

## **TOCKENHAM NEIGHBOURHOOD PLAN DECISION STATEMENT (PROCEEDING TO REFERENDUM)**

### **1. INTRODUCTION**

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

### **2. BACKGROUND**

- 2.1. The designated area for the Tockenham Neighbourhood Plan comprises the whole of the parish of Tockenham. On 12 July 2017 Wiltshire Council formally approved that the Tockenham Neighbourhood Area (i.e. the land within the parish of Tockenham) be designated in accordance with the Neighbourhood Planning (General) Regulations 2012.
- 2.2. Tockenham Parish Council – the ‘qualifying body’, submitted the draft Tockenham Neighbourhood Plan 2019 – 2026 (submission version 22<sup>nd</sup> July 2019), along with supporting documents, to Wiltshire Council on 30<sup>th</sup> July 2019 for consultation, independent examination and the remaining stages of the draft Plan’s preparation in accordance with the Neighbourhood Planning (General) Regulations 2012.
- 2.3. Following submission of the draft Tockenham Neighbourhood Plan, Wiltshire Council publicised the Plan and supporting documents and invited representations during the consultation period 10<sup>th</sup> September 2019 to 23<sup>rd</sup> October 2019.
- 2.4. In October 2019, Wiltshire Council appointed an independent examiner, Ms Deborah McCann BSc MRICS MRTPI Dip Arch Con Dip LD, to examine the draft Plan and consider whether it should proceed to referendum.
- 2.5. The examiner’s report was received in February 2020 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 Tockenham Neighbourhood Area (the parish area) is an appropriate area within which to hold a referendum.
- 2.6. In accordance with legislation, Wiltshire Council must consider each of the recommendations made in the examiner’s report, decide what action to take in response to each recommendation and what modifications should be made to the draft

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

### **3. DECISION AND REASONS**

- 3.1. Wiltshire Council must be satisfied that the neighbourhood plan meets the Basic Conditions, is compatible with the Convention rights and complies with the provision made by or under sections 61E (2), 61J and 61L of the Town and Country Planning Act 1990, or that the draft order would meet those conditions, be compatible with those rights and comply with that provision if modifications were made to the draft order.
- 3.2. Wiltshire Council has considered the examiner's recommendations and reasons for them. Wiltshire Council has decided to make the examiner's modifications with additional modifications by the Council to the draft Tockenham Neighbourhood Plan, for the purpose of correcting errors (which includes amendments necessary to achieve accuracy and consistency in the wording of policies and supporting text) and to ensure that it meets legal requirements, including the Basic Conditions as set out in legislation. **Appendix 1** sets out these modifications, together with the reasons for them.
- 3.3. The Council is satisfied that the Neighbourhood Plan, as modified, complies with the legal requirements and can proceed to referendum.
- 3.4. The Council also agrees with the examiner that the referendum area should reflect the extent of the parish of Tockenham.
- 3.5. I declare that I have no private interest in respect of this matter that would prevent me from making this decision.

**Signed:**

*Sam Fox*

Sam Fox  
Director of Economic Development and Planning  
Wiltshire Council

**Dated:** 10<sup>th</sup> March 2020

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**Modifications required to be made to the draft Tockenham Neighbourhood plan 2019-2026 (submission version dated 22<sup>nd</sup> July 2019) in response to the Examiner's recommendations and to correct errors**

### **Guidance for using this document**

The following table sets out the modifications that are required to be made to the draft Tockenham Neighbourhood Plan 2019 - 2026 (submitted dated 22<sup>nd</sup> July 2019) together with the explanation and reason for modification. This should be read alongside the report (January 2020) of the independent examiner, Deborah McCann, to Wiltshire Council on the Tockenham Neighbourhood Plan (draft) 2019-2026.

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 Tockenham Neighbourhood Plan 2019-2026 (submitted version dated 22<sup>nd</sup> July 2019) hereafter referred to as the 'TNP', as submitted to Wiltshire Council. For each change, the table sets out the examiner's recommendation as set out in her report together with the modification that is required to be made to the neighbourhood plan. Some additional changes are also included that are not in the examiner's report to correct errors such as typos.

As a result of some modifications, consequential amendments may be required to the final TNP to be published for the purposes of the referendum. These can include changing section headings, amending the contents page, renumbering paragraphs or pages and ensuring that supporting appendices and other documents align with the final version of the Plan.

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Reference number	Page in Examiner's Report	Related TNP page / section	Recommendation and proposed modification	Reason for modification
R1	N/A	Title and date, cover.	<p><u>COUNCIL COMMENT</u></p> <p>Amend title and date of Neighbourhood Plan.</p> <p><u>REQUIRED MODIFICATION</u></p> <ul style="list-style-type: none"> <li>Amend title and date of document as follows:</li> </ul> <p>'Tockenham Neighbourhood Plan <del>(Draft)</del> 2019 – 2026 <b><u>Referendum version</u></b></p>	To update version and date of document.
R2	N/A	Inside cover.	<p><u>COUNCIL COMMENT</u></p> <p>Delete the text referring to the version of the plan.</p> <p><u>REQUIRED MODIFICATION</u></p> <ul style="list-style-type: none"> <li>Delete the text as follows:</li> </ul> <p><del><i>This version of the Tockenham Neighbourhood Plan (Draft) has been updated with the comments received during the Regulation 14 Consultation undertaken in accordance with the Neighbourhood Planning (General) Regulation 2012.</i></del>  <del><i>This Neighbourhood Plan for the parish of Tockenham is submitted to Wiltshire Council to be taken forward to the next stage in the process.</i></del></p> <p><b><u>Version Control</u></b>  V4.1 22nd July 2019 Draft Neighbourhood Plan  (for submission to Wiltshire Council).</p>	To remove reference to incorrect version and date of document.

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R3	N/A	Page 3 Paragraph 1.3	<p><u>COUNCIL COMMENT</u></p> <p>Modify paragraph 1.3 to reflect Wiltshire Core Strategy policies and for clarity.</p> <p><u>REQUIRED MODIFICATION</u></p> <ul style="list-style-type: none"> <li>Amend text as follow:</li> </ul> <p>The Tockenham Neighbourhood Plan has necessarily been prepared in accordance with the WCS which provides a positive and overarching planning policy framework for Wiltshire until 2026. Many of the Core Policies therein apply to any residential or other development in Tockenham. Of note are:</p> <ul style="list-style-type: none"> <li>Core Policy 19 <del>(and Appendix D) - protecting the character and identity of villages</del> Spatial Strategy: Royal Wootton Bassett and Cricklade Community Area</li> <li>Core Policy 44 - Additional dwellings in Rural Exception Sites <del>(e.g. small villages)</del></li> <li>Core Policy 48 - Supporting rural life</li> <li>Core Policy 51 - Protection of landscapes</li> <li>Core Policy 57- Ensuring high quality design and place shaping</li> <li><b><u>Appendix D: Saved policies and policies replaced (North Wiltshire Local Plan 2011)</u></b></li> </ul>	Amend text for clarity
R4	N/A	Page 3 Paragraph 1.5	<p><u>COUNCIL COMMENT</u></p> <p>Modify paragraph 1.5 to reflect Wiltshire Core Strategy policy and for clarity.</p> <p><u>REQUIRED MODIFICATION</u></p> <ul style="list-style-type: none"> <li>Amend text as follow:</li> </ul>	Amend text for clarity

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			Core Policy 1 and 2 <b><u>identify clear limited circumstances, such as those identified in paragraph 4.25, where</u></b> <del>presumes that only very modest development would be appropriate in villages like</del> <b><u>development may be permitted outside of the limits of development in locations such as Tockenham.</u></b> <del>Tockenham to respond to local needs. Such development will not be supported unless it arises through community-led planning documents, such as neighbourhood plans.</del>	
R5	20-21	Page 11 Policy 1 - New and Existing Employment	<p><u>EXAMINER COMMENT</u></p> <p>Modify 'policy 1 - New and existing employment' to read as follows:</p> <p>"Proposals for new employment land, or the conversion and change of use of existing buildings or land to provide new local trade or employment opportunities will be supported subject to:</p> <ul style="list-style-type: none"> <li>Any significant impacts on the local road network, or on highway safety, can mitigated to an acceptable degree (NPPF, paras 108-109 refers).</li> <li>The scale of new development is proportional and in keeping with the existing character of both the village and the immediate area of the proposal.</li> <li>The development does not adversely affect nearby buildings or harm residential amenity in terms of noise, light pollution or other forms of nuisance to neighbouring properties.</li> <li>Any proposal should respect the context, character and appearance of the local area and materials used should reflect the context and rural character aspect of the parish.</li> <li>New development proposals should, where possible be associated with existing buildings."</li> </ul> <p><u>REQUIRED MODIFICATION</u></p> <ul style="list-style-type: none"> <li>Amend 'policy 1 - New and existing employment' as follows:</li> </ul>	For clarity and avoid repetition, and in line with national policy and guidance.

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			<p>POLICY 1 - NEW AND EXISTING EMPLOYMENT</p> <p>Proposals for new employment land, or the conversion and change of use of existing buildings or land to provide new local trade or employment opportunities will be supported <del>provided</del> <b>subject to:</b></p> <ul style="list-style-type: none"> <li>Any significant impacts on the local road network, or on highway safety, can <del>be cost effectively</del> mitigated to an acceptable degree (NPPF, paras 108-109 refers).</li> <li>The scale of new development is proportional and in keeping with the existing character of both the village and the immediate area of the proposal.</li> <li>The development does not adversely affect nearby buildings or <del>detract from</del> <b>harm</b> residential amenity <b><u>in terms of noise, light pollution or other forms of nuisance to neighbouring properties.</u></b></li> <li><del>The proposed use does not create issues of noise, light pollution or other forms of nuisance to neighbouring properties.</del></li> <li><del>There is no harmful landscape, visual or ecological impact.</del></li> <li><del>The character and appearance of the village is not harmed.</del></li> <li>Any proposal <del>should for a conversion or changes of use should not significantly alter the</del> <b>respect the context</b>, character and appearance <b><u>of the local area and materials used should reflect the context and rural character aspect of the parish.</u></b> <del>especially where the development affects a listed structure.</del></li> <li><del>Materials used should not adversely impact on the rural aspect of the parish.</del></li> <li><del>Any n</del> New development proposals should, <b><u>where possible</u></b> be associated with existing buildings.</li> </ul>	

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R6	22	Page 16 Policy 3 - Transport	<p><u>EXAMINER COMMENT</u></p> <p>Modify 'Policy 3 - Transport' to remove reference to "all" development and to meet the basic conditions.</p> <p><u>REQUIRED MODIFICATION</u></p> <ul style="list-style-type: none"> <li>Amend 'Policy 3 - Transport' as follows:</li> </ul> <p>POLICY 3 - TRANSPORT</p> <p><del>All new</del> development proposals <b><u>which generate a parking requirement should demonstrate:</u></b></p> <p><del>That</del> <b><u>Provide enough</u></b> off-street parking <del>is provided</del> in line with <b><u>development plan</u></b> WCS policies and standards to <b><u>remove the need for on street parking</u></b> <del>prevent the need for further residents to park on the roads.</del></p> <p>Where, due to site constraints or in the interests of design, satisfactory on-site parking cannot be provided, contributions toward identified and suitable public parking facilities elsewhere in the village may be acceptable through planning obligations. This additional parking should be located to reduce congestion and improve access to local facilities.</p> <p>If significant vehicle movements are likely to be generated, a travel plan will be provided and the application supported by a transport statement or transport assessment (NPPF, para. 111). <b><u>This should include details of how any adverse impacts will be mitigated.</u></b></p> <p><b><u>Where appropriate, proposals should</u></b> <del>All new developments will demonstrate how they link to the existing rights of way (footpaths,</del></p>	For clarity and to meet the basic conditions.



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			bridleways and cycle routes) <i>and how any adverse impacts will be mitigated.</i>	
R7	23	Page 16 Policy 4 - Public rights of way	<p><u>EXAMINER COMMENT</u></p> <p>Policy 4 is not worded as a policy which could be applied to the determination of a planning application. It is more of a community aspiration but could be retained as a policy if modified to read as follows:</p> <p>'Proposals which include the improvement of public rights of way (footways, bridleways and designated cycle routes) to encourage more people to walk and cycle safely, both between village amenities and other villages and towns will be supported.'</p> <p><u>REQUIRED MODIFICATION</u></p> <ul style="list-style-type: none"> <li>Amend 'Policy 4 - Public rights of way' as follows:</li> </ul> <p>POLICY 4 – PUBLIC RIGHTS OF WAY</p> <p><del>To improve</del><b>Proposals which include the improvement</b> of public rights of way (footways, bridleways and designated cycle routes) to encourage more people to walk and cycle safely, both between village amenities and other villages and towns <b><u>will be supported</u></b>.</p>	To ensure clarity and precision of the policy.
R8	23	Page 19 Policy 5 – Facilities	<p><u>EXAMINER COMMENT</u></p> <p>The second paragraph of this policy should be deleted as it deals with CIL priorities which are not land use policy. These priorities can be included in the plan, either in the community projects/ aspirations section or in the body of the text.</p>	For clarity and to meet the basic conditions

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		Page 5 Paragraph 1.14	<p><u>REQUIRED MODIFICATION</u></p> <ul style="list-style-type: none"> <li>The second paragraph of 'Policy 5 – Facilities' should be deleted from the policy as follows:</li> </ul> <p>POLICY 5 – FACILITIES</p> <p>Tockenham village hall, church, play area and allotments (as identified on Map D) are important community resources which will be protected from development, unless a proposal of equivalent or greater community value is proposed to replace or enhance them.</p> <p><del>Where receipts from the Community Infrastructure Levy are generated in respect of future development within the village they will be utilised for ongoing maintenance and enhancement of village hall, play area or other community facilities.</del></p> <p><u>COUNCIL COMMENT</u></p> <p>As indicated within the Examiner's report, this deleted section of policy is to be incorporated elsewhere within the plan. The most appropriate place is the 'Community aspirations outside the plan' section on page 5 of the Neighbourhood Plan, as indicated by the consequential change below.</p> <p><u>REQUIRED MODIFICATION</u></p> <ul style="list-style-type: none"> <li>Add third bullet to 'Community aspirations' section of plan to reflect deleted text from Policy 5 as follows:</li> </ul> <p>1.14 Specifically, these aspirations include:</p> <ul style="list-style-type: none"> <li>To maintain and increase the number of passing places on the C130 to improve road safety and reduce the adverse impact of any increase in traffic.</li> </ul>	For clarity and to meet the basic conditions.

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			<ul style="list-style-type: none"> <li>To seek a new footpath along the A3102 to link the C120 and C130 to improve road safety, particularly between bus stops, thereby promoting the use of public transport.</li> <li><b><u>Where receipts from the Community Infrastructure Levy are generated in respect of future development within the village they will be utilised for ongoing maintenance and enhancement of village hall, play area or other community facilities.</u></b></li> </ul>	
R9	24 - 25	Page 22 Policy 6 – Settlement Identity	<p><u>EXAMINER COMMENT</u></p> <p>The policy as currently worded does not refer to a definition of the characteristics in the village and would therefore be difficult to apply in the determination of a planning application.</p> <p>The policy should be modified to read as follows:</p> <p>'Development proposals should be sensitive to the defining rural characteristics of the Parish as identified in the North Wiltshire Landscape Character Assessment and demonstrate how they maintain the character, natural environment and landscape settings within the parish by:</p> <ul style="list-style-type: none"> <li>maintaining the separate identities of each area of the village.</li> <li>avoiding visual and physical intrusion into the open countryside.</li> <li>Where appropriate, taking cognisance of the Wiltshire Farmstead Project to ensure the retention of the character of historic farmsteads which is vulnerable to new development'</li> </ul> <p><u>REQUIRED MODIFICATION</u></p> <ul style="list-style-type: none"> <li>Amend 'Policy 6 – Settlement Identity' as follows:</li> </ul>	For clarity and to meet the basic conditions

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		Page 22 Paragraph 6.12	<p>Development proposals should be sensitive to the defining rural characteristics of the <b><u>Parish as identified in the North Wiltshire Landscape Character Assessment</u></b> <del>village</del> and demonstrate how they maintain the character, natural environment and landscape settings within the parish <b><u>by:- All development should show how it:</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>Maintaining</u></b> <del>Protects</del> the separate identities of each area of the village.</li> <li>• <b><u>Avoiding visual and physical intrusion</u></b> <del>Assists in safeguarding from encroachment</del> into the <b><u>open</u></b> countryside.</li> <li>• <b><u>Where appropriate, taking</u></b> <del>Takes</del> cognisance of the Wiltshire Farmstead Project <b><u>to ensure the retention of the character of historic farmsteads which is vulnerable to new development.</u></b></li> </ul> <p><u>COUNCIL COMMENT</u></p> <p>As indicated within the Examiner's report, the supporting text should be modified to include reference to both the North Wiltshire Landscape Character Assessment Report and the Wiltshire Farmstead Project.</p> <p><u>REQUIRED MODIFICATION</u></p> <ul style="list-style-type: none"> <li>• Amend bullets under 'Objective 8: The historic environment and landscape setting of the parish should be protected and enhanced' as follows:</li> </ul> <p>6.12 Successful outcomes of this objective will include:</p> <ul style="list-style-type: none"> <li>• Key local landscapes, <b><u>as identified within the North Wiltshire Landscape Character Assessment (2004) or its successor,</u></b> and recreational amenity are protected</li> <li>• The historical environment is protected and enhanced</li> </ul>	

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			<ul style="list-style-type: none"> <li>Our heritage assets, <u>including those identified within the Wiltshire Farmstead Project</u>, are protected from harmful development.</li> </ul>	
R10	27	Page 23 Policy 7 – Special areas for protection	<p><u>EXAMINER COMMENT</u></p> <p>Policy 7 is accompanied by Map F; this map does not clearly identify the extent of the areas the policy relates to. It is not clear what evidence supports the identification of these areas in particular or how the policy is intended to apply in the determination of a planning application.</p> <p>For clarity and to meet the Basic Conditions the policy should be modified to read as follows:</p> <p>‘POLICY 7 – Special Area and Views</p> <p>The following areas of land and features contribute to the sense of place, character and community within Tockenham:</p> <ul style="list-style-type: none"> <li>The field that lies central to the built-up area in the village core (Map F)</li> <li>The view of open countryside across to Clyffe Hanging Map F)</li> </ul> <p>Development should not compromise the essential character of these areas.’</p> <p><u>REQUIRED MODIFICATION</u></p> <ul style="list-style-type: none"> <li>Amend ‘Policy 7 – Special areas for protection’ as follows:</li> </ul> <p>‘POLICY 7 - <u>SPECIAL SPECIFIC AREAS FOR PROTECTION AND VIEWS</u></p> <p>The following areas of land and features contribute to the sense of place, character and community within Tockenham:</p>	For clarity and to meet the basic conditions

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			<ul style="list-style-type: none"> <li>The <del>openness of the</del> field that lies central to the built-up area in the village core (Map F)</li> <li>The view of open countryside <del>that surround Tockenham (e.g. across to</del> Clyffe Hanging —(Map F)</li> <li><del>Listed buildings of historic value including the Church, Queen's Court, Tockenham Manor, Meadow Court and Manor Farm (Map B)</del></li> </ul> <p>Development should not compromise the essential character of these areas.</p>	
R11	30	Page 24 Paragraph 7.3	<p><u>EXAMINER COMMENT</u></p> <p>Paragraph 7.3 page 24 of the Plan should be modified to reflect the policy modification to read as follows:</p> <p>'7.3 It was also important that any development should be restricted to areas well-related to the core of the village. A purely infill approach was considered too restrictive but development in current 'brown field' sites should take precedence.'</p> <p><u>REQUIRED MODIFICATION</u></p> <ul style="list-style-type: none"> <li>Amend paragraph 7.3 as follows:</li> </ul> <p>7.3 It was also important that any development should be restricted to areas well-related to the core of the village, <del>or to outlying areas where pockets of sustainable development already exist.</del> A purely infill approach was considered too restrictive but development in current 'brown field' sites should take precedence.</p>	To reflect policy modifications that ensure clarity and conformity with Basic Conditions.

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R12	30 - 31	Page 26 Policy 8: Development and housing	<p><u>EXAMINER COMMENT</u></p> <p>For clarity and to meet the Basic Conditions the policy should be modified to read as follows:</p> <p>'POLICY 8: DEVELOPMENT AND HOUSING</p> <p>New dwellings and residential building conversions will be supported where they:</p> <ul style="list-style-type: none"> <li>• are in or adjacent to the existing core of the village; or well related to the existing settlement as directed by the exception policies within the Wiltshire development plan</li> <li>• are in the form of infill / co-located developments, or on brownfield sites</li> <li>• are of an appropriate scale having regard to the rural location and limited facilities.</li> <li>• are for affordable housing to meet identified local need in accordance with Wiltshire Core Strategy Policy 44 or any replacement policy in the Development Plan</li> <li>• are smaller homes designed for the needs of young families and older people</li> <li>• are constructed from the highest quality materials in accordance with Wiltshire Core Strategy Policy 57 or any replacement policy in the Development Plan, taking account of local design and scale as appropriate.</li> <li>• provide adequate on-site parking to prevent increase in the current level of on street parking, wherever possible.</li> <li>• conserve and enhance the rural character of the village, local landscapes and open spaces, complies with national policy with regard to designated and non-designated heritage assets and does not harm residential amenity.' </li></ul>	For clarity and to meet Basic Conditions

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			<p><u>REQUIRED MODIFICATION</u></p> <ul style="list-style-type: none"> <li>Amend 'Policy 8: Development and housing' as follows:</li> </ul> <p>POLICY 8: DEVELOPMENT AND HOUSING</p> <p><del>Limited additional n</del>New dwellings and <b>residential</b> building conversions will be supported <del>if where they: meet the locally identified housing needs or the demands for 'affordable housing' under the Wiltshire Core Strategy, particularly regarding the needs of young families or older people. All new development proposals will:</del></p> <ul style="list-style-type: none"> <li><del>Be</del> <b>are</b> in or adjacent to the existing core of the village; or <b>well related to the existing settlement as directed by the exception policies within the Wiltshire development plan</b> <del>in outlying areas, adjacent to other pockets of development that already exist. (See map E).</del></li> <li><del>Be</del> <b>are</b> in the form of infill / co-located developments, or on brownfield sites.</li> <li><del>Generally, be of 1-3 homes per site, with an upper limit of approximately 10 during the lifetime of the Plan. Sites larger than this would not be</del><b>are of an</b> appropriate in scale <b>having regard</b> <del>to the</del> rural location <del>with</del><b>and</b> limited facilities.</li> <li><b>are for affordable housing to meet identified local need in accordance with Wiltshire Core Strategy Policy 44 or any replacement policy in the Development Plan.</b></li> <li><b>are smaller homes designed for the needs of young families and older people.</b></li> <li><del>Be</del><b>are</b> constructed from the highest quality materials in accordance with <b>Wiltshire core strategy</b> Core Policy 57 <b>or any replacement policy in the development plan</b>, taking account of local design and scale as appropriate.</li> </ul>	



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			<ul style="list-style-type: none"> <li><del>Demonstrate, wherever possible, that they</del> provide adequate on-site parking to prevent increase in the current level of street parking, <b>wherever possible.</b></li> <li><b><u>conserve and enhance the rural character of the village, local landscapes and open spaces, complies with national policy with regard to designated and non-designated heritage assets and does not harm residential amenity.</u></b></li> </ul> <p><del>All new development should preserve and enhance the rural character of that part of the village, respect the historic assets in the village and preserve local landscapes and open spaces. There should be no detrimental effect on residential amenity.'</del></p>	
R13	30	Page 47 Map E Tockenham broad pockets of sustainable development	<p><u>EXAMINER COMMENT</u></p> <p>Map E will need to be revised following the modification of this policy (Policy 8).</p> <p><u>COUNCIL COMMENT</u></p> <p>The changes to Policy 8 have removed reference to 'Map E', therefor this map should be removed.</p> <p><u>REQUIRED MODIFICATIONS</u></p> <p>Remove Map E from Appendix 2 and re-order the maps to reflect this. Consequential changes will also be required to amend the table of contents and 'Appendix 2 – Maps' contents.</p>	Consequential change
R14	28	Page 8 and Page 27	<p><u>EXAMINER COMMENT</u></p> <p>The Neighbourhood Plan refers to Tockenham as a "small village" under Wiltshire Core Strategy Policy 1. However, Tockenham is not identified</p>	For clarity and to meet the basic conditions

## APPENDIX 1

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		Page 8 'The Vision' box, second paragraph	<p>as a "small village" in the Core Strategy and therefore this reference should be removed from the plan.</p> <p><u>COUNCIL COMMENT</u></p> <p>For clarification remove reference to 'Tockenham's rural 'small village' status under the Wiltshire Core Strategy' in the second paragraph within 'The Vision' box on page 8 of the neighbourhood plan and also amend paragraph 7.16 which makes reference to Tockenham as a 'small village'.</p> <p><u>REQUIRED MODIFICATIONS</u></p> <ul style="list-style-type: none"> <li>Amend sentence within paragraph two in 'the vision' box, as follows:</li> </ul> <p>'The Vision Tockenham will continue to flourish as a working village, proud of its long heritage, open rural and scenic location and strong sense of community.</p> <p>Further development will be minimal and sustainable, in general keeping with <del>Tockenham's rural 'small village' status under</del> the Wiltshire Core Strategy, and to meet the needs of residents.</p> <p>Housing growth will be driven by residents to maintain resilience, meet appropriate local employment opportunities and enable flexibility for both the young and older members of the community to continue to reside within the parish.</p> <p>We will safeguard our most important green spaces, open landscapes and far reaching views and maintain safe passage along our narrow but vital roads and network of footpaths.'</p>	
		Page 27 Paragraph 7.16	<ul style="list-style-type: none"> <li>Amend paragraph 7.16 on page 27, as follows:</li> </ul>	

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			'Core Policy 48 (Supporting rural life) enables <del>small villages</del> <b>rural communities</b> like Tockenham to provide dwellings to meet local employment needs and enable workers to reside at or in the immediate vicinity of their place of work in the interests of employment essential to the countryside. Such proposals should be supported by functional and financial evidence.'	
R15	N/A	Page 27 Paragraph 7.15	<p><u>COUNCIL COMMENT</u></p> <p>Modify paragraph 7.15 to reflect Wiltshire Core Strategy policy and for clarity.</p> <p><u>REQUIRED MODIFICATIONS</u></p> <ul style="list-style-type: none"> <li>Amend paragraph 7.15 as follows:</li> </ul> <p>Core Policy 43 (Providing 'affordable homes') designates two <b>affordable housing zones</b> <del>areas</del> in the county <del>where residual land values make the provision of 'affordable homes' more viable</del>. The Royal Wootton Bassett and Cricklade Community Area, and therefore Tockenham, is <del>not identified in either of these areas</del> <b>within the 40% affordable housing zone</b>.</p>	Amend text for clarity
R16	N/A	All	<p><u>REQUIRED MODIFICATIONS</u></p> <p>Amend paragraph and section numbers as necessary, as a result of modifications set out in this report. Also ensure plan annexes in logical order.</p>	Consequential change