

## **Highworth 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 Highworth 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 Highworth Neighbourhood Plan relates to the area that was designated by Swindon Borough Council as a neighbourhood area on 5<sup>th</sup> August 2013. This area is coterminous with the Highworth Parish Council boundary.

Following submission of the Highworth Neighbourhood Plan to Swindon Borough Council the plan was publicised and representations were invited. Consultation on the plan was undertaken by from 20<sup>th</sup> October to 1<sup>st</sup> December 2016.

The Council, with the agreement of Highworth Parish Council, appointed Mr Robert Bryan 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 13<sup>th</sup> February 2017 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 accept the Examiner's recommendations 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 Highworth 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 Highworth to help it decide planning applications in the neighbourhood area?*" will be held in the Parish of Highworth 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 Highworth Neighbourhood Plan Area (defined as the existing Highworth Parish area).

**Table 1:**

No	Plan Page No.	Policy Number	Independent Examiner’s Recommendations	Swindon Borough Council Decision and Reasons
1.	4		<b>Recommendation:</b> Insert a glossary as a new appendix 4, including the glossary in the Contents on page 4.	Accept modification to meet the basic conditions
2.	5		<b>Recommendation:</b> <ul style="list-style-type: none"> <li>• Para 1.1 insert ‘local’ after higher level.</li> <li>• Para 1.7 at the beginning of the 4<sup>th</sup> sentence insert ‘If there is a vote if more than 50% in favour of the plan’.</li> </ul>	Accept modification to meet the basic conditions
3.	13	1	<b>Recommendation:</b> Para 4.1.2 insert a new paragraph after 4.1.2 as follows: ‘There are particular issues which may constrain development on the allocated site at Crane Furlong, as explained in Appendix 1. This will necessitate close monitoring in the early stages of the Plan to ensure that a level of development can be achieved which meets the housing targets in the 2026 (SBLP).’	Accept modification to meet the basic conditions
3.	13	1	<b>Recommendation:</b> Modify Policy 1 as follows: ‘Land at Crane Furlong and Redlands, as shown on Figure 5, is allocated for residential development. Development on these sites should take into account the guidance in the development briefs in Appendix 1 of this Plan. Proposals on these sites shall provide a mix of dwelling types for both affordable and open market dwellings to conform to the current evidenced housing need in	Accept modification to meet the basic conditions

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			<p>Highworth in the briefs in Appendix 1 or the latest available survey. Residential development will be allowed on other sites within the settlement boundary in accordance with Policy 3, below, and other policies in this Plan and the SBLP 2026.</p> <p>The Plan shall be monitored every 3 years by the Town Council in consultation with Swindon Borough Council with respect to the housing allocations and the ability to meet the Plan's housing targets, in a reasonable and consistent manner, through the Plan period.</p> <p>In the event that within 3 years of the date this Plan is made, it is not proven, by the grant of planning permission that the site at Crane Furlong is able to deliver the requisite number of dwellings to meet objectively assessed housing supply targets for the Plan area, the Plan shall be updated to demonstrate how the housing targets for the Plan area can be met.'</p>	
4.	48-50	Crane Furlong Site development brief	<p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>• On the map delete 'privacy area for existing homes' but retain footpath link;</li> <li>• Para 3.2, first sentence, delete 'possible'.</li> <li>• Insert a new paragraph 4.1 as follows, and renumber the remaining paragraphs as appropriate ' The number of dwellings achieved on this site should be a minimum of 42 unless constraints, which may be evidenced as part of a detailed planning application, are identified and require a lesser number.</li> <li>• In para 4.1, alter the second sentence as follows: 'Improvements may include provision of a Multiple Use Games Area (MUGA), seating areas, planting and drainage works which will have to be considered further, in detail.'</li> <li>• On the map delete reference to 'new MUGA provided.'</li> <li>• In para 4.2 after Thames Water, insert 'and Environmental Health'. In the second sentence after Environmental Health insert 'have' and delete 'and</li> </ul>	Accept modification to meet the basic conditions

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			<p>Sewage works’.</p> <ul style="list-style-type: none"> <li>• Insert a new 3<sup>rd</sup> sentence to para 4.2 as follows: ‘In the event of any archaeological finds appropriate mitigation measures will need to be considered which may constrain the extent of development.’</li> <li>• Delete the first 3 sentences of para 4.3 and insert the following: ‘There are two access options via Pentylands Lane and Crane Furlong which are shown on the plan in this appendix.’</li> <li>• Amend para 4.4 as follows: ‘The housing mix, types and densities of dwellings shall be in accordance with Policy HA1 of the SBLP 2026. It is estimated that 42 dwellings can be provided on the site but this is contingent on the result of the noise and odour assessments. The affordable housing component should be 30% in accordance with Policy HA2 in SBLP 2026. The mix, type and tenure of affordable housing shall be in accordance with the latest housing needs assessment. The current housing needs data produced by Swindon Housing Department indicates that 70% of affordable housing shall be for rent and the remainder should be for shared ownership.’</li> <li>• In para 4.5 delete second sentence and insert ‘There is a need to protect the privacy of dwellings which currently abut the site and propose dwellings need to be set back from the boundary to achieve this.’</li> <li>• In section 5, first para, town should have a capital ‘T’.</li> <li>• In section 5, insert as a new second sentence: ‘It can provide advice on any charges which may be required by the Community Infrastructure Levy (CIL).’</li> </ul>	
4.	51-53	Redlands Development Brief	<p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>• Para 1.3 first sentence, delete ‘all’, insert ‘most’.</li> <li>• Para 2.1 after SHLAA insert ‘2013’ in both cases in which the term appears.</li> <li>• The map needs to show where the ‘safe pedestrian crossing’ will link the site to FP16A and the recreation ground.</li> </ul>	Accept modification to meet the basic conditions

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			<ul style="list-style-type: none"> <li>• A map (new or existing) needs to show the length of the cycle route between the site and the junction of FP11.</li> <li>• Add the following sentence to the end of para 3.2: 'There is a need to provide an ecological survey and mitigation report to determine the presence of any protected species and mitigation measures.'</li> <li>• Insert a final sentence to para 3.3 as follows: 'In the event of any archaeological finds appropriate mitigation measures will need to be considered which may constrain the extent of development.'</li> <li>• Para 4.2 insert a new last sentence: 'There is a need to position an access which minimizes the loss of tress whilst achieving a design which provides acceptable highway and pedestrian safety.'</li> <li>• The map needs to show the mature trees at the southern end of the road frontage to the site, immediately to the north of the Redlands Court access.</li> <li>• Delete the reference in the map which show an indicative access position onto the A361.</li> <li>• Para 4.3 specify the location of the recreation ground.</li> <li>• Delete para 4.5, insert new paragraphs as follows: 'The number of dwellings achieved on this site should be a minimum of 70 unless constraints which may be evidenced as part of a detailed planning application are identified and require a lesser number. In accordance with SBLP 2026 Policy HA2, 30% of homes should b affordable. A minimum of 3 plots for self or custom build should be offered for sale for a minimum of 3 months at a reasonable price, agreed independently. If there is no interest then these plots can revert to open market housing.'</li> <li>• In the last sentence of para 4.5, delete all after 'in line' and insert 'with housing needs as expressed in SBLP 2026 Policy HA1.'</li> <li>• The overall housing mix on the site will be considered in relation to SBLP 2026 Policy HA1: Mix, types and density.'</li> </ul>	

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			<ul style="list-style-type: none"> <li>Para 5, insert as a new second sentence: 'It can provide advice on any charges which may be required by the Community Infrastructure Levy (CIL).'</li> </ul>	
5.	13-15	2	<p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>Delete the following paragraphs and tables 4.1.3, 4.1.4 (not Policy 2), table 2 and 4.1.5, renumber subsequent tables as appropriate.</li> <li>Insert the following new paragraphs:  '4.1.3 The SBLP 2026 Policy HA2 states that on all developments of 15 homes or more, or on sites larger than 0.5 hectares, an subject to economic viability assessment, a target of 30% affordable homes should be provided on-site. Where it can be robustly demonstrated that on-site provision is not suitable, a proportionate contribution should be provided towards affordable homes off-site. Policy HA2 also requires that the affordable housings shall be of a mix and tenure that reflects local need.  4.1.4 Affordable housing of which shard ownership; is one type, is also generally in high demand in Highworth. It is expected that around 70% of affordable housing will be available to rent in line with the evidenced need (SBC Housing Department August 2016).  4.1.4 Evidence of housing need show a demand in Highworth for shared ownership properties (Table 1 below). This method of purchase, by allowing a part of the property to be bought and part rented, assists people into owner-occupation who can't afford the full market priced of a dwelling. The cost of housing in Highworth is above average for Swindon Borough, as Figure 4 shows, and has risen more since 2001. Fourteen shared ownership properties were built in Swindon in the last financial year under the government 'Help to</li> </ul>	Accept modification to meet the basic conditions

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			Buy' scribed (Help to Buy South Report 2016). In accordance with SBLP 2026 Policy HA2, shared ownership housing is required in the Plan area which meets the evidenced demand. The current figures indicate that 30% of affordable housing is suitable for shared ownership and that 2 and 3 bedrooomed houses are the priority.'	
5.	14	2	<b>Recommendation:</b> Amend Policy 2 as follows: 'When affordable housing is required under Swindon Borough Council's Local Plan 2026 Policy HA", shared ownership housing shall be provided as part of the affordable housing provision in accordance with the evidenced demand at the time.'	Accept modification to meet the basic conditions
6.	16	3	<b>Recommendation:</b> <ul style="list-style-type: none"> <li>• Re-title Policy 3 as 'Development and the Rural Settlement Boundary'.</li> <li>• Insert as a new para 4.1.7: 'The settlement boundary defines the policy differentiation in the SBLP 2026 between the ability to carry out certain forms of infill within the settlement whilst complying with polices relating to the rural countryside outside of the settlement. SBLP 2026 Policy SD2 is the main reference in these respects, although there are other relevant policies relating to specific development types.'</li> <li>• In Policy 3, delete the second paragraph and delete the sensitive hilltop setting notation from Figure 5.</li> </ul>	Accept modification to meet the basic conditions
7.	19	4	<b>Recommendation:</b> In the last sentence after 'experience' insert 'commercial vitality and viability.'	Accept modification to meet the basic conditions
8.	20	5	<b>Recommendation:</b> <ul style="list-style-type: none"> <li>• At the end of para 4.2.7, last sentence after A3 daytime add 'restaurant and café uses which are necessary to support tourism. Similar evening uses</li> </ul>	Accept modification to meet the basic

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			<p>have less of a role in supporting tourists in the town which does not have a significant evening economy.'</p> <ul style="list-style-type: none"> <li>• Insert a new para after 4.2.9 'Other proposal within the Primary Rural Centre and outside of it, which are tourist related, fall generally to be considered in relation to further policies in the SBLP 2026m in particular Policies EC3: The role of the Centres and Main Town Centre uses, RA1: Highworth, EC4: Conversions of Buildings to Employment use in the Countryside and EC5: Farm Diversification.'</li> <li>• Re-title the policy as 'Policy 5: Proposals for Daytime Cafes and Restaurants Uses (A3) in the Primary Rural Centre.'</li> </ul>	conditions
9.	22	6	<p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>• Delete the final sentence in para 4.2.15 and Policy 6.</li> <li>• Insert new paragraphs after para 4.2.15 as follows:</li> </ul> <p>'This plan support the policies in the SBLP 2026 which are concerned to develop the town as a sustainable community offering economic opportunities and levels of community infrastructure and social capital to ensure it continues as an attractive place to live for new and existing residents.</p> <p>The Town Council will support proposals which conform to SBLP [policies concerned with delivering sustainable economic growth These are:</p> <p>EC1: Economic Growth through Existing Business and Inward Investment  EC2: Employment Land a Premise (B Use Classes)  EC3: The Role of the Centres and Main Town Centre uses  EC4: Conversions of Buildings to Employment Use in the Countryside  EC5: Farm Diversification</p> <p>The Town Council is particularly keen to promote employment opportunities on</p>	Accept modification to meet the basic conditions

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			<p>mixed –use development sites, live-work units and homeworking. It also supports the extension and promotion of community and leisure facilities to provide employment and the setting up or improving of initiatives to develop skills and employment opportunities.</p> <p>Opportunities for employment which enhance the town and prevent the loss of key services will be encouraged.'</p>	
10.	25	7	<p><b>Recommendation:</b> Take the words in the box titled Policy 7: Transport and Traffic Management and turn into a paragraph so they are not in the format of a policy.</p>	Accept modification to meet the basic conditions
11.	27	8	<p><b>Recommendation:</b> Insert the missing link on Figure 10 which relates to the B4019 between the unclassified road leading to Common Farm and the footpath which runs in a south-easterly direction from Eastrop Farm, as identified by the Ramblers in their Regulation 16 consultation responses.</p>	Accept modification to meet the basic conditions
12.	28	9	<p><b>Recommendation:</b> The reference in para 4.3.11 relating to 'Figure 3' should be 'Figure 9'.</p>	Accept modification to meet the basic conditions
13.	30-31	10	<p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>• The final paragraph in 4.4.1 second sentence, insert 'are' before 'popular'.</li> <li>• Insert new paragraphs after 4.4.1 (ie after the paragraph on schools) as follows:</li> </ul> <p>'The SBLP 2026 Policy CM4 offers protection to community facilities which are viable and popular. Their loss is not allowed unless it can be proven they have been properly marketed for at least a year with no response and that an alternative facility exists nearby or the facility is no longer required. The Town</p>	Accept modification to meet the basic conditions

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			<p>Council is concerned to support this policy and has identified, in the Plan process, a list of local facilities to which the policy applies. This list is not exclusive but is referred to in the policy below.</p> <ul style="list-style-type: none"> <li>• Reword Policy 10 as follows: Policy 10: Maintaining and Enhancing Community Facilities</li> </ul> <p>Proposals for new or extended community facilities and involving the loss of such facilities will be considered in relation to SBLP 2026 Policy CM4 and other relevant policies, including those in this Plan.</p> <p>Local facilities to which this policy relates have been identified as follows. This list is not exclusive.</p> <p>Highworth Recreation Centre Town Council Offices St Michael's Church Hall, old coach house St Michael's Hall, Paradise Path Highworth Methodist Church United Reform Church The Library Highworth Community Centre Youth and Community Centre</p> <p>Development proposals to sustain or extend the viable use of existing community facilities and the development of new facilities will normally be supported if they comply with other policies in the development plan.</p> <p>Development proposals that will result in the loss, or significant reduction in the scale and value of a community facility will not be permitted, unless alternative facilities of equal or better accessibility, size and suitability are provided. If it</p>	

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			cannot be demonstrated that the operation of the asset is not in demand by the community or no longer economically viable, and it has been marketed at a reasonable price for at least a year for that, or any other suitable community facility use and no interest in acquisition has been expressed, then alternatives may be considered.	
14.	32	11	<p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>• Reproduce Figure 12 with more definition, in order that listed buildings and key buildings are more easily distinguishable.</li> <li>• Add a further sentence to para 4.4.2.1: 'The Swindon Residential Design Guide 2016 is also an important reference point.'</li> <li>• Delete the last sentence from para 4.4.2.2 and add the following in place of it: 'The Town Council is concerned to ensure that all buildings which are considered as heritage assets are afforded protection from unsympathetic development proposals by close consideration in relation to policies in the NPPF (Section 12 Conserving and enhancing the historic environment and local policies as referred to above in para 4.4.2.1).'</li> <li>• Delete Policy 11 as written.</li> </ul>	Accept modification to meet the basic conditions
15.	33	12	<p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>• Delete 'Policy 12' in the first sentence.</li> <li>• Delete the second sentence and replace as follows: 'The Town Council can benefit from 25% of the revenues from the Community Infrastructure Levy (CIL) arising from the development that takes place in the Plan area.'</li> <li>• Delete the last sentence from para 4.4.3.</li> <li>• Reformat the Policy 12 box as a list and not as a policy. Delete the words</li> </ul>	Accept modification to meet the basic conditions

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			<p>'Policy 12' form the text. Reword the sentence preceding the list, as follows:  'Financial contributions received by the Town Council from the community Infrastructure Levy (CIL) will be allocated to community priorities agreed at the time and may include, but not exclusively, the projects listed below.</p> <ul style="list-style-type: none"> <li>• Reword the first bullet point as: <ul style="list-style-type: none"> <li>○ 'Works required in relation to town centre regeneration.'</li> </ul> </li> </ul>	
16.	35	13	<p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>• Delete 'Pentylands Country Park and Recreation Ground Upper and Lower Fields' and put them in the list to which Policy 14 applies.</li> <li>• In the policy wording replace the sentence after the list with a new sentence as follows: 'Development on Local Green Spaces will be considered in the same manner as development in the green belt as explained in the National Planning Policy Framework (NPPF), section 9. This establishes a resumption of resisting most forms of development which is detrimental to the openness and character of the green spaces.'</li> <li>• Amend Figure13 as appropriate.</li> </ul>	Accept modification to meet the basic conditions
17.	37	14	<p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>• Transfer the descriptions of Pentylands Country Park and Recreation Ground Upper and Lower Fields from the list under para 4.5.2 to the list under para 4.5.3</li> <li>• Alter the text of Policy 14 as follows:  'Public open space assets defined on the Figure 14 will be protected from development unless: <ul style="list-style-type: none"> <li>○ it can be demonstrated that alternative provision can be made locally</li> </ul> </li> </ul>	Accept modification to meet the basic conditions

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			<p>of equivalent or better size, quality and accessibility; or</p> <ul style="list-style-type: none"> <li>○ the proposed development is ancillary to the main use of the site and protects its public open space function; or</li> <li>○ the proposed development is subject to an open space appraisal to ensure it does not adversely affect local needs and/or existing quality of open space within the are in accordance with the Council's Standards, as set out in Appendix 3 (of SBLP 2026) and in the most recent Open Space Audit an Assessment; or when assessed against the open space appraisal</li> <li>○ the proposed development provides community benefit which outweighs the loss of open space.</li> </ul> <ul style="list-style-type: none"> <li>● Add to the list 'Pentylands Country Park and Recreation Ground Upper and Lower Fields' and any site shown on the SBLP 2016 Proposals Map 4 Highworth.</li> <li>● Ensure all these sites are plotted on Figure 14.</li> </ul>	
18.	40	15	<p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>● Insert a new paragraph after 4.5.4.3 as follows: 'Trees which are covered by Tree Preservation Orders (TPO's) and those in Conservation Areas are subject to specific control. Many trees, however, are not subject to these controls and when affected by development proposals are covered by the following policy.'</li> <li>● Rewrite Policy 15 as follows: 'Development proposal must seek to retain tress and hedgerows of amenity value whenever possible.'</li> </ul>	Accept modification to meet the basic conditions

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			Development proposals affecting trees and hedgerows must be accompanied by an arboricultural survey which justifies any felling in terms of the health of trees or danger presented by any tree as a result of its condition or position. Trees to be retained must be the subject of proposals for their protection during construction.'	
19.	43	16	<b>Recommendation:</b> Delete 'as are the regionally important geological sites.'	Accept modification to meet the basic conditions
20	44-46	17	<p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>• Change title in 4.5.6 to 'Locally Responsive Design'.</li> <li>• Insert new paragraphs as follows:  '4.5.6 The hilltop location of Highworth is special and the town has a unique character. The surrounding open rural landscape require a careful design assessment of all developments.  4.5.6.1 The SBLP 2026 and the Swindon Residential Design Guide 2016 are important references in design assessments.  4.5.6.2 There are conservation areas in Hampton and Sevenhampton where development should preserve and enhance their traditional character. Each of these areas has an appraisal and management plan which highlights features and buildings of significance which have to be taken into account.'</li> <li>• Renumber the remaining existing paragraphs.</li> <li>• At the beginning of existing paragraph 4.5.6.1, insert before 'Conservation Appraisal' the word 'Highworth'.</li> <li>• In existing paragraph 4.5.6.1 delete 'Conservation Appraisal' and insert</li> </ul>	Accept modification to meet the basic conditions

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20.	46	17	<p>'Highworth Conservation Area Appraisal and Management Plan (CAAMP).'</p> <ul style="list-style-type: none"> <li>• In existing paragraph 4.5.6.2 insert at the start of the second sentence 'The landscape character and the'.</li> </ul> <p><b>Recommendation:</b></p> <ul style="list-style-type: none"> <li>• Change the title of the policy to 'Policy 17: Locally-Responsive Design'.</li> <li>• Delete the first sentence and insert 'Design of development proposals should take into account the following guidelines:</li> <li>• Insert the new first bullet as follows: 'Policies in the SBLP 2026 in particular Policy DE1: High Quality Design; Policy DE2: Sustainable Construction; EN5: Landscape Character and Historical Landscape; Policy EN10: Historic Environment and Heritage Assets and the Swindon Residential Design Guide 2016.'</li> <li>• Insert new second bullet point as follows: 'In Conservation Areas the respective Conservation Area Appraisal and Management Plans will be an important reference in design assessment'</li> <li>• Alter the existing first bullet point as follows: 'The impact of development on landscape character and important views will be taken into account and resisted where it is unduly intrusive or unrelated to existing features;'</li> <li>• Alter the existing third bullet point as follows: 'The local building materials of stone and red brick are the preferred main elevation materials particularly development which is prominent in the public realm;'</li> <li>• Alter the 6<sup>th</sup> bullet point as follows: delete the first sentence</li> <li>• Add an extra bullet point 'The need to protect Regionally Important Geological Sites'</li> </ul>	Accept modification to meet the basic conditions

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21.	47	References	<p><b>Recommendation:</b> Insert 'Swindon Residential Design Guide 2016' and 'Strategic Housing Land Availability Assessment 2013'.</p>	Accept modification to meet the basic conditions
Summary	42		<p><b>Recommendation:</b> that the Neighbourhood Plan should proceed to referendum based on the neighbourhood area authorised by SBC</p> <p><b>Recommendation:</b> that the Highworth Neighbourhood Plan as modified by the Examiner's recommendations should proceed to referendum.</p>	Proceed to referendum