



Intelligent Plans
and examinations

Report on the Winkleigh Neighbourhood Plan 2018 to 2031

An Examination undertaken for Torridge District Council with the support of the Winkleigh Parish Council on the submission version of the Plan.

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Appendix: Modifications

Proposed modification no. (PM)	Page no./ other reference	Modification
PM1	Map page 2	Retitle as Neighbourhood Plan area.
PM2	General	Replace bullet points in policies with numbered lists/criteria/clauses.
PM3	General	Clarify when policies apply to Winkleigh Parish rather than Winkleigh village.
PM4	General	Select a different paragraph numbering convention to distinguish policies from the supporting evidence.
PM5	Maps	Redefine Appendix A as Policies Maps (A and B) (Policies Map A – Winkleigh village; Policies Map B - Winkleigh Airfield) and cross refer to the Policies Maps in the text of the Plan rather than to Appendix A.
PM6	Policy ENV1	First bullet point. Combine the two sentences to become: “... in question and would not have a significantly adverse effect on the character of the landscape, or the spatial relationship ... ”.
PM7	Policy ENV1	Relocate second bullet point to within paragraphs ER8 to ER10.
PM8	Policy ENV1	Third and fourth bullet points. First and second sentences. Amend to: “Existing trees and hedges and green infrastructure should be retained and enhanced, wherever possible, along with locally designated wildlife sites and sites supporting Biodiversity Action Plan habitats and species. Where loss is genuinely unavoidable, the value should be ...”. Delete fourth bullet point.
PM9	Policy ENV1	Fifth bullet point. Add as a penultimate sentence: “Where loss is genuinely

		unavoidable the value should be compensated for on-site."
PM10	Policy ENV3 and Policies Map A	Include: "Development in the conservation area and traditional village core, as defined on Policies Map A, should respect...". Amend Policies Map A key to show Policy ENV3 and not Policy E3.
PM11	Policy ENV4	First sentence. Amend to: "Development should generally be simple and plain...". Delete the penultimate sentence and replace with: " All planning applications should be accompanied by a Design and Access Statement. " Refer to the role of the Village Design Statement (VDS) in paragraph ER16.
PM12	Policy ENV5	First sentence. Delete "Small...".
PM13	Paragraph ER25	Delete the paragraph.
PM14	Policy ENV6	Delete the second bullet point. Third bullet point. Amend to: " following public consultation, all significantly adverse environmental impacts identified by local communities have been satisfactorily addressed. " Delete the final sentence of the policy.
PM15	Policy ENV7	Delete the policy and substitute: " Developers will be encouraged to provide private electric vehicle charging points within all housing developments and make provision for at least one charging point which is publicly accessible. "
PM16	Policy H1	Delete: "... larger ...". Substitute: "... 40% ...". Include in the supporting text the explanation of how the 40% is measured – "The original dwelling

		should be established with reference to the definition in section 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). The maximum 40% increase would be measured as the Gross External Area (GEA) of the dwelling."
PM17	Policy H2	Amend to: "All new residential development ...".
PM18	Policy H3	Delete the text of the policy and replace with: " This land has been allocated for residential development in the NDTLP. Development of the land will be subject to the principles set out in Policy WIN02. "
PM19	Policy H4	Rename Policy H4: " Land to the south west of the village. " Add new Policy H5: " Development to meet the five-year land supply. "
PM20	New Policy H4	Penultimate bullet point. Add at end: " ...to safeguard amenity for future residents. " Final bullet point. Shorten and rephrase to: " Assess the need for improved community infrastructure required to address the impact of the development. " Identify the location of the two areas of land by symbols A and B on the relevant Policies Map and include the respective planning application numbers in either the amended key or in the supporting text within the Plan.
PM21	New Policy H5	Third bullet point. Delete. Fourth bullet point. Shorten and rephrase to: " Development should deliver a range of services and infrastructure to meet the additional demand caused by the proposal. "

PM22	Policy CL1	Add final phrase: "...demonstrate community benefit unless the premises are no longer required to meet the needs of the local community. "
PM23	Policy CL2	First sentence. Amend to: "Existing public rights of way will be protected and, where possible, enhanced." Remove the final sentence and insert in the supporting text.
PM24	Policy E1	Rename policy " General Employment Areas ". Delete reference to Appendix A. Replace with: " ... Policies Maps A and B. " Final sentence. Amend to: " Development on the Airfield should reflect the Site Development Brief or any successor document adopted by the planning authority. " Extend the Beechlea Industrial Estate on Policies Map A to include land permitted under 1/0890/2018/FULM.
PM25	Policy E2	Rephrase to: "Development proposals will be supported in the following circumstances:". First bullet point. Expand and rephrase to: "The development of new businesses and the expansion of existing businesses, particularly those that further the knowledge economy, including improved telecommunications and ICT infrastructure, subject to the policies of the NDTLP and the Plan." Second bullet point. Delete. Fourth bullet point. Delete.
PM26	Policy E3	Rephrase to: " Development at Winkleigh Airfield will be supported where it is compatible with the provisions of Policy WIN01 of the NDTLP and it provides for:

		<p>other acceptable uses which would enhance the knowledge economy, etc...</p> <p>safe pedestrian links within and across the site and/or to Winkleigh village.</p> <p>measures that safeguard, etc...</p> <p>any lighting and boundary treatments to recognise the rural location, etc..."</p>
PM27	Policy E4	<p>Rephrase to: "Support will be given for additional small scale retail development of up to 60 m² internal gross internal floorspace within Use Classes A1, A2, A3, A4 and A5 to serve Winkleigh and its rural hinterland, where it is within or adjacent to the Development Boundary, etc..."</p>
PM28	Policy T1	<p>Third bullet point. Rephrase to: "Consider proposals for access and road layout in the local context and, where possible, banks, walls and other features disturbed during the creation of new accesses, roads and paths should be re-instated elsewhere within the site using traditional methods and materials."</p> <p>Final sentence. Delete.</p>
PM29	Policy T2	<p>First sentence. Amend to: "New development which would significantly contribute to additional traffic and parking congestion in and around the Square and the school will not be supported if it would cause an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."</p>
PM30	Policy T4	<p>Second sentence. Amend to: "New houses should provide for their own parking needs, either within their own curtilage or by alternative suitable off-street parking provision."</p>

amend text as follows

Support will be given for additional small scale ~~retail development proposals~~ of up to 60 m² internal gross internal floorspace ~~within Use Classes A1, A2, A3, A4 and A5~~ for use as shops, restaurants and cafes, professional and financial services, drinking establishments, or hot food takeaways to serve Winkleigh and its rural hinterland, where it is within or