



Plumpton Neighbourhood Development Plan

The Neighbourhood Planning (General) Regulations 2012 (as amended)

Regulation 18 – Publication of the examiner's report and plan proposal decisions

Decision Statement - January 2018

1. Introduction

1.1 Under the Town and Country Planning Act 1990 (as amended), Lewes District Council has a statutory duty to support and advise communities in the preparation of neighbourhood development plans and to take such plans through the process of examination, referendum and adoption. The Localism Act 2011 (Part 6 chapter 3) sets out the Local Planning Authority's responsibilities under Neighbourhood Planning.

1.2 This statement confirms that the modifications proposed in the Examiner's Report have been accepted, the draft Plumpton Neighbourhood Development Plan consequently amended; and that this plan may now proceed to referendum.

2. Background

2.1 The Plumpton Neighbourhood Area, covering the entire Parish, corresponds with the Plumpton Parish Council boundary which lies partly within Lewes District and partly within the South Downs National Park. The Neighbourhood Area was designated by Lewes District Council and the South Downs National Park Authority in 2014. Lewes District Council and the South Downs National Park Authority have an agreement in place to determine which authority provides the support in parishes straddling both planning authorities. This agreement confirms that support will be given by the planning authority where the main centre of population is based and so, as Plumpton Green is located outside of the National Park, the decision was made that Lewes District Council would assume responsibility.

2.2 The Plumpton Neighbourhood Plan was submitted to Lewes District Council in September 2017. The Regulation 16 consultation took place between October and November 2017 whereby the Plan was publicised and representations were invited on the Plan.

2.3 Mr Nigel McGurk was appointed by Lewes District Council and the South Downs National Park Authority, with the approval of the Parish Council, to undertake the examination of the Plumpton Neighbourhood Development Plan and to prepare a report of the independent examination.

2.4 The Examiner's Report concluded that subject to a series of modifications, the Plan met the basic conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum.

3. Decision

3.1 The Neighbourhood Planning (General) Regulations 2012 (as amended) require the local planning authorities to outline what actions they will take in response to the recommendations in an Examiner's report made under paragraph 10 of Schedule 4A to the 1990 Act (as applied by Section 38A of the 2004 Act) in relation to a Neighbourhood Development Plan.

3.2 Having considered each of the recommendations made in the Examiner's Report, and the reasons for them, Lewes District Council and the South Downs National Park Authority in consultation with Plumpton Parish Council has decided to accept the modifications to ensure that the Plan meets the basic conditions set out in legislation.

3.3 Table 1 outlines the alterations made to the draft plan under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by Section 38A of 2004 Act) in response to each of the Examiner's recommendations and the justification for this.

3.4 Table 2 details additional minor modifications to correct mistakes, update information for accuracy and align the Plan with the Examiner's recommendations. These changes have been agreed with the Neighbourhood Planning Officer of Lewes District Council. Lewes District Council is confident that these minor variances do not impact on the Plan meeting the basic conditions.

4. Conclusion

4.1 The Independent Examiner recommended that, subject to the modifications proposed, the Plumpton Neighbourhood Plan should proceed to referendum. Lewes District Council and the South Downs National Park Authority are therefore satisfied that the Plumpton Neighbourhood Plan meets the basic conditions mentioned in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act and complies with the provisions made by or under sections 38A and 38B of the Planning and Compulsory Purchase Act 2004. Therefore, the Neighbourhood Plan can proceed to referendum.

4.2 The Independent Examiner considered the neighbourhood area, as defined on 28th April 2014 by Lewes District Council and the South Downs National Park Authority, to be appropriate for the purposes of holding a referendum. Lewes District Council and the South Downs National Park Authority have taken account of this advice; therefore the neighbourhood area is the same as the referendum area.

4.3 The referendum is due to be held on 8th March 2018 which poses the following question:

'Do you want Lewes District Council and the South Downs National Park Authority to use the neighbourhood plan for Plumpton Parish to help it decide planning applications in the neighbourhood area?'

Signed.....

Nazeya Hussain

**Director of Regeneration and Planning
Lewes District Council**

Date: 29th January 2018

Signed.....

Councillor Tom Jones

**Lead Member for Planning
Lewes District Council**

Date: 29th January 2018

Signed.....

Tim Slaney

**Director of Planning
South Downs National Park Authority**

Date: 29th January 2018

Table 1

Section/Policy/ Paragraph	Independent Examiner's Recommended Modification	Justification
Introductory Section		
Page 12, Para. 3.2	<p>Change to "...plans. The PPNP must have regard to the provisions of the NPPF. The..."</p> <p>LDC, SDNPA and PPC have agreed to and made this modification accordingly.</p>	For conformity with the Basic Conditions and to avoid any confusion or misinterpretation in this regard.
Page 12, Para. 3.5	<p>Add a footnote to the end of the Para, "Further to a High Court ruling, it is noted that JCS policies SP1 and SP2, which relate to the South Downs National Park, have been quashed."</p> <p>LDC, SDNPA and PPC have agreed to include this point, adding to the end of para. 3.5 the following: <i>"It is noted that further to a High Court ruling, JCS policies SP1 and SP2 which relate to the SDNP have been quashed."</i></p>	In the interests of the accuracy of the document.
Page 15, Para. 3.11	<p>Add new second sentence, <i>"A significant part of the Neighbourhood Area lies within the South Downs National Park. The Environment Act 1995 establishes the statutory purposes of national parks as being to conserve and enhance their natural beauty, wildlife and cultural heritage; and to promote opportunities for the understanding and enjoyment of their special qualities. The Neighbourhood Plan recognises and supports these statutory purposes."</i></p> <p>LDC, SDNPA and PPC agree to and have included this recommended addition.</p>	In the interest of the accuracy of the document.
Page 26, Map D	<p>Replace the incomplete Map D with the correct, complete version, showing all of the assessed sites.</p> <p>LDC, SDNPA and PPC have agreed to and made this modification accordingly.</p>	For clarity and to ensure legibility of the related policies and wider Plan.
Page 28, Para. 5.3	<p>Delete "...all statutory planning authorities and..."</p> <p>LDC, SDNPA and the PPC agree to and have included this recommended addition.</p>	In the interest of accuracy.

Neighbourhood Plan Policies		
Policy 1: Spatial plan for the parish	Delete "Proposals for development outside...plan and the NPPF." LDC, SDNPA and PPC have agreed to and made this modification accordingly.	In the interest of the accuracy of the document.
Policy 2: New build environment and design	Change first Para. to "New development should reflect the scale, density, massing, landscape design and material of surrounding buildings, having regard to the Plumpton Design Statement. New development should:" LDC, SDNPA and PPC accept and have included this recommended modification.	To ensure conformity with the Basic Conditions and for the purposes of clarity.
	Delete Para 5.15 LDC, SDNPA and PPC accept the alteration and have deleted this text.	To ensure legibility of policies.
	Delete Para 5.17 LDC, SDNPA and PPC accept the alteration and have deleted this text.	To ensure conformity with the Basic Conditions.
	Policy 3: Provision of adequate parking	Delete Policy 3 and supporting text. LDC, SDNPA and PPC accept the alteration and have deleted this policy and its supporting text.
Policy 4: Landscape and biodiversity	Delete "2, Characteristic...preserved." LDC, SDNPA and PPC accept the alteration and have deleted this text.	To ensure the Plan meets the Basic Conditions.
	Change part 3, to "Provision for wildlife, particularly threatened species." LDC, SDNPA and PPC agreed to and have made this modification accordingly.	To ensure the Plan meets the Basic Conditions.
	Change first sentence of part 4 to, "The retention and where possible, enhancement of existing green corridors, ponds and other wildlife features will be supported." LDC, SDNPA and PPC agreed to and have made this modification accordingly.	To ensure the Plan meets the Basic Conditions.

	<p>Delete part 5.</p> <p>LDC, SDNPA and PPC accept the alteration and have deleted this text.</p>	To ensure the Plan meets the Basic Conditions.
	<p>Para 5.21, change to “The Parish Council will not support development that would have a significant...and heritage. The Parish Council wishes to see the distinctive views...Green be protected and preserved. The Parish Council would also like to see developments ensure the conservation and...management plan.”</p> <p>LDC, SDNPA and PPC agreed to and have made this modification accordingly.</p>	To ensure the Plan meets the Basic Conditions and in the interest of clarity.
	<p>Para 5.22, second sentence, change to “The Parish Council would like to see all development provide appropriate...biodiversity.”</p> <p>LDC, SDNPA and PPC agree to and have included this recommended addition.</p>	To ensure the Plan meets the Basic Conditions and in the interest of clarity.
	<p>Delete Para 5.23.</p> <p>LDC, SDNPA and PPC accept the alteration and have deleted this text.</p>	To ensure the Plan meets the Basic Conditions and in the interest of clarity.
Policy 5: Sustainable drainage and wastewater management	<p>Change first sentence of Policy 5 to, “The development of Sustainable Drainage Systems (SuDS) as part of new developments will be supported. These may include features such as:”</p> <p>LDC, SDNPA and PPC agreed to and have made this modification accordingly.</p>	To ensure conformity with the Basic Conditions.
	<p>Delete last Para (“New...users.”)</p> <p>LDC, SDNPA and PPC accept the alteration and have deleted this text.</p>	To ensure conformity with the Basic Conditions.
	<p>Para 5.28, change to “The Policy requires developers to demonstrate...”</p> <p>LDC, SDNPA and PPC agreed to and have made this modification accordingly.</p>	To ensure conformity with the Basic Conditions.
	<p>Para 5.29, change to, “The Parish Council would like to see sustainable drainage systems be designed to...wildlife and that aim to protect...quality. Such initiatives can provide an increase...”</p>	To ensure conformity with the Basic Conditions.

	LDC, SDNPA and PPC agreed to and have made this modification accordingly. Para 5.30, last sentence, change to, "The Parish Council will expect development to reflect..."	To ensure conformity with the Basic Conditions.
	LDC, SDNPA and PPC agreed to and have made this modification accordingly.	
Policy 6: New housing	Change first sentence of Policy 6 to, "Subject to meeting the criteria set out below, where appropriate, residential development will be supported on the sites allocated in Neighbourhood Plan Policies 6.1 to 6.4 inclusive and on windfall sites within Plumpton Green."	To ensure the Plan meets the Basic Conditions and in the interest of clarity.
	LDC, SDNPA and PPC agreed to and have made this modification accordingly.	
	Delete criteria 1 and 2 and replace with "Developments of more than two dwellings should provide a range of house types. The provision of one-to-three bedroom dwellings and/or dwellings that meet the needs of young families and those wishing to downsize will be especially welcome."	To ensure the Plan meets the Basic Conditions.
	LDC, SDNPA and PPC agreed to and have made this modification accordingly.	
	Change criterion 4 to, "Developments should form small to medium sized clusters of no more than twenty dwellings and be located around the village centre."	In the interest of clarity and to meet the Basic Conditions.
	LDC, SDNPA and PPC agreed to and have made this modification accordingly.	
	Change criterion 5 to, "Developments of eleven or more dwellings must provide affordable housing in line with the requirements of the development plan"	To ensure the Plan meets the Basic Conditions.
	LDC, SDNPA and PPC accept and have included this recommended modification.	
	Delete criterion 6.	To ensure the Plan meets the Basic Conditions.
	LDC, SDNPA and PPC accept the alteration and have deleted this text.	
	Change criterion 8 to "Proposals for the development of the allocated sites should be	To ensure the Plan meets the

	<p>accompanied...All protected species must be protected and ancient hedges on a site must be protected.”</p> <p>LDC, SDNPA and PPC agreed to and have made this modification accordingly.</p>	<p>Basic Conditions.</p>
	<p>Delete last part of criterion 9, end sentence “...desk-based assessment.”</p> <p>LDC, SDNPA and PPC agreed to and have made this modification accordingly.</p>	<p>To ensure the Plan meets the Basic Conditions.</p>
	<p>Change criterion 10 to “The provision of new footpaths and bridleways that connect with existing rights of way and/or support the green infrastructure network, will be supported.”</p> <p>LDC, SDNPA and PPC agreed to and have made this modification accordingly.</p>	<p>To ensure the Plan meets the Basic Conditions.</p>
	<p>Delete criterion 11.</p> <p>LDC, SDNPA and PPC accept the alteration and have deleted this text.</p>	<p>To ensure the Plan meets the Basic Conditions.</p>
	<p>Delete all supporting text and replace with,</p> <p>“5.35 Whilst there is no requirement for a neighbourhood plan to allocate land for development, the Plumpton Parish Neighbourhood Plan allocates land for around 68 dwellings.</p> <p>5.36 Lewes District Council has indicated a requirement for the Neighbourhood Area to provide around 50 dwellings over the plan period. In addition, land for a further 200 dwellings needs to be found elsewhere across the District. In allocating land for around 68 dwellings, the PPNP is providing for significantly in excess of the anticipated need, as well as contributing towards the wider needs of the District. This comprises positive planning. It will provide for the sustainable development of the Neighbourhood Area over the plan period.”</p> <p>LDC, SDNPA and PPC agreed to and have made this modification accordingly.</p>	<p>To ensure the Plan meets the Basic Conditions and in the interest of clarity and accuracy.</p>
	<p>An additional paragraph has been added to the supporting text for this policy due to the removal of Policy 3, which referred to parking. This additional paragraph reads as follows:</p> <p>“PPC expects parking provision for new housing development to be in-line with requirements set by relevant higher level policies and ESCC guidance on parking as referred to in paragraph 3.14.”</p>	<p>In the interest of clarity and to meet the Basic Conditions</p>

<p>Policy 6.1: Riddens Lane, Plumpton Green</p>	<ul style="list-style-type: none"> • Provide a new Map below Policy 6.1 showing the precise boundaries of the site and refer to the title of the Map in the first line of the Policy (replacing “X”). • Calculate the land area of the allocation and replace “Y” in the first sentence with the size of the site <p>LDC, SDNPA and PPC agreed to and have made these modifications accordingly. The new Map to which the above refers is labelled, Map F and the site area is 1.1ha.</p>	<p>In the interest of the legibility of the Plan and to meet the Basic Conditions.</p>
	<p>Change first sentence to, “The land shown on Map X below, amounting to Y ha, is allocated for the residential development of around 16 dwellings.”</p> <p>LDC, SDNPA and PPC have agreed to the recommendation, subject to the omission of the word ‘around’. The Site Assessment Report accompanying the PPNP was found to be robust and this was not contested by the Examiner. As the site was found in that Report to be suitable for 16 dwellings and responding to the Examiner’s recommendation to omit the phrase “up to” preceding the number of dwellings promoted for the site and to prevent ambiguity, the first sentence will read as follows: “The land shown on Map F below, amounting to 1.1ha, is allocated for the residential development of 16 dwellings”</p>	<p>To ensure the Plan meets the Basic Conditions and for the purposes of clarity.</p>
	<p>Change second sentence to, “Development in this location should:”</p> <p>LDC, SDNPA and PPC agreed to and have made these modifications accordingly.</p>	<p>To ensure the Plan meets the Basic Conditions.</p>
	<p>Para 5.43, change to, “...2 to 6. The Parish Council would like to see obtrusive features...lighting to be kept...The Parish Council would also like to see natural screening being preserved and...The Parish Council is concerned to see that full regard is paid to managing...”</p> <p>LDC, SDNPA and PPC agreed to and have made these modifications accordingly.</p>	<p>To ensure the Plan meets the Basic Conditions and in the interest of clarity.</p>
	<p>Para 5.44, change to “The Parish Council notes that the site will be expected to provide...”</p> <p>LDC, SDNPA and PPC agreed to and have made these modifications accordingly.</p>	<p>To ensure the Plan meets the Basic Conditions.</p>
	<p>Delete last sentence of Para 5.47.</p>	<p>To ensure the Plan meets the</p>

		Basic Conditions.
	LDC, SDNPA and PPC accept the alteration and have deleted this text.	
Policy 6.2: Wells Close, Plumpton Green	<ul style="list-style-type: none"> • Provide a new Map below Policy 6.2 showing the precise boundaries of the site and refer to the title of the Map in the first line of the Policy (replacing “X”). • Calculate the land area of the allocation and replace “Y” in the first sentence with the size of the site <p>LDC, SDNPA and PPC agreed to and have made these modifications accordingly. The new Map to which the above refers is labelled, Map G and the site area is 0.69ha.</p>	In the interest of the legibility of the Plan and to meet the Basic Conditions.
	<p>Change first sentence to, “The land shown on Map X below, amounting to Y ha, is allocated for the residential development of around 12 dwellings.”</p> <p>LDC, SDNPA and PPC have agreed to the recommendation, subject to the omission of the word ‘around’. The Site Assessment Report accompanying the PPNP was found to be robust and this was not contested by the Examiner. As the site was found in that Report to be suitable for 12 dwellings and by responding to the Examiner’s recommendation to omit the phrase “up to” preceding the number of dwellings promoted for the site and to prevent ambiguity, the first sentence will read as follows: “The land shown on Map G below, amounting to 0.69ha, is allocated for the residential development of 12 dwellings”</p>	To ensure the Plan meets the Basic Conditions and for the purposes of clarity.
	Delete Policy 6.2, part 2.	To ensure the Plan meets the Basic Conditions.
	LDC, SDNPA and PPC accept the alteration and have deleted this text.	
	<p>Change second sentence to, “Development in this location will be limited to the provision of 12 one and two bed units specifically designed for older people.”</p> <p>LDC, SDNPA and PPC agreed to and have made these modifications accordingly.</p>	To ensure the Plan meets the Basic Conditions.
	<p>Para 5.50, change to, “...2 to 6. The Parish Council would like to see obtrusive features...lighting to be kept...The Parish Council would also like to see natural screening being preserved and...The Parish Council is concerned to see that full regard is paid to managing...”</p>	To ensure the Plan meets the Basic Conditions and in the interest of clarity.

	LDC, SDNPA and PPC agreed to and have made these modifications accordingly.	
	Para 5.51, change to, "The Parish Council notes that the site will be expected to provide..."	To ensure the Plan meets the Basic Conditions.
	LDC, SDNPA and PPC agreed to and have made these modifications accordingly.	
	Para 5.54, change to, "...habitats, which the Parish Council would like to see preserved..."	To ensure the Plan meets the Basic Conditions.
	LDC, SDNPA and PPC agreed to and have made these modifications accordingly.	
	Delete Para 5.56.	To ensure the Plan meets the Basic Conditions.
	LDC, SDNPA and PPC agreed to and have made these modifications accordingly.	
Policy 6.3: The Glebe, Plumpton Green	<ul style="list-style-type: none"> • Provide a new Map below Policy 6.3 showing the precise boundaries of the site and refer to the title of the Map in the first line of the Policy (replacing "X") • Calculate the land area of the allocation and replace "Y" in the first sentence with the size of the site 	In the interest of the legibility of the Plan and to meet the Basic Conditions.
	LDC, SDNPA and PPC agreed to and have made these modifications accordingly. The new Map to which the above refers is labelled, Map H and the site area is 1.5ha.	
	Change first sentence to, "The land shown on Map X below, amounting to Y ha, is allocated for the residential development of up to 20 dwellings."	In the interest of the legibility of the Plan and to meet the Basic Conditions.
	LDC, SDNPA and PPC agreed to and have made these modifications accordingly.	
	Change second sentence to, "Development in this location should."	To ensure the Plan meets the Basic Conditions.
	LDC, SDNPA and PPC agreed to and have made these modifications accordingly.	
	Delete penultimate paragraph of the Policy ("To protect...Station Road")	To ensure the Plan meets the Basic Conditions.
	LDC, SDNPA and PPC accept the alteration and have deleted this text from the Policy.	

<p>However, this struck paragraph referred to access. Although it is accepted that the Examiner recommends the exclusion of this paragraph due to its restrictiveness (and LDC, SDNPA and PPC are in agreement on this), it is considered that details of access should be included as part of the design brief referred to in the policy. Therefore, 'access' has been added as a requirement for the design brief. The new final paragraph of the Policy reads as follows: "As this site is adjacent to site 6.4, a detailed design brief should be prepared to cover the relationship between the sites, and their design, landscaping, layout and access."</p>	
<p>Delete last paragraph of the Policy ("Communal...scheme").</p> <p>LDC, SDNPA and PPC accept the alteration and have deleted this text from the Policy.</p>	<p>To ensure the Plan meets the Basic Conditions.</p>
<p>Para 5.58, change to "...is not supported by the Parish Council...further development, which would not be supported by the Parish Council."</p> <p>LDC, SDNPA and PPC agreed to and have made these modifications accordingly.</p>	<p>To ensure the Plan meets the Basic Conditions and in the interest of clarity.</p>
<p>Change Para. 5.59 to "...It is noted that access would be direct from Station Road."</p> <p>LDC, SDNPA and PPC have agreed to the recommendation, subject to the omission of the word 'direct' and the inclusion of PPC's access preference for the development of the site. Therefore, para. 5.59 now reads as follows: "5.59 The site is partially screened from the Downs. It is noted that access would be from Station Road. The Parish Council would prefer to see vehicular access to this site from Station Road to be shared with and pass through site 6.4. with a footpath and cycleway to connect it directly with Station Road."</p>	<p>To ensure the Plan meets the Basic Conditions and in the interest of clarity.</p>
<p>Para 5.60, delete "...which should be preserved,..."</p> <p>LDC, SDNPA and PPC accept the alteration and have deleted this text.</p>	<p>To ensure the Plan meets the Basic Conditions and in the interest of accuracy.</p>
<p>Para 5.61, delete "...This would require mitigation."</p> <p>LDC, SDNPA and PPC accept the alteration and have deleted this text.</p>	<p>To ensure the Plan meets the Basic Conditions and in the interest of accuracy.</p>
<p>Para 5.62, change to, "...2 to 6. The Parish Council would like to see obtrusive features...lighting to be kept...The Parish Council would also like to see natural screening being preserved and...The Parish Council is concerned to see that full regard is paid to managing..."</p>	<p>To ensure the Plan meets the Basic Conditions and in the interest of clarity.</p>

	LDC, SDNPA and PPC agreed to and have made these modifications accordingly. Para 5.63, change to “The Parish Council notes that the site will be expected to provide...”	To ensure the Plan meets the Basic Conditions.
	LDC, SDNPA and PPC agreed to and have made these modifications accordingly. Para 5.65, delete last sentence (“Vehicular...Road.”)	To ensure the Plan meets the Basic Conditions.
	LDC, SDNPA and PPC agreed to and have made these modifications accordingly.	
Policy 6.4: Land rear of Oakfield, Plumpton Green	<ul style="list-style-type: none"> • Provide a new Map below Policy 6.4 showing the precise boundaries of the site and refer to the title of the Map in the first line of the Policy (replacing “X”) • Calculate the land area of the allocation and replace “Y” in the first sentence with the size of the site <p>LDC, SDNPA and PPC agreed to and have made these modifications accordingly. The new Map to which the above refers is labelled, Map I and the site area is 1.63ha.</p>	In the interest of the legibility of the Plan and to meet the Basic Conditions.
	Change first sentence to, “The land shown on Map X below, amounting to Y ha, is allocated for the residential development of up to 20 dwellings.”	In the interest of the legibility of the Plan and to meet the Basic Conditions.
	LDC, SDNPA and PPC agreed to and have made these modifications accordingly.	
	Change second sentence to, “Development in this location should:”	To ensure the Plan meets the Basic Conditions.
	LDC, SDNPA and PPC agreed to and have made these modifications accordingly.	
	Delete penultimate paragraph of the Policy (“To help protect... through to site 6.3.”)	To ensure the Plan meets the Basic Conditions.
	LDC, SDNPA and PPC accept the alteration and have deleted this text from the Policy. However, this struck paragraph referred to access. Although it is accepted that the Examiner recommends the exclusion of this paragraph due to its restrictiveness (and LDC, SDNPA and PPC are in agreement on this), it is considered that details of access should be included as part of the design brief referred to in the policy. Therefore, ‘access’ has been added as a	

	<p>requirement for the design brief. The new final paragraph of the Policy reads as follows: “As this site is adjacent to site 6.4, a detailed design brief should be prepared to cover the relationship between the sites, and their design, landscaping, layout and access.”</p>	
	<p>Delete penultimate paragraph of the Policy (“Communal...scheme”).</p> <p>LDC, SDNPA and PPC accept the alteration and have deleted this text.</p>	<p>To ensure the Plan meets the Basic Conditions.</p>
	<p>Change last paragraph of the Policy to “...minimise impact on the SDNP.”</p> <p>LDC, SDNPA and PPC agreed to and have made these modifications accordingly.</p>	<p>To ensure the Plan meets the Basic Conditions.</p>
	<p>Para 5.67, change end of Para. To, “...which would not be supported by the Parish Council.”</p> <p>LDC, SDNPA and PPC agreed to and have made these modifications accordingly</p>	<p>To ensure the Plan meets the Basic Conditions and in the interest of clarity.</p>
	<p>Para 5.68, first line, delete “,which should be preserved,”</p> <p>LDC, SDNPA and PPC accept the alteration and have deleted this text.</p>	<p>To ensure the Plan meets the Basic Conditions.</p>
	<p>Para 5.68, change second sentence to “...south west corner, which the Parish Council would like to see evaluated...”</p> <p>LDC, SDNPA and PPC agreed to and have made these modifications accordingly.</p>	<p>To ensure the Plan meets the Basic Conditions and in the interest of clarity.</p>
	<p>Delete Para 5.69</p> <p>LDC, SDNPA and PPC accept the alteration and have deleted this text.</p>	<p>To ensure the Plan meets the Basic Conditions.</p>
	<p>Para 5.71, change to, “...2 to 6. The Parish Council would like to see obtrusive features...lighting to be kept...The Parish Council would also like to see natural screening being preserved and...The Parish Council is concerned to see that full regard is paid to managing...”</p> <p>LDC, SDNPA and PPC agreed to and have made these modifications accordingly.</p>	<p>To ensure the Plan meets the Basic Conditions and in the interest of clarity.</p>
	<p>Para 5.72, change to “The Parish Council notes that the site will be expected to provide...”</p>	<p>To ensure the Plan meets the Basic Conditions.</p>

	LDC, SDNPA and PPC agreed to and have made these modifications accordingly. Delete Para 5.74.	To ensure the Plan meets the Basic Conditions.
	LDC, SDNPA and PPC accept the alteration and have deleted this text.	
Policy 7: Local Employment	Change last sentence to, “...will be supported, subject to development respecting local character, residential amenity and highway safety.”	To ensure the Plan meets the Basic Conditions.
	LDC, SDNPA and PPC agreed to and have made these modifications accordingly. Delete Paragraph 5.77.	To ensure the Plan meets the Basic Conditions.
	LDC, SDNPA and PPC accept the alteration and have deleted this text.	
Policy 8: Plumpton Green Village Centre	Change first sentence to “New development proposals requiring planning permission that result in the loss of existing shops...”	To ensure the Plan meets the Basic Conditions.
	LDC, SDNPA and PPC agreed to and have made these modifications accordingly. Delete Para 5.80.	To ensure the Plan meets the Basic Conditions.
	LDC, SDNPA and PPC accept the alteration and have deleted this text.	
Policy 9: Plumpton College	Change title of Map D on page 53 to “Map E.” This will require subsequent changes to the title of the Maps in the Neighbourhood Plan. For clarity, these should follow alphabetical order.	In the interest of clarity.
	LDC, SDNPA and PPC agreed to and have made modifications to ensure the map references run through the document in alphabetical order in accordance with the Examiners recommendations. This Map (referring to Plumpton College) will be labelled Map J.	
	Change first sentence to, “New development at Plumpton College that meets the purposes of the SDNP and conserves heritage assets in a manner appropriate to their significance, will be supported.”	To ensure the Plan meets the Basic Conditions.

	LDC, SDNPA and PPC agreed to and have made these modifications accordingly. Delete second Para (“New...college.”).	To ensure the Plan meets the Basic Conditions.
	LDC, SDNPA and PPC accept the alteration and have deleted this text. Delete second and third sentences of the last Para and replace with, “Development at Plumpton College should be masterplan/estate plan led. The masterplan/estate plan for the site should identify how the understanding and appreciation of the separation between the two areas to the east and west of St Michael’s Church will be conserved and enhanced by any development.”	To ensure the Plan meets the Basic Conditions and in the interest of clarity.
	LDC, SDNPA and PPC agreed to and have made these modifications accordingly.	
Policy 10: Plumpton Racecourse	Policy 10 delete Criteria 1.1 and 1.2. LDC, SDNPA and PPC accept the alteration and have deleted this text.	To ensure the Plan meets the Basic Conditions.
	Delete second sentence of Para 5.86 and replace with “The Parish Council supports the masterplan-led growth and development of the racecourse and its continued integration with the village.” LDC, SDNPA and PPC agree to the premise of this modification, but will use the following wording: “PPC supports a masterplan-led approach to growth and development of the racecourse and its continued integration with the village.”	To ensure the Plan meets the Basic Conditions and in the interest of clarity.
	Para 5.87, change to “...SDNPA policies. The Parish Council would like to see development plans at Plumpton Racecourse be considered within...” LDC, SDNPA and PPC agreed to and have made these modifications accordingly.	To ensure the Plan meets the Basic Conditions and in the interest of clarity.
Policy 11: Community facilities	Map H and Assets Map Key: Remove “Benches” and “Public housing.” Also, remove reference to “Extensive network of footpaths” which are not shown on the map. (NB, public rights of way are protected by law). LDC, SDNPA and PPC agreed to and have made these modifications accordingly, relabelling the map to run in alphabetical order with the other maps too (Map K).	To ensure the Plan meets the Basic Conditions and in the interest of clarity.

Policy 12: Local Green Space	Policy 12, delete last sentence and replace with “The development of Local Green Space is ruled out other than in very special circumstances.”	To ensure the Plan meets the Basic Conditions.
	LDC, SDNPA and PPC agreed to and have made these modifications accordingly.	
	Provide a new plan at a large enough scale to clearly identify the detailed boundaries of each Local Green Space.	In the interest of clarity and accuracy.
	LDC, SDNPA and PPC agreed to and have made these modifications accordingly.	
	Para 5.95, delete the second sentence, which does not have regard to the way in which national policy requires Local Green Space to be protected.	To ensure the Plan meets the Basic Conditions.
LDC, SDNPA and PPC accept the alteration and have deleted this text.		
Delete Para 5.96, which is not the case.	To ensure the Plan meets the Basic Conditions and in the interest of clarity.	
LDC, SDNPA and PPC accept the alteration and have deleted this text.		
Other Matters		
Para 6.1	Change to, “The PPNP will be implemented through the consideration and determination of planning applications for development in the parish by the relevant local planning authority.”	To ensure the Plan meets the Basic Conditions and in the interest of accuracy.
	LDC, SDNPA and PPC agreed to and have made these modifications accordingly.	
Para 6.3	Delete final sentence.	To ensure the Plan meets the Basic Conditions and in the interest of accuracy.
	LDC, SDNPA and PPC accept the alteration and have deleted this text.	
Para 6.8	Delete Paragraph	In the interest of clarity.

Table 2

Section/Policy/ Paragraph	Proposed additional minor change agreed by LDC, SDNPA and PPC	Justification
Front Cover and Introductory Pages		
Front cover	Change text to, “PLUMPTON PARISH NEIGHBOURHOOD PLAN 2017-2030 Referendum version January 2018”	In the interest of clarity and accuracy.
Section 1: Introduction and background	The final sentence of para. 1.2 has been amended to state the following: “The designated area is shown in red on Map A (p. 7) and in more detail on Map B (p. 8).”	For clarity and legibility
Contents page title	Change title to, “Plumpton Parish Neighbourhood Plan 2017–2030 Submission Plan – September 2017”	In the interest of clarity and accuracy.
Contents list	Update to reflect new page numbers	In the interest of clarity and accuracy.
Section 5: Vision, objectives and land use policies	Map reference in para. 5.7 has been amended to reflect correct reference	For clarity and legibility
	The word ‘the’ has been inserted into the final sentence of para. 5.11	In the interest of clarity
	“SDNPA” has been changed to read “SDNP Authority’s...”	For clarity
Neighbourhood Plan Policies		
Policy 2: New- build environment and design	Change Criterion 2. to read, “be no more than two storeys in height, although this would not preclude the use of roof space”	In the interest of clarity.
Policy 9: Plumpton College	Paragraph 5.84 has been deleted as it refers to Policies in other documents.	To ensure compliance with the Basic Conditions.
Policy 10: Plumpton Racecourse	Paragraph 5.88 has been deleted as it refers to Policies in other documents.	To ensure compliance with the Basic Conditions.
Policy 11: Community facilities	The Map accompanying the Policy is referred to as ‘Map H’ in the submission document, but in the final document is referred to as Map K. This is to ensure continuity and clarity throughout the document and in accordance with the Examiner’s general suggestion.	In the interest of clarity and legibility.

	Paragraph 5.93 has been deleted as it refers to Policies in other documents.	To ensure compliance with the Basic Conditions.
Policy 12: Local Green Space	The map supporting the Policy is labelled as Map I in the submission version, but has been relabelled Map M for the purpose of clarity and legibility. The Policy and Para. 5.97 refer to this map and as such, the reference has been changed. Para 5.97 now reads as follows: “Map M: Policies Map’ (p. 59) also shows all of the proposed Local Green Spaces listed above.”	For clarity and legibility
General points throughout document		
Footers	Footers have been altered to reflect the correct document version	For accuracy and clarity
Spelling	Identified spelling mistakes have been attended to	For legibility
Policy numbering	Policies have been renumbered in ascending numerical order	For clarity, accuracy and consistency
Maps	Maps have been relabelled in alphabetical order	For clarity and consistency