

DRAFT JOINT MELKSHAM NEIGHBOURHOOD PLAN DECISION STATEMENT (PROCEEDING TO REFERENDUM)

1. INTRODUCTION

- 1.1. Pursuant to the Wiltshire Council constitution and in particular Part 3B, the Corporate Director for 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 Joint Melksham Neighbourhood Plan comprises the whole of the parishes of Melksham Town and Melksham Without. On 14th July 2014 Wiltshire Council formally approved that the Melksham Neighbourhood Area (i.e. the land within the parishes of Melksham Town and Melksham Without) be designated in accordance with the Neighbourhood Planning (General) Regulations 2012. This designation was amended on 8th November 2017.
- 2.2. Melksham Town Council and Melksham Without Parish Council – the ‘qualifying bodies’, submitted the draft Joint Melksham Neighbourhood Plan 2020-2030 (submission version October 2020) along with supporting documents, to Wiltshire Council on 6th November 2020 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 Joint Melksham Neighbourhood Plan, Wiltshire Council publicised the Plan and supporting documents and invited representations during the consultation period 2nd December 2020 to 3rd February 2021.
- 2.4. In February 2021, Wiltshire Council appointed an independent examiner, Andrew Matheson MRTPI FCIH DipTP MSc MPA, to examine the draft Plan and consider whether it should proceed to referendum.
- 2.5. The examiner’s report was received on 24th March 2021 and concluded that subject to making the modifications recommended in the report, the draft Plan meets the Basic Conditions and should proceed to referendum. The examiner also recommended that the Melksham Neighbourhood Area (the area of the two parishes) 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 Joint Melksham 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 parishes of Melksham Town and Melksham Without.
- 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
Corporate Director for Place
Wiltshire Council

Dated: 19th April 2021

APPENDIX 1

Modifications required to be made to the draft Joint Melksham Neighbourhood Plan (2020 - 2030) (submitted November 2020), 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 Joint Melksham Neighbourhood Plan (2020 - 2030) (submitted November 2020), together with the explanation and reason for modification. This should be read alongside the report (March 2021) of the independent examiner, Andrew Matheson to Wiltshire Council on the draft Joint Melksham Neighbourhood plan (hereafter referred to as 'draft JMNP'.

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 ~~*red italic strikethrough*~~ identifies text to be deleted from the Plan.
- Text that is **highlighted** identifies where sources/footnote references need to be added.

The relevant paragraph, policy and page numbering relates to the draft JMNP 2020 - 2030, as submitted to Wiltshire Council in October 2020. For each change, the table sets out the examiner's recommendation as set out in his report together with the modification that is required to be made to the neighbourhood plan. Some additional changes may also be 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 draft JMNP to be published for the purposes of the referendum. These can include changing section headings, amending the contents page, renumbering paragraphs and 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 draft JMNP section / page	Recommendation and proposed modification	Reason for modification
R1	10	All pages	<p><u>EXAMINER COMMENT:</u></p> <p>Amend the Plan period on the front cover (and each subsequent page) from "2020 – 2030" to '2020 – 2026'; remove from the front cover "Submission Draft".</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the plan period on the front cover and each subsequent page as follows: '2020 – 2030' to <u>'2020 – 2026'</u>. Amend the front cover of the neighbourhood plan as follows: 'Submission Draft October 2020' <u>'Referendum Version'</u>. 	To update version and remove the date of document. The referendum version of the plan should not be dated.
R2	10	Contents pages	<p><u>EXAMINER COMMENT:</u></p> <p>Once the Plan text has been amended, review the "Contents" page to accommodate as required the recommended modifications from this Report.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Review the "Contents" page to accommodate as required the recommended modifications. 	For clarity and accuracy
R3	11	'Information boxes' throughout Plan	<p><u>EXAMINER COMMENT:</u></p> <p>Within the 'information boxes', provided at intervals throughout the Plan, add a source reference where appropriate.</p> <p><u>REQUIRED MODIFICATION:</u></p> <p>Within the 'information boxes', add a source reference where appropriate.</p>	For clarity and accuracy

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R4	11	Paragraph 1.2.1 and Figure 1, page 7.	<p><u>EXAMINER COMMENT:</u></p> <p>In paragraph 1.2.1 replace "Neighbourhood Plan area" with 'Neighbourhood Area' and on the adjacent Figure 1 replace "Joint Plan Area" with 'Neighbourhood Area'.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in para 1.2.1 as follows: 'The Melksham Neighbourhood Plan area Neighbourhood Area was formally Amend the title of Figure 1 as follows: 'Joint Plan Area Melksham Neighbourhood Area.' Amend the text within the key of Figure 1 as follows: 'Melksham Neighbourhood-Plan-Area' 	For clarity and accuracy
R5	11	Last sentence of paragraph 1.4.4 and paragraph 1.4.5, page 8	<p><u>EXAMINER COMMENT:</u></p> <p>Replace the last sentence of paragraph 1.4.4 with 'In October 2020 the Joint Melksham Neighbourhood Plan was formally submitted to Wiltshire Council.' And Replace the whole of paragraph 1.4.5 with 'The Council then arranged the public consultation required under Regulation 16; the period for this consultation was also extended as a response to the Pandemic. An Independent Examiner then considered the Plan and the representations received through the consultation and the Plan is now, modified as recommended by the Examiner, put to a community referendum. If approved at a referendum, the Neighbourhood Plan will become part of the overall development plan for Wiltshire to guide developers, planning officers and Councillors when considering planning applications in the Neighbourhood Area.'</p>	For clarity and accuracy

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			<p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend text in the last sentence of paragraph 1.4.4 as follows: <i>'This document is therefore the Joint Melksham Neighbourhood Plan which will be submitted to Wiltshire Council' <u>In October 2020 the Joint Melksham Neighbourhood Plan was formally submitted to Wiltshire Council.'</u></i> Amend text in paragraph 1.4.5 as follows: <i>'Following submission of the Plan to Wiltshire Council, the next stages include further consultation and examination. If 'basic conditions' are met the examiner will recommend that the Plan proceeds to referendum stage. That will be your opportunity to vote on your Plan. If approved at a referendum, our Neighbourhood Plan will become part of the overall development plan for Wiltshire to guide developers and planning officers when considering planning applications in the Plan area' <u>The Council then arranged the public consultation required under Regulation 16; the period for this consultation was also extended as a response to the Pandemic. An Independent Examiner then considered the Plan and the representations received through the consultation and the Plan is now, modified as recommended by the Examiner, put to a community referendum. If approved at a referendum, the Neighbourhood Plan will become part of the overall development plan for Wiltshire to guide developers, planning officers and Councillors when considering planning applications in the Neighbourhood Area.'</u></i> 	
R6	11	Information box, page 9.	<p><u>EXAMINER COMMENT:</u></p> <p>Under the heading "Navigating the Plan" add in the 'information box' a mention of the footnote details which follow the Glossary.</p>	For clarity and accuracy

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			<p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> In the information box add after the last sentence <u>'This is followed by a list of all references contained within the footnotes in the Plan.'</u> 	
R7	12	Paragraph 2.2.1, pages 10/11.	<p><u>EXAMINER COMMENT:</u></p> <p>Under the heading "2.2 Key facts about the Plan area" ensure that all the bullet points are appropriately source referenced and that the clarity of the last-but-one point is improved.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Add appropriate references to the second sentence of bullet point 2 and the last two bullet points. To the last but one bullet point, add clarity about who expected what. 	For clarity and accuracy
R8	12	Paragraph 2.3.1, page 12	<p><u>EXAMINER COMMENT:</u></p> <p>In paragraph 2.3.1 replace "be consistent with" with 'have regard to'.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the first sentence in paragraph 2.3.1 as follows: <p>'Neighbourhood Plans must be consistent with have regard to the principles and policies contained within the National Planning Policy Framework (NPPF) 2019.'</p>	For clarity and accuracy
R9	12	Paragraph 2.3.2, page 12	<p><u>EXAMINER COMMENT:</u></p> <p>In paragraph 2.3.2 replace "all higher level planning policy" with "the strategic policies of the Wiltshire Core Strategy (adopted 2015)'.</p>	For clarity and accuracy

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			<p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text in paragraph 2.3.2 as follows: <p>'Neighbourhood Plans are required to operate within the context set by the NPPF and the latest national Planning Policy Guidance, and must also be in 'general conformity' with <i>all higher level planning policy</i> the strategic policies of the Wiltshire Core Strategy (adopted 2015).'</p>	
R10	12	Paragraph 2.3.4, page 12	<p><u>EXAMINER COMMENT:</u></p> <p>Under the sub-heading "Wiltshire": In paragraph 2.3.4 remove "(shown on Figure 3)" and "(the Melksham Community Area will change from May 2021)".</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the fourth sentence in paragraph 2.3.4 as follows: <p>The Melksham Community Area (shown on Figure 3) covers 11 parishes in total, and Melksham Town is the main settlement (the Melksham Community Area will change from May 2021).'</p>	For clarity and accuracy
R11	12	Paragraph 2.3.5, page 12	<p><u>EXAMINER COMMENT:</u></p> <p>In paragraph 2.3.5 replace "the housing requirement in Melksham (Town) and the remainder of the Community Area is now zero (Wiltshire Council Housing Land Supply Statement, April 2018)" with "there is no outstanding housing requirement for either area (Wiltshire Council Housing Land Supply Statement (HLSS), December 2020)".</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend paragraph 2.3.5 as follows: 	For clarity and accuracy

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			'The Core Strategy prescribes the number of homes to be built in the Melksham Community Area by 2026: 2,240 for Melksham (Town and Bowerhill) and 130 for the remainder of the Community Area. Development over the plan period to date has exceeded the indicative housing numbers set out in the Core Strategy meaning that the housing requirement in Melksham (Town) and the remainder of the Community Area is now zero (Wiltshire Council Housing Land Supply Statement, April 2018). there is no outstanding housing requirement for either area (Wiltshire Council Housing Land Supply Statement (HLSS), December 2020.'	
R12	12	Paragraph 2.4.2, page 13	<p><u>EXAMINER COMMENT:</u></p> <p>In paragraph 2.4.2 replace the second half beginning "This will be borne out in ..." and its bullet points with 'The 'Planning for Melksham' paper currently forming part of the Local Plan Review Regulation 18 consultation states that Place Shaping Priorities 'will be the basis for an overarching planning policy for Melksham and are also a starting point for policies that can be in neighbourhood plans. The Council will continue to work with Town and Parish Councils to find the priorities best suited to delivering sustainable development and town centre improvements.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the text after second sentence in paragraph 2.4.2 as follows: <p>'This will be borne out in a Statement of Common Ground that will be agreed between the Parish and Town Council and Wiltshire Council. This will include strategic priorities for both Plans, such as those listed below; priorities that can only be addressed successfully where there is synchronicity between the Local Plan and Neighbourhood Plan:</p> <ul style="list-style-type: none"> Climate change and Wiltshire Council's aim for the County to be carbon neutral by 2030 Town centre regeneration Employment and transport infrastructure Levels of growth (related to appropriate facilities in particular health facilities) Schools Wilts & Berks canal restoration' 	For clarity and accuracy

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			<u>'The 'Planning for Melksham' paper currently forming part of the Local Plan Review Regulation 18 consultation states that Place Shaping Priorities 'will be the basis for an overarching planning policy for Melksham and are also a starting point for policies that can be in neighbourhood plans. The Council will continue to work with Town and Parish Councils to find the priorities best suited to delivering sustainable development and town centre improvements.'</u>	
R13	12	Paragraph 2.4.5, page 14	<p><u>EXAMINER COMMENT:</u></p> <p>In paragraph 2.4.5 replace point 4 with:</p> <p>'According to the latest Wiltshire Council HLSS (December 2020), housing requirements for the Melksham Neighbourhood Area have been met. The specific situation at Shaw/Whitley, as evidenced in housing supply data provided to the steering group by Wiltshire Council, is that little market housing and no affordable housing has been delivered in the village since 2000. This would not be addressed through strategic Local Plan allocations. Meeting a rural housing need will be addressed in this Neighbourhood Plan through an allocation of land at Middle Farm Whitley (see Policy 7).'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend point 4 in paragraph 2.4.5 as follows: <p>'4. Due to a lack of supply since 2000, rural settlement affordable housing need has not been met in the neighbourhood plan area. This is distinct to that of Melksham Town and would not be addressed through strategic Local Plan allocations. Meeting rural affordable housing needs will be addressed by this Neighbourhood Plan through an allocation of land at Middle Farm Whitley (see Policy 7, page 41) <u>4. According to the latest Wiltshire Council HLSS (December 2020), housing requirements for the Melksham Neighbourhood Area have been met. The specific situation at Shaw/Whitley, as evidenced in housing supply data provided to the steering group by Wiltshire Council, is that little market housing and no affordable housing has been delivered in the village since 2000. This would not be addressed through strategic</u></p>	For clarity and accuracy

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			<u>Local Plan allocations. Meeting a rural housing need will be addressed in this Neighbourhood Plan through an allocation of land at Middle Farm Whitley (see Policy 7).'</u>	
R14	13	Paragraph 2.7.6, page 19	<p><u>EXAMINER COMMENT:</u></p> <p>In paragraph 2.7.6 omit the words "to be Carbon Neutral by 2030".</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend text in paragraph 2.7.6 as follows: <p>'As part of its effort to support Wiltshire Council's July 2019 resolution to be Carbon Neutral by 2030, Melksham Without...'</p>	For clarity and accuracy
R15	13	Figure 5, page 26	<p><u>EXAMINER COMMENT:</u></p> <p>Under the heading "4 Planning Policies" on Figure 5:</p> <p>Relabel the "Strategic Green Infrastructure Corridors" as 'Indicative Green Infrastructure Corridors' and bring the detail into line with Figure 9, ensuring that all the GI corridors (and the key) are, appropriately to their indicative status, exactly the same width across each of their lengths.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> On Figure 5, relabel 'Strategic Green Infrastructure Corridors' as '<u>Indicative Green Infrastructure Corridors</u>' and ensure that all the GI corridors (and the key) are, appropriately to their indicative status, exactly the same width across each of their lengths. 	For clarity and accuracy

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R16	13	Figure 5, page 26	<p><u>EXAMINER COMMENT:</u></p> <p>Replace the acronyms in the key on Figure 5 with full Plan titles.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> On Figure 5 amend as follows: <p>Replace all references to 'CS' with 'Wiltshire Core Strategy' Replace all references to 'WWLP' with 'West Wiltshire Local Plan' Replace all references to 'NDP' with 'Neighbourhood Plan'</p>	For clarity and accuracy
R17	13	Figure 5, page 26	<p><u>EXAMINER COMMENT:</u></p> <p>Add to the key entry for "Settlement Framework Boundary". 'Core Strategy CP2 and Wiltshire Housing Site Allocations Plan (WHSAP)'.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> On Figure 5 key amend as follows: <p>'Settlement Framework Boundary (Wiltshire Core Strategy - CP2 and Wiltshire Housing Site Allocations Plan (WHSAP)).'</p>	For clarity and accuracy
R18	14	Policy 1, page 28	<p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Under the heading "Sustainable Design and Construction": Within "Policy 1: Sustainable Design and Construction": Reword the opening paragraph as: 'Within the constraints of scale and viability, development and infrastructure proposals that contribute to Wiltshire becoming carbon neutral by 2030 will be supported. Proposals should therefore address sustainable design and construction which includes:'.</p>	For clarity and accuracy and to meet Basic Condition 1

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			<p>From element iv) delete "(e.g. through materials with high thermal capacity and good insulation)".</p> <p>In the final paragraph replace "will be supported" with 'are encouraged'.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Within Policy 1, amend text in first paragraph as follows: 'We will support Within the constraints of scale and viability, development and infrastructure proposals that contribute to Wiltshire Council's aim of becoming carbon neutral by 2030 will be supported. The design and layout of any new development should therefore meet a high level of Proposals should therefore address sustainable design and construction and be optimised for efficiency, targeting zero carbon emissions. This which includes.' • Within Policy 1, amend text in point iv as follows: iv. illustrating application of the Energy Hierarchy principle of reducing energy demand (e.g. through materials with high thermal capacity and good insulation), producing, supplying...' • Within Policy 1, amend text in the last paragraph as follows 'Innovative approaches to the construction of low carbon homes which demonstrate sustainable use of resources and high energy efficiency levels, such as Passivhaus, will be supported are encouraged.' 	
R19	14	Paragraph 4.2.1, page 29	<p><u>EXAMINER COMMENT:</u></p> <p>In paragraph 4.2.1 replace "Wiltshire Council's ambition to make the county carbon neutral by 2030" with 'Wiltshire Council's resolution to seek to make the county of Wiltshire carbon neutral by 2030'.</p>	For clarity and accuracy and to meet Basic Condition 1

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			<p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend paragraph 4.2.1 as follows: <p>'Whilst it is recognised that we can anticipate new regulations and standards as a result of the urgency of addressing climate change, this policy seeks to reinforce Wiltshire Council's ambition to make the county carbon neutral by 2030 Wiltshire Council's resolution to seek to make the county of Wiltshire carbon neutral by 2030.'</p>	
R20	14	Paragraph 4.2.3, page 29	<p><u>EXAMINER COMMENT:</u></p> <p>In the final sentence of paragraph 4.2.3 replace "promote" with 'acknowledge'.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> In the final sentence of paragraph 4.2.3, amend text as follows: <p>'This is what our Plan promotes acknowledges.'</p>	For clarity and accuracy and to meet Basic Condition 1
R21	14	Paragraph 4.2.5, page 29	<p><u>EXAMINER COMMENT:</u></p> <p>In the first sentence of paragraph 4.2.5 replace "sets out" with 'acknowledges'.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> In the first sentence of paragraph 4.2.5, amend text as follows: <p>'This policy also sets out acknowledges the importance of an holistic approach to meeting the urgent aim of achieving carbon neutrality.'</p>	For clarity and accuracy and to meet Basic Condition 1

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R22	15	Policy 2, page 30	<p><u>EXAMINER COMMENT:</u></p> <p>Under the heading "Local Energy Generation": Within "Policy 2: Local Renewable and Low Carbon Energy Generation" in the second paragraph delete "strongly".</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Within the final paragraph of Policy 2 amend text as follows: <p>'Schemes where the energy produced can be used on or near the generation site/where energy storage is incorporated will be <i>strongly</i> supported.'</p>	For clarity and to meet Basic Condition 1
R23	15	Page 31	<p><u>EXAMINER COMMENT:</u></p> <p>On page 31 consider adding an information box or replacing an existing one with details of the Nadder Community Energy Project (including a source reference).</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • On page 31 add an information box or replace an existing one with details of the Nadder Community Energy Project (including a source reference). 	For clarity and to meet Basic Condition 1
R24	16	Policy 3, page 32	<p><u>EXAMINER COMMENT:</u></p> <p>Under the heading "Flood Risk and Natural Flood Management": Reword Policy 3 as follows:</p> <p>'Particularly in the South Brook catchment area, natural flood management works to conserve and enhance the ecological flood storage value of the water environment, including watercourse corridors and catchments, are supported. Where development proposals are in areas with known surface water flooding issues, they should include appropriate mitigation and construction methods, including where appropriate, contributions towards wider catchment projects. Major development should include provision of Sustainable Drainage Systems</p>	For clarity and accuracy and to meet Basic Condition 1

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			<p>(SuDs), where appropriate, as part of the Natural Flood Management approach and wider Green Infrastructure networking.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Reword Policy 3 as follows: <p>'All new development must include appropriate measures to align modern drainage systems with natural water processes to mitigate any flood risk. Development proposals will be supported where they:</p> <p>i. are located where the risk of flooding (from all sources) is lowest;</p> <p>ii. demonstrate how surface water and associated run-off can be drawn into the ground in a sustainable way for surface treatments in residential, commercial and public parking areas;</p> <p>iii. demonstrate, where applicable, that existing land drainage and ditches are safeguarded to ensure that any sustainable surface water outfalls are not lost;</p> <p>iv. utilise re-use of rainwater wherever possible but where discharged, should be done as high up the drainage hierarchy as possible by aligning modern drainage systems with natural water processes;</p> <p>v. demonstrate efficient water usage of no more than 110 litres per person per day for new residential development and all new non residential development of 1000 square metres gross floor area or more should meet the</p> <p>All major development proposals must include provision of Sustainable Drainage Systems (SuDS) as part of the Natural Flood Management approach and wider Green Infrastructure network delivering multiple benefits, such as improving water quality and water quantity, recreation and biodiversity.</p> <p>Major development proposals (full and outline) should also demonstrate that the SuDS comply with CIRIA Guidance, and demonstrate that an adequate area has been reserved for storage volumes without requiring inaccessible slopes BREEAM 'excellent' standards for water consumption.'</p>	

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			<u>'Particularly in the South Brook catchment area, natural flood management works to conserve and enhance the ecological flood storage value of the water environment, including watercourse corridors and catchments, are supported. Where development proposals are in areas with known surface water flooding issues, they should include appropriate mitigation and construction methods, including where appropriate, contributions towards wider catchment projects. Major development should include provision of Sustainable Drainage Systems (SuDs), where appropriate, as part of the Natural Flood Management approach and wider Green Infrastructure networking.'</u>	
R25	16	Page 33	<p><u>EXAMINER COMMENT:</u></p> <p>Add an information box alongside this Policy providing the following information with a source reference: 'The South Brook catchment area has been identified as a priority flood risk area by both the Environment Agency and Wiltshire Council. South Brook and its tributaries flow through Whitley, Shaw, Shurnhold and Beanacre. The area has seen many incidents of flooding. Bristol Avon Rivers Trust (BART) have been working in the South Brook catchment area for the delivery of the Natural Flood Management (NFM) works.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Add an information box alongside Policy 3 providing the following information with a source reference: <p><u>'The South Brook catchment area has been identified as a priority flood risk area by both the Environment Agency and Wiltshire Council. South Brook and its tributaries flow through Whitley, Shaw, Shurnhold and Beanacre. The area has seen many incidents of flooding. Bristol Avon Rivers Trust (BART) have been working in the South Brook catchment area for the delivery of the Natural Flood Management (NFM) works.'</u></p>	For clarity and accuracy and to meet Basic Condition 1

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R26	17	Policy 4, page 34	<p><u>EXAMINER COMMENT:</u></p> <p>Under the heading "Ultra Low Emission Vehicle Charging" reword Policy 4: Ultra Low Emission Vehicle Charging as follows:</p> <p>'Development proposals for houses with on-plot parking spaces and/ or garages are encouraged to provide appropriately located charging technology for charging low emission vehicles, such as an electric vehicle charging point. Where shared or off-plot parking spaces are provided, the charging provision locations should have appropriate regard for pedestrian movement. Proposals for new employment, leisure or retail developments are also encouraged to make provision for charging facilities for staff and / or other users.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Reword Policy 4 as follows: <p>'All new houses with on-plot parking spaces and/or garages should provide appropriately located charging technology for charging low emission vehicles, such as an electric vehicle charging points.</p> <p>Where shared or off-plot parking spaces are provided, provision must be made for charging vehicles in locations that do not create unsafe pedestrian movement.</p> <p>Planning applications that propose new employment, leisure or retail developments are also encouraged to provide charging facilities for staff and / or other users.'</p> <p><u>'Development proposals for houses with on-plot parking spaces and/ or garages are encouraged to provide appropriately located charging technology for charging low emission vehicles, such as an electric vehicle charging point. Where shared or off-plot parking spaces are provided, the charging provision locations should have appropriate regard for pedestrian movement. Proposals for new employment, leisure or retail developments are also encouraged to make provision for charging facilities for staff and / or other users.'</u></p>	For clarity and to meet Basic Condition 1

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R27	17	Policy 5, page 37	<p><u>EXAMINER COMMENT:</u></p> <p>Under the heading "Housing and Infrastructure" and sub-heading "Policy 5: Community Engagement" reword Policy 5 as follows:</p> <p>'Applications that can demonstrate early, proactive, proportionate and effective engagement with the community will be looked on more favourably than applications that have not, in line with National Planning Policy. Pre-application community engagement is also expected for Reserved Matters Applications as well as Outline or Full. Potential applicants are therefore encouraged to follow the approach set out in the Melksham Community Engagement Protocol and the Wiltshire Council Statement of Community Involvement.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Reword Policy 5 as follows: <p><i>'In order that development proposals for outline or detailed planning applications, together with reserved matters applications can demonstrate 'early, proactive and effective engagement' with the community, applicants are strongly encouraged to follow the Community Engagement Protocol (as included in Appendix 1) to facilitate constructive and proportional engagement of the Town and Parish Council together with the local community.'</i></p> <p><u>'Applications that can demonstrate early, proactive, proportionate and effective engagement with the community will be looked on more favourably than applications that have not, in line with National Planning Policy. Pre-application community engagement is also expected for Reserved Matters Applications as well as Outline or Full. Potential applicants are therefore encouraged to follow the approach set out in the Melksham Community Engagement Protocol and the Wiltshire Council Statement of Community Involvement.'</u></p>	For clarity and to meet Basic Condition 1

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R28	19	Sub-heading, page 39	<p><u>EXAMINER COMMENT:</u></p> <p>Within the sub-heading "4.3.2 Housing Development" remove the "4.3.2" section reference.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend sub-heading on page 39 as follows: <p>4.3.2 Housing Development'</p>	For clarity and to meet Basic Conditions 1 & 3
R29	19	Policy 6, page 39	<p><u>EXAMINER COMMENT:</u></p> <p>Reword Policy 6 as follows:</p> <p>'Proposals for sustainable housing development within the settlements of the Neighbourhood Area will be supported where they:</p> <ol style="list-style-type: none"> accord with the Settlement Boundary provisions of Wiltshire Core Strategy Core Policy 2 and the Wiltshire Housing Sites Allocations Plan (WHSAP); include a suitable mix of house types, sizes and tenures informed by and addressing the current and demonstrable needs for Melksham and Bowerhill, Shaw and Whitley large village and the small villages in accordance with Wiltshire Core Strategy Core Policy 45 (Meeting Wiltshire's Housing Needs), and have regard to the character of and integration with the surrounding area. <p>In accordance with Wiltshire Core Strategy Core Policy 2, development will not be permitted outside the Settlement Boundary other than in circumstances as permitted by other policies within the Core Strategy.</p> <p>At the small villages of Beanacre and Berryfield, development will be limited to infill within the existing built area or, where it is appropriate to provide a rural exception site for affordable housing to meet identified local needs, outside but well connected to the built area.</p>	For clarity and to meet Basic Conditions 1 & 3

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			<p>Affordable housing provision will be in accordance with Core Policy 43 which sets out when this is required and indicates the proportions which will be sought from open market housing development.</p> <p>In principle support will be given to proposals for custom or self-build projects in locations where new residential development is acceptable.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Reword Policy 6 as follows: <p>'We will support proposals Proposals for sustainable housing development within the settlements of the Plan Neighbourhood aArea, will be supported where they:</p> <ol style="list-style-type: none"> accord with the limits of development Settlement Boundary provisions of Wiltshire Core Strategy Core Policy 2 and the Wiltshire Housing Site Allocations Plan (WHSAP); include a suitable mix of house types, sizes and tenures informed by and addressing the current and demonstrable needs for the area within which the site is located Melksham and Bowerhill, Shaw and Whitley Large Village and the Small Villages in accordance with Wiltshire Core Strategy Core Policy 45 (Meeting Wiltshire's Housing Needs), and have regard to the character of and integration with and quality of the surrounding area. <p>In accordance with Wiltshire Core Strategy Core Policy 2, development will not be permitted outside the settlement boundaries Settlement Boundary other than in circumstances as permitted by other policies within the Core Strategy.</p> <p>At the sSmall vVillages of Beanacre and Berryfield, development will be limited to infill within the existing built area or, where it is appropriate to provide a outside the built area, but well connected to it, as a rural exception site to provide for affordable housing to meet identified local needs, outside but well connected to the built area.'</p>	

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			<p>Affordable housing provision will be <i>required</i> in accordance with Core Policy 43 which sets out when this is required and indicates the proportions which will be sought from open market housing development.</p> <p>In principle, support will be given to proposals for custom or self-build projects in locations where new residential development is acceptable.'</p>																
R30	19	Paragraph 4.7.1 and related table, page 40	<p><u>EXAMINER COMMENT:</u></p> <p>Update paragraph 4.7.1 and the related table to show the 2019 data in place of the 2018 data; update the footnote reference accordingly.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend paragraph 4.7.1 as follows: <p>'Completions between 2006-20182019 totalled 1,707 1,837 and 'developable commitments' 20182019-2026 total 1,064 947. The total of 2,773 2,784 shows that the housing actually delivered/committed was 17% over the indicative housing requirements set out by the Core Strategy and this is likely to have increased since the base date of April 2018 2019.'</p> <ul style="list-style-type: none"> Amend table below paragraph 4.7.1 as follows: <table border="1"> <thead> <tr> <th>Area</th> <th>Indicative requirement 2006-2026</th> <th>Completions 2006-20182019</th> <th>Developable commitments 20182019-2026</th> <th>Indicative remaining requirement</th> </tr> </thead> <tbody> <tr> <td>Melksham and Bowerhill</td> <td>2,240</td> <td>1,582 1,699</td> <td>1,010 895</td> <td>0 (-352 -354)</td> </tr> <tr> <td>Melksham CA Remainder</td> <td>130</td> <td>125 138</td> <td>54 52</td> <td>0 (-49 -60)</td> </tr> </tbody> </table> <ul style="list-style-type: none"> Update footnote reference as follows: 	Area	Indicative requirement 2006-2026	Completions 2006- 2018 2019	Developable commitments 2018 2019 -2026	Indicative remaining requirement	Melksham and Bowerhill	2,240	1,582 1,699	1,010 895	0 (-352 -354)	Melksham CA Remainder	130	125 138	54 52	0 (-49 -60)	For clarity and to meet Basic Conditions 1 & 3
Area	Indicative requirement 2006-2026	Completions 2006- 2018 2019	Developable commitments 2018 2019 -2026	Indicative remaining requirement															
Melksham and Bowerhill	2,240	1,582 1,699	1,010 895	0 (-352 -354)															
Melksham CA Remainder	130	125 138	54 52	0 (-49 -60)															

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			'Appendix 6 of the 2018 2020 Housing Land Supply Statement (Wiltshire Council, 2020) which shows the position at April 2018 2019 '	
R31	19	"Settlement Boundaries" box, page 40	<p><u>EXAMINER COMMENT:</u></p> <p>Within the "Settlement Boundaries" box, in the last sentence of paragraph 1, reverse the order of "Shaw and Whitley" and "Melksham and Bowerhill" to accord with the "Market Towns and Large Villages" sequence used earlier.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend text in 'Settlement Boundaries' box, in the last sentence of paragraph 1 as follows: <p>'Market Towns and Large Villages have Settlement boundaries; in our case, Melksham and Bowerhill, Whitley and Shaw and Melksham and Bowerhill Shaw and Whitley.'</p>	For clarity and to meet Basic Conditions 1 & 3
R32	21	Sub-heading, page 41	<p><u>EXAMINER COMMENT:</u></p> <p>Under the heading "4.3.3 Allocation of Land at Middle Farm, Corsham Road, Whitley": Remove the "4.3.3" section reference.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend sub-heading on page 41 as follows: <p>4.3.3 Allocation of Land at Middle Lane, Corsham Road, Whitley'</p>	For clarity and to meet Basic Condition 1

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R33	21/22	Policy 7, page 41	<p><u>EXAMINER COMMENT:</u></p> <p>Amend Policy 7 as follows: Add to the first paragraph in brackets after "Whitley" an approximate hectarage for the site and 'as identified in Figure 6'. From element (i) delete "six". In element (iii) correct the formatting. In element (iv) correct the punctuation. Add ', protects the setting of adjacent listed buildings' to element (vi) after "Whitley" and before "and conserves". In element (vii) replace "an" with 'any'. In element (viii) add 'across Corsham Road' after "crossing facility".</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend Policy 7 as follows, ensuring to add approximate hectarage: 'Land at Middle Farm, Corsham Road, Whitley (approximately xx hectares as identified in Figure 6) is allocated for...' <p>'i. the development will deliver approximately 18 dwellings including six affordable homes...'</p> <ul style="list-style-type: none"> Correct formatting in iii. <p>'iv. incorporation of a Local Equipped Area for Play;' 'vi ...character of Whitley, protects the setting of adjacent listed buildings and conserves...' 'vii...to prevent an any increase in flood risk...' 'viii...and enhanced pedestrian crossing facility across Corsham Road to an...'</p>	For clarity and to meet Basic Condition 1

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R34	22	Figure 6, page 42	<p><u>EXAMINER COMMENT:</u></p> <p>On page 42 improve Figure 6 to show more of the surroundings of the site to allow the boundary to be more readily identified in relation to existing features.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Improve Figure 6 to show more of the surroundings of the site to allow the boundary to be more readily identified in relation to existing features. 	For clarity and to meet Basic Condition 1
R35	22	Paragraph 4.8.2, page 42	<p><u>EXAMINER COMMENT:</u></p> <p>Amend paragraph 4.8.2 to replace the third sentence with:</p> <p>'Taking into account the emerging Wiltshire Local Plan Review, which may require a strategic approach to allocation through the Local Plan itself, the decision was taken to give no further consideration in this Plan to those sites adjacent to the settlement boundary of Melksham and Bowerhill.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend third sentence of paragraph 4.8.2 as follows: <p>'Taking into account the potential large scale housing requirement for the neighbourhood area through the emerging Wiltshire Local Plan Review, <u>which may require a strategic approach to allocation through the Local Plan itself</u>, the decision was taken to give no further consideration in this p<u>Plan</u> to those sites adjacent to the settlement boundary of Melksham <u>and Bowerhill</u>.'</p>	For clarity and to meet Basic Condition 1

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R36	22	Paragraph 4.8.3, page 42	<p><u>EXAMINER COMMENT:</u></p> <p>Amend paragraph 4.8.3 to replace the last two sentences with: 'Since 2000 there has been little market housing and no affordable housing built within either settlement. This land allocation therefore redresses that shortcoming.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend last two sentences of paragraph 4.8.3 as follows: <p>'Since 2000 there has been little market housing and no affordable housing built within either settlement. This has resulted in an un-met local affordable housing need within Whitley and Shaw which this land allocation therefore addresses redresses that shortcoming.'</p>	For clarity and to meet Basic Condition 1
R37	22	Paragraphs 4.8.3 - 4.8.4, page 42	<p><u>EXAMINER COMMENT:</u></p> <p>Between paragraphs 4.8.3 and 4.8.4 (amending the latter paragraph number accordingly) add the following:</p> <p>'4.8.4 A call for housing sites was conducted as part of the JMNP process. Rural sites were amongst those put forward for assessment. No suitable sites within the Shaw and Whitley large village settlement boundary were made available. The site has been the subject of assessment both by AECOM and the Neighbourhood Plan's own design and landscape consultants [add a footnote reference to the 'Additional Rural Site Assessments'].</p> <p>Whilst some constraints were identified, the Land at Middle Farm, Corsham Road, Whitley site was selected as viable and capable of development at a scale and density that complements Whitley's existing residential character. The proposed amount and density of development has been the subject of dialogue with the landowner and community input through the Regulation 14 consultation. These have raised no issues challenging the suitability or viability of the site.</p>	For clarity and to meet Basic Condition 1

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			<p>To give greater assurance of the provision of affordable housing, the site has been allocated as a market housing development with an obligation to include affordable housing in accordance with Core Strategy Policies. There has also been a lack of market housing delivery within Shaw and Whitley. A mixed market and affordable housing development contributes towards addressing these shortfalls.</p> <p>There are no public children's play facilities or any public areas of natural green space in Whitley. The nearest facilities are in neighbouring Shaw. In principle, the provision of these facilities within the allocated site, combined with enhancements to pedestrian crossing facilities and public footpath enhancements linking to the open countryside, introduces new green infrastructure facilities to the community. The precise amount and balance between natural open space and equipped children's play facilities will be informed by Wiltshire Council's play space standards.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Add new paragraphs between 4.8.3 and 4.8.4 as follows: <p><u>'4.8.4 A call for housing sites was conducted as part of the JMNP process. Rural sites were amongst those put forward for assessment. No suitable sites within the Shaw and Whitley Large Village settlement boundary were made available. The site has been the subject of assessment both by AECOM and the Neighbourhood Plan's own design and landscape consultants [add a footnote reference to the 'Additional Rural Site Assessments']</u>.</p> <p><u>4.8.5 Whilst some constraints were identified, the Land at Middle Farm, Corsham Road, Whitley site was selected as viable and capable of development at a scale and density that complements Whitley's existing residential character. The proposed amount and density of development has been the subject of dialogue with the landowner and community input through the Regulation 14 consultation. These have raised no issues challenging the suitability or viability of the site.</u></p>	

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			<p><u>4.8.6 To give greater assurance of the provision of affordable housing, the site has been allocated as a market housing development with an obligation to include affordable housing in accordance with Core Strategy Policies. There has also been a lack of market housing delivery within Shaw and Whitley. A mixed market and affordable housing development contributes towards addressing these shortfalls.</u></p> <p><u>4.8.7 There are no public children's play facilities or any public areas of natural green space in Whitley. The nearest facilities are in neighbouring Shaw. In principle, the provision of these facilities within the allocated site, combined with enhancements to pedestrian crossing facilities and public footpath enhancements linking to the open countryside, introduces new green infrastructure facilities to the community. The precise amount and balance between natural open space and equipped children's play facilities will be informed by Wiltshire Council's play space standards.'</u></p> <ul style="list-style-type: none"> • Renumber existing paragraph 4.8.4 as <u>4.8.8</u>. 	
R38	23	Sub-heading, page 43	<p><u>EXAMINER COMMENT:</u></p> <p>Under the heading "4.3.4 Infrastructure Phasing and Priorities": Remove the "4.3.4" section reference.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Amend sub-heading on page 43 as follows: '4.3.4 Infrastructure Phasing and Priorities' 	For clarity and accuracy and to meet Basic Condition 1
R39	23	Policy 8, page 43	<p><u>EXAMINER COMMENT:</u></p> <p>Amend Policy 8 by rewording the first paragraph as : 'To ensure the sustainability of housing development, proposals must consider, assess and address their necessary infrastructure requirements and, in so far as they relate to matters</p>	For clarity and accuracy and to meet Basic Condition 1

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			<p>within the Applicant's control, plan any related programmes of work in coordination with the housing to ensure that infrastructure keeps pace with the needs of the community.'</p> <p>And rewording the second paragraph as; 'Infrastructure requirements, in proportion to their scale and in accordance with prevailing Wiltshire policies, will be charged through the Community Infrastructure Levy (in addition to those to be delivered through planning conditions or section 106 agreements).</p> <p>Remove the third paragraph for later inclusion, as considered appropriate, in the "Priority Statements" section.</p> <p><u>WILTSHIRE COUNCIL COMMENT:</u></p> <p>Amend second paragraph of Policy 8 for clarity and accuracy as follows: 'Infrastructure requirements, in proportion to their scale and in accordance with prevailing Wiltshire policies, will be delivered through the Community Infrastructure Levy, planning conditions and section 106 agreements.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend Policy 8 as follows: <p>'To ensure the sustainability of housing development, proposals must consider, assess and address their necessary infrastructure requirements and, in so far as they relate to matters within the Applicant's control, plan any related programmes of work in parallel coordination with the housing to ensure that infrastructure keeps pace with the needs of the community.</p> <p>Infrastructure requirements, in proportion to their scale and in accordance with prevailing Wiltshire policies, Core Strategy Core Policy 3 and the Wiltshire Planning Obligations SPD will be charged delivered through the Community Infrastructure Levy, (in addition to those to be delivered through planning conditions and or section 106 agreements).'</p>	

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			<p>All Community Infrastructure Levy (CIL) receipts passed to either Melksham Town Council or Melksham Without Parish Council will be used to address the increased demands that new development places on the civic infrastructure, for the benefit of the Joint Neighbourhood Plan area, focusing on the facilities / infrastructure and communities most impacted by the new development.</p> <ul style="list-style-type: none"> Consider including the deleted 3rd paragraph above in the 'Priority Statements' section. 	
R40	24	Paragraph 4.9.3, page 43	<p><u>EXAMINER COMMENT:</u></p> <p>Amend paragraph 4.9.3 by deleting the time-expired last sentence.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend paragraph 4.9.3 by deleting the last sentence as follows: <p>'All authorities must produce their first statement by 31 December 2020.'</p>	For clarity and accuracy and to meet Basic Condition 1
R41	24	Paragraphs 4.9.5 – 4.9.7, page 44	<p><u>EXAMINER COMMENT:</u></p> <p>Since paragraphs 4.9.5 – 4.9.7 are no longer anchored in the Policy, move this content alongside the related Policy paragraph to the "Priority Statements" section.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Delete paragraphs 4.9.5 – 4.9.7 and move to 'Priority Statements' section (see R89). <p>4.9.5 A Neighbourhood Plan document can highlight the infrastructure that it believes should be prioritised, but it cannot commit CIL receipts from a particular development to be spent on specific items in a particular area.</p>	For clarity and accuracy and to meet Basic Condition 1

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			<p>4.9.6 As highlighted earlier in this Plan, Melksham Town and Melksham Without are interdependent. This interdependence can therefore follow through into the appropriate distribution of CIL monies to address infrastructure needs and improvements needed as a result of new development.</p> <p>Memorandum of Agreement</p> <p>4.9.7 A Memorandum of Agreement will be put in place between Melksham Without Parish Council and Melksham Town Council setting out the terms for the sharing of CIL, or any replacement funding system. The Memorandum of Agreement will include a Statement of Priorities for infrastructure needs and civic amenity projects which will be reviewed annually and agreed jointly between the Town and Parish Councils.'</p>	
R42	26	Sub-heading, page 46	<p><u>EXAMINER COMMENT:</u></p> <p>Under the heading "4.4.1 Town Centre": Remove the "4.4.1" section reference.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend sub-heading on page 46 as follows: <p>'4.4.1 Town Centre'</p>	For clarity and accuracy and to meet Basic Conditions 1, 2 and 3
R43	26	Policy 9, pages 46-47	<p><u>EXAMINER COMMENT:</u></p> <p>Amend Policy 9 as follows: Reword the first paragraph as follows:</p> <p>'Development proposals within the town centre Commercial Area as defined in Wiltshire Core Strategy (see Figure 7) will be supported provided:</p> <p>i the use will contribute to sustaining or enhancing the range or quality of shopping provision and the vitality and viability of the town centre;</p>	For clarity and accuracy and to meet Basic Conditions 1, 2 and 3

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			<p>ii the proposal is in keeping with the scale and character of the centre of this Market Town and, where appropriate, preserves or enhances the Conservation Area;</p> <p>iii access to public transport, bicycle and car parking is considered and addressed;</p> <p>iv where appropriate, a positive contribution is made to conserving and enhancing the appearance and quality of primary frontages and town centre pedestrian and cycle routes;</p> <p>v appropriate regard is demonstrated for current and appropriate national and local guidance and established best practice.</p> <p>Development proposals at edge of centre locations which are inter-connected with the Commercial Area will, additionally to the above, be required to evidence that there are no suitable and viable sites or buildings within the defined Commercial Area.'</p> <p>In the second paragraph replace "Proposals" with 'Planning applications'</p> <p>In the third paragraph delete the second sentence.</p> <p>Delete the headings "Edge of Centre Development" and "Town Centre Expansion" and their related paragraphs.</p> <p>Remove the heading "Town Centre Master Plan" and its related paragraph since the subject is already noted below the Policy and the 'hook' for future guidance is included within the revised Policy wording.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend Policy 9 as follows: <p>'Development proposals within the town centre Commercial Area as defined in Wiltshire Core Strategy (see Figure 7) will be supported provided: the use:</p> <p>i. will sustain or enhance the use will contribute to sustaining or enhancing the range or quality of shopping provision and does not harm the vitality and viability of the town centre;</p>	

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			<p>ii. <u>the proposal</u> is in keeping with the scale and character of the centre <u>of this Market Town and, where appropriate, preserves and conserves or enhances the Conservation Area;</u> iii. <u>ensures</u> access to public transport, <u>cycle routes</u> and car parking <u>is considered and addressed;</u> iv. <u>where appropriate, a positive contribution is made to conserving and enhancing the appearance and quality of primary frontages and town centre pedestrian and cycle routes;</u> v. <u>appropriate regard is demonstrated for current and appropriate national and local guidance and established best practice.</u></p> <p><u>Development proposals at edge of centre locations which are inter-connected with the Commercial Area will, additionally to the above, be required to evidence that there are no suitable and viable sites or buildings within the defined Commercial Area.</u></p> <p><u>Proposals Planning applications</u> for development or change of use of ground floor frontages within the defined town centre primary frontages (see Figure 7) will be supported where they retain or enhance the continuity of active ground floor shop front uses.</p> <p>Proposals that make greater use of upper floors of town centre premises, including for offices, small businesses and residential use with independent access, will be supported where they sustain or enhance the vitality of Melksham town centre and enhance the quality of the host building.' <u>Development proposals will be supported where they make a positive contribution to conserving and enhancing the appearance and quality of primary frontages and waymarked town centre routes.</u></p> <p><u>Edge of Centre Development</u></p> <p><u>Proposals for retail development within or adjacent to edge of centre locations (defined as being 300m from the Commercial Area Boundary) will be supported when:</u></p> <p><u>i. the proposal would not harm the vitality and viability of the town centre's shopping role;</u> <u>ii. there are no suitable and viable sites available within Primary Retail Frontages;</u></p>	

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			<p>iii. the development is easily accessible by foot or bicycle on waymarked routes from the town centre, and</p> <p>iv. the development makes adequate provision for car parking and access.</p> <p>Proposals which fail the sequential test or are likely to have a significant adverse impact on the town centre will not be supported.</p> <p>Town Centre Expansion</p> <p>Proposals for the redevelopment of existing employment uses within edge of centre locations must be considered on the basis of their relationship to the existing town centre and the potential to expand the town centre.</p> <p>Town Centre Master Plan</p> <p>Melksham Town Council will produce a town centre masterplan to guide and inform future town centre development. Once published, proposals within the town centre and within 300m of the existing boundary should demonstrate how they contribute to the delivery of the town centre vision and objectives.</p>	
R44	26	Figure 7, page 47	<p><u>EXAMINER COMMENT:</u></p> <p>Provide a source reference(s) for Figure 7 and ensure that the abbreviations used in the key are all included in the Glossary.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Provide a source reference(s) for Figure 7 and ensure that the abbreviations WWLP and WCS are included in the Glossary. In Figure 7 replace 'CS' with '<u>WCS</u>' and ensure Glossary is updated. 	For clarity and accuracy and to meet Basic Conditions 1, 2 and 3

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R45	26	Paragraph 4.10.6, page 48	<p><u>EXAMINER COMMENT:</u></p> <p>In paragraph 4.10.6 provide a source reference for "The Melksham Town 2020 - 2036 Scoping Report (2019)".</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> In paragraph 4.10.6 provide a source reference for "The Melksham Town 2020 - 2036 Scoping Report (2019)". 	For clarity and accuracy and to meet Basic Conditions 1, 2 and 3
R46	26	Paragraph 4.10.9, page 49	<p><u>EXAMINER COMMENT:</u></p> <p>In paragraph 4.10.9 ensure that the page reference for the related part of the "Priority Statements" is correct – it presently says page 82 whereas in fact it is 83.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> In paragraph 4.10.9 ensure that the page reference for the related part of the "Priority Statements" in the last sentence is correct, as follows: <p>See page 8283 and Priority Statement JNP2: Town Centre Regeneration for more information.</p>	For clarity and accuracy and to meet Basic Conditions 1, 2 and 3
R47	27	Sub-heading, page 50	<p><u>EXAMINER COMMENT:</u></p> <p>Under the heading "4.4.2 Employment Sites": Remove the "4.4.2" section reference.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend sub-heading on page 50 as follows: <p>4.4.2 Employment Sites'</p>	For clarity and to meet Basic Conditions 1, 2 and 3

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R48	27	Policy 10, page 50	<p><u>EXAMINER COMMENT:</u></p> <p>Amend Policy 10 as follows:</p> <p>“Proposals for the retention and reuse of previously developed employment land will be supported in principle, particularly by start-up and small businesses bringing a range of new employment opportunities. The Principal Employment Areas and the central Commercial Area are shown on Figure 7. Proposals should seek to generate the same number, or more, permanent full-time equivalent jobs as the existing or former use.’</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend Policy 10 as follows: <p><u>‘Proposals for the retention and reuse of previously developed land will be supported in principle, particularly by start-up and small businesses bringing a range of new employment opportunities. The Principal Employment Areas and the central Commercial Area are shown on Figure 7. Proposals should seek to generate the same number, or more, permanent full-time equivalent jobs as the existing or former use.’</u> <i>employment development within Melksham and Melksham Without will be supported subject to compliance with all relevant development plan policies. Proposals for the retention, regeneration and intensification of previously developed employment land are particularly encouraged. Two main areas of employment land in the Plan area are:</i></p> <p><i>a) Business Parks</i></p> <p><i>The appropriate redevelopment of brownfield sites within the business park areas (shown as the Principal Employment Areas on figure 7) for employment uses falling within Classes B1, B2, and B8 of the Use Classes Order will be supported where the proposed development will generate the same number, or more, permanent full time equivalent jobs than could be expected from the existing, or any potential employment use.</i></p>	For clarity and to meet Basic Conditions 1, 2 and 3

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			<p><i>b) Town Centre</i></p> <p><i>The appropriate redevelopment of brownfield sites within the town centre areas (shown as the Commercial Area Boundary on figure 7) or edge of centre locations, involving change of use to retail, commercial and other main town centre uses falling within Classes A1, A2, A3, A4, B1, D1, and D2 of the Use Classes Order will be supported where the proposed development will generate the same number, or more, permanent full time equivalent jobs than could be expected from the existing, or any potential employment use, subject to road safety, parking and environmental considerations.</i></p> <p><i>Proposals for start-up and small businesses are particularly encouraged to enable the growth of a range of new employment opportunities.</i></p>	
R49	27	Paragraph 4.11.1, page 51	<p><u>EXAMINER COMMENT:</u></p> <p>In paragraph 4.11.1 provide a reference for the "2016 Joint Strategic Assessment".</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> In paragraph 4.11.1 provide a source reference for the "2016 Joint Strategic Assessment". 	For clarity and to meet Basic Conditions 1, 2 and 3
R50	28	Paragraph 4.11.3, page 51	<p><u>EXAMINER COMMENT:</u></p> <p>In paragraph 4.11.3 correct "area within the black boundary on figure 9" as "the areas hatched in red on Figure 7 are".</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the second sentence in paragraph 4.11.3 as follows: 	For clarity and to meet Basic Conditions 1, 2 and 3

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			The area within the black boundary on figure 9 is areas hatched in red on Figure 7 are covered by Core Policy 35 which allows for the redevelopment of employment uses (use classes B1, B2 and B8) only where:'	
R51	28	Policy 11, page 52	<p><u>EXAMINER COMMENT:</u></p> <p>Under the heading "Sustainable Transport and Active Travel": Within Policy 11: In the first paragraph capitalise "Travel Plan" and immediately after add in '(in accordance with Core Strategy Policy CP61); delete "in the Plan area" and replace "access" with 'movement'. In the second paragraph replace "our" with 'the local', between "network," and "further" add 'proposals that would achieve', delete the two subsequent uses of the word "strongly".</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend Policy 11 as follows: <p>'All developments must be planned in line with the Sustainable Transport Hierarchy. Applications for major development must demonstrate through an effective travel plan Travel Plan (in accordance with Wiltshire Core Strategy Policy CP61) how sustainable transport modes in the Plan area are maximised and that safe and suitable access movement can be achieved for all people.</p> <p>As a key element in our the local sustainable transport network, proposals that would achieve further improvements to the accessibility and quality of the links between the wider town and Melksham Railway Station will be strongly supported. Improvements to the quality of the public realm around the station, will also be strongly supported.'</p>	For clarity and to meet Basic Conditions 1 & 3
R52	28	Paragraph 4.12.1, page 52	<p><u>EXAMINER COMMENT:</u></p> <p>Amend typo in paragraph 4.12.1 and add to the end of the paragraph "Consideration will be given to the spending of Town and Parish Council CIL receipts on improvements to the sustainable travel network, and public realm."</p>	For clarity and to meet Basic Conditions 1 & 3

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			<p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend last sentence of paragraph 4.12.1 and then add a sentence at the end as follows: <p>The needs are of disabled travellers should also be considered and provided for. <u>Consideration will be given to the spending of Town and Parish Council CIL receipts on improvements to the sustainable travel network, and public realm.'</u></p>	
R53	28	Page 53 under heading "Melksham Railway Station"	<p><u>EXAMINER COMMENT:</u></p> <p>Update the fifth paragraph under the heading "Melksham Railway Station" by replacing "is being implemented in 2020" with 'commenced in 2020'.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the fifth paragraph under the heading "Melksham Railway Station" as follows: <p>'Phase 1 & 2 of the Plan is being implemented commenced in 2020 and includes new platform signage, destination indicators, increased parking, electric vehicle charging, cycle storage and even a community cafe.</p>	For clarity and to meet Basic Conditions 1 & 3
R54	28	Figure 8, page 54	<p><u>EXAMINER COMMENT:</u></p> <p>Add a source reference for Figure 8 and the "Sustainable transport hierarchy" diagram.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Add a source reference for Figure 8 and the "Sustainable transport hierarchy" diagram. 	For clarity and to meet Basic Conditions 1 & 3

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R55	30	Policy 12, page 56	<p><u>EXAMINER COMMENT:</u></p> <p>Under the heading "Community Well-being and Nature" and the sub-heading "Green Infrastructure": Amend Policy 12 as follows:</p> <p>'Development that will result in the creation of new Green Infrastructure (GI) and/or contribute to the protection, management, enhancement and connectivity of existing GI will be supported; the potential for GI within the Neighbourhood Area is illustrated diagrammatically in Figure 9.</p> <p>Proposals for major developments must:</p> <ol style="list-style-type: none"> i. identify the existing GI within and around the development site, and ii. demonstrate how GI has been incorporated into the proposal, and iii assess and address how the proposal will benefit the function and connectivity of GI through the site and beyond. <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Amend Policy 12 as follows: <p>'Development that will result in the creation of new Green Infrastructure (GI) and/or contribute to the protection, management, enhancement and connecting <u>connectivity</u> of existing GI will be supported; the potential for GI within the Neighbourhood Area is illustrated diagrammatically in Figure 9. and individual GI assets and priorities as shown on figure 9 will be supported</p> <p>Proposals for major developments must be accompanied by:</p> <p>i. a plan of the existing GI within and around the development site, and</p> <p>ii. information demonstrating how GI has been incorporated into the scheme in order to increase function and improve connectivity of GI through the site and beyond to identified priorities and assets.</p> <p>Proposals for major developments must:</p>	For clarity and to meet Basic Conditions 1 & 3

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			<p><u>i. identify the existing GI within and around the development site, and</u> <u>ii. demonstrate how GI has been incorporated into the proposal, and</u> <u>iii assess and address how the proposal will benefit the function and connectivity of GI through the site and beyond.'</u></p>	
R56	30	Paragraph 4.13.3, page 56	<p><u>EXAMINER COMMENT:</u></p> <p>Replace the first sentence of paragraph 4.13.3 with: 'Figure 9 illustrates diagrammatically GI assets and their connectivity potential as identified in the GI Evidence Base Report [add footnote reference].'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the first sentence of paragraph 4.13.3 as follows: <p>'Figure 9 illustrates diagrammatically GI assets and their connectivity potential as identified in identified key assets and priorities for GI throughout the Plan area based on the GI Evidence Base Report [add footnote reference].'</p>	For clarity and to meet Basic Conditions 1 & 3
R57	30	Paragraph 4.13.5, page 57	<p><u>EXAMINER COMMENT:</u></p> <p>In paragraph 4.13.5 provide a source reference for "Building with Nature accreditation".</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> In paragraph 4.13.5 provide a source reference for "Building with Nature accreditation". 	For clarity and to meet Basic Conditions 1 & 3
R58	30	Figure 9, page 57	<p><u>EXAMINER COMMENT:</u></p> <p>Significantly improve Figure 9 by:</p> <ul style="list-style-type: none"> Retitling it as 'Diagrammatic illustration of the potential for Green Infrastructure'. 	For clarity and to meet Basic

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			<ul style="list-style-type: none"> • Providing a source(s) for the detail on the map. • Ensuring that all the GI corridors are, appropriately to their indicative status, exactly the same width across each of their lengths. • Making the 'Important Green Gaps' indicative with a star or similar rather than a size-suggestive blob. • Ensuring that the key is accurate, referring to 'Illustrative' GI corridors, removing the green outline to the symbol for the Illustrative setting of the K&A Canal (to match the actual illustration on the map), 'Illustrative' important green gap. <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Amend Figure 9 as follows: <p>- Retitling it as 'Green Infrastructure Key Assets and Priorities: Strategy Diagram Diagrammatic illustration of the potential for Green Infrastructure'.</p> <p>- Providing a source(s) for the detail on the map.</p> <p>- Ensuring that all the GI corridors are, appropriately to their indicative status, exactly the same width across each of their lengths.</p> <p>- Making the 'Important Green Gaps' indicative with a star or similar rather than a size-suggestive blob.</p> <p>Ensure that the key of Figure 9 is accurate by:</p> <p>referring to 'Local Illustrative GI corridors', removing the green outline to the symbol for the Illustrative setting of the K&A Canal (to match the actual illustration on the map), and amending to 'Illustrative important green gap.'</p>	Conditions 1 & 3
R59	32	Policy 13, page 58	<p><u>EXAMINER COMMENT:</u></p> <p>Under the heading "Biodiversity": Amend Policy 13 as follows:</p>	For clarity and to meet Basic Condition 1

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			<p>'Development proposals, including those for field based solar farms, will be expected to deliver at least a 10% improvement in "biodiversity value" within and, where appropriate, beyond the site in order to deliver tangible benefits for biodiversity, including specific attention for protected species.</p> <p>Protection and enhancement of statutory and non-statutory nature conservation sites (as shown on Figure 10) is a priority for the Neighbourhood Area and development proposals must demonstrate sensitive responses to these sites where necessary, such as accommodating a buffer zone.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend Policy 13 as follows: <p>'Development proposals, including <u>those for</u> field based solar farms, will be expected to submit a Biodiversity Net Gain Plan to demonstrate <u>deliver</u> at least a 15<u>10</u>% improvement in "biodiversity value" within and, where appropriate, beyond the site in order to deliver tangible benefits for biodiversity, <u>including specific attention for protected species</u> in the Plan area.</p> <p><i>To ensure that there are no residual adverse impacts resulting from a proposed development, where in exceptional circumstances the reasons for the proposed development clearly outweigh the value of the ecological feature adversely affected and there are no appropriate alternatives, the adverse impacts of the development must be proportionately addressed in accordance with the hierarchy of: mitigation, compensation and finally offsetting.</i></p> <p>Protection and enhancement of statutory and non-statutory nature conservation sites (<u>as shown on Figure 10</u>) is a priority for the Plan area <u>Neighbourhood Area</u> and development proposals must demonstrate sensitive responses to these sites where necessary, such as <u>accommodating</u> a buffer zone.</p>	

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R60	32	Paragraph 4.14.3, pages 58-59	<p><u>EXAMINER COMMENT:</u></p> <p>In paragraph 4.14.3 delete the sentence "This policy looks for a minimum of 15% in order to deliver a tangible benefit for biodiversity." and in the final sentence remove the duplication of "the".</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend paragraph 4.14.3 as follows: <p>This policy seeks to reflect at the Plan level, and build upon both the NPPF (paragraph 174), and revised legislation in the forthcoming Environment Bill which looks set to include a duty for developers to include minimum 10% net biodiversity gain in new schemes. This policy looks for a minimum of 15% in order to deliver a tangible benefit for biodiversity. Biodiversity value will be calculated using the the Defra Metric Biodiversity calculator.'</p>	For clarity and to meet Basic Condition 1
R61	32	Figure 10, page 59	<p><u>EXAMINER COMMENT:</u></p> <p>Amend Figure 10 to restrict it to the sites within the Neighbourhood Area boundary and its title to the map alone.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend Figure 10 to restrict it to the sites within the Neighbourhood Area boundary and its title to the map alone – therefore: <p>'Wildlife sites within 2km of Melksham Without CP' <u>'Wildlife sites within the Neighbourhood Area.'</u></p>	For clarity and to meet Basic Condition 1

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R62	32	Information box "Melksham Canal Link Project", page 60	<p><u>EXAMINER COMMENT:</u></p> <p>Within the Information box titled "Melksham Canal Link Project" delete the sentence "The project will need to be financed largely by new housing alongside the new canal link, which does not form part of the present planning application." with 'The project is being coordinated by the Wilts and Berks Canal Trust [add footnote] in collaboration with funders who envisage how the canal will be delivered. The Town and Parish Councils would wish any associated development to be appropriate and in accordance with the vision and policies of this Plan.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Within the Information box titled "Melksham Canal Link Project", amend as follows: 'The project will need to be financed largely by new housing alongside the new canal link, which does not form part of the present planning application.' <u>The project is being coordinated by the Wilts and Berks Canal Trust [add footnote] in collaboration with funders who envisage how the canal will be delivered. The Town and Parish Councils would wish any associated development to be appropriate and in accordance with the vision and policies of this Plan.'</u> 	For clarity and accuracy
R63	33	Sub-heading, page 61	<p><u>EXAMINER COMMENT:</u></p> <p>Under the heading "4.5.3 Open Spaces": Remove the "4.5.3" section reference.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Amend sub-heading on page 61 as follows: '4.5.3 Open Spaces' 	For clarity and to meet Basic Conditions 1 & 3

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R64	33	Policy 14, page 61	<p><u>EXAMINER COMMENT:</u></p> <p>Amend Policy 14 as follows:</p> <p>'Development proposals that involve the whole or partial loss of an existing open space (as shown on Figure 11 and detailed in the Green Infrastructure Report) must demonstrate:</p> <p>i. from an assessment of open space provision, using the quantity and access standards for open space as set out by Wiltshire Council, that there is a surplus in the catchment area of open space beyond that required to meet both current and forecast need, and full consideration has been given to all functions that the open space performs, or</p> <p>ii. that a replacement open space (or enhancement of the remainder of the existing site) provides a net benefit to the community in terms of the quantity, quality and accessibility of the open space including by walking and cycling.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend Policy 14 as follows: <p>'We will only support aDevelopment proposals involving that involve the whole or partial loss of an existing open space (as shown on Figure 11 and detailed in the Green Infrastructure Report) must demonstrate where:</p> <p>i. from an assessment of open space provision, using the quantity and access standards for open space as set out by Wiltshire Council, that there is has identified a surplus in the catchment area to meet both current and future needs, and full consideration has been given to all functions that open space can perform, and of open space beyond that required to meet both current and forecast need, and full consideration has been given to all functions that the open space performs, or</p>	For clarity and to meet Basic Conditions 1 & 3

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			ii. any replacement facility that a replacement open space (or enhancement of the remainder of the existing site) provides a net benefit to the community in terms of the quantity , quality and accessibility of the open space including by walking or cycling.'	
R65	33	Paragraph 4.15.1, page 61	<p><u>EXAMINER COMMENT:</u></p> <p>Amend paragraph 4.15.1 as follows: 'The open spaces in the Neighbourhood Area are defined as green spaces which have recreational value and are freely accessible to the community but allotments and school playing fields, which are generally not freely accessible but are important components of open space provision, are also included. The 'natural green spaces with limited access', whilst included in Figure 11 because of their value to the community, are excluded from the Wiltshire quantity and access standards for open space.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend paragraph 4.15.1 as follows: <p>The open spaces in the Plan-area Neighbourhood Area is are defined as green spaces which have recreational value and are freely accessible to the community but allotments -(Allotments and school playing fields, which are generally not freely accessible, but are important components of open space provision, are also included. the exceptions to this.) The 'natural green spaces with limited access', whilst included in Figure 11 because of their value to the community, are excluded from the Wiltshire quantity and access standards for open space.'</p>	For clarity and to meet Basic Conditions 1 & 3
R66	33	Figure 11 maps, pages 62-63	<p><u>EXAMINER COMMENT:</u></p> <p>Provide a source reference(s) for the Figure 11 maps.</p> <p><u>REQUIRED MODIFICATION:</u></p>	For clarity and to meet Basic Conditions 1 & 3

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			<ul style="list-style-type: none"> Provide a source reference(s) for the Figure 11 maps. 	
R67	34	Sub-heading, page 64	<p><u>EXAMINER COMMENT:</u></p> <p>Under the heading "4.5.4 Community Facilities": Remove the "4.5.4" section reference.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend sub-heading on page 64 as follows: '4.5.4 Community Facilities' 	For clarity and to meet Basic Conditions 1 & 3
R68	34	Policy 15, page 64	<p><u>EXAMINER COMMENT:</u></p> <p>Amend Policy 15 by amending the first paragraph to read: 'Development proposals that involve the loss, in whole or part, of a community facility (as identified in Figure 12 and detailed in the Community Facilities Report) must demonstrate that:</p> <p>i. adequate alternative provision exists or will be provided in an equally accessible or more accessible location, including by walking and cycling, within the catchment area of the facility; or ii. it would not be economically viable, feasible or practicable to retain the building or site for use as a community facility; redevelopment for non-community use will only be considered as a last resort and where all other options have been exhausted.'</p> <p>Amend the second paragraph to remove at the end of the paragraph the duplicated "of any". Amend the third paragraph by adding 'or replacement' between "New" and "community".</p> <p>Remove the fourth paragraph to the supporting text under "The reason for the policy".</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend Policy 15 as follows 	For clarity and to meet Basic Conditions 1 & 3

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			<p>'Development Proposals proposals that involve involving the loss, in whole or part, of a community facility community facilities (as identified in Figure 12 and detailed in the Community Facilities Report), must will not be supported unless it is clearly demonstrated that:</p> <p>i. adequate alternative provision exists or will be provided in an equally accessible or more accessible location, including by walking and cycling, within the catchment area of the facility; within walking distance, or will be provided in an equally accessible or more accessible location within a walking distance of 800 metres; or</p> <p>ii. it has been demonstrated that it would not be economically viable, feasible or practicable to retain the building or site for its existing use. In such cases evidence must be provided to confirm that the property or site has been effectively marketed for a period of at least six months. it would not be economically viable, feasible or practicable to retain the building or site for use as a community facility; redevelopment for non-community use will only be considered as a last resort and where all other options have been exhausted.</p> <p>Proposals for new community facilities in the Plan area will be supported where the applicant can demonstrate the need and benefits of the proposed facility, or where replacement or enhanced facilities are proposed as mitigation against the loss of any of any community facilities within the Plan area.</p> <p>New or replacement community facilities should be located where there is a choice of travel options and should be accessible to all members of the community.'</p> <p>Proposals for partnership working with national or local agencies to develop strategic community facilities to meet the identified needs for the Plan and wider surrounding areas will be supported.</p> <ul style="list-style-type: none"> • Move deleted final paragraph of Policy 15 to form a new paragraph at the end of the supporting text under "The reason for the policy"(see R69 also): 	

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			<u>4.16.8? Proposals for partnership working with national or local agencies to develop strategic community facilities to meet the identified needs for the Plan and wider surrounding areas will be supported.</u>	
R69	35	Paragraph 4.16.2, pages 65-66	<p><u>EXAMINER COMMENT:</u></p> <p>Split paragraph 4.16.2 into two paragraphs (renumbering subsequent paragraphs accordingly) adding "However, the list and maps produced for the Neighbourhood Plan cannot be said to be exhaustive (there are almost certainly more facilities than those included on the maps)" after the second sentence and then starting the new paragraph at "At the time of writing".</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Split and amend paragraph 4.16.2 as follows, renumbering subsequent paragraphs accordingly: <p>'4.16.2 The community facilities in the Plan area cover both rural and town areas. The existing community facilities in the Plan area as detailed in the Community Facilities Report compiled by the Plan Steering Group are wide-ranging and can include community centres, public houses, cultural centres and venues, places of worship, education establishments and training centres and childcare facilities, health and social care facilities, sport and recreation facilities and civic and administrative facilities. <u>However, the list and maps produced for the Neighbourhood Plan cannot be said to be exhaustive (there are almost certainly more facilities than those included on the maps).</u></p> <p><u>4.16.3</u> At the time of writing, the community is awaiting the development of the new Community Campus. The Campus will be a hub for community services, and provide a new library, swimming pool, sports hall, gym, dance studio and meeting room, amongst other facilities. However, there have been delays to the delivery of this key future asset. A number of existing local facilities have closed and vacated their premises in order to move into the new campus, but as the campus is not yet developed, this has led to a temporary gap in provision.'</p>	For clarity and to meet Basic Conditions 1 & 3

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R70	35	Policy 16, page 69	<p><u>EXAMINER COMMENT:</u></p> <p>Under the heading "Natural and Built Environment" and the sub-heading "Trees and Hedgerows": Amend the wording of Policy 16 as follows:</p> <p>Amend the first paragraph to read: 'To be supported, development proposals should ensure that there will be no loss or deterioration of the irreplaceable habitats of ancient woodlands (as shown in Figure 12) and ancient or veteran trees found outside ancient woodland, unless the need for and benefits of the development in that location clearly outweigh the loss. In accordance with current guidance [add footnote reference] a minimum buffer of at least 15 metres in width should be maintained between ancient woodland and any development boundary. A buffer zone around an ancient or veteran tree should be at least 15 times larger than the diameter of the tree.' The footnote reference should point to: https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences#ancient-woodland</p> <p>Amend the first sentence of the second paragraph to read: 'To be supported, development proposals should ensure that there is no damage to or loss of trees of good arboricultural and amenity value.'</p> <p>In the third paragraph add 'in principle' after "supported" at the end of the sentence.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend Policy 16 as follows: <p>'Ancient and Veteran Trees: Development resulting in loss or deterioration of irreplaceable habitats of ancient woodlands (as shown in figure 12) and ancient or veteran trees found outside anient woodland, will not normally be permitted, unless the need for and benefits of the development in that location clearly outweigh the loss. A minimum buffer of at least 15 metres in width should be maintained</p>	For clarity and to meet Basic Condition 1

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			<p>between ancient woodland and any development boundary. A buffer zone around an ancient or veteran tree should be at least 15 times larger than the diameter of the tree.</p> <p><u>'To be supported, development proposals should ensure that there will be no loss or deterioration of the irreplaceable habitats of ancient woodlands (as shown in Figure 12) and ancient or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss. In accordance with current guidance [add footnote reference] a minimum buffer of at least 15 metres in width should be maintained between ancient woodland and any development boundary. A buffer zone around an ancient or veteran tree should be at least 15 times larger than the diameter of the tree.'</u> The footnote reference should point to: <u>https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences#ancient-woodland</u></p> <p>Other Existing Trees and Hedgerows:</p> <p>Development that damages or results in the loss of trees of good arboricultural and amenity value will not normally be permitted. <u>To be supported, development proposals should ensure that there is no damage to or loss of trees of good arboricultural and amenity value.</u> Existing trees and hedgerows on development sites should be retained where possible and incorporated as placemaking features in new development. Where there is an unavoidable loss of trees on site, the number and type of replacement trees should be informed by the quality and size of trees lost. Integration of existing hedgerows into private curtilage must be avoided where possible.</p> <p>New Trees:</p> <p>New tree planting in development proposals and throughout the built and natural environments of the Plan area will be supported <u>in principle.</u></p>	

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R71	36	Paragraph 4.17.5, page 71	<p><u>EXAMINER COMMENT:</u></p> <p>In paragraph 4.17.5 replace "should be used as a methodology" with 'can be used' and in the second sentence replace "underpin an discussions" with 'underpin discussions'.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend paragraph 4.17.5 as follows: <p>'Where tree loss is unavoidable, the Bristol Tree Replacement Standard can be used should be used as a methodology to inform the number of replacement trees, as set out in the Green Infrastructure Evidence Base Report. Whilst a particular site or design approach to trees will inform the number and approach to tree planting, the standard below is an established methodology to underpin an discussions on the replacement of these key assets.'</p>	For clarity and to meet Basic Condition 1
R72	36	Figure 13, page 72	<p><u>EXAMINER COMMENT:</u></p> <p>Provide a source reference for Figure 13.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Provide a source reference for Figure 13. 	For clarity and to meet Basic Condition 1
R73	37	Policy 17, page 73	<p><u>EXAMINER COMMENT:</u></p> <p>Under the heading "Landscape Character": Within Policy 17: In the opening sentence add 'proposals' after "Development". In element ii add 'and historic landscape' between "landscape" and "assessments". Amend element iii as follows: 'respond sensitively to the transition between settlement edge and countryside and maintain the separate identity of settlements'.</p>	For clarity and to meet Basic Condition 1

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			<p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend Policy 17 as follows: <p>'Development proposals will be expected to:</p> <p>i. integrate natural features such as trees, hedgerows and the local river systems that contribute to both the landscape character and setting of the development;</p> <p>ii. demonstrate that the whole scheme, including hard landscape and planting proposals, draws on local landscape characteristics and features through reference to relevant existing landscape and historic landscape assessments, supplemented by any additional site specific assessments, and</p> <p>iii. respond sensitively to the transition between settlement edge and countryside and <i>maintains maintain</i> the separate identity of <i>the</i> settlements <i>in the Plan area.</i>'</p>	
R74	37	Paragraph 4.18.3, page 75	<p><u>EXAMINER COMMENT:</u></p> <p>Delete the fourth bullet point in paragraph 4.18.3.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Delete the fourth bullet point in paragraph 4.18.3 as follows: <p><i>'An area of GI also functions as a landscape gap between Bowerhill and Melksham and is being protected as such in new housing developments in Bowerhill to the south of Western Way.'</i></p>	For clarity and to meet Basic Condition 1
R75	37	Between paragraphs 4.18.3 and	<p><u>EXAMINER COMMENT:</u></p> <p>Add between paragraphs 4.18.3 and 4.18.4 (the latter to be renumbered):</p>	For clarity and to meet Basic Condition 1

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		4.18.4, page 75	<p>'Elements of Historic Landscape Character (tangible elements of past land-use that influence the present-day landscape) have also influenced the sense of place and identity of the present-day town and surrounding rural areas and should be drawn on within major planning proposals.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Add a new paragraph between paragraphs 4.18.3 and 4.18.4 as follows (the latter to be renumbered): <p><u>'Elements of Historic Landscape Character (tangible elements of past land-use that influence the present-day landscape) have also influenced the sense of place and identity of the present-day town and surrounding rural areas and should be drawn on within major planning proposals.'</u></p> <ul style="list-style-type: none"> • Renumber paragraphs accordingly. 	
R76	37	Figure 14, page 74	<p><u>EXAMINER COMMENT:</u></p> <p>Provide a source reference for Figure 14.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Provide a source reference for Figure 14. 	For clarity and to meet Basic Condition 1
R77	38	Sub-heading, page 76	<p><u>EXAMINER COMMENT:</u></p> <p>Under the heading: "4.6.3 Locally Distinctive, High Quality Design": Remove the "4.6.3" section reference.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Amend sub-heading on page 76 as follows: 	For clarity and to meet Basic Condition 1

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			'4.6.3 Locally Distinctive, High Quality Design'	
R78	38	Policy 18, page 76	<p><u>EXAMINER COMMENT:</u></p> <p>Amend Policy 18 to read as follows: 'Development proposals that contribute positively to the conservation, enhancement and extension of the quality and local distinctiveness of Melksham and Melksham Without will be supported.</p> <p>In addition to having regard to the National Design Guidance and Wiltshire Council design policy, development proposals must demonstrate how they have been informed by the Melksham Rapid Community Character and Distinctiveness Statement [add footnote reference] and therefore how they have responded positively to the history and character of the area in which the site is located.</p> <p>Proposals for major development must demonstrate through a masterplan how the proposed development layout, density, access proposals and building design approach complement and extend the positive characteristics of Melksham and Melksham Without's settlements and landscape, both historic and topographic.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend Policy 18 as follows: <p>'Melksham Town Council and Melksham Without Parish Council will support development that contributes positively to the conservation, enhancement and extension of Melksham's quality of place and local distinctiveness.'</p> <p>Development proposals within Melksham and Melksham Without's settlements must conserve the positive character and contribute to enhancing the quality and distinctiveness of the host neighbourhood area or village.</p>	For clarity and to meet Basic Condition 1

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			<p><u>'Development proposals that contribute positively to the conservation, enhancement and extension of the quality and local distinctiveness of Melksham and Melksham Without will be supported.'</u></p> <p>In addition to having regard to the National Design Guidance and Wiltshire Council design policy, development proposals must demonstrate how they have been informed by the reinforced the character of the area and immediate context and responded positively to guidance set out in been informed by the Melksham Rapid Community Character and Distinctiveness Statement [add footnote reference] and therefore how they have responded positively to the history and character of the area in which the site is located. which will be used to inform assessment of scheme design proposals.</p> <p>Except for minor and household planning applications, applicants should submit a design compliance statement to demonstrate how a proposal has responded positively to the character of the area in which it is located.</p> <p>Development proposals within Melksham and Melksham Without's settlements must conserve the positive character and contribute to enhancing the quality and distinctiveness of the host neighbourhood or village.</p> <p>Proposals for major development must demonstrate through a masterplan how the proposed development layout, density, access proposals and building design approach building designs, materials and detailing complement and extend the positive characteristics of Melksham and Melksham Without's settlements and landscape, both historic and topographic.</p>	
R79	38	Paragraph 4.19.5, page 78	<p>EXAMINER COMMENT: Within paragraph 4.19.5 provide footnote references for the documents mentioned.</p> <p>REQUIRED MODIFICATION:</p> <ul style="list-style-type: none"> • Within paragraph 4.19.5 provide footnote references for the documents mentioned. 	For clarity and to meet Basic Condition 1

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R80	38	Sub-heading, page 79	<p><u>EXAMINER COMMENT:</u></p> <p>Under the heading "4.6.4 Local Heritage": Remove the "4.6.4" section reference.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend sub-heading on page 79 as follows: '4.6.4 Local Heritage' 	For clarity and to meet Basic Condition 1
R81	38/39	Policy 19, page 79	<p><u>EXAMINER COMMENT:</u></p> <p>Amend Policy 19 as follows:</p> <p>Within paragraph 1 replace "enhance and protect" with 'preserve or enhance'.</p> <p>Amend the second paragraph to read:</p> <p>'For other areas of local heritage importance including archaeological importance, together with buildings or structures that are noteworthy as unlisted local heritage assets as illustrated in the Melksham Rapid Community Character and Distinctiveness Statement [add footnote reference], development proposals must demonstrate that appropriate consideration has been given to:</p> <ol style="list-style-type: none"> the significance of the heritage asset; its most distinctive and important features; the elements of its setting and immediate surrounds that contribute to its significance, and the contribution the asset and its setting makes to the character of the local area (whether in the Conservation Area or not)." <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend Policy 19 as follows: 	For clarity and to meet Basic Condition 1

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			<p>'Proposals for development within the Melksham Conservation Area must show how they enhance and protect preserve or enhance the characteristics and special qualities that make up the architectural and historic character.</p> <p>For other areas of local heritage importance, including archaeological importance, together with buildings or structures that are noteworthy as unlisted local heritage assets as illustrated in the Melksham Rapid Community Character and Distinctiveness Statement [add footnote reference], development proposals must demonstrate that appropriate what consideration has been given to:</p> <p>i. the asset or area itself the significance of the heritage asset;</p> <p>ii. its most distinctive and important features;</p> <p>iii. the positive elements of its setting and immediate surrounds that contribute to its significance, and</p> <p>iv. the contribution the asset and its setting makes to the character of the local area (whether in the Conservation Area or not).'</p>	
R82	39	Paragraph 4.20.1, page 79	<p><u>EXAMINER COMMENT:</u></p> <p>Split paragraph 4.20.1 into two (and amend subsequent paragraph numbers accordingly); after the first sentence add 'The Historic Environment Record was accessed as part of the evidence base for the plan (and is placed in full on the Neighbourhood Plan website [footnote reference]) and has been drawn on in the preparation of this Policy'; after this sentence start the new paragraph.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Split paragraph 4.20.1 into two (and amend subsequent paragraph numbers accordingly), as follows: 	For clarity and to meet Basic Condition 1

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			<p>'4.20.1 This policy adds local detail to Wiltshire Core Policy 58 (Ensuring the Conservation of the Historic Environment) which aims to "ensure that Wiltshire's important monuments, sites and landscapes and areas of historic and built heritage significance are protected and enhanced. <u>The Historic Environment Record was accessed as part of the evidence base for the plan (and is placed in full on the Neighbourhood Plan website [add footnote reference]) and has been drawn on in the preparation of this Policy.</u></p> <p><u>4.20.2</u> There are over 70 listed buildings in the parish, 19 in Whitley, 16 in Shaw and 19 in Beanacre. There are over 150 in the town, the majority of the latter being in the Melksham Town Conservation Area. There is, however, no Conservation Area Assessment or Management Plan to guide and inform conservation, future development and investment.</p>	
R83	39	Paragraph 4.20.6, page 80	<p><u>EXAMINER COMMENT:</u></p> <p>Amend paragraph 4.20.6 to read: 'The Parish of Melksham Without is rich in archaeological remains. The northern parish boundary follows the route of the former Roman road between Mildenhall and Bath, while a small Roman town and substantial Iron Age settlement have recently been discovered to the north west of Beanacre. Most of the Parish is covered with the remains of prehistoric, Roman and medieval settlements, with earthwork remains from former medieval and post-medieval field systems particularly prominent.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend paragraph 4.20.6 as follows: <p>'Our heritage also comprises archaeology, which adds to the character and sense of place. Whitley, for example, is an ancient centre of population – Historic England, as part of West Wiltshire National Archaeological Identification Survey, has set out clear evidence of historic occupation and settlement. A roman road borders the village, mentioned in the Domesday Book.' <u>'The Parish of Melksham Without is rich in archaeological remains. The northern parish boundary follows the route of the former Roman road between Mildenhall and Bath, while</u></p>	For clarity and to meet Basic Condition 1

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			<u>a small Roman town and substantial Iron Age settlement have recently been discovered to the north west of Beanacre. Most of the Parish is covered with the remains of prehistoric, Roman and medieval settlements, with earthwork remains from former medieval and post-medieval field systems particularly prominent.</u>	
R84	39	Figure 18, page 81	<p><u>EXAMINER COMMENT:</u></p> <p>Provide a source reference for Figure 18 or the data included in it.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Provide a source reference for Figure 18 or the data included in it. 	For clarity and to meet Basic Condition 1
R85	39	"Priority Statements", page 82	<p><u>EXAMINER COMMENT:</u></p> <p>Under the heading "Priority Statements": Amend the opening statement on page 82 to read: 'Priority statements illustrate the commitment of the two Councils to bringing their influence to bear on matters outside the remit and scope of this Neighbourhood Plan either because they are strategic in nature or address issues beyond the Neighbourhood Plan time period. These 'statements' are not presented in any order of priority.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Amend the opening statement on page 82 to read as follows: <p>'Priority statements illustrate the commitment of the two Councils to bringing their influence to bear on matters outside the remit and scope of this Neighbourhood Plan, <u>either because they are strategic in nature or address issues beyond the Neighbourhood Plan time period.</u> These 'statements' are not presented in any order of priority.'</p>	For clarity and accuracy

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R86	39/40	Priority Statement 1, page 82	<p><u>EXAMINER COMMENT:</u></p> <p>Under the sub-heading "Priority Statement 1: Wiltshire Local Plan Review" replace the second sentence with: 'A 'Planning for Melksham' paper currently forms part of the Local Plan Review Regulation 18 consultation and this states that Place Shaping Priorities 'will be the basis for an overarching planning policy for Melksham and are also a starting point for policies that can be in neighbourhood plans. The Council will continue to work with Town and Parish Councils to find the priorities best suited to delivering sustainable development and town centre improvements.'</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> • Replace second sentence under sub-heading "Priority Statement 1: Wiltshire Local Plan Review" as follows: <p><i>'For the Local Plan Review, a Statement of Common Ground is being prepared between the two parishes and Wiltshire Council to agree common priorities, the sharing of evidence and information and the alignment between the Local Plan and a review of this Neighbourhood Plan.'</i> <u>'A 'Planning for Melksham' paper currently forms part of the Local Plan Review Regulation 18 consultation and this states that Place Shaping Priorities 'will be the basis for an overarching planning policy for Melksham and are also a starting point for policies that can be in neighbourhood plans. The Council will continue to work with Town and Parish Councils to find the priorities best suited to delivering sustainable development and town centre improvements.'</u></p>	For clarity and accuracy
R87	40	Priority Statement 2, page 83	<p><u>EXAMINER COMMENT:</u></p> <p>Under the sub-heading "Priority Statement 2: Town Centre Regeneration", in the first sentence, replace "consider and comply with" with 'be aware of'; if considered appropriate, add in here the content removed from Policy 9 and its supporting paragraphs.</p>	For clarity and accuracy

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			<p>REQUIRED MODIFICATION:</p> <ul style="list-style-type: none"> Under the sub-heading "Priority Statement 2: Town Centre Regeneration", in the first sentence, amend as follows and add the deleted headings and related paragraphs from Policy 9: <p>Development proposals within the defined Melksham Town Centre area and key access routes must consider and comply with be aware of the objectives of the emerging Masterplan/Vision for this area and take account of the plans and proposals evolving from it and those identified in this Plan.</p> <p><u>Edge of Centre Development</u></p> <p><u>Proposals for retail development within or adjacent to edge of centre locations (defined as being 300m from the Commercial Area Boundary) will be supported when:</u></p> <p><u>i. the proposal would not harm the vitality and viability of the town centre's shopping role;</u> <u>ii. there are no suitable and viable sites available within Primary Retail Frontages;</u> <u>iii. the development is easily accessible by foot or bicycle on waymarked routes from the town centre, and</u> <u>iv. the development makes adequate provision for car parking and access.</u></p> <p><u>Proposals which fail the sequential test or are likely to have a significant adverse impact on the town centre will not be supported.</u></p> <p><u>Town Centre Expansion</u></p> <p><u>Proposals for the redevelopment of existing employment uses within edge of centre locations must be considered on the basis of their relationship to the existing town centre and the potential to expand the town centre.</u></p> <p><u>Town Centre Master Plan</u></p>	

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			<u>Melksham Town Council will produce a town centre masterplan to guide and inform future town centre development. Once published, proposals within the town centre and within 300m of the existing boundary should demonstrate how they contribute to the delivery of the town centre vision and objectives.</u>	
R88	40	Priority Statement 3, page 84	<p><u>EXAMINER COMMENT:</u></p> <p>Under the sub-heading "Priority Statement 3: Transport Infrastructure – By-Pass" add at the end of the first sentence 'although it must be noted that the options for a By-pass are still at an early stage'.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Amend the first sentence under "Priority Statement 3: Transport Infrastructure – By-Pass" as follows: <p>The Town and Parish Councils will support efforts by Wiltshire Council to progress the delivery of a By-Pass, <u>although it must be noted that the options for a By-pass are still at an early stage.</u></p>	For clarity and accuracy
R89	40	Priority Statement 4, page 85	<p><u>EXAMINER COMMENT:</u></p> <p>Under the sub-heading "Priority Statement 4: Levels of Growth and Infrastructure" provide a source reference for the Wiltshire Care Commission report mentioned in the last paragraph. Also add deleted paragraphs from Policy 8 to the end of this statement.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Under the sub-heading "Priority Statement 4: Levels of Growth and Infrastructure" provide a source reference for the Wiltshire Care Commission report mentioned in the last paragraph. Also add deleted paragraphs from Policy 8 to the end of this statement. 	For clarity and accuracy

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			<p><u>All Community Infrastructure Levy (CIL) receipts passed to either Melksham Town Council or Melksham Without Parish Council will be used to address the increased demands that new development places on the civic infrastructure, for the benefit of the Joint Neighbourhood Plan area, focusing on the facilities / infrastructure and communities most impacted by the new development.'</u></p> <p><u>A Neighbourhood Plan document can highlight the infrastructure that it believes should be prioritised, but it cannot commit CIL receipts from a particular development to be spent on specific items in a particular area.</u></p> <p><u>As highlighted earlier in this Plan, Melksham Town and Melksham Without are interdependent. This interdependence can therefore follow through into the appropriate distribution of CIL monies to address infrastructure needs and improvements needed as a result of new development.</u></p> <p><u>Memorandum of Agreement</u></p> <p><u>A Memorandum of Agreement will be put in place between Melksham Without Parish Council and Melksham Town Council setting out the terms for the sharing of CIL, or any replacement funding system. The Memorandum of Agreement will include a Statement of Priorities for infrastructure needs and civic amenity projects which will be reviewed annually and agreed jointly between the Town and Parish Councils.'</u></p>	
R90	40	Priority Statement 5, page 85	<p><u>EXAMINER COMMENT:</u></p> <p>Under the sub-heading "Priority Statement 5: Employment" add at the end of the second sentence 'as a need for further land is indicated by the Wiltshire Employment Land Review 2018 [add footnote reference]'. </p> <p><u>REQUIRED MODIFICATION:</u></p>	For clarity and accuracy

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			<ul style="list-style-type: none"> Under the sub-heading "Priority Statement 5: Employment", amend the second sentence as follows: The Parish Council will support the allocation of new employment land to the Bowerhill Industrial Estate as a need for further land is indicated by the Wiltshire Employment Land Review 2018 [add footnote reference]. 	
R91	40	Glossary, pages 87 – 89. Footnotes, page 90	<p><u>EXAMINER COMMENT:</u> Review the Glossary and Footnotes to ensure that they provide a complete set of references for the Plan, especially including acronyms in the Glossary.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Review the Glossary and Footnotes to ensure that they provide a complete set of references for the Plan, especially including acronyms in the Glossary. 	For clarity and accuracy
R92	40	List of Figures, page 91	<p><u>EXAMINER COMMENT:</u> Review the List of Figures to ensure that title amendments made as a result of Recommendations above are picked up.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Review the List of Figures to ensure that title amendments made as a result of Recommendations above are picked up. 	For clarity and accuracy
R93	41	Appendix 1, page 94	<p><u>EXAMINER COMMENT:</u> Within "Appendix 1 Community Engagement Protocol": Provide a source reference for the "10 Commitments for Effective Pre-application Engagement" mentioned on page 94.</p>	For clarity and accuracy and to meet Basic Condition 1

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			<p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Within "Appendix 1 Community Engagement Protocol": Provide a source reference for the "10 Commitments for Effective Pre-application Engagement" mentioned on page 94. 	
R94	41	Stranded footnotes, page 95	<p><u>EXAMINER COMMENT:</u></p> <p>Delete the stranded footnotes on page 95.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Delete the stranded footnotes on page 95, as follows: <p><i>a Large or significant new housing or mixed use developments / Large or significant new retail developments / Waste disposal sites / Large road schemes / Mineral extraction / Tall wind turbines</i></p> <p><i>b https://www.local.gov.uk/sites/default/files/documents/10-commitmentseffective--927.pdf</i></p> <p><i>c For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.'</i></p>	For clarity and accuracy and to meet Basic Condition 1
R95	41	"Additional Notes", page 95	<p><u>EXAMINER COMMENT:</u></p> <p>Under the heading "Additional Notes" delete the first paragraph.</p> <p><u>REQUIRED MODIFICATION:</u></p> <ul style="list-style-type: none"> Under the heading "Additional Notes" delete the first paragraph as follows: 	For clarity and accuracy and to meet Basic Condition 1

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			'Government guidance also sets out that discussions about planning obligations should also take place as early as possible in the planning process. This is a separate, but linked point to the preapplication community protocol. As a consultee, the relevant Council requests to be consulted by Wiltshire Council and developers on all S106 Agreements to ensure the most locally responsive results. Where appropriate, the Town or Parish Council requests be party to negotiations, rather than a nominee. The Statement of Priorities for Infrastructure that both Councils have agreed to prepare should also be used to inform S106 agreements, for example when the Town or Parish Council are named in s106 agreements to take on ownership of some assets (village halls, play areas).'	
R96	N/A	Whole Document	<p><u>WILTSHIRE COUNCIL COMMENTS:</u></p> <ul style="list-style-type: none"> Check and amend as necessary the page numbering, section headings, footnote, table, figure, map, appendix and paragraph numbering. 	Consequential amendments