



North East Derbyshire District Council

North East Derbyshire District Council BRAMPTON PARISH NEIGHBOURHOOD PLAN

Decision Statement:
Brampton Parish Neighbourhood Plan Proceeding to Referendum
21 September 2023

1. Summary

- 1.1 In line with Regulation 18 of the Neighbourhood Planning (General) Regulations 2012 (NPR) North East Derbyshire District Council has produced this 'Decision Statement' in relation to the Brampton Parish Neighbourhood Plan (the 'Plan') submitted to them by Brampton Parish Council.
- 1.2 The Plan sets out a vision for the Parish and comprises policies to support and control development needed to help sustain the community. If made, it will become part of the development plan for land use and development proposals within the Parish until 2034.
- 1.3 Following an independent examination of written representations, North East Derbyshire District Council confirms that the Plan will proceed to a local referendum subject to specified modifications set out in the table below.
- 1.4 In accordance with the examiner's recommendation, and following consideration by North East Derbyshire District Council and the Peak District National Park Authority the Brampton Neighbourhood Plan will proceed to Referendum scheduled for **Tuesday, 21 November 2023**.
- 1.5 This Decision Statement, along with the independent Examiner's report and the plan documents can be inspected:
 - At North East Derbyshire District Council's Offices at Mill Lane, Wingerworth between 9am – 4.30pm
 - At St Peter and St Paul's Church, Main Road, Old Brampton, Chesterfield S42 7JG between 10am – 4pm Monday to Sunday
 - Online via the Council's website: -
<https://www.ne-derbyshire.gov.uk/planning-and-local-plan/planning-policy-and-local-plan/neighbourhood-planning/brampton>

2. Background

- 2.1. On 1 December 2017 Brampton Parish Council submitted an application to both North East Derbyshire District Council and the Peak District National Park Authority for the designation of the Parish as a Neighbourhood Area. The Parish of Brampton was duly designated as the Brampton Neighbourhood Area by North East Derbyshire District Council on 22 June 2018 and by the Peak District National Park Authority on 13 July 2018.
- 2.2. The Parish Council subsequently prepared the Brampton Draft Neighbourhood Plan. Consultation on the Parish's Draft Plan was held for 6 weeks ending on 21 March 2022.
- 2.3. The Submission version of the Neighbourhood Plan for Brampton was completed and submitted to the District Council on 12 January 2023. North East Derbyshire District Council accepted the Plan was legally compliant and held a 6-week consultation period ending on 16 April 2023, in accordance with Regulation 16 of the Neighbourhood Planning Regulations.
- 2.4. An Independent Examiner was appointed in April 2023 to undertake the examination of the Submission version of the Brampton Neighbourhood Plan which ran from June to August 2023. The examination was completed with the final examination report sent to the District Council on 7 August 2023.

3. Decisions and Reasons

- 1.1 The Examiner has concluded that, subject to specified modifications, the Plan meets the Basic Conditions and other relevant legal requirements. The Council concurs with this view.
- 1.2 The District Council must consider each of the recommendations made in the Examiner's report and decide what action to take in response. The table attached to this statement sets out the examiner's recommended modifications, his reasoning (summarised by the Council) and the Council's decisions in respect of each of them.
- 1.3 The District Council is therefore satisfied that, subject to the modifications being made, the Draft Neighbourhood Plan meets the legal requirements and basic conditions as set out in legislation; thus, the plan can proceed to referendum.
- 1.4 Therefore, to meet the requirements of the Localism Act 2011, a referendum which poses the question *"Do you want North East Derbyshire District Council and the Peak District National Park Authority to use the Brampton Parish Neighbourhood Plan to help it decide planning applications in the neighbourhood area?"* will be held in the Parish of Brampton. A provisional date of Tuesday, 21 November 2023 has been set for the referendum.

Decision Statement Brampton Parish Neighbourhood Plan:

Table of Examiner's Recommendations, North East Derbyshire District Council's decisions and proposed amendments

Section in Examined Document	Examiner's Recommendation	Examiner's Reasons (Summarised by the Council)	Local Authority's decision	Action to be taken
Page 6, Para 8	<u>Modification 1</u> Change to: " <i>The Plan covers the period...</i> "	For clarity and accuracy.	Agree	Amend according to examiner's recommendation
Page 7, Para 13, line 2	<u>Modification 2</u> Delete: "of the authority (or any part of it)"	For clarity and accuracy.	Agree	Amend according to examiner's recommendation
Para 7, Para 13, line 3	<u>Modification 3</u> Change to: "...therefore, <i>be in general conformity with two sets...Parish and those prepared by PDNPA, which covers...</i> "	For clarity and accuracy.	Agree	Amend according to examiner's recommendation
Page 7, Para 16, line 1	<u>Modification 4</u> Change to: "...contained in the development <i>plan</i> covering the Parish." (Delete second sentence)	For clarity and accuracy.	Agree	Amend according to examiner's recommendation
Page 7, Footnote 1	<u>Modification 5</u> Change to "...in place <i>unless</i> revoked..."	For clarity and accuracy.	Agree	Amend according to examiner's recommendation
Page 8, Para 19, lines 1 & 2	<u>Modification 6</u> Change to: " <i>This neighbourhood plan is divided into 5 main sections.</i> "	For clarity and accuracy.	Agree	Amend according to

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				examiner's recommendation
Page 11, Objective O1, line 2	<u>Modification 7</u> Change to: "...or other built development <i>respects existing Green Belt and Peak District National Park requirements</i> , is proportionate to..."	Given the requirements of national and local policy and in the absence of evidence in support of the statement, the Examiner does not think it is not clear how the Neighbourhood Plan might meet the basic conditions whilst ensuring that development requires no intrusion into the Green Belt or National Park. These are locations where development is stringently controlled rather than prohibited.	Agree	Amend according to examiner's recommendation
Page 12, Para 38, line 2	<u>Modification 8</u> Change to: "The policies <i>reflect</i> the 11 Plan Objectives."	The Policies of the Neighbourhood Plan make up its most important part. Once made, they form part of the statutory development plan. The Objectives do not carry the material planning weight of statutory land use planning policies.	Agree	Amend according to examiner's recommendation
Page 12, Para 43, line 5	<u>Modification 9</u> Change to: "states <i>at para</i> "	For clarity and accuracy.	Agree	Amend according to examiner's recommendation
Policy B1: Respecting and Enhancing Distinctive Views	<u>Modification 10</u> Change wording of opening sentence to: " <i>Development proposals must respect distinctive views as identified below and illustrated in Appendix 1.</i> " (LIST OF VIEWS HERE)	The Policy adopts a more onerous approach than that set out in National Policy by requiring that developments don't just respect views but also enhance them. Twenty-four separate distinctive views are listed in the policy. The Examiner considers the distinctive views identified are not precise or specific and are open to wide interpretation, and that the information which define the views is general and subjective.	Agree	Amend according to examiner's recommendation
Page 15, Para 64, line 1	<u>Modification 11</u> Delete "and, wherever possible, enhanced"	In the absence of this information, it is unclear how " <i>enhancement</i> " might be judged, who by and on what	Agree	Amend according to examiner's recommendation

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		basis. The Examiner considers that there is no evidence to demonstrate that an obligation for development to enhance views is deliverable.		
Policy B2: Local Green Space	<u>Modification 12</u> Change opening sentence to: " <i>The sites listed below and identified on the accompanying plan(s), are designated as Local Green Space. The management of development within areas of Local Green Space will be consistent with that for development within Green Belts, as set out in national policy.</i> "	In National Policy a Local Green Space (LGS) designation is considered to provide protection that is comparable to that for Green Belt land. Given the importance of the designation, LGS boundaries must be clearly identifiable. The Examiner considers that there is no plan in the Neighbourhood Plan that clearly distinguishes boundaries for all the designated LGS areas in a precise and clearly identifiable manner. The Examiner therefore recommends that a new plan (or plans) should be provided showing the boundaries of each LGS, ensuring that the boundaries are clearly identifiable.	Agree	Amend according to examiner's recommendation
Policy B2: Local Green Space	<u>Modification 13</u> Delete the last sentence ("Development...the site")	The Examiner does not believe that there is enough substantive information to support the designation of Site 8 (Bradshaw Lane) as an LGS and recommends it be deleted.	Agree	Amend according to examiner's recommendation
Policy B2: Local Green Space	<u>Modification 14</u> Change description of designation 1 to " <i>Flower bed at the junction of...Cutthorpe.</i> " NB, ensure that the boundary of the corresponding new (see recommendations below) plan for this site shows only the flower bed as a Local Green Space (and not the whole roundabout)	The LGS tests set out in the Framework are that the green space should be in reasonably close proximity to the community it serves; that it is demonstrably special to a local community and that it holds a particular local significance. The Examiner does not believe that there is enough substantive information to support the designation of Site 8 (Bradshaw Lane) as an LGS and recommends it be deleted.	Agree	Amend according to examiner's recommendation
Policy B2: Local Green Space	<u>Modification 15</u> Delete designation 8 (Bradshaw Lane, Wadshelf)	The Examiner also considers that the boundaries for Site 1 (Cutthorpe/Four Lane Ends), which includes an attractive flower bed, should be changed to just cover the flowerbed and that the surrounding highway land should be removed from the designation. The Examiner	Agree	Amend according to examiner's recommendation

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Page 17, Para 70, line 2	<u>Modification 16</u> Change to: "...consideration, 7 areas of local green space have been identified..."	furthermore recommends changing the name of the LGS from 'Cutthorpe/Four Lane Ends' to 'Flower bed at the junction of Cutthorpe Road and Four Lanes End, Cutthorpe'.	Agree	Amend according to examiner's recommendation
Page 17, Para 70, line 4	<u>Modification 17</u> Change to: "...identified below and are also referred to in Appendix 3. Further..."		Agree	Amend according to examiner's recommendation
Page 17, below Policy B2	<u>Modification 18</u> Provide a new plan (or plans) in the Neighbourhood Plan, below Policy B2, showing the boundaries of each area of Local Green Space, ensuring that the boundaries are clearly identifiable		Agree	Amend according to examiner's recommendation
Policy B3: Nature Conservation and Biodiversity	<u>Modification 19</u> Change wording to: " <i>Development should conserve and enhance biodiversity. The enhancement of designated and other local wildlife sites will be supported.</i> "	The Examiner considers that the approach taken in this policy could give rise to inadvertent support for inappropriate forms of development and consequently, runs the risk of the Neighbourhood Plan failing to contribute to the achievement of sustainable development.	Agree	Amend according to examiner's recommendation
Page 19, Para 79, Line 1	<u>Modification 20</u> Change to: "The Plan seeks to <i>conserve and enhance</i> nationally..."	Furthermore, the Policy refers to " <i>particular</i> " support for development that enhance " <i>significant habitat types.</i> " In the absence of a clear definition of what a significant habitat type comprises, the Examiner considers this part of the Policy to be vague and to not have regard to national guidance. Similarly, in the absence of detail it is not clear what a " <i>sympathetically located and designed</i> " development might comprise, and it is not clear how all	Agree	Amend according to examiner's recommendation
Page 19, Para 80, Line 1	<u>Modification 21</u> Change to: " <i>The Parish Council supports</i> the objectives identified..."		Agree	Amend according to examiner's recommendation

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Page 19, Para 81, Line 1	<u>Modification 22</u> Paragraph 81, change to: " <i>The Parish Council will seek to encourage nature conservation. Several suggestions...</i> "	forms of development should, or can, " <i>incorporate</i> " biodiversity in and around them. There is also no evidence to demonstrate how the Neighbourhood Plan might " <i>restore</i> " biodiversity	Agree	Amend according to examiner's recommendation
Policy B4: Dark Skies	<u>Modification 23</u> Delete wording and replace with: " <i>Development proposals should seek to minimise light spillage through good design and the avoidance of lighting that results in the loss of night-time dark skies.</i> "	The Examiner recognises that Dark skies can comprise an important aspect of the countryside and especially, of National Parks. However, the Examiner also notes that most forms of external lighting do not require planning permission, and in the absence of any substantive information the Examiner does not believe the requirements in Policy relating to external lighting are deliverable.	Agree	Amend according to examiner's recommendation
Page 21, Para 87	<u>Modification 24</u> Delete paragraph		Agree	Amend according to examiner's recommendation
Policy B5: Noisy Sports	<u>Modification 25</u> Delete wording and replace with: " <i>Development proposals must respect the tranquillity of the countryside and the amenity of neighbouring uses, with regards to noise and disturbance and highway safety. Proposals for noise-generating sport and recreational uses in the countryside should demonstrate how noise and disturbance will be mitigated.</i> "	The Examiner considers that "noisy sports" is a subjective term and that the supporting text in the Plan is only vague in respect of precisely what noisy sports comprise. As worded, Policy B5 relies upon several vague or undefined terms. In the absence of clear definitions, there is no supporting information to make it clear how a decision maker should react to a development proposal, having regard to Paragraph 16 of the Framework.	Agree	Amend according to examiner's recommendation
Page 22, Para 100	<u>Modification 26</u> Delete paragraph		Agree	Amend according to examiner's recommendation

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Policy B6: Housing Mix	<u>Modification 27</u> Delete wording and replace with: <i>"New housing development should demonstrate how it has taken account of up to date local housing need information including the Brampton Parish Housing Needs and Characteristics Study 2019 (or as updated)."</i>	The Examiner considers that Policy has regard to Paragraph 62 of the NPPF. However, whilst the supporting text to Policy B6 indicates a local need for smaller two-bedroomed houses, the Neighbourhood Plan does not allocate land for any such development or provide detailed information in respect of how or where such development might be delivered on sites in the Neighbourhood Area. Consequently, as set out, Policy B6 requires all housing development to provide for a mix of housing types and sizes, without any evidence to demonstrate that this is a deliverable requirement.	Agree	Amend according to examiner's recommendation
Page 25-27, Paras 117-126	<u>Modification 28</u> Delete Paragraphs 117 to 126, inclusive	<p>The Neighbourhood Plan does not include an affordable housing policy and does not include a rural exceptions policy. Much of the supporting text in paras 117-126 is set out as though it supports a policy, or policies, in the Neighbourhood Plan. Part of the supporting text is written as though it comprises policy requirements, which it does not. The Examiner considers that supporting text appears confusing in these respects.</p> <p>The Examiner considers that it is not necessary for the Neighbourhood Plan to describe and provide supporting evidence for policies that it does not include. Also, the supporting text of a neighbourhood plan does not <i>"reinforce"</i> an adopted policy in another part of a development plan.</p>	Agree	Amend according to examiner's recommendation
Policy B7: Brampton Parish Character	<u>Modification 29</u> Retain first sentence but delete second, third and fourth sentence ("To be supported...benefits of the development.") and replace with: <i>"Any development proposal affecting</i>	The Policy refers to <i>"important views"</i> in relation to heritage assets but does not provide precise information in respect of what these might be. The Policy also includes a general requirement for development to take account of local styles, materials and details without clarifying whether this relates specifically to the	Agree	Amend according to examiner's recommendation

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Buildings of Local Interest	<i>a heritage asset must demonstrate how it has considered the character and setting of the asset, including consideration of local vernacular and materials. Proposals involving harm to, or the loss of a Brampton Parish Character Building of Local Heritage Interest must set out the scale of any such harm or loss alongside the benefits of the proposal.</i>	development of, or in the setting of, the Character Buildings, or to development in general. The Examiner does not consider this part of the policy to be clear. The final part of the Policy goes beyond the requirements of national policy in respect of non-designated heritage assets. No justification is provided for this different approach and consequently the Examiner does not consider this part of the Policy to have regard to national policy.		
Page 28, Para 134, Line 1	<u>Modification 30</u> Change to: "According to <i>Historic England</i> ..."	For clarity and accuracy.	Agree	Amend according to examiner's recommendation
Page 29, Para 136, second and third sentences.	<u>Modification 31</u> Change to: "...Parish. A Scheduled Ancient Monument <i>is a nationally important archaeological site given legal protection under the Ancient Monuments and Archaeological Areas Act 1979. Scheduled monuments in Brampton include evidence of Bronze Age settlement and lead smelting.</i> "	For clarity and accuracy.	Agree	Amend according to examiner's recommendation
Page 29, Para 138, Line 3	<u>Modification 32</u> Change to: "...where they <i>preserve</i> ..."	For clarity and accuracy.	Agree	Amend according to examiner's recommendation
Page 29, Para 141, first bullet point	<u>Modification 33</u> First bullet point should begin: "A ¹ " and for consistency, change third bullet point to: "12 th "	For clarity and accuracy.	Agree	Amend according to examiner's recommendation

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Policy B8: Promoting Sustainable High Quality Design	<u>Modification 34</u> Delete opening paragraph and replace with: " <i>All new development in Brampton must be of high quality design and must respect local character and local distinctiveness. Development proposals should consider opportunities to:</i> "	As presented, Policy B8 opens with a statement rather than a land use planning policy and sets out a requirement for all development to enhance the scale, density, character, layout and access of existing surrounding buildings and landscape. The Examiner notes that there is no evidence to demonstrate that such a requirement is deliverable (or possible), having regard to Paragraph 16 of the Framework, which requires plans to be deliverable.	Agree	Amend according to examiner's recommendation
Policy B8: Promoting Sustainable High Quality Design, criteria a)	<u>Modification 35</u> Change to: " <i>Reinforce the distinctive qualities of the environment in which it is located, taking account of natural and built character, historical context and established patterns of development. The use of contemporary and innovative materials and design must demonstrate a positive contribution to local character;</i> "	The development plan is considered as a whole and adopted Supplementary Planning Documents provide guidance that expands upon adopted policies in the development plan. The Examiner consequently considers that there is no need to provide cross-references to adopted planning policies in a Neighbourhood Plan policy. The supporting text to Policy B8 references relevant guidance (and a recommendation is made in respect of the supporting text in this regard).	Agree	Amend according to examiner's recommendation
Policy B8: Promoting Sustainable High Quality Design, criteria e)	<u>Modification 36</u> Change to: " <i>Provide safe...</i> "	The Examiner furthermore considers much of the text in the policy to be ambiguous and does not think the supporting text in the Plan provides any indication of when design criteria may or may not be relevant or what the impact of views to or from a Conservation Area comprises.	Agree	Amend according to examiner's recommendation
Policy B8: Promoting Sustainable High Quality Design, criteria f)	<u>Modification 37</u> Change to: " <i>Protect residential amenity, giving careful consideration to noise, privacy, outlook and to sunlight and daylight. Development should also consider impacts in respect of flood risk and odours;</i> "		Agree	Amend according to examiner's recommendation

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Policy B8: Promoting Sustainable High Quality Design, criteria g)	<u>Modification 38</u> Change to: " <i>Incorporate sustainability, sustainable construction and energy efficiency into design and development, and</i> "		Agree	Amend according to examiner's recommendation
Policy B8: Promoting Sustainable High Quality Design	<u>Modification 39</u> Delete ", including the impact of views to and from them; and"		Agree	Amend according to examiner's recommendation
Policy B8: Promoting Sustainable High Quality Design	<u>Modification 40</u> Change title of Policy to " <i>Promoting High Quality and Distinctive Design</i> "		Agree	Amend according to examiner's recommendation
Page 31, Para 155	<u>Modification 41</u> Delete Paragraph 155	Misconstrues the purpose of Conservation Area appraisals and is unnecessary.	Agree	Amend according to examiner's recommendation
Parish Action 1	<u>Modification 42</u> Delete "and Historic England"	For clarity and accuracy.	Agree	Amend according to examiner's recommendation
Title above Para 159	<u>Modification 43</u> Change to "Promoting High Quality and Distinctive Design"	For clarity and accuracy.	Agree	Amend according to examiner's recommendation
Page 33, Para 175, line 1	<u>Modification 44</u> Change to "...have <i>produced detailed guidance aimed at...</i> "	For clarity and accuracy.	Agree	Amend according to

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Page 33, Para 176	<u>Modification 45</u> Delete “, in particular Policy B8 below”	For clarity and accuracy.	Agree	Amend according to examiner's recommendation
Policy B9: Protecting, Conserving and Enhancing Dry Stone Walls	<u>Modification 46</u> Delete wording and replace with: <i>“Development should not result in the loss of, or harm to, traditional dry stone walls. The conservation and/or enhancement of traditional dry stone walls will be supported.”</i>	As set out, the Policy seeks to introduce a requirement for design proposals to be re-designed, as opposed to providing a land use planning policy framework for development. The Examiner considers that, in the absence of information, it is not clear how the Neighbourhood Plan will, or can, “encourage” or “view positively.”	Agree	Amend according to examiner's recommendation
Policy B10: Protection and Enhancement of Important Community Facilities, Line 3	<u>Modification 47</u> Change to “...viable, further to evidence of 12 months active marketing, or is no longer required...”	The Examiner considers this policy to be ambiguously worded, unsupported by detailed information and open to wide interpretation. The Examiner also consider that the Policy appears to unduly restrict the scope for the provision of community facilities, which would be contrary to National Policy which requires policies to be positively prepared. Furthermore, the Examiners considers the policy undeliverable as written due to the references to “small-scale” proposals. No indication is provided in the Plan of what “small-scale” might comprise.	Agree	Amend according to examiner's recommendation
Policy B10: Protection and Enhancement of Important Community Facilities	<u>Modification 48</u> Delete the two paragraphs after the list of important community facilities and replace with: <i>“The improvement of existing and the creation of new community facilities will be supported, subject to development proposals demonstrating that they respect local character and residential amenity and do not result in harm to highway safety.”</i>		Agree	Amend according to examiner's recommendation

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Page 37, Para 195, Line 3	<u>Modification 49</u> Delete last sentence ("Large scale...Parish.")	For clarity and accuracy.	Agree	Amend according to examiner's recommendation
Policy B11: Assets of Community Value	<u>Modification 50</u> Delete Policy B11	Policy B11 seeks to introduce an approach whereby, in addition to the provisions of Policy B11, development that supports the " <i>longevity, appreciation and community value</i> " of an ACV will be " <i>encouraged</i> ." These are matters that the Parish Council can seek to " <i>encourage</i> " but there is no substantive information to demonstrate how they might be delivered by a land use planning policy.	Agree	Amend according to examiner's recommendation
Policy B11: Assets of Community Value	<u>Modification 51</u> Replace existing policy with: " <i>PARISH ACTION 2: ASSETS OF COMMUNITY VALUE. The Parish Council will seek to encourage development that supports the longevity, appreciation and community value of Assets of Community Value.</i> "	Furthermore, the Examiner considers that Policy B11 does not serve a clear purpose and duplicates the protections already delivered by Policy B10 and so does not meet the basic conditions. Taking this into account, the Examiner has recommended that Policy B11 be deleted and made into Parish Action 2.	Agree	Amend according to examiner's recommendation
Page 37, Para 196, Line 1	<u>Modification 52</u> Change to: "...Value provides the opportunity <i>for the community to bid to purchase it should it be listed for sale.</i> "	For clarity and accuracy.	Agree	Amend according to examiner's recommendation
Page 38, Para 201	<u>Modification 53</u> Delete Paragraph 201	For clarity and accuracy.	Agree	Amend according to examiner's recommendation
Policy B12: Broadband and Other Telecommunic	<u>Modification 54</u> Change wording to: " <i>The development of enhanced broadband and other telecommunications equipment will be supported where</i>	As worded, the Policy refers to encouraging " <i>small scale development proposals</i> " without indicating how such encouragement might take place and what such small	Agree	Amend according to examiner's recommendation

Section in Examined Document	Examiner's Recommendation	Examiner's Reasons (Summarised by the Council)	Local Authority's decision	Action to be taken
ations Provision	<i>such provision is sympathetically located and designed."</i>	scale development comprises. The Examiner considers the policy to vague and unclear in this respect.		
Policy B13: Highway and Pedestrian Safety	<u>Modification 55</u> Delete wording and replace with: <i>"Development must not harm highway safety and development in Cutthorpe village should not result in the loss of existing car parking provision."</i>	<p>The Policy sets out a requirement for all development to demonstrate various things without any supporting evidence to demonstrate that such a requirement meets the national tests for planning obligations as set out in Paragraph 57 of the NPPF. The Examiner considers that requirements of the Policy in this regard do not have regard to Paragraph 44 of the NPPF, which limits supporting information requirements to that which is relevant, necessary and material to the application in question.</p> <p>The Examiner considers the second part of the policy to be in unclear, in that it supports any form of development subject to that development improving localised issues of vehicular and pedestrian safety and movement, subject to highway designs being appropriately located and not harming local character. In the absence of information to the contrary, it appears that such an approach could result in inadvertent support for inappropriate forms of development and place an obstacle in the way of the Neighbourhood Plan contributing to the achievement of sustainable development.</p>	Agree	Amend according to examiner's recommendation
Policy B14: Footpaths, Cycle Paths and Bridleways	<u>Modification 56</u> Delete "Priority will be given to those that extend and join the existing network."	The Policy states that " <i>priority will be given to (footpaths, cycleways and bridleways) that extend and join the existing network.</i> " The Examiner considers that there is no supporting information setting how such prioritisation will take place and that this part of the Policy does not provide a decision maker with a clear indication of how	Agree	Amend according to examiner's recommendation

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		to react to a development proposal, having regard to Paragraph 16 of the NPPF.		
Policy B15: Ultra-Low Emissions Vehicle Infrastructure	<u>Modification 57</u> Change wording to: " <i>The development of charging points for Ultra-Low Emission Vehicles and e-bikes will be supported.</i> "	The Examiner considers the policy to be worded in such a way that it supports any form of development so long as it provides e-vehicle charging points. This could result in inadvertent support for inappropriate forms of development, placing an obstacle in the way of the Neighbourhood Plan contributing to the achievement of sustainable development. Further to the above, the Examiner states there is no information in the Neighbourhood Plan in respect of what " <i>sympathetically located and designed</i> " charging points might comprise.	Agree	Amend according to examiner's recommendation
Page 45, Para 245, Line 1	<u>Modification 58</u> Change to: "The Plan will be monitored by the Parish Council on at least an annual..."	The Neighbourhood Plan cannot impose monitoring requirements upon the local planning authorities.	Agree	Amend according to examiner's recommendation
Entire Plan	<u>Modification 59</u> Update the Contents, Policy, Page, Paragraph and Plan numbering to take into account the recommendations contained in this Report	The modifications suggested will have a subsequent impact on Contents, including Policy, Page, Paragraph and Plan numbering.	Agree	Amend according to examiner's recommendation