

Appendix C. Examiner's modifications

Page number within examiner's report	Examiner's modification	Officer's Recommendation	Reason for decision
Pp14-15	<p><i>Include the maps in the following appendices into the main body of the Plan in the appropriate places:</i></p> <p><i>A1 Designated neighbourhood area</i> <i>A2 Somerford Keynes Defined Limits</i> <i>A4 Lower Mill Area Estate Holiday Home Development Boundary</i> <i>A7 Key Vistas</i> <i>A8 Important Trees</i></p>	Accept	To ensure effectiveness and relevance of the maps, and to improve access/readability
p15	<p><i>In Section 2.3 replace 'appendix 1' with 'Map [insert number]'</i></p> <p><i>At the end of Section 2.3 add: 'The Plan period is 2015-2031'</i></p>	Accept	<p>To improve effectiveness and readability</p> <p>To ensure clarity and consistency</p>
p15	<p><i>Apply a consistent description of the Plan as the 'Somerford Keynes and Shorncote Neighbourhood Development Plan' throughout the document.</i></p>	Accept	To ensure clarity and consistency
p16	<p>SKPOL1 - Residential Development</p> <p>In the opening part of the policy replace 'in Somerfield Keynes' with 'within the defined limits of Somerford Keynes (shown on the Map [insert number])</p> <p>Delete b)</p>	Accept	To improve clarity and effectiveness, and consistency through the Plan policies

	<p>In e) insert ‘in general, and the Key Views as included in Policy 13 in particular’ after ‘views’.</p> <p>In h) add at the beginning ‘conserves and where practicable’</p>		
p17	<p>SKPOL2 - First Option to Buy for Local People</p> <p>Delete the policy.</p> <p><i>Delete paragraphs 7.3.2.1 and 7.3.2.2.</i></p> <p><i>Include a new Community Proposal at the end of section 7.3.1 to read:</i></p> <p><i>‘Community Proposal [insert number]</i> <i>The Parish Council will work with applicants and developers to ensure that local residents are aware of the timetable and the arrangements for marketing new houses in the neighbourhood area. It will particularly look to do so where the properties concerned are seeking to address local housing needs or would provide smaller homes which may allow existing residents to downsize within the security of their known community’</i></p>	Accept	Policy did not have regard to paragraph 55 of NPPF
p18	<p>SKPOL3 - Holiday Homes</p> <p>Replace ‘will be permitted only’ with ‘will be supported’</p>	Accept	Positive wording, in line with the NPPF

<p>p19</p>	<p>SKPOL4 - Tourism and Use of Former Mineral Extraction Sites</p> <p>In the opening part of the policy replace ‘if’ with ‘subject to the following criteria:’</p> <p>Add an additional criterion to read: ‘it takes account of the implementation of measures put in place as part of the approved restoration and aftercare works associated with the former minerals extraction of the site concerned’</p>	<p>Accept</p>	<p>Useful detail, improving the effectiveness of the policy</p>
<p>p19</p>	<p>SKPOL5 - Keynes Country Park</p> <p>Replace the first criterion with: ‘they facilitate and enhance the biodiversity and natural landscape of the Park’</p> <p><i>At the end of paragraph 8.3.1.8 add: ‘Proposals which set out to achieve accreditation with this scheme will relate well to the first criterion of Policy SKPOL5’</i></p>	<p>Accept</p>	<p>Modification ensures that the policy captures planning matters, rather than more general requirements</p>
<p>Pp19-20</p>	<p>SKPOL6 - Footpaths and Cycleways</p> <p>At the beginning of the first part of the policy add: ‘Insofar as planning permission is required’</p> <p>In the second part of the policy replace ‘Planning applications’ with ‘Development proposals’</p>	<p>Accept</p>	<p>Ensures that the policy recognises that some changes may be permitted development</p>

<p>p20</p>	<p>SKPOL7 - Flooding and Drainage Infrastructure</p> <p>Replace the opening part of the policy with: ‘Development proposals should demonstrate the way in which they have addressed flood risk and surface water run off issues in a sensitive fashion in the neighbourhood area in general, and within the following locations in particular:’</p> <p>After the list of bullet points add: ‘Development proposals which would result in an unacceptable increase in the risk of flooding from rivers, watercourses or from surface-water run-off will not be supported’</p> <p><i>At the end of paragraph 9.3.2.1 add:</i> <i>‘In this context the two policies are complementary in the way they would operate within the neighbourhood area. In particular Policy SKPOL7 identifies four locations within the Parish which are the most sensitive to flood risk’</i></p>	<p>Accept</p>	<p>Recasts the wording into a clearer policy format.</p>
<p>p20</p>	<p>SKPOL8 - Telecommunications Infrastructure</p> <p>Replace ‘possible’ with ‘practicable’</p>	<p>Accept</p>	<p>Improves clarity</p>

<p>p21</p>	<p>SKPOL9 - Protection of Valued Community Facilities</p> <p>Reverse the order of the two paragraphs.</p> <p>In what would be the first paragraph replace ‘The Key Community Facilities are:’ with ‘The Plan designates the following as Key Community Facilities’</p>	<p>Accept</p>	<p>Improves clarity</p>
<p>p22</p>	<p>SKPOL10 - Local Green Spaces</p> <p>At the end of the policy add a free-standing section to read:</p> <p>‘Proposals for development within the two designated Local Green Space will only be supported in very special circumstances’</p> <p><i>In the second sentence of paragraph 10.3.2.2 replace ‘in the Local Green Space in this Plan’ with ‘in the Local Green Spaces designated in that Plan’</i></p> <p><i>Add a third sentence in the paragraph to read: ‘Policy SKPOL10 applies the matter of fact policy approach included in paragraph 101 of the NPPF. This approach is entirely consistent with that in Policy EN3 of the adopted Local Plan’</i></p>	<p>Accept</p>	<p>Recasts the wording into a clearer policy format.</p>

<p>p22</p>	<p>SKPOL11 - New Community Facility</p> <p>In the first part of the policy replace the second sentence with: ‘In this context a village shop in its own right or to consolidate an existing community facility will be particularly supported’</p> <p>In the second part of the policy replace ‘if appropriate’ with ‘as appropriate to its location’</p>	<p>Accept</p>	<p>Improves clarity</p>
<p>p23</p>	<p>SKPOL12 - Outdoor Advertising and Signage</p> <p>Delete the policy</p> <p><i>Delete paragraphs 10.3.4.1-10.3.4.3</i></p>	<p>Accept</p>	<p>Prevents duplication</p>
<p>p24</p>	<p>SKPOL13 - Key Views</p> <p>Replace the opening element of the policy with: ‘The Plan identifies the following Key Views (as shown in Map [insert number]) in the neighbourhood area’</p> <p>In the series of sites add after each bullet point the site number.</p> <p>Replace the final paragraph with: ‘Development proposals should take account of the identified key views and be designed and located to safeguard their integrity. Any proposal which would have an unacceptable impact on an identified key view will not be supported’</p>	<p>Accept</p>	<p>Recasts the wording into a clearer policy format. Improves read across the plan, specifically with SKPOL1</p>

	<p><i>At the end of paragraph 11.3.1.1 add: 'Policy SKPOL13 adds a local dimension to Policy EN4 of the adopted Local Plan. It identifies four Key Views in the neighbourhood area. It then applies the policy principles in the Local Plan policy to ensure that new development proposals take account of their integrity and their wider importance in the neighbourhood area. Where it necessary to do so development proposals should include details about the way they have been designed to take account of the Key Views. In some circumstances this could be pursued through the submission of a Landscape and Visual Impact Assessment with the relevant planning application'</i></p>		
<p>p25</p>	<p>SKPOL14 - Trees, Hedgerows and Woodland</p> <p>Replace the opening element of the policy with: 'The Plan identifies the following series of sites (as shown in Map [insert number]) as areas of important trees in the neighbourhood area'</p> <p>In the series of sites add after each bullet point the site number.</p> <p>Replace the final paragraph with:</p> <p>'Development proposals should take account of the identified areas of important trees. Any proposal which would have an unacceptable impact on an</p>	<p>Accept</p>	<p>Recasts the wording into a clearer policy format.</p>

	<p>area of important trees will not be supported.</p> <p>Where trees, woodland or hedgerows are proposed to be removed as part of development in identified areas of important trees which is otherwise acceptable, compensatory planting should be included within the development proposal concerned. In these circumstances, development proposals should, where appropriate, have regard to the potential for new or extended woodland to assist in carbon storage and to be a potential local source of biomass or biofuel'</p> <p><i>At the end of paragraph 11.3.2.1 add: 'Policy SKPOL14 adds a local dimension to Policy EN7 of the adopted Local Plan. It identifies a series of areas of important trees which fulfil the criteria included in the Local Plan policy. It then applies the policy principles in the Local Plan policy to the neighbourhood area'</i></p>		
p25	<p>SKPOL15 - Biodiversity Habitat</p> <p>In the opening part of the policy delete 'in accordance.... Local Plan 2011-31'</p> <p>Relocate the 'and/or' at the beginning of the second and third (solid) bullet point to the end of the first and second (solid) bullet points</p> <p><i>At the end of paragraph 11.3.2.3 add: 'Policy SKPOL15 provides a local iteration of Policies EN8 and EN9 of the adopted Local Plan. In particular</i></p>	Accept	<p>Improves clarity by simplifying the policy wording</p> <p>Provides clarity on relationship with the Local Plan</p>

	<i>table 11.3.2.6 of the Plan identifies species and habitats which are locally-characteristic. It has been designed to act in a complementary way to Policies EN8 and EN9 of the Cotswold Local Plan as part of the wider development plan'</i>		
p26	<p>SKPOL16 – Heritage</p> <p>Replace the opening element of the policy with: ‘The Plan identifies the following groups of non-designated heritage assets (as shown in Map [insert number]) in the neighbourhood area’</p> <p>In the series of sites in the second solid bullet point add after each bullet point the site number.</p> <p>Replace the final paragraph with:</p> <p>‘Development affecting a non-designated heritage asset will be supported where it is designed sympathetically having regard to the significance of the asset, its features, character and setting.</p> <p>Where it is possible to do so development proposals should seek to enhance the character of a non-designated asset. Proposals for the demolition or the total loss of a non-designated heritage asset will be assessed in a balanced fashion taking account of the significance of the asset and the scale of the proposed harm or loss’</p> <p><i>At the end of paragraph 11.3.1.1 add: ‘Policy SKPOL16 adds a local dimension to Policies EN12 and 13 of the</i></p>	Accept	Recasts the wording into a clearer policy format.

	<i>adopted Local Plan. It identifies important non-designated heritage assets in the neighbourhood area. It then applies the policy principles in the Local Plan policy to ensure that new development proposals take account of their integrity and wider importance in the neighbourhood area'</i>		
p28	<i>Modification of general text (where necessary) to achieve consistency with the modified policies.</i>	Accept	Improves readability and effectiveness
p28	<p>Monitoring and Review of the Plan</p> <p><i>At the end of the first paragraph of Section 12 add: 'Cotswold District Council has now started the initial work on a partial update of its Local Plan with an aim to secure its adoption by 2023. This process may have important implications for the ongoing effectiveness of the neighbourhood plan'</i></p> <p><i>At the end of 'It is proposed.... regular basis.' add: 'The Parish Council will consider the need or otherwise for a review of this neighbourhood plan within twelve months of the adoption of the emerging update of the Local Plan'</i></p>	Accept	Reflects the current progress with the Local Plan, and its relationship with the Neighbourhood Plan
p28	<p>Other Matters – Factual Errors</p> <p><i>Include the correct definition of the Swill Brook Lakes Reserve on Map 7 of Appendix 9.</i></p>	Accept	The map included is factually correct, despite the assertion in the representation from the land owners. However, the format could be improved, in line with best practice.