

NORTH BRADLEY NEIGHBOURHOOD PLAN DECISION STATEMENT (PROCEEDING TO REFERENDUM)

1. INTRODUCTION

- 1.1. Pursuant to the Wiltshire Council constitution and in particular Part 3B, the Executive Director for Growth, Investment and Place 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 North Bradley Neighbourhood Plan comprises the whole of the parish of North Bradley. On 4th January 2017 Wiltshire Council formally approved that the North Bradley Neighbourhood Area (i.e. the land within the parish of North Bradley) be designated in accordance with the Neighbourhood Planning (General) Regulations 2012.
- 2.2. North Bradley Parish Council – the ‘qualifying body’, submitted the North Bradley Neighbourhood Plan 2018-2026 (submission draft July 2019), along with supporting documents, to Wiltshire Council on 8th July 2019 for consultation, independent examination and the remaining stages of the draft Plan’s preparation in accordance with the Neighbourhood Planning (General) Regulations 2012.
- 2.3. Following submission of the draft North Bradley Neighbourhood Plan, Wiltshire Council publicised the Plan and supporting documents and invited representations during the consultation period 8th August 2019 and 17th September 2019.
- 2.4. In September 2019, Wiltshire Council appointed an independent examiner, Ms Ann Skippers MRTPI, to examine the draft Plan and consider whether it should proceed to referendum.
- 2.5. The examiner’s report was received in December 2019 and concluded that subject to making the modifications recommended in the report, that the draft Plan meets the Basic Conditions and should proceed to referendum. The examiner also recommended that the North Bradley 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 North Bradley Neighbourhood Plan, for the purpose of correcting errors (which includes amendments necessary to achieve accuracy and consistency in the wording of policies and supporting text) and to ensure that it meets legal requirements, including the Basic Conditions as set out in legislation. **Appendix 1** sets out these modifications, together with the reasons for them.
- 3.3. The Council is satisfied that the Neighbourhood 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 North Bradley.
- 3.5. I declare that I have no private interest in respect of this matter that would prevent me from making this decision.

Signed:

Sam Fox

Sam Fox
Director of Economic Development and Planning
Wiltshire Council

Dated: 7 January 2020

APPENDIX 1

Modifications required to be made to the draft North Bradley Neighbourhood plan 2018 – 2026 (Submission Version July 2019) in response to the Examiner’s recommendations and to correct errors

Guidance for using this document

The following table sets out the modifications that are required to be made to the draft North Bradley Neighbourhood Plan 2018 – 2026 (Submission Version July 2019) together with the explanation and reason for modification. This should be read alongside the report, dated 2 December 2019 of the independent examiner, Ann Skippers to Wiltshire Council on the draft North Bradley Neighbourhood plan.

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

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

The relevant paragraph, policy and page numbering relates to the draft North Bradley Neighbourhood Plan 2018 – 2026 (submission Version July 2019), hereafter referred to as ‘NBNP’, as submitted to Wiltshire Council. For each change, the table sets out the examiner’s recommendation as set out in her report together with the modification that is required to be made to the neighbourhood plan. Some additional changes are also included that are not in the examiner’s report to correct errors such as typos.

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

APPENDIX 1

Modifications required to be made to the draft North Bradley Neighbourhood plan 2018 – 2026 (Submission Version July 2019) in response to the Examiner’s recommendations and to correct errors

Reference number	Page in Examiner’s Report	Related NBNP section / page	Recommendation and proposed modification	Reason for modification
R1	N/A	Title and date, page 1.	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Amend title and date of Neighbourhood Plan.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend title and date of document as follows: <p>‘North Bradley Neighbourhood Plan Submission <u>Referendum</u> Draft <u>version</u> July 2019 <u>January 2020</u>’</p>	To update version and date of document.
R2	15	Glossary, page 3.	<p><u>EXAMINER COMMENT:</u></p> <p>Update the reference date to the NPPF on page 3 to “February 2019”.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Update the reference date to the NPPF as follows: <p>National Planning Policy Framework – Revised July 2018 <u>February 2019</u></p>	To reflect the latest version of the NPPF which the remainder of the Plan refers to.
R3	N/A	Glossary, page 3.	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Amend description of SEA on page 3.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend text as follows: <p>‘...requiring all <u>some</u> plans to be assessed...’</p>	To correct definition of SEA.

APPENDIX 1

Modifications required to be made to the draft North Bradley Neighbourhood plan 2018 – 2026 (Submission Version July 2019) in response to the Examiner’s recommendations and to correct errors

Reference number	Page in Examiner’s Report	Related NBNP section / page	Recommendation and proposed modification	Reason for modification
R4	16	Paragraph 4.10, page 8.	<p><u>EXAMINER COMMENT:</u></p> <p>Change paragraph 4.10 on page 8 of the Plan to read:</p> <p>“The housing needs of Trowbridge are addressed through the Core Strategy including the major urban extension at Ashton Park. The Core Strategy identified about 165 additional dwellings being required in the Trowbridge Community Area, outside of Trowbridge. However, the most recent Housing Land Supply Statement shows an indicative remaining requirement for Trowbridge of 2, 008 dwellings; the WHSAP is bringing forward six allocations at Trowbridge for approximately 1, 050 dwellings. Three of the proposed sites fall, at least partly, within North Bradley Parish”</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend paragraph 4.10 as follows: <p>The housing needs of Trowbridge the local area are already substantially met by existing strategic allocations addressed through the Core Strategy including the major urban extension of Trowbridge at Ashton Park. The WCS identifies just Core Strategy identified about 165 additional houses dwellings being required across the entire community area up until 2026 in the Trowbridge Community Area, outside of Trowbridge. However, the most recent Housing Land Supply Statement shows an indicative remaining requirement for Trowbridge of 1,452 2,008 dwellings; the WHSAP is bringing forward six allocations at Trowbridge for a total of approximately 1,050 dwellings. Three of the proposed sites fall, at least partly, within North Bradley Parish.’</p>	In the interests of accuracy and clarity.
R5	16	Paragraphs 4.11 and 4.12, page 8.	<p><u>EXAMINER COMMENT:</u></p> <p>Delete paragraphs 4.11 and 4.12 on page 8.</p>	In the interests of accuracy and clarity.

APPENDIX 1

Modifications required to be made to the draft North Bradley Neighbourhood plan 2018 – 2026 (Submission Version July 2019) in response to the Examiner’s recommendations and to correct errors

Reference number	Page in Examiner’s Report	Related NBNP section / page	Recommendation and proposed modification	Reason for modification
			<p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Delete paragraphs 4.11 and 4.12 of the Neighbourhood Plan. <p><i>4.11 Core Policy 29 states that: ‘An additional 950 dwellings will then be developed at the town only once improved secondary school provision is in place towards the end of the plan period and there has been a further assessment of effects on protected bat species and their habitats to ensure that they are properly safeguarded’. It adds: ‘Further land for housing development at Trowbridge will be identified in the Housing Site Allocations DPD’.</i></p> <p><i>4.12 The now emerging Housing Site Allocations Plan (the HSAP) interprets the above to mean allocating sites outside of Trowbridge (although this was not clear from the original wording). Three of these sites are proposed in North Bradley parish.</i></p>	
R6	16	Paragraphs 4.13 – 4.17, pages 8-9.	<p><u>EXAMINER COMMENT:</u></p> <p>Consequential amendments will be needed.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Renumber paragraphs 4.13 – 4.17 as 4.11 – 4.15. 	Consequential amendments as paragraphs 4.11 and 4.12 deleted in R5 above.
R7	17	Vision box heading, page 17 and Objective box heading page 18.	<p><u>EXAMINER COMMENT:</u></p> <p>Delete the word “Draft” from the heading above the vision box on page 17 and from the heading above the objectives box on page 18, and where mentioned in the supporting text (eg paragraph 6.3).</p>	Given the advanced stage the Plan has reached, the final version should not include this.

APPENDIX 1

Modifications required to be made to the draft North Bradley Neighbourhood plan 2018 – 2026 (Submission Version July 2019) in response to the Examiner’s recommendations and to correct errors

Reference number	Page in Examiner’s Report	Related NBNP section / page	Recommendation and proposed modification	Reason for modification
			<p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend title above Vision box as follows: NDP DRAFT VISION Amend title above Objectives box as follows: NDP DRAFT OBJECTIVES 	
R8	17	NDP Vision box, second paragraph, page 17.	<p><u>EXAMINER COMMENT:</u></p> <p>Delete the words in paragraph 2 within the Vision box on page 17 “...the Elm Grove Farm site proposed in the Housing Sites Allocations DPD...” from the second paragraph of the vision and replace with “and other development sites which may come forward”</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend 2nd paragraph of Vision as follows: ‘...including the Ashton Park Strategic Site and other development sites which may come forward the Elm Grove Farm site proposed in the Housing Sites Allocations DPD, in terms of...’ 	In the interests of clarity as it is not appropriate at this point in time to refer to an emerging site as this might change.
R9	17	Paragraphs 6.9, 6.10 and tables within, pages 19 – 21.	<p><u>EXAMINER COMMENT:</u></p> <p>Delete sections 6.9 and 6.10 of the Plan, including the tables.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Delete sections 6.9 and 6.10 of the Plan, including the tables. 	In the interests of clarity.

APPENDIX 1

Modifications required to be made to the draft North Bradley Neighbourhood plan 2018 – 2026 (Submission Version July 2019) in response to the Examiner’s recommendations and to correct errors

Reference number	Page in Examiner’s Report	Related NBNP section / page	Recommendation and proposed modification	Reason for modification
R10	18	<p>Policy section heading, page 26.</p> <p>Page 26</p> <p>Page 31</p> <p>Page 33</p> <p>Page 36</p> <p>Page 39</p> <p>Page 42</p> <p>Page 44</p>	<p><u>EXAMINER COMMENT:</u></p> <p>Change the headings for each policy section by deleting the words “Policy 1”, “Policy 2”, “Policy 3”, “Policy 4”, “Policy 5”, “Policy 6” and “Policy 7” from pages 26, 31, 33, 36, 39, 42 and 44 respectively.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend policy section headings as follows: <p>Policy 1: North Bradley Landscape Gap and Housing Sites in the Wiltshire Housing Site Allocations Plan (<u>WHSAP</u>)</p> <p>Policy 2: Housing – General</p> <p>Policy 3: Housing Site</p> <p>Policy 4: Local Green Space</p> <p>Policy 5: Bat Conservation Policy</p> <p>Policy 6: Infrastructure Priorities</p> <p>Policy 7: Parish Burial Ground</p>	<p>This is a section heading, not the policy. The policy itself is shown later. And to include correct abbreviation ‘<i>WHSAP</i>’.</p>
R11	18	<p>Glossary. Paragraphs 1.3, 3.2, 4.5, 4.10, 4.12, 5.18, 5.26, 5.27, 7.1, 7.6, 8.6, 8.7,</p>	<p><u>EXAMINER COMMENT:</u></p> <p>Refer to the Wiltshire Housing Site Allocations Plan as <i>WHSAP</i> when using the abbreviation throughout the document.</p>	<p>To use correct name and abbreviation of the Wiltshire Housing Site Allocations Plan.</p>

APPENDIX 1

Modifications required to be made to the draft North Bradley Neighbourhood plan 2018 – 2026 (Submission Version July 2019) in response to the Examiner’s recommendations and to correct errors

Reference number	Page in Examiner’s Report	Related NBNP section / page	Recommendation and proposed modification	Reason for modification
		8.8, 8.9, 8.10, 8.11, 8.13, 8.14, 8.15, 8.16, Policy 1, 8.17, 8.18, 8.29, 8.33.	<p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend all references from ‘HSAP’ to ‘WHSAP’. <p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Amend all incorrect references to the Wiltshire Housing Site Allocations Plan.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Where there are references in these paragraphs to ‘Wiltshire Housing Sites Allocation Plan’ or ‘Housing Site Allocations Plan’, amend to read ‘Wiltshire Housing Sites Allocations Plan’. 	
R12	N/A	Paragraph 8.8, page 26.	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Correct misspelling of Councillor.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend 2nd sentence of paragraph 8.8 on page 26 to read as follows: ‘...supported by two Wiltshire Council<u>l</u>ors, presented...’ 	To correct typo.
R13	20	Paragraph 8.9/8.10 on page 27 and 8.11 on page 28.	<p><u>EXAMINER COMMENT:</u></p> <p>Update paragraphs 8.9, 8.10 and 8.11 on pages 27 and 28 of the Plan as necessary and including the typo in paragraph 8.10 (“sink” should be “since”) if appropriate’</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend paragraph 8.9 on page 27 as follows: 	In interest of clarity and consistency. WHSAP Schedule of Further Main Modifications (September

APPENDIX 1

Modifications required to be made to the draft North Bradley Neighbourhood plan 2018 – 2026 (Submission Version July 2019) in response to the Examiner’s recommendations and to correct errors

Reference number	Page in Examiner’s Report	Related NBNP section / page	Recommendation and proposed modification	Reason for modification
			<p>‘Elm Grove Farm SHELAA 613, <u>WHSAP</u> Site H2.1</p> <p>The site is approximately 44.33 17.61 ha, and is anticipated to accommodate approximately 200 250 homes, a new primary school and community facilities.’</p> <ul style="list-style-type: none"> • Delete and replace site map in paragraph 8.9 so it is consistent with WHSAP Schedule of Further Main Modifications (September 2019) Appendix 1, Map 1. http://www.wiltshire.gov.uk/planning-housing-sites-examination • Amend paragraph 8.10 on page 27 as follows: <p>‘SHELAA 298 (<u>WHSAP</u> Site H2.2) Land off the A363 at White Horse Business park</p> <p>The site comprises 25.26 18.96ha of land and the anticipated number of new homes was approximately was 225 in the draft <u>WHSAP</u>, since since reduced to approximately 175.’</p> <ul style="list-style-type: none"> • Delete and replace site map in paragraph 8.10 so it is consistent with WHSAP Schedule of Proposed Changes (September 2018) Annex C. http://www.wiltshire.gov.uk/planning-whsap • Amend paragraph 8.11 on page 28 as follows: <p>‘SHELAA 3565 (<u>WHSAP</u> site H2.6) Southwick Court</p> <p>This site is located mainly in Southwick Parish, but has a small component in North Bradley Parish. The site is approximately 18.17ha in size and it is suggested that approximately 180 homes could be accommodated there.’</p>	<p>2019). Schedule of Proposed Changes (September 2018). To correct abbreviations as per R11.</p>

APPENDIX 1

Modifications required to be made to the draft North Bradley Neighbourhood plan 2018 – 2026 (Submission Version July 2019) in response to the Examiner’s recommendations and to correct errors

Reference number	Page in Examiner’s Report	Related NBNP section / page	Recommendation and proposed modification	Reason for modification
R14	21	Paragraph 8.13, page 28.	<p><u>EXAMINER COMMENT:</u></p> <p>Delete the words “...and taken forward by the NDP” from paragraph 8.13 on page 28 of the Plan.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend paragraph 8.13 on page 28 as follows: <p>‘The conclusions of this expert and independent report are accepted and taken forward by the NDP.</p>	The NDP allocates a smaller landscape gap than that supported by the independent report.
R15	20	Policy 1 title, page 29.	<p><u>EXAMINER COMMENT:</u></p> <p>Change the title of the Policy 1 to “Landscape Setting Gap”</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend Policy 1 title on page 29 as follows: <p>‘Policy 1: Landscape Setting Gap and HSAP Housing Sites’</p>	Not appropriate for this policy to seek to confirm or direct the acceptability of development on these sites.
R16	20	Policy 1, first paragraph, page 29.	<p><u>EXAMINER COMMENT:</u></p> <p>Delete the first paragraph of Policy 1.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Delete first paragraph of Policy 1 as follows: <p>‘The HSAP housing sites H2.1, H2.2 and H2.6 as set out in the Wiltshire Housing Sites Allocation Plan (HSAP) are accepted subject to reduction in quantum of homes on site H2.2</p>	Not appropriate for this policy to seek to confirm or direct the acceptability of development on these sites.

APPENDIX 1

Modifications required to be made to the draft North Bradley Neighbourhood plan 2018 – 2026 (Submission Version July 2019) in response to the Examiner’s recommendations and to correct errors

Reference number	Page in Examiner’s Report	Related NBNP section / page	Recommendation and proposed modification	Reason for modification
			<i>to an approximate 175 units. Layout of site H 2.2 shall follow the general layout indicated in the comprehensive policy map. Key to an acceptable layout that protects bats and maintains a landscape setting for North Bradley village will be concentrating development in the North and East of the site with a wide landscape buffer to be created and maintained between the built areas and North Bradley.’</i>	
R17	20	Policy 1, second paragraph, page 29.	<p><u>EXAMINER COMMENT:</u></p> <p>Reword the second paragraph of the Policy 1 to read: “The area shown on the Comprehensive Policy Map is designated as the North Bradley Landscape Setting Gap. The purpose of the designation is to protect the landscape setting of North Bradley village (the open spaces between the village and Trowbridge). This area will be maintained and where possible also enhanced for biodiversity and recreation. No development will be permitted in the North Bradley Landscape Setting Gap unless it is in accordance with policies in the development plan.”</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the second paragraph of Policy 1 as follows: <p><i>‘More widely, the landscape setting of North Bradley village (the open spaces between the village and Trowbridge) as shown edged green on the diagram below, will be maintained and if possible enhanced for biodiversity and recreation. No development will be permitted in the ‘North Bradley Landscape Setting Gap’ shown on the policy map except in accordance with Wiltshire Core Strategy Policy. The area shown on the Comprehensive Policy Map is designated as the North Bradley Landscape Setting Gap. The purpose of the designation is to protect the landscape setting of North Bradley village (the open spaces between the village and Trowbridge). This area will be maintained and where possible also enhanced for biodiversity and recreation. No development will be permitted in the North Bradley Landscape Setting Gap unless it is in accordance with policies in the development plan.’</i></p>	To ensure the policy reads clearly in relation to the designation.

APPENDIX 1

Modifications required to be made to the draft North Bradley Neighbourhood plan 2018 – 2026 (Submission Version July 2019) in response to the Examiner’s recommendations and to correct errors

Reference number	Page in Examiner’s Report	Related NBNP section / page	Recommendation and proposed modification	Reason for modification
R18	20	Policy 1, third paragraph, page 29.	<p><u>EXAMINER COMMENT:</u></p> <p>Reword the third paragraph of Policy 1 to read: “Where development is permitted, it must ensure that the functions, openness and landscape value of the Landscape Setting Gap is not harmed.”</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend 3rd paragraph of Policy 1 as follows: <p>‘Where development is permitted <i>in compliance with this policy</i>, it must ensure that the functions, satisfy the following additional criteria; The overall openness and landscape value of the Landscape Setting Gap between North Bradley and Trowbridge must not be compromised, nor the rural setting of North Bradley is not harmed.’ Existing facilities for informal recreation and sustainable transport must be preserved or enhanced. Any development must result in a net gain for biodiversity.</p>	To have regard to national policy and guidance, be in general conformity with the WCS and help to achieve sustainable development.
R19	20	Policy 1, new fourth paragraph, page 29.	<p><u>EXAMINER COMMENT:</u></p> <p>Add a new paragraph to Policy 1 that reads: “Existing facilities for informal recreation and sustainable transport must be preserved or enhanced. Any development must result in a net gain for biodiversity.”</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Add a new paragraph to Policy 1, after amended 3rd paragraph as recommended in R18 above), as follows: <p><u>‘Existing facilities for informal recreation and sustainable transport must be preserved or enhanced. Any development must result in a net gain for biodiversity.’</u></p>	To have regard to national policy and guidance, be in general conformity with the WCS and help to achieve sustainable development.

APPENDIX 1

Modifications required to be made to the draft North Bradley Neighbourhood plan 2018 – 2026 (Submission Version July 2019) in response to the Examiner’s recommendations and to correct errors

Reference number	Page in Examiner’s Report	Related NBNP section / page	Recommendation and proposed modification	Reason for modification
R20	20	Comprehensive Policy Map, page 25.	<p><u>EXAMINER COMMENT:</u></p> <p>Delete the coloured notation from Site H2.2 on the Comprehensive Policy Map (this is the pinkish colour notated as “Indicative Main Development Areas” on the key which will also need amending as a result of these changes) and the words “Woodland buffer strip forms green edge to east” from the Map. Change the notation on the Comprehensive Policy Map to “Extent of North Bradley Landscape Setting Gap</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Delete the pink coloured notation from Site H2.2 on the Comprehensive Policy Map and delete ‘Site H2.2 Indicative Main Development Areas’ in the legend. • Delete ‘Woodland buffer strip forms green edge to east’ from map. • Amend site boundaries for H2.1 and H2.2 on the map so they are the same as those amended under modification R13. • In the legend, amend references to ‘HSAP’ to ‘WHSAP’. • In the legend, change the notation to ‘Extent of North Bradley Landscape Setting Gap’ 	For accuracy and clarity.
R21	21	Policy 2, first paragraph, page 32.	<p><u>EXAMINER COMMENT:</u></p> <p>Delete “...in accordance with policies of the Wiltshire Core Strategy...” from the first paragraph of Policy 2.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Amend first paragraph of Policy 2 as follows: 	Reference to policies of the Core Strategy is unnecessary as all proposals will be assessed against any relevant policies.

APPENDIX 1

Modifications required to be made to the draft North Bradley Neighbourhood plan 2018 – 2026 (Submission Version July 2019) in response to the Examiner’s recommendations and to correct errors

Reference number	Page in Examiner’s Report	Related NBNP section / page	Recommendation and proposed modification	Reason for modification
			‘...and infilling, in accordance with policies of the Wiltshire Core Strategy, within the settlement boundary...’	
R22	22	Policy 2, first paragraph, page 32.	<p><u>EXAMINER COMMENT:</u></p> <p>Change the phrase within the first paragraph of Policy 2 “...that will not detract from the present rural village character or setting” in the first paragraph to “...that will conserve the rural character and setting of the village”</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend first paragraph of Policy 2 as follows: <p>‘...that will not detract from conserve the present rural village character or and setting of the village.’</p>	So that the policy takes a positive rather than negative stance.
R23	22	Policy 2, criterion a, page 32.	<p><u>EXAMINER COMMENT:</u></p> <p>Delete “...single units of”; “...main...” and “...and compliance with other policies of the plan.” from criterion a of Policy 2.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend criterion a. of Policy 2 as follows: <p>‘...sites delivering single units of self-build housing will be encouraged within the settlement boundary of the main village subject to acceptable impacts on the amenities of neighbours and compliance with other policies of the plan.’</p>	For clarity and to provide a practical framework for decision-making,

APPENDIX 1

Modifications required to be made to the draft North Bradley Neighbourhood plan 2018 – 2026 (Submission Version July 2019) in response to the Examiner’s recommendations and to correct errors

Reference number	Page in Examiner’s Report	Related NBNP section / page	Recommendation and proposed modification	Reason for modification
R24	22	Policy 2, criterion b, page 32.	<p><u>EXAMINER COMMENT:</u></p> <p>Delete “...subject to compliance with other policies of the Neighbourhood Plan...” and “...policies of the Wiltshire Core Strategy.” from criterion b of Policy 2.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend criterion b. of Policy 2 as follows: <p>‘...will be encouraged subject to compliance with other policies of the Neighbourhood Plan, acceptable impacts on neighbours and policies of the Wiltshire Core Strategy.’</p>	Reference to other policies is unnecessary as all proposals will be assessed against any relevant policies.
R25	22	Policy 2, criterion c, page 32.	<p><u>EXAMINER COMMENT:</u></p> <p>Delete “subject to compliance with the Wiltshire Core Strategy and other policies of the NDP.” from criterion c. of Policy 2.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend criterion c. of Policy 2 as follows: <p>‘...will be considered favourably subject to compliance with the Wiltshire Core Strategy and other policies of the NDP.’</p>	Reference to other policies is unnecessary as all proposals will be assessed against any relevant policies.
R26	22	Paragraph 8.25, first bullet point, page 31.	<p><u>EXAMINER COMMENT:</u></p> <p>Delete the words “...and a landscape gap between that site and Trowbridge...” from the first bullet point in paragraph 8.25 on page 31 of the Plan.</p>	This is not part of the proposed policy and so should be deleted in the interests of consistency.

APPENDIX 1

Modifications required to be made to the draft North Bradley Neighbourhood plan 2018 – 2026 (Submission Version July 2019) in response to the Examiner’s recommendations and to correct errors

Reference number	Page in Examiner’s Report	Related NBNP section / page	Recommendation and proposed modification	Reason for modification
			<p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend bullet point as follows: <p>‘...numbers at H2.2 and a landscape gap between that site and Trowbridge.’</p>	
R27	22	Paragraph 8.25, second bullet point, page 31.	<p><u>EXAMINER COMMENT:</u></p> <p>Correct typo “sure” to “ensure” in the second bullet point of paragraph 8.25.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend second bullet point of paragraph 8.25 as follows: <p>‘...flexibility and <u>ens</u>ure housing types are delivered...’</p>	To correct typo.
R28	22	Paragraph 8.26, second sentence, page 32.	<p><u>EXAMINER COMMENT:</u></p> <p>‘Delete the sentence that begins “In 2010, around 13, 800 self-build...” from paragraph 8.26 on page 32 of the Plan’</p> <p><u>REQUIRED MODIFICATION:</u></p> <p>Delete second sentence of paragraph 8.26 as follows: <i>‘In 2010, around 13,800 self-build homes were completed—around the same as those turned out by all the volume house builders combined.’</i></p>	Refers to data on self-build but not clear where figures have been sourced from.
R29	23	Policy 3, criterion vi., page 34.	<p><u>EXAMINER COMMENT:</u></p> <p>Add the words “including the Baptist Burial Ground to the north east” at the end of criterion vi. of Policy 3.</p>	Additional wording to reflect sensitivity of the site and to meet basic conditions.

APPENDIX 1

Modifications required to be made to the draft North Bradley Neighbourhood plan 2018 – 2026 (Submission Version July 2019) in response to the Examiner’s recommendations and to correct errors

Reference number	Page in Examiner’s Report	Related NBNP section / page	Recommendation and proposed modification	Reason for modification
			<p><u>REQUIRED MODIFICATION:</u></p> <p>Amend criterion vi. of Policy 3 as follows:</p> <p>‘...any other heritage assets, including the Baptist Burial Ground to the north east.’</p>	
R30	24	Policy 4, 1 st paragraph, page 38.	<p><u>EXAMINER COMMENT:</u></p> <p>Change “...policy map...” in the first sentence of Policy 4 to “Local Green Spaces Policy Map”</p> <p>Delete “...in accordance with paragraphs 76, 77 and 78 and the NPPF (“The Framework”)” from policy 4.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend first sentence of Policy 4 as follows: <p>‘...as shown on the Local Green Spaces Policy Map policy map below are designated as Local Green Space in accordance with paragraphs 76, 77 and 78 and the NPPF (“The Framework”).’</p>	For consistency.
R31	24	Local Green Spaces Policy Map, page 38.	<p><u>EXAMINER COMMENT:</u></p> <p>Add a title to the map on page 38 of the Plan to read “Local Green Spaces Policy Map”</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Add title to map on page 38 as follows: <p>‘Local Green Spaces Policy Map’</p>	For clarity.

APPENDIX 1

Modifications required to be made to the draft North Bradley Neighbourhood plan 2018 – 2026 (Submission Version July 2019) in response to the Examiner’s recommendations and to correct errors

Reference number	Page in Examiner’s Report	Related NBNP section / page	Recommendation and proposed modification	Reason for modification
R32	24	Paragraph 8.42, page 38.	<p><u>EXAMINER COMMENT:</u></p> <p>‘Change “Policies” in paragraph 8.42 to “Policy”</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend paragraph as follows: <p>‘...are shown on the Comprehensive Policies Policy Map.’</p>	For consistency.
R33	24	Paragraph 8.41 and associated table, page 37.	<p><u>EXAMINER COMMENT:</u></p> <p>Delete paragraph 8.41 and the table on page 37 of the Plan.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Delete paragraph 8.41 and the following table. 	Not necessary or helpful to include the candidates for this designation - this might cause confusion.
R34	24	Paragraph 8.43, page 38.	<p><u>EXAMINER COMMENT:</u></p> <p>Update the NPPF paragraph references in paragraph 8.43 of the Plan to “paragraphs 99, 100 and 101”</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend NPPF references in paragraph 8.43 as follows: <p>‘NPPF paragraphs 76 and 77 99, 100 and 101...’</p>	Incorrect NPPF references.
R35	25	Policy 5 title, page 40.	<p><u>EXAMINER COMMENT:</u></p> <p>Add a title to the policy that reads: “Bat Conservation”</p>	For consistency and clarity.

APPENDIX 1

Modifications required to be made to the draft North Bradley Neighbourhood plan 2018 – 2026 (Submission Version July 2019) in response to the Examiner’s recommendations and to correct errors

Reference number	Page in Examiner’s Report	Related NBNP section / page	Recommendation and proposed modification	Reason for modification
			<p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Add a title to Policy 5 as follows: <p>‘Policy 5 Bat Conservation’</p>	
R36	25	Policy 6 title, page 43.	<p><u>EXAMINER COMMENT:</u></p> <p>Change the title of the policy to “Local Infrastructure Priorities”</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend title to Policy 6 as follows: <p>‘Local Infrastructure Priorities’</p>	To make clear these are local priorities.
R37	25	Policy 6, first paragraph, page 43.	<p><u>EXAMINER COMMENT:</u></p> <p>Delete the words “...in proportion to their scale and...” from the first sentence of Policy 6 and correct “Wilshire” to “Wiltshire”, and delete the second sentence of the policy in its entirety.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend first paragraph of Policy 6 as follows: <p>‘All new housing and employment development proposals in the area will be expected to contribute towards local infrastructure in proportion to their scale and in accordance with National and Wiltshire Core Strategy policy. The Scheme at Ashton Park is expected to contribute to infrastructure that will benefit the whole parish (such as links from footpaths and cycleways into the wider parish) as is that at Elm Grove Farm, although it is accepted that a proportion of infrastructure will serve the needs of Trowbridge also.’</p>	To add clarity so that the policy provides a practical framework for decision-making in line with national policy and guidance.

APPENDIX 1

Modifications required to be made to the draft North Bradley Neighbourhood plan 2018 – 2026 (Submission Version July 2019) in response to the Examiner’s recommendations and to correct errors

Reference number	Page in Examiner’s Report	Related NBNP section / page	Recommendation and proposed modification	Reason for modification
R38	27	Appendix 4, page 52.	<p><u>EXAMINER COMMENT:</u></p> <p>Add a sentence to Appendix 4 that reads: “The information in this appendix is correct at the time of writing the Plan. Up to date information on heritage assets should always be sought from Historic England or other reliable sources of information.”</p> <p>Ensure all listed buildings are shown on the map in Appendix 4.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Add a sentence underneath the map in Appendix 4 as follows: <p><u>‘The information in this appendix is correct at the time of writing the Plan. Up to date information on heritage assets should always be sought from Historic England or other reliable sources of information.’</u></p> <ul style="list-style-type: none"> • Check map to ensure all listed buildings are shown. 	A reference about seeking the latest available information as this information may change throughout the lifetime of the Plan.
R39	27	Appendix 5, page 54.	<p><u>EXAMINER COMMENT:</u></p> <p>Add a sentence to Appendix 5 that reads: “The information in this appendix is correct at the time of writing the Plan. Up to date information on flood risk should always be sought from the Environment Agency or other reliable sources of information.”</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Add a sentence underneath the second map in Appendix 5 as follows: <p><u>‘The information in this appendix is correct at the time of writing the Plan. Up to date information on flood risk should always be sought from the Environment Agency or other reliable sources of information.’</u></p>	A reference about seeking the latest available information as this information may change throughout the lifetime of the Plan.

APPENDIX 1

Modifications required to be made to the draft North Bradley Neighbourhood plan 2018 – 2026 (Submission Version July 2019) in response to the Examiner’s recommendations and to correct errors

Reference number	Page in Examiner’s Report	Related NBNP section / page	Recommendation and proposed modification	Reason for modification
R40	27	Paragraph 5.35, page 15.	<p><u>EXAMINER COMMENT:</u></p> <p>Change “Appendix 8” in paragraph 5.35 on page 15 of the Plan to “Appendix 6”</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend paragraph 5.35 on page 15 as follows: <p>‘...and urban areas (see Appendix 8 6).</p>	To refer to correct appendix number.
R41	27	Paragraph 8.17. Appendix 8, pages 57 – 82.	<p><u>EXAMINER COMMENT:</u></p> <p>Delete Appendix 8.</p> <p><i>‘Consequential amendments will be needed’</i></p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Delete Appendix 8 from the Neighbourhood Plan. Delete from paragraph 8.17 as follows: <p><i>‘Response to early draft HSAP (Appendix 9).’</i></p>	Would be better as a separate document to avoid any confusion as it is the Parish Council’s representation on the WHSAP.
R42	N/A	Paragraph 8.16, third sentence, page 29.	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Amend third sentence of paragraph 8.16 on page 29 in the interests of clarity and accuracy</p>	In the interests of clarity and accuracy.

APPENDIX 1

Modifications required to be made to the draft North Bradley Neighbourhood plan 2018 – 2026 (Submission Version July 2019) in response to the Examiner’s recommendations and to correct errors

Reference number	Page in Examiner’s Report	Related NBNP section / page	Recommendation and proposed modification	Reason for modification
			<p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the third sentence of paragraph 8.16 as follows: <p><i>‘Negotiation with the LPA resulted in a reduction This was subsequently reduced to 175 homes, and an agreement in terms of layout that created a wide landscape buffer between the developed part of the site and North Bradley.’</i></p>	
R43	N/A	Paragraph 8.54, first sentence, page 42.	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Amend first sentence of paragraph 8.54 on page 42 in the interests of clarity and accuracy.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend first sentence of paragraph as follows: <p><i>‘...guidance in the Revised Wiltshire Planning Obligations SPD May 2015 October 2016)....’</i></p>	In the interests of clarity and accuracy.
R44	N/A	Whole document.	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>The final NBNP to be published for the purposes of the referendum, will need make consequential changes to paragraph numbers, contents page, appendices, formatting etc as necessary as a result of all changes listed above.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Make consequential changes to paragraph numbers, contents page, appendices, formatting etc as necessary as a result of all changes listed above. 	For precision, as a consequence of the proceeding modifications.