

CHRISTIAN MALFORD NEIGHBOURHOOD PLAN DECISION STATEMENT (PROCEEDING TO REFERENDUM)

1. INTRODUCTION

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

2. BACKGROUND

- 2.1. The designated area for the Christian Malford Neighbourhood Plan comprises the whole of the parish of Christian Malford. On 5th November 2014 Wiltshire Council formally approved that the Christian Malford Neighbourhood Area (i.e. the land within the parish of Christian Malford) be designated in accordance with the Neighbourhood Planning (General) Regulations 2012.
- 2.2. Christian Malford Parish Council – the ‘qualifying body’, submitted the draft Christian Malford Neighbourhood Plan, along with supporting documents, to Wiltshire Council in April 2017 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 Christian Malford Neighbourhood Plan, Wiltshire Council publicised the Plan and supporting documents and invited representations during the consultation period 5th June 2017 to 18th July 2017.
- 2.4. In October 2017, Wiltshire Council appointed an independent examiner, Mr Andrew Ashcroft BA (Hons) MA, DMS, MRTPI, to examine the Plan and consider whether it should proceed to referendum.
- 2.5. The examiner’s report was received in December 2017 and concluded that subject to making the modifications recommended in the report, that the draft Plan meets the Basic Conditions and should proceed to referendum. The examiner also recommended that the Christian Malford Neighbourhood Area (the parish area) is an appropriate area within which to hold a referendum.
- 2.6. In accordance with legislation, Wiltshire Council must consider each of the recommendations made in the examiner’s report, decide what action to take in response to each recommendation and what modifications should be made to the

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

3. DECISION AND REASONS

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

Signed:



Tim Martiensen
Interim Director, Economic Development & Planning
Wiltshire Council

Dated: 05.01.2018

APPENDIX 1

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

Guidance for using this document

The following table sets out the changes that are required in order to address the recommendations set out in the Examiner's report together with the explanation / reason for change. This should be read alongside the report of the independent examiner to Wiltshire Council on the Christian Malford Neighbourhood Plan (4th December 2017)

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 ~~striketrough~~ identifies text to be deleted from the Plan.

The relevant paragraph, policy and page numbering relates to the draft Christian Malford Neighbourhood Plan 2015-2035 (hereafter referred to as the 'CMNP'), as submitted to Wiltshire Council.

IMPORTANT:

The final Christian Malford NP (2015- 2035), 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 CMNP page / section	Recommendation and proposed modification	Reason for modification
R1	26/27	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	13	Section 5.1 Page 16 Policy CP1	EXAMINER RECOMMENDATION: Insert 'built' between 'from' and 'development' REQUIRED MODIFICATION: "Policy CP1 - Recreation Ground The Recreation Ground, shown on Map 4, is identified as Designated Open Space and will be protected from built development."	To provide clarity as required by the NPPF
R3	13/14	Section 5.1 Page 17 Policy CP2	EXAMINER RECOMMENDATION: Change the identification to ' <u>Malford Meadow LGS</u> ' Modify the policy to read: "Malford Meadow as shown on Map 4 is designated as Local Green Space. New development will not be supported on Malford Meadow except in very special circumstances." REQUIRED MODIFICATION: "Policy CP2 – Malford Meadow <u>LGS</u> Malford Meadow <u>as</u> shown on Map 4, is identified as <u>D</u> esignated <u>as</u> Local Green Space and will be protected from development. <u>New development will not be supported on Malford Meadow except in very special circumstances.</u> "	Modification to policy to ensure clarity which has regard to the NPPF on local green space designation.

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Reference number	Page in Examiner's Report	Related CMNP page / section	Recommendation and proposed modification	Reason for modification
R4	14	Section 5.1 Page 15 Map 4	Modify Map 4 to reduce the geographic extent of the Malford Meadow LGS by excluding the area shown in pink in the Parish Council's response to the Clarification Note.	For clarity as required by the NPPF
R5	14	Section 5.1 Page 16 Paragraph 2	<p>EXAMINER RECOMMENDATION:</p> <p>In the final part of the supporting text insert the following after the first sentence: 'As such this part of the wider site is excluded from the proposed local green space.'</p> <p>Delete the second sentence of the final part of the supporting text.</p> <p>At the end of the final part of the supporting text insert the following sentence: 'In any event the terms of the Transfer of Ownership do not prevent that part of the wider site excluded from the designated local green space from being managed as open space.'</p> <p>REQUIRED MODIFICATION:</p> <p>Under the terms of the Transfer of Ownership from Wiltshire Council to Christian Malford Parish Council, Wiltshire Council have reserved the right to develop the part of Malford Meadow to the west of the Primary School for affordable housing use. <u>As such this part of the wider site is excluded from the proposed local green space.</u> For the avoidance of doubt, the Neighbourhood Plan considers this site to be inappropriate for housing, and will strongly oppose any development plans on this site. <u>In any event the terms of the Transfer of Ownership do not prevent that part of the wider site excluded from the designated local green space from being managed as open space.</u></p>	Unnecessary comments in the context of the plan-making function. Any future planning applications will be determined on basis of planning policy and other material considerations at that time. Regard to NPPF.

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R6	15/16	Section 5.1 Page 17 Policy CP3	<p>EXAMINER RECOMMENDATION:</p> <p>Replace the policy with the following:</p> <p>Proposals for a new or extended village hall with associated car parking will be supported subject to the following criteria:</p> <ul style="list-style-type: none"> • The village hall is located within or adjacent to the settlement boundary; • The design of the village hall would respect the character and appearance of other buildings in its immediate locality; and • Its development would not have an unacceptable detrimental impact on the amenities of adjacent residential properties by virtue of its pedestrian or vehicular access, its height and mass or in terms of its general noise and disturbance. <p>Where appropriate and necessary a broader package of development measures will be supported in order to facilitate the construction of a new or replacement village hall. In these circumstances, the applicants concerned will need to demonstrate that the wider package proposed complies with development plan policies and is of a size and scale commensurate both with the size of the village and its contribution towards the costs of providing a new village hall.</p> <p>REQUIRED MODIFICATION:</p> <p>Policy CP3 - Christian Malford Village Hall The site shown on Map 5 is allocated to provide:</p> <ul style="list-style-type: none"> • A replacement village hall • A new village hall car park <p><u>Proposals for a new or extended village hall with associated car parking will be supported subject to the following criteria:</u></p> <ul style="list-style-type: none"> • <u>The village hall is located within or adjacent to the settlement boundary;</u> 	<p>Modification to the policy to provide support for a new or a replacement village hall in the village and provide a degree of flexibility within the plan period. For clarity as required by the NPPF. Wiltshire Council will need to balance a range of policy and other material considerations in determining any resulting planning application.</p>

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			<ul style="list-style-type: none"> • <u>The design of the village hall would respect the character and appearance of other buildings in its immediate locality; and</u> • <u>Its development would not have an unacceptable detrimental impact on the amenities of adjacent residential properties by virtue of its pedestrian or vehicular access, its height and mass or in terms of its general noise and disturbance.</u> <p><u>Where appropriate and necessary a broader package of development measures will be supported in order to facilitate the construction of a new or replacement village hall. In these circumstances, the applicants concerned will need to demonstrate that the wider package proposed complies with development plan policies and is of a size and scale commensurate both with the size of the village and its contribution towards the costs of providing a new village hall.</u></p>	
R7	16	Section 8 Page 17 End of paragraph 4	<p>EXAMINER RECOMMENDATION:</p> <p>Insert the following text at the end of the ‘Village hall’ section;</p> <p>“Policy CP3 sets out a context within which the village hall can be extended or redeveloped within the Plan period. It provides for a village hall either on an extended footprint of the current site (as shown on Map 5) or elsewhere in the village. In particular it sets out the basis by which a new or replacement village hall could be facilitated through other development. In the context of the scale and nature of the village this is likely to be through residential development. Its focus is on ensuring that the supporting development is proportionate in scale to the overall size of the village and its contribution towards facilitating the provision of a new or enhanced village hall. This will ultimately need to be determined</p>	As a follow-on to R6 policy modification and an explanation text for Policy CP3.

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			<p>through the development management process by Wiltshire Council.”</p> <p>REQUIRED MODIFICATION:</p> <p>“Whilst the trustees remain open to future development options the current preference is for the Village Hall to remain on its present site with the possibility of an extended footprint to the East to increase the size of the car park (see area marked V on Map 5). <u>Policy CP3 sets out a context within which the village hall can be extended or redeveloped within the Plan period. It provides for a village hall either on an extended footprint of the current site (as shown on Map 5) or elsewhere in the village.</u> <u>In particular it sets out the basis by which a new or replacement village hall could be facilitated through other development. In the context of the scale and nature of the village this is likely to be through residential development. Its focus is on ensuring that the supporting development is proportionate in scale to the overall size of the village and its contribution towards facilitating the provision of a new or enhanced village hall. This will ultimately need to be determined through the development management process by Wiltshire Council.”</u></p>	
R8	16	Page 28 Policy HE1	<p>EXAMINER RECOMMENDATION: Delete policy HE1.</p> <p>REQUIRED MODIFICATION:</p> <p>Policy HE1 – Historic Environment Applications should be sympathetic to the historic environment and ensure that they do not adversely impact on the setting of historic assets, whether designated or non-designated.</p>	The policy fails to have regard to the approach set out in paragraphs 132-135 of the NPPF. The said policy is adequately addressed in Wiltshire Core Strategy Policy 58.
R9	16/17/18	Page 32	EXAMINER RECOMMENDATION:	To provide clarity and avoid

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		<p>Policy HP1</p> <p>Page 33</p> <p>Policy HP2</p>	<p>Replace Policies HP1 and HP2 with the following single policy: -</p> <p>Policy HP1 – Infill and small site development</p> <p>Proposals for residential development within the settlement boundary will be supported subject to the following criteria:</p> <ul style="list-style-type: none"> • their size and layout respect the character of the site concerned and that of the immediate locality and the resulting development front onto existing highways, or are arranged in cul-de-sac or courtyard configurations; • their format respects the layout of adjacent residential properties in general and the generally single-plot form of the village in particular; • they result in the development of houses of up to three bedrooms; and/or • they result in the development of single storey properties; and/or • they result in the development of houses that meet the needs of older persons; and • their design is of a high quality and which respects the character and appearance of the village. <p>REQUIRED CHANGE:</p> <p>Policy HP1 – Infill and small site development New developments should consist of no more than 6 properties along existing highways or in a new cul-de-sac or courtyard development. New developments will not be permitted behind existing properties.</p> <p>Policy HP2 – Housing mix There should be a presumption against the construction of properties</p>	<p>confusion. Amalgamating the policies will ensure the clear and practicable use having regard to national policy.</p>

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			<p>with more than 3 bedrooms. There should be a presumption against adding add a second storey to any 2 or 3 bedroom bungalows. There should be a presumption in favour of the building of high quality single storey 2 or 3 bedroom properties with easily managed plots. There should be a presumption in favour of small single storey courtyard developments or a cul-de-sac of bungalows.</p> <p><u>Policy HP1 – Infill and small site development</u></p> <p><u>Proposals for residential development within the settlement boundary will be supported subject to the following criteria:</u></p> <ul style="list-style-type: none"> • <u>their size and layout respect the character of the site concerned and that of the immediate locality and the resulting development front onto existing highways, or are arranged in cul-de-sac or courtyard configurations;</u> • <u>their format respects the layout of adjacent residential properties in general and the generally single-plot form of the village in particular;</u> • <u>they result in the development of houses of up to three bedrooms; and/or</u> • <u>they result in the development of single storey properties; and/or</u> • <u>they result in the development of houses that meet the needs of older persons; and</u> • <u>their design is of a high quality and which respects the character and appearance of the village.</u> 	
R10	18	Page 32 Section 9.8 paragraph 3	<p>EXAMINER RECOMMENDATION: Delete the final sentence of the supportive text of the third paragraph of 9.8 and at the end of the supportive text of 9.8 add the following: “Policy HP1 attempts to capture the various issues addressed in this</p>	<p>Modifying the supporting text to reflect the modification to policies HP1 & HP2 Follow as per R9.</p>

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			<p>section of the Plan into a policy format. It identifies the type of houses that will be supported in general terms and provides particular support for smaller houses and for houses that will meet the needs of older persons. The first criterion requires that new developments are of an appropriate size for the village. It requires developers to make an assessment of the relationship between their proposals and the character of the surrounding area. Given the nature of the village and the limited opportunities for infilling it is not envisaged that any infill sites will exceed six dwellings”</p> <p>REQUIRED MODIFICATION:</p> <p>“Single storey properties that fit the above requirement are in short supply. There are only 28 detached single storey dwellings in the entire Parish (21 in the Settlement Area). It is many years since any have been built and there is pressure on the existing stock to be turned into family homes by the addition of large extensions or second storeys.</p> <p><u>Policy HP1 attempts to capture the various issues addressed in this section of the Plan into a policy format. It identifies the type of houses that will be supported in general terms and provides particular support for smaller houses and for houses that will meet the needs of older persons. The first criterion requires that new developments are of an appropriate size for the village. It requires developers to make an assessment of the relationship between their proposals and the character of the surrounding area. Given the nature of the village and the limited opportunities for infilling it is not envisaged that any infill sites will exceed six dwellings.</u>”</p>	
R11	18/19	Section 10.1	EXAMINER RECOMMENDATION:	To ensure that the Policy has

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		Page34 Policy D1	<p>Modify the policy to connect Policy D1 with Core Strategy Policy 57.</p> <p>REQUIRED MODIFICATION:</p> <p>“Policy D1 – Design</p> <ul style="list-style-type: none"> • Designs should respect the existing layout and historical design features of the village. <p>Core Policy 57 applies. [Sustainability, energy saving measures and climate change adaptation are all covered by Core Policy 41] <u>Proposals that would result in high quality design will be supported. Proposed new development in the Plan area should respect the existing layout, character and historic design features of the village and otherwise conform to the principles included in Core Policy 57 that are relevant to the site concerned.</u>”</p>	regard to national and local policy and to meet the basic conditions.
R12	19	Section 10.1 Page 34	<p>EXAMINER RECOMMENDATION: Include additional text at the end of the supportive text of 10.1 as follows:</p> <p>“Policy D1 sets out design standards for new development. It makes direct reference to Core Policy 57. The Plan expects that developers will take account of both policies as they prepare proposals in the neighbourhood area.”</p> <p>REQUIRED MODIFICATION: “Density is interlinked with design and it is essential that innovative design solutions are encouraged to achieve higher density levels were appropriate although the density of development should rightly be a</p>	To reflect the modification to Policy D1 as per R11.

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			<p>product of a robust site assessment which responds positively to the environmental quality of Christian Malford.</p> <p><u>Policy D1 sets out design standards for new development. It makes direct reference to Core Policy 57. The Plan expects that developers will take account of both policies as they prepare proposals in the neighbourhood area.</u></p>	
R13	19/20	Section 11.1 Page 35 Policy HSP1	<p>EXAMINER RECOMMENDATION:</p> <p>“Replace the introductory part of the policy to read: Sites HS1-6 as identified below are allocated for residential development in the context of the specific policies for each of the sites (Policies HP1-6).</p> <p>In the table delete ‘Phase One’ and ‘Phase Two’ in the second column and ‘likely timescale’ in the column title. In the table insert an additional column to read ‘Anticipated Delivery Timetable’ In the additional column insert for HS1-3 ‘2018-2023’ and for HS4-6 ‘2023-2028’</p> <p>Insert a new section at the end of the policy to read:</p> <p>‘The Christian Malford settlement boundary is extended to incorporate the six housing sites and is shown on Map 10. ‘</p> <p>REQUIRED MODIFICATION: Modify policy HSP1 to read as follows:</p> <p>Policy HSP 1 – Housing site allocation The following Sites HS1 to HS6 as identified below are allocated to provide housing and are expected to provide new dwellings according to Housing Policies HP1 to HP6 for residential development in the</p>	Modification of the policy ensure conformity with national policy and guidance, strategic policies of the Wiltshire Core Strategy and to contribute to sustainable development.

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			<p><u>context of the specific policies for each of the sites (Policies HP1-6).</u></p> <table border="1"> <thead> <tr> <th>Christian Malford NDP Ref</th> <th>Site Location and likely timescale</th> <th>Potential Number of Dwellings</th> <th><u>Anticipated Delivery Timetable</u></th> </tr> </thead> <tbody> <tr> <td>HS1</td> <td>PHASE ONE End of Lye Common – North Side</td> <td>6</td> <td><u>2018-2023</u></td> </tr> <tr> <td>HS2</td> <td>Redundant farm buildings adjacent to The Old Parlour</td> <td>6</td> <td><u>2018-2023</u></td> </tr> <tr> <td>HS3</td> <td>Redundant farm buildings adjacent to Fordlands</td> <td>4</td> <td><u>2018-2023</u></td> </tr> <tr> <td>HS4</td> <td>PHASE TWO Redundant farm buildings at Mermaid Farm</td> <td>6</td> <td><u>2023-2028</u></td> </tr> <tr> <td>HS5</td> <td>Land to the East of Malford Farmhouse</td> <td>4</td> <td><u>2023-2028</u></td> </tr> <tr> <td>HS6</td> <td>Land to the West of The Bakehouse</td> <td>4</td> <td><u>2023-2028</u></td> </tr> </tbody> </table> <p><u>The Christian Malford settlement boundary is extended to incorporate the six housing sites and is shown on Map 10.</u></p>	Christian Malford NDP Ref	Site Location and likely timescale	Potential Number of Dwellings	<u>Anticipated Delivery Timetable</u>	HS1	PHASE ONE End of Lye Common – North Side	6	<u>2018-2023</u>	HS2	Redundant farm buildings adjacent to The Old Parlour	6	<u>2018-2023</u>	HS3	Redundant farm buildings adjacent to Fordlands	4	<u>2018-2023</u>	HS4	PHASE TWO Redundant farm buildings at Mermaid Farm	6	<u>2023-2028</u>	HS5	Land to the East of Malford Farmhouse	4	<u>2023-2028</u>	HS6	Land to the West of The Bakehouse	4	<u>2023-2028</u>	
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HS1	PHASE ONE End of Lye Common – North Side	6	<u>2018-2023</u>																													
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R14	20	Section 11.2 Page 36 Paragraph 3	<p>EXAMINER RECOMMENDATION:</p> <p>In the third paragraph of section 11.2 replace “in 3 phases” with “in tow generalised time periods (2018-2023 and 2023-2028). Include additional text to read: “These time periods do not represent firm commitments. The Plan recognises that the sites may be granted planning permission at times which do not necessarily correspond to this timetable, and that their</p>	Modifying the supporting text to reflect the modification to Policy HSP1 as per R13 above.																												

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			<p>delivery rates are unpredictable”. In the following paragraph replace:</p> <p>REQUIRED MODIFICATION:</p> <p>Modify the third paragraph of section 11.2 as follows:</p> <p>“Landowners were asked about when they might be expected to come forward with planning applications for their land. This has led to the proposed sites being shown below in 3 phases <u>in two generalised time periods (2018-2023 and 2023-2028)</u>. These phases therefore suggest a possible time-line but are not firm commitments. <u>These time periods do not represent firm commitments. The Plan recognises that the sites may be granted planning permission at times which do not necessarily correspond to this timetable, and that their delivery rates are unpredictable.</u>”</p>	
R15	21	Section 11.2 Page 37	<p>EXAMINER RECOMMENDATION:</p> <p>In the fourth paragraph of 11.2 replace:</p> <p>‘Phase One.....of the Plan’ with ‘2018-2023’ ‘Phase Two.....of the Plan’ with ‘2023-2028’</p> <p>Delete the paragraph headed Phase Three</p> <p>REQUIRED MODIFICATION:</p> <p>“Phase One — Plans approved within 5 years of the adoption of the Plan. <u>2018-2023</u></p> <p>This would be expected to include completion of existing planning applications and sites being actively considered. This phase <u>time</u></p>	<p>Modifying the supporting text to reflect the modification to Policy HSP1 as per R13 above.</p>

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			<p>period would account for approximately 16 new homes in addition to the 8 already consented.</p> <ul style="list-style-type: none"> • End of Lye Common – North Side • Redevelopment of the farmyard & redundant buildings adjacent to The Old Parlour • Redevelopment of the farmyard & redundant buildings adjacent to Fordlands <p>Phase Two – Plans approved within 10 years of the adoption of the Plan. <u>2023-2028</u></p> <p>This would be expected to include sites along Main Road South side for which owners have expressed an interest in making them available for development but on which there are no detailed plans. It also includes the possible redevelopment of part of Mermaid farmyard on the North side of Main road. The total number of new dwellings is expected to be in the range 6 to 14.</p> <ul style="list-style-type: none"> • Redevelopment of the farmyard & redundant buildings at Mermaid Farm • Land in the curtilage of and to the East of Malford Farmhouse • Land in the curtilage of and to the West of The Bakehouse <p>Phase Three – Plans approved after 10 years of the adoption of the Plan.</p> <p>There is undeveloped land on the South side of Main Road in the 30mph zone. There is land that would naturally bridge between the proposed new development sites and the current Settlement Area. The landowners have not put these forward at present but if in the later years of the Plan planning applications on these sites were submitted then they would be supported if they conformed to all Section 9 policies.”</p>	

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R16	21	Section 11.4 Page 39 Map 10	<p>EXAMINER RECOMMENDATION:</p> <p>Replace Map 10 with one at a scale and with a relevant level of detail to identify the revised settlement boundary in the Plan period and with a revised title (Revised settlement boundary and housing allocations). Show all six housing allocations in a single colour.</p> <p>REQUIRED MODIFICATION:</p> <p>Modify the title of Map 10 as follows:</p> <p>MAP 10: Overview of all NDP sites (Blue: Phase 1; Pink: Phase 2) Heritage Assets in Yellow, revised SPA in red <u>Revised settlement boundary and housing allocations</u></p> <p>Show all six housing allocations in a single colour.</p>	For clarity as required by the NPPF.
R17	21	Section 11.5 Page 40 Policy SSHS1	<p>EXAMINER RECOMMENDATION:</p> <p>Replace the initial element of Policy SSHS1 with the following:</p> <p>"Proposals for residential development on the site as shown in Map 11 will be supported subject to the following criteria:"</p> <p>Translate the HS1a-HS1d sub policies into criteria each preceded by its own bullet point</p> <p>Replace the criteria with the following: The development of the site respects the character of the surrounding area in general terms and delivers approximately six dwellings; The houses should be set back at least 4.5 metres from the southern</p>	To provide clarity and avoid confusion and translates the submitted policy as required by the NPPF.

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			<p>boundary of the site except for the house that would sit immediately adjacent to the eastern boundary of the site which should be set back at least 7 metres from the southern boundary of the site; and The development should consist of either bungalows or two-storey terraced or semi-detached houses.</p> <p>REQUIRED MODIFICATION:</p> <p>Policy SSHS1 The following policies are specific to site HS1 <u>Proposals for residential development on the site as shown in Map 11 will be supported subject to the following criteria:</u></p> <p>HS1a: No more than 6 dwellings to be erected on this site.</p> <ul style="list-style-type: none"> • <u>The development of the site respects the character of the surrounding area in general terms and delivers approximately six dwellings;</u> <p>HS1b: Buildings should be no closer than 4.5m from the roadside.</p> <ul style="list-style-type: none"> • <u>The houses should be set back at least 4.5 metres from the southern boundary of the site except for the house that would sit immediately adjacent to the eastern boundary of the site which should be set back at least 7 metres from the southern boundary of the site; and</u> <p>HS1c: Buildings should be either bungalows or 2-storey terraced or semi-detached.</p> <ul style="list-style-type: none"> • <u>The development should consist of either bungalows or two-storey terraced or semi-detached houses.</u> <p>HS1d: The building closest to the entrance to the village should be no closer than 7m from the roadside in order to broaden the visual impact of the access to the village.</p>	
R18	21	Section 11.5	EXAMINER RECOMMENDATION:	Modifying the supporting text

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		Page 40 Site HS1	<p>At the end of the final paragraph of the supporting text for site HS1 preceding policy SSHS1 insert a new paragraph to read:</p> <p>“Policy SSHS1 sets out the basis on which the site should be developed. In particular the third criterion sets out important guidance on the form and layout of the site. It should be developed to respect its linear form and in a single plot deep format. The different spacing of the easternmost property is designed to achieve the objective set out in the preceding paragraph. “</p> <p>REQUIRED MODIFICATION:</p> <p>Insert additional text as follows:</p> <p>“The site has low amenity value, is not suitable for farming and a small linear development on the North side of the road would enhance the visual image of the village when approaching via Lye Common. <u>Policy SSHS1 sets out the basis on which the site should be developed. In particular the third criterion sets out important guidance on the form and layout of the site. It should be developed to respect its linear form and in a single plot deep format. The different spacing of the easternmost property is designed to achieve the objective set out in the preceding paragraph.</u>”</p>	to reflect the modification to Policy SSHS1 as per R17 above.
R19	22	Section 11.5 Page 43 Policy SSHS2	<p>EXAMINER RECOMMENDATION:</p> <p>Replace the initial element of the policy SSHS2 with the following:</p> <p>‘Proposals for residential development on the site as shown in Map 12 will be supported subject to the following criteria:’</p>	To provide clarity and avoid confusion and translates the submitted policy as required by the NPPF.

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			<p>Translate the HS2a-HS2d sub policies into criteria each preceded by its own bullet point</p> <p>Replace the first and third criteria with the following:</p> <p>The development of the site respects the character of the surrounding area in general terms and delivers approximately six dwellings; [formerly HS2a]</p> <p>The development should consist of either bungalows or two-storey terraced or semi-detached houses. [formerly HS2c]</p> <p>In the first and second sentences of the second criterion (formerly HS2b) replace 'to' with 'should'.</p> <p>REQUIRED MODIFICATION: Policy SSHS2 The following policies are specific to site HS2 <u>Proposals for residential development on the site as shown in Map 12 will be supported subject to the following criteria.</u></p> <p>HS2a No more than 6 dwellings to be erected on this site.</p> <ul style="list-style-type: none"> • <u>The development of the site respects the character of the surrounding area in general terms and delivers approximately six dwellings;</u> <p>HS2b</p> <ul style="list-style-type: none"> • No development to should take place to the north of the red dotted line on Map 12. The land immediately to the north of this line is for private gardens only and to remain undeveloped. <p>HS2c Buildings should be either bungalows or 2 storey semi-detached.</p>	

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			<ul style="list-style-type: none"> • <u>The development should consist of either bungalows or two-storey terraced or semi-detached houses.</u> <p>HS2d</p> <ul style="list-style-type: none"> • The access road should continue to the boundary with site HS3 in order to allow access for this site. 	
R20	p22/23	Section 11.5 Page 43 Site HS2	<p>EXAMINER RECOMMENDATION:</p> <p>At the end of the final paragraph of the supporting text for site HS2 preceding policy SSHS2 insert a new paragraph to read:</p> <p>“Policy SSHS2 sets out the basis on which the site should be developed. In particular the second and fourth criteria set out important guidance on the form and layout of the site. It should be developed to respect its context in the wider environment and to facilitate the development of housing allocation HS3 to its south-west”</p> <p>REQUIRED MODIFICATION:</p> <p>“Site HS2 is on the north-eastern side of the Village. This is a redundant agricultural site currently being used as an agricultural yard (Fig. 8), and is adjacent to the recent development of The Old Parlour, a conversion of a pre-1915 milking parlour, and has good off-road access (Fig. 9). <u>Policy SSHS2 sets out the basis on which the site should be developed. In particular the second and fourth criteria set out important guidance on the form and layout of the site. It should be developed to respect its context in the wider environment and to facilitate the development of housing allocation HS3 to its south-west”</u></p>	Modifying the supporting text to reflect the modification to Policy SSHS2 as per R19 above.
R21	23	Section 11.5	EXAMINER RECOMMENDATION:	To provide clarity and avoid

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Reference number	Page in Examiner’s Report	Related CMNP page / section	Recommendation and proposed modification	Reason for modification
		Page 45 Policy SSHS3	<p>Replace the initial element of the policy SSHS3 with the following: ‘Proposals for residential development on the site as shown in Map 13 will be supported subject to the following criteria:’</p> <p>Translate the HS3a-HS3d sub policies into criteria each preceded by its own bullet point.</p> <p>Replace the first criterion with the following: The development of the site respects the character of the surrounding area in general terms and delivers approximately four dwellings; [formerly HS3a]</p> <p>REQUIRED MODIFICATION: Policy SSHS3 The following policies are specific to site HS3 <u>Proposals for residential development on the site as shown in Map 13 will be supported subject to the following criteria:</u></p> <p>HS3a No more than 4 dwellings to be erected on this site.</p> <ul style="list-style-type: none"> • <u>The development of the site respects the character of the surrounding area in general terms and delivers approximately four dwellings;</u> <p>HS3b</p> <ul style="list-style-type: none"> • Buildings should be of a size and scale to reflect adjacent properties, and should be no more than two storeys high. <p>HS3c</p> <ul style="list-style-type: none"> • Re-development of the stone-built shed should retain the same form and volume as existing. <p>HS3d</p> <ul style="list-style-type: none"> • Access to the site should be through the access road on site HS2 	confusion and translates the submitted policy as required by the NPPF.

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Reference number	Page in Examiner's Report	Related CMNP page / section	Recommendation and proposed modification	Reason for modification
R22	23	Section 11.5 Page 44 Site HS3	<p>EXAMINER RECOMMENDATION:</p> <p>At the end of the final paragraph of the supporting text for site HS3 preceding policy SSHS3 insert a new paragraph to read:</p> <p>“Policy SSHS3 sets out the basis on which the site should be developed. In particular the second and third criteria set out important guidance on the form and layout of the site. It should be developed to respect its context in the wider environment. Development proposals should have particular regard to the design, character and location within the site of the stone building which abuts Main Street. The comprehensive development of the site could retain the building and convert it into residential use. In the event that the building is redeveloped a dwelling should be positioned in the same location and scale within the site.”</p> <p>REQUIRED MODIFICATION:</p> <p>“Any redevelopment of the farmyard will improve the visual aspect of the local area and enhance the views of and from the surrounding area.</p> <p><u>Policy SSHS3 sets out the basis on which the site should be developed. In particular the second and third criteria set out important guidance on the form and layout of the site. It should be developed to respect its context in the wider environment. Development proposals should have particular regard to the design, character and location within the site of the stone building which abuts Main Street. The comprehensive development of the site could retain the building and convert it into residential use. In the event that the building is redeveloped a dwelling should be positioned in the same location and scale</u></p>	<p>Modifying the supporting text to reflect the modification to Policy SSHS3 as per R21 above.</p>

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Reference number	Page in Examiner's Report	Related CMNP page / section	Recommendation and proposed modification	Reason for modification
			<u>within the site."</u>	
R23	24	Section 11.5 Page 47 Policy SSHS4	<p>EXAMINER RECOMMENDATION:</p> <p>Replace the initial element of the policy SSHS4 with the following:</p> <p>'Proposals for residential development on the site as shown in Map 14 will be supported subject to the following criteria:'</p> <p>Translate the HS4a-HS4d sub policies into criteria each preceded by its own bullet point.</p> <p>Replace the first criterion with the following: The development of the site respects the character of the surrounding area in general terms and delivers approximately six dwellings; [formerly HS4a]</p> <p>REQUIRED MODIFICATION:</p> <p>Policy SSHS4 The following policies are specific to site HS4 <u>Proposals for residential development on the site as shown in Map 14 will be supported subject to the following criteria:</u></p> <p>HS4a No more than 6 dwellings to be erected on this site.</p> <ul style="list-style-type: none"> • <u>The development of the site respects the character of the surrounding area in general terms and delivers approximately six dwellings;</u> <p>HS4b</p> <ul style="list-style-type: none"> • The brick-built buildings on the east and the west boundaries (marked A and B in Map 14) should be retained in any new development. <p>HS4c</p> <p>HS4d</p>	To provide clarity and avoid confusion and translates the submitted policy as required by the NPPF.

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			<ul style="list-style-type: none"> The line of structures marked C in Map 14 should be followed in any new development which should not be more than one storey high. 	
R24	24	Section 11.5 Page 46 Site HS4	<p>EXAMINER RECOMMENDATION:</p> <p>At the end of the final paragraph of the supporting text for site HS4 preceding policy HS4 insert a new paragraph to read:</p> <p>“Policy SSHS4 sets out the basis on which the site should be developed. In particular the second and third criteria set out important guidance on the form and layout of the site. It should be developed to respect its context in the wider environment. Development proposals should have particular regard to the design, character and location within the site of the brick-built buildings on the east and west boundaries of the site. The comprehensive development of the site should respect the existing arrangements of buildings on the site. This matter is captured in the third criterion.”</p> <p>REQUIRED MODIFICATION:</p> <p>“The risk of surface water flooding, identified by the Environment Agency needs to be address by the developer when formulating their plans relating to surface water drainage.</p> <p><u>Policy SSHS4 sets out the basis on which the site should be developed. In particular the second and third criteria set out important guidance on the form and layout of the site. It should be developed to respect its context in the wider environment. Development proposals should have particular regard to the design, character and location within the site of the brick-built buildings on the east and west boundaries of the site. The comprehensive development of the site should respect the existing arrangements of buildings on the site. This matter is</u></p>	Modifying the supporting text to reflect the modification to Policy SSHS4 as per R23 above.

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Reference number	Page in Examiner’s Report	Related CMNP page / section	Recommendation and proposed modification	Reason for modification
			<u>captured in the third criterion.”</u>	
R25	24/25	Section 11.5 Page 49 Policy SSHS5	<p>EXAMINER RECOMMENDATION:</p> <p>Replace the initial element of the policy SSHS5 with the following: ‘Proposals for residential development on the site as shown in Map 15 will be supported subject to the following criteria:’</p> <p>Translate the HS5a-HS5c sub policies into criteria each preceded by its own bullet point.</p> <p>Replace the criteria with the following: The development of the site respects the character of the surrounding area in general terms and delivers approximately four dwellings; The development should consist of either bungalows or two-storey terraced or semi-detached houses; and The houses should be set back at least 10 metres from the northern boundary of the site.</p> <p>REQUIRED MODIFICATION</p> <p>Policy SSHS5 The following policies are specific to site HS5 <u>Proposals for residential development on the site as shown in Map 15 will be supported subject to the following criteria:</u> HS5a No more than 4 dwellings to be erected on this site. <ul style="list-style-type: none"> • <u>The development of the site respects the character of the surrounding area in general terms and delivers approximately four dwellings;</u> HS5b Buildings should be bungalows, semi-detached or terraced. <ul style="list-style-type: none"> • <u>The development should consist of either bungalows or two-storey terraced or semi-detached houses; and</u> </p>	To provide clarity and avoid confusion and translates the submitted policy as required by the NPPF.

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			<p>HS5c Buildings should be at least 10m from the roadside.</p> <ul style="list-style-type: none"> • <u>The houses should be set back at least 10 metres from the northern boundary of the site.</u> 	
R26	24/25	Section 11.5 Page 48 Site HS5	<p>EXAMINER RECOMMENDATION:</p> <p>At the end of the final paragraph of the supporting text for site HS5 preceding policy SSHS5 insert a new paragraph to read:</p> <p>“Policy SSHS5 sets out the basis on which the site should be developed. In particular the third criterion set out important guidance on the form and layout of the site. It should be developed to respect its context in the wider environment. It is important that the site retains its current open aspect. It is on this basis that the third criterion expects that the new dwellings will be set back at least 10 metres from Main Road.”</p> <p>REQUIRED MODIFICATION:</p> <p>“It is also adjacent to a grouping of pre-1915 brick built farm buildings some of which are dilapidated (Pic 17). <u>Policy SSHS5 sets out the basis on which the site should be developed. In particular the third criterion set out important guidance on the form and layout of the site. It should be developed to respect its context in the wider environment. It is important that the site retains its current open aspect. It is on this basis that the third criterion expects that the new dwellings will be set back at least 10 metres from Main Road”</u></p>	Modifying the supporting text to reflect the modification to Policy SSHS5 as per R25 above.
R27	25/26	Section 11.5 Page 50 Policy SSHS6	<p>EXAMINER RECOMMENDATION:</p> <p>Replace the initial element of the policy SSHS6 with the following: ‘Proposals for residential development on the site as shown in Map 15</p>	To provide clarity and avoid confusion and translates the submitted policy as required

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			<p>will be supported subject to the following criteria:’</p> <p>Translate the HS6a-HS6c sub policies into criteria each preceded by its own bullet point.</p> <p>Replace the criteria with the following: The development of the site respects the character of the surrounding area in general terms and delivers approximately four dwellings; The development should consist of either bungalows or two-storey terraced or semi-detached houses; and The houses should be set back at least 10 metres from the northern boundary of the site.</p> <p>REQUIRED MODIFICATION:</p> <p>Policy SSHS6 The following policies are specific to site HS6 <u>Proposals for residential development on the site as shown in Map 15 will be supported subject to the following criteria:</u></p> <p>HS6a No more than 4 dwellings to be erected on this site.</p> <ul style="list-style-type: none"> • <u>The development of the site respects the character of the surrounding area in general terms and delivers approximately four dwellings;</u> <p>HS6b Buildings should be bungalows, semi-detached or terraced.</p> <ul style="list-style-type: none"> • <u>The development should consist of either bungalows or two-storey terraced or semi-detached houses; and</u> <p>HS6c Buildings should be at least 10m from the roadside.</p> <ul style="list-style-type: none"> • <u>The houses should be set back at least 10 metres from the northern boundary of the site.</u> 	by the NPPF
R28	25/26	Section 11.5 Page 50	<p>EXAMINER RECOMMENDATION: At the end of the final paragraph of the supporting text preceding the</p>	Modifying the supporting text to reflect the modification to

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		Site HS6	<p>policy insert a new paragraph to read:</p> <p>"Policy SSHS6 sets out the basis on which the site should be developed. In particular the third criterion sets out important guidance on the form and layout of the site. The site should be developed to respect its context in the wider environment. It is important that the site retains its current open aspect. It is on this basis that the third criterion expects that the new dwellings will be set back at least 10 metres from Main Road."</p> <p>REQUIRED MODIFICATION: "It has an existing good access from Main Road (Pic 18). <u>Policy SSHS6 sets out the basis on which the site should be developed. In particular the third criterion sets out important guidance on the form and layout of the site. The site should be developed to respect its context in the wider environment. It is important that the site retains its current open aspect. It is on this basis that the third criterion expects that the new dwellings will be set back at least 10 metres from Main Road.</u>"</p>	Policy SSHS6 as per R27 above.
R29	26	Section 9.3 Paragraph 7 Page 30	<p>EXAMINER'S RECOMMENDATION</p> <p>The Plan refers to several planning applications that were being determined at the time that the Plan was being prepared. These details should be updated where appropriate. Second to last paragraph needs updating</p> <p>REQUIRED CHANGE</p> <p>"Therefore the number of new dwellings already built or for which planning permission has been granted since 2006 is 29. An outline planning application for land in Lye Common (14/09428/OUT) is pending with Wiltshire Council for 5 new open market dwellings. If this</p>	To ensure the references are up to date.

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			<p>application is granted it will mean that Christian Malford has already met the indicative target figure given by Wiltshire Council. An outline planning application for land in Lye Common (14/09428/OUT) was refused in 2015 and no appeal was lodged.</p>	
R30		Appendix C	<p>EXAMINER RECOMMENDATION:</p> <p>Amend Appendix C to take account of recommendations to delete certain policies in the plan.</p> <p>REQUIRED CHANGE:</p> <p>Community and Wellbeing Policies</p> <ul style="list-style-type: none"> • CP1 - The Recreation Ground, shown on Map 4, is identified as Designated Open Space and will be protected from built development. • CP2 - Malford Meadow, shown on Map 4, is identified designated as Designated Local Green Space. New development and will not be protected supported on Malford Meadow except in very special circumstances. from development. • CP3 - The site shown on Map 5 is allocated to provide: <ul style="list-style-type: none"> – A replacement village hall – A new village hall car park <p><u>Proposals for a new or extended village hall with associated car parking will be supported subject to the following criteria:</u> <u>The village hall is located within or adjacent to the settlement boundary;</u> <u>The design of the village hall would respect the character and appearance of other buildings in its immediate locality; and</u> <u>Its development would not have an unacceptable detrimental impact on the amenities of adjacent residential properties by virtue of its pedestrian or vehicular access, its height and mass</u></p>	

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			<p><u>or in terms of its general noise and disturbance. Where appropriate and necessary a broader package of development measures will be supported in order to facilitate the construction of a new or replacement village hall. In these circumstances, the applicants concerned will need to demonstrate that the wider package proposed complies with development plan policies and is of a size and scale commensurate both with the size of the village and its contribution towards the costs of providing a new village hall</u></p> <p>Traffic and Transport Recommendations</p> <ul style="list-style-type: none"> • TP1 - A painted walkway should be funded by Parish Council to provide safe pedestrian access on the Northern End of Station Road to link up with existing footpaths along Main Road and Station Road. <p>Countryside and Environmental Policies</p> <ul style="list-style-type: none"> • HE1 - Applications should be sympathetic to the historic environment and ensure that they do not adversely impact on the setting of historic assets, whether designated or non-designated <i>Core Policies 50, 51, 52 and 57 apply.</i> <p>Housing Policies</p> <ul style="list-style-type: none"> • HP1 – Infill and small site development <ul style="list-style-type: none"> - New developments should consist of no more than 6 properties along existing highways or in a new cul-de-sac or courtyard development. - New developments will not be permitted behind existing properties. • HP2 – Housing mix <ul style="list-style-type: none"> - There should be a presumption against the construction of properties with more than 3 bedrooms. - There should be a presumption against adding add a second storey to any 2 or 3 bedroom bungalows. - There should be a presumption in favour of the building of high 	

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			<p>quality single storey 2 or 3 bedroom properties with easily managed plots. – There should be a presumption in favour of small single storey courtyard developments or a cul-de-sac of bungalows. <u>HP1 – Infill and small site development</u></p> <p><u>Proposals for residential development within the settlement boundary will be supported subject to the following criteria: their size and layout respect the character of the site concerned and that of the immediate locality and the resulting development front onto existing highways, or are arranged in cul-de-sac or courtyard configurations;</u> <u>their format respects the layout of adjacent residential properties in general and the generally single-plot form of the village in particular;</u> <u>they result in the development of houses of up to three bedrooms; and/or</u> <u>they result in the development of single storey properties; and/or</u> <u>they result in the development of houses that meet the needs of older persons; and</u> <u>their design is of a high quality and which respects the character and appearance of the village.</u></p> <p>Design Policies • D1 – Designs should reflect the existing layout and historical design features of the village <u>Proposals that would result in high quality design will be supported. Proposed new development in the Plan area should respect the existing layout, character and historic design features of the village and otherwise conform to the principles included in Core Policy 57 that are relevant to the site concerned.</u></p>	

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			<p>Core Policies 41 and 57 apply.</p> <p>NDP Site Policies</p> <p>• HSP 1 – The following Sites HS1 to HS6 as identified below are allocated to provide housing and are expected to provide new dwellings according to Housing Policies HP1 to HP6 <u>for residential development in the context of the specific policies for each of the sites (Policies HP1-6).</u></p> <table border="1"> <thead> <tr> <th>Christian Malford NDP Ref</th> <th>Site Location and likely timescale</th> <th>Potential Number of Dwellings</th> <th><u>Anticipated Delivery Timetable</u></th> </tr> </thead> <tbody> <tr> <td>HS1</td> <td>PHASE ONE End of Lye Common – North Side</td> <td>6</td> <td><u>2018-2023</u></td> </tr> <tr> <td>HS2</td> <td>Redundant farm buildings adjacent to The Old Parlour</td> <td>6</td> <td><u>2018-2023</u></td> </tr> <tr> <td>HS3</td> <td>Redundant farm buildings adjacent to Fordlands</td> <td>4</td> <td><u>2018-2023</u></td> </tr> <tr> <td>HS4</td> <td>PHASE TWO Redundant farm buildings at Mermaid Farm</td> <td>6</td> <td><u>2023-2028</u></td> </tr> <tr> <td>HS5</td> <td>Land to the East of Malford Farmhouse</td> <td>4</td> <td><u>2023-2028</u></td> </tr> <tr> <td>HS6</td> <td>Land to the West of The Bakehouse</td> <td>4</td> <td><u>2023-2028</u></td> </tr> </tbody> </table> <p><u>The Christian Malford settlement boundary is extended to incorporate the six housing sites and is shown on Map 10.</u></p> <p>Map 14 - Show all six housing allocations in a single colour.</p>	Christian Malford NDP Ref	Site Location and likely timescale	Potential Number of Dwellings	<u>Anticipated Delivery Timetable</u>	HS1	PHASE ONE End of Lye Common – North Side	6	<u>2018-2023</u>	HS2	Redundant farm buildings adjacent to The Old Parlour	6	<u>2018-2023</u>	HS3	Redundant farm buildings adjacent to Fordlands	4	<u>2018-2023</u>	HS4	PHASE TWO Redundant farm buildings at Mermaid Farm	6	<u>2023-2028</u>	HS5	Land to the East of Malford Farmhouse	4	<u>2023-2028</u>	HS6	Land to the West of The Bakehouse	4	<u>2023-2028</u>	
Christian Malford NDP Ref	Site Location and likely timescale	Potential Number of Dwellings	<u>Anticipated Delivery Timetable</u>																													
HS1	PHASE ONE End of Lye Common – North Side	6	<u>2018-2023</u>																													
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HS4	PHASE TWO Redundant farm buildings at Mermaid Farm	6	<u>2023-2028</u>																													
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Additional changes required for consistency with the Examiner's recommendations.				
R31		Section 1.5 Paragraph 1 Page 3	Consequential modifications to Paragraph 1 will be needed – '...The Wiltshire Core Strategy now has only 44 years 9 years to run.....'	To ensure the references to the Wiltshire Core Strategy are up to date.
R32		Section 4.1 Paragraph 5 Page 12	Consequential modifications to Paragraph 5 will be needed - "The new Defence Technical Training (DTT) site being developed at Lyneham on the old RAF station forms part of the Eastern boundary of the Parish. This facility is planned to employ over 1500 civilian and service personnel by the end of 2015 with significant further growth expected in subsequent phases."	To ensure the references are up to date.
R33		Section 8.2 Paragraph 6 Page 26	Delete the last sentence in Paragraph 6 as follows: "The second category are other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding. Decision-taking regarding such assets requires a proportionate response by local planning authorities. Where an initial assessment indicates that the site on which development is proposed includes or has potential to include heritage assets with archaeological interest, applicants should be required to submit an appropriate desk-based assessment. "	Ultimately the requirements for planning application submissions are a matter for the council. In the interests of clarity this should be amended in the plan.
R34	26	Section 4.3 Page 12	EXAMINER RECOMMENDATION: The Plan uses a range of terminology to describe the settlement	Needs modifying for clarity at various stages within the plan

APPENDIX 1

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

Reference number	Page in Examiner’s Report	Related CMNP page / section	Recommendation and proposed modification	Reason for modification
		Map 2	boundary. For clarity use “Settlement boundary” in a consistent fashion.	
		Section 11.4: Map 10 Page 39	REQUIRED MODIFICATION: Map 2 – Remove the settlement boundary	
		Site HS1 Paragraph 3 Page 39	Section 11.4 Paragraph 1 Modify the paragraph as follows: “Map 10 gives an overview of the location of proposed sites in relation to listed Heritage Assets in the Settlement Area. These Heritage Assets are named and shown in yellow blocks. The existing SPA settlement boundary (outlined in red in Map 2) has been revised to accommodate the proposed new development sites and to bring the existing developments to the west of the village on Main Road, within the boundary.”	
		Site HS2 Paragraph 3 Page 42		
		Site HS3 Paragraph 5 Page 44		
		Site HS4 Paragraph 1 Page 46	Map 10 – Amend the title as follows: “MAP 10: Overview of all NDP sites (Blue:Phase 1; Pink: Phase 2) Heritage Assets in Yellow, revised SPA settlement boundary in red”	
		Site HS5 Paragraph 7 Page 48	Section 11.5 Site HS1 Paragraph 3 Modify the text as follows: “Of the three reasons given for refusing a planning application on this site the main reason is that it is outside of the development framework boundary (the Settlement Area). Given that there are no available areas for new dwellings in the Settlement Area, the NDP supports this small extension of the Settlement Area to make land available for development. The adoption inclusion of this site into the Settlement Area within the limits of development would bring the Settlement Boundary on the North Side broadly in line with that on the South side of Lye Common.”	
		Site HS6 Paragraph 3 Page 50		
		Appendix C Map 14		

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Reference number	Page in Examiner’s Report	Related CMNP page / section	Recommendation and proposed modification	Reason for modification
		Page 58	<p>Section 11.5 Site HS2 Paragraph 3 Modify the text as follows: “Although a farmyard and outside the current Settlement Area, it is in the proximity to what is historically a residential area of Christian Malford <u>and is located within the settlement boundary...</u>”</p> <p>Section 11.5 Site HS3 Paragraph 5 Modify the text as follows: “As with HS2 which is in close proximity, it is <u>within the settlement boundary and is also</u> outside the current Settlement Area but in an historically residential part of the village....”</p> <p>Section 11.5 Site HS4 Paragraph 1 Modify the text as follows: “This site is adjacent to <u>within</u> the current Settlement Area <u>boundary</u> and is also the closest proposed site to the village centre....”</p> <p>Section 11.5 Site HS5 Paragraph 7 Modify the text as follows: “As with HS2 and HS3 it is outside <u>within</u> the current Settlement Area <u>boundary and</u> in an historical residential part of the village...”</p> <p>Section 11 Site HS6 Paragraph 3 Modify the text as follows: “As with HS2, HS3 and HS5 it is outside <u>within</u> the current Settlement Area boundary but <u>and</u> in an historical residential part of the village...”</p> <p>Appendix C Map 14 Modify the title as follows: “Revised SPA <u>Settlement boundary</u>, Development sites, Listed Buildings”</p>	