

# APPENDIX 1

## Modifications to the 'Holt Neighbourhood Plan, Final Draft, July 2015' in response to the Examiner's recommendations and to correct errors

### Guidance for using this document

The following table sets out the changes that are required in order to address the recommendations set out in the Examiner's report together with the explanation / reason for change.

Throughout the table, specific changes that are required are shown as follows:

- text in ***italics, bold and underlined*** identifies new text to be added to the Plan.
- text that is shown as ~~strikethrough~~ identifies text to be deleted from the Plan.

The relevant paragraph, policy and page numbering relates to the 'Holt Neighbourhood Plan, Final Draft, July 2015' (hereafter referred to as the 'HNP'), as submitted to Wiltshire Council.

The final HNP, to be published for the purposes of the referendum, will need to renumber the policies and paragraphs as appropriate following the insertion of changes.

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7	Front Cover	<p>Include the start date (2016) and end date (2026) on the front cover.</p> <p>Delete 'Final Draft' and 'July 2015'</p> <p>Add <b>2016 to 2026</b> under 'Holt Neighbourhood Plan'</p>	The plan needs to state the start and end date to meet the basic conditions.
Page 13	Page 29, Task T.2	<p>Add as follows:</p> <p><b><u>The hedgerow could be a flight path for horseshoe bats and will be retained. However, if the hedgerow needs to be moved or translocated to a new position, or if additional lighting is required, the Council Ecologist will be contacted for advice as a bat survey may be necessary to inform appropriate mitigation, having regard to Wiltshire Council's Habitats Regulations Assessment guidance document for the Bath and Bradford on Avon Special Area of Conservation.</u></b></p>	The Habitats Regulations Assessment (HRA) Screening Report indicates that this Task could potentially have an impact on bats, so additional wording necessary to ensure than no likely significant effects arise.
Page 13	Pages 44-45, Task GS.1	<p>Add as follows:</p> <p><b><u>The River Avon is an important commuting route for bats linked to the Bath and Bradford on Avon Special Area of Conservation and a County Wildlife Site. The riverside walk will therefore be sensitively designed to ensure bats can continue to use the river corridor and to minimise impact on the County Wildlife Site. The Council Ecologist will be contacted for advice as an ecological survey may be necessary to inform appropriate mitigation, having regard to Wiltshire Council's Habitats Regulations Assessment guidance document for the Bath and Bradford on Avon Special Area of Conservation and Core Policy 50 of the Wiltshire Core Strategy.</u></b></p>	The HRA Screening Report indicates that this Task could potentially have an impact on bats, so additional wording necessary to ensure than no likely significant effects arise.
Page 13	Page 51, Task CA.2	<p>Add the following:</p> <p><b><u>Disused and underused buildings within the village and surrounding area could become occupied by roosting bats, therefore applications for demolition and reuse or redevelopment of such buildings should be accompanied by a bat survey and appropriate mitigation provided where necessary, having regard to Wiltshire Council's Habitats Regulations Assessment guidance document for the Bath and Bradford on Avon Special Area of Conservation.</u></b></p>	The HRA Screening Report indicates that this Task could potentially have an impact on bats, so additional wording necessary to ensure than no likely significant effects arise.

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Page 14	Page 2, Map	<p>Replace the plan of Holt on page 2 and include notations to identify the sites subject of the policies in the plan. i.e. The Tannery, The Midlands and the Star Ground sites.</p> <p>Add a note confirming that '<b><u>the area covered by the Holt Neighbourhood Plan is the Parished area of Holt shown on the map on page 8 of the plan</u></b>'.</p>	To provide the more practical framework required by national policy and ensure the Plan does not contain out of date or potentially misleading or confusing material.
Page 16	Page 10, Vision	<p>Paragraph 1 of vision amend as follows:</p> <p>The parish will remain largely as it is today, with farmland and woods surrounding the thriving village. <del>The village will have the same settlement boundary as now and will preserve the green spaces within its boundary.</del> <b><u>Development within the settlement boundary will be encouraged and green spaces within the boundary will be preserved</u></b>.</p>	As HNP gives the impression that it takes a restrictive approach to development that does not take sufficient account of national policy and guidance or the Wiltshire Core Strategy (WCS) or to help achieve sustainable development. Therefore the wording of the vision should be amended.
Page 16	Page 2 – map	Update settlement boundary to include any sites subject of policies in the Plan and identify those sites by name / notation / key i.e the Tannery and the Midlands site.	An amended settlement boundary to include the sites referred to in the policies (The Tannery and the Midlands) would provide a more helpful and practical framework for decision making going forward.

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Page 16	Page 11	Page 11, Housing Objective 3, Amend as follows:  'Ensure that the <del>current village</del> settlement boundary and <del>existing</del> green spaces within it are protected'	To improve clarity given changes on page 2 and page 10 of the HNP.
Page 16	Page 10	Delete footnote 1.  <del>1 The term "village settlement boundary" is to be read in the light of adopted Wiltshire Core Strategy and, specifically, Core Policies 1 and 2. The "village settlement boundary" is therefore to be considered, for the purposes of decision making, as being synonymous with the currently defined 'Limits of Development' for Holt set out on the Policies Map for the Core Strategy.</del>	Consequential change. Footnote is not considered necessary given amendments to plan on page 10 and page 2.
Page 16	Page 18	Under 'vision', amend text as follows:  <del>The village will have the same settlement boundary as now and will preserve the green spaces within its boundary.</del> <b><i>Development within the settlement boundary will be encouraged and green spaces within the boundary will be preserved.</i></b> The population will moderately increase, housed mainly by the development of brownfield sites and specifically avoiding new infill or greenfield building.	Consequential change as a result to change to Vision recommended at page 16 of Examiner's Report (page 10 of HNP).
Page 16	Page 21	Amend text as follows:  'Ensure that the <del>current village</del> settlement boundary and <del>existing</del> green spaces within it are protected'.	Consequential change as a result to change to Housing Objective 3, recommended at page 16 of Examiner's Report (page 21 of HNP)
Page 19, bullet 1	Page 17, map	Page 17 map entitled 'Tannery site (shaded) and the boundary of the Area of Opportunity':  Amend map to only show the Tannery site subject of this policy.	In order for the plan to meet the basic conditions and show the Tannery site subject to the

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			relevant policy clearly.
Page 19, bullet 2 and bullet 4	Page 18, Policy H1.1	Amend first paragraph of Policy as follows:  This Plan supports the development of <del>new housing on the Tannery site provided it reflects the wishes of the village (see Housing Para 1.5)</del> and meets the following criteria:.....	In order to meet the basic conditions, the plan as a whole should reflect the wishes of the village and should not refer to supporting text as if it were policy.  Wording "provided it" should be retained rather than deleted as recommended in the Examiner's Report. Otherwise amended sentence would not read correctly.
Page 19, bullet 3	Page 18, Policy H1.1 criterion a)	Amend Policy H1.1, criterion a) as follows:  a) the development will occupy the shaded area within the AoO (as shown on the map on p17) and not exceed these boundaries unless <del>there is a demonstrable benefit to the village which is agreed by the Parish Council;</del> <b><u>the benefits of an enabling development that might otherwise be in conflict with planning policies would secure the future conservation of the heritage assets and the proper planning of the site as a whole;</u></b>	Amendments made to ensure plan meets the basic conditions for the following reasons: It is not clear why it is necessary to restrict development to the shaded area. The plan needs to take account of national policy and guidance that indicates the benefits of enabling development which would otherwise conflict with planning policies, but would secure the future conservation of a historic asset that outweighs the disbenefits of

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			departing from those policies (NPPF para 140) There is no suggestion of what benefits may be secured and the benefits cannot be agreed with the parish council as they are not the determining body.
Page 19, bullet 5	Page 18, Policy H1.1 criterion b)	Amend Policy H1.1 criterion b) as follows:  b) the site will be a mixed-use development, <del>approximately 50:50 commercial and housing;</del> <b><u>comprising both housing and commercial uses;</u></b>	Amendment made in the interest of clarity and policy is deliverable and viable and supported by evidence. Not clear what the 50:50 relates to or how the split has been arrived at.
Page 19, bullet 6	Page 18, Policy H1.1 criterion c)	Amend Policy H1.1 criterion c), as follows:  c) the development will <b><u>as far as possible and subject to viability and other considerations</u></b> reflect the village's preferred options for the types of housing which are, in order of preference: <ul style="list-style-type: none"> <li>• smaller starter homes</li> <li>• family houses</li> <li>• retirement housing</li> <li>• apartments/flats;</li> </ul>	Amendment made to ensure there is sufficient flexibility to respond to the characteristics of the site and market conditions in line with national policy and guidance and the WCS emphasis on the masterplanning process. Policy should encourage rather than require.
Page 19, bullet 7	Page 18, Policy H1.1 criterion d)	Amend Policy H1.1 criterion d): as follows:  d) <del>the development will include sufficient affordable housing (both rented and shared ownership) to meet the identified need within the village, see Housing Para 1.2 for figures; see below, Policy H1.2, for more detail;</del> <b><u>in accordance with Core Policy 43 of the</u></b>	Policy needs to be future proofed so that it provides a practical framework for decision making as some figures referred to in the plan may

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		<b><u>Wiltshire Core Strategy and based on the most up to date local housing needs information available will be provided</u></b>	become out of date. Policy also needs to reflect the WCS so that the provision could vary based on site, evidence of local needs and mix of housing proposed and viability.
Page 19, bullet 8	Page 19, Policy H1.1 criterion e).	Amend Policy H1.1 criterion e).as follows:  the development will <b><u>is encouraged to</u></b> reflect the village's wishes on terms of ownership, with a clear majority (58%) wanting a mix of properties to buy and to rent.	Change recommended to ensure there is sufficient flexibility to respond to market conditions and characteristics of site.
Page 19	Page 19, policy H1.1 point h).	Undertake any consequential amendments to criteria f) and h) which refer respectively to Policies H2.1 and T1, T2 and T3.  Amend Policy H1.1 point h) first bullet point to read:  Road access - see Traffic Policies T.1, <b><u>and</u></b> T.2 and T.3.'	No changes were proposed to Policy H2.1 and therefore no consequential change is required.  Consequential change to reflect the deletion of Policy T1 and subsequent renumbering of policies.
Page 19, bullet 10	Page 19, criterion h.	Amend Policy H1.1 criterion h, bullet 2 as follows:  <del>Sewage, drainage and flood control — the developers will undertake a hydrological survey to ensure that any new building will not exacerbate existing problems with surface water flooding and will undertake remedial action if required — see Section 4. A survey of sewage volume should be undertaken and any requirements undertaken and funded by the developer prior to occupancy being certified.</del> <b><u>Developers will undertake any surveys as necessary to ensure that the development will have an acceptable impact on flooding, drainage and sewage and ensure that any</u></b>	Flexibility needs to be added to the policy. The studies would normally be undertaken as part of any planning application or be conditions attached to a planning permission.

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		<b><u>necessary measures or mitigation are carried out.</u></b>	
Page 20, bullet 1.	Page 19, Policy H1.1.	Policy H1.1, after criterion h) add new criterion i) to read:  <b><u>A bat survey should be undertaken and any appropriate mitigation measures be provided as necessary, having regard to Wiltshire Council's Habitats Regulations Assessment guidance document for the Bath and Bradford on Avon Bats Special Area of Conservation.</u></b>	Amendments made to ensure policy meets EU obligations; and are consistent with the recommendations of the HRA Screening Report.
Page 20, bullet 2	Page 17, add to end of para 1.5	Add new supporting text to end of paragraph 1.5:  <b><u>The redevelopment of the Tannery site has the potential to impact on bats linked to the Bath and Bradford on Avon Bats Special Area of Conservation. Existing buildings within the Tannery site could become occupied by roosting bats and a bat survey carried out at the site by Engain in 2014 recorded Greater and Lesser Horseshoe bats foraging and commuting through the site. It is therefore important that any redevelopment of this site recognises the potential impact on bats and that appropriate mitigation is agreed as part of any planning application which will include sensitive layout and design, landscaping and lighting.</u></b>	Amendments made to ensure policy / plan meets EU obligations.
Page 20, bullet 3.	Page 22	Page 22 under 'Key supporting evidence add:  <b><u>'October 2014 Bat Survey Report, Engain'.</u></b>  Under 'Relevant policies from the Wiltshire Core Strategy relied upon for this section' add:  <b><u>CP 50 Biodiversity and Geodiversity</u></b>	Amendments made to ensure policy / plan meets EU obligations.
Page 20, Policy H1.2 bullets 1 to 3	Page 19, policy H1.2	Amend Policy H1.2 as follows:  Policy H1.2: This Plan supports the provision of affordable housing in Holt on the following basis: a) the first option for meeting evidenced need within Holt (see Housing Para 1.2) to be	Amendments made to ensure consistency with Policy H1.1. In addition as worded could be construed as excusing any other development sites from



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		<p>the inclusion of such housing within the development of the Tannery site <b><u>in line with Policy H1.1 criterion d)</u></b>;</p> <p>b) if additional need within Holt is subsequently identified, the development of the second part of the Jephson site, Star Ground off Station Road shall be considered.</p> <p><b><u>c) Other development sites will be expected to meet any affordable housing requirements in line with Core Policy 43 of the Core Strategy and up to date and evidenced local housing needs</u></b></p>	<p>providing an element of affordable housing, amendments would make sure that policy takes account of national policy and guidance as well as being in conformity with the WCS.</p>
Page 21, bullet 1	Page 19, policy H1.3.	<p>Amend Policy H1.3 as follows:</p> <p>Policy H1.3: Affordable houses in the Parish shall <del>only be occupied by</del> <b><u>, whenever they become available, be first allocated to those</u></b> persons (and their dependants) whose housing needs are not met by the open market and:</p> <p>a) who have...</p>	<p>The Wiltshire document 'New homes4Wiltshire' sets out the affordable housing allocations policy. Section 9 of the allocations policy gives priority to those with a local connection based on criteria within that document or as defined in a neighbourhood plan. The modification therefore prioritises affordable housing for people with a local connection as well as ensuring that any affordable housing provided in the Parish can also contribute to the wider strategic needs across the County.</p>
Page 22, bullet 1	Page 21, policy H3.1	<p>Amend Policy H3.1 point e), as follows:</p> <p>'e) will not involve the loss of small properties. by conversion of two small properties into one, <b><u>insofar as planning permission is required:</u></b> the creation...</p>	<p>The conversion of two small properties into one does not usually require planning permission; therefore the proposed amendment reflects this.</p>

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Page 22, bullet 2	Page 21, policy H3.2	<p>Delete Policy H3.2::</p> <p><del>Policy H3.2: This Plan does not support new housing on greenfield sites because:</del>  <del>a) the village values its rural setting in farmland and other green space around it;</del>  <del>b) the village wishes to retain the existing settlement boundary and green spaces within this as amenities. It believes that adequate new housing can be delivered on existing brownfield sites; and</del>  <del>c) the only exception to this which may be considered is the provision of additional affordable housing on the site at Star Ground off Station Road – see above.</del></p>	To meet the basic conditions. The policy's blanket ban on development on greenfield sites does not accord with national policy or guidance.
Page 23, bullet 1	Page 21, Policy H3.3	<p>Amend Policy H3.3 as follows:</p> <p>This Plan supports the conversion of redundant farm buildings to housing notwithstanding permitted development rights granted by the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order, or any subsequent amendment.</p> <p><b><u>Any planning application for the reuse or redevelopment of buildings will be accompanied by a bat survey and appropriate mitigation provided where necessary having regard to Wiltshire Council's Habitats Regulations Assessment guidance document for the Bath and Bradford on Avon Bats Special Area of Conservation.</u></b></p>	To ensure policy meets EU obligations. Change consistent with HRA Screening Report.
Page 23, bullet 2	Page 17	<p>Under map add text:</p> <p><b><u>Disused and underused farm buildings</u></b></p> <p><b><u>Disused and underused farm buildings could become occupied by roosting bats linked to the Bath and Bradford on Avon Bats Special Area of Conservation. The Plan therefore includes a requirement in Policy H3.3. that the potential impact on roosting bats where buildings are suitable for horseshoe access is recognised.</u></b></p>	<p>To ensure policy / text meets EU obligations. Change is consistent with HRA Screening Report.</p> <p>A title has been added for clarity, as otherwise the plan does not 'flow'.</p>
Page 23, bullet 3	Page 29, Policy T.1.	Delete Policy T.1.	The contents of the policy are aspirational in nature and

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Page 24, bullets 1 and 2		<p><del>Policy T.1: This Plan supports changes to the B3107 (see map on p.28) which mitigate the impact of vehicular traffic on the village and any such changes should conform to the general plan produced by the traffic workshop held on 23 July 2012.</del></p> <p>Reintroduce content of policy T.1 as a traffic task T.1:</p> <p><b><u>Traffic Task T.1: This Plan supports changes to the B3107 (see map on p.28) which mitigate the impact of vehicular traffic on the village and any such changes should conform to the general plan produced by the traffic workshop held on 23 July 2012.</u></b></p> <p>Amend title of map to read <b><u>Suggested</u></b> proposals for traffic improvements</p> <p>Re-number traffic policies and traffic tasks accordingly.</p>	<p>should be moved to the relevant tasks section of the plan. This will allow further discussion to take place with relevant authorities. The map should be clearly labelled 'suggested' as some measures would not be considered appropriate.</p> <p>Consequential change.</p>
Page 25, bullet 1	Page 30, Policy P2.	<p>Amend Policy P2 as follows:</p> <p>Any road improvements for the western junction of The Midlands with The Street resulting from plans for the Tannery should <b><u>take every opportunity available to</u></b> include facilities for short term parking outside the village shop on both sides of the road.</p>	To provide flexibility ensuring policy meets basic conditions.
Page 25, bullet 2	Page 31. Policy OT.1	<p>Delete wording of Policy OT.1:</p> <p><del>Any development proposals that include safe cycling routes within the village and provide appropriate contributions towards the provision of links to other communities and improvements to the National Cycling Network will be supported, possibly using CIL.</del></p> <p>And replace with:</p> <p><b><u>All new development proposals should take every available opportunity to provide and enhance safe cycling routes within the village. Where appropriate developments will also be expected to make contributions towards the provision of cycle and</u></b></p>	Sentiment of policy is supported by national policy and guidance and the WCS, however the wording of the NHP could lead to difficulty and unintended consequences and amendments are made for clarity and precision.

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		<b><u>pedestrian links to other villages and communities and the National Cycling Network.</u></b>	
Page 25, bullet 3 (and top of Page 26)	Page 37, Policy CE.1	<p>Delete Policy CE.1:</p> <p>Proposals for the development of new B1 businesses on the Midlands Light Industrial site will be supported, provided:</p> <p>a) they offer opportunities for more manufacturing-based businesses, with factory and warehouse space, providing a range of skilled, semi-skilled and unskilled employment; and</p> <p>b) they do not harm residential amenity in terms of traffic, noise, smells, litter, refuse and working hours.</p> <p>And replace with:</p> <p><b><u>New Class B1 uses on the Midlands Light Industrial Site shown on Plan X will be supported. New employment opportunities including manufacturing and warehousing will be particularly encouraged provided they do not harm residential amenity with particular regard to traffic generation, noise, odour, refuse and litter and hours of operation.</u></b></p> <p>Insert correct Plan reference to replace 'X' above.</p>	To add clarity and precision to the Policy.
Page 26, Policy CE2, bullet 1 to 5	Page 37, Policy CE.2	<p>Amend Policy CE 2as follows:</p> <p>This Plan supports the commercial development of the Tannery site <del>provided it reflects the wishes of the village and</del> meets the following criteria:</p> <p>a) the site will be a mixed-use development, <del>approximately 50:50 commercial and housing;</del> <b><u>comprising both housing and commercial uses;</u></b> and</p> <p>b) the preferred priorities for usage are creative/studio space, retail, offices and light industrial.</p> <p><b><u>c) a bat survey should be undertaken and any appropriate mitigation measures be provided as necessary, having regard to Wiltshire Council's Habitats Regulations Assessment guidance document for the Bath and Bradford on Avon Bats Special</u></b></p>	<p>To ensure the NHP is internally consistent in line with changes to Policy H1.1.</p> <p>To ensure the Policy meets EU obligations. Change consistent with HRA Screening Report.</p>



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		<b><i>In addition, disused and underused farm buildings could become occupied by roosting bats linked to the Bath and Bradford on Avon Bats Special Area of Conservation. The Plan therefore includes a requirement in Policy CE.4 that the potential impact on roosting bats where buildings are suitable for horseshoe access is recognised.</i></b>	
Page 28, bullet 1	Page 43, Policy E.1.	Amend Policy E.1, as follows:  Proposals for new development will be supported provided they: <ul style="list-style-type: none"> <li>• create open green spaces and safe play areas, <b><i>where appropriate</i></b></li> <li>• preserve and/or replace existing trees and hedges as far as possible</li> <li>• plant new trees on green spaces and play areas, <b><i>where appropriate</i></b></li> <li>• create cycleways and pedestrian friendly routes , <b><i>where appropriate</i></b> and</li> <li>• support green energy.</li> </ul>	Policy should include a proviso that the various requirements apply as appropriate to ensure it meets the basic conditions.
Page 28, bullet 2	Page 43, Policy E.2	Amend Policy E.2 as follows:  Proposals for new development will be supported provided they <b><i>satisfactorily</i></b> address their impact on energy and water supply, drainage, waste disposal, traffic and transport routes, <b><i>and</i></b> the school.	For clarity and precision, and to ensure the policy can be applied practically.  'And' inserted in the interest of clarity.
Page 29, bullet 1	Page 44, Policy EN.1	Amend Policy EN.1 as follows:  The installation of renewable energy projects and energy efficiency measures on existing housing stock will be supported, provided they do not adversely impact on the <b><i>character or appearance of the</i></b> built environment within the village.	To add clarity and precision to Policy, to enable it to meet the basic conditions.
Page 29, , bullet 2	Page 44, Policy EN.2	Reword Policy EN2 as follows:  <del>Proposals for renewable and low carbon energy generation will be supported if their impacts are (or can be made) acceptable e.g. visual impact in the immediate locality and the wider area, the amenity of local housing, noise.</del> <b><i>Proposals for renewable and low carbon</i></b>	To provide a practical framework for decision making that national policy requires and ensure the Policy meets the basic conditions.

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		<p><b><u>energy generation will be supported provided that they have an acceptable visual impact on the immediate locality and the wider area and have an acceptable effect on the living conditions of nearby residents, or that any other harmful impact can be satisfactorily mitigated.</u></b></p>	
Page 29, bullets 3 and 4	Page 50, Policy CA.1	<p>Remove Policy CA.1 as a planning policy and include it as a separate community aspiration, as follows:</p> <p>Policy <b><u>Community Amenities Task</u></b> CA.1: Identify and register those assets to ensure their retention and protection in future. These would include:</p> <ul style="list-style-type: none"> <li>• The Village Hall</li> <li>• The Tollgate</li> <li>• The Old Ham Tree</li> <li>• St Katharine's Church</li> <li>• Church House meeting room (or its replacement)</li> <li>• The URC Church and Meeting Hall</li> <li>• Holt School and Pre-school</li> <li>• The Courts Garden and tea room</li> <li>• The Village Shop and Post Office</li> <li>• Glove Factory café</li> </ul>	<p>The identification and listing of Assets of Community Value (ACV) falls under a separate process and therefore the plan cannot identify or list ACVs through a policy of the plan. It can however include a list of potential assets which the parish council hopes to list as a community aspiration / task.</p>