

CORSHAM 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 Development Plan proposals following the examination of a Neighbourhood Plan 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 Corsham Neighbourhood Plan comprises the whole of the parish of Corsham. On 22 September 2015 Wiltshire Council formally approved that the Corsham Neighbourhood Area (i.e. the land within the parish of Corsham be designated in accordance with the Neighbourhood Planning (General) Regulations 2012.
- 2.2. Corsham Town Council – the ‘qualifying body’, submitted the Corsham Neighbourhood Plan – submission draft February 2018 (2016 to 2026), along with supporting documents, to Wiltshire Council on 26th February 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 Corsham Neighbourhood Plan, Wiltshire Council publicised the Plan and supporting documents and invited representations during the consultation period 12th April 2018 to 25th May 2018.
- 2.4. In July 2018, 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 July 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 Corsham 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, and has decided to make the examiner's modifications with additional modifications by the Council to the draft Corsham 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 Corsham 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 Corsham.
- 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: 29th August 2019

APPENDIX 1

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Guidance for using this document

The following table sets out the modifications that are required to be made to the Corsham Neighbourhood plan 2016 – 2026, submitted February 2018 together with the explanation and reason for modification. This should be read alongside the report, dated July 2019, of the independent examiner, Ann Skippers to Wiltshire Council on the Corsham 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 Corsham Neighbourhood plan 2016 – 2026, submitted February 2018, hereafter referred to as the 'CNP', as submitted to Wiltshire Council. For each change, the table sets out the examiner's recommendation as set out in his report together with the modification that is required to be made to the neighbourhood plan.

The final 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 CNP page / section	Recommendation and proposed modification	Reason for modification
R1	Page 16 and page 34	Front cover and third page of Neighbourhood Plan, Batscape Strategy and Design Guide.	<p>EXAMINER COMMENT:</p> <ul style="list-style-type: none"> Delete references to the Plan being in three parts and any references to Part 1, Part 2 and Part 3 throughout the Core Policies, Design Guide and Batscape Strategy referring instead to these documents as “the Plan”, the “Design Guide” and the “Batscape Strategy” Delete any text that explains that Parts 2 and 3 have statutory status across the three documents <p>REQUIRED MODIFICATION:</p> <p>Amend Neighbourhood Plan title to read “CORSHAM NEIGHBOURHOOD PLAN -PART 1 OF 3”</p> <p>Amend Corsham Design Guide title to read “CORSHAM NEIGHBOURHOOD PLAN - PART 2 OF 3 CORSHAM DESIGN GUIDE”</p> <p>Amend Corsham Batscape Strategy title to read “CORSHAM NEIGHBOURHOOD PLAN - PART 3 OF 3 CORSHAM BATSCAPE STRATEGY”</p>	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.
R2	Page 16 and page 34	Page footer of Neighbourhood Plan, Batscape Strategy and Design Guide throughout documents.	<p>EXAMINER COMMENT:</p> <p>See R1.</p> <p>REQUIRED MODIFICATION:</p> <p>Amend page footer of Neighbourhood Plan to read “CORSHAM NEIGHBOURHOOD PLAN - PART 1- CORE POLICIES”</p> <p>Amend page footer of Corsham Design Guide to read “CORSHAM NEIGHBOURHOOD PLAN - PART 2- CORSHAM DESIGN GUIDE”</p>	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.

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			Amend page footer of Corsham Batscape Strategy to read " CORSHAM NEIGHBOURHOOD PLAN- PART 3- CORSHAM BATSCAPE STRATEGY"	
R3	Page 16	Neighbourhood Plan Page 7, Executive summary, 4 th paragraph and page 11 paragraph 2.	<p>EXAMINER COMMENT: See R1.</p> <p>REQUIRED MODIFICATION: Amend text to read "<u>The Corsham Neighbourhood Plan is supported by</u> plan is divided into three parts: Part 1 – Corsham Neighbourhood Plan – Core Policies Part 2 – Corsham Neighbourhood Plan – <u>The</u> Corsham Design Guide; <u>and</u> Part 3 – Corsham Neighbourhood Plan – <u>The</u> Corsham Batscape Strategy</p>	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.
R4	Page 16 and page 18	Neighbourhood Plan Page 11, paragraph 8	<p>EXAMINER COMMENT: See R1.</p> <p>REQUIRED MODIFICATION: Amend paragraph to read "Once 'made' these three the <u>the</u> Neighbourhood Plan documents will collectively form part of the development plan for Wiltshire (along with the Wiltshire Core Strategy and saved policies of the former North Wiltshire District Local Plan) and should be given significant weight in decision making. They <u>This</u> will ensure that, within the statutory planning framework, Corsham will develop to meet local aspirations, where social, environmental and economic needs are balanced, based on a set of local priorities."</p>	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.

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R5	Page 16 and page 23	Neighbourhood Plan, Page 20, paragraph 29	<p>EXAMINER COMMENT: Delete the words "...and should be given significant weight in decision making" in paragraph 29 on page 20 of the Plan.</p> <p>Also see R1.</p> <p>REQUIRED MODIFICATION: Amend paragraph to read "The unique circumstances that make the Corsham area so special have necessitated the development of the Corsham Batscape Strategy and Corsham Design Guide. These documents <i>also form part of</i> support the Neighbourhood Plan and should be <i>given significant weight in decision making</i> used as tools to guide and inform development proposals."</p>	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.
R6	Page 16	Neighbourhood Plan, Page 21, paragraph 37	<p>EXAMINER COMMENT: See R1.</p> <p>REQUIRED MODIFICATION: This section of the plan should be read in conjunction with <i>parts 2 and 3 of the Corsham Neighbourhood Plan, namely</i> the Corsham Batscape Strategy and Corsham Design Guide.</p>	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.
R7	Page 16	Neighbourhood Plan, Page 47, paragraph 87	<p>EXAMINER COMMENT: See R1.</p> <p>REQUIRED MODIFICATION: Amend text to read "The Corsham Neighbourhood Plan (<i>Part 1</i>) is about local issues with a focus on guiding development rather than stopping it. Once adopted, it becomes a statutory document that, alongside the Corsham Design Guide (<i>Part 2</i>) and Corsham Batscape Strategy (<i>Part 3</i>), will be used in decision making within</p>	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.

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			the statutory planning process, for consideration by statutory undertakers/utilities and also as a guide for less complex proposals which fall outside the regulatory regime."	
R8	Page 16 and page 34	Corsham Design Guide, page 7, Executive summary, fourth and fifth paragraphs and last paragraph.	<p>EXAMINER COMMENT: See R1.</p> <p>REQUIRED MODIFICATION: Amend fourth and fifth paragraphs to read "This Corsham Design Guide forms Part 2 of is a supporting guidance document for the Corsham Neighbourhood Plan and is to be read in conjunction with the Corsham Neighbourhood Plan - Part 1 Core Policies and Part 3 the Corsham Batscape Strategy. This Design Guide forms a vehicle for the sustainable implementation of the policies within the Corsham Neighbourhood Plan Part 1 Core Policies and draws on the raft of initiatives and measures being brought forward by Corsham Town Council in order to achieve this vision.</p> <p>Amend last paragraph to read "It also takes into account the Corsham Batscape Strategy which forms Part 3 of the Corsham Neighbourhood Plan..."</p>	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.
R9	Page 16 and page 34	Corsham Design Guide, page 9, third, fourth and seventh paragraphs	<p>EXAMINER COMMENT: See R1.</p> <p>REQUIRED MODIFICATION: Amend third paragraph to read "Part 1 of the The Corsham Neighbourhood Plan sets out the overall planning context for the town, containing a series of policies, that, once adopted, will</p>	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.

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			<p>guide the preparation of development proposals within the Corsham Neighbourhood Plan Area..."</p> <p>Amend fourth paragraph to read "The aim of this Part 2, the Design Guide, is to serve as a vehicle to assist in implementing these policies, targeting planners, developers, residents as well as any other relevant or interested parties or stakeholders."</p> <p>Amend last sentence of seventh paragraph to read "...For details see the Corsham Neighbourhood Plan – Part 3– Corsham Batscape Strategy."</p>	
R10	Page 16 and page 34	Corsham Design Guide, page 11, second, fifth and sixth paragraphs	<p>EXAMINER COMMENT: See R1.</p> <p>REQUIRED MODIFICATION: Amend first sentence of second paragraph to read "The Corsham Neighbourhood Plan (Part 1) outlines a vision for the area and sets planning policies for the use and development of land..."</p> <p>Amend fifth paragraph to read "The Neighbourhood Planning policies are set out within Part 1 the Corsham Neighbourhood Plan and look at a wide range of issues divided into seven topic areas:"</p> <p>Amend sixth paragraph to read "This Design Guide (Part 2) has been formulated as a vehicle to implement the Neighbourhood Plan policies on the ground in order to safeguard Corsham's social, environmental and economic vitality into the future."</p>	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.

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R11	Page 16 and page 34	Corsham Design Guide, page 22, last sentence	EXAMINER COMMENT: See R1. REQUIRED MODIFICATION: Amend text to read “For mapping of key views see Corsham Neighbourhood Plan - Part 1 Core Policies.	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.
R12	Page 16 and page 34	Corsham Design Guide, page 31, sixth and seventh paragraphs	EXAMINER COMMENT: See R1. REQUIRED MODIFICATION: Amend last sentence of sixth paragraph to read “The Corsham Batscape Strategy, forming Part 3 of the Corsham Neighbourhood Plan , is focused on bats in relation to the SAC, and provides detailed spacial guidance on how the policy relating to the SAC should be applied and implemented.” Amend last sentence of seventh paragraph to read “These include mature deciduous woodland and copses (in particularly on sloping ground), native hedgerows and field margins, grazed pastures and meadows, and historical features, buildings and structures which are assessed and mapped in detail in the Corsham Batscape Strategy – see Part 3. ”	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.
R13	Page 16 and page 34	Corsham Design Guide, page 42, sixth paragraph	EXAMINER COMMENT: See R1. REQUIRED MODIFICATION: Amend last sentence to read “Any proposal affecting a heritage asset is required to preserve and, where appropriate, enhance their significance and setting in accordance with the Heritage	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.

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			Chapter of the Corsham Neighbourhood Plan - Part 1 – Core Policies.	
R14	Page 16 and page 34	Corsham Design Guide, page 47, third bullet point	EXAMINER COMMENT: See R1. REQUIRED MODIFICATION: Amend to read “Retain Green Buffer areas as identified in Corsham Neighbourhood Plan –Part 1, ”	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.
R15	Page 16 and page 34	Corsham Design Guide, page 51, fourth bullet point under 'lighting'	EXAMINER COMMENT: See R1. REQUIRED MODIFICATION: “New lighting must therefore avoid impacts to bat populations and the precautionary principle will apply where it is not certain whether lighting will affect the populations associated with the SAC. More detailed guidance on lighting is provided in the Corsham Neighbourhood Plan –Part 3 – Batscape Strategy.”	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.
R16	Page 16 and page 34	Corsham Design Guide, page 54, third bullet point	EXAMINER COMMENT: See R1. REQUIRED MODIFICATION: Amend text to read “A Batscape map, produced as part of the Batscape Strategy (Part 3), models the landscape features likely to be of importance for the Bechstein's, greater horseshoe and lesser horseshoe bat populations associated with the SAC. Guidance is provided in the Batscape Strategy –Part 3 on how to use and apply the Batscapes mapping to prospective development proposals...”	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.

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R17	Page 16 and page 34	Corsham Design Guide, page 76, third paragraph	<p>EXAMINER COMMENT: See R1. Also see R52.</p> <p>REQUIRED MODIFICATION: Amend to read "The fields in the south of the character area fall within the Rural Green Buffer as identified in the Corsham Neighbourhood Plan <i>–Part 1– Core Policies.</i>"</p>	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.
R18	Page 16 and page 34	Corsham Design Guide, page 77, fifth bullet point under 'natural features'	<p>EXAMINER COMMENT: See R1. Also see R52.</p> <p>REQUIRED MODIFICATION: Amend text to read "The fields in the south of the character area fall within the Rural Green Buffer as identified in the Corsham Neighbourhood Plan <i>–Part 1– Core Policies.</i>"</p>	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.
R19	Page 16 and page 34	Corsham Design Guide, page 80, fifth bullet point under 'natural features'	<p>EXAMINER COMMENT: See R1. Also see R52.</p> <p>REQUIRED MODIFICATION: Amend text to read "The fields in the south of the character area fall within the Rural Green Buffer as identified in the Corsham Neighbourhood Plan <i>–Part 1– Core Policies.</i> As such they should be retained and kept largely free of any development."</p>	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.
R20	Page 16 and page 34	Corsham Design Guide, page 108, second paragraph	<p>EXAMINER COMMENT: See R1.</p> <p>REQUIRED MODIFICATION: Amend text to read "At the time of writing, Corsham Town Council is reviewing options for the improvement of the town centre and</p>	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.

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			the Town Centre Plan is presented in the Corsham Neighbourhood Plan –Part 1–Core Policies.	
R21	Page 16 and page 34	Corsham Design Guide, page 111, third bullet point under 'uses and activities'	EXAMINER COMMENT: See R1. REQUIRED MODIFICATION: Amend text to read "The Town Centre Plan presented in the Corsham Neighbourhood Plan –Part 1–Core Policies identifies strategic future uses within the town centre area.	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.
R22	Page 16 and page 34	Corsham Design Guide, page 130, last sentence of first paragraph	EXAMINER COMMENT: See R1. REQUIRED MODIFICATION: Amend text to read "...identified by Corsham Town Council as the Area Safeguarded for Railway Station and Infrastructure, as shown in the Corsham Neighbourhood Plan –Part 1–Core Policies. "	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.
R23	Page 16 and page 34	Corsham Design Guide, page 143, first bullet point under 'uses and activities'	EXAMINER COMMENT: See R1. REQUIRED MODIFICATION: Amend text to read "Uses near the east end of Pickwick Road and the western side of Newlands Road could absorb more small business/shops, as indicated in the Town Centre Plan (see Corsham Neighbourhood Plan –Part 1–Core Policies.)"	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.

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R24	Page 16 and page 34	Corsham Design Guide, page 159, first bullet point under 'natural features'	<p>EXAMINER COMMENT: See R1. Also see R52.</p> <p>REQUIRED MODIFICATION: Amend text to read "The north of the area forms part of the Rural Green Buffer, identified by the Neighbourhood Plan as an area to be kept free of development to avoid coalescence and benefit biodiversity (see Corsham Neighbourhood Plan –Part 1–Core Policies); this will retain a green buffer towards Katherine Park, for which this open space is a valued asset;"</p>	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.
R25	Page 16 and page 34	Corsham Design Guide, page 163, fifth bullet point under 'natural features'	<p>EXAMINER COMMENT: See R1. Also see R52.</p> <p>REQUIRED MODIFICATION: Amend the text to read "The valley is mainly wooded either side of the railway, and the northern part of this is covered by a Tree Preservation order (TPO); there are some fields south of the railway, which are subdivided by hedgerows; these fields form part of the Rural Green Buffer as identified in the Corsham Neighbourhood Plan –Part 1–Core Policies..."</p>	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.
R26	Page 16 and page 34	Corsham Design Guide, page 166, first bullet point under 'natural features'	<p>EXAMINER COMMENT: See R1. Also see R52.</p> <p>REQUIRED MODIFICATION: Amend text to read "The fields south of the railway cutting form part of the Rural Green Buffer, identified by the Corsham Neighbourhood Plan –Part 1–Core Policies as an area to be kept free of development to avoid coalescence and benefit</p>	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.

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			biodiversity; this will retain a green buffer towards Katherine Park, for which this open space is a valued asset;"	
R27	Page 16 and page 34	Corsham Design Guide, page 180, second paragraph	<p>EXAMINER COMMENT: See R1. Also see R52.</p> <p>REQUIRED MODIFICATION: Amend text to read "...The area also contains a large proportion of agricultural fields and small woodland copses. The fields in the east of the character area form part of the Rural Green Buffer (see Corsham Neighbourhood Plan –Part 1–Core Policies)."</p>	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.
R28	Page 16 and page 34	Corsham Design Guide, page 181, fourth bullet point under 'natural features'	<p>EXAMINER COMMENT: See R1. Also see R52.</p> <p>REQUIRED MODIFICATION: Amend text to read "The character area contains a high proportion of countryside; the fields in the east form part of the Rural Green Buffer, which has been identified as an area to be largely kept free of development (see Corsham Neighbourhood Plan –Part 1–Core Policies);..."</p>	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.
R29	Page 16 and page 34	Corsham Design Guide, page 184, first bullet point under 'natural features'	<p>EXAMINER COMMENT: See R1. Also see R52.</p> <p>REQUIRED MODIFICATION: Amend text to read "As guided by the Corsham Neighbourhood Plan –Part 1–Core Policies the fields to the east form part of the Rural Green Buffer, and as such should be retained and kept largely free of development."</p>	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.

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R30	Page 16 and page 34	Corsham Design Guide, page 186, second paragraph	EXAMINER COMMENT: See R1. REQUIRED MODIFICATION: Amend text to read "The area also contains a large proportion of countryside, parts of which are covered by the Green Buffer identified in the Corsham Neighbourhood Plan –Part 1–Core Policies. "	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.
R31	Page 16 and page 34	Corsham Design Guide, page 188, fifth bullet point under 'natural features'	EXAMINER COMMENT: See R1. REQUIRED MODIFICATION: Amend to read "Fields north of Elley Green and west of Church Rise form part of the Green Buffer identified in the Corsham Neighbourhood Plan –Part 1–Core Policies. "	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.
R32	Page 16 and page 34	Corsham Design Guide, page 190, first bullet point under 'natural features'	EXAMINER COMMENT: See R1. Also see R52. REQUIRED MODIFICATION: Amend text to read "As guided by the Corsham Neighbourhood Plan –Part 1–Core Policies, the fields to the north of Elley Green and to the west of Church Rise form part of the Rural Green Buffer and as such should be retained and kept largely free of development;"	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.
R33	Page 16 and page 34	Corsham Design Guide, page 192, first paragraph	EXAMINER COMMENT: See R1. Also see R52.	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.

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			REQUIRED MODIFICATION: Amend last sentence to read "The fields in the north-west of the character area form part of the Neighbourhood Plan Rural Green Buffer - See Corsham Neighbourhood Plan Part 1 <i>Core Policies</i> ."	
R34	Page 16 and page 34	Corsham Design Guide, page 194, fifth bullet point under 'natural features'	EXAMINER COMMENT: See R1. Also see R52. REQUIRED MODIFICATION: Amend text to read "The fields to the north-west form part of the Neighbourhood Plan Rural Green Buffer - see Corsham Neighbourhood Plan Part 1 <i>Core Policies</i> ;"	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.
R35	Page 16 and page 34	Corsham Design Guide, page 196, first bullet point under 'natural features'	EXAMINER COMMENT: See R1. Also see R52. REQUIRED MODIFICATION: Amend text to read "As guided by the Corsham Neighbourhood Plan Part 1 <i>Core Policies</i> , the fields to the north-west of Gastard form part of the Rural Green Buffer and as such should be retained and kept largely free of development;"	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.
R36	Page 16 and page 34	Batscape Strategy, page 7, paragraph 4	EXAMINER COMMENT: See R1. REQUIRED MODIFICATION: Amend text to read "The Corsham Batscape Strategy provides supporting guidance for sits alongside Part 1 of the Corsham Neighbourhood Plan as part of the statutory Development Plan . It provides further detailed spatial guidance on how policy E1	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.

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			relating to the SAC should be applied and implemented in order to retain, protect and enhance landscape features of importance for bat populations associated with the SAC. The Corsham Design Guide also sits alongside the Batscape Strategy as supporting guidance for the as part of the Corsham Neighbourhood Plan;”	
R37	Page 16 and page 34	Batscape Strategy, page 19, paragraph 52	<p>EXAMINER COMMENT: See R1.</p> <p>REQUIRED MODIFICATION: Amend text to read “Part – Core Policies (E1) Policies CNP ED1 and CNP E1 in the Corsham Neighbourhood Plan therefore seeks to retain and protect the features illustrated on the Batscape maps. Protection means protection from physical damage or destruction of habitat as well as protection from indirect impacts such as increase in light levels.”</p>	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.
R38	Page 17	Neighbourhood Plan, new page after page 14	<p>EXAMINER COMMENT: Insert a new section that reads: “The Corsham Neighbourhood Plan has been led by local evidence and extensive community involvement. As a result, the conservation of the natural and historic built environment lie at the heart of the plan’s vision and objectives, which reflect:</p> <ol style="list-style-type: none"> 1. The international importance of the Bath and Bradford on Avon Bats Special Area of Conservation; and 2. The locally distinct characteristics that are highly valued by the local community to maintain a sense of place and identity for the area. 	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.

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			<p>One of the key concerns of the local community is that these important features and assets could be eroded by the impact of incremental or inappropriate development. This is particularly the case for the bat population, which is highly sensitive to changes to the local environment, including features of existing buildings and their surrounds.</p> <p>In recognition of the importance of these issues the neighbourhood plan is accompanied by a Design Guide and a Batscape Strategy. These documents are for guidance and support the Plan. It is expected that the Design Guide and the Batscape Strategy will be fully taken into account by applicants and decision makers, in accordance with Policy CNP – XX.”</p> <p>REQUIRED MODIFICATION: Insert additional supporting text under new section and heading titled “<u>1.4 Corsham Neighbourhood Plan Guidance: Ecology and Design</u>”</p> <p><u>The Corsham Neighbourhood Plan has been led by local evidence and extensive community involvement. As a result, the conservation of the natural and historic built environment lie at the heart of the plan’s vision and objectives, which reflect:</u></p> <ol style="list-style-type: none"> <u>1. The international importance of the Bath and Bradford on Avon Bats Special Area of Conservation;</u> <u>and</u> <u>2. The locally distinct characteristics that are highly valued by the local community to maintain a sense of place and identity for the area.</u> 	

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			<p><u>One of the key concerns of the local community is that these important features and assets could be eroded by the impact of incremental or inappropriate development. This is particularly the case for the bat population, which is highly sensitive to changes to the local environment, including features of existing buildings and their surrounds. In recognition of the importance of these issues the neighbourhood plan is accompanied by a Design Guide and a Batscape Strategy. These documents are for guidance and support the Plan. It is expected that the Design Guide and the Batscape Strategy will be fully taken into account by applicants and decision makers, in accordance with Policy CNP – ED1</u></p>	
R39	Page 17	Neighbourhood Plan, new page after page 14	<p>EXAMINER COMMENT: Insert new Policy CNP- XX which reads: "Proposals for development should take into account the Corsham Design Guide and Corsham Batscape Strategy. Applicants must demonstrate how their proposals will: i. take account of the principles and guidance in the Corsham Batscape Strategy to help ensure that their development preserves and, where possible, enhances landscape permeability and connective habitats within the Corsham area (including details of measures to preserve and, where possible, enhance wildlife corridors, especially with regard to foraging areas, priority flight lines and maternity roosts); and ii. be of high-quality design, reflecting the distinctive character and features of the local area (design, scale, materials, colours and proportion respect the prevailing historic context) identified in the</p>	To clarify the roles of the Neighbourhood Plan, Corsham Batscape Strategy and Corsham Design Guide.

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			<p>Corsham Design Guide and, where possible, result in improvements to existing features that are considered to be detractors.”</p> <p>REQUIRED MODIFICATION: After new supporting text insert new policy as recommended by Examiner with the title Policy CNP ED1 as follows “<u>Policy CNP ED1 - Proposals for development should take into account the Corsham Design Guide and Corsham Batscape Strategy. Applicants must demonstrate how their proposals will:</u></p> <ul style="list-style-type: none"> <li data-bbox="770 715 1619 986">i. <u>take account of the principles and guidance in the Corsham Batscape Strategy to help ensure that their development preserves and, where possible, enhances landscape permeability and connective habitats within the Corsham area (including details of measures to preserve and, where possible, enhance wildlife corridors, especially with regard to foraging areas, priority flight lines and maternity roosts); and</u> <li data-bbox="770 1018 1619 1257">ii. <u>be of high-quality design, reflecting the distinctive character and features of the local area (design, scale, materials, colours and proportion respect the prevailing historic context) identified in the Corsham Design Guide and, where possible, result in improvements to existing features that are considered to be detractors.”</u> 	

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R40	Page 20	Neighbourhood Plan, page 17	<p>EXAMINER COMMENT: Add a sentence to Figure 2 on page 17 of the Plan that reads: "Information correct at February 2018. Up to date information should always be sought from the relevant authorities."</p> <p>REQUIRED MODIFICATION: Add a footnote to title of figure 2 to read "Figure 2: Mineral planning permissions within Corsham¹</p> <p><u>1 Information correct at February 2018. Up to date information should always be sought from the relevant authorities.</u></p>	To ensure the currency of details used to inform proposals.
R41	Page 20	Neighbourhood Plan, pages 16 and 18	<p>EXAMINER COMMENT: Add the word "Key" to the title for subsection 2.4 on page 16 of the Plan and number the seven objectives "BEKO1, BEKO2" and so on</p> <p>REQUIRED MODIFICATION: Amend text to read "2.4 Key Objectives"</p> <p>Delete bullet points for each objective on page 16 and replace with numbers as recommended. E.g. "BEKO1 Create the right environment to deliver economic growth, including business start-ups, delivering the jobs Corsham's population needs locally..."</p> <p>Amend key objective numbers on page 18 to match those corresponding objectives on page 16 e.g. "BEKO1–Create the right environment to deliver economic growth, including business start-ups, delivering the jobs Corsham's population needs locally..."</p>	To ensure consistency and clarity between objectives and policies within the neighbourhood plan.

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R42	Page 20	Neighbourhood Plan, page 18	<p>EXAMINER COMMENT: Add the words “Employment related” at the start of Policy CNP BE1 and substitute “sustainably located” instead of “well located” in the first sentence of the policy</p> <p>REQUIRED MODIFICATION: Amend policy CNP BE1 to read “Policy CNP BE1 – Employment related Ddevelopment proposals which are well sustainably located so as to strengthen and support the growth of Corsham’s economy will be supported, particularly where the provision of new jobs for local people or business startup units and/or growth in the innovation, education and knowledge sectors are being proposed and the inward investment for local business has been demonstrated.”</p>	To improve the precision and clarity of the policy and to remove repetition.
R43	Page 20	Neighbourhood Plan, page 18	<p>EXAMINER COMMENT: Delete the words “...close to...” and substitute “...in a convenient and sustainable location within walking distance of the site...” and delete the words “...where the proposal is in accordance with the Corsham Design Guide and Corsham Batscape Strategy and thus seeks to address the biodiversity and geodiversity sensitivities of the location.” from Policy CNP BE2</p> <p>REQUIRED MODIFICATION: Amend Policy CNP BE2 to read “Policy CNP BE2–To encourage Tourism and business travel to Corsham, the development of a hotel close to in a convenient and sustainable location within walking distance of the site safeguarded for the future Railway Station and associated infrastructure (Figure 17 on page 46) will be supported where the proposal is in accordance with the Corsham Design Guide and Corsham Batscape Strategy and</p>	To improve the precision and clarity of the policy and to remove repetition.

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			<i>thus seeks to address the biodiversity and geodiversity sensitivities of the location."</i>	
R44	Page 20	Neighbourhood Plan, page 18	<p>EXAMINER COMMENT: Delete the words "...Proposals must be in accordance with the Corsham Design Guide and Corsham Batscape Strategy and...", capitalise "Where", add "proposals should" after "Where applicable..." and delete criterion d) in Policy CNP BE3</p> <p>REQUIRED MODIFICATION: Amend policy to read "Policy CNP BE3–Development which safeguards and/or contributes to the strengthening of the vitality and identity of West Corsham will be supported. Proposals must be in accordance with the Corsham Design Guide and Corsham Batscape Strategy and, wWhere applicable, proposals should seek opportunities to:</p> <ul style="list-style-type: none"> a) Expand the business potential of West Corsham in accordance with an identified need; b) Create an active frontage on to Westwells Road to contribute to the creation of a more coherent community; c) Make strategic connections to facilitate easy access and reinforce interconnections within West Corsham and surrounds; and d) Strengthen the urban arrangement with Green Buffers, as shown in Figure 5 (on page 24), which define the rural edges of West Corsham. e) d) Encourage new Small and Medium Enterprises with a defence and/or ICT specialism <p>Development proposals in proximity to residential areas must seek to avoid adversely impacting on residential amenity or,</p>	To improve the precision and clarity of the policy and to remove repetition.

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			where this is not possible, incorporate appropriate mitigation measures into the design of the proposal.”	
R45	Page 20	Neighbourhood Plan, page 18	<p>EXAMINER COMMENT: Add the words “Employment related” at the start of Policy CNP BE4, delete criterion f), delete the words “...must be in accordance with the Corsham Design Guide and...”, add the word “should” after “Proposals...” and add the words “...and provided...” after “...will need to be identified...” in the last paragraph of the policy</p> <p>REQUIRED MODIFICATION: Amend policy to read “Policy CNP BE4– Employment related Ddevelopment which contributes to the revitalisation of Corsham Town Centre in accordance with the Corsham Framework Masterplan (illustrated in Figure 3, page 19) will be supported. Proposals should must be in accordance with the Corsham Design Guide and, where applicable, seek opportunities to:</p> <ul style="list-style-type: none"> a) Enhance/remodel the Martingate Centre; b) Integrate Coach Parking (minimum of two spaces); c) Develop a new supermarket with mixed-use opportunities and associated infrastructure as shown in Figure 3; d) Identify start-up employment within development proposals as defined in Figure 3; e) Remodelling, relocation and/or environmental enhancements of the Town Centre car parks, providing that there is no net loss of spaces; and f) Enhance gateways into Corsham Town (see Figure 11 on page 34); and 	To improve the precision and clarity of the policy and to remove repetition.

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			<p>g) f) Create vital social, economic and environmental linkages between key commercial locations within Corsham Town and the wider Corsham Neighbourhood Plan Area.</p> <p>Where applicable, suitable alternative premises will need to be identified and provided in order for businesses and residents to relocate before redevelopment of the Newlands Road area can commence."</p>	
R46	Page 23	Neighbourhood Plan, pages 21 and 22	<p>EXAMINER COMMENT:</p> <ul style="list-style-type: none"> • Add the word "Key" to the title for subsection 3.4 on page 21 of the Plan and number the six objectives "EKO1, EKO2" and so on. • Ensure that the system of numbering and titling is used consistently between section 3.4 and 3.5 • Change the wording of the key objectives in section 3.5 such as E5 to ensure they reflect the exact wording of those objectives found in section 3.4 <p>REQUIRED MODIFICATION: Amend text to read "3.4 Key Objectives"</p> <p>Delete bullet points for each objective and replace with numbers as recommended. E.g. "EKO1 To conserve and enhance biodiversity;..."</p> <p>Reorder Key objectives under section 3.4 and number them as follows:</p>	To ensure consistency and clarity between objectives and policies within the neighbourhood plan.

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			<p><u>“EKO1 To conserve and enhance biodiversity;</u> <u>EKO2 To adopt a proactive approach to tackling climate change and improving resilience;</u> <u>EKO3 To support the installation of community and other projects to deliver renewable energy at appropriate locations (adapting to climate change);</u> <u>EKO4 To promote high environmental standards;</u> <u>EKO5</u> To conserve and enhance the distinctive landscape characteristics of the natural environment in and around settlements; <u>and</u> <u>EKO6</u> To conserve and enhance the network of Green Infrastructure and public open space;</p> <ul style="list-style-type: none"> • To conserve and enhance biodiversity; • To promote high environmental standards; • To adopt a proactive approach to tackling climate change and improving resilience <u>and supporting the installation of community and other projects to deliver renewable energy at appropriate locations (adapting to climate change);</u> and • To support the installation of community and other projects to deliver renewable energy at appropriate locations.” <p>Amend objective numbers on page 22 to match those corresponding objectives on page 21 e.g. “<u>EKO1</u>– To conserve and enhance biodiversity...”</p> <p>Amend Key objective E2 on page 22 to read: “Key Objective: <u>EKO2</u>–To adopt a proactive approach to tackling climate change, improving resilience; <u>and</u></p>	

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			Key Objective: EKO3 – To support ing the installation of community and other projects to deliver renewable energy at appropriate locations (adapting to climate change)."	
R47	Page 23	Neighbourhood Plan, page 22	<p>EXAMINER COMMENT: Add the words "Otherwise acceptable" at the start of Policy CNP E1 and delete the words "...provided they are in accordance with the Corsham Batscape Strategy and the Corsham Design Guide."</p> <p>REQUIRED MODIFICATION: Amend policy to read "Policy CNP E1– Otherwise acceptable Pproposals for development which protect and, where possible, enrich the habitat of the protected bat species associated with the Bath and Bradford on Avon Bats Special Area of Conservation (SAC) will be supported....Proposals that enhance the biodiversity of Corsham will be supported, provided they are in accordance with the Corsham Batscape Strategy and the Corsham Design Guide."</p>	To improve the precision and clarity of the policy and to remove repetition.
R48	Page 23	Neighbourhood Plan, page 22	<p>EXAMINER COMMENT: Reword Policy CNP E2 to read: "All new development should seek to contribute to the achievement of sustainable development. Proposals should:</p> <ul style="list-style-type: none"> a) Safeguard and, where possible, enhance biodiversity and geodiversity; b) Adopt best practice in sustainable urban drainage; c) Reduce flood risk and ensure that the design and location of new development is resilient to the effects of flooding 	To improve the precision and clarity of the policy and to remove repetition.

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			<p>Proposals are encouraged to demonstrate:</p> <ul style="list-style-type: none"> d) Innovative design which seeks to achieve low carbon sustainable design; e) The promotion of the efficient use of natural resources, the re-use and recycling of resources, and the production and consumption of renewable energy; f) Grey water re-use; and g) The development of low and zero carbon energy through a range of technologies. <p>REQUIRED MODIFICATION: Amend policy to read “Policy CNP E2–All new development <i>within Corsham</i> should seek to contribute to the achievement of sustainable development, and, in particular, proposals should demonstrate how design, construction and operation has sought to Proposals should:</p> <ul style="list-style-type: none"> a) Promote innovative proposals which achieve low carbon sustainable design; b) Reduce the use of fossil fuels; c) Promote the efficient use of natural resources, the re-use and recycling of resources, and the production and consumption of renewable energy; d) a) Safeguard and, where possible, enhance biodiversity and geodiversity; e) Reduce flood risk; f) Increase grey water re-use; g) b) Adopt best practice in sustainable urban drainage; h) c) Reduce flood risk and Eensure that the design and location of new development is resilient to the effects of flooding. 	

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			<p><i>i) Adopt and facilitate the flexible development of low and zero carbon energy through a range of technologies; and</i></p> <p><i>j) Link the provision of low and zero carbon energy infrastructure in new developments to existing buildings.</i></p> <p><u>Proposals are encouraged to demonstrate:</u></p> <p><u>d) Innovative design which seeks to achieve low carbon sustainable design;</u></p> <p><u>e) The promotion of the efficient use of natural resources, the re-use and recycling of resources, and the production and consumption of renewable energy;</u></p> <p><u>f) Grey water re-use; and</u></p> <p><u>g) The development of low and zero carbon energy through a range of technologies.”</u></p>	
R49	Page 24	Neighbourhood Plan, Page 22	<p>EXAMINER COMMENT: In Policy CNP E3 add the words “wherever possible” to the end of criteria a) and b), delete criterion c) and the words “...in accordance with the Corsham Design Guide and the Corsham Batscape Strategy.”</p> <p>REQUIRED MODIFICATION: Amend policy to read “Policy CNP E3–Development proposals should protect, conserve and where possible enhance the special qualities of the Cotswold AONB3 and the distinctive characteristics of the Landscape Setting of the Corsham Rolling Lowlands⁴. Development should:</p> <p>a) Maintain existing woodland cover and hedge trees <u>wherever possible;</u></p> <p>b) Restore field boundaries around settlements where there is gapping or degradation <u>wherever possible;</u></p>	To improve the precision and clarity of the policy and to remove repetition.

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			<p>e) Conserve the rural character to the south of the area; f) c) Demonstrate how the proposal relates to Corsham in terms of landscape, setting and visual effects; e) d) Create new woodland cover where necessary to mitigate the landscape or visual impact of new development; and f) e) Protect existing Public Rights of Way and link in new routes to offer local people recreational opportunities in terms of countryside access routes and cycleways.</p> <p>All proposed landscaping must be of an appropriate species mix and of local provenance <i>in accordance with the Corsham Design Guide and Corsham Batscape Strategy.</i></p>	
R50	Page 24	Neighbourhood Plan, Page 23	<p>EXAMINER COMMENT: In Policy CNP E4 change “green spaces” to “green infrastructure”, delete the word “accessibility”, add the words “as a minimum” after “...would only be permitted if...”, change “...suitable replacement green space...” to “suitable replacement green infrastructure” and delete “...or gain significant social, economic or environmental benefits from an alternative facility.”</p> <p>REQUIRED MODIFICATION: Amend policy to read “Policy CNP E4–Development that results in the loss of green spaces infrastructure identified on Figure 6 (on page 28) or that results in any harm to their character, setting, accessibility, appearance, general quality or amenity value would only be permitted if, as a minimum, the community would gain equivalent benefit from the provision of suitable replacement</p>	To improve the precision and clarity of the policy and to remove repetition.

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			green space infrastructure or gain significant social, economic or environmental benefits from an alternative facility.”	
R51	Page 24	Neighbourhood Plan, Page 23	<p>EXAMINER COMMENT: Delete the words “...new development will be strictly controlled.”, change “Approval” to “approval”, delete “...or the loss of bat foraging habitat.” and the last sentence from Policy CNP E5</p> <p>REQUIRED MODIFICATION: Amend policy CNP E5 to read “Policy CNP E5–In the Rural Green Buffer, as defined in Figure 5 (on page 24), new development will be strictly controlled. A approval will not be given for the construction of new buildings which, individually or cumulatively, would lead to the coalescence of settlements or the loss of bat foraging habitat. New buildings for the purposes of agriculture, forestry, or other uses appropriate to a rural area will be permitted, where they are acceptable in environmental terms.”</p>	To improve the precision and clarity of the policy and to remove repetition.
R52	Page 24	Neighbourhood Plan, Page 24	<p>EXAMINER COMMENT:</p> <ul style="list-style-type: none"> • Rename Figure 5 “Rural Green Buffer” • Remove the area north of the A4 and MOD land from the Rural Green Buffer shown on Figure 5 <p>REQUIRED MODIFICATION: Amend title of figure 5 to read “Figure 5: Rural Green Buffer within Corsham”</p> <p>Amend plan as recommended by Examiner.</p>	To improve the precision and clarity of the supporting text.

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R53	Page 24	Neighbourhood Plan, Page 24	<p>EXAMINER COMMENT: Insert a new paragraph on page 24 of the Plan which reads: "The concept of a Rural Green Buffer came out of a desire to protect green spaces and preserve important gaps between settlements and identify and protect ecologically sensitive sites and wildlife habitats, enhancing biodiversity through more nature areas and green networks. The Corsham Area Framework contributed by highlighting areas of relatively undeveloped land which would protect against the coalescence of settlements and protect the integrity of the villages, preserving the green setting and character of settlements. The area included in the Rural Green Buffer has been refined to exclude areas that were not closely associated with an existing settlement and MOD land."</p> <p>REQUIRED MODIFICATION: Add new paragraph as recommended by Examiner in space to left of figure 5 as follows "<u>The concept of a Rural Green Buffer came out of a desire to protect green spaces and preserve important gaps between settlements and identify and protect ecologically sensitive sites and wildlife habitats, enhancing biodiversity through more nature areas and green networks. The Corsham Area Framework contributed by highlighting areas of relatively undeveloped land which would protect against the coalescence of settlements and protect the integrity of the villages, preserving the green setting and character of settlements. The area included in the Rural Green Buffer has been refined to exclude areas that were not closely associated with an existing settlement and MOD land.</u>"</p>	To improve the precision and clarity of the supporting text.

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R54	Page 24	Neighbourhood Plan, Page 21	EXAMINER COMMENT: Delete Figure 4 on page 21 of the Plan REQUIRED MODIFICATION: Delete figure 4 as recommended by Examiner.	To improve the precision and clarity of the supporting text.
R55	Page 26 and page 33	Neighbourhood Plan, Page 25	EXAMINER COMMENT: Delete the first, second and fifth bullet points under the vision in paragraph 45 REQUIRED MODIFICATION: Amend paragraph 45 to read "The Corsham Neighbourhood Plan: <ul style="list-style-type: none"> • Encourages local residents to take responsibility for the health and wellbeing of themselves and their families; • Actively promotes the benefits of a healthy lifestyle and encourages and facilitates its pursuit; • Provides facilities and services to help support healthy, active lifestyles. • Encourages the economic, social, environmental and educational wellbeing of the whole community; • Encourages communities so that we can share good practice and tackle difficulties together; and • Enables facilities and services to be readily accessible. 	To improve the precision and clarity of the supporting text.
R56	Page 26	Neighbourhood Plan, Page 26	EXAMINER COMMENT: Delete the first bullet point under "Designing for health and wellbeing" objectives on affordable warmth	To improve the precision and clarity of the supporting text.

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			<p>REQUIRED MODIFICATION: Amend text to read "Designing for health and wellbeing</p> <ul style="list-style-type: none"> • Design houses for affordable warmth; • Design adaptable houses/homes for lives; • Ensure provision of residential care, including..." 	
R57	Page 26	Neighbourhood Plan, Page 26	<p>EXAMINER COMMENT: Delete the fifth bullet point under "Recreation and leisure" objectives on stiles</p> <p>REQUIRED MODIFICATION: Amend text to read "Recreation and leisure</p> <ul style="list-style-type: none"> • Provide sufficient allotments to meet demand; • Safeguard community green space (if lost, replaced in the same area, preserve and increase); • Provide play space for youth; • Increase opportunities for running; and • Replace existing stiles with gates to improve accessibility; and • Provide sufficient facilities for formal sports. 	To improve the precision and clarity of the supporting text.
R58	Page 26	Neighbourhood Plan Pages 26 and 27	<p>EXAMINER COMMENT:</p> <ul style="list-style-type: none"> • Add the word "Key" to the title for subsection 4.4 on page 25 of the Plan and number the objectives "HWKO1, HWKO2" and so on • Ensure that the system of numbering and titling is used consistently between sections 4.4 and 4.5 • Change the wording of the key objectives in section 4.5 to ensure they reflect the exact wording of those objectives found in section 4.4 	To ensure consistency and clarity between objectives and policies within the neighbourhood plan.

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			<p>REQUIRED MODIFICATION: Amend title of section 4.4 to read “Key Objectives”</p> <p>Delete bullet points for each objective in section 4.4, delete the 7th bullet item on the list under ‘Accessibility to places and services’ (it is a repeat of a subsequent key objective) and number using format recommended by Examiner. E.g.</p> <p>“HWKO1 To establish a rail stopping service at Corsham and reserve space for a new station;...” etc</p> <p>Delete all key objectives that precede policies in Section 4.5.</p> <p>Insert the following Key Objectives before Policy CNP HW1:</p> <p><u>“Key Objective HWKO2 - To improve transport links from villages to make services more accessible;</u> <u>Key Objective HWKO3 - To create additional cycleways, possibly separate from main roadways;</u> <u>Key Objective HWKO4 - Cycle parking – in convenient locations;</u> <u>Key Objective HWKO5 - Protect green spaces with plenty of trees;</u> <u>Key Objective HWKO6 - Design footpaths to be easy to use and maintain;</u> <u>Key Objective HWKO12 - Create safe cycling and walking routes;</u> <u>Key Objective HWKO15 - Provide spaces for outdoor rest and recreation.</u></p>	

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			<p><u>Key Objective HWKO17 - Safeguard community green space (if lost, replaced in the same area, preserve and increase)”</u></p> <p>Insert the following Key Objectives before Policy CNP HW2 (as renumbered following deletion of original policy CNP HW2. See R60):</p> <p><u>“Key Objective HWKO7 - To ensure sufficient capacity (both now and to keep pace with requirement) at doctors/dentists etc.”</u></p> <p>Insert the following Key Objectives before Policy CNP HW3 (as renumbered following deletion of original policy CNP HW2. See R60):</p> <p><u>“Key Objective HWKO10 - Provide outdoor gyms in convenient locations;</u> <u>Key Objective HWKO18 - Provide play space for youth;</u> <u>Key Objective HWKO19 - Increase opportunities for running;</u> <u>and</u> <u>Key Objective HWKO21 - Provide sufficient facilities for formal sports.”</u></p> <p>Insert the following Key Objectives before Policy CNP HW4 (as renumbered following deletion of original policy CNP HW2. See R60):</p> <p><u>“Key Objective HWKO8 - Design adaptable houses/homes for lives life;</u> <u>Key Objective HWKO9 - Ensure provision of residential care, including dementia places”</u></p>	

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			<p>Insert the following Key Objectives before Policy CNP HW5 (as renumbered following deletion of original policy CNP HW2. See R60):</p> <p><u>“Key Objective HWKO13 - Designing out crime and disorder”</u></p> <p>Insert the following Key Objectives before Policy CNP HW6 (as renumbered following deletion of original policy CNP HW2. See R60):</p> <p><u>“Key Objective HWKO14 - Incorporate appropriate Public Art into new developments”</u></p> <p>Insert the following Key Objectives before Policy CNP HW7 (as renumbered following deletion of original policy CNP HW2. See R60):</p> <p><u>“Key Objective HWKO16 - Provide sufficient allotments to meet demand”</u></p>	
R59	Page 26	Neighbourhood Plan Page 26	<p>EXAMINER COMMENT: Delete the words “...provided they are in accordance with the Corsham Design Guide and Corsham Batscape Strategy.” from Policy CNP HW1.</p> <p>REQUIRED MODIFICATION: Amend policy CNP HW1 to read “Policy CNP HW1–Development proposals should seek to protect, improve and extend Corsham’s green infrastructure network as identified on Figure 6 (on page 28) to support a healthy community. Innovative proposals that</p>	To improve the precision and clarity of the policy and to remove repetition.

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			contribute to sustainable pedestrian/cyclist linkages between the town and its rural setting will be supported, provided they are in accordance with the Corsham Design Guide and Corsham Batscape Strategy.	
R60	Page 26	Neighbourhood Plan Page 26	<p>EXAMINER COMMENT: Delete Policy CNP HW2</p> <p>REQUIRED MODIFICATION: Delete policy HW2 as recommended by examiner "Policy CNP HW2–Proposals to develop a second surgery or expanded capacity at the existing surgery will be supported. Proposals must be in accordance with the Corsham Design Guide and Corsham Batscape Strategy."</p>	To improve the precision and clarity of the policy and to remove repetition.
R61	Page 27	Neighbourhood Plan, Page 26	<p>EXAMINER COMMENT: Add the words "and shown in more detail on Maps X to X in Appendix X" after "...Figure 6 (on page 28..." in Policy CNP HW4 and include these maps as an appendix towards the end of the Plan [for the avoidance of doubt these are maps contained in Annex 5]</p> <p>REQUIRED MODIFICATION: Amend policy HW4 to read "Policy CNP HW4–Community green space (including formal and informal sports pitches) identified in Figure 6 (on page 28 and shown in more detail on Maps A1 to A4 in Appendix 2) will be safeguarded and enhanced through new development proposals. Developers must engage with Corsham Town Council at an early opportunity to discuss and potentially secure the long-term management of the open spaces in the public interest."</p>	To improve the precision and clarity of the policy and to remove repetition.

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R62	Page 27	Neighbourhood Plan, page 26	<p>EXAMINER COMMENT: Add the words “Otherwise acceptable” at the start of Policy CNP HW5 and delete “...where they are in accordance with the Corsham Design Guide.”</p> <p>REQUIRED MODIFICATION: Amend policy to read “Policy CNP HW5– Otherwise acceptable Proposals that contribute towards making Corsham more family inclusive and dementia-friendly, and future-proofing development to allow flexibility and provide accessibility for all will be supported where they are in accordance with the Corsham Design Guide.”</p>	To improve the precision and clarity of the policy and to remove repetition.
R63	Page 27	Neighbourhood Plan, page 27	<p>EXAMINER COMMENT: Add the words “Otherwise acceptable” at the start of Policy CNP HW6</p> <p>REQUIRED MODIFICATION: Amend the policy to read “Policy CNP HW6– Otherwise acceptable D development proposals will be supported where they create safe and accessible environments where crime and disorder, and the fear of crime in accordance with ‘Secure by Design’ requirements, do not undermine quality of life or the community cohesion of Corsham.”</p>	To improve the precision and clarity of the policy and to remove repetition.
R64	Page 27	Neighbourhood Plan, page 27	<p>EXAMINER COMMENT: Add the words “Where appropriate” at the start of Policy CNP HW7 and change “...Creative Corsham Strategy 2016” to “...Creative Corsham Strategy 2017 – 2022”</p>	To improve the precision and clarity of the policy and to remove repetition.

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			<p>REQUIRED MODIFICATION: Amend policy to read “Policy CNP HW7– Where appropriate, the inclusion of public art within the context of the proposal site itself will be supported. Public art should reflect those founding elements unique to Corsham such as wool, stone, military links and communications and should contribute towards the delivery of the Creative Corsham Strategy 2017 - 2022 2016.”</p>	
R65	Page 27	Neighbourhood Plan, page 27	<p>EXAMINER COMMENT: Delete the words “...in the Corsham Neighbourhood Plan Area” from Policy CNP HW8</p> <p>REQUIRED MODIFICATION: Amend policy to read “Policy CNP HW8–Proposals that result in harm to or loss of allotments in the Corsham Neighbourhood Plan Area will not be supported, unless replacement provision is made, which is of good quality and located at reasonable convenience for the existing plot holders.”</p>	To improve the precision and clarity of the policy and to remove repetition.
R66	Page 28	Neighbourhood Plan, page 33	<p>EXAMINER COMMENT:</p> <ul style="list-style-type: none"> • Add the word “Key” to the title for subsection 5.4 on page 33 of the Plan and number the objectives “HEKO1, HEKO2” and so on • Ensure that the system of numbering and titling is used consistently between sections 5.4 and 5.5 • Change the wording of the key objectives in section 5.5 to ensure they reflect the exact wording of those objectives found in section 5.4 	To ensure consistency and clarity between objectives and policies within the neighbourhood plan.

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			<ul style="list-style-type: none"> • Delete Policies CNP HE1 and CNP HE2 <p>REQUIRED MODIFICATION: Amend title of section 5.4 to read “Key Objectives”</p> <p>Delete bullet points for each objective in section 5.4 and amend to new numbering format. E.g.</p> <p><u>“Key Objective: HEKO1 – To conserve and enhance the distinctive characteristics of the historic landscape...”</u></p> <p>In section 5.5 delete the full text of policies CNP HE1 and CNP HE2:</p> <p><i>“Policy CNP HE1– Developments which protect the distinctive historic character of Corsham whilst enhancing the vitality of the town will be supported where they are in accordance with the Corsham Design Guide and the Corsham Batscape Strategy.</i></p> <p><i>Policy CNP HE2– Development proposals should protect, conserve and where possible enhance the distinctive characteristics of the built settlement and how it responds to the special qualities of the Cotswold AONB and the Landscape Setting of the Corsham Rolling Lowlands (Character Area 10, as identified within the North Wiltshire Landscape Character Assessment). Development proposals that potentially affect the setting of the AONB should be undertaken in conjunction.”</i></p> <p>In section 5.5 amend Key Objective HE1 to read “Key Objective: HEKO1–To protect conserve and enhance the distinctive characteristics of the historic landscape and built environment.”</p>	

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			<p>And amend Key Objective HE2 to read “</p> <p>“Key Objective: HEKO2–To conserve and enhance <i>the distinctive characteristics of the historic built environment through good quality design</i>. <u>Corsham’s historic centre and other heritage-rich areas including underground;</u>”</p> <p>Insert remaining Key Objectives after HEKO2 to read:</p> <p><u>“HEKO3 - To achieve a high-quality, well managed street scene.</u> <u>HEKO4 - To retain the separate identity and unique nature of Corsham’s surrounding villages and settlements</u> <u>HEKO5 - To facilitate protection of Corsham’s heritage assets (nationally and locally listed)</u> <u>HEKO6 - To promote and enhance community space.”</u></p>	
R67	Page 28	Neighbourhood Plan, page 33	<p>EXAMINER COMMENT:</p> <ul style="list-style-type: none"> • Delete criterion e) and the sentence that reads “All proposals should be in accordance with the Corsham Design Guide and Corsham Batscape Strategy.” from Policy CNP HE3 • Reword criterion f) of Policy CNP HE3 to read: “Taking into account the key views identified on Figures 13 and 14 and ensuring that any development within these views respects the key features of the views.” 	To improve the precision and clarity of the policy and to remove repetition.

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			<p>REQUIRED MODIFICATION:</p> <p>Amend title of policy CNP HE3 to reflect deletion of policies CNP HE1 and CNP HE2 to "Policy CNP HE3 HE1".</p> <p>Amend text of policy CNP HE3 (now CNP HE1) to read:</p> <p>“... d) Using good quality materials that complement the existing historic vernacular of Corsham whilst respecting the individual context of each proposal; and e) Adopting the principles of sustainable urban drainage; and f) e) Considering Taking into account the key views set out in identified on Figures 13 and 14 (on pages 36 and 37) within any development proposal. These views have been identified as important by the community and ensuring that any development within these views respects the key features of the views.”</p> <p>All proposals should be in accordance with the Corsham Design Guide and Corsham Batscape Strategy. Planning permission will not be granted for development that undermines these core design principles and fails to improve the form and function of the Corsham Neighbourhood Plan Area.”</p>	
R68	Page 28	Neighbourhood Plan, pages 36 and 37.	<p>EXAMINER COMMENT:</p> <p>Change the arrow(s) for view 10 in Figure 13 to that shown in Annex 6 and the position of the arrow for view 21 in Figure 14 to that shown in Annex 7</p>	To improve the precision and clarity of the supporting text.

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			<p>REQUIRED MODIFICATION: Delete maps for figures 13 and 14 and replace with those shown in Annex 6 and Annex 7, respectively, to the Wiltshire Council and Corsham Town Council response to Examiner’s questions for clarification (dated 9 July 2019).</p>	
R69	Page 28	Neighbourhood Plan, page 33	<p>EXAMINER COMMENT: Amend the first sentence of Policy CNP HE4 to read: “Innovatively designed proposals...”, delete the word “design” which appears later in the policy and delete “...and are in accordance with the Corsham Design Guide and Batscape Strategy.” at the end of this policy</p> <p>REQUIRED MODIFICATION: Amend policy CNP HE4 to read “Policy CNP HE4 HE2 – Innovatively designed proposals which add to the vitality of Corsham will be supported as long as design, scale, materials, colours and proportion respect the prevailing historic context and are in accordance with the Corsham Design Guide and Corsham Batscape Strategy.”</p>	To improve the precision and clarity of the policy, remove repetition and consequential amendments relating to policy numbering.
R70	Page 30	Neighbourhood Plan, page 39	<p>EXAMINER COMMENT: Change the word “require” to “encourage” in the fourth bullet pointed objective in section 6.4 on page 39 of the Plan</p> <p>REQUIRED MODIFICATION: Amend fourth bullet point under section 6.4 to read “To require encourage the highest sustainable standards in housing design and construction and to ensure all new developments meet the general design guidelines as set out in the Corsham Design Guide;”</p>	To improve the precision and clarity of the supporting text.

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R71	Page 30	Neighbourhood Plan, page 40	<p>EXAMINER COMMENT: Change the words "only permit" to "encourage" in the last bullet pointed objective on page 40 of the Plan</p> <p>REQUIRED MODIFICATION: Amend last bullet point under section 6.4 to read "To only permit encourage housing which is low carbon.</p>	To improve the precision and clarity of the supporting text.
R72	Page 30	Neighbourhood Plan, pages 39 and 40	<p>EXAMINER COMMENT:</p> <ul style="list-style-type: none"> • Add the word "Key" to the title for subsection 6.4 on page 39 of the Plan and number the objectives "HKO1, HKO2" and so on • Ensure that the system of numbering and titling is used consistently between sections 6.4 and 6.5 <p>REQUIRED MODIFICATION: Amend title of section 6.4 to read "Key Objectives"</p> <p>Reorder, delete bullet points and renumber key objectives as follows:</p> <p>HKO1 - To support the delivery of housing to meet the demand of an existing and growing population there is a need to provide a wider range of housing types particularly family homes, starter homes, and homes designed for older people (including bungalows) and also differing tenures;</p>	To ensure consistency and clarity between objectives and policies within the neighbourhood plan.

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			<p><u>HKO2 - To promote good urban design that contributes positively to the fabric of the town and which enhances our natural built and historic environment;</u></p> <p><u>HKO3 – Housing developments to provide sufficient and appropriate infrastructure such as roads, paths, cycle ways, parking, public transport, schools and medical facilities</u></p> <p><u>HKO4</u> - We must also ensure that there is sufficient affordable housing for first time buyers and older people. The affordable housing should be distributed in sensible management clusters through new developments and should be indistinguishable from market housing;</p> <p><i>To promote good urban design that contributes positively to the fabric of the town and which enhances our natural built and historic environment;</i></p> <p><u>HKO5</u> - To require encourage the highest sustainable standards in housing design and construction and to ensure all new developments meet the general design guidelines as set out in the Corsham Design Guide;</p> <p><u>HKO6</u> - Any future residential development outside the settlement boundary, within the rest of the NP Area, should be limited to meeting clearly identified local, rural need or as provided for in the policies of the Wiltshire Core Strategy;</p> <p><u>HKO7</u> - Within the settlement boundary the development of appropriate, previously developed sites is to be encouraged in preference to use of greenfield sites;</p>	

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			<p>HKO8 - Further urban sprawl is to be discouraged to ensure the protection of "Rural Green Buffer" between the town and surrounding villages;</p> <p>To provide sufficient and appropriate infrastructure such as roads, paths, cycle ways, parking, public transport, schools and medical facilities;"</p> <p>HKO9 - To ensure that all the new developments are linked to the town through integrated and safe pedestrian and cycling access routes;</p> <p>HKO10 - To recognise areas of flood-risk and prevent developments in these areas. Also to prevent developments that would increase the risk of flooding elsewhere;</p> <p>HKO11 - To use sustainable drainage systems; and</p> <p>HKO12 - To only permit encourage housing which is low carbon."</p>	
R73	Page 30	Neighbourhood Plan, page 40	<p>EXAMINER COMMENT: Change the wording of the key objectives in section 6.5 to ensure they reflect the exact wording of those objectives found in section 6.4 (also see R72).</p> <p>REQUIRED MODIFICATION: In section 6.5 amend Key objective H3 (now HKO3) to read "Housing developments must have to provide sufficient and appropriate infrastructure such as roads, paths, cycle ways, parking, public transport, schools and medical facilities."</p>	To ensure consistency and clarity between objectives and policies within the neighbourhood plan. (See R72)

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R74	Page 30	Neighbourhood Plan, page 40	<p>EXAMINER COMMENT: Delete Policy CNP H1</p> <p>REQUIRED MODIFICATION: In section 6.5 delete the full text of policy CNP H1:</p> <p><i>“Policy CNP H1 – During the period 2016 to 2026, the provision of up to 12 additional houses per village, delivered through small scale proposals of less than 10 dwellings on rural exception sites, will be supported at the villages of Gastard and Neston, where there has been an identified local need. These sites will provide 100% affordable housing unless it is demonstrated, on viability grounds, that a small proportion will need to be open market housing. Proposals must demonstrate appropriate infrastructure links with the town and accord with the Corsham Design Guide and Corsham Batscape Strategy.”</i></p>	To improve the precision and clarity of the policy and to remove repetition.
R75	Page 30	Neighbourhood Plan, page 40	<p>EXAMINER COMMENT: In Policy CNP H2 delete the words “...within the villages identified above...” and replace with “in Gastard and Neston”, change the word “complimentary” to “complementary” and replace the words “would achieve” in criterion b) with “are encouraged to achieve”</p> <p>REQUIRED MODIFICATION: Amend text of policy CNP H2 to read:</p> <p>“CNP H2 H1 - Proposals for brownfield developments within the Corsham settlement boundary or small infill sites within the villages identified above Gastard and Neston will be supported where they:</p>	To improve the precision and clarity of the policy and to remove repetition.

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			<p>a) have a scale, form and density which would be complimentary complementary to surrounding properties and would not result in the loss of amenity for existing residents;</p> <p>b) would are encouraged to achieve high standards of sustainable and low carbon design; and</p> <p>c) would be accompanied by appropriate provisions for parking, access and storage of waste."</p>	
R76	Page 30	Neighbourhood Plan, page 40	<p>EXAMINER COMMENT: Delete Policy CNP H3</p> <p>REQUIRED MODIFICATION: In section 6.5 delete the full text of policy CNP H3: <i>"Policy CNP H3 All new housing developments within the Corsham Neighbourhood Plan Area must demonstrate good quality design. This means responding to and integrating with local surroundings and landscape context as well as the existing built environment. Good design for Corsham means:</i></p> <p><i>a) achieving high quality design that respects the scale, character and historic built fabric of existing and surrounding buildings;</i></p> <p><i>b) respecting established building plot arrangements, widths and architectural rhythm of the street scene including front gardens, railings, walls and hedges;</i></p> <p><i>c) using good quality materials that complement the existing historic vernacular of Corsham whilst respecting the individual context of each proposal;</i></p> <p><i>d) adopting the principles of sustainable urban drainage;</i></p> <p><i>e) innovative proposals to achieve low carbon sustainable design;</i></p> <p><i>and</i></p>	To improve the precision and clarity of the policy and to remove repetition.

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			<i>f) to minimise the fear of crime in accordance with 'Secure by Design' requirements. To achieve high quality, well managed housing developments, all proposals should be in accordance with the Corsham Design Guide and Corsham Batscape Strategy."</i>	
R77	Page 30	Neighbourhood Plan, page 40	<p>EXAMINER COMMENT: Delete Policy CNP H4</p> <p>REQUIRED MODIFICATION: In section 6.5 delete the full text of policy CNP H4:</p> <p><i>"Policy CNP H4 All housing development proposals must be supported by an assessment of their impact on the existing infrastructure of the Corsham Neighbourhood Plan Area. The assessment must be accompanied by a mitigation strategy and include methods for monitoring the implementation of the proposed mitigation measures."</i></p>	To improve the precision and clarity of the policy and to remove repetition.
R78	Page 30	Neighbourhood Plan, page 40	<p>EXAMINER COMMENT: See changes R73 to R77 above.</p> <p>SUGGESTED MODIFICATION: To take into account the deletion of policies, suggest moving Key Objectives HKO2 and HKO3 under Section 6.5 to sit under Key Objective HKO1.</p>	Consequential amendment

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R79	Page 31	Neighbourhood Plan, page 44	<p>EXAMINER COMMENT:</p> <ul style="list-style-type: none"> • Add the word “Key” to the title for subsection 7.4 on page 44 of the Plan and number the objectives “LKO1, LKO2” and so on • Ensure that the system of numbering and titling is used consistently between sections 7.4 and 7.5 • Change the wording of the key objectives in section 7.5 to ensure they reflect the exact wording of those objectives found in section 7.4 • Delete Policy CNP L1 <p>REQUIRED MODIFICATION: Amend title of section 7.4 to read “Key Objectives”</p> <p>Delete full text of Policy CNP – L1:</p> <p><i>“Policy CNP L1 – Proposals for development will be required to identify their likely impact on Corsham’s infrastructure, services and educational facilities and to demonstrate how any such impacts will be addressed and mitigated for.”</i></p> <p>Delete bullet points and renumber Key Objectives under section 7.4 as follows:</p> <p>“LKO1 - Schools need to have sufficient space to meet the projected need, based on likely housing developments as well as existing and projected birth rates. Developments should be located to minimise total travel time and should be constructed to the highest standards of sustainability and design quality;</p>	To ensure consistency and clarity between objectives and policies within the neighbourhood plan.

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			<p><u>LKO2</u> - Further and higher education must also have sufficient space to meet the demand of projected need for appropriate facilities, based on aspirations of higher education establishments. New developments must be constructed to the highest standard of sustainability and design quality, appropriately located with regard to partner institutions, transport links, accommodation and town centre; and</p> <p><u>LKO3</u> - Pre-schools will also need to have sufficient space to meet projected demand, with new developments being constructed to the highest standards of sustainability and design quality, located close to, or connected with, existing or future primary school provision.”</p> <p>Under section 7.5 delete text of Key Objective L1 and replace with Key Objectives LKO1 and LKO3 from section 7.4 as follows: “Key Objective: L1 – To have sufficient school and pre-school spaces to meet reasonably foreseeable projected need, based on likely housing development as well as the existing and projected birth rate.</p> <p><u>Key Objective: LKO1 - Schools need to have sufficient space to meet the projected need, based on likely housing developments as well as existing and projected birth rates. Developments should be located to minimise total travel time and should be constructed to the highest standards of sustainability and design quality</u></p> <p><u>Key Objective: LKO3 - Pre-schools will also need to have sufficient space to meet projected demand, with new developments being constructed to the highest standards of</u></p>	

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			<p><u>sustainability and design quality, located close to, or connected with, existing or future primary school provision.”</u></p> <p>Under section 7.5 delete text of Key Objective L2 and replace with Key Objective LKO2 from section 7.4 as follows:</p> <p>“Key Objective: L2 – To have sufficient space to meet projected need for appropriate facilities, based on aspirations of engaged higher and further education establishments.</p> <p><u>”Key Objective: LKO2 - Further and higher education must also have sufficient space to meet the demand of projected need for appropriate facilities, based on aspirations of higher education establishments. New developments must be constructed to the highest standard of sustainability and design quality, appropriately located with regard to partner institutions, transport links, accommodation and town centre.”</u></p>	
R80	Page 31	Neighbourhood Plan, page 44.	<p>EXAMINER COMMENT: Add the word “establishments” after “...other higher and further education...”, delete the words “...within the Corsham Neighbourhood Plan Area”, add the words “transport and” before “footpath network” and delete the final sentence in Policy CNP L2</p> <p>REQUIRED MODIFICATION: Amend policy CNP L2 to read:</p> <p>“Policy CNP L2 <u>L1</u> - Development proposals that would facilitate the expansion</p>	<p>To improve the precision and clarity of the policy and to remove repetition.</p> <p>Consequential amendments.</p>

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			of Bath Spa University and other higher and further education establishments and associated infrastructure within the Corsham Neighbourhood Plan Area will be supported. Development must be sustainably located where there are appropriate links to the transport and footpath network and local facilities. Any proposal must be in accordance with the Corsham Design Guide and Corsham Batscape Strategy.	
R81	Page 32	Neighbourhood Plan, pages 45 and 46	<p>EXAMINER COMMENT:</p> <ul style="list-style-type: none"> • Add the word "Key" to the title for subsection 8.4 on page 45 of the Plan and number the objectives "TKO1, TKO2" and so on • Ensure that the system of numbering and titling is used consistently between sections 8.4 and 8.5 <p>REQUIRED MODIFICATION: Amend title of section 8.4 to read "Key Objectives"</p> <p>Delete bullet points, re-arrange so that the first three key objectives match the order of those in section 8.5 and replace with new numbering as recommended by examiner:</p> <p><u>TKO1</u> - Assist in the development of a transport network that supports the economy and community in a safe and sustainable way for the benefit of all; <u>TKO2</u> - Provision of interconnecting Green Infrastructure to encourage walking and cycling; <u>TKO3 - Safeguard site for a new Corsham railway station and associated infrastructure;</u> <u>TKO4</u> - Facilitate, wherever possible, the delivery of the Corsham Town Cycle Network 2016.</p>	To ensure consistency and clarity between objectives and policies within the neighbourhood plan.

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			<p>Safeguard site for a new Corsham railway station and associated infrastructure; <u>TKO5</u> - Improving access and arrival; and <u>TKO6</u> - Connecting the town centre.”</p>	
R82	Page 32	Neighbourhood Plan, page 46	<p>EXAMINER COMMENT: Reword Policy CNP T1 to read: “Development proposals that generate a significant amount of traffic movement must be accompanied by evidence that sets out the transport issues relating to the development including the measures to be taken to deal with the anticipated transport impacts of the scheme. If the impact cannot be satisfactorily mitigated the proposal will be resisted.”</p> <p>REQUIRED MODIFICATION: Amend text of policy CNP T1 to read “Developments proposals that which maintain and/or improve traffic safety and transport services will be supported where they are in accordance with the Corsham Design Guide and Corsham Batscape Strategy. Proposals should demonstrate how the development’s vehicular access arrangements will mitigate the negative impacts of traffic in the area. <u>Development proposals that generate a significant amount of traffic movement must be accompanied by evidence that sets out the transport issues relating to the development including the measures to be taken to deal with the anticipated transport impacts of the scheme. If the impact cannot be satisfactorily mitigated the proposal will be resisted</u>”</p>	To improve the precision and clarity of the policy and to remove repetition.

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R83	Page 32	Neighbourhood Plan, page 46	<p>EXAMINER COMMENT: Reword Policy CNP T2 to read: "Developments should provide safe pedestrian and cycle routes and improve connections within and to the town and surrounding area wherever appropriate and possible. Developments will also be expected to provide suitable cycle parking facilities in a convenient location."</p> <p>REQUIRED MODIFICATION: Amend text of policy CNP T2 to read "Development proposals that include safe pedestrian and cycle routes within the town and connecting villages will be supported where they are in accordance with the Corsham Design Guide and Corsham Batscape Strategy. Such proposals will include the provision of well located and appropriate bicycle parking facilities. <u>Developments should provide safe pedestrian and cycle routes and improve connections within and to the town and surrounding area wherever appropriate and possible.</u> <u>Developments will also be expected to provide suitable cycle parking facilities in a convenient location.</u>"</p>	To improve the precision and clarity of the policy and to remove repetition.
R84	Page 32	Neighbourhood Plan, page 46	<p>EXAMINER COMMENT: Delete the sentences which begin "Developer contribution..." and "Delivery of the Corsham Link..." from Policy CNP T3</p> <p>REQUIRED MODIFICATION: Amend text of Policy CNP T3 to read "The Corsham Neighbourhood Plan proposes to establish the 'Corsham Link' to sustainably connect the town and surrounding villages with the provision of a safe pedestrian/cycle route as shown in Figure 7 (on page 29). Consideration should be given to the biodiversity and geodiversity sensitivity of the route, ensuring that all</p>	To improve the precision and clarity of the policy and to remove repetition.

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			proposals protect and where possible enhance habitats and ecological networks and enhance access to key geological exposures at the location. Developer contribution by way of S.106 will be sought where a proposal directly affects the route of the Corsham Link. Delivery of the Corsham Link will also be via the Community Infrastructure Levy (CIL).	
R85	Page 32	Neighbourhood Plan, page 46	<p>EXAMINER COMMENT: Delete the second sentence of Policy CNP T4 which begins "The safeguarding of this site..."</p> <p>REQUIRED MODIFICATION: Amend text of Policy CNP T4 to read "The area shown on Figure 17 (see right) will be safeguarded for the construction of a new railway station and its associated infrastructure. The safeguarding of this site will stimulate sustainable development growth to the south of the railway line within the next plan period following the development of the station itself."</p>	To improve the precision and clarity of the policy and to remove repetition.
R86	Page 33	Neighbourhood Plan, page 49	<p>EXAMINER COMMENT: Delete Section 11</p> <p>I am mindful though that a number of bullet points under "vision" or "objectives" have been recommended for deletion. If the Town Council so wished these bullet points under any vision and objectives sections could be included in a "Community Aspirations" section, but this is not a matter on which I need to make a recommendation.</p>	To improve the precision and clarity of the supporting text.

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			<p>REQUIRED MODIFICATION: Delete text of paragraphs 93 to 99 but retain section 11 for instances where changes have been made to the plan that mean that preceding text or objectives are no longer relevant to that part of the plan.</p>	
R87	Page 34	Corsham Design Guide, page 58	<p>EXAMINER COMMENT: After "...small businesses..." in the first paragraph on page 58 of the Design Guide, add the words "Planning permission was also granted in 2014 for the redevelopment of the land and buildings to create an Institute of Education."</p> <p>REQUIRED MODIFICATION: Amend first paragraph on page 58 of the Corsham Design Guide to read "This character area encompasses the estate of Hartham Park to the north of Corsham and associated dwellings. Hartham Park itself is a Georgian manor house, which has been converted into a business estate harbouring a number of small businesses. <u>Planning permission was also granted in 2014 for the redevelopment of the land and buildings to create an Institute of Education.</u> The character area also includes a number of historic buildings surrounding the estate."</p>	To improve the precision and clarity of the Design Guide.
R88	Page 34	Corsham Design Guide, page 63	<p>EXAMINER COMMENT: Add a new bullet point that reads: "Educational and related uses" under the "Uses and Activities" section on page 63.</p> <p>REQUIRED MODIFICATION: Amend text under 'Uses and activities' on page 63 of the Corsham Design Guide to read:</p>	To improve the precision and clarity of the Design Guide.

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			<p><u>"Uses and Activities</u></p> <ul style="list-style-type: none"> • Encourage uses in keeping with the local character, i.e. residential and small business. • <u>Educational and related uses</u>" 	