

BRYNING WITH WARTON NEIGHBOURHOOD DEVELOPMENT PLAN - SCHEDULE OF CHANGES

Comprehensive list of modifications as suggested by the Independent Examiner Nigel McGurk.

Page Reference of NDP	Examiner Recommendation	Reason for the Change
Header	Change the text in the header to read BRYNING WITH WARTON NEIGHBOURHOOD DEVELOPMENT PLAN	LPA suggestion - to ensure the Plan is up to date and reads as such.
Cover page	Replace 2030 with 2011-2032	To specify the Plan period – and keep it consistent with the emerging Local Plan dates. To avoid confusion and to enable the Plan to meet the basic conditions.
Cover page	Delete yellow box and text within it.	No-longer any requirement for the yellow box.
Page 2-4	Delete pages 2-4	Information on these pages is now out of date.
Page 5	Bullet point 106 – delete ...and Habitat Regulations Assessment	The changes will enable the Plan to meet with the ‘Basic Conditions’ and proceed to Referendum.
Page 6	Delete bullet point 3.3 Neighbourhood Plans	To aid clarity and remove repetition.
Page 6	Delete bullet point 4.2 Housing	In light of housing section being removed.
Page 7	Delete Section 7: HOW TO COMMENT ON THIS DOCUMENT	This section is no-longer required at this stage of the Pan.
Page 8	1 st line – delete the word Submission	Improve the plan and to aid clarity and understanding.
Page 9	Change line from 7 sections to 6 sections	In light of housing section being removed.
Page 10	Last line – delete completely	This section is no-longer required at this stage of the Pan.
Page 11	Delete line 5 and replace with <i>These policies have regard to national policies and advice and are in general conformity with the strategic policies of the Fylde Local Plan (2005).</i>	To avoid confusion and misinterpretation. To enable the Plan to meet the basic conditions.
Page 12	1 st paragraph change towith the opportunity to <i>have more control over development, for the benefit of the local community.</i>	Improve the plan and to aid clarity and understanding, in light of housing section being deleted.
Page 12	2 nd paragraph – delete and replace with - <i>The Neighbourhood Plan, when made, will form part of the development plan. The Neighbourhood Plan aims to preserve those things that make Bryning with Warton special.</i>	Improve the plan and to aid clarity and understanding, in light of housing section being deleted.
Page 12	3rd paragraph – delete entirely	The changes will enable the Plan to meet with the ‘Basic Conditions’ and proceed

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		to Referendum, in light of housing section being deleted.
Page 15	Change 1 st paragraph to ...Act 2012 as part of the ...communities. In using this power, Qualifying Bodies – such as Bryning with Warton Parish Council – need to follow some fundamental principles.	A NP can be made by any Qualifying Body not just PC's.
Page 15	Line 4 change tomust have regard to national policy and advice and be in general...policies of the development plan, in this case, the Fylde Local Plan (2005).	To avoid confusion and misinterpretation. To enable the Plan to meet the basic conditions.
Page 15	Line 7 change to must be compatible with European Union obligations and the European Convention on Human Rights. For clarity delete the rest of the paragraph	To avoid confusion and misinterpretation. To enable the Plan to meet the basic conditions.
Page 15	Line 10 change to must also contribute to the achievement of sustainable development and a Sustainable....document.	To avoid confusion and misinterpretation. To enable the Plan to meet the basic conditions.
Page 16	1 st paragraph – change to ...with the strategic policies of the adopted Local Plan and it is also good practice to take account of emerging planning policy and supporting information, where appropriate. In this regard, it is confirmed that the Neighbourhood Plan has taken into account information relating to the emerging Fylde Local Plan (2011-2032). For clarity delete the rest of the paragraph.	To avoid confusion and misinterpretation. To enable the Plan to meet the basic conditions.
Page 16	In the 6 th paragraph add the word “Fylde” so it reads: the emerging Fylde Local Plan (2011 – 2032).	To aid clarity and consistency.
Page 16	Change last paragraph to ...Borough Council, any relevant Policies within the Neighbourhood Plan must be taken into account insofar as any planning application for development in the Neighbourhood Area.	To avoid confusion and misinterpretation. To enable the Plan to meet the basic conditions.
Pages, 16,32, 33, 48, and 52	Replace or delete date reference to 2030 and replace with 2011 to 2032.	To specify the Plan period – and keep it consistent with the emerging Local Plan dates. To avoid confusion and to enable the Plan to meet the basic conditions.
Page 17	Delete 1st bullet point	To aid clarity and understanding in light of housing section being deleted.
Page 17	Delete final sentence	To avoid confusion and misinterpretation. To enable the Plan to meet the basic conditions.

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Page 18	Delete <i>We are here</i> from the diagram and change red to blue	To enable the Plan to read up to date.
Page 19	Heading – delete ... <i>and Habitat Regulations Assessment</i>	To avoid confusion and misinterpretation. To enable the Plan to meet the basic conditions.
Page 19 - 20	Keep the first sentence and then <i>delete the remainder of the text (majority of p19 and all of p20).</i>	Changes required to enable the Plan to meet with the 'Basic Conditions'.
Section 1.6 - SA	Examiner suggests that the BwWNPSG could set out all of the communities concerns in this section as it does in sections 2.1 and 2.2 – as the community has expressed concerns with regards housing development within the Neighbourhood Area – and it is therefore relevant to include reference to these concerns in the NP, whether or not the document includes directly related policies.	The BwWNPSG have decided not to add more information in this section as suggested.
Page 32	Heading – delete dates <i>2014 - 2030</i>	To enable the Plan to read up to date.
Page 32	Last line – delete the word <i>Submission.</i>	LPA suggestion - to enable the Plan to read up to date.
Page 33	3 rd line down – delete text <i>to 2030</i>	To correct a textual error.
Page 34	Change the 2 nd bullet point down, under the <u>Housing</u> heading to read: • <i>When Fylde Borough Council initially proposed 1,160 additional dwellings for Bryning with Warton up to 2030, most residents did not agree with this scale of development.</i>	To correct a factual error.
Page 41	Line 4 – delete <i>15-20 years</i>	To aid clarity and understanding.
Page 42 - Objectives	Textual changes to Objectives 1, 2, 3, 4 & 5	Current Objectives are unrealistic and unachievable, and with the word 'ensure' raises concerns that the NP is promising things it cannot produce.
Page 47	Under section 3.2, second line add <i>to 2032</i> after Fylde Local Plan.	To enable the Plan to read up to date.
Page 47	Delete <i>The Local Plan has not been...early 2015</i>	To specify the Plan period – to avoid confusion and to enable the Plan to meet the basic conditions.
Page 47	Line 9 – change to <i>The emerging</i>	Factual correction
Page 47	Change the text in Green type to reflect the wording in paragraph 7.11 & 7.12 of the emerging Local Plan to 2032.	Factual correction to keep plan up to date.
Page 48	2 nd line down add <i>(2005)</i> after adopted Local Plan.	Factual correction.
Page 48	3 rd line delete – (<i>e.g. by using an end date of 2030</i>)	To specify the Plan period – and keep it consistent with the emerging Local Plan dates.
Page 48	Delete <i>2nd paragraph</i>	To improve the Plan's legibility.

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Page 49 - 51	Delete Section 3.3	To aid clarity and remove unnecessary repetition.
Page 52	Amend date in 1 st sentence to read 2032	To correct a textual error.
Page 52	Delete last sentence and 2 bullet points	To benefit clarity and presentation.
Page 53	Delete Housing bullet point	To aid clarity and understanding in light of the housing section being deleted from the Plan.
Page 54 - 66	Delete the Housing Section of the NDP, including policies BWH1 and BWH2 and associated figures	No certainty that the NDP would be compatible with EU obligations. Changes will enable the Plan to meet with the 'Basic Conditions' and proceed to Referendum.
Page 67	Delete Policy BWE1	Policy runs the risk of pre-determining an application and refers to working with another body – who have objected to the policy. Changes will enable the Plan to meet with the 'Basic Conditions' and proceed to Referendum.
Page 68	Policy BWE2 – change the 1 st sentence to ...B2 and B8), unless it can be demonstrated that the land is no longer viable for employment use and that there is no demand for such a use. Delete the 2nd sentence Ensure the Site Boundaries on Figure 8 are correct and up to date	Improve the plan – changes recommended will improve the robustness of the policy. As existing the policy may preclude flexibility or rapid response. Factual correction
Page 68	Change Policy number to Policy BWE1: Protecting Existing Employment	To improve the Plan's legibility.
Page 68 - 69	Delete the Background Justification on pages 68 – 69 toZone benefits ".	The changes will enable the Plan to meet with the 'Basic Conditions' and proceed to Referendum
Page 69	Add the following text before Through multi-agency.... The Parish Council is supportive of local employment.	Improve the plan – changes recommended will improve the robustness of the policy.
Page 71	Amend the boundary in Figure 8 – Protected Employment Sites	Factual correction, to ensure the Plan is up to date.
Page 72	Delete Policy BWT1: Sustainable Transport	The policy requires another body to undertake something that does not comprise of a land use planning policy – that an NDP can control.
Page 72	Create a new "Community Action: Sustainable Transport". Bryning with Warton Parish Council will work with other bodies to address matters relating to sustainable transport	
Page 72	2 nd sentence remove NPSG and replace with Parish Council	Factual correction
Page 73	Delete Policy BWT2 – policy is vague and imprecise	The policy is too vague and imprecise – its deletion will enable the Plan to meet

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		with the 'Basic Conditions' and proceed to Referendum.
Page 73	Delete Background/Justification title	Supporting info relates to text supporting BWT1.
Page 74	4 th line down change to - ...Council emerging Local Plan...	Factual correction to keep plan up to date.
Page 74	Delete final paragraph (having regards to housing section being removed)	To aid clarity and understanding in light of housing section being removed.
Page 75	Policy BWLC1, delete parts 1 and 2 and replace with "Within the defined Principal Village Centre (Figure9), the development of new shopping and local service facilities will be supported. Proposals for the change of use of an existing shop or local service use, to a non-shopping or non-local service use, will only be supported if it is demonstrated, further to a minimum six month period of active marketing, that the existing use is no longer viable."	To aid clarity and understanding.
Page 75	Policy BWLC1 – change part 3 to Proposals for local needs retail or local service uses will be supported within the settlement boundary, subject to it being demonstrated that development would not harm local character, residential amenity or highway safety.	The changes will improve the Plan and enable it to meet with the 'Basic Conditions' and proceed to Referendum.
Page 78	Policy BWLC2 - 1 st sentence change to ...improve and/or provide centrally located community facilities will be supported. Delete the remaining of the policy and replace with Local Green Space is designated at the three sites P1, P2 and P3, as shown on the supporting plans below. Development of Local Green Space is not permitted, other than in very special circumstances.	Improve the plan – changes recommended will improve the robustness of the policy and enable it to meet with the 'Basic Conditions' and proceed to Referendum.
Page 79	Delete Figure 10 and replace with 3 new plans , showing the precise boundaries of each designated area of Local Green Space. In the title for each of these plans – provide a name, related to the location, for each of P1, P2 and P3.	Improve the plan – changes recommended will improve the robustness of the policy and enable it to meet with the 'Basic Conditions' and proceed to Referendum. Please Note that Bryning with Warton Parish Council have incorrectly identified Site P6 as an allotment when it is actually

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	For clarity designations P1, P2 and P3 relate to P1, P6 and P7 in the submission document.	protected land belonging to the Church, therefore this open space has been deleted from the NDP and as such there is only two protected open spaces. (The Examiner was unaware of this mistake).
Page 80	1 st line – replace Draft Core Strategy with emerging Local Plan to 2032	Factual correction to keep plan up to date.
Page 81	Delete text at end of last paragraph (see Figure11)	Improve the plan.
Page 82	Policy BWNE1 - Delete 1 st paragraph and replace with Development proposals that impact on local wildlife and habitats should demonstrate how biodiversity will be protected and enhanced. Development should retain and where possible, enhance, existing coastal features, watercourses, wetlands, ponds, mature native trees and hedgerows. The creation of new habitats, new linkages between open spaces and habitats and/or improvements to the existing public rights of way network will be supported.	Improve the plan – changes recommended will improve the robustness of the policy, as worded would not be relevant to the majority of planning apps – i.e. householder apps. To enable the Plan to meet with the ‘Basic Conditions’ and proceed to Referendum.
Page 82	Questions the 2 nd part of Policy BWNE1 – as the bullet points do not provide as to how development can enhance such things, it is not clear what circumstances it would be appropriate, 3 rd bullet point refers to something that doesn’t exist etc. – therefore has not made changes to this section as there is clear evidence that the community support the protection and enhancement of local wildlife and habitats and the enhancement of public rights of way.	
Page 83	Delete Policy BWNE2 and replace it with Development proposals should demonstrate good design, respect local character and where possible reinforce local distinctiveness.	Improve the plan – changes recommended will improve the robustness of the policy and enable it to meet with the ‘Basic Conditions’ and proceed to Referendum.
Page 83	1 st paragraph – delete ... and enhancement	Factual correction
Page 84	Change Figure 12 to Figure 6	To aid clarity due to the number of figures deleted.
Page 85	2 nd paragraph – delete last sentence	Factual correction – this Figure does not exist.
Page 87	2 nd paragraph down change the text to indicate that there are two listed buildings and not one. Final line to read: With two listed buildings in Bryning with Warton being 204 Lytham Road Grade II listed and the Peg Mill Grade II listed.	Factual correction.
Page 88	Policy BWNE3 – delete 1st paragraph and replace it with The provision of sustainable	Improve the plan – changes recommended will improve the robustness of the policy and enable it to

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	<p><i>urban drainage systems (SuDS) will be supported.</i></p> <p>Replace lines three to five with <i>Where appropriate, the design of new buildings...storage facilities; and water attenuation facilities such as...should be provided.</i></p>	meet with the 'Basic Conditions' and proceed to Referendum.
Page 90	Change Heading from IMPLEMENTATIO to <i>IMPLEMENTATION</i>	Factual correction
Page 90	<i>Delete 2nd paragraph</i> – relating to Housing	To aid clarity and understanding in light of housing section being deleted.
Page 91	Delete <i>BWE1 and....</i>	Factual correction required due to loss of Policy BWE1.
Page 91	Delete heading (<i>Policies BWT1, BWT2</i>)	Factual correction required due to loss of Policies BWT1 & BWT2
Page 93	1 st line – delete next 15 years with <i>plan period</i>	To aid clarity and understanding.
Page 95	Recommends that the Glossary is removed.	Although generally useful, it is quite long and to remove it would make the Plan a more concise document.
Page 105	<i>Delete this page</i>	Factual correction – as this section is no-longer required.
Throughout the document	<i>Re-number pages and figures</i>	For clarity and understanding due to the number of amendments and deletions to the Plan.