

Pirton Neighbourhood Plan – Schedule of proposed modifications to the neighbourhood plan policies and supporting text

Where the examiner has recommended modifications, they appear in **bold text**. Where the examiner has suggested specific changes to the wording of the policies or new wording, these appear in ***bold italics***.

Plan Background		
Page no. or other reference	Examiners Proposed Modifications	North Hertfordshire District Council comments
All pages	Review the references to page numbers to ensure they are correct including references in paragraphs 1.3.4 (to page 1 which should be the foreword), 1.3.6 (to page 4 which should be page 2)	Agree – changes needed to ensure that the document reads clearly.
Page 3	Update the development boundary map on page 3 of the Plan to reflect the most recent emerging Local Plan map and remove the references on the map to the draft Local Plan	Agree – the change will ensure that the most up to date proposals in the emerging Local Plan are included in the Pirton Neighbourhood Plan.
Page 4	Delete the “Preferred Options Map” and paragraph 1.3.7 from page 4 of the Plan and any references to it throughout the Plan for example on page 20	Agree – the change will ensure that the most up to date proposals in the emerging Local Plan are included in the Pirton Neighbourhood Plan.
Para 1.4.3	Update paragraph 1.4.3 to refer to the SHLAA update in 2016 and correct the title of the SHLAA to “Strategic Housing Land <i>Availability</i> Assessment”	Agree – the change will ensure the accuracy of the Neighbourhood Plan.
Para 1.4.6	Update paragraph 1.4.6 with the latest housing figure available	Agree. The Council’s monitoring figures show that there were 110 permissions and completions in the period between April 2011 and March 2017. The modification will ensure that the Neighbourhood Plan is up to date.

All pages	Consequential renumbering of paragraphs etc. will be needed	Agree – needed to ensure that the document reads clearly.
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Parish Portrait		
Page no. / Other reference	Examiners Proposed Modifications	North Hertfordshire District Council comments
Para 2.1.11 Page 10	Review the references to page numbers to ensure they are correct including references in paragraphs 2.1.11 (to page 10)	Agree – changes needed to ensure that the document reads clearly.
Paras 2.1.11 & 2.1.12	Delete the repetition between paragraphs 2.1.11 and 2.1.12 in relation to the Visual Character Area references on page 10 of the Plan	Agree – changes needed to ensure that the document reads clearly.
Page 13	Update the map on page 13 to reflect the revised boundary for the scheduled ancient monument at Priors Hill	Agree. The boundary for the scheduled ancient monument was amended after the neighbourhood plan was prepared. The modification is needed to ensure that the Neighbourhood Plan is up to date.

Policy PNP1 – Meeting Local and Wider Need		
Page no. / Other reference	Examiners Proposed Modifications	North Hertfordshire District Council comments
Page 19	Change the policy title to “Policy PNP 1 – Meeting Local and Wider Needs”	Agree – changes needed to ensure that the document reads clearly and accurately.
Page 19	Change the second objective on page 19 of the Plan to read “To encourage sensitive and innovative development in accordance...”	Agree – changes needed to ensure that the document reads clearly and accurately.
Page 19	Add to the end of criterion 1.1 “as shown on the map on page 3 of the Plan”	Agree – changes needed to ensure that the document reads clearly and accurately.
Page 19	Amend criterion 1.5 so that it reads: “It provides a mix of homes (including the provision of self-build plots where appropriate)...”	Agree. The modification will make the policy a little more flexible.
Page 19	Delete the words “...and, how and when repairs to any infrastructure damage caused by the construction process will be rectified.” from criterion 1.7	Agree – the modification will mean that the policy accords with the basic conditions.
Page 19	Delete criterion 1.8 in its entirety	Agree – the modification will mean that the policy accords with the basic conditions.

Policy PNP2 – Design and Character		
Page no. / Other reference	Examiners Proposed Modifications	North Hertfordshire District Council comments
Page 25	Reword criterion 2.3. to read: “<i>The density of any scheme should be consistent and compatible with the existing and prevailing density and reflect the locally distinctive character of the locality in which the new development is proposed so that the village feel is retained.</i>”	Agree – the modification will clarify the policy wording.
Page 25	Delete criterion 2.5. in its entirety (as this is now covered by reworded criterion 2.3)	Agree – the modification will clarify the policy wording.
Page 25	Alter criterion 2.6. to read: “<i>Should take into account the Chilterns Conservation Board Position Statement “Development affecting the setting of the Chilterns AONB June 2011” or as updated.</i>”	Agree – the modification will clarify the policy wording.
Page 25	Add “<i>or appearance</i>” after “...the special character” in criterion 2.9	Agree – the modification will clarify the policy wording.
Page 26	Delete criterion 2.13. in its entirety	Agree – the modification will clarify the policy wording.
Page 25	Change the first sentence of the policy to read: “Residential development proposals will be supported if they are in accordance with the <i>guidance contained in the Pirton Character Assessment and the following principles:</i>”	Agree – the modification will clarify the policy wording.

Policy PNP4 – Hedgerows, Trees and Verges		
Page no. / Other reference	Examiners Proposed Modifications	North Hertfordshire District Council comments
Page 29	Show the extent of the Hitchin Road Heritage Verge on a map and include the map within the Plan	Agree – the modification will ensure that the area to which the policy applies is clear.
Page 29	Add the words “as shown on Map XX” at the end of criterion 4.5	Agree – changes needed to ensure that the document reads clearly.

Policy PNP5 - Wildlife		
Page no. / Other reference	Examiners Proposed Modifications	North Hertfordshire District Council comments
Page 31	Add a key to the map on page 31 of the Plan to indicate both the wildlife sites and the SSSI and ensure that the location of the SSSI is clear on the map	Agree – changes needed to ensure that the document reads clearly.
Page 30	Delete one of the duplicate sentences that reads “The map provided on page 31 shows the location of wildlife areas (shaded blue) and one Site of Special Scientific Interest (SSSI).” from page 30 of the Plan	Agree – changes needed to ensure that the document reads clearly.
Page 30	Add an additional criterion 5.4 to the end of the policy which reads: “5.4. It is expected that development proposals would meet this policy through the submission of appropriate and proportionate information taking into account both the type of development proposed and its location.”	Agree – the modification helps to provide a clear expectation of the information that will be required.

Policy PNP6 – Local Green Spaces		
Page no. / Other reference	Examiners Proposed Modifications	North Hertfordshire District Council comments
Page 33	Change the objective on page 33 of the Plan to read “To <i>protect</i> important green and open spaces...”	Agree - changes needed to ensure that the document reads clearly.
Pages 32 & 33	Identify each of the individual LGSs identified in the table on page 33 of the Plan on a map by revising the map on page 32 of the Plan and/or by the addition of new or more maps given the clarity needed	Agree - changes needed to ensure that the document reads clearly.
Page 32	Ensure that The Knoll and the Blacksmiths Pond are shown on the revised map	Agree - changes needed to ensure that the document reads clearly.
Page 32	Delete the Primary School Playing Fields and the allotments at Bannisters Close from the map	Agree – given that these open spaces were not included in the written text of the neighbourhood plan, the Council agrees with the examiners’ reasons for stating that the sites should not be designated as Local Green Spaces.
Page 32	Change the title of the map on page 32 (or its replacement) to “<i>Local Green Spaces</i>” removing the references to anything else including village open spaces	Agree - changes needed to ensure that the document reads clearly.
Page 33	Change the heading in the table on page 33 from “Designated Green Space” to “Designated <i>Local Green Space</i>”	Agree - changes needed to ensure that the document reads clearly.
Page 33	Add “<i>in the table</i>” after “The areas listed below...” in criterion 6.1 of the policy	Agree - changes needed to ensure that the document reads clearly.
Page 33	Delete criterion 6.2 of the policy in its entirety	Agree – the modification will mean that the policies are clear.

Page 33	Renumber criterion 6.3 of the policy "6.2"	Agree - changes needed to ensure that the document reads clearly.
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Policy PNP7 – Key Views and Vistas		
Page no. / Other reference	Examiners Proposed Modifications	North Hertfordshire District Council comments
Page 34	<p>Reword Policy PNP7 to read:</p> <p><i>“7.1. The Plan seeks to protect and enhance the setting of Pirton village in relation to the Chilterns Area of Outstanding Natural Beauty and the surrounding rural landscape. Any new development in an area within the views specified below, described on pages 35 – 39 and shown on the map on page 36 of the Plan must ensure that key features of the view can continue to be enjoyed including distant buildings and landscape features, sensitive village edges and rural approaches to the village.</i></p> <ol style="list-style-type: none"> <i>1. The view from Highdown north to the Bury, the village and the Pirton Lowlands beyond</i> <i>2. The view from Shillington Road ad the Driftway looking southwards to Priors Hill (water tower) and St Mary’s Church Tower</i> <i>3. The view from Punch’s Cross on Hitchin Road north to the SE corner of Pirton village</i> <i>4. View across to the Chilterns AONB on the approach to the NE corner of village from Holwell Road</i> <i>5. The view from Priors Hill northeast towards Langford Water Tower and beyond</i> <i>6. View from Little Lane across the Pirton Lowlands</i> <i>7. View from Hambridge Way E across the Pirton Lowlands and</i> 	<p>Agree. The examiner has set out the reasons why the policy needs to be amended.</p>

	<i>Hertfordshire to the Letchworth ridge</i> 8. [number 9 renumbered 8] <i>View NNW from the Baulk public footpath across Priors Hill towards the westwards extension of the Chiltern ridge and the famous local landmark of Sharpenhoe Clappers.</i>	
Page 36	Delete View 8 from the map on page 36 of the Plan	Agree – the suggested amendment is sensible given that planning permission has been granted for development of this site.
Page 38	Delete the photograph and description of View 8 from the supporting text on page 38 of the Plan	Agree – changes needed to ensure that the document reads clearly.
Pages 38 & 39	Renumber [existing] View 9 as “8” on pages 38/39 of the Plan	Agree – changes needed to ensure that the document reads clearly.
Pages 38 & 39	For the avoidance of doubt the rest of the supporting text, descriptions and photographs of each view and the map should be retained	Agree.

Policy PNP8 – Heritage Assets and Archaeological Heritage		
Page no. / Other reference	Examiners Proposed Modifications	North Hertfordshire District Council comments
Page 16	Change objective 6 on page 16 of the Plan to read “To ensure conservation and enhancement of Pirton’s rich <i>archaeology and heritage.</i>”	Agree – changes needed to ensure that the document reads clearly and consistently throughout.
Page 39	Reword criterion 8.1. to read: “Proposals conserve or enhance the heritage assets of the Parish and their settings <i>in a way that is appropriate to their significance.</i> Heritage assets include <i>designated</i> heritage assets and non-designated heritage assets;	Agree – the proposed modification reflects the NPPF.

Page 39	Join criterion 8.2. and 8.4. together making a new criterion 8.3.	Agree – changes needed to ensure that the document reads clearly.
Page 39	Change the first sentence of the existing criterion 8.3. to read: <i>“Development proposals on sites that include or has the potential to include heritage assets with archaeological interest and planning applications for development affecting the archaeology alert areas should be...”</i> [retain existing criterion as is]	Agree – the proposed modification reflects the NPPF.
Page 39	Renumber the existing criterion 8.3. to “8.2.”	Agree – changes needed to ensure that the document reads clearly.

Policy PNP9 – Community Facilities		
Page no. / Other reference	Examiners Proposed Modifications	North Hertfordshire District Council comments
Page 44	Change objective 1 on page 44 of the Plan to read “To sustain and enhance community facilities for the benefit of all residents <i>and the wider local community</i> (including those with a disability)”	Agree – changes needed to ensure that the document reads clearly and consistently throughout.
Page 44	Reword criterion 9.1. to read: “<i>New or improved community facilities for the benefit of residents (including those with a disability) will be supported subject to their compatibility with other policies in the development plan.</i>”	Agree – the modification makes the policy clearer.
Page 44	Add “Non-householder residential development and major...” at the beginning of criterion 9.2.	Agree – the modification makes the policy flexible.
Page 44	Reword criterion 9.3. to read: “<i>Development which makes a contribution to the rural economy by creating, facilitating or improving opportunities to</i>	Agree – the modification makes the policy clearer.

	<i>work in the Parish or by providing or enhancing recreational facilities and opportunities to improve health and well-being will usually be supported.”</i>	
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Policy PNP10 – Support for Local Business		
Page no. / Other reference	Examiners Proposed Modifications	North Hertfordshire District Council comments
Page 45	Delete criterion 10.6. from Policy PNP 10 and include it as a community aspiration if desired	Agree.

Policy PNP11 – Safety of Pedestrians, Cyclists, Equestrians and Motorists		
Page no. / Other reference	Examiners Proposed Modifications	North Hertfordshire District Council comments
Page 48	Delete the words “will be supported that:” from the first sentence of the policy and replace with “Development proposals <i>will be required to:</i>”	Agree – the modification makes the policy clearer.

Policy PNP12 - Connectivity		
Page no. / Other reference	Examiners Proposed Modifications	North Hertfordshire District Council comments
Page 48	Delete the words “will be supported that:” from the first sentence of the policy and replace with “Development proposals <i>will be required to:</i>”	Agree – the modification makes the policy clearer.
Page 48	Add the words “<i>wherever it is appropriate given the scale of the development and there is an opportunity to do so</i>” at the end of criterion 12.1.	Agree – to ensure that there is sufficient flexibility in the policy.
Page 48	Change criterion 12.2 to read: “Ensure that streetscape features along <i>any</i> pedestrian or cycle routes <i>provided or improved by the proposal are of a design which reinforces or enhances</i> the character of Pirton.”	Agree – to ensure that the policy is clear and that it can be applied.
Page 48	Change the first word in criterion 12.3. “Improves” to “Improve” and add the words “wherever there is an opportunity to do so in relation to the network of public footpaths in the Parish” at the end of this criterion	Agree – to ensure that the policy reads well.
Page 48	Add the words “<i>unless a satisfactory alternative providing equivalent or better provision can be achieved.</i>” to the end of criterion 12.4.	Agree – to ensure that the policy is more flexible and provides a framework for decision making.

Policy PNP13 – Car Parking		
Page no. / Other reference	Examiners Proposed Modifications	North Hertfordshire District Council comments
Page 49	Replace the words “at least” in criterion 13.1 of the policy with “a minimum of”	Agree – this modification makes the policy clear in terms of the car parking standards required within developments.

List of Abbreviations and Glossary		
Page no. / Other reference	Examiners Proposed Modifications	North Hertfordshire District Council comments
Page 54	Delete the words “sanctioned by Locality” in the explanation of “Examiner” in the glossary of terms on page 54 of the Plan	Agree – the modification ensures the accuracy of the neighbourhood plan.
Page 55	Change the definition of “Strategic Policies” on page 55 of the Plan to read: <i>“The policies in the Local Plan which cover such matters as housing, employment, retail, leisure and other commercial development, infrastructure, health, community and cultural facilities, climate change, natural and historic environments and other strategic policy issues that the Neighbourhood Plan must be in general conformity with.”</i>	Agree – the modification makes the plan clear.