

BREMHILL NEIGHBOURHOOD DEVELOPMENT PLAN DECISION STATEMENT (PROCEEDING TO REFERENDUM)

1. INTRODUCTION

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

2. BACKGROUND

- 2.1. The designated area for the Bremhill Neighbourhood Development Plan comprises the whole of the parish of Bremhill. On 30th April 2014 Wiltshire Council formally approved that the Bremhill Neighbourhood Area (i.e. the land within the parish of Bremhill) be designated in accordance with the Neighbourhood Planning (General) Regulations 2012.
- 2.2. Bremhill Parish Council – the ‘qualifying body’, submitted the draft Bremhill Neighbourhood Development Plan, along with supporting documents, to Wiltshire Council in November 2016 for consultation, independent examination and the remaining stages of the draft Plan’s preparation in accordance with the Neighbourhood Planning (General) Regulations 2012.
- 2.3. Following submission of the draft Bremhill Neighbourhood Development Plan, Wiltshire Council publicised the Plan and supporting documents and invited representations during the consultation period 21st November 2016 to 9th January 2017.
- 2.4. In April 2017 Wiltshire Council appointed an independent examiner, Ms Ann Skippers to examine the Plan and consider whether it should proceed to referendum.
- 2.5. The examiner’s report was received in October 2017 and concluded that subject to making the modifications recommended in the report, that the draft Plan meets the Basic Conditions and should proceed to referendum. The examiner also recommended that the Bremhill Neighbourhood Area (the parish area) is an appropriate area within which to hold a referendum.
- 2.6. In accordance with legislation, Wiltshire Council must consider each of the recommendations made in the examiner’s report, decide what action to take in response to each recommendation and what modifications should be made to the

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

3. DECISION AND REASONS

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

Signed:



Mike Wilmott

Acting Associate Director, Economic Development & Planning
Wiltshire Council

Dated: 17th November 2017

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Guidance for using this document

The following table sets out the changes that are required to be made to the Neighbourhood Plan, together with the explanation and reason for the change. This should be read alongside the Report of the independent Examiner to Wiltshire Council on the Bremhill Neighbourhood Development Plan (dated 2nd October 2017).

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

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

The relevant paragraph, policy and page numbering relates to the draft Bremhill Neighbourhood Development Plan (hereafter referred to as the 'BNDP'), as submitted to Wiltshire Council. For each change, the table sets out the examiner's recommendation as set out in his/her report together with the change that is required to be made to the neighbourhood plan.

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

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Change no.	Page in Examiner Report	Related BNDP page / section	Recommendation and required changes	Reason for change
1	14	Part 1 Page 7; Page 8; Page 12; Page 14; Page 18; Page 23	<p>EXAMINER'S RECOMMENDATION:</p> <p>Give each policy a title in addition to the number.</p> <p>REQUIRED CHANGE:</p> <p>Give each policy a title in addition to the number as follows: Page 7: <u>Policy NP1-Bremhill Neighbourhood Plan : General Development</u> <u>Policy NP2-Bremhill Neighbourhood Plan: Bremhill Village Landscape</u> <u>Policy NP3-Bremhill Neighbourhood Plan: North of the North Rivers Cycle Route Landscape</u> <u>Policy NP4-Bremhill Neighbourhood Plan: Biodiversity</u> <u>Policy NP5-Bremhill Neighbourhood Plan: Lodowicks Designated Local Green Space</u></p> <p>Also amend the policy titles as above on Pages 8, 12, 14, 18, and 23.</p>	To ensure that the right policy is used in decision making and that the Plan provides a practical framework as sought by the NPPF.
2	14	Part 1 Page 17 Paragraph 2; Part 2 Page 2 Paragraph 5 and Page 29 Paragraph 2	<p>EXAMINER'S RECOMMENDATION:</p> <p>Update references to Chippenham Site Allocations Plan as necessary throughout Parts 1 and 2 of the Plan.</p> <p>REQUIRED CHANGE:</p> <p>Update references to Chippenham Site Allocations Plan as</p>	To ensure Chippenham Site Allocation Plan references are up date.

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			<p>necessary throughout Parts 1 and 2 of the Plan as follows:</p> <p>Part 1 Page 17: "Wiltshire Council Chippenham Site Allocations Plan (suspended)</p> <p>This Policy has been developed to align as much as possible with the currently suspended adopted Chippenham Site Allocations Plan (CSAP). The Policy does not restrict development south of the North Rivers Cycle Route, which was the large majority of land within the Council's preferred adoption "C1".</p> <p>Part 2 Page 2 Paragraph 5: "Many parishioners are probably aware that this Neighbourhood Plan was developed at the same time as Wiltshire Council was formulating a Site Allocation Plan for Chippenham that could have included major housing development on green fields in Bremhill Parish. However, this option is currently not in the latest Wiltshire Council document for adopted Chippenham Site Allocations Plan. development until 2026."</p> <p>Part 2 Page 29 Paragraph 2 and 3: "Adopted Wiltshire Council Chippenham Site Allocations Plan (suspended)</p> <p>This Policy has been developed to align as much as possible with the currently suspended Chippenham Site Allocations Plan (CSAP). The Policy does not restrict development south of the North Rivers Cycle Route. which was the large majority of land within the Council's preferred option "C1".</p>	

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			<p>REQUIRED CHANGE:</p> <p>Part 1 Page 17: "Wiltshire Council Chippenham Site Allocations Plan (<i>suspended</i>)</p> <p>This Policy has been developed to align as much as possible with the currently suspended adopted Chippenham Site Allocations Plan (CSAP). The Policy does not restrict development south of the North Rivers Cycle Route, which was the large majority of land within the Council's preferred adoption "C1".</p> <p>Part 2 Page 2 Paragraph 5:</p> <p>"Many parishioners are probably aware that this Neighbourhood Plan was developed at the same time as Wiltshire Council was formulating a Site Allocation Plan for Chippenham that could have included major housing development on green fields in Bremhill Parish. However, this option is currently not in the latest Wiltshire Council document for adopted Chippenham Site Allocations Plan. development until 2026."</p> <p>Part 2 Page 29 Paragraph 2 and 3 :</p> <p>"Adopted Wiltshire Council Chippenham Site Allocations Plan (<i>suspended</i>)</p> <p>This Policy has been developed to align as much as possible with the currently suspended Chippenham Site Allocations Plan (CSAP). The Policy does not restrict development south of the North Rivers Cycle Route. which was the large majority of land</p>	

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			within the Council's preferred option "C1".	
3	14	Part 1 Foreword Page 2 Paragraph 4	<p>The revised draft April 2016 Site Allocations Report (3a) states:</p> <p>EXAMINER RECOMMENDATION: Add a sentence of explanation at the start of Part 1 that reads:</p> <p><u>"It should be noted that various Core Strategy policies are referred to throughout this document. Not every Core Strategy policy is quoted in full. For this reason it is acknowledged that only selected quotes appear in this document and readers should also refer to the Core Strategy itself."</u></p> <p>REQUIRED CHANGE:</p> <p>Add a sentence of explanation to Paragraph 4, Page 2 that reads:</p> <p><u>"It should be noted that various Core Strategy policies are referred to throughout this document. Not every Core Strategy policy is quoted in full. For this reason it is acknowledged that only selected quotes appear in this document and readers should also refer to the Core Strategy itself."</u></p>	To provide clarity. In a number of places Core Strategy policies are inserted, but some are only partially quoted. This could be construed as misleading.
4	15	Part 2 Page 6 Section 3 Part 2 Page 44 Part 2 Page 45 and 46	<p>EXAMINER RECOMMENDATION: Ensure that the section headings in Part 2 that refer to 'vision' are the same as the vision statements in Part 1; as follows:</p> <p>REQUIRED CHANGES: Ensure that the section headings in Part 2 that refer to 'vision' are the same as the vision statements in Part 1; as follows:</p>	This will help to ensure the Plan provides a more practical framework.

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			<p>Part 2: Page 6, Section 3 3a Our Environment/Wildlife <u>Appreciate Our Green Environment</u> 3b Housing <u>An Attractive Parish</u> 3c Local Economy <u>A Viable Community</u> 3d Getting around/Transport <u>Easier to Get Around</u> 3e Wellbeing and Leisure 3f Renewable Energy <u>Responsible Attitudes to Energy</u></p> <p>Part 2: Page 44 bullet point list to be revised to reflect the above section headings.</p> <p>Part 2: Page 45 and 46 Title “3.1 Our Environment <u>Appreciate Our Green Environment</u>”</p> <p><i>Part 2 Page 45 VISION – Retain, protect and, where possible, enhance important ecology areas for biodiversity, increase resilience to flooding, air and noise pollution. <u>To conserve the rural character of Bremhill Parish and preserve the green areas within and surrounding the small villages</u></i></p> <p>Part 2: Page 67 and 68 Title “3.19 Housing <u>An Attractive Parish</u> Part 2: Page 83 and 84 Title “3.28 Local Economy <u>A Viable Community</u></p> <p><u>Part 2: Page 83 “Vision –To maintain the character of Bremhill Parish as a place with a sense of community and history.</u> Aim to enhance local employment opportunities especially for small start-up businesses and provide the community with better</p>	

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			facilities and services.” Part 2: Page 94 and 95 Title “3.33 Getting around/Transport <u>Easier to Get Around</u> Part 2: Page 115 and 116 Title “3.55 Carbon Footprint/Renewable Energy <u>Responsible Attitudes to Energy</u>	
5	16	Part 1 Page 7 Summary of Policies	<p>EXAMINER'S RECOMMENDATION: Remove the separate summaries of each policy on page 7 of the Plan, retitle and combine this section with the next so it becomes one section with each policy and the supporting material sitting underneath each policy.</p> <p>REQUIRED CHANGE: Remove the separate summaries of each policy on page 7 of the Plan, retitle and combine this section with the next so it becomes one section with each policy and the supporting material sitting underneath each policy as follows:</p> <p>Page 7: <u>NP1 BREMHILL NEIGHBOURHOOD PLAN – POLICY 1</u> Over the plan period (until 2030) up to 20 homes will be provided in the Parish of Bremhill. The provision of low cost homes for the young and rural workers to allow them to live and work in the parish will be supported. Proposals for development in open countryside will not be permitted unless it can be shown that the development would have no, or only a minimal, effect on the rural character of the landscape of the area and where possible be beneficial to the community by: i. Supporting wildlife habitats ii. Provide or improve a recreational facility appropriate to the</p>	<p>The summary is unnecessary and confusing.</p> <p>Amalgamating the summary of policies and policy evidence and context will ensure the clear and practicable framework sought by the NPPF and PPG can be achieved.</p>

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			<p><i>countryside</i></p> <p><i>iii. Be for agricultural purposes or would enable farm diversification</i></p> <p><i>iv. Support cultural or tourism opportunities</i></p> <p><i>Proposals for converting redundant farm buildings to dwellings will be supported, subject to the building being capable of conversion without major rebuilding or structural works.</i></p> <p><i>NP2 BREMHILL NEIGHBOURHOOD PLAN—POLICY 2</i></p> <p><i>Development should not be permitted in the open countryside between Bremhill village and the parish boundary to the south and east. This will allow visual separation between Bremhill Conservation Area and Calne and the valued landscape characteristics of this area will be maintained.</i></p> <p><i>NP3 BREMHILL NEIGHBOURHOOD PLAN—POLICY 3</i></p> <p><i>Development should not be permitted in the open countryside north of the North Rivers Cycle Route, between the cycle route and the Tytherton Lucas Conservation Area. This will allow users of the cycle route to enjoy a clear uninterrupted view to the north and east, maintain the unspoilt nature of the River Marden valley for amenity and leisure and visually separate Tytherton Lucas from coalescence with Chippenham.</i></p> <p><i>NP4 BREMHILL NEIGHBOURHOOD PLAN—POLICY 4</i></p> <p><i>There will be a presumption against any major development which erodes the already fragile wildlife habitats. Development should protect or enhance landscape resources, woodland, hedgerows,</i></p>	

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			<p>ponds, lakes, rivers, streams and ditches. This includes ecology buffers of approximately 200m of the main watercourses, Rivers Avon and Marden. Also, 100m of other key watercourses including Cade Burna, Fishers Brook, Cowage Brook and the disused Wiltshire & Berkshire Canal. Any proposed development should not increase flood risk.</p> <p>NP5 BREMHILL NEIGHBOURHOOD PLAN – POLICY 5 The Neighbourhood Plan supports the creation of a designated local green space at Lodowicks, Bremhill village, for the benefit of the community.</p> <p>Page 8 Amend heading as follows: “Policy Evidence and Context Supporting Evidence.”</p>	
6	17	Part 1 Page 8 Policy NP1	<p>EXAMINER RECOMMENDATION:</p> <p>In paragraph one of the policy replace the words “up to” with “<i>approximately</i>” as follows: “Over the plan period up to <i>approximately</i> 20 homes will be provided in the Parish of Bremhill.”</p> <p>REQUIRED CHANGE:</p> <p>In paragraph one of the policy replace the words “up to” with “<i>approximately</i>” as follows: “Over the plan period up to <i>approximately</i> 20 homes will be provided in the Parish of Bremhill.”</p>	To clarify that that the quoted figures are indicative rather than a maximum
7	17	Part 1 Page 8	EXAMINER RECOMMENDATION:	To add clarity to this part of

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		Policy NP1	<p>In paragraph one of the policy add the words “<i>In addition</i>” before the second sentence as follows:</p> <p><i>“In addition</i> £The provision of low cost homes for the young and rural workers to allow them to live and work in the parish will be supported.”</p> <p>REQUIRED CHANGE:</p> <p>In paragraph one of the policy add the words “<i>In addition</i>” before the second sentence as follows:</p> <p><i>“In addition</i> £The provision of low cost homes for the young and rural workers to allow them to live and work in the parish will be supported.”</p>	the policy. There is support for both types of housing from the community and at national level and in Core Strategy policies.
8	17	Part 1 Page 8 Policy NP1	<p>EXAMINER RECOMMENDATION:</p> <p>Change the wording in paragraph two of the policy to read:</p> <p>“Proposals for development in the open countryside will not <i>only</i> be permitted unless <i>where</i> it can be shown <i>demonstrated</i> that the development would have no or only a minimal <i>an acceptable</i> effect on the rural character <i>and</i> landscape of the area, and would also be <i>support one or more of the following purposes:...</i>”</p> <p>REQUIRED CHANGE:</p> <p>Change the wording in paragraph two of the policy to read:</p> <p>“Proposals for development in the open countryside will not <i>only</i></p>	To clarify the other types of development which are acceptable in the countryside at national or local level; and ensure that policy has the clarity and provision that national policy and guidance seeks.

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			be permitted <i>unless where</i> it can be <i>shown demonstrated</i> that the development would have <i>no or only a minimal an acceptable</i> effect on the rural character <i>and</i> landscape of the area, and would also <i>be support one or more of the following purposes:...</i> "	
9	17	Part 1 Page 8 Policy NP1	<p>EXAMINER RECOMMENDATION:</p> <p>Add a new fifth bullet point that reads <u>"v. other development supported by national policy or other development plan policies."</u></p> <p>REQUIRED CHANGE:</p> <p>Add a new fifth bullet point that reads <u>"v. other development supported by national policy or other development plan policies."</u></p>	DSP5 refers to other policies within the neighbourhood plan. National policy and the Core Strategy also include policies on business development and visitor facilities and this should be acknowledged For this reason, a modification is made to address this.
10	17	Part 1 Page 8 Policy NP1	<p>EXAMINER RECOMMENDATION:</p> <p>In paragraph three of the policy replace the words "redundant farm" with "<i>rural</i>" as follows:</p> <p>"Proposals for converting redundant rural farm buildings to dwellings will be supported, subject to the building being capable of conversion without major rebuilding or structural works."</p> <p>REQUIRED CHANGE:</p> <p>Change the wording In paragraph three of the policy as follows:</p>	To ensure clarity and conformity with WCS Core Policy 48, which permits the re-use of buildings for residential purposes where justified by special circumstances,

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			“Proposals for converting redundant farm buildings to dwellings will be supported, subject to the building being capable of conversion without major rebuilding or structural works.”	
11	17	Part 1 Page 8 Policy NP1	<p>EXAMINER RECOMMENDATION:</p> <p>Insert additional words after “the policies within this Neighbourhood Plan” in DSP5 “<i>as follows</i>:</p> <p>DSP5: Small scale business developments, workshops and bed and breakfast facilities should be encouraged consistent with the policies within this Neighbourhood Plan. <u>and other development plan policies.</u></p> <p>REQUIRED CHANGE:</p> <p>Insert additional words after “the policies within this Neighbourhood Plan” in DSP5 “<i>as follows</i>:</p> <p>DSP5: Small scale business developments, workshops and bed and breakfast facilities should be encouraged consistent with the policies within this Neighbourhood Plan. <u>and other development plan policies.</u></p>	The Core Strategy also includes policies on business development and visitor facilities and this should be acknowledged. It is necessary to acknowledge other Core Strategy policies.
12	19	Part 1 Page 8 Policy NP2	<p>EXAMINER RECOMMENDATION:</p> <p>Change Policy NP2 to read:</p> <p>“Development should not be permitted in the open countryside between Bremhill village and the Parish boundary to the south and east. This will allow <u>unless it is for development permitted</u></p>	To meet basic conditions and ensure conformity with national policy and guidance, strategic policies of Core Strategy and to contribute to sustainable development. The blanket

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			<p><u>by the 'exceptions' policies in the Core Strategy or other policies in this neighbourhood plan. Any development must maintain the visual separation between Bremhill conservation area and village towards Calne with the valued and ensure that the landscape characters of the area maintained is protected or enhanced.</u></p> <p>REQUIRED CHANGE:</p> <p>Change Policy NP2 to read:</p> <p>"Development should not be permitted in the open countryside between Bremhill village and the Parish boundary to the south and east. This will allow <u>unless it is for development permitted by the 'exceptions' policies in the Core Strategy or other policies in this neighbourhood plan. Any development must maintain the visual separation between Bremhill conservation area and village towards Calne with the valued and ensure that the landscape characters of the area maintained is protected or enhanced.</u>"</p>	<p>prevention of any development did not recognise the circumstances outlined in the NPPF, Core Strategy Core Policy 2 and Policy NP1 which recognise the need to sustain rural communities through appropriate development. Some types of development are appropriate provided that their impact on the rural character and landscape of this sensitive area are acceptable.</p>
13	21	Part 1 Page 14 Policy NP3	<p>EXAMINER RECOMMENDATION:</p> <p>Amend Policy NP3 as follows:</p> <p>"Development should not be permitted in the open countryside north of the North Rivers Cycle Route between the cycle route and the Tytherton Lucas Conservation Area <u>unless it is for development permitted by the 'exceptions' policies in the Core Strategy or other policies in this neighbourhood plan.</u> This will allow users of the cycle route to enjoy clear uninterrupted</p>	<p>To meet the basic conditions in that it takes account of national policy and guidance, adds to Core Strategy Core Policies 50, 51, 57 and will help to achieve sustainable development.</p>

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			<p>views to the north and east, maintain the unspoiled nature of the River Marden valley for amenity and leisure and visually maintain the visual separation between Tytherton Lucas from and Chippenham to prevent their coalescence with Chippenham.</p> <p><u>visually maintain the visual separation between Tytherton Lucas from and Chippenham to prevent their coalescence with Chippenham.</u></p> <p>REQUIRED CHANGE:</p> <p>Amend Policy NP3 as follows:</p> <p>“Development should not be permitted in the open countryside north of the North Rivers Cycle Route between the cycle route and the Tytherton Lucas Conservation Area <u>unless it is for development permitted by the ‘exceptions’ policies in the Core Strategy or other policies in this neighbourhood plan.</u> This will allow users of the cycle route to enjoy clear uninterrupted views to the north and east, maintain the unspoiled nature of the River Marden valley for amenity and leisure and visually maintain the visual separation between Tytherton Lucas from and Chippenham to prevent their coalescence with Chippenham.</p>	
14	22	Part 1 Page 18 Policy NP4	<p>EXAMINER RECOMMENDATION:</p> <p>Delete the first sentence of Policy NP4 and reword the policy as follows :</p> <p>“There will be a presumption against any major development which erodes the already fragile wildlife habitats. <u>Permission should be refused for development that results in the loss or deterioration of irreplaceable or fragile habitats in line with national policy.</u>”</p>	<p>This policy is clear in its intention, but it begins with a presumption against major development.</p> <p>The change is necessary to ensure it will be more positively worded and will meet the basic conditions.</p>

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			<p>Development should protect <i>and, wherever possible</i>, or enhance landscape s resources, woodland, hedgerows, ponds, lakes, rivers, streams and ditches <i>and wildlife habitats</i>. [retain second paragraph that begins "This includes ecology buffers..."]</p> <p>REQUIRED CHANGE:</p> <p>Delete the first sentence of Policy NP4 and reword the policy as follows :</p> <p>"There will be a presumption against any major development which erodes the already fragile wildlife habitats. <i>Permission should be refused for development that results in the loss or deterioration of irreplaceable or fragile habitats in line with national policy.</i>"</p> <p>Development should protect <i>and, wherever possible</i>, or enhance landscape s resources, woodland, hedgerows, ponds, lakes, rivers, streams and ditches <i>and wildlife habitats</i>. [retain second paragraph that begins "This includes ecology buffers..."]</p>	
15	23	Part 1 Page 23 Policy NP5	<p>EXAMINER RECOMMENDATION:</p> <p>Delete Map on Page 23 and replace with Map on Page 55 of Part 2 to clearly show the location and extent of the Local Green Space alongside the policy.</p>	<p>The proposed area is shown rather vaguely on a map on page 23 of the Plan in Part 1, but is shown in more detail on page 55 of Part 2 of the Plan. This more detailed map should be included alongside the</p>

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			<p>REQUIRED CHANGE:</p> <p>Delete Map on Page 23 and replace with Map on Page 55 of Part 2 to clearly show the location and extent of the Local Green Space alongside the policy.</p>	policy.
16	23	Part 1 Page 23 Policy NP5	<p>EXAMINER'S RECOMMENDATION:</p> <p>Amend the wording of the policy as follows:</p> <p><i>"The Neighbourhood Plan supports the creation of a designated local green space at Land at Lodowicks Bremhill village, for the benefit of the community. and as shown on the detailed accompanying map X [insert title, number etc.] is designated as a Local Green Space for the benefit of the community."</i></p> <p>REQUIRED CHANGE:</p> <p>Amend the wording of the policy as follows:</p> <p><i>"The Neighbourhood Plan supports the creation of a designated local green space at Land at Lodowicks Bremhill village, for the benefit of the community. and as shown on the detailed accompanying map entitled LODOWICKS LOCAL GREEN SPACE is designated as a Local Green Space for the benefit of the community."</i></p> <p>Insert heading above location plan on Page 23 as follows: "Lodowicks Local Green Space Map"</p>	The Local Green Space meets the criteria in the NPPF. The policy should designate the area.
17	25	Part 2 Pages 40, 26,	EXAMINER'S RECOMMENDATION:	To ensure consistency. Part 2 will require updating in line

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		55, 62 & 72 Policies NP1-NP5	<p>Update any modified Plan policies in Part 2 as necessary.</p> <p>REQUIRED CHANGE:</p> <p>Update any modified Plan policies in Part 2 as follows:</p> <p>Page 40 Policy NP2: See Changes No 12</p> <p>Page 26 Policy NP3: See Change No 13</p> <p>Page 55 Policy NP5: See Change No 16</p> <p>Page 62 Policy NP4; See Change No 14</p> <p>Page 72 Policy NP1: See Changes No 6, 7, 8, 9,10 & 11</p>	with modifications made to policies in Part 1.
18	25	Part 2 Page 2 Paragraph 5 & Page 29 Paragraph 2	<p>EXAMINER'S RECOMMENDATION:</p> <p>Update any references to the now adopted Chippenham Site Allocations Plan.</p> <p>REQUIRED CHANGE:</p> <p>Update any references to the now adopted Chippenham Site Allocations Plan as follows:</p> <p>Page 2 Paragraph 5: Many parishioners are probably aware that this Neighbourhood Plan was developed at the same time as Wiltshire Council was formulating a Site Allocation Plan for Chippenham that could have included major housing development on green fields in Bremhill Parish. However, this option is currently not in the latest Wiltshire</p>	To ensure the references to the Chippenham Site Allocations Plan are up date.

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			<p><i>Council document for adopted Chippenham Site Allocations Plan development until 2026.</i></p> <p>Page 29 Paragraph 2:</p> <p>Adopted Wiltshire Council Chippenham Site Allocations Plan (<i>suspended</i>)</p> <p>This Policy has been developed to align as much as possible with the <i>currently suspended</i> Chippenham Site Allocations Plan (CSAP). The Policy does not restrict development south of the North Rivers Cycle Route. which was the large majority of land within the Council's preferred option "C1".</p>	
19	25	Part 2 Page 6	<p>EXAMINER'S RECOMMENDATION:</p> <p>Deal with the partial quotes from, or references to, various CS policies in Part 2 by adding a sentence that reads:</p> <p><u>"It should be noted that various Core Strategy policies are referred to throughout this document. Not every Core Strategy policy is quoted in full. For this reason it is acknowledged that only selected quotes appear in this document and readers are urged to refer to the Core Strategy itself."</u></p> <p>REQUIRED CHANGE:</p> <p>Insert a sentence in Part 2 Page 6 under sentence that starts 'Please Note' as follows:</p> <p><u>"It should be noted that various Core Strategy policies are referred to throughout this document. Not every Core Strategy policy is quoted in full. For this reason it is</u></p>	In a number of places Core Strategy policies are inserted, but some are only partially quoted. This could be construed as misleading.

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			<u>acknowledged that only selected quotes appear in this document and readers are urged to refer to the Core Strategy itself.</u>	
20	25	Part 2 Page 38	EXAMINER'S RECOMMENDATION: Remove the "proposed local rural buffer" map on Page 38 REQUIRED CHANGE: Remove the "proposed local rural buffer" map on Page 38	To provide clarity and avoid confusion. Page 38 has a plan that is labelled a "proposed local rural buffer". Although the text explains this has now been replaced by Core Strategy Core Policy 51, the inclusion of this map may cause confusion.
21	25	Part 2 Pages 77-82	EXAMINER'S RECOMMENDATION: Delete sections 3.22 and 3.23 and considered sites A – E and information about the SHLAA site on pages 77 – 82 inclusive REQUIRED CHANGE: Delete sections 3.22 and 3.23 and considered sites A – E and information about the SHLAA site on pages 77 – 82 inclusive	No site allocations are now made in the plan and this section is unnecessary and confusing.
22	25	Part 2	EXAMINER'S RECOMMENDATION:	A separate Consultation

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		Appendix A	Delete Appendix A from Part 2 REQUIRED CHANGE: Delete Appendix A from Part 2	Statement has been submitted. This should be removed to avoid confusion.
23	25	Part 2 Appendix D	EXAMINER'S RECOMMENDATION: Delete Appendix D from Part 2 REQUIRED CHANGE: Delete Appendix D from Part 2	Appendix D refers to a proposal that is no longer in the submitted version of the plan and is confusing. It does not therefore provide the practical framework required by national policy and guidance and it should be deleted.
24	26	Part 2 Appendix E	EXAMINER'S RECOMMENDATION: Move the information in Appendix E to a more appropriate part of the Plan (main document, Part 2). REQUIRED CHANGE: In Part 2 create a new section after Section 4 Page 118as follows: - <u>"Community Infrastructure Levy – 5th August 2015 The Community Infrastructure Levy is a sum of money that may be available from the developers when construction takes place in the Parish.</u>	To provide clarity. Appendix E refers to Community Infrastructure Levy which is not referred to anywhere else in either parts of the Plan, but which contains useful information.

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			<p><u>The amount of development proposed in this neighbourhood plan will not generate CIL payments.</u> <u>However, if other speculative development within the Parish is forthcoming then there are potential projects that could use CIL payments e.g. village hall improvements, church maintenance, community mini-bus, etc.</u> <i>Community projects like this could be developed in the future dependent on the master planning of the Bremhill Parish area by Wiltshire Council."</i></p>	
25	26	Part 2 Appendix F	<p>EXAMINER'S RECOMMENDATION:</p> <p>Delete Appendix F from Part 2 and include as part of the Consultation Statement.</p> <p>REQUIRED CHANGE:</p> <p>Delete Appendix F from Part 2 and include as part of the Consultation Statement.</p>	Does not provide the practical framework required by national policy and guidance.
26	26	Part 2 Appendix G	<p>EXAMINER'S RECOMMENDATION:</p> <p>Delete Appendix G from Part 2</p> <p>REQUIRED CHANGE:</p> <p>Delete Appendix G from Part 2</p>	These sites are not subject to any planning policies and are therefore not allocations. The appendix creates confusion and does not provide the practical framework required by

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				national policy and guidance.
27	26	Part 2 Appendix I	EXAMINER'S RECOMMENDATION: Delete Appendix I from Part 2 REQUIRED CHANGE: Delete Appendix I from Part 2	Appendix I contains the Habitats Screening Report and, as it duplicates that submitted separately with the SEA at submission stage, It is no longer necessary and does not provide the practical framework required by national policy and guidance.
28	26	Part 2 Appendix J	EXAMINER'S RECOMMENDATION: Delete Appendix J from Part 2 REQUIRED CHANGE: Delete Appendix J from Part 2	It is not necessary to duplicate documents and to do so does not create a practical framework as required by national policy and guidance.
29	26	Part 2	EXAMINER'S RECOMMENDATION: Consequential renumbering of the appendices will be needed REQUIRED CHANGE: Consequential renumbering of the appendices will be needed	To align with the other changes.
30		Part 2 Page 4 Paragraph 1.6	Consequential change to Paragraph 1.6 will be needed – "The Draft Core Strategy requires that it delivers 165 houses by 2026 for Calne Rural Area. The relevant housing supply data is	To ensure the references to the Chippenham Site Allocations Plan are up

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			contained in the Wiltshire Council reference document: Housing Land Supply Statement (Nov. 2014). Submission Version. "	date.
31		Part 1 Foreword and Part 2 Executive Summary	Consequential changes to Part 1 Foreword and Part 2 Executive Summary will be needed to reflect the changes above.	To provide clarity.