

Appendix 1: Hannington Neighbourhood Plan Decision Statement

Introduction

Under the Town and Country Planning Act 1990 (as amended), Swindon Borough Council has a statutory duty to assist communities in the preparation of neighbourhood development plans and orders. The Localism Act 2011 and the Neighbourhood Planning Regulations 2012 (as amended) outline the Local Planning Authority's responsibilities under Neighbourhood Planning and the legal process to be followed.

The Independent Examiners Report has been received for the Hannington Neighbourhood Plan which recommends that the plan proceed to referendum subject to modifications. The Council is now required to make a decision on the plan proposals and the recommendations in the Examiner's Report; and publish in a Decision Statement their decision and reasons for it.

The Council's response to the Examiner's recommendations are listed in Table 1 below.

Background

The Hannington Neighbourhood Plan relates to the area that was designated by Swindon Borough Council as a neighbourhood area on 16 March 2015. This area is coterminous with the Hannington Parish Council boundary.

Following submission of the Hannington Neighbourhood Plan to Swindon Borough Council the plan was publicised and representations were invited. Consultation on the plan was undertaken by the Council from 18 January to 1st March 2018.

The Council, with the agreement of Hannington Parish Council, appointed Mr Andrew Matheson MSc MPA DipTP MRTPI FCIH as Independent Examiner to review whether the plan met the "Basic Conditions" (as set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990) and whether it should proceed to referendum.

The Examiner's report was received on 24 May 2018 and concludes that, subject to making the modifications recommended by the Examiner, the neighbourhood plan meets the Basic Conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum.

The Council is now bound by Paragraph 12(2) of Schedule 4B to the Town and Country Planning Act 1990 to consider each of the recommendations made by the Examiner in their report (and the reasons for them); and decide what action to take in response to each recommendation.

Decision and Reasons

Having considered each of the recommendations made in the examiner's report, and the reasons for them, Swindon Borough Council accepts all the Examiner's recommendations apart from Recommendation 40 (regarding the formatting of a section within the Hannington Character Assessment and Design Statement) in order to ensure that the draft plan meets the basic conditions as set out in Schedule 4B of The Town and Country Planning Act 1990 (as amended by the Localism Act 2011). Table 1 below lists all of the recommendations in the Examiner's Report and the Council's response to them.

Next Steps

Swindon Borough Council is satisfied that once the recommended modifications are made to the Neighbourhood Plan it would then meet the Basic Conditions and therefore a referendum must be held on the making of the Neighbourhood Plan.

As soon as possible after making a decision on the plan proposals and the Examiner's recommendations, the Council must (in accordance with Regulation 18 of the Neighbourhood Planning Regulations 2012) publish on their website and in such other manner as they consider is likely to bring the decision statement and the report to the attention of people who live, work or carry on business in the neighbourhood area:

- the decision and their reasons for it ("the Decision Statement");
- details of where and when the Decision Statement may be inspected; and
- where recommendations have been made by an Independent Examiner, a copy of the report.

Once the Decision Statement has been published Swindon Borough Council planning officers and Hannington Town Council will undertake the necessary modifications to the draft plan prior to referendum. To meet the requirements of the Localism Act 2011, a referendum which poses the question "*Do you want Swindon Borough Council to use the Neighbourhood Plan for Hannington to*

help it decide planning applications in the neighbourhood area?” will be held in the Parish of Hannington as soon as practically possible.

If the plan obtains over 50% of the votes cast at referendum the Council can then ‘make’ the plan and bring it into legal force. The Neighbourhood Plan would become part of the Development Plan and would be taken into account in planning decision-making within the Hannington Neighbourhood Plan Area (defined as the existing Hannington Parish area).

Table 1:

No	Plan Page No.	Policy Number	Independent Examiner’s Recommendations	Swindon Borough Council Decision and Reasons
1.	Front cover 2 3 All		1.1 Reduce the content to ‘Hannington Parish Neighbourhood Plan’ and a date for the document: December 2017 (see also Recommendation 2) 1.2 Remove the listing of versions 1.3 Add numbers to each section in the Table of Contents (excluding the Appendices) both on the Contents Page and within the body of the Plan. 1.4 Re-check the whole of the final document for consistency in capitalising words.	Accept this modification for reasons of clarity and correction. In addition, for reasons of consistency with previously ‘made’ Neighbourhood Plans in the Borough, add ‘Final Version July 2018’
2.	Front cover		Add the Plan period to the front cover thus: ‘Hannington Neighbourhood Plan 2018-2026	Accept modification for reasons of clarity and correction
3.	4		Under the heading ‘the Neighbourhood Plan – Introduction and Purpose’	Accept modification

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			<p>amend/correct the following:</p> <p>3.1 Delete paragraphs 2, 3 and 5.</p> <p>3.2 Remove the reference to 'Neighbourhood Forums' in paragraph 4, and references to 'or orders' in the first sentence of para 7, and the whole of the second sentence of paragraph 7.</p> <p>3.3 in paragraph 9 replace '<i>nominated</i>' with '<i>appointed</i>'.</p> <p>3.4 in paragraph 11 replace '<i>strategic</i>' with '<i>planning</i>' and remove '<i>and village design statements</i>' and '<i>and desires</i>' since neither of these is part of the statutory planning system.</p>	for reasons of clarity and correction
4.	6		<p>Under the heading 'Hannington Parish – A brief history and overview':</p> <p>4.1 Delete paragraph 6 (list of listed buildings) and replace with: <i>'There are 17 Grade 2 Listed Buildings across Hannington Parish. Hannington Village and its setting was designated a Conservation Area in 1979, redesignated in 1990 and an 'Appraisal and Management Plan' was adopted by Swindon Borough Council in February 2009 (see Map1).'</i></p> <p>4.2 Add after paragraph 8: <i>'The Swindon Borough Local Plan 2026 identifies a 'Rural Settlement Boundary' for Hannington Village (see Map2) within which development will be concentrated in accordance with Local Plan Policy SD2.'</i></p> <p>4.3 Relocate the two maps to immediately follow the text and retitle the renumber and retitle the maps as follows: <i>'Map1 – Hannington Conservation Area</i> <i>Map2 – Hannington Rural Settlement Boundary'.</i></p>	Accept modification for reasons of clarity and correction
5.	8		<p>Under the heading "Hannington Neighbourhood Area":</p> <p>5.1 In paragraph 1 correct the designation date to 16th March 2015; including the Council Decision Notice as Appendix A is not appropriate, it is sufficient for this to be referenced within the Basic Conditions Statement.</p> <p>5.2 Delete paragraphs 2, 3 & 4.</p> <p>5.3 Renumber and retitle the map of the Hannington Neighbourhood Area as:</p>	Accept modification for reasons of clarity and correction

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			<i>'Map3 – Hannington Neighbourhood Area'.</i>	
6.	10		Under the heading "Hannington Neighbourhood Plan – Vision Statement" delete paragraph 2.	Accept modification for reasons of clarity and correction
7.	11		<p>Under the heading "Plan Evidence and Justification":</p> <p>7.1 Amend the title to <i>'Plan Origins and Justification'</i>.</p> <p>7.2 Amend paragraph 1 to:</p> <p><i>'The Neighbourhood Plan objectives that are the bases for the Plan Policies derive from the original Parish questionnaire (the process is set out in fuller detail in the 'Statement of Community Involvement' that accompanies the Plan).'</i></p> <p>7.3 Delete paragraphs 2 & 3.</p> <p>7.4 Add a second sentence to paragraph 4 as follows:</p> <p><i>'As a result of these efforts 38% of the questionnaires were returned for analysis.'</i></p> <p>7.5 Add an additional paragraph after paragraph 5 as follows:</p> <p><i>'After much drafting and redrafting the draft Plan document was the subject of a Regulation 14 public consultation between October and November 2017 (fuller details are provided within the Consultation Statement companion document 'Public Consultation Review 24th October 2017 and 14th November 2017').</i></p>	Accept modification for reasons of clarity and correction
8.	12	HPRD1	<p>Rewrite as follows:</p> <p><i>'Hannington, as a rural village that lacks accessibility and a suitable range of facilities, is not a priority for growth as identified in the Swindon Borough Local Plan 2026 Policy SD2.</i></p> <p><i>a) However the Plan identifies that within its Rural Settlement Boundary the village should accommodate a share of the development expected across all the rural villages that is "proportional to [its] size and function" and primarily that is a</i></p>	Accept modification for reasons of clarity and correction and to meet the Basic Conditions 1 & 3

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			<p><i>share of (at least) the 100 dwellings for "Other Villages" as stipulated in Local Plan Policy LN1.</i></p> <p><i>b) The Hannington Conservation Area extends outside of the Rural Settlement Boundary to include the immediate, countryside setting of the village recognising that the village has "a tranquil atmosphere and a high environmental quality" to be conserved (Hannington Conservation Area Appraisal and Management Plan, 2009).</i></p> <p><i>c) The Local Plan Policy SD2 further indicates that development outside of the Rural Settlement Boundary in rural and countryside locations will be permitted where:</i></p> <ul style="list-style-type: none"> <i>• local needs have been identified and allocated through a Neighbourhood Plan; and/or</i> <i>• it supports the expansion of tourist and visitor facilities in appropriate locations; or</i> <i>• it is in accordance with other Policies within the Local Plan permitting specific development in the countryside.</i> <p><i>d) This Neighbourhood Plan does not identify or allocate for local needs beyond those already addressed since 2011 through completed dwellings or development with a planning consent; these are assessed as fulfilling the proportional growth set out in the Swindon Borough Local Plan 2026.</i></p> <p><i>e) In the event that Swindon Borough Local Plan growth requirement for rural villages is varied or the consented developments are not implemented then further development proposals should be in accordance with Local Plan (in particular Policy SD2 as identified at i and iii above) and have appropriate regard for the Hannington Conservation Area and for the other related Policies in this Plan.'</i></p>	
9.	13	HPRD1	<p>In the Supporting Information:</p> <p>9.1 Add an opening paragraph as follows: <i>'The Swindon Borough Local Plan</i></p>	Accept modification

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			<p><i>2026 identifies Hannington as a rural village for which it defines a Rural Settlement Boundary. Local Plan Policy SD2 sets down the strategic bases upon which growth to 2026 will be accommodated; growth in rural villages will be concentrated within the Rural Settlement Boundary.'</i></p> <p>9.2 Reword the existing opening paragraph as follows: <i>'Local Plan Policy SD2 says that developments proposed to be sited outside the rural settlement boundary will be permitted only if they fulfil specific, limited functions and therefore any such proposals will be the subject of appropriately rigorous scrutiny.'</i></p> <p>9.3 Take in from the Supporting Information for Policy HPRD7 the paragraphs commencing <i>"Clarification was sought....."</i> (page 19) through to the paragraph ending <i>".....over the Plan period is 3"</i> (page 20). After this add the following: <i>'At the time of submission of this Plan, since the commencement of the Local Plan period in 2011 one additional dwelling had been completed, two dwellings had a planning consent and an application had been submitted for 8 dwellings; the latter application was approved in January 2018 (subject to conditions). Therefore, subject to build-out of the consented developments, the "proportional" growth expected of Hannington will have been achieved and exceeded; consultation for the Plan acknowledged that this modest additional growth should assist in meeting the housing needs of the Parish in terms of a greater mix of housing, particularly for the older and younger generations.'</i></p>	for reasons of clarity and correction
10.	14	HPRD2	<p>10.1 Reword the opening sentence as follows: <i>'Development proposals , both residential and non-residential, will adhere to the guidance in the Hannington Character Assessment and Design Statement and the Hannington Conservation Area Appraisal and Management Plan:'.</i></p> <p>10.2 From section (a) replace everything after the comma (ie commencing <i>"they should be..."</i>) with <i>'and'</i>.</p> <p>10.3 In section (b) replace <i>"and/or"</i> with <i>'and'</i>; delete <i>"the local character of the</i></p>	Accept modification for reasons of clarity and correction and to meet Basic Condition 1

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			<i>area and in particular"; add at the end 'and the Swindon Design Guide 2009'. 10.4 Add '(c) Whilst preserving the character of the area, development proposals should demonstrate the application of the principles of sustainable design'.</i>	
11.	13	HPRD2	In the Supporting Information: 11.1 Delete the first paragraph and the bullet point list. 11.2 Reword the final (and now remaining) paragraph as follows: <i>'The Hannington Character Assessment and Design Statement document contains guidelines and detailed character area backgrounds for Policy HPRD2.'</i>	Accept modification for reasons of clarity and correction
12.	14	HPRD3	12.1 Delete sections (a), (c), (e) & (g); renumber the remaining sections accordingly. 12.2 Reword section (b) as follows: <i>'The new dwellings are not 'backland' or 'tandem' development, as defined in the Swindon Borough Residential Design Guide SPD, unless they fall within the ambit of Policy HPRD5; and'</i> 12.3 Reword section (d) as follows: <i>'The siting and design of the dwellings are in keeping with the street scene and, where appropriate, the character of the Conservation Area; and'</i> 12.4 Partly reword section (f) as follows: <i>'Safe access and egress to the existing (if altered) and proposed dwelling is achieved in accordance with.....'</i>	Accept modification for reasons of clarity and correction and to meet Basic Conditions 1 & 3
13.	14	HPRD3	In the Supporting Information: 13.1 Delete the second sentence (which is included in brackets). 13.2 Remove "HANNINGTON PLANNING STEERING GROUP" from the third sentence. 13.3 Replace the fourth sentence (now included as an authoritative reference in the Policy) with: <i>' For Hannington village the Conservation Area Appraisal and Management Plan notes as a feature that "The settlement's haphazard layout results in a high proportion of open space and there are generally wide spaces between buildings and, unusually, roadside open space".'</i>	Accept modification for reasons of clarity and correction

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14.	15	HPRD4	Reword as follows: <i>'Proposals for the sub-division of existing dwellings must consider, assess and address, within the terms of the Swindon Borough Local Plan Policy HA4 and the Residential Design Guide SPD, their impact on:</i> <i>a) the character and street scene of their setting including, where appropriate, the Conservation Area; and</i> <i>b) the amenity of the adjacent properties; and</i> <i>c) the adequacy of the access, parking and garden space for the dwellings as proposed.'</i>	Accept modification for reasons of clarity and correction and to meet Basic Conditions 1 & 3
15.	15	HPRD4	Replace the Supporting Information with: <i>'Although the sub-division of dwellings will not of itself reduce the surrounding amenity space, the related provision for access, parking and plot sub-division may reduce the valued open, green space about the buildings which, particularly within the Hannington Conservation Area, will be a vital consideration.'</i>	Accept modification for reasons of clarity and correction
16.	16	HPRD5	Delete Policy HPRD5 (the relevant content having been picked up at Policy HPRD2) and renumber the subsequent policies accordingly.	Accept modification for reasons of clarity and correction and to meet Basic Condition 1
17.	17	HPRD6	Renumber and retitle Policy HPRD6 as 'HPRD5 Redevelopment of Land' and reword the Policy as follows: <i>'The sympathetic redevelopment of buildings (with their curtilages) and previously developed land will be supported, where a planning consent is required, provided that in so doing:</i> <i>a) the objectives of the Neighbourhood Plan are being addressed; and</i> <i>b) integration of the redevelopment within its setting, whether village or</i>	Accept modification for reasons of clarity and correction and to meet Basic Condition 1

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			<i>countryside, is achieved; and c) no significant harm is effected to the local infrastructure (including but not exclusively power, water, sewerage, telecoms and roads).'</i>	
18.	17	HPRD6	In the Supporting Information for Policy HPRD6 add immediately after "NPPF" the following: ' <i>Annex 2: Glossary</i> '.	Accept modification for reasons of clarity and correction
19.	18	HPRD7	<p>Renumber and reword as follows: <i>'HPRD6 Housing Supply The housing requirement up to 2026 for Hannington village having already been met (through new construction and new planning consents), no requirement for further sites is identified in this Plan. Should the need arise for additional housing to meet identified needs then: a) in accordance with Swindon Borough Local Plan 2026 sites should be located within the Rural Settlement Boundary and be proportional to the size and form of the village; and b) proposed developments should, wherever possible, respond to the latest assessment of housing needs in the Hannington Parish; current needs identified through the Plan preparation are for smaller dwellings for first time buyers, for those wishing to downsize and for older persons; and c) in order to effect sympathetic integration within the existing village and retain the character of the Conservation Area, sites will normally be of a size to accommodate between one and three dwellings.'</i></p>	Accept modification for reasons of clarity and correction and to meet Basic Conditions 1, 2 & 3
20.	19, 20	HPRD7	In the Supporting Information for the renumbered Policy HPRD6: 20.1 Delete the content related to Plot Ratios (on page 19) since the suggested value of this tool is established only in the abstract but without a reality check for application in Hannington; the Conservation Area Appraisal and Management Plan notes the value of the " <i>settlement's haphazard layout</i> ".	Accept modification for reasons of clarity and correction

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			<p>20.2 Delete the content related to the housing requirement (on pages 19 & 20) since this has been relocated under Policy HPRD1.</p> <p>20.3 Retain the paragraph relating to meeting the needs of Hannington Parish (on page 20) reworded as follows: <i>'If additional sites for housing are required then these must respect the character of the village and its Conservation Area and should assist in meeting the housing needs of Hannington Parish which were identified through consultation as a greater mix of housing, including in particular for the older and younger generations.'</i></p>	
21.	21	HPF1	Replace <i>'Flood Plain of'</i> with <i>'Thames flood plain at'</i> .	Accept modification for reasons of clarity and correction
22.	21	HPF1	<p>In the Supporting Information:</p> <p>22.1 Delete the second sentence of paragraph 2.</p> <p>22.2 Add to paragraph 2 as follows: <i>'Thames Water advise that it is the responsibility of the developer to make proper provision for surface water drainage and surface water must not be allowed to drain to the foul sewer as this is the major contributor to sewer flooding.'</i></p>	Accept modification for reasons of clarity and correction
23.	22	HPCA1	<p>23.1 Amend the title of Policy HPCA1 to <i>'Protection of Heritage Assets'</i>.</p> <p>23.2 Reword Policy HPCA1 as follows: <i>'In line with Swindon Borough Local Plan 2026 Policy EN10 development proposals that will affect designated or non-designated heritage assets shall conserve and, where appropriate, enhance their significance and setting.'</i></p>	Accept modification for reasons of clarity and correction
24.	22	HPCA1	In the Supporting Information for Policy HPCA1 delete the word <i>"designated"</i> in the first line.	Accept modification for reasons of clarity

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				and correction
25.	23	HPCA2	Reword Policy HPCA2 as follows: <i>'Development proposals within or that would affect the setting of the Hannington Conservation Area shall demonstrate regard for the Hannington Conservation Area Appraisal and Management Plan (2009) and, in line with Swindon Borough Local Plan 2026 Policy EN10, will conserve those elements which contribute to its special character and appearance.'</i>	Accept modification for reasons of clarity and correction and to meet Basic Conditions 1 & 3
26.	23	HPCA2	In the Supporting Information for Policy HPCA2 delete all except the first sentence of paragraph 2 beginning <i>'The community supports....'</i>	Accept modification for reasons of clarity and correction
27.	24	HPOC1	Reword Policy HPOC1 as follows: <i>'Development proposals that adversely affect the existing footpaths and bridleways around the Parish will be resisted in line with Swindon Borough Local Plan 2026 Policy TR2d.'</i>	Accept modification for reasons of clarity and correction and to meet Basic Condition 1
28.	24	HPOC1	<i>In the Supporting Information for Policy HPOC1, second line, replace 'Policy TR2)' with 'Policy TR2d'.</i>	Accept modification for reasons of correction
29.	25	HPOC2	29.1 In line with the Swindon Borough Local Plan 2026 it will be sufficient to refer to the <i>"Countryside"</i> (ie the area outside the Rural Settlement Boundary) rather than the <i>"Open Countryside"</i> in the title for Policy HPOC2. 29.2 Delete HPOC2 paragraph (a) since the wording is an almost exact copy of Policy HPRD2. 29.3 Merge the remaining part of Policy HPOC2 with the core concern of Policy HPOC5 as follows:	Accept modification for reasons of clarity and correction and to meet Basic Conditions 1 & 3

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			<i>'In line with Swindon Borough Local Plan 2026 Policy SD2 development proposals in the countryside will be restricted to appropriate uses that require a countryside location. In line with Swindon Borough Local Plan 2026 Policy EN5 development proposals for appropriate uses must conserve and enhance the intrinsic rural character, diversity and local agricultural distinctiveness of Hannington's landscape. In particular any such proposals should use poorer quality land in preference to that of high grade agricultural land (grades 1, 2 and 3a).'</i>	
30.	25	HPOC2	Add to the Supporting Information for Policy HPOC2 the Supporting Information for Policy HOPC5 but delete from the latter <i>"see Supporting Information Central Government Policy to protect agricultural land"</i> since the NPPF reference is sufficient.	Accept modification for reasons of clarity and correction
31.	26	HPOC3	Slightly reword the title and Policy content of Policy HPOC3 as follows: <i>'HPOC3 Protection of Bird Habitats Development proposals should not cause the destruction of any green spaces which are the habitat of wild birds (including hunting grounds of birds of prey).'</i>	Accept modification for reasons of clarity and correction
32.	26	HPOC3	32.1 In the Supporting Information for Policy HPOC3 complete the third sentence in paragraph 1 as: <i>'Specifically but not exclusively the local birds of prey are the red kites and buzzards that are in the area.'</i> 32.2 Delete bullet point 2 in the detail about the red kite.	Accept modification for reasons of clarity and correction
33.	27	HPOC4	Reword and correct Policy HPOC4 as follows: <i>'HPOC4 Solar & Wind Farms and Telecommunication Masts In line with Swindon Borough Local Plan 2026 Policies IN3 & IN4, the siting and</i>	Accept modification for reasons of clarity and correction and to

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			<i>design of proposals for low carbon and renewable energy and telecommunications installations should address, inter alia, their impacts on, and benefits to, the local community and their environmental impact, including cumulative landscape and visual impacts, which for Hannington must include their impact on the Conservation Area.'</i>	meet Basic Condition 1
34.	27	HPOC4	Amend the Supporting Information for Policy HPOC4 to read as follows and delete the balance which is unnecessary: <i>'Resistance to the building of solar farms, wind turbines and mobile phone masts is clearly reflected in the community involvement questionnaire results.'</i>	Accept modification for reasons of clarity and correction
35.	28	HPOC5	Delete Policy HPIC5 and its Supporting Information.	Accept modification for reasons of clarity and correction and to meet Basic Condition 1
36.	29, 30, 31, 32	Appendices A-C	Delete Appendices A – C and insert the <i>'Hannington Character Assessment and Design Statement'</i> (subject to the incorporation of amendments as recommended below) as a new Appendix A both here and on the Contents Page; replace all other titling on the existing Character Assessment and Design Statement with <i>'Appendix A'</i> .	Accept modification for reasons of clarity and correction
37.		New section 'Monitoring & Review'	Add a section (both here and on the Contents Page) headed 'Monitoring and Review' as follows: <i>'The Parish Council will monitor the impact of the Neighbourhood Plan and formally review it no later than 2022 and then on a 5 year cycle which may be brought into line with the review cycle of the Swindon Borough Local Plan 2026.'</i>	Accept modification for reasons of clarity and correction

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38.		New Appendix A	<p>38.1 A consistent title for the Character Assessment and Design Statement document is needed for use throughout and <i>'Hannington Character Assessment and Design Statement'</i> is the most straightforward version; <i>"Parish & Village"</i> has not been used consistently and these words are not needed since it is the Plan area that is being addressed.</p> <p>38.2 In paragraph 5 of the <i>"Introduction"</i> replace <i>"require"</i> with <i>'guide'</i> since that is the agreed purpose for the document; in paragraph 6 replace <i>"must"</i> with <i>'may'</i>.</p> <p>38.3 Throughout the document remove the comment boxes remaining from redrafting.</p>	Accept modification for reasons of clarity and correction
39.		New Appendix A	Insert before each Character Area section a map at a scale that identifies the street and path names used within the related text.	Accept modification for reasons of clarity
40.		New Appendix A	Relocate the section headed 'Landscape Setting, Pathways and Views' to be part of the section to which it relates headed 'Character Assessment for CA01 - Queens Road'.	Not accepted. This section relates to all of the Character Areas not just CA01 – Queens Road. Does not materially alter the contents of the Plan.
41.		New Appendix A	<p>41.1 Under the heading <i>'Objective'</i> in paragraph 2 delete the words <i>'does not set out to prohibit future growth in the area, but'</i>; in paragraph 4 delete the word <i>'unequivocally'</i>; in paragraph 5 correct the name of the Supplementary Planning Guidance to <i>'Buildings of Significant Local Interest'</i>.</p> <p>41.2 Under the sub-heading <i>'2. Hannington Conservation Area Appraisal 2009'</i> correct the title in the sub-heading to <i>'Hannington Conservation Area Appraisal and Management Plan 2009'</i>; in the final paragraph amend the word <i>'control'</i> to</p>	Accept modification for reasons of clarity and correction and to meet Basic Conditions 1 & 3

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			<p>read '<i>management</i>'.</p> <p>41.3 Throughout the document cross-references to specific Policies within the Neighbourhood Plan need to be rechecked and amended as required to match with the version of the Plan after recommended modifications have been made.</p> <p>41.4 The use of the word '<i>constraints</i>' is unnecessarily negative when, as is noted, the objective of the '<i>Statement</i>' is to encourage good, appropriate design; delete the word '<i>constraints</i>' wherever it occurs.</p> <p>41.5 Under the heading '<i>Hannington Conservation Area – Design [Constraints]</i>' always use capital letters for '<i>Conservation Area</i>' or its abbreviation as '<i>Area</i>' and for '<i>Appraisal</i>'; in paragraph 2 remove the words '<i>policies – HPCA1/HPCA2</i>'; delete the final two paragraphs since these are unrelated to the section heading.</p> <p>41.6 Under the heading '<i>Specific Material and Design [Constraints and] Guidance</i>', sub-heading '<i>Sizes and Types</i>', in deference to the NPPF expectation that there should be no '<i>unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness</i>' (para 60), delete all but the last two paragraphs/sentences of this sub-section – I note that the same issue is addressed more pertinently under '<i>Siting and Design</i>'.</p> <p>41.7 Delete the sub-heading '<i>Supporting Information</i>' and the related content since the Neighbourhood Plan itself addresses this issue more completely and the same issue is addressed more pertinently under '<i>Siting and Design</i>'.</p> <p>41.8 Under the heading '<i>External Appearance</i>' change the tense in paragraph 2 from '<i>will be</i>' to '<i>is</i>'.</p> <p>41.9 Under the heading '<i>Roofs</i>' in paragraph 1 replace '<i>dictated</i>' with '<i>indicated</i>'.</p> <p>41.10 Under the heading '<i>Door</i>' the local planning authority has indicated that the generic agreement to uPVC doors is in conflict with the Conservation Area policy; delete the first sentence.</p> <p>41.11 Under the heading '<i>Domestic Solar Panels</i>' it is not appropriate for</p>	

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			<p>guidance to say what '<i>will not be permitted</i>'; delete the second sentence.</p> <p>41.12 Under the heading '<i>Parking</i>' replace '<i>must</i>' with '<i>should</i>'.</p> <p>41.13 Under the heading '<i>Sewerage and drainage</i>' delete the fourth sentence since no basis for the strong discouragement is provided; delete the fifth sentence as it is not appropriate for procedural obligations to be put on the local planning.</p>	
			<p>Recommendation that, subject to the incorporation of modifications set out as recommendations in this report, it is appropriate to proceed to referendum.</p>	<p>Agree with the Examiner that the recommended modifications to the Wroughton Neighbourhood Plan would ensure the plan meets the basic conditions referendum and that it is appropriate to proceed referendum</p>
			<p>Recommendation that the Plan should proceed to referendum based on the Neighbourhood Area as approved by the Swindon Borough Council on 16th March 2015.</p>	<p>Proceed to referendum based on the designated Neighbourhood Area</p>