

CHIRTON AND CONOCK NEIGHBOURHOOD PLAN (2018-2026) 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 Chirton and Conock Neighbourhood Plan comprises the whole of the parish of Chirton and Conock. On 5th December 2016 Wiltshire Council formally approved that the Chirton and Conock Neighbourhood Area (i.e. the land within the parish of Chirton and Conock) be designated in accordance with the Neighbourhood Planning (General) Regulations 2012.
- 2.2. Chirton and Conock Parish Council - the 'qualifying body', submitted the Chirton and Conock Neighbourhood Plan - submission draft May 2018 (2018-2026), along with supporting documents, to Wiltshire Council in May 2018 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 Chirton and Conock Neighbourhood Plan, Wiltshire Council publicised the Plan and supporting documents and invited representations during the consultation period 24th August 2018 to 9th October 2018.
- 2.4. In November 2018, Wiltshire Council appointed an independent examiner, Ann Skippers, to examine the draft Plan and consider whether it should proceed to referendum.
- 2.5. The examiner's report was received in April 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 Chirton and Conock 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 Chirton and Conock 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 Chirton and Conock.
- 3.5. I declare that I have no private interest in respect of this matter that would prevent me from making this decision.

Signed:



Alistair Cunningham
Executive Director
Growth, Investment and Place
Wiltshire Council

Dated: 24 May 2019

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Guidance for using this document

The following table sets out the modifications that are required to be made to the Chirton and Conock Neighbourhood Plan 2018-2026 (May 2018) together with the explanation and reason for modification. This should be read alongside the report of the independent examiner (Ann Skippers) to Wiltshire Council on the Chirton and Conock 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 ~~striethrough~~ identifies text to be deleted from the Plan.

The relevant paragraph, policy and page numbering relates to the draft Chirton and Conock Neighbourhood Plan 2018-2026 (May 2018), hereafter referred to as the 'C&CNP', 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.

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

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Reference number	Page in Examiner's Report	Related page / section in C&CNP	Recommendation and proposed modification	Reason for modification
R1	Page 16	Page 4 Para.4.1	<p>EXAMINER'S COMMENTS</p> <p>Change "DCLG" in paragraph 4.1 on page 4 to "Ministry of Housing, Communities and Local Government (MHCLG)"</p> <p>REQUIRED MODIFICATION</p> <p>Amend paragraph 4.1 to read as follows:</p> <p>"The planning context for the NDP begins with Legislation and Regulations, including the Town and Country Planning Act 1990 (as amended), the Planning and Compulsory Planning Act 2004, The Localism Acts 2011 and 2017, the Neighbourhood Planning (General) Regulations 2012, the Neighbourhood Planning (General) (Amendment) Regulations 2015, The Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016, and the Environmental Assessment of Plans and Programmes Regulations 2004. In addition to legislation and regulations, the Government has provided National Planning Policy Framework and Planning Practice Guidance (online resource) published by the DCLG. <u>Ministry of Housing Communities and Local Government (MHCLG).</u>"</p>	Update regarding department change of the government
R2	Page 17	Page 7 Para.5.2	<p>EXAMINER'S COMMENTS:</p> <p>Minor typographical errors in paragraph 5.2 "complementary" instead of "complimentary" and paragraph 5.18 "from" instead of "for".</p> <p>REQUIRED MODIFICATIONS:</p> <p>Amend final sentence of paragraph 5.2 to read as follows:</p>	Typographical error.

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		Page 10 Para. 5.18	<p>"The quality and sensitivity of this context is a constraint on development and has strong implications for design quality (linked to WCS Core Policy 57 which requires development to be complementary complementary complementary to the locality)."</p> <p>Amend third sentence of paragraph 5.18 to read as follows:</p> <p>"The school has a hall, separate kitchen and technology room in the older building, furthest for from the road, and three classrooms. In the grounds, there are a netball court, football pitch and adventure playground."</p>	
R3	Page 17	Page 8 Para. 5.6	<p>EXAMINER'S COMMENTS:</p> <p>Add a new sentence at the end of paragraph 5.6 on page 8 of the Plan which reads: "It is also recognised that evidence of housing need can be found in the housing register and other documents produced at Wiltshire Council level."</p> <p>REQUIRED MODIFICATION:</p> <p>Add a new sentence to paragraph 5.6 to read as follows:</p> <p>"In order to ensure that the 'snapshot in time' of the HNS remains relevant and that housing supply is kept in line with demand, the NDP includes a commitment to review. <u>It is also recognised that evidence of housing need can be found in the housing register and other documents produced at Wiltshire Council level.</u>"</p>	In the interests of accuracy and clarity.

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R4	Page 17	Page 8 Para. 5.8	<p>EXAMINER'S COMMENTS:</p> <p>There is now a lower threshold of five units or fewer set out in the revised NPPF (paragraph 63), which would be a material consideration in the determination of a planning application. Add a new sentence at the end of paragraph 5.8 on page 8 of the Plan to read:</p> <p>"It is noted that the revised NPPF published in February 2019 allows policies to set out a lower threshold of 5 units or fewer in designated rural areas."</p> <p>WILTSHIRE COUNCIL COMMENTS:</p> <p>Additional modifications are required to paragraph 5.8 to integrate the Examiner's recommended modification into the existing paragraph in the interest of consistency with the modification to Policy 1 (criterion 3) and paragraph 10.5 made by the Examiner (see modifications R18 and R19). This will avoid confusion.</p> <p>REQUIRED MODIFICATION: Amend paragraph 5.8 to read as follows:</p> <p>"...However, since the WCS was published, PPG has been revised to reflect the Court of Appeal dated 13 May 2016, which gave legal effect to the policy set out in the written ministerial statement of 28 November 2014. <u>More recently the National Planning Policy Framework has been revised to take into account the written ministerial statement and the latest version (published in February 2019) allows policies to set out a lower threshold of 5 units or fewer in designated rural</u></p>	For clarity and to meet Basic Conditions ensuring policy has regard to national policy.

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			areas. and should be taken into account. This means that a threshold of 11 dwellings would normally now be required for the affordable commitment to kick in. However, this can be lowered in rural areas to schemes of 6-10 units. It should be noted that where this lower threshold is applied local planning authorities can only seek affordable contributions from developments of between 6 to 10 units as financial contributions and not affordable housing units on site."	
R5	Page 18	Page 12 Para. 7.0	<p>EXAMINER'S COMMENTS:</p> <p>In addition, WC suggest, and I agree, that it would be preferable to change the word "preserved" to "conserved" as this would be in line with the language used in the NPPF.</p> <ul style="list-style-type: none"> - Change the word "preserved" to "conserved" - Delete the word "will" from the third paragraph of the vision <p>REQUIRED MODIFICATION:</p> <p>Amend paragraphs 1 and 3 within (green box) The Vision to read as follows:</p> <p>"In 2026, the historic and landscape character of Chirton and Conock will have been preserved conserved and if possible, enhanced. Development, should it occur, will be modest in scale and quantity and of high quality in terms of design and materials. The rural character of the conservation area and the surrounding landscape will be unharmed."</p>	To be in accordance with language used in the NPPF.

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			<p>And:</p> <p>"Facilities to replace the lost pub, perhaps including a village shop are an aspiration, as is the achievement of will modest levels of appropriate local employment, for example small, low-impact businesses including home-based working. These gains would help to reduce the need to travel and improve the overall sustainability of Chirton and Conock."</p>	
R6	Page 18	Page 13 Para. 8 (green box)	<p>EXAMINER'S COMMENTS:</p> <p>There is a minor presentational issue in that the number for objective 6 appears in the preceding box.</p> <p>REQUIRED MODIFICATION: Ensure that 'Community Wellbeing and Health (Conserve and enhance)' is objective 6.</p>	In the interests of clarity.
R7	Page 18	Page 13 Para 8 (green box)	<p>EXAMINER'S COMMENTS:</p> <p>Change the word "preserve" to "conserve" in objectives 3 (heritage), 4 (landscapes) and 6 (community wellbeing)</p> <p>REQUIRED MODIFICATION: Amend the word 'Heritage Preserve and enhance' in the 'Issue' column to:</p> <p style="padding-left: 40px;">- Heritage (Preserve Conserve and enhance)</p> <p>Amend the word 'Landscape Preserve and enhance' in the issue column to:</p>	To be in accordance with language used in the NPPF.

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			<ul style="list-style-type: none"> - Landscape (Preserve Conserve and enhance) <p>Amend the 'Community Wellbeing and Health (Preserve and enhance)' to:</p> <ul style="list-style-type: none"> - Community Wellbeing and Health (Preserve Conserve and enhance) 	
R8	Page 18	Pages 14, 15 Para. 9, 9.1, 9.2	<p>EXAMINER'S COMMENTS:</p> <p>This section is unnecessary as it explains how the policies were developed and could be removed.</p> <p>REQUIRED MODIFICATION:</p> <p>Delete the whole of Section 9 – The Policy Section.</p>	In the interests of accuracy and clarity.
R9	Page 19	Page 18 Para.10.9	<p>EXAMINER'S COMMENTS:</p> <p>There is a typo in paragraph 10.9 on page 18 of the Plan which should be corrected at the final editing stage.</p> <p>WILTSHIRE COUNCIL COMMENTS:</p> <p>It is noted that there is no paragraph 10.8 and that there are errors in the paragraph numbering on pages 18, 19 and 20.</p> <p>REQUIRED MODIFICATION:</p> <p>Amend the typographical error:</p>	Typographical error.

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		Pages 20, 23, 24, 25.	<p>"The NDP also contains a commitment to review and this will help ensure the necessary flexibility, to maintain supply in accordance with changing needs."</p> <p>Correct the paragraph numbering on pages 18, 19 and 20.</p>	
R10	Page 19	Pages 17, 23, 24 & 25 Page 17 Page 23	<p>EXAMINER'S COMMENTS:</p> <p>Change the headings for each policy section by deleting the words "Policy 1", "Policy 2", "Policy 3" and "Policy 4" from pages 17, 23, 24 and 25 respectively.</p> <p>REQUIRED MODIFICATION: Delete part of heading titles to:</p> <p>Policy 1 Housing.</p> <p>Policy 2 Local Infrastructure Priorities.</p> <p>Policy 3 Design.</p> <p>Policy 4 Local Green Space.</p>	<p>In the interests of clarity and avoid confusion.</p> <p>(consequence of R21 below regarding naming of Policy 2)</p>
R11	Page 20	Page 18 Para.10.10	<p>EXAMINER'S COMMENTS:</p> <p>Add "and its wider context" at the end of paragraph 10.10 on page 18 of the Plan.</p> <p>REQUIRED MODIFICATION: Amend paragraph 10.10 to read as follows:</p>	<p>For clarity and to meet Basic Conditions to take account of national policy and guidance so that the plan can provide a practical framework for decision making and to achieve</p>

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			<p>“Strong constraints, such as policy context (Core Policies 1 and 2), the conservation area, nearby listed buildings (including the listed barn and other buildings on or near the site itself), and the AONB all militate against anything other than a modestly-scaled scheme that fits well within the existing area of the farm buildings and yard <u>and its wider context.</u>”</p>	sustainable development.
R12	Page 20	Page 18 Para 10.11	<p>EXAMINER'S COMMENTS:</p> <p>Delete the sentence which begins “However, the extent the...” from paragraph 10.11 on page 18 of the Plan in its entirety.</p> <p>REQUIRED MODIFICATION:</p> <p>Delete the sentence as suggested within paragraph 10.11.</p> <p>“The most impressive of these is the large timber-framed barn. However, the extent the ownership of the suitable development site that would be acceptable to the community is less than the overall historic footprint of the farmyard, as can be seen from the map accompanying Policy 1. Some of the challenges that any acceptable scheme would have to overcome therefore would be in its sensitive treatment of:</p>	For clarity and to meet Basic Conditions to take account of national policy and guidance so that the plan can provide a practical framework for decision making and to achieve sustainable development
R13	Page 20	Page 18 Para 10.11	<p>EXAMINER'S COMMENTS:</p> <p>Delete the words “(which is within the modern site and ownership boundary and would therefore be a direct part of any scheme)” from the first bullet point from paragraph 10.11 on page 18 of the Plan.</p>	For clarity and to meet Basic Conditions to take account of national policy and guidance so that the plan can provide a practical framework for decision making and to achieve

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			<p>REQUIRED MODIFICATION: Delete the words as suggested within paragraph 10.11</p> <p>"The listed barn. (which is within the modern site and ownership boundary and would therefore be a direct part of any scheme)"</p>	sustainable development						
R14	Page 20	Page 19 (map)	<p>EXAMINER'S COMMENTS: Remove the site map on page 19 of the Plan.</p> <p>REQUIRED MODIFICATION: Delete the site plan.</p>	For clarity and to meet Basic Conditions to take account of national policy and guidance so that the plan can provide a practical framework for decision making and to achieve sustainable development						
R15	Page 20	Page 20 Para 10.11	<p>EXAMINER'S COMMENTS: Delete paragraph 10.11 on page 20 (the second paragraph 10.11 with the table) in its entirety.</p> <p>REQUIRED MODIFICATION: Delete paragraph 10.11 in its entirety on page 20.</p> <p>This plan does not formally allocate this or any other site. However, this or any other similar small scheme must nevertheless respond to the following criteria:</p> <table border="0"> <tr> <td>Criteria</td> <td>Acceptable Schemes</td> </tr> <tr> <td>Suitability</td> <td>Must comply with WCS policy</td> </tr> <tr> <td>Scale</td> <td>Small scale within existing developed area of village</td> </tr> </table>	Criteria	Acceptable Schemes	Suitability	Must comply with WCS policy	Scale	Small scale within existing developed area of village	For clarity and to meet Basic Conditions to take account of national policy and guidance so that the plan can provide a practical framework for decision making and to achieve sustainable development
Criteria	Acceptable Schemes									
Suitability	Must comply with WCS policy									
Scale	Small scale within existing developed area of village									

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			<p>or immediately adjacent.</p> <p>Impact on AONB Schemes should not be in open countryside but close to existing village edge, reading as part of village to reduce landscape impact.</p> <p>Impact on Listed Buildings and Conservation Area Could improve setting of conservation area and listed by removing redundant modern steel buildings. Good, heritage sensitive design would however also be essential. Impact on listed buildings and their settings as well as the overall character of the conservation area would be critical and reference to the VDS essential.</p> <p>Impact on Habitat Impact could be reduced if development remains within the existing built up area or immediately adjacent. Some mitigation may be required (e.g. bats in old farm buildings)</p> <p>Local Need Small scale schemes of 5-10 homes would be sufficient to meet local need</p> <p>Sustainability Development on existing farm sites would improve sustainability due to the 'recycling' of land previously used for building.</p> <p>* i.e. subject to compliance with existing national and WCS policies and the other policies of this NDP.</p>	
R16	Page 20	Page 20 Para. 10.12	<p>EXAMINER'S COMMENTS:</p> <p>Delete paragraph 10.12 on page 20 (the second paragraph 10.12 which refers to availability) in its entirety.</p> <p>REQUIRED MODIFICATION:</p> <p>Delete paragraph 10.12.</p> <p>While the parish council is not promoting the Manor Farm</p>	For clarity and to meet Basic Conditions to take account of national policy and guidance so that the plan can provide a practical framework for decision making and to achieve sustainable development

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			(Chirton) site, it recognises that it may be developed in future. The land agent for the site owner (see appendix 7 of the Scoping Report) has confirmed that the site as shown on the illustrative site map is available and that it has access rights onto the road. On this basis, the decision was made not to formally allocate it, but to include an aspirational and criteria based policy which would apply to it and any other similar scheme that could come forward anywhere in the plan area.	
R17	Page 20	Page 20 Para. 10.13	<p>EXAMINER'S COMMENTS:</p> <p>Delete paragraph 10.13 on page 20 (the second paragraph 10.13 which refers to ownership) in its entirety.</p> <p>REQUIRED MODIFICATION: Delete paragraph 10.13 on page 20:</p> <p>It should be noted that the land ownership of Manor Farm, Chirton extends beyond that shown above out into open countryside. Development of the land outside of the existing area occupied by farm buildings and yard would not be acceptable in planning policy terms (i.e. outside the built up area of the village, in open countryside and the wider AONB), nor would this be welcomed by the community.</p>	For clarity and to meet Basic Conditions to take account of national policy and guidance so that the plan can provide a practical framework for decision making and to achieve sustainable development
R18	Page 20	Page 17 Para. 10.5	<p>EXAMINER'S COMMENTS:</p> <p>Delete the last sentence of the last bullet point of paragraph 10.5 on page 17 of the Plan which begins "Since the NDP..."</p> <p>REQUIRED MODIFICATION:</p>	For clarity and to meet Basic Conditions to take account of national policy and guidance so that the plan can provide a practical framework for decision

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			The recent Housing Needs Survey (May 2017 – see Scoping Report Appendix 6a) undertaken specifically for the neighbourhood plan, indicates a requirement of only 1 affordable home, with an appropriate tenure being discounted market housing or shared ownership. The Housing Register was consulted in April 2018 (see Scoping Report Appendix 6b) and this revealed no applicants wishing to live in Chirton and Conock. Since the NDP, reflecting current PPG, imposes a requirement for affordable housing to be provided at a rate of 40% in Chirton and Conock per scheme of 6 or more dwellings, one scheme of 6 dwellings would yield 2 affordable homes, sufficient to more than meet the need shown by the HNS.	making and to achieve sustainable development
R19	Page 21	Page 21 Policy 1 – Housing Criterion C	<p>EXAMINER'S COMMENTS:</p> <p>Amend criterion c. of the policy to "Affordable housing should be provided in accordance with the latest adopted development plan policy or national policy where this differs. In Chirton and Conock schemes of five dwellings or more will be required to contribute towards affordable housing. People with local connections should be prioritised for homes in accordance with Wiltshire Council's Housing Allocations policy.</p> <p>REQUIRED MODIFICATION:</p> <p>"Affordable housing should be provided in accordance with Wiltshire Core Strategy Policy 43, subject to compliance with Planning Practice Guidance the latest adopted development plan policy or national policy where this differs. In Chirton and Conock a lower threshold than that required PPG will apply, with all schemes of 6 or more dwellings being schemes of five</p>	For clarity and to meet Basic Conditions to take account of national policy (including revised policy) and guidance so that the plan can provide a practical framework for decision making and to achieve sustainable development

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			<u>dwelling</u> s or more will be required to contribute towards affordable housing. People with local connections should be prioritised for homes in accordance with Wiltshire Council's Housing Allocations Policy."	
R20	Page 21	Page 21 Policy 1 Housing Criterion iv.	EXAMINER'S COMMENTS: Reword sub criterion iv. of the policy "The development should be acceptable in relation to the local road network and its capacity." REQUIRED MODIFICATION: Amend criterion iv of Policy 1 - Housing as follows: <ul style="list-style-type: none"> - The scale of any development does not exceed the general limitations of the local road network and the lack of off site parking. <u>The development should be acceptable in relation to the local road network and its capacity.</u> 	For clarity and to meet Basic Conditions to take account of national policy and guidance so that the plan can provide a practical framework for decision making and to achieve sustainable development
R21	Page 21	Page 23 Policy 2.	EXAMINER'S COMMENTS: Change the title of Policy 2 to Local Infrastructure Priorities. REQUIRED MODIFICATION: <ul style="list-style-type: none"> - Policy 2 – Developer Contributions <u>Local Infrastructure Priorities.</u> 	To add clarity so that policy provides a practical framework in line with national policy & guidance.
R22	Page 21	Page 23 Policy 2.	EXAMINER'S COMMENTS:	To add clarity so that policy provides a practical

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			<p>Change the first sentence of Policy 2 to read: "Infrastructure requirements will be sought in accordance with Wiltshire Core Strategy Core Policy 3 and the Wiltshire Planning Obligations SPD. Qualifying developments will be charged through the Community Infrastructure Levy as appropriate by Wiltshire Council. The Parish Council has identified the following local infrastructure needs and priorities: [retain criterion i. to iv.]"</p> <p>REQUIRED MODIFICATION: Amend the first sentence of Policy 2 relating to Developer Contributions to:</p> <p>"Developer contributions Infrastructure requirements will be sought in accordance with Wiltshire Core Strategy Core Policy 3 and Wiltshire Planning Obligations SPD (May 2015) to contribute towards the following local infrastructure priorities <u>Qualifying developments will be charged through the Community Infrastructure Levy as appropriate by Wiltshire Council. The Parish Council has identified the following local infrastructure needs and priorities:</u></p> <p>i. To assist with the creation of creation of a new village hall or meeting place for the community*</p> <p>ii. Sustainable transport improvements such as new pavements for pedestrian safety (where these do not involve the loss of existing green verges which are an important part of the village character as described in the Village Design Statement; improved footpaths network, and a new bus shelter.</p>	<p>framework in line with national policy & guidance.</p>

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			<p>iii. Off-road parking for the school to reduce congestion and improve safety.</p> <p>iv. improved recreational facilities.”</p>	
R23	Page 22	Page 24 Policy 3	<p>EXAMINER'S COMMENTS:</p> <p>Change “recorded” to “registered” in the first and second paragraphs of Policy 3.</p> <p>REQUIRED MODIFICATION:</p> <p>“The sensitive landscape setting and high-quality historic townscape of Chirton and Conock must be respected by the design of any new development, especially in relation to the Conservation Area, the recorded registered Park and Garden at Conock Manor and the AONB. A description of local character is given in the adopted Village Design Statement, 2008 (the VDS), the context of which has been reviewed and which has been found to be still relevant. Responding to and respecting local character should be the starting point for every new design.”</p> <p>And</p> <p>“In particular, new development must demonstrate that attention has been paid to the context described in the VDS and that the resulting schemes will preserve or enhance that character especially within the conservation area. Development in Conock must not harm the character or setting of the recorded registered historic park and garden at Conock Manor.”</p>	To correct terminology.
R24	Page 23	Page 25	EXAMINER'S COMMENT'S:	The policy and proposed

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		Policy 4 Page 26 Map	Delete Policy 4, its supporting text and map. REQUIRED MODIFICATIONS: Delete policy 4, its supporting text and map on pages 25 & 26.	designation do not fully take account of the NPPF.
R25	Page 24	Page 8 Para. 5.4 Page 31 Appendix 3.	EXAMINER'S COMMENTS: Refer to Appendix 3 in paragraph 5.4 on page 8 of the Plan and add a sentence to Appendix 3 on Page 31 so that it 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." REQUIRED MODIFICATIONS: Insert text at the end of the second sentence of para 5.4 as follows: "The only part of the plan area susceptible to river flooding is in the far north (<u>see map at Appendix 3</u>)." Within Appendix 3 add the following sentence: <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>	In the interests of clarity as flooding is referred to in the plan.
R26	Page 24	Page 7 Para 5.1	EXAMINER'S COMMENTS: Refer to Appendix 4 in paragraph 5.1 of the Plan.	In the interests of clarity as AONB and SSSI are referred

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Modifications required to be made to the draft Chirton and Conock Neighbourhood Plan 2018-2026 (May 2018) in response to the Examiner's recommendations and to correct errors

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			<p>REQUIRED MODIFICATION:</p> <p>Insert text at the end of the third sentence in para 5.1 as follows; "The southern third is the Salisbury Plain SSSI, an area of chalk grassland (<u>see map at Appendix 4</u>)."</p>	to in the plan.
R27	Page 24	Page 7 Para. 5.2 and Page 33 Appendix 5	<p>EXAMINER'S COMMENTS:</p> <p>At the end of Paragraph 5.2 refer to Appendix 5.</p> <p>Add 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 heritage assets should always be sought from Historic England or other reliable sources of information."</p> <p>REQUIRED MODIFICATIONS:</p> <p>Insert text at the end of the third sentence of Paragraph 5.2 as follows:</p> <p>There are one Conservation Area, one Registered Historic Park, thirty-two listed buildings (1 grade I; 1 grade II*; 30 grade II), and three Scheduled Ancient Monuments (<u>see map at Appendix 5</u>).</p> <p>Within Appendix 5 add the following sentence:</p> <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>	In the interests of clarity as the Chirton Conservation Area and location of the listed buildings are referred to in the plan.

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R28	Page 25	Page 11 Para. 5.19	<p>EXAMINER'S COMMENTS:</p> <p>Refer to Appendix 6 in paragraph 5.19 of the Plan.</p> <p>REQUIRED MODIFICATIONS:</p> <p>Insert the text within the second sentence of Paragraph 5.19 as follows:</p> <p>"The footpath network (<u>see map at Appendix 6</u>) would benefit from expansion - especially links to Devizes and surrounding villages."</p>	To provide a practical framework in line with national policy and guidance.
R29	N/A	Title Page	<p>EXAMINER'S COMMENTS:</p> <ul style="list-style-type: none"> - N/A <p>REQUIRED MODIFICATION:</p> <ul style="list-style-type: none"> - Update title page to reflect that the C&CNP is now a referendum version, with references as follows: <p>Submission-Draft May 2018 <u>Referendum Version - May 2019</u></p>	Factual update in the interests of version control and accuracy
R30	N/A	Contents page and Neighbourhood Plan	<p>EXAMINER'S COMMENTS:</p> <ul style="list-style-type: none"> - N/A <p>REQUIRED MODIFICATION:</p>	Factual update in the interests of version control and clarity.

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Reference number	Page in Examiner's Report	Related page / section in C&CNP	Recommendation and proposed modification	Reason for modification
			<ul style="list-style-type: none"> - Update any necessary page numbers, Contents or Appendices to reflect any changes made as necessary: 	
R31	N/A	Page 4 Para 4.5	<p>EXAMINER'S COMMENTS:</p> <ul style="list-style-type: none"> - N/A <p>WILTSHIRE COUNCIL COMMENT</p> <p>Correct and update Paragraph 4.5</p> <p>REQUIRED MODIFICATION:</p> <p>"Although some policies of the old Kennet Local Plan have been saved, The Wiltshire Core Strategy (2015) (WCS) is at present the key planning document covering the Parish. Wiltshire Council is currently reviewing this and is also preparing the HSAP ('Wiltshire Housing Site Allocations Plan, Pre-submission draft plan (June 2017) to cover the whole of Wiltshire. There is also a Planning Obligations DPD ('Revised Wiltshire Planning Obligations Supplementary Planning Document (October 2016).) which is current.</p>	In the interest of clarity and factual update