 'the selection of'</p> <p>In the fourth criterion replace 'Use' with 'the use of'</p> <p>In the fifth criterion replace 'Incorporate' with 'the incorporation of'</p> <p>In the final part of the policy replace 'will need to' with 'should'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in 'Policy SB9: Sustainable Development and Climate Change', as follows: 	For clarity and accuracy and to meet the basic conditions.

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			<p>POLICY SB9: SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE</p> <p>Measures to mitigate and adapt to climate change should, where appropriate, be incorporated into the design of new developments and through conversion or extension proposals.</p> <p>Oopportunities to retrofit building sustainability such measures into existing housing should be taken as appropriate to the site and could including^{e24}:</p> <ol style="list-style-type: none"> i. Careful Arranging the site layout and orientation to maximise solar gain and to take advantage of natural shelter whilst responding positively to, this however must be balanced with the existing pattern of development, including building lines. ii. Adopt passive solar heating and cooling measures, including building orientation, glazing positioning, thermal mass, roof overhang and natural ventilation. iii. The Sselection of materials to maximise heat retention in winter and minimise overheating in summer. iv. The Uuse of soft landscaping to provide shelter and shade as well as measures such as green roofs to moderate temperatures. v. The Iincorporation of rainwater harvesting measures and SUDS measures. vi. Carefully integrate renewable energy and low-carbon technologies, including solar PV, solar thermal, micro wind generation and heat pumps. <p>A sensitive approach should will need to be taken to safeguard the special character of the conservation area and to avoid harm to the setting of designated and non-designated heritage assets (as shown in table 1).</p>	

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R21	29	Page 67, Policy SB10: Infill Development	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace Policy SB10 with:</p> <p>'Within the built-up area of the villages as shown by the settlement boundary in figure 2, infill development and the redevelopment of previously developed land or buildings will be supported, where it complies with other development plan policies and the specific design requirements as set out in Policy SB7 (Design).'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in 'Policy SB10: Infill Development', as follows: <p>POLICY SB10: INFILL DEVELOPMENT</p> <p>Within the built-up area of the villages as shown by the settlement boundary in figure 2, infill development and the redevelopment of previously developed land or buildings will be supported, where it subject to complies ance with other applicable policies including those in the Ddevelopment Pplan as a whole and the Sutton Benger Parish Character Appraisal (Appendix 1) and Design Code (Appendix 2) policies and the specific design requirements as set out in Policy SB7 (Design).</p>	For clarity and accuracy and to meet the basic conditions.
R22	29	Page 68, Policy SB11: Affordable and Rural Workers Housing	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace Policy SB11 with: 'Proposals for affordable housing, including infill development and as part of a larger rural exception sites or community-led schemes, will be supported if it can be shown that they meet the</p>	For clarity and accuracy and to meet the basic conditions.

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			<p>recommendations of the Sutton Benger Parish Housing Needs Survey (January 2022), or in any subsequent more up-to-date assessment.’</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in ‘Policy SB11: Affordable and Rural Workers Housing’, as follows: <p>POLICY SB11: AFFORDABLE AND RURAL WORKERS HOUSING</p> <p>Proposals for affordable housing, such as including infill development, or and as part of a larger rural exception sites or community-led schemes, will could be supported if it can be shown that they to meet the recommendations of the Sutton Benger Parish Housing Needs Survey, reported in (January 2022), (and or in any subsequent more up to date survey or assessment). This includes:-</p> <ul style="list-style-type: none"> Subsidised rented housing — 2 x one bedroom homes Shared ownership / discount market homes — 1 x three bedroom home 	
R23	30	Page 68, Policy SB12: Dwelling Extensions	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace Policy SB12 with:</p> <p>‘Proposals for extensions to existing dwellings will be supported where they respond positively to the guidance in the Sutton Benger Parish Character Appraisal (Appendix 1) and Design Code (Appendix 2).</p> <p>Development proposals for residential extensions should not result in the overdevelopment of the site, the loss of important gaps between buildings,</p>	For clarity and accuracy and to meet the basic conditions.

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			<p>the loss of key views into or out of the settlement, or the loss of vegetation of amenity value.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in 'Policy SB12: Dwelling Extensions', as follows: <p>POLICY SB12: DWELLING EXTENSIONS</p> <p>Proposals for extensions to existing dwellings will be supported provided that where they are designed taking into account respond positively to the guidance in the Sutton Benger Parish Character Appraisal (Appendix 1) and Design Code, in particular CODE SB.15 (Appendix 2), therein.</p> <p>Such Development proposals for residential extensions should not result in the over-development lead to over-development of the site, the loss of important gaps between buildings, the loss of key views into or out of the settlement, or the loss of vegetation of amenity value.</p>	
R24	30	Page 68, Supporting text under heading 6.2	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>At the end of the supporting text in section 6.2 add: 'Policy SB12 addresses proposals for house extensions. It draws attention to the details in the Design Code. Code SB.15 will be particularly relevant to such proposals.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Add text to the end of section 6.2 as follows: 	For clarity and accuracy.

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			The Sutton Benger Parish Housing Needs survey will be updated together with the Neighbourhood Plan, following the adoption of the new Wiltshire Local Plan review, and then will be regularly updated to ensure that future development can take into account the latest housing evidence on local housing trends and needs. <u>Policy SB12 addresses proposals for house extensions. It draws attention to the details in the Design Code. Code SB.15 will be particularly relevant to such proposals.</u>	
R25	31	Page 71, Policy SB13: New Development and Highway Implications	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace the opening element of the first part of Policy SB13 with: 'As appropriate to their scale, nature and location, development proposals should:'</p> <p>In the second bullet point of the first part of the policy delete 'as set out'</p> <p>Replace the final part of the policy with:</p> <p>'Any traffic calming measures incorporated within development proposals should be designed so as not to have an unacceptable impact on visual amenity, not to increase noise, and to avoid having an unacceptable impact on residents in the immediate locality.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in 'Policy SB13: New Development and Highway Implications', as follows: <p>POLICY SB13: NEW DEVELOPMENT and HIGHWAY IMPLICATIONS</p>	For clarity and accuracy and to meet the basic conditions.

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			<p>As is appropriate to their scale, nature and location new development proposals that require permission, should:</p> <ul style="list-style-type: none"> • Ensure that it does not lead to the loss of front gardens to accommodate parking. Where it has already been lost, opportunities should be taken in any new proposal to establish or reinforce planting to act as a screen to vehicles, whilst ensuring that highway safety is not undermined. • Be designed to avoid adverse impacts on road safety within the Neighbourhood Plan area and, where justified, to secure road safety improvements particularly for pedestrians and cyclists. In particular, development proposals should avoid exacerbating problems on the following roads / junctions as set out: <ol style="list-style-type: none"> a. Junction of Queens Close and Chestnut Road where the school is located b. Seagry Hill, particularly across the bridge where it narrows and there is no pedestrian access. c. Sutton Lane as there is no pathway from Sharplands d. Junction of Lyneham Road with Draycot Straights • Maximise opportunities for sustainable transport, pedestrian and cycle movements both within and between the settlement and the surrounding area, including securing improvements to the Public Rights of Way that connect the settlements in the area. • Be accompanied by sufficient information to demonstrate how an increase in traffic (including HGV movements) which may be generated by a proposal has been taken into consideration either individually or cumulatively, in line with the findings of traffic surveys. 	

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			<p>Where traffic calming measures are proposed, these should be designed so as not to have an adverse impact upon visual amenity, to increase noise or have an adverse impact on residents or users of the route.</p> <p><u>Any traffic calming measures incorporated within development proposals should be designed so as not to have an unacceptable impact on visual amenity, not to increase noise, and to avoid having an unacceptable impact on residents in the immediate locality.</u></p>	
R26	33	Page 74, Policy SB14 – Local Green Spaces/ Page 75, Figure 34 - Location of Local Green Spaces	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Delete local green space numbered LG-5 from the list of LGSs in the policy</p> <p>Delete LG-5 from Figure 34</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Delete local green space numbered LG-5 and renumber subsequent local green spaces as follows: <p>POLICY SB14 – LOCAL GREEN SPACES</p> <p>The following areas are designated as Local Green Spaces.</p> <p>New development will not be supported on land designated as Local Green Space except in very special circumstances.</p> <ul style="list-style-type: none"> ● LG-1 Allotments ● LG-2 Recreation ground & sports facilities ● LG-3 Natural green space to the north of The Park Development along stream, west& east of footpath bridge 	For clarity and accuracy and to meet the basic conditions.

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			<ul style="list-style-type: none"> • LG-4 Play area and two amenity green areas in The Park Development • LG-5 The Big Field an arable field to the south of the recreation ground • LG-5⁶ Church Piece field between the Flambe restaurant and the Rectory • LG-6⁷ Gossip areas in Cowley Way, Queen's Close and Neville Terrace • LG-7⁸ Grass area to the east of the Bell House Hotel <ul style="list-style-type: none"> • Delete LG-5 from 'Figure 34 - Location of Local Green Spaces' • Update numbering in 'Figure 34 - Location of Local Green Spaces' to reflect the changes in Policy SB14 	
R27	34	Page 76, Policy SB15: Protection of Existing Rights of Way and Cycle Network	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Replace the opening element of Policy SB15 with: 'Development proposals which affect rights of way or the cycle network in the Plan area will be supported where, as appropriate to their scale, nature and location, and where it is practicable to do so, they improve.'</p> <p>In the first part of Policy SB15 add 'or' after each criterion</p> <p>In the third part of Policy SB15 replace 'will be resisted' with 'will not be supported'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Amend the text in 'Policy SB15: Protection of Existing Rights of Way and Cycle Network', as follows: <p>POLICY SB15: PROTECTION OF EXISTING RIGHTS OF WAY AND CYCLE NETWORK</p>	For clarity and accuracy and to meet the basic conditions.

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			<p>Development proposals which affect rights of way or the cycle network in the Plan area will be supported where, <u>as appropriate to their scale, nature and location, and where it is practicable to do so,</u> they improve:</p> <ul style="list-style-type: none"> • Safety; <u>or</u> • Directness; <u>or</u> • Accessibility and Connectivity; <u>or</u> • Attractiveness; <u>or</u> • Convenience; <u>or</u> • Adjacent features such as trees and hedgerows, ponds or watercourses. <p>Proposals for development adjoining a public footpath or bridleway shall ensure that the rural character of the footpath or bridleway is maintained.</p> <p>Any proposals that result in the obstruction or requires the diversion or urbanisation of a public footpath, bridleway or cycle way to the detriment of the community will <u>not be supported</u> be resisted.</p>	
R28	35	Page 80, Policy SB16A: Communications Infrastructure	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Delete Policy SB16A</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Delete 'Policy SB16A: Communications Infrastructure', as follows: <p>POLICY SB16 LOSS OR CHANGE TO COMMUNITY FACILITIES</p>	For clarity and accuracy and to meet the basic conditions.

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			<p>Loss of Community Facilities</p> <p>Development proposals that will result in either the loss of or significant harm to a community facility as defined in Table 2 Community Assets and Facilities will not be supported, unless it can clearly be demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable.</p> <p>Change to Community Facilities</p> <p>Proposals for the extension, adaptation or redevelopment of the community facilities identified in Table 2 Community Assets and Facilities for community purposes will be supported, provided the resulting improved facilities offer at least the same level of provision as previously existed and are appropriate in design terms and will not unacceptably impact the amenities of adjoining residential properties.</p> <ul style="list-style-type: none"> • Renumber subsequent Policies taking regard of these changes. 	
R29	35	Page 83, Policy SB17: Economic Development and Rural Industries	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>In the opening part of Policy SB17 delete 'Notwithstanding any strategic employment allocations'</p> <p>Delete the second and third parts of the policy</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Amend the text in 'Policy SB17: Economic Development and Rural Industries', as follows: 	For clarity and accuracy and to meet the basic conditions.

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			<p>POLICY SB17 ECONOMIC DEVELOPMENT AND RURAL INDUSTRIES</p> <p>Notwithstanding any strategic employment allocations, nNew employment development should be focused upon providing workspace for existing or new small-scale businesses where these:</p> <ul style="list-style-type: none"> a. Are not on the best and most versatile agricultural land (except where it forms part of the conversion of existing buildings), and b. Do not involve the loss of a residential dwelling; and c. Would not unacceptably impact on the amenity of neighbouring properties or other residents by way of noise, vibration, light or smell. d. Would not lead to a harmful increase in traffic (particularly HGV or other commercial traffic) on narrow rural roads and lanes, particularly on those lanes and junctions identified in Policy SB13. <p>Given the constrained road network in the Plan Area, it is anticipated that major development proposals should be accompanied by a Transport Statement and Travel Plan. Applicants will be expected to enter in lorry routing agreements to ensure that the rural road network is not adversely impacted.</p> <p>24 hour operation/ lighting will not be supported unless it can be demonstrated that there will be no adverse impact to the community.</p>	
R30	35	Page 83, End of supporting text to Policy SB17: Economic	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>At the end of the final paragraph of supporting text add: 'Policy SB17 addresses these important matters. Given the constrained road network in the neighbourhood area, major development proposals should be</p>	For clarity and accuracy.

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		Development and Rural Industries	<p>accompanied by a Transport Statement and Travel Plan. Where necessary, developers should enter into lorry routing agreements. The 24-hour operation of new business premises (or associated external lighting) will not be supported unless it can be demonstrated that such activities can be satisfactorily accommodated in the local environment and the local highway network.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Add text to the end of the supporting text to 'Policy SB17: Economic Development and Rural Industries', as follows: <p>There are 9 active farms in the Parish. Some of the land is also used for crops for farms outside the Parish. There has been evidence of diversification with Farmers turning land over for small business units, housing, and holiday lets. <u>Policy SB17 addresses these important matters. Given the constrained road network in the neighbourhood area, major development proposals should be accompanied by a Transport Statement and Travel Plan. Where necessary, developers should enter into lorry routing agreements. The 24-hour operation of new business premises (or associated external lighting) will not be supported unless it can be demonstrated that such activities can be satisfactorily accommodated in the local environment and the local highway network.</u></p>	
R31	36	Whole plan	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Modification of general text (where necessary) to achieve consistency with the modified policies and to accommodate any administrative and technical changes.</p>	For clarity and accuracy.

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			<p><u>REQUIRED MODIFICATIONS:</u></p> <ul style="list-style-type: none"> Ensure numbering of policies, paragraphs and figures are updated to reflect changes made to the plan 	
R32	36	Page 4, Foreword Second paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Change date of National Planning Policy Framework from 2021 to 2023.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend text in the second paragraph in the foreword, as follows: <p>The SBNDP has taken well over two years to complete and touches on many aspects of Parish life. The SBNDP has been drafted following guidance from Wiltshire Council and is in accordance with National Planning Policy Framework 20243.</p>	For clarity and accuracy.
R33	36	Page 4, Third paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Insert 'Plan' before 'period' towards the end of the sentence in paragraph 3.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Add text within the third paragraph on page 4, as follows: <p>The SBNDP considers potential development and other issues over the <u>Plan</u> period until 2035 but recognises the significant changes that have occurred within the Parish over the period from 2016 to date.</p>	For clarity and accuracy.

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R34	36	Page 6, Bullet point 5	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Capitalise 'O' of 'the order' and close bracket after '(plan'.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in bullet point 5 on page 6, as follows: <p>Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the Qorder (plan);</p>	For clarity and accuracy.
R35	36	Page 8, Second paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>The Regulation 19 consultation was undertaken between 27th September and 22nd November 2023. Wiltshire Council's March 2024 LDS indicates that the plan is anticipated to be adopted Q3 2025.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend text in the second paragraph, as follows: <p>At the time of writing, it is anticipated that the publication of plan for pre-submission consultation and preparation for submission following consultation <u>was undertaken between 27th September and 22nd November 2023</u> will take place between late 2022 and spring 2023, with adoption <u>anticipated to be in Q3 2025</u> by late 2023.</p>	For clarity and accuracy.

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R36	36	Page 9, 2.1 National Policy First paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Update NPPF revision date to December 2023.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend text in the first paragraph under the heading '2.1 National Policy', as follows: <p>The National Planning Policy Framework (NPPF) was published by the Government in 2012 and was revised in February, June 2019, July 2021, and again in September 2023 and again in December 2023.</p>	For clarity and accuracy.
R37	36	Page 9, 2.1 National Policy Fourth paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Note that the December 2023 NPPF has inserted additional paragraphs, accordingly the paragraph references made in the bullet point list no longer correlate with the relevant sections of the NPPF and require updating.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the fourth paragraph with the updated revised NPPF paragraph references, as follows: <p>The following paragraphs of the NPPF 20243 are especially relevant to the issues addressed by this Neighbourhood Plan:</p> <ul style="list-style-type: none"> Supporting a prosperous rural economy (paragraph 848) Good design (paragraphs 131-26-14136) Promotingprotecting healthy and safe communities (paragraphs 8, 96-2101) 	For clarity and accuracy.

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			<ul style="list-style-type: none"> • Protecting local green spaces (paragraphs 1054-1073) • Conserving and enhancing the natural environment (paragraphs 18074-19488) • Conserving and enhancing the historic environment (paragraphs 1895-21408) • Neighbourhood planning (paragraphs 12-14, 28- 30, 37, 66, 67, 68, 701) 	
R38	36	Page 10, Seventh paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Target for adoption of Wiltshire Local Plan Review is Q3 2025 per March 2024 LDS.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Amend text in the seventh paragraph, as follows: <p>The emerging Wiltshire Local Plan Review¹² which is currently targeting adoption in <u>Q3 2025</u> 2024-Q4, in particular considers:</p>	For clarity and accuracy.
R39	36	Page 11, Second paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Wiltshire Local Plan is at post regulation 19 stage preparing for examination.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Amend text in the second paragraph, as follows: <p>The consultation draft consisted of a number of topic papers which show the main direction of travel for future policies. The Wiltshire Local Plan is currently <u>at post regulation 19 stage preparing for examination</u> (at the time of</p>	For clarity and accuracy.

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			writing), at the Regulation 19 consultation stage, which runs from Wednesday 27 September to Wednesday 22 November.	
R40	36	Page 13, Housing First paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>The fifth sentence of the first paragraph references figures from an outdated document. It should be amended as follows: 'In this regard, Sutton Benger falls within the Chippenham HMA, which has a standard methodology figure of 13,626 new dwellings between 2020-2038.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend text in the fifth sentence of the first paragraph under the heading 'Housing', as follows: <p>'..In this regard, Sutton Benger falls within the Chippenham HMA, area which has a standard methodology figure of 13,626 17,410 new dwellings between 2020-16 2036 2020-2038 and a locally assessed need figure of 20,400 further dwellings. Much of these new dwellings will be directed towards Chippenham itself, with growth filtering down through the settlement hierarchy in this market area....'</p>	For clarity and accuracy.
R41	36	Page 13, Footnote 14	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>This paragraph refers to an outdated document, update to the correct document to refer to is: https://www.wiltshire.gov.uk/media/12017/Rural-Housing-Requirements-2023/pdf/Rural_Housing_Requirements_2023.pdf?m=1695745988247. This has implications for the following table within the NDP, as discussed below.</p> <p><u>REQUIRED MODIFICATION:</u></p>	For clarity and accuracy.

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			<ul style="list-style-type: none"> Update footnote 14 link to the following: ¹⁴ https://www.wiltshire.gov.uk/media/12017/Rural-Housing-Requirements-2023/pdf/Rural_Housing_Requirements_2023.pdf?m=1695745988247 													
R42	36	Page 14, Figure 3	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>As recommended in R41, figure 3 needs to show the updated housing requirements which show a housing requirement of 77 dwellings over the 2020- 2038 plan period, as shown on pg.75 of the following updated document: https://www.wiltshire.gov.uk/media/12017/Rural-Housing-Requirements-2023/pdf/Rural_Housing_Requirements_2023.pdf?m=1695745988247.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Replace figure 3 with the updated table available via the following link: https://www.wiltshire.gov.uk/media/12017/Rural-Housing-Requirements-2023/pdf/Rural_Housing_Requirements_2023.pdf?m=1695745988247 and shown in the image below. <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p style="text-align: center;">Sutton Benger</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2"></th> <th colspan="2" style="text-align: center;">Housing growth 2020-2038</th> </tr> <tr> <th style="text-align: left;">Settlement</th> <th style="text-align: left;">Settlement type</th> <th style="text-align: center;">Total</th> <th style="text-align: center;">Residual</th> </tr> </thead> <tbody> <tr> <td>Sutton Benger</td> <td>Large Village</td> <td style="text-align: center;">77</td> <td style="text-align: center;">0</td> </tr> </tbody> </table> </div>			Housing growth 2020-2038		Settlement	Settlement type	Total	Residual	Sutton Benger	Large Village	77	0	For clarity and accuracy.
		Housing growth 2020-2038														
Settlement	Settlement type	Total	Residual													
Sutton Benger	Large Village	77	0													

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R43	36	Page 14, Employment First paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Reference to a need for a total of 9 hectares of additional employment land originates from an outdated document. The Council would suggest amending the sentence, as follows: 'Sutton Benger falls within the A350 Functional Economic Market Area (FEMA), which has a total indicative demand of 17.3 - 20.3 ha of employment demand within the 'Rest of A350 (outside the settlements)' area.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the first paragraph under the heading 'Employment', as follows: <p>The Emerging Spatial Strategy shows a need for 9 hectares of additional employment land in the Chippenham Market Area.</p> <p><u>Sutton Benger falls within the A350 Functional Economic Market Area (FEMA), which has a total indicative demand of 17.3 - 20.3 ha of employment demand within the 'Rest of A350 (outside the settlements)' area.</u></p>	For clarity and accuracy.
R44	36	Page 19, Fourth paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Replace 'section x:' at the end of para 4 with 'section 4.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the fourth paragraph, as follows: 	Typographical error.

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			From the earliest stages of public consultation (notably a public meeting attended by over 70 residents on September 30th 2015) the primary areas of focus were clear for our Neighbourhood Development Plan and have changed little from those now set out in the Vision and Objectives in section 4 :	
R45	36	Page 22, Figure 5 – Vision and Objectives	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Increase the size of the text in Figure 5</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Increase the font size in 'Figure 5 – Vision and Objectives' so that it would be clear to see if the document was printed out. Perhaps rotated and over a full page. 	For clarity and accuracy.
R46	36	Page 23, Topic 1	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Point e of Topic 1 does not appear within Figure 5, whereas every other point through Topics 1-5 do. It is unclear whether this is deliberate.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • If accidentally omitted from Figure 5, add point 'e' of Topic 1 into the Figure 	For clarity and accuracy.

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R47	36	Page 25, Fifth paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Amend the typographical error on the fifth line whereby 'north-eastern' should be 'north-western' and on the sixth line, 'Modwen' should be 'St Modwen'. The sixth line should read '...industrial development <i>which</i> sits alongside...'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the fifth on page 25, as follows: <p>The small hamlet of Draycot Cerne has just 35 houses and sits within a rural and agricultural setting to the west of Sutton Benger. The Draycot Estate which until 1920 was the 'owner' of much of the village, was broken up and sold into individual ownership at auctions in 1920 and 1922, sits between the Village Sutton Benger and the Hamlet of Draycot Cerne. The north-weastern part of the parish which includes a few properties and businesses including the new St Modwen industrial development which sits alongside the B1422.</p>	Typographical error.
R48	36	Page 26, First paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>In the final sentence of the first paragraph change 'are' to 'is'.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the final sentence of the first paragraph on page 26 as follows: <p>'..... No more up to date reliable information will be available until the 2021 census data are is released.'</p>	For clarity and accuracy.

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R49	36	Page 26, Third paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>In the second sentence of the third paragraph change 'tor' to 'or'.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the second sentence of the third paragraph on page 26 as follows: <p>Housing numbers now stand at 514 households according to Parish Council voting records. In the 2011 (census data), more than 4 out of every five houses were owned outright tor or owned with a mortgage. One house in eight was rented with 60% of those rented within the private sector.</p>	Typographical error.
R50	36	Page 26, Third paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>In the first sentence of the third paragraph add a comma after 'Despite these recent developments'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the first paragraph of the third paragraph on page 26 as follows: <p>Despite these recent developments, two recent Rural Housing Needs Surveys 2021 and previously in 2015 showed continuing demand for three further affordable housing units...</p>	For clarity and accuracy.

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R51	36	Page 31, Paragraph 6.1.1	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Update NPPF paragraph 118 and 170-177 referred to in paragraph 6.1.1 to take account of the latest NPPF version (December 2023).</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in paragraph 6.1.1 as follows: <p>6.1.1 NPPF paragraphs 14824 and 1870 – 18877 deal with the effects of development on the landscape and biodiversity, establishing a wide range of criteria against which development will be assessed and also the means by which policies in development plan documents can protect these important assets.</p>	For clarity and accuracy.
R52	36	Page 32, Paragraph 6.1.5	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>In the second bullet point of paragraph 6.1.5, remove 's' at the end of 'hedgerows'.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Remove the 's' in the second bullet point of paragraph 6.1.5 as follows: <p>Loss of hedgerows boundaries and particularly mature hedgerow trees, plus poor management of remaining hedgerows.</p>	For clarity and accuracy.

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R53	36	Page 36, Figure 12 – Location of Important Views within the Parish	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Figure 12 lacks a key for the other features displayed on the map aside from important views, for example the footpaths and conservation area. It is recommended that a key is added identifying these features for greater clarity.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> In 'Figure 12 – Location of Important Views within the Parish', add in a key to include footpaths and the conservation area. 	For clarity and accuracy.
R54	36	Page 42, Second paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>In the second sentence of paragraph 2 the correct term to use is 'Sustainable Urban Drainage System'.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the second paragraph on page 42, as follows: <p>Additionally, applicants should assess soil and geological conditions to determine the suitability of implementing a Sustainable Urban Drainage Systemcheme (SuDS).</p>	For clarity and accuracy.
R55	36	Page 42, Third paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>In the second sentence of the third paragraph replace 'throughout' to 'within'.</p> <p><u>REQUIRED MODIFICATION:</u></p>	For clarity and accuracy.

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			<ul style="list-style-type: none"> Amend the text in the second sentence of the third paragraph on page 42, as follows: <p>As illustrated in Figures 18 - 20 below, several areas within the Parish are susceptible to fluvial flooding from the rivers and watercourses throughout within the Parish. It should be noted that surface water flooding is also a potential concern that may not be readily apparent to those proposing new developments. In locations prone to flooding, any new development should be designed to avoid exacerbating existing drainage challenges.</p>	
R56	36	Page 43, Figure 18 - Fluvial and Surface Water Flooding within The Plan Area	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Add a map key to differentiate between fluvial and surface water flooding in Figure 18.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Add a map key to show fluvial and surface water flooding to Figure 18, Fluvial and Surface Water Flooding within The Plan Area. 	For clarity and accuracy.
R57	36	Page 46, Fourth paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>In the third sentence of the fourth paragraph on page 46 un-capitalise the 'T' for 'The historical development...'. </p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the third sentence of the fourth paragraph on page 46, as follows: 	Typographical error.

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			An overview of the heritage and setting of Sutton Benger Plan Area is provided below, however more detailed information is set out in the Character Appraisal (Appendix 1) and Design Code (Appendix 2) which identifies the essential character of different parts of the parish, T the historical development of the village and how it is inextricably linked to the countryside are also described.	
R58	36	Page 46, Fifth paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>In the first bullet point include numbers of the figures referenced.</p> <p>In the second bullet point , the figure reference (figure 11) refers to the wrong figure.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the first and second bullet points of the fifth paragraph on page 46, as follows: <p>The key issues highlighted from the Appraisal are to:</p> <ul style="list-style-type: none"> Protect the distinctive form of the original settlements and their setting (see figures <u>21 to 28</u> below). Retain the parkland setting of the Draycot Estate setting (see figure <u>12</u> above). 	For clarity and accuracy.

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R59	36	Page 47, Second paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Typing error in the first sentence of the second paragraph, 'Sutton Benger village has built up around the main road running east-west, which used to be <u>the</u> on the Bristol to Oxford route.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the first sentence of the second paragraph, as follows: <p>Sutton Benger village has built up around the main road running east-west, which used to be the on the Bristol to Oxford route.</p>	Typographical error.
R60	36	Page 49, Second and third paragraphs	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>In the second and third paragraphs on page 49 refer to Appendix 2 for the Design Code rather than, 'found within the evidence base'.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend text referring to Appendix 2 regarding the Design Code in the second and third paragraphs on page 49, as follows: <p>It is clear from the character assessment that the majority of areas are low density, with only the more modern development rising to a more medium density figure. Where recent modern development has taken place, the density has increased with low levels of landscaping and or a proliferation of visible car parking, this has also had a negative impact. This is not to say that all modern development is considered unfavourably. The Design Code (found</p>	For clarity and accuracy.

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			<p>within the evidence base Appendix 2), contains a number of examples of new development within the Plan Area which are considered positive examples.</p> <p>New development should respect the density of the surrounding area as shown in figure 23 below, but should also refer to the Design Code (Appendix 2, details on page 11) with regard to plot coverage and the form and type of development by setting. It includes details on appropriate countryside, edge of settlement and village locations including space for landscaping.</p>	
R61	36	Page 51, Third paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>On the second line of the third paragraph there is a typographical error, with a full stop instead of a comma after 'Manor Farm'.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend typographical error in the third paragraph on page 51 as follows: <p>Draycot Cerne dates back to the 1700s when it was known as Upper Draycot. It is a historic hamlet surrounded by agricultural fields. The built form centres around Manor Farm, which potentially dates back to the 16th century.</p>	Typographical error.
R62	36	Page 52, First paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>In the third sentence of the first paragraph on page 52 there is a typographical error missing a full stop after '...a formal lake to the south'.</p>	Typographical error.

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			<p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend typographical error in the first paragraph on page 52, as follows: <p>The Draycot Park area relates to Draycot Park Farm and St James Church. The history of the estate has been referred to in detail above. The farm buildings and Church form an identifiable estate identity and are surrounded by a rural parkland landscape dominated by a formal lake to the south.</p>	
R63	36	Page 52, Key issues First paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>In the final sentence of the first paragraph under the heading 'Key issues' on page 52 there is a typographical error relating to 'screen' as opposed to 'screening'.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the final sentence of the first paragraph under the heading 'Key issues', as follows: <p>Key issues: Retain the character, form and style of the existing estate buildings and church character. Their setting and significance is to be maintained and enhanced where possible. Applications shall ensure the limited introduction of domestic paraphernalia and the visual softening or <u>screening</u> of existing non-traditional / modern features.</p>	Typographical error.

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R64	36	Page 56, Fourth paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>In the second sentence of the fourth paragraph there is a typographical error, with a comma required between 'few locations' and 'if any'.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the second sentence of the fourth paragraph, as follows: In particular, there has been some applications proposing red facing brick as an appropriate material for the area. It is envisaged that there are few locations, if any, where this would be appropriate. 	Typographical error.
R65	36	Page 56, Final paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>In the second sentence of the final paragraph add '(Appendix 2)' after 'Design Code'.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the second sentence of the final paragraph, as follows: Materials that are durable, high quality and easy to maintain are preferable. See materials palette below and within the Design Code (Appendix 2). 	For clarity and accuracy.
R66	36	Page 57, Second bullet point	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Replace 'double roman' clay tiles with traditional wavy 'pantile'. 'Double Roman' is a more modern mid/late 20th C introduction. The inset photo does</p>	For clarity and accuracy.

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			<p>not appear to show the pronounced roll of a Double Roman, instead appearing to show a wavy roof tile.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the second bullet point, as follows: <p>Plain and double-roman <u>traditional wavy pantile</u> clay tiles red/orange and red/brown</p>	
R67	36	Page 58, Second paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>The second paragraph reads strangely in isolation but seems to form part of the previous sentence of the first paragraph. Remove the paragraph gap.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text and join the first and second paragraphs, as follows: <p>In order to support appropriate forms of development in the future, Policy SB7 seeks to reinforce the locally distinctive built form. The objective is to retain the character of our Parish through sensitive, appropriate design. Toto ensure that future developments (including extensions, alterations, and changes of use of existing buildings) are sympathetic to the heritage and overall character of the Parish and its surrounding environment by encouraging good design and the use of appropriate materials.</p>	For clarity and accuracy.

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R68	36	Page 58, Tenth bullet point	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Bullet point 10 under the 'General Design Principles' subtitle, refers to matching the material of rooflines. The village has a number of characteristic roof materials, as identified on page 57 of the draft NDP, and as such matching neighbouring materials may not be necessary to be in character with the village as a whole.</p> <p>Remove the first sentence of the bullet point for the reasons stated above.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Remove the first sentence of bullet point 10 on page 58, as follows: <p>Rooflines should match the levels and material of neighbouring buildings. New housing should have pitched roofs rather than flat roofs.</p>	For clarity and accuracy.
R69	36	Page 59, Third bullet point	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Include reference in the third bullet point on page 58 to not only windows, but gables, porches and dormers.</p> <p>Insert 'in the village' on the end of the same sentence.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in third bullet point 14 on page 59, as follows: <p>Windows, gables, porches and dormers should match the scale and proportion of traditional buildings in the village.</p>	For clarity and accuracy.

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R70	36	Page 59, Heritage Fourth sentence	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>In the fourth sentence under the subheading 'Heritage' there is a typographical error, with a '1' missing after 'Table' within the sentence.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend a typographical error in the fourth sentence under the subheading 'Heritage', as follows: <p>Heritage</p> <p>Policy SB8 seeks to enhance or better reveal the significance of the heritage assets as identified. The Parish has numerous designated heritage assets. These include a conservation area for Sutton Benger village. The village also has numerous Grade II Listed Buildings and structures as set out in Table <u>1</u> below.</p>	Typographical error.
R71	36	Page 60, First paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Amend the text in the first paragraph from 'Table 1 sets out the location of all heritage assets in the village.' to 'Table 1 sets out the location of all currently identified Heritage Assets within the Neighbourhood Plan area'.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the first paragraph on page 60, as follows: 	For clarity and accuracy.

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			A number of non-designated but nevertheless historically and/or aesthetically valuable buildings, structures and remains also make a very important contribution to the character of the village. Table 1 sets out the location of all currently identified the h Heritage A assets with in the Neighbourhood Plan area village .	
R72	36	Page 61, Table 1	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>The non-designated heritage assets part of the table should include MWI5041 “A complex of cropmarks indicative of a probable Iron Age settlement” (immediately to the west of Pillbox 2) and MWI5099 “Medieval Earthworks, Draycot Cerne” (to the south of Draycot Park Farm).</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend table 1 to add MWI5041 “A complex of cropmarks indicative of a probable Iron Age settlement” (immediately to the west of Pillbox 2) and MWI5099 “Medieval Earthworks, Draycot Cerne” (to the south of Draycot Park Farm). 	For clarity and accuracy.
R73	36	Page 64, First paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>The third sentence in the first paragraph currently states that Wiltshire Council has resolved to make the county of Wiltshire carbon neutral by 2030. However, as set out in the Climate Strategy (https://www.wiltshire.gov.uk/article/1004/Climate-strategy-and-delivery-plans) the Council committed to ‘seek’ to make the county of Wiltshire carbon neutral by 2030.</p>	For clarity and accuracy.

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			<p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the third sentence of paragraph 1, as follows: <p>Sustainability is a cornerstone of both national and local planning policy. A climate emergency was declared by Wiltshire Council administration at Full Council in February 2019. As part of this declaration, the Council has resolved committed to seek to make the county of Wiltshire carbon neutral by 2030. As a consequence of this and in recognition of the importance of climate change as an issue, sustainable development is a key focus of the Neighbourhood Plan.</p>	
R74	36	Page 66, Fifth paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>In the fifth paragraph on page 66 add '(Appendix 2)' after 'Design Code'.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the second sentence of paragraph 5 on page 66, as follows: <p>It should be noted that where housing or general development density within the Parish increases over time, due to infill or 'garden grabbing', it leaves less space for mature trees to act as important shading. The Design Code (Appendix 2) sets out details on page 11 with regard to plot coverage and the form and type of development by setting. It includes details on countryside, edge of settlement and village locations. There are also details on suburban developments, but such a response is rarely acceptable, particularly within the Parish.</p>	For clarity and accuracy.

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R75	36	Page 67, First paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>In the second sentence there is a typographical error, remove the full stop after '22 November 2021'.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the second sentence of the first paragraph on page 67, as follows: <p>A request for a housing needs survey was made to Wiltshire Council and questionnaires were made available online on 22 November 2021, aAnd residents were asked to complete the online survey by 20 December 2021. The online forms were recorded and analysed by the Residential Development Officers at Wiltshire Council. All responses were anonymous.</p>	Typographical error.
R76	36	Page 69, Fifth paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>In the fifth paragraph on page 69 change 'The plan' to 'Figure 29'.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the fifth paragraph on page 69, as follows: <p>The plan Figure 29 below highlights the reported road traffic incidents within the last 20 years:</p> <ul style="list-style-type: none"> Red – involving fatalities Orange – serious injuries Yellow – minor injuries 	For clarity and accuracy.

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R77	36	Page 70, Junction Between B4122, B4069 & Draycot Cerne First paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>In the final sentence of the first paragraph under the heading 'Junction Between B4122, B4069 & Draycot Cerne' on page 70 the acronym 'J17' should be shown in brackets after adding 'Junction 17'.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> In the final sentence of the first paragraph under the heading 'Junction Between B4122, B4069 & Draycot Cerne' on page 70 add text, as follows: '...This has the potential to be exacerbated by the recent large developments by St Modwen Park, a 78.2-acre (30.1 ha) development site located on <u>Junction 17 (J17)</u>. Ensure consistency in the way Junction 17 or J17 is referred to throughout the draft plan. If J17 used earlier in the plan ensure Junction 17 is placed first, followed by the acronym (J17) 	For clarity and accuracy.
R78	36	Page 71, Local Travel (Public Transport) Third paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>The second sentence to be amended to 'Where parking is proposed as part of new development which does not conform with the standards required by Wiltshire Council's adopted parking standards, a deviation from those standards may be justified subject to the provision of a parking survey of the area in question.'</p> <p><u>REQUIRED MODIFICATION:</u></p>	For clarity and accuracy.

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			<ul style="list-style-type: none"> Amend the text in the second sentence of the third paragraph under the heading 'Local Travel (Public Transport)', as follows: <p>New development must provide off-street parking in accordance with Wiltshire Council's adopted standards so as to avoid increasing demand for on-street parking. Where parking is are proposed either greater or lesser than those required, a change to such as part of new development which does not conform with the standards required by Wiltshire Council's adopted parking standards, a deviation from those standards may be justified subject to the provision of a parking survey of the area in question.</p>	
R79	36	Page 73, Bullet point 2	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>In the second bullet point, there is a typographical error, it is recommended to remove the word 'are'.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the second bullet point, as follows: <p>'Those sites are used for sports and other recreational activities.'</p>	Typographical error.
R80	36	Page 74, First paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>In the final sentence of the first paragraph there is a typographical error whereby the paragraph refers to Figure 31 when it should be Figure 34.</p> <p><u>REQUIRED MODIFICATION:</u></p>	Typographical error.

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			<ul style="list-style-type: none"> Amend the text in the final sentence of the first paragraph on page 74, as follows: '...Figure 314 identifies all the open spaces in the Sutton Benger Neighbourhood Plan area proposed for designation.' 	
R81	36	Page 79, Education First paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>The capacity of Sutton Benger Church of England Primary School is 205.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the first paragraph under the heading of 'Education', as follows: Within the Plan Area, Sutton Benger Church of England Primary School (Academy) caters for children aged 4 to 11 from both within and outside the Parish. At the time of updating (December 2023) there are 170 children on roll (NoR) with a capacity of 2105. 	For clarity and accuracy.
R82	36	Page 80, Table 2 caption	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Rename caption 'Table 2 Community Assets and Facilities' shown on page 80, so that it ties in correctly with the wording of Policy SB16.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the title to Table 2 on page 80, as follows: Table 2 Table of Community Assets and Facilities 	For clarity and accuracy.

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R83	36	Page 81, Third paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>There appears to be some typographical errors within the first sentence of the third paragraph , change 'This' to 'The' and exchange 'Policy 34' for 'Core Policy 34'.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the third paragraph on page 81, as follows: <p>Theis Wiltshire Core Strategy Core Policy 34 - Additional Employment Land looks at land within the principal settlements, market towns and local service centres. As a 'Large Village' Sutton Benger does not fall into this category. Notwithstanding this, the Strategy does however support developments which are:</p>	For clarity and accuracy.
R84	36	Page 82, Fourth paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>It is noted that the references to the General Permitted Development Order (the Order) are inaccurate. References to 'Part R' and 'Part S' should be amended to 'Class R' and 'Class S' respectively and clarity should be added that these form part of Schedule 2, Part 3 of the Order.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the fourth paragraph on page 82, as follows: <p>The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) establishes circumstances where permitted development rights exist to convert buildings into commercial uses. For</p>	For clarity and accuracy.

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			example, Part Class R allows conversion of agricultural buildings to flexible commercial uses; Part Class S allows conversion of agricultural buildings to a state-funded school or nursery; and a wide range of other commercial uses may be permitted as a result of a change of use by other parts of this Order. <u>Class R and Class S form part of Schedule 2, Part 3 of the Order.</u>	
R85	36	Page 82, Fifth paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>In the second bullet point, fourth sentence of the fifth paragraph on page 82 there is a typographical error, whereby the word 'wither' has been used instead of 'either'.</p> <p>Within the third bullet point, third sentence, omit the word 'are'.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in the second bullet point of the fifth paragraph on page 82, as follows: <p>'Ensure that any new proposals within the Plan Area adjacent to the Chippenham Gateway site south of the motorway junction have adequate lorry routing agreements in place to manage the traffic arising from both the construction and development of the site as well as daily operations, such that HGV movements are all directed to the north and use ewither the motorway or the A350 as their access routes rather than through the village or wider parish rural lanes.</p> <p>Ensure that developments resulting in associated significant traffic movement are supported by a Transport Assessment which examines the cumulative impact upon the area in detail. Such developments, where are considered</p>	Typographical error.

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			appropriate should be prepared to enter into both HGV routing agreements as well as travel plans for their employees.'	
R86	36	Page 83, Third paragraph	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>The first paragraph of the 'community aspirations' is an unfinished sentence 'Commercial activities that require'.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Complete the unfinished sentence in paragraph 3 <p>Existing weight and speed restrictions should be maintained or reduced to ensure that new development does not prejudice existing traffic controls. Commercial activities that require <u>(insert text to finish sentence)</u></p>	For clarity and accuracy.
R87	36	Whole document	<p><u>EXAMINER RECOMMENDATION:</u></p> <p>Update all date references to the NPPF to ensure latest version date is December 2023 (including any associated revisions to the paragraphs numbers in that document).</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Ensure all date references to the NPPF are updated to December 2023, including revisions to any paragraph numbers 	For clarity and accuracy.

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R88	N/A	Whole document	<p><u>WILTSHIRE COUNCIL COMMENT</u></p> <p>The plan does not include paragraph numbers. The inclusion of paragraph numbers would improve the legibility of the plan in the development management process.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Include paragraph numbers to the draft plan. 	Improve legibility of plan for development management process.
R89	N/A	Whole document	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Check and amend as necessary the page numbering, section/sub-section headings, source information, figures, maps, appendices and any supporting text referring to any amendments made to the draft plan.</p>	consequential amendments
R90	N/A	Front cover and pages 1 - 88	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Update the front cover of the plan to reflect that this is an updated version of the draft plan.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Replace the text on the front cover to ensure this reflects the version of the draft neighbourhood plan, as follows: <p>SUTTON BENDER AND DRAYCOT CERNE Neighbourhood Development Plan 2020 – 2035</p>	For clarity and accuracy.

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			<p>Submission Version v3.0 March 2024 <u>Referendum Version</u></p> <ul style="list-style-type: none">• Delete references to 'Sutton Benger Submission NDP March 2024' at the bottom of pages 1 to 88 of the draft neighbourhood plan	