

APPENDIX 1

Modifications to the draft Cricklade Neighbourhood Plan in response to the Examiner's recommendations and to correct errors

Guidance for using this document

The following table sets out the modifications that are required in order to address the recommendations set out in the Examiner's report, together with an explanation/reason for the modification.

Throughout the table, specific modifications to the Plan are presented. Where possible, the modifications are simply described – e.g. 'Delete paragraph X'. For more complex modifications, a standard approach has been used to define what needs to be done in terms of modifying the draft Plan. The approach is as follows:

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

The relevant page, paragraph, policy and supporting map numbering relates to the draft Cricklade Neighbourhood Plan 2016 (Draft Plan April 2017), as submitted to Wiltshire Council.

IMPORTANT:

The final Cricklade Neighbourhood Plan, to be published for the purposes of the referendum, **will need to renumber the policies and paragraphs as appropriate following the insertion of changes.**

APPENDIX 1

Modifications to the draft Cricklade Neighbourhood Plan in response to the Examiner's recommendations and to correct errors

Reference number	Page in Examiner's Report	Related CNP page/section /paragraph / Policy	Recommendation and proposed modification	Reason for modification
R1	p30	Supporting text throughout the submitted Plan	Modification of general text (where necessary) to achieve consistency with the modified policies	As a consequence of modifications to policies in the Plan.
R2	p13/14	p15 Figure 5	That the settlement boundary is shown on a map of appropriate scale. Replace Figure 5 with a plan of appropriate scale and definition to show the settlement boundary.	For clarity as required by the NPPF
R3	p14	p14 Policy H1	Modify Policy H1 to read: Policy H1: <u>The Settlement Boundary</u> The Settlement Boundary shown on figure 5 sets a frame for development in the town. Within the Settlement Boundary, infill and new development that complies with other policies in the development plan will be supported. Development will not be permitted supported outside this Settlement Boundary unless specifically allowed by policies in the development plan.	For clarity as required by the NPPF and same format as other policies within the Neighbourhood Plan.

APPENDIX 1

Modifications to the draft Cricklade Neighbourhood Plan in response to the Examiner's recommendations and to correct errors

R4	p14	p15 Policy H2	<p>Modify policy H2 to read:</p> <p>Policy H2: Visual Separation of Settlements</p> <p>Development should not reduce the visual and physical separation of Cricklade and neighbouring settlements. This is particularly important in the southern part of the parish that abuts the new strategic development of Tadpole Farm in Swindon.</p> <p><u>Development will not be supported where it would reduce the visual and physical separation between Cricklade and surrounding settlements in general and between Cricklade and the strategic housing development at Tadpole Farm in Swindon in particular.</u></p>	<p>To adopt a policy format and to ensure the policy has the clarity as required by the NPPF.</p>
----	-----	------------------	---	---

APPENDIX 1

Modifications to the draft Cricklade Neighbourhood Plan in response to the Examiner’s recommendations and to correct errors

R5	p15	p16 Policy H3	<p>Modify the introduction of the policy. Modify the opening of each of the criteria and separate the burgage plots and infill sites issues. Introduce ‘and’ after bullet 4 and 5.</p> <p>Policy H3: Design of New Housing</p> <p>Proposals for new housing in Cricklade must be designed in a way that integrates them well with the existing town and path network. Good quality and appropriate design that responds to the character of Cricklade will be required which means: <u>Proposals for new housing development in the Plan area should be designed in a way that integrates them effectively into the existing fabric of the town and its footpath network. Development proposals will be supported where they include good quality design that responds to the character of its immediate locality and, as appropriate to the site concerned, incorporates measures to:</u></p> <ul style="list-style-type: none"> • <u>Provide</u> cycle and pedestrian routes with connectivity to existing adjacent areas; and • <u>Ensure that</u> the informal and varied nature of existing developments should be continued in new developments; and • <u>Ensure that</u> the height of new build should be in keeping with the elevations of any existing neighbouring properties, especially where the new development has a high visual impact; and • Burgage plots should remain intact, and subdivision for separate dwellings will not normally be permitted. Infill sites should maintain the residential amenity of existing neighbours; and • <u>Ensure that the integrity of historic burgage plots remains intact; and</u> • <u>Ensure that infill developments within the town safeguard the amenities of surrounding residential properties; and</u> • <u>Incorporate open spaces</u> Open Space, play areas and hard landscaping will be required <u>to be of a scale suited to the existing built form; and</u> • <u>Ensure that new housing provides private outdoor space</u> New housing will be required to provide private outdoor space with individual gardens or shared areas commensurate with the size and type of dwelling. 	<p>For clarity as required by the NPPF so it is clear that all the various requirements would have to be met, where appropriate to the development concerned. The burgage plot and infill sites issues are separated as they are two distinct issues.</p>
----	-----	------------------	--	---

APPENDIX 1

Modifications to the draft Cricklade Neighbourhood Plan in response to the Examiner’s recommendations and to correct errors

R6	p16	p19 Policy H4	<p>Modify the policy to read:</p> <p>New housing developments should demonstrate the extent to which they address current and future housing needs in the Plan area. New residential developments that meet other policies in this Plan will be supported where they have a concentration on the provision of 1, 2 and 3-bedroom dwellings.</p> <p>Policy H4: Housing Mix on Sites Housing proposed for new developments should reflect the local need as evidenced by the Housing Needs Survey, the Second Public Consultation and other evidence as is currently available. New residential developments should therefore favour dwellings of 1, 2 or 3 bedrooms. <u>New housing developments should demonstrate the extent to which they address current and future housing needs in the Plan area. New residential developments that meet other policies in this Plan will be supported where they have a concentration on the provision of 1, 2 and 3-bedroom dwellings.</u></p>	<p>To ensure clarity as required by the NPPF: By introducing a policy format and deleting elements that are narrative in format.</p>
R7	p16	p20 Policy H5	<p>In the first sentence replace ‘ten’ with ‘eleven’. In the first sentence insert ‘and which have a combined floorspace of more than 1000 square metres (gross internal area)’ between ‘dwellings’ and ‘will’. In the second sentence replace ‘will’ with ‘should’.</p> <p>Policy H5: Affordable Housing</p> <p>Proposals for development that result in a net gain of ten <u>eleven</u> or more dwellings <u>and which have a combined floorspace of more than 1000 square metres (gross internal area)</u> will be expected to provide a minimum of 40% affordable housing on the site. Proposals for development will <u>should</u> consider local housing need and should normally provide a mix of tenure including some affordable homes being for intermediate home ownership schemes.</p>	<p>To fully reflect national policy on affordable housing contributions as per Planning Practice Guidance and written ministerial statement.</p>

APPENDIX 1

Modifications to the draft Cricklade Neighbourhood Plan in response to the Examiner's recommendations and to correct errors

R8	p17	p21 Policy H6	<p>Delete the policy</p> <p>Policy H6: Local Connection and Strong Communities</p> <p>Sites larger than five new open market dwellings should be offered to people with a local connection for one month prior to being offered for general sale at the same price. For this purpose the definition of Local Connection is — has lived in Cricklade for 3 of the last 5 years and is currently living here, or whose parents or children are currently living in Cricklade and have at least 5 years continuous residency or who has employment or a place of self-employment in the parish.</p>	<p>Due to a lack of evidence supporting the policy and its thresholds; and because sales and marketing of dwellings is not a land use issue.</p>
R9	p30	p21 Para 4.1.12	<p>Delete para 4.1.12</p> <p>4.1.12 In order to maintain and strengthen the social cohesiveness of the town, new residential development is required to be offered first to local people looking to relocate within the town. This may be new young households forming or older people looking to downsize. Policy support for maintaining local social cohesiveness and strong resilient communities comes from the NPPF (para 69) as well as the Core Strategy's strategic objective 4: 'helping to build resilient communities'. This approach was used on the Stockham Close development when it was built in 2000.</p>	<p>As per R1.</p> <p>As Policy H6 is to be removed as per R8.</p>

APPENDIX 1

Modifications to the draft Cricklade Neighbourhood Plan in response to the Examiner’s recommendations and to correct errors

R10	p17	p20-22 Policy H7 and supporting text	<p>In the first part of the policy replace ‘encouraged’ with ‘supported’. In the third part of the policy delete ‘ten dwellings or more’ and ‘by requiring....design guidelines’. In the third part of the policy replace ‘is generally.... wheelchair use’ with ‘for elderly or disabled persons will be supported’</p> <p>Delete the fourth part of the policy (design criteria).</p> <p>Policy H7: Housing for the Elderly and Disabled</p> <p>A range of housing options will be encouraged supported that promote and maintain housing choice and independence for local older people. Proposals for more care options will be supported if they are of a scale suited to the size and needs of Cricklade.</p> <p>The conversion or adaptation of an existing building or dwelling, including the sub-division of a dwelling, to enable occupancy by older or disabled persons will be supported where the proposed development accords with other policies in the Plan.</p> <p>Proposals for new residential development of ten dwellings or more should address the local need for housing older and disabled people by requiring that at least 10% of the dwellings should be suitable for the elderly and disabled as set out in the following design guidelines. The provision of single storey accommodation or other suitable housing types for elderly or disabled persons will be supported. is generally encouraged so that housing can be adapted to lifetime changing needs or wheelchair use. The following design criteria are sought for development for the elderly:</p> <ul style="list-style-type: none"> ● Be located near local amenities and public transport links; and ● Feature ease of access for those with mobility, physical or sensory disabilities; and ● Adaptability and ‘care aware’ design which is ready for emerging telecare and telehealthcare technologies; and ● In communal accommodation, the provision of shared facilities and circulation spaces that encourages interaction; and ● Extra storage for belongings and mobility scooters; and ● Shared external areas such as ‘home zones’ that give priority to pedestrians and landscaping ● that introduces plants, trees, and the natural environment for people who may find it more difficult to get out to the countryside. 	<p>To provide clarity as required by the NPPF. The policy is unduly prescriptive. The design criteria in the submitted policy are retained as general guidance within the supporting text as per R12.</p>
-----	-----	---	--	---

APPENDIX 1

Modifications to the draft Cricklade Neighbourhood Plan in response to the Examiner’s recommendations and to correct errors

R11	p30	p21 Para 4.1.13	<p>Modify last sentence of para 4.1.13 as follows:</p> <p>It is also interesting to note that, as detailed in 2.8 above, in Cricklade the proportion of residents aged 75 and over is slightly below the Wiltshire average which does provide an indication of the lack of suitable later years accommodation in the town which <u>Policy H7 attempts to address</u>. Policies H7 and H8 attempt to address.</p> <p>Then include text as per R12 below.</p>	<p>As per R1.</p> <p>As Policy H8 is to be deleted as per R13 below.</p>
R12	p17	p21 Para 4.1.13	<p>At the end of paragraph 4.1.13 add the following additional text:</p> <p><u>Policy H7 addresses a range of initiatives that offer the opportunity to deliver housing to meet these demographic requirements. In relation to the third element of the policy the following design and locational criteria are particularly important for such houses in the Plan area:</u></p> <ul style="list-style-type: none"> • <u>Be located near local amenities and public transport links; and</u> • <u>Feature ease of access for those with mobility, physical or sensory disabilities; and</u> • <u>Adaptability and ‘care aware’ design which is ready for emerging telecare and telehealthcare technologies; and</u> • <u>In communal accommodation, the provision of shared facilities and circulation spaces and that encourages interaction; and</u> • <u>Extra storage for belongings and mobility scooters; and</u> • <u>Shared external areas such as ‘home zones’ that give priority to pedestrians and landscaping that introduces plants, trees, and the natural environment for people who may find it more difficult to get out to the countryside.</u> 	<p>As a follow-on from R10 above. To provide clarity as required by the NPPF. The policy is unduly prescriptive. The design criteria in the submitted policy are retained as general guidance within the supporting text.</p>

APPENDIX 1

Modifications to the draft Cricklade Neighbourhood Plan in response to the Examiner's recommendations and to correct errors

R13	p18	p23 Policy H8	<p>Delete policy</p> <p>Policy H8: Nursing Home Provision Support will be given for the development of a Nursing Home of a scale to suit local demand that complies with other policies of the development plan. Where affordable provision for local need is to be provided, the residential care/nursing home may be considered as an exception housing site and located unobtrusively adjacent to the settlement boundary in line with the requirements of CP44 of the Wiltshire Core Strategy.</p>	<p>The Policy is not in general conformity with the strategic policies in the development plan.</p>
R14	p30	p22 Para .4.1.14	<p>Delete paragraph.</p> <p>4.1.14 With an ageing community there is a strong need for elderly residential care to be located in the town. When asked about the potential for a new care home in Cricklade, 77% of individual respondents said they supported a facility of approximately 40 places with additional comments indicating this should include facilities to cater for medical as well as normal care situations. Only 8% were against, with 15% offering no opinion or no response.</p> <p>Any site will need to consider potential flood risk, and be located within flood zone 1. Additionally, because North Meadow is an important ecological site of European significance and is coming under recreational pressure from its proximity to the town and population of Cricklade, the location and scale of any future nursing home will have to consider the impact on this SAC, and may be required to provide mitigation.</p>	<p>As per R1.</p> <p>As Policy H8 is to be deleted as per R13.</p>

APPENDIX 1

Modifications to the draft Cricklade Neighbourhood Plan in response to the Examiner’s recommendations and to correct errors

R15	p18	p23 Policy H9	<p>In the first sentence of the policy replace ‘will be required to’ with ‘should’. In the second sentence add ‘spaces or areas’ after ‘car parking’, replace ‘suit’ with ‘respect’ and insert ‘its’ after ‘development and’. In the second bullet point delete ‘be kept small and’.</p> <p>Policy H9: Residential Car Parking</p> <p>Residential development will be required to should meet the Wiltshire Council parking standards. The design and landscaping of car parking spaces or areas should suit respect the character of the development and its immediate area and minimise visual intrusion. The following design guidelines should be complied with:</p> <ul style="list-style-type: none"> • Parking provision to the front of a dwelling should be designed to minimise the visual impact and keep some appearance of garden space; and • Communal parking areas should be kept small and serve no more than 6 homes. • Communal parking areas should integrate with the surrounding development and be low maintenance without loose surfacing materials. 	To provide clarity as required by the NPPF.
R16	p19	p25 Policy H10 Policy H11	<p>Replace Policies H10 and H11 with the following:</p> <p><u>Policy H10: Foul Water Management, Flood Risk and Surface Water Management.</u></p> <p><u>‘Proposals for new development will be required to demonstrate that they will not increase the risk of flooding or surface water run-off within the site or to any surrounding sites or areas in general. The use of sustainable drainage systems and storm water tanks will be supported on development sites where the technical evidence identifies that the use of such facilities will prevent the potential for flooding or surface water run off within the site or elsewhere in the Plan area’.</u></p>	<p>To provide clarity and avoid confusion. The requirements in the submitted policies are excessively onerous.</p> <p>Amalgamating the policies will ensure the clear and practicable use having regard to national policy.</p>

APPENDIX 1

Modifications to the draft Cricklade Neighbourhood Plan in response to the Examiner's recommendations and to correct errors

R17	p30	p25 para 4.1.17	<p>Remove second sentence in the first paragraph.</p> <p>4.1.17 A recent report from Thames Water for the Culverhay development (Wiltshire Council planning reference 15/08666) stated, at paragraph 5.1.1, that there is limited available capacity within the sewerage system in Cricklade. Thus policy H10 requires agreement to be sought on necessary improvements as part of any planning permission for residential development that is likely to increase flows. When asked to rank fourteen factors to be considered when assessing suitability of sites for development in the 2014/5 Second Public Consultation, adequate sewer capacity was ranked as the most important and flooding concerns were ranked third. Localised flooding and sewage surfacing in gardens after heavy rains is a problem in the town.</p>	<p>As per R1.</p> <p>This requirement is no longer part of modified Policy H10, as per R16.</p>
R18	p19	p25 para 4.1.17	<p>Delete the final paragraph of the supporting text in Paragraph 4.1.17 and replace it with the following:</p> <p>Whilst it is acknowledged that H10 and H11 are not required by national policy, it is within the power of Wiltshire Council to add them to their 'Validation List' (the Local List) and we would encourage them to do so.</p> <p><u>Policy H10 requires new developments to demonstrate that they will not increase flooding or surface water run-off. It also supports the use of sustainable drainage systems where they are necessary and appropriate.</u></p>	<p>As a follow-on modification from R16 above.</p>

APPENDIX 1

Modifications to the draft Cricklade Neighbourhood Plan in response to the Examiner's recommendations and to correct errors

R19	p19	p25 Policy H11	<p>Delete policy H11 (as Policy H10 and H11 being combined to have a modified policy H10)</p> <p>Policy H11: Flooding Risk and Surface Water Management Developments will be required to demonstrate that they will not increase the risk of flooding within the site or to any surrounding sites or areas. Proposals for any development of more than one dwelling must submit confirmation from Wiltshire Council Drainage Engineers in conjunction with the Environment Agency that appropriate investigations have been undertaken and agreement reached on the work necessary to accommodate the development as part of the application for detailed planning consent. Proposals for any development of more than ten dwellings must submit the same information as part of the application for outline planning consent.</p>	As per R16 above
R20	p20	p26 Policy TT1	<p>Modify the policy to read:</p> <p>Policy TT1: Traffic Impact</p> <p>Development proposals of industrial and commercial premises will not be permitted where the impact is likely to increase HGV traffic in the town centre or through the town unless they include measures that effectively mitigate any traffic impacts, particularly on pedestrians, cyclists and other vulnerable road users.</p> <p><u>Proposals for industrial and commercial development will be supported where their traffic movements in general, and HGV movements in particular, can be satisfactorily accommodated in the strategic and local highway networks. Where appropriate, proposed developments should include measures to mitigate any identified traffic impacts in general terms, and those that would have impacts on pedestrians, cyclists and other vulnerable road users in particular.</u></p>	To ensure that the Plan has regard to national policy and to provide a positive approach to identifying measures applications for new industrial and commercial development will need to address in highway terms.

APPENDIX 1

Modifications to the draft Cricklade Neighbourhood Plan in response to the Examiner's recommendations and to correct errors

R21	p30	Para 4.2.1	<p>Modify para 4.2.1 as follows:</p> <p>The Wiltshire Core Strategy identifies the amount of HGV traffic on local roads as an issue, and Policy TT1 aims to call a halt to significant increase in such traffic while no alternative road route exists to the current use of the historic centre of Cricklade. <u>Therefore commercial and industrial development proposals should be planned carefully so that traffic movements, and HGV movements in particular can be accommodated in the highway network. Mitigation measures may be necessary to address traffic impacts where identified.</u> This is to protect the attractiveness of the town for visitors, avoid further worsening of noise pollution levels and promote sustainable travel modes in line with policy.</p>	<p>As per R1.</p> <p>To reflect the modification to Policy TT1 as per R20 above.</p>
R22	p21	p. 27 Policy TT2	<p>Delete policy TT2</p> <p>Policy TT2: Traffic Calming Support will be given to developments that improve the road environment and safety, encourage walking and cycling and assist in enforcing the 20mph control. Areas that are considered particularly in need of traffic calming are:</p> <ul style="list-style-type: none"> ● North Wall/High Street junction ● High Street Clock roundabout ● Forty/Purton Road junction ● Thames Lane/Calcutt Street junction ● Bath Road/West Mill Lane junction ● Forty/Fiddle/Chelworth Road junction 	<p>The policy outcomes or expectations relate to highway matters and not land use matters. The policy does not provide the clarity required by the NPPF as it does not identify the developments concerned.</p>

APPENDIX 1

Modifications to the draft Cricklade Neighbourhood Plan in response to the Examiner's recommendations and to correct errors

R23	p21 and p30	p27 Policy TT2	<p>Reposition the list of junctions in (deleted) Policy TT2 into a new Appendix 4: Proposals for Traffic Calming</p> <p>Appendix 4</p> <p>Proposals for traffic calming at the following junctions will be supported:</p> <ul style="list-style-type: none"> • North Wall/High Street junction • High Street Clock roundabout • Forty/Purton Road junction • Thames Lane/Calcutt Street junction • Bath Road/West Mill Lane junction • Forty/Fiddle/Chelworth Road junction 	<p>As a follow-on modification from R22 above; and as per R1.</p> <p>In recognition of the significance of this matter.</p>
R24	p30	p26 Para 4.2.2	<p>Modify para. 4.2.2 as follows:</p> <p>Traffic flows in Cricklade have above average levels of HGV traffic, and the through route to the junctions with the A419 trunk road just north and east of Cricklade results in heavier traffic flows than would normally be expected through a small town. Policy TT2 Appendix 4 details lists locations on roads where there is a general perception of traffic danger which traffic calming measures could reduce. Traffic Counts for Cricklade were hard to obtain, so in 2012 an HGV Survey was undertaken in the town. This showed that in a 12 hour period from 06.30 to 18.30 there were 954 HGV journeys in the Parish, and 595 HGV movements along High Street. For comparison the 24 hour daily mean HGV count on the A419, a dual carriageway trunk road, was 2,572 in the same year.</p>	<p>Due to the deletion of Policy TT2 as per R22 above.</p> <p>As per R1 and to provide reference to new Appendix 4 as per R23.</p>

APPENDIX 1

Modifications to the draft Cricklade Neighbourhood Plan in response to the Examiner's recommendations and to correct errors

R25	p21	p27 Policy TT3	<p>Insert 'Where appropriate and viable' at the start of the policy Replace 'must' with 'should'</p> <p>Policy TT3: Off-road routes in Cricklade</p> <p><u>Where appropriate and viable</u>, new residential developments must should provide improved pedestrian and cycle routes to the town centre, schools, leisure centre and other facilities and put the emphasis on improving the pedestrian experience. The existing network of paths should be extended and improved wherever possible.</p>	To ensure viability of developments is not undermined in accordance with the NPPF.
R26	p22	p29 Policy B1	<p>Modify the policy title/policy relationship so that the policy presents as follows:</p> <p>Policy B1: The Primary Shopping Area The Primary Shopping Area within the Town Centre is shown on figure 13.... Insert 'Insofar as planning permission is required' before 'Within this area'</p> <p><u>Policy B1: The Primary Shopping Area</u></p> <p><u>The Primary Shopping Area</u> within the Town Centre is shown on Figure 13.</p> <p><u>Insofar as planning permission is required</u> within this area:</p> <ul style="list-style-type: none"> • A1 Retail Use will be promoted and change of use applications to A1 will be supported • Change of use applications will not be supported that would result in the proportion of uses that are not residential (Class C) falling below 75% of the total unit frontages in the Primary Shopping Area. 	In order to have sufficient regard to more flexible national policy; and the extensions to permitted development rights. As regards to the policy title the modification ensures the clarity required by the NPPF.
R27	p22	p28 para 4.3.3	<p>Insert the following at the end of paragraph 4.3.3:</p> <p><u>'Policy B1 takes account of the increased flexibility that now exists on the range and mix of retail and commercial uses in town centre locations. It has also been designed to be future-proof in the event that national policy changes within the Plan period'</u></p>	As a follow-on modification from R26 above.

APPENDIX 1

Modifications to the draft Cricklade Neighbourhood Plan in response to the Examiner's recommendations and to correct errors

R28	p22	p30 Policy B2	<p>Modify the policy title/policy relationship so that the policy presents as follows:</p> <p>Policy B2: The Town Centre Area The Town Centre Area is defined on figure 13. In this area proposals... Replace 'permitted' with 'supported'. End that sentence after 'supported'.</p> <p>Replace the remainder of the policy as follows:</p> <p>'Proposals for other development in this Area which would promote tourism will also be supported where it would contribute towards the wider viability and vitality of the Town Centre and be complementary to its wider offering of retail, commercial and other services'.</p> <p><u>Policy B2: The Town Centre Area</u></p> <p>The Town Centre Area is defined on Figure 13. and within this area <u>In this area</u> proposals for Class A1 – A4 retail, leisure and cultural uses will be permitted <u>supported.</u> as well as services and other development that promotes tourism, as long as the proposed development maintains the viability and vitality of the Town Centre. <u>Proposals for other development in this Area which would promote tourism will also be supported where it would contribute towards the wider viability and vitality of the Town Centre and be complementary to its wider offering of retail, commercial and other services.</u></p>	To ensure the policy has regard to national policy and provides the clarity required by the NPPF.
R29	23	p31 Policy B3	<p>Delete policy B3</p> <p>Policy B3: Town Centre Car Parking Development that increases free parking availability close to the High Street will be supported.</p>	The policy is not land use based.

APPENDIX 1

Modifications to the draft Cricklade Neighbourhood Plan in response to the Examiner's recommendations and to correct errors

R30	p30	p31 Para 4.3.7	<p>Delete paragraph 4.3.7</p> <p>4.3.7 Local support for town centre car parking has come from residents as well as the Cricklade Chamber of Commerce, and so Policy B3 aims to support any development that offers this while complying with other policies.</p>	Policy B3 is to be deleted as per R29.
R31	p23	p23 Policy B4	<p>Insert a new sentence after the first sentence to read: 'Any redevelopment of the Police Station should retain the existing open space to the rear (east) of the site'.</p> <p>Replace the second sentence (in the submitted Plan) to read: 'The ground floor of redevelopment proposals should be commercial in nature (Use Classes A1-A5) with a retail frontage to comply with the provisions of Policy B1 of this Plan'.</p> <p>Policy B4: Police Station Site</p> <p>Support will be given to re-development of the Police Station subject to the development being of a design in keeping with the Conservation Area and immediate built environment, using traditional building materials. <u>Any redevelopment of the Police Station should retain the existing open space to the rear (east) of the site.</u> A significant part of the development should be commercial in nature with a ground floor retail frontage in keeping with the requirements of policy B1 and the defined Primary Shopping Area on the High Street. <u>The ground floor of redevelopment proposals should be commercial in nature (Use Classes A1-A5) with a retail frontage to comply with the provisions of Policy B1 of this Plan.</u></p>	<p>As per R1.</p> <p>In order to ensure clarity as required by the NPPF.</p>

APPENDIX 1

Modifications to the draft Cricklade Neighbourhood Plan in response to the Examiner's recommendations and to correct errors

R32	p24	p32 Policy B5	<p>Modify policy B5 to read:</p> <p><u>'Proposals for the establishment of new small and medium sized enterprises will be supported where they do not have an unacceptable impact on residential amenity in the immediate locality and where traffic movements that would be generated by the development can be satisfactorily accommodated in the highway network. Proposals that would contribute towards the tourism and visitor economy will be particularly supported'</u>.</p>	In the interest of clarity as required by the NPPF.
R33	p24/25	p33 Policy H6	<p>Modify the policy title/policy relationship so that the policy presents as follows:</p> <p><u>Policy B6: The Chelworth Commercial Area</u></p> <p><u>The Chelworth Commercial Area is defined on Figure 14. In this Area proposals to extend the uses in the Commercial Area into the surrounding countryside will not be supported.</u></p> <p><u>Insofar as planning permission is required proposals for the conversion or change of use of existing buildings within the defined Commercial Area to other commercial uses will be supported where the resulting new uses would have a reduced visual impact on the rural environment and would generate a lower level of commercial and/or HGV traffic.</u></p> <p><u>The conversion or change of use of existing buildings in the Commercial Area for residential uses will not be supported.</u></p>	To remove text elements which are not of a policy nature. To take account of the flexibility that exists for changes of use between different variations of industrial and commercial uses. To clarify the relationship between the title of the policy and the policy itself.
R34	p24/25	p.32/33 Policy H6 Para 4.3.11	<p>Insert the following additional text at the end of paragraph 4.3.11:</p> <p><u>Policy B6 sets out to prevent further expansion of employment development in the Chelworth Commercial Area. It takes account of the flexibility that exists for commercial uses to adapt to changing business circumstances without the need for planning permission. The conversion of existing premises for residential use will not be supported. The Commercial Area is located in an inherently unsustainable location.</u></p>	To add detail to the supporting text providing the context for the policy.

APPENDIX 1

Modifications to the draft Cricklade Neighbourhood Plan in response to the Examiner's recommendations and to correct errors

R35	p25	p36 Policy LAF1	Delete the five sites proposed to be designated as local green spaces in Policy LAF4 from Figure 16.	To add clarity under which policy those 5 sites fall. See also R39 below.
-----	-----	--------------------	--	---

APPENDIX 1

Modifications to the draft Cricklade Neighbourhood Plan in response to the Examiner's recommendations and to correct errors

R36	p26	p38 Policy LAF2	<p>R36: Replace 'will be required' with 'should'. Delete 'and proportionate...above 10 dwellings' Delete 'Provision may.... horticultural land' with:</p> <p>The provision of the necessary land for new allotments will be supported both on-site, or off-site as appropriate to the development concerned. Where provision is made off site the identified site should be accessible within the town and on land suitable for allotment uses.</p> <p>Where appropriate sites of ten houses or less will be supported where they include proportionate financial contributions towards improvements in the operation or efficiency of existing allotments to the same financial extent that would be required for the provision of an off-site facility.</p> <p>Policy LAF2: Allotments</p> <p>New residential development of 10 dwellings or over will be required to should provide land for allotments on the basis of a minimum of 50m² for every 10 dwellings and proportionate to this standard above 10 dwellings. Provision may be off site but must be accessible and on suitable horticultural land. <u>The provision of the necessary land for new allotments will be supported both on-site, or off-site as appropriate to the development concerned. Where provision is made off site the identified site should be accessible within the town and on land suitable for allotment uses.</u></p> <p><u>Where appropriate sites of fewer than 10 dwellings will be supported where they include proportionate financial contributions towards improvements in the operation or efficiency of existing allotments to the same financial extent that would be required for the provision of an off-site facility.</u></p>	<p>To improve clarity as required by the NPPF. To introduce a degree of flexibility for schemes of less than 10 dwellings to make off-site contributions.</p>
-----	-----	--------------------	---	---

APPENDIX 1

Modifications to the draft Cricklade Neighbourhood Plan in response to the Examiner's recommendations and to correct errors

R37	p26	p38 Policy LAF3	<p>In the first sentence replace 'shall' with 'should' In the third sentence replace 'Improvement' with 'Improvements' and 'may' with 'will'. Delete the fourth sentence</p> <p>Policy LAF3: Provision of Public Open Space</p> <p>Open space required to be provided in development proposals shall should be of a good quality, clearly defined and accommodate any identified need for more play areas for younger and older children. Developers should put in place financial arrangements to ensure the ongoing maintenance and upkeep of the facility. Improvements to existing open space and provision of play facilities may will be an acceptable alternative in situations where development is located near to existing open space. Sustainable Drainage Systems (SDS) such as attenuation ponds will not normally be appropriate to be classified as public open space.</p>	For clarity.
R38	p26	p38 Para 4.4.8	<p>Reposition the fourth sentence of Policy LAF3 into the supporting text at the end of paragraph 4.4.8. In doing so replace 'not normally.... open space' with 'not be considered as public open space'.</p> <p>It is accepted that Public Open Space is important in any settlement for emotional and physical health. Because Cricklade is deficient in some aspects of public open space new development will be expected to contribute to the provision of new facilities and/or the improvement of existing facilities as appropriate, as stated in Policy LAF3. <u>Sustainable Drainage Systems (SDS) such as attenuation ponds will not be considered as public open space.</u></p>	The fourth sentence in the submitted policy is not a policy in its own right and better accommodated in supporting text.

APPENDIX 1

Modifications to the draft Cricklade Neighbourhood Plan in response to the Examiner’s recommendations and to correct errors

R39	p27	p39 Policy LAF4	<p>In the opening part of the policy delete ‘and development...be permitted’</p> <p>After the schedule of the five LGSs include: New development will not be supported on land designated as Local Green Space except in very special circumstances.’</p> <p>Policy LAF4: Local Green Space</p> <p>The following sites shown on figure 17 and listed below are designated as Local Green Space and development will therefore not be permitted.</p> <ul style="list-style-type: none"> A. Hallsfield Meadow B. St Sampson’s Churchyard, Bath Road C. Abingdon Court Farm and Hatchetts, Thames Lane D. Long Close and Hall Close, North Wall E. Waylands and Saxons Rest, High Street <p><u>New development will not be supported on land designated as Local Green Space except in very special circumstances.</u></p>	In order to have regard to para 78 in the NPPF.
-----	-----	--------------------	--	---

APPENDIX 1

Modifications to the draft Cricklade Neighbourhood Plan in response to the Examiner's recommendations and to correct errors

R40	p28	p40 Policy LAF5	<p>R40: Delete 'The local and tourist...recognised, and' Replace the remainder of the policy with: Proposals that will enhance and promote the Sustrans Cycleway 45 and the Thames Path National Trail and their use in the Plan area will be supported where they comply with other policies in this Plan.</p> <p>Policy LAF5: SUSTRANS Cycleway 45 and Thames Path National Trail</p> <p>The Local and Tourist benefits of the long distance cycle and pedestrian routes are recognised, and development that enhances and promotes them and is consistent with other policies in this Plan will be encouraged. <u>Proposals that will enhance and promote the Sustrans Cycleway 45 and the Thames Path National Trail and their use in the Plan area will be supported where they comply with other policies in this Plan.</u></p>	In the interest of clarity as required by the NPPF.
R41	p28	p40 Para 4.4.10	<p>Insert the following additional text at the end of paragraph 4.4.10:</p> <p><u>The local and tourism benefits of the two routes are recognised in Policy LAF5. It supports developments that would enhance them and promote their use.</u></p>	To improve clarity and reposition supporting text.
R42	p28	p41 Policy LAF6	<p>Replace Policy LAF6 to read:</p> <p><u>Proposals for the formation of a new Cricklade Canal will be supported. Proposals for recreational and nature conservation measures along its route will be particularly supported.</u></p>	To promote sustainable development and ensure general conformity with policies in the Core Strategy.

APPENDIX 1

Modifications to the draft Cricklade Neighbourhood Plan in response to the Examiner's recommendations and to correct errors

R43	p28	p41 Para 4.4.13	<p>Insert the following additional supporting text at the end of paragraph 4.4.13:</p> <p><u>Policy LAF6 is included in the Plan to consolidate the approach taken in Core Policy 53. Its focus is on sustainable recreation and nature conservation measures within the context of a new canal route. Any more significant proposals for leisure or tourism development that may be associated with the formation of a new canal will be assessed against Core Policies 38 and 39 respectively.</u></p>	To promote sustainable development and ensure general conformity with policies in the Core Strategy.
R44	p29	p41 Policy LAF7:	<p>Replace the policy to read:</p> <p><u>Proposals for the restoration of the former Swindon to Cricklade railway line to the south of the town will be supported. Restoration proposals along its route should incorporate the established National Cycle Route 45. In all instances the nature conservation interests along the route should be safeguarded in a manner that is consistent with the restoration of the railway line.</u></p>	To promote sustainable development and ensure general conformity with policies in the Core Strategy.
R45	p29	p41 Para. 4.4.14	<p>Insert the following additional supporting text at the end of paragraph 4.4.14:</p> <p><u>'Policy LAF7 is included in the Plan to consolidate the approach taken in policy TM3 of the saved North Wiltshire Local Plan 2011. Its focus is on sustainable recreation and nature conservation measures within the context of a restored railway route. Any more significant proposals for leisure or tourism development that may be associated with the formation of a new railway will be assessed against Core Policies 38 and 39 respectively.'</u></p>	To promote sustainable development and ensure general conformity with policies in the Core Strategy.

APPENDIX 1

Modifications to the draft Cricklade Neighbourhood Plan in response to the Examiner's recommendations and to correct errors

R46	p30	p41 Policy LAF8	<p>In the opening part of the policy replace 'Redevelopment of' with 'Proposals that would affect'</p> <p>In the second sentence replace 'remove or reduce' with 'would involve the loss of or the reduction in the scale or operation of' In the second sentence replace 'permitted' with 'supported'.</p> <p>Policy LAF8: Community Facilities</p> <p>Redevelopment of <u>Proposals that would affect</u> registered Assets of Community Value or the Community Facilities listed in Figure 18 are expected to maintain and improve the existing community use of the facility. Proposals that remove or reduce <u>would involve the loss of or the reduction in the scale or operation of</u> the community use will not be permitted <u>supported</u> unless the non-viability of that use has been demonstrated.</p>	For clarity.
-----	-----	--------------------	---	--------------