

Appendix B: Changes to be made to the Paddock Wood Neighbourhood Development Plan as requested by the Independent Examiner's Report 16 March 2023.

The independent examiner has concluded that the Paddock Wood Neighbourhood Development Plan should proceed to referendum, subject to the Plan being amended in line with the independent examiner's recommended modifications, which are required to ensure the plan meets the basic conditions. These are set out below.

Independent Examiner's (IE) Report: main recommended amendments	Commentary
<p>Policy PW TC1 Town Centre Design Principles At the beginning of the policy add: 'As appropriate to their scale, nature, and location'</p>	<p>Recommendation that the policy is modified so that it can be applied proportionately</p>
<p>Policy PW TC2 Activities and uses in the Town Centre In the second part of the policy replace 'encouraged' with 'supported'</p> <p>Replace the fourth part of the policy with: 'Development proposals for small hotels and guest houses (Use Class C1), in the town centre and with good access to the railway station and Commercial Road will be supported.</p> <p>Replace the fifth part of the policy with Development proposals for small boutique hotels and guest houses within residential areas will be supported where they have no unacceptable impacts on the amenity of residential properties in the immediate locality and where appropriate levels of car parking can be provided.'</p> <p>Replace the sixth part of the policy with: 'Proposals for the use of upper floors of properties in the town centre for residential development (Use Class C3) will be supported where they do not reduce existing retail floorspace'</p> <p>Delete the seventh part of the policy. Reposition the deleted seventh part of the policy to the end of paragraph 5.29</p>	<p>Recommendation for a series of modifications to bring the clarity required by the NPPF as follows:</p> <ul style="list-style-type: none"> • a detailed change to the wording in the second part of the policy; • a simplification of the fourth part of the policy so that it makes a clear distinction between the support for hotels in different parts of the town; • a simplification of the fifth and sixth parts of the policy. As submitted the two parts overlap. In addition, given that the policy relates to existing floorspace the reference to the scale of development is unnecessary; • the deletion of the seventh part of the policy given that it is supporting text rather than policy.
<p>Policy PW TC3 Paddock Wood Railway Station</p>	<p>Modifications to provide clarity</p>

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<p>Replace the opening element of the policy with: 'Development proposals which would strengthen the role of the railway station, as a gateway into Paddock Wood including its modernisation, and include any of the following matters will be supported:</p> <p>Reposition criterion (e) so that it reads as a free-standing part of the policy to read: 'Proposals to reinstate the route of the former Hop Pickers' Line for pedestrians, cyclists and, horse riding will be supported.'</p>	
<p>Policy PW TC4 Pedestrian and cycle bridges Replace the opening element of the first part of the policy with: 'Proposals for new pedestrian and cycle bridges across the railway line will be supported. As appropriate to their location and purpose the bridges should:</p> <p>Delete the second and third parts of the policy</p> <p>In paragraph 5.43 replace 'the delivery of' with 'the potential for the delivery of'</p> <p>Delete paragraph 5.44</p> <p>At the end of paragraph 5.45 add the contents of parts 2 and 3 of the policy</p>	<p>As submitted the examiner has concluded that the policy is very prescriptive. In addition, it relies on the implementation of the policies in the emerging Local Plan for future strategic growth in the town.</p> <p>Modifications will enable the policy to take on a supportive nature, providing a general context for the future development of any such bridges which may be required in the Plan period once the Local Plan has been adopted.</p> <p>It is also recommended that the details of the policy should be applied in a flexible way based on the purpose and location of any bridge or bridges.</p>
<p>Policy PW TC5 Town Centre Car parking Replace the first and second parts of the policy with: 'Development proposals for a multi-storey car park within the Town Centre adjacent to the railway line will be supported. Proposals which would involve the rationalisation and reduction of existing surface parking spaces in the town centre will be particularly supported.'</p> <p>Replace the third part of the policy with: 'Proposals for a multi-storey car park to the south of the railway line should be wrapped with active retail, commercial and leisure uses at ground floor level and with doors and windows opening onto the street.'</p> <p>Replace the fourth, fifth and sixth parts of the policy with: 'Any proposals for a multi-storey car park to the north of the railway line should</p>	<p>Modifications to ensure that the policy has the clarity required by the NPPF and that there is an appropriate separation between policy and supporting text.</p>

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<p>include a new footbridge across the railway line providing a connection with the town centre. The connection shall be accessible for all, incorporating, as appropriate, steps, ramps, lifts, and escalators that respond to the needs of the mobility impaired and create a welcoming experience for all arriving in the town centre. A new footbridge should have clear sightlines, and be accessible to all throughout the day. Where practicable and feasible, any footbridge should provide a second means of access to the railway station.'</p> <p>At the end of paragraph 5.51 add: 'Policy TC5 addresses this matter. The wrapping of the car park with active uses should be designed to break down the mass of the building, with the scale and rhythm of frontages informed by adjacent buildings.'</p>	
<p>Policy PW GI1 Access to Countryside Delete 'The stopping up of these will not be permitted.'</p>	<p>In places this policy overlaps with highways legislation. In this context it is recommended to delete of a sentence in the policy relating to the potential stopping up of footpaths</p>
<p>Policy PW GI2 Green Fingers Replace the policy with: Proposals for major residential development growth areas on the edge of the town should include provision of green fingers within their master plans that provide a connection between the countryside, new and existing areas of development. Where appropriate the green fingers should also facilitate sustainable connections with villages surrounding Paddock Wood.</p> <p>Green fingers should connect with routes within the built-up area that support walking and cycling movements, and horse riding where appropriate, and where the potential exists, to connect with existing green spaces and or provide new tree planting or landscaping within the street. The green fingers should provide for a range of green space typologies, including play space, natural and seminatural space and provide walking and cycling routes that link through and across the green fingers. Wherever practicable, they should incorporate sustainable urban drainage systems and delivery of biodiversity net-gain.</p>	<p>It is recommended that the policy is recast so that it better expresses its intentions and brings the clarity required by the NPPF. The recommended modifications combine the various elements of the policy into clearer sections.</p>

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<p>The development edges of the green fingers should be overlooked by houses</p> <p>At the end of paragraph 6.18 add: ‘The location of green fingers will be determined through the master planning process for the development of strategic sites included in the Local Plan. However, they should be located to connect with routes within the built-up area that support walking and cycling movements, and horse riding where appropriate, and where the potential exists to connect with existing green spaces and or provide new tree planting or landscaping within the street.’</p>	
<p>Policy PW GI3 Biodiversity Replace the first part of the policy with: ‘Development proposals should not result in any unacceptable loss of natural assets, and should seek to enhance existing natural assets wherever practicable. Where there is unavoidable loss or damage to habitats, sites or features appropriate mitigation and compensation will be required. Development which causes loss of trees, hedgerows and woodland should include replacement of those assets within the site or, where this is demonstrated not to be practicable, by way of off-site provision.</p> <p>Delete the final sentence of the second part of the policy.</p> <p>Replace the third and fourth parts of the policy with: ‘The incorporation of ecological enhancement features in new development, including those set out in paragraph 6.27, will be supported. Any enhancement measures proposed off-site should be located as close as possible to the development site and deliverable.’</p> <p>Replace the fifth and sixth parts of the policy with: ‘Green infrastructure should provide permeability for wildlife through and around development sites and should be functional as</p>	<p>Modifications to the policy to bring the clarity required by the NPPF.</p>

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wildlife habitat. The width of wildlife corridors should be proportionate to the requirements of target species and allow for movement of nocturnal wildlife. The impact of lighting and glare should be minimised. Landscaping proposals should use native species appropriate to the area wherever practicable'	
<p>Policy PW GI4 Flooding and Drainage Delete the first part of the policy</p> <p>Replace the second part of the policy with: 'Development proposals including roads and paths should increase flood resilience in the immediate locality and incorporate permeable surfacing material for parking areas, hard-standing areas, and paths where it is practicable to do so.'</p> <p>Replace the third part of the policy with: 'Sustainable drainage systems within the public realm should be designed to be an integral part of the green infrastructure and street network, and respond positively to the character of the area.'</p> <p>Delete the sixth part of the policy.</p> <p>At the end of paragraph 6.37 add the deleted sixth part of the policy</p>	Modifications to the policy to ensure that it has the clarity required by the NPPF. I
<p>Policy PW GI5 Local Green Spaces Replace parts 2 to 5 of the policy with: 'Development proposals within the designated local green spaces will only be supported in very special circumstances'</p> <p>At the end of paragraph 6.43 add: 'Policy GI5 follows the matter-of-fact approach in the NPPF. If development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by the Borough Council. It will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the 'very special circumstances' required by the policy.'</p>	Recommendation that the policy is modified so that it takes the approach in national policy. The Examiner confirms that TWBC will have the opportunity to come to its own decision on proposals which may come forward on the LGSS in the Plan period. In this context it is recommended the inclusion of an additional paragraph of supporting text to explain this matter.
<p>Policy PW GI7 Allotments Replace the policy with: 'Development proposals that contribute to the improvement</p>	Recommendation that the policy is recast so that it makes a distinction between the type of

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<p>of allotments at Kent Close, Ringden and Badsell Road will be supported.</p> <p>Development proposals which would involve the loss of the allotments at Kent Close, Ringden and Badsell Road will be not supported.</p> <p>Proposals which include the provision of communal outdoor space for residents, potentially including areas for self-managed allotments or garden land in new developments of ten or more homes will be supported.'</p> <p>At the end of paragraph 6.50 add: 'The third part of Policy GI7 comments about communal outdoor space. Where such spaces are delivered, the Town Council expects that they should be positively managed.'</p>	<p>development which will or will not be supported.</p>
<p>Policy PW GI8 New Garden Developments Replace the policy with: 'Development proposals in back gardens should protect and enhance biodiversity, existing trees, shrubs, and hedges. Proposals which have an unacceptable impact on biodiversity will not be supported.'</p>	<p>Recommendation that it is reconfigured to bring the clarity required by the NPPF</p>
<p>Policy PW GI9 Burial Space Replace the policy with: 'Development proposals for the provision of a cemetery and or natural burial site will be supported where they: • avoid areas of medium or high flood risk; and • provide a sense of tranquillity and ecological value.'</p>	<p>Recommendation for modifications to the policy so that it identifies criteria for such sites rather than identifying where they should not be located</p>
<p>Policy PW HD1 Design Replace the first part of the policy with: 'Development proposals should contribute to the creation of high-quality places through a design-led approach underpinned by good practice principles and reflecting a thorough understanding and appraisal on the site concerned. Proposals should respond to guidance and best practice principles set out in the Paddock Wood Design Guidelines and Code.'</p> <p>Replace the opening element of the second part of the policy with: 'As appropriate to their</p>	<p>Recommendation for modifications to the policy so that it would have the clarity required by the NPPF:</p>

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<p>scale, nature and location development proposals should.'</p> <p>Replace the third part of the policy with: 'Proposals which would represent innovation in design and would leave a positive architectural legacy will be supported.'</p> <p>At the end of paragraph 7.9 add: 'Policy HD1 has been designed to have a universal effect in the neighbourhood area. The second part of the policy acknowledges that it will need to be applied on a proportionate basis. Proposals for strategic development should use the principles in the policy and the information in the Design Guidelines and Code to inform the preparation of their master plans.'</p> <p>At the end of paragraph 7.12 add: 'Criterion e of the policy comments about the potential relationship between car parking and landscaping. Plainly such proposals need to be designed carefully to meet car parking standards and visibility requirements on the one hand and the need for parking spaces to be sensitively incorporated within the overall landscaping proposals for the site concerned on the other hand. In this context developers are encouraged to engage with both the Borough Council and the County Council before submitting planning applications.'</p> <p>At the end of paragraph 7.14 add: 'This includes alternative models of housing and development, including modular, prefabricated and 'tiny homes. Demonstration of how best practice in design and placemaking will be achieved should be set out through submission of a Building for Healthy Life assessment (or later equivalent) where appropriate.'</p>	
<p>Policy PW HD2 Local Heritage Assets Delete the second and third parts of the policy.</p>	<p>Recommendation that the second and third parts of the policy are deleted. The second comments about a future event which is appropriately described in paragraph 7.31 of the Plan. The third comments about a process matter which is appropriately described in paragraph 7.22 of the Plan</p>

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<p>Policy PW HD3 Low and Zero Carbon Development</p> <p>Replace the opening element of the first part of the policy with: 'Proposals for strategic housing development will be supported where they are designed as Low or Zero Carbon buildings, and are 'Future Homes Standard' ready. Where practicable and viable:'</p> <p>Combine criteria a and b into a single criterion (and apply a revised letter sequencing to the remainder accordingly).</p> <p>Delete the second part of the policy.</p> <p>In the third part of the policy replace 'encouraged' with 'supported' and 'must' with 'should' (in the first sentence) and 'must' with 'should' (in the second sentence)</p> <p>Replace the opening element of the fourth part of the policy with: 'As appropriate to their scale, nature and location new developments should include:'</p>	<p>Recommendation that the first part of the policy does not specifically refer to Passivhaus technology. Such an approach is very impressive in technical terms. However other similar technologies may arise in the Plan period. In addition, the Written Ministerial Statement of March 2015 is clear that neighbourhood plans should not impose specific energy requirements on new dwellings. The Examiner is satisfied that the illustrative information on Passivhaus technology in the supporting text can remain. Recommendation that the initial two criteria are combined as they address overlapping issues.</p>
<p>Policy PW SR1 Putlands</p> <p>Replace the policy with: 'Development proposals to improve and/or expand sports facilities for all ages at the Putlands Sports and Leisure Centre, including the addition of a swimming pool and upgrades to the athletics track and associated facilities will be supported.</p> <p>Proposals which incorporate an extension of the existing Centre or replacement buildings should minimise the loss of mature trees on site and the potential impact on existing outdoor sports facilities. The scale and siting of new development should not have an unacceptable impact on the character of the local environment and the amenities of residential properties in the immediate locality.</p> <p>Development proposals should incorporate cycle parking, facilities with cycle routes between the main point of access and sports centre buildings and appropriate levels of car parking.'</p>	<p>Recommend a series of modifications to the policy so that it will have the clarity required by the NPPF</p>

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<p>At the end of paragraph 8.7 add: 'New indoor sporting and recreational proposals at the Putlands Centre should cater for the needs of people with a disability. The impact of any sporting and recreational proposal upon the needs of people with a disability, along with any required enhancement measures, should be specified in a Design and Access Statement, submitted with the planning application.'</p> <p>At the end of paragraph 8.12 add: 'Any changes to the sports centre and grounds should incorporate elements of flexibility so that spaces can adapt to changes in preference and need, as well as the requirements of different age groups.'</p>	
<p>Policy PW SR2 Outdoor Sports Hub Replace the policy with: 'Proposals for a hub for outdoor sports for all ages, including team sports and other activities will be supported. The new hub and associated playing pitches should include on-site changing facilities, toilets, and a café / bar.</p> <p>The hub should incorporate secure cycle parking facilities with cycle routes provided between the main point of access and sports centre buildings and appropriate levels of car parking.'</p> <p>Replace paragraphs 8.15 and 8.16 with: 'The Town Council's preferred site for a sports hub is opposite Baxalls along Eastlands Lane and off Maidstone Road. This is based on its proximity to public transport and walking routes, enabling access via bus, rail and on foot. In addition, locating the outdoor sports hub north of the railway will bring better balance to the distribution of sports and recreation facilities across Paddock Wood (with Putlands Leisure Centre, Memorial Park, Mascalls Academy, St. Andrews Field, Green Lane, and the Elm Tree all located in the south), such that all residents, existing and new, are within access of these. A location north of the railway line will also cater for those who travel into Paddock Wood from surrounding settlements, both by rail and car. The emerging Local Plan</p>	<p>Recommendation that the policy is recast so that it is general in nature and that PWTC's site preference is repositioned to the supporting text. This approach reflects two related matters. The first is that the Plan offers no certainty or delivery mechanism for its preferred site. The second is that Planning Practice Guidance ID: 41-009-20190509 requires that an emerging neighbourhood plan should seek to ensure that it will be compatible with proposals in an emerging local plan. Also recommend that the reference in this policy to the existing facility at Putlands is deleted. That site is addressed in the preceding policy in the Plan (Policy SR1) and it would not be practicable to implement the approach intended in the policy through the development management process.</p>

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<p>proposes a new sports hub in the south-western corner of the strategic site (Policy STR/SS1) to the north and west of the town.</p> <p>On this basis Policy SR2 takes a general approach to this matter. Once the emerging Local Plan has been adopted the Town Council will have the opportunity to assess the need to review the approach taken in the policy.'</p> <p>At the end of paragraph 8.17 add: 'All new indoor sporting and recreational proposals in Paddock Wood should cater for the needs of people with a disability. The impact of any sporting and recreational proposal upon the needs of people with a disability, along with any required enhancement measures, should be specified in a Design and Access Statement, submitted with the relevant planning application.'</p>	
<p>Policy PW AM1 Active Travel In the third part of the policy delete 'Encouragement is also givenvillages'</p> <p>In the fifth part of the policy replace 'possible' with 'practicable'</p> <p>In the sixth part of the policy replace 'are encouraged to' with 'should'</p> <p>Replace the seventh part of the policy with: 'Development proposals which would result in the loss of existing walking or cycling routes, or reduce the capacity of that infrastructure will not be supported'</p>	<p>Recommend a series of modifications so that the policy will have the clarity required by the NPPF</p>
<p>Policy PW AM2 Street Hierarchy Replace 'Proposals for land within the growth areas to the north, east and west of Paddock Wood must' with 'Proposals for new residential development should'</p> <p>At the end of the first part of the policy add: 'Development proposals should incorporate a hierarchy of streets into their layouts and designs.'</p> <p>Delete the second part of the policy</p>	<p>Recommendation that the policy adopts a more general format which relates more widely to residential development.</p>

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<p>At the beginning of the third part of the policy add: 'As appropriate to their scale, nature, and location'</p> <p>Replace criterion e with: 'The street network should be designed to incorporate safe routes to school for pedestrians and cyclists.'</p>	
<p>Policy PW AM3 Public Transport</p> <p>In the first part of the policy replace 'encouraged' with 'supported'</p> <p>Delete the second part of the policy</p> <p>Replace paragraph 9.20 with: 'Given the potential for significant residential development in Paddock Wood arising from the emerging Local Plan, there is likely to be a particular need for the delivery of new bus routes that connect new growth areas to the existing town centre and wider neighbourhoods. In these circumstances new routes within strategic residential developments should incorporate sustainable, safe, and effective supporting infrastructure. Where it is practicable to do so, bus stops should be located such that they are within walking distance (400m) of all residents and have sheltered waiting facilities with real-time updates on bus times.'</p>	<p>Recommendation that the policy adopts a more general format which relates more widely to residential development.</p>
<p>Policy PW AM4 Parking in New Residential Development</p> <p>Delete the fourth part of the policy.</p> <p>Replace the fifth part of the policy with: 'Permeable surfacing materials should be used for parking areas, hard-standing areas, and paths where it is practicable and safe to do so.'</p>	<p>TWBC raised the issue of the potential conflict between parking standards currently operated by Kent County Council (in its capacity as the highways authority) and those proposed in the emerging Local Plan. In order to remedy this potential conflict, it is recommended that the fourth part of the policy is deleted. As submitted it adds no value beyond the parking standards currently applied by the County Council. This approach will also allow the revised parking standards to be applied once the Local Plan has been adopted.</p>
<p>Policy PW AM5 E-vehicles and new transport solutions</p> <p>In the first part of the policy replace 'are encouraged' with 'will be supported'</p> <p>In the second part of the policy replace 'possible' with 'practicable'</p>	<p>Recommend detailed modifications to the wording used so that the policy has the clarity required by the NPPF.</p>

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<p>Policy PW HI1 Housing Type and Mix Replace the first part of the policy with: 'Proposed residential development within strategic growth areas should provide a mix of housing types and tenures in accordance with the requirements in the Local Plan.'</p> <p>Replace the second part of the policy with: 'Proposals for innovative housing types that meet local needs and affordability, including modular and prefabricated homes, will be supported.'</p> <p>Replace the opening component of the third part of the policy with: 'Development proposals which include the provision of housing suitable for older residents. including bungalows, supported, and sheltered housing, and independent living will be supported. Wherever practicable housing designed for an ageing population should be:'</p> <p>Delete paragraph 10.7</p>	<p>Recommend that the first part of the policy is simplified so that it draws attention to the emerging Local Plan but does not repeat the details in the relevant policies. This approach removes any reference to PWTC's expectation for the delivery of First Homes. As highlighted by TWBC and the development industry, the expectations included in the policy do not meet the basic conditions. Also recommend detailed modifications to the wording of the second and third parts of the policy so that they have the clarity required by the NPPF</p>
<p>Policy PW HI2 Long-life, loose-fit housing Replace the second part of the policy with: 'Proposals for live/work accommodation will be supported.'</p>	<p>Recommend a modification to the second part of the policy as internal floor layouts cannot be directly controlled through planning legislation</p>
<p>Policy PW HI3 Self and custom build housing Delete the policy</p> <p>Delete paragraphs</p>	<p>The Examiner has concluded that as submitted the policy conflates a general approach on self-build homes with the specific approach taken in the emerging Local Plan to the development of strategic housing sites in the neighbourhood area. The general approach brings no added value to the national and Borough wide policies on this matter. In addition, the policy's approach to the delivery of self-build or custom homes has not been tested for its impact on the development of such sites. As such the policy does not meet the basic conditions and I recommend that it is deleted along with the supporting text.</p>
<p>Policy PW HI4 Housing Density and heights (13 deleted) In the first part of the policy replace 'Development shall' with 'Development proposals should'</p>	<p>Recommendation for detailed modifications to the wording used in the policy so that it will have the clarity required by the NPPF</p>

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In the second and third parts of the policy replace the various uses of 'shall' with 'should'	
<p>Policy PW HI5 Local centres within growth areas Delete the policy</p> <p>Delete paragraphs 10.25 to 10.36</p>	<p>The examiner comments that the policy seeks to add value to the policies in the emerging Local Plan. However, its approach is at odds with the approach in STR/SS1 and without detailed evidence or justification. In these circumstances it is recommended that the policy and the associated supporting text is deleted. Once the Local Plan has been adopted PWTC will have the opportunity to assess if it wishes to review the Plan to provide more detailed information and/or policy guidance on this matter.</p>
<p>Policy PW HI6 Social and community facilities Replace the policy with:</p> <p>'As appropriate to their particular purpose, proposals for new social and community facilities (including replacement of existing facilities) will be supported where they: • provide flexible space that can be used for a variety of community uses and which can be adapted over time; • are in locations that provide opportunities to promote walking, cycling and use of public transport; • incorporate safe and secure cycle parking provision; • respond positively to the character of their immediate locality in accordance with design policies in the development plan; and • strengthen the cultural, social, and sporting offer for existing and new residents in Paddock Wood, and visitors to the town.</p> <p>At the end of paragraph 10.38 add: 'The detailed delivery of these facilities will be addressed in the emerging Local Plan.'</p> <p>At the end paragraph 10.45 add the deleted fourth part of the submitted policy.</p>	<p>Recommendation that the elements of the policy which relate to the growth areas are deleted. Recommendation for detailed modification to the wording of the third part of the policy so that it has the clarity required by the NPPF. The modifications focus in two main areas. The first introduces a proportionate approach in acknowledging that not all proposals will directly impact on the full range of criteria in the policy. The second breaks the various criteria into self-contained areas and provides the clarity required by the NPPF</p>
<p>Policy PW HI7 Commercial and employment premises Replace the first and second parts of the policy with: 'Development proposals which maximise opportunities to access employment and development, including suitable premises for</p>	<p>In order to bring the clarity required by the NPPF it is recommended that the first and second parts of the policy are modified, simplified, and combined. It is also recommended that consequential modification to the wording of the second part of the policy is made.</p>

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<p>micro and start-up businesses and research and development services will be supported.'</p> <p>Replace the opening element of the third part of the policy (as submitted) with: 'Proposals for new employment opportunities should ensure that:'</p>	
<p>Monitoring Add new paragraphs after 1.18 to read:</p> <p>'The adoption of the emerging Local Plan will be an important landmark for the neighbourhood plan. It will bring clarity on the way in which strategic growth in the town will be delivered. The Council will consider the need or otherwise for any made neighbourhood plan to be reviewed within six months of the adoption of the Local Plan.</p> <p>The Council will also monitor the way in which the Plan is influencing planning decisions in the neighbourhood area. It will also consider the need to review specific policies which may not be delivering in the way intended.'</p>	<p>Recommendation that the Plan addresses the importance of PWTC taking a decision on the need or otherwise for any made Plan to be reviewed once the Local Plan has been adopted.</p>
<p>Other Matters – Specific Throughout the Plan ensure that the references to the emerging Local Plan use the wording 'Submission Local Plan'.</p> <p>Ensure that all photographs include a label.</p> <p>In Section 2 use the most up to date maps from the emerging Local Plan.</p> <p>At the end of paragraph 2.7 add: 'For clarity the policies in this Plan apply only within the neighbourhood area as shown in Figure 1. In some cases, the policies overlap with strategic policies in the emerging Local Plan which apply both within the neighbourhood area and within adjacent parishes.'</p> <p>In Figure 4 revise the number of homes for Mascalls Farm from 415 to 413.</p> <p>In paragraph 5.2 update the reference to the Study from 2017 to 2021</p>	<p>In several cases, the TWBC comments have been incorporated into the relevant policies addressed elsewhere in this report. In addition, recommended that modifications are made to the following general sections of the Plan where they are necessary to ensure that it meets the basic conditions.</p>