

Policy	Examiners Recommendation	LPA Consideration	Action
General.	<p><u>Modification 1: For accuracy and clarity, the Plan is recommended to show the correct dates consistently for the designation of the neighbourhood area (8th January 2014) and the time period the Plan covers: 2011 - 2031.</u></p>	<p>Modification 1 accepted.</p>	<p><u>Modifications to be made:</u></p> <p>Page 12, Paragraph 3:</p> <p>11 November 2013 on the 8th January 2014</p>
General.	<p><u>Corrections:</u> Some comment on grammar and other textual errors, while correct and best corrected in a final version, are not an examination matter.</p>	<p>Corrections accepted.</p>	<p><u>Modifications to be made:</u></p> <p>Page 4, Title:</p> <p>Remove number from 'Foreword'</p> <p>Page 4, Paragraph 4:</p> <p>Capitalise N for neighbourhood planning/plan(s) here and throughout the document</p> <p>Page 4, Paragraph 5 to Page 5, Paragraph 3:</p> <p>The NDP has concluded a period of Having undergone a 6-week period of public consultation, and the Steering Group considered and representations made have been considered in producing this the Submission (Regulation 15) version of the TNDP.</p> <p>Tewkesbury Borough Council will take took the TNDP through a further statutory consultation stage before the plan is was examined by an independent examiner who will recommended whether it should proceed to referendum</p>

			<p>and make suggestions for amendments (if any are required). When that with amendments recommended by the examiner have been considered by Tewkesbury Borough Council, the revised INDP will be subject to a it could go forward to Referendum. The amendments recommended by the examiner were considered by Tewkesbury Borough Council, prior to the Community Referendum. In a Referendum, if over 50% of those who vote recommend approval of the INDP, it can be 'made' (or adopted) by the Local Planning Authority (LPA), in this case Tewkesbury Borough Council.</p> <p>Once adopted, the Twynning NDP will forms part of the development plan for the designated Neighbourhood A area, which includes the Local Plan saved policies from the TBLP, the Waste Core Strategy and the Minerals Local Plan. The development plan is the starting point for deciding where and how development should be located and to what standards are required.</p> <p>Page 5, Second Sentence:</p> <p>Remove 'and how'</p> <p>Page 5, Paragraph 6 and 7:</p> <p>It is vital to stress that, until Once adopted, the emerging Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) and the emerging Tewkesbury Borough Plan 2011 – 2031 (TBP) do not will form part of the development plan for Tewkesbury Borough. However, this This Neighbourhood Plan has been informed by both the emerging JCS and the emerging TBP.</p>
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This Neighbourhood Plan is in general conformity with the strategic policies contained within the ~~adopted development plan (i.e. the~~ saved policies of the TBLP 2011, (adopted 2006) ~~which was the adopted development plan for the majority of its preparation. Whilst there was~~ ~~There is~~ no policy requirement, at ~~this~~ ~~the time of preparation~~, to include emerging plans, ~~this plan has been~~ ~~informed by them and however,~~ once those emerging plans are adopted, ~~then~~ the Twynning Neighbourhood Plan will need to be reviewed* to ensure it continues to be in general conformity with strategic policies contained within ~~both parts of the~~ ~~new~~ development plan.

Page 6, Paragraph 1:

The NDP aims to make Twynning Parish a better place to be, now and for future generations. It ~~will~~ covers a 20-year time period from 2011 – 2031 and ~~be is~~ in line with the ~~emerging~~ JCS which was ~~emerging~~ during ~~its~~ preparation and the emerging TBP. Once adopted the Plan will be the subject of annual monitoring of its implementation by the Parish Council.

Page 10, Paragraph 1:

One of these is that all Neighbourhood Plans must be in general conformity with higher level planning policy, namely the ~~NPPF~~ and the ~~saved policies of the~~ ~~adopted~~ ~~Local Plan~~ ~~TBLP~~.

Page 11, Paragraph 2:

This Plan seeks to make ~~6-8~~ housing provision that

		<p>would exceed that number of dwellings.</p> <p>Page 11, Paragraph 5: Tewkesbury Borough Plan and will set out important issues for the Borough, including rural allocations for housing and policies to guide decision taking on planning applications, such as employment, the countryside, and town centres, etc.</p> <p>Page 18, Paragraph 3: This can also help meet the housing number set out in the Emerging JCS for Gloucester, Cheltenham and Tewkesbury along with the Emerging TBP.</p> <p>Page 26, Background, Second Paragraph: Delete repetition 'Twynning Parish has distinctive surroundings and character. This should set a precedent for all new development to follow to be successfully accommodated into the Parish. Standard urban design will not be acceptable.</p> <p>Page 31, Provision for vehicles, Paragraph 1: nuisance caused by indiscriminate inconsiderate car parking</p> <p>Page 31, Effects on nearby occupants: Residents' amenities es can be harmed in a number of ways</p>
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	Page 32, Infrastructure capacity:		Page 32, Infrastructure capacity: The Community seeks to protect the area from unnecessary Support will be given to developments that would lead to do not cause adverse impacts on specific infrastructure sources .
	Policy GD5, now 7:		Policy GD5, now 7:
	Applications and proposals that relate specifically	to reducing the risk of flooding (e.g.	defence/alleviation work, retro-fitting of existing
	development, off site detention / retention basins	for catchment wide interventions) will be	encouraged supported.
	Page 34, Light Pollution:		Page 34, Light Pollution:
	The Twynning Parish Community neighbourhood	development plan seeks to ensure that light pollution is	kept to a minimum and has put measures in place in an
	attempt includes a policy which aims to achieve this.		Page 37, Paragraph 2:
	Derived from the Interim Report on the <u>JCS</u> by	the Planning Examiner Inspector ,	Page 47, Paragraph 3:
	The evidence provided by the Office of National	Statistics Statistics	<u>Modifications to be made:</u>
Page 13.	Update: The last paragraph on page 13 which describes the	Update accepted.	

process from submission of the Plan to the referendum needs to be updated.

Page 13, Sub heading:

Final Plan and From submission to examination adoption

Page 13, Paragraph 3:

At the conclusion of the assessment of representations following the 6-week public consultation and the resultant changes to the plan, a Statement of Community Involvement will be prepared. A Basic Conditions Statement will follow before TPC are requested to formally endorse the submission version of the NDP before it is submitted to TBC. From there it is the subject of an independent inspection by an examiner who will prepare a report recommending what should be done. Following receipt of this report, TBC will consider whether to accept the plan proposal based on the recommendations of the examiner, which includes a consideration of legal compliance and any modifications required. Following this, the plan will be put to

a public referendum. If over half of those voting support the plan then it would be adopted as part of the development plan for Twynning Parish. The draft Neighbourhood Plan along with the Basic Conditions Statement, Consultation Statement and Environmental Statement were formally submitted to Tewkesbury Borough Council, as Local Planning Authority on 20th June 2017. A second round of consultation was undertaken by the LPA, on behalf of the Independent Examiner, from 26th June 2017 to 4th August 2017. The independent

<p>Page 20.</p>	<p><u>Modification 2: Remove the last two sentences from the fourth paragraph on page 20 in order that no impression is given of a document that mixes land-use and other policies within it.</u></p>	<p>Modification 2 accepted.</p>	<p>examiner checked that the plan meets the required basic standards and recommended changes to address any issues that would then allow the plan to go forward to Referendum, in her final report received on 16th November 2017. The Borough Council are then required to organise a referendum provided the plan meets the basic conditions and complies with the required legislation, which ensures that the community has the final say on whether the Plan comes into force. People living in the Neighbourhood Area who are registered to vote in local elections are entitled to vote in the referendum. If more than 50% of people voting in the referendum support the plan, then the LPA must bring it into force.</p> <p><u>Modifications to be made:</u></p> <p>Page 20, Paragraph 4:</p> <p>Alongside its core policies the NDP therefore includes a number of aspirations to encourage interventions by wider stakeholders. These are included within each topic where relevant.</p>
<p>Page 22.</p>	<p><u>Formatting: All text on page 22 to be deleted in the interests of accuracy and clarity.</u></p>	<p>Formatting accepted.</p>	<p><u>Modifications to be made:</u></p> <p>Page 22</p> <p>Saved policies of the TBLP relevant to the NDP</p> <p>It is noted that some of these saved policies have been considered out of date by inspectors on appeal due to the</p>

			<p>then-lack-of-a-Borough-wide-5-year-housing-land-supply-A-situation-that-is-now-corrected-(April-2017)-to-5.3-year-supply-</p> <p>Policy</p> <p>HOU2-9, HOU11, HOU13-14- Housing development HEN2 Setting-of-conservation-areas;</p> <p>LND3-Landscape-protection-zones-LND4-Countryside</p> <p>LND7-Landscaping</p> <p>NCN3, NCN5 and NCN6-Nature-conservation, where these are-in-conformity-with-the-NPPF.</p> <p>EVT9-Drainage.</p> <p>EVT5 and EVT9-Flood-and-SUDs. EVT2-Light-pollution</p> <p>GNL2-Design-requirements-for-major-development-proposals</p> <p>GNL13-Advertisements</p> <p>GNL15-New-community-facilities</p> <p>TPT1, TPT3, TPT5, TPT6, TPT9-Accessibility</p> <p>GNL11, GNL15, Design-implementation-and-new-facilities</p> <p>RCN1-4-Recreational-Areas</p> <p>RET3-6, 8-9-Commercial-properties</p> <p>EMP2, EMP3, EMP4 and EMP5-Business-properties-and</p>
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			<p>employment</p> <p>NCN3, NCN5 and NCN6 Nature conservation, where these are in conformity with the NPPF.</p> <p>RCN1-4 Outdoor-leisure-facilities</p>
<p>Page 23.</p>	<p>Modification 3: The remaining list of policies in the Twynning NDP could usefully become a guide to location with page numbers, but this is not a Basic Conditions issue, and I make no formal recommendation in this regard</p>	<p>Modification 3 accepted.</p>	<p><u>Modifications to be made:</u></p> <p>Page 23: Page # added to each Policy</p>
<p>Policies S1 and S2.</p>	<p>Modification 4: For reasons of clarity of purpose of this plan, and accuracy, I recommend that the section heading '<u>Strategic Policies</u>' is removed. Policies S1 and S2 to be renumbered and added to the section '<u>General Development Policies</u>'. <u>Explanatory text and justification to be altered as required to suit this amendment.</u></p>	<p>Modification 4 accepted.</p>	<p><u>Modifications to be made:</u></p> <p>Page 24: Heading 8 changed from Strategic to General Development Policies Change of S1 to GD1, S2 to GD2 and consequent changes to GD1 to GD3 on. Removal of heading 9. General development and first sentence in section 9. Removal of heading 10. General development policies. Change of heading 11. Housing growth to 9 and consequent changes to ongoing heading numbers.</p>

<p>Policy S1.</p>	<p>Modification 5: I recommend that the following changes are made to <u>Policy S1</u> for clarity and accuracy, as required by the NPPF and NPPG:</p> <p>Policy S1 – New Housing Development in the open countryside</p> <p>Proposals for new housing outside of the development boundary, and not on allocated sites, in the open countryside will be supported if they meet one or more of the following criteria and comply with all other policy in the development plan:</p> <ul style="list-style-type: none"> a) Replacement dwellings; b) Rural exception housing to meet an identified Parish need in accordance with Tewkesbury Borough Council policy, account of other policies in this Plan; c) Agricultural and forestry dwellings; d) Where proposals would involve the re-use or conversion of an existing building and accords with the relevant development principles set out at Policy GD1. <u>(or relevant new number) or</u> 	<p>Modification 5 accepted subject to changing 'allocations' in new bullet point e to designations for residential development in line with the recommendations in modification 13.</p>	<p><u>Modifications to be made:</u></p> <p>Page 24, Policy S1:</p> <p>Renumber Policy to GD1, add and delete text recommended by Examiner –</p> <p>Proposals for new housing outside of the development boundary, and not on allocated sites, in the open countryside will be supported if they meet one or more of the following criteria and comply with all other policies in the development plan:</p> <ul style="list-style-type: none"> a) Replacement dwellings; b) Rural exception housing to meet an identified Parish need in accordance with Tewkesbury Borough Council policy, taking account of other policies in this Plan; c) Agricultural and forestry dwellings; d) Where proposals would involve the re-use or conversion of an existing building and accords with the relevant development principles set out at Policy GD13; or e) The future Local Plan for Tewkesbury identifies an additional need for further housing in Twynning as a service village beyond the allocations in this plan and the defined development boundary.
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<p>Policy S2.</p>	<p>e) The future Local Plan for Tewkesbury identifies an additional need for further housing in Twynning as a service village beyond the allocations in this plan and the defined development boundary.</p>	<p>Modification 6: I recommend that the following alterations are made to Policy S2, its reasoned justification and appendix A, in order that the Twynning NDP complies with the Basic Conditions, is in general conformity with the development plan for Tewkesbury and the process of reviewing the development boundary is transparent and clear:</p> <p>Policy S2 – Development within the defined Development Boundary of Twynning Village Development within the defined Development Boundary, as indicated in on the Proposal-Map Appendix A, will be supported where it is consistent with other policy in the development plan. Infill development will be supported where it is consistent with the principles of sustainable development, and does not cause significant harm</p>	<p><u>Modifications to be made:</u></p> <p>Policy S, now GD2:</p> <p>as indicated on the Proposal-Map in Appendix A, will be supported where it is consistent with other policies in the development plan. Infill development will be supported where it is consistent with the principles of sustainable development, and does not cause significant harm</p> <p>Page 24, last Paragraph:</p> <p>The Parish-Council supports the UK-Sustainable Development Strategy and expects decision-makers to take into account the provisions and guidance of the strategy when assessing applications for new development The Development Boundary has been reviewed using the following criteria:</p> <ul style="list-style-type: none"> • It includes sites where new development has been built, is under construction or has permission but was outside the existing development boundary; • It follows physical features and boundaries for clarity.
	<p>Modification 6 accepted with one caveat:</p> <p>“• In the vicinity of School Farm Stables, current planning application 17/00959/FUL, the site to be added if planning permission gained, but otherwise the boundary to exclude the south west part of this site and existing barn. Boundary to be revised to continue along the field boundary of gardens to properties to the east of the site on Fleet road”</p> <p><u>Reason</u></p>	<p>Appendix A map:</p>	

	<p><i>significant harm and respects existing patterns of development, such as open spaces that contribute to the key characteristics of the village.</i></p> <p>Delete the final paragraph on <u>page 24, and replace with the following:</u></p> <p>The Development Boundary has been reviewed using the following criteria:</p> <ul style="list-style-type: none"> • It include sites where new development has been built, is under construction or has permission but was outside the existing development boundary; • It follows physical features and boundaries for clarity. <p><u>Appendix A map and revised development boundary to be amended as follows:</u></p> <ul style="list-style-type: none"> • <u>Willowend on Brockbridge Road to be excluded from the development boundary as it is not adjacent to any part of it and separated by land in agricultural use. This takes into account the outline permission 14/01081/OUT,</u> 	<p>The application is for: An extension to the residential development within the existing (Local Plan to 2011) residential settlement boundary; The retention of the existing barn, which also currently sits within the residential settlement boundary (LP2011); and A new stable building outside the current residential settlement boundary (LP2011).</p> <p>The application therefore mixes uses and whilst it is recommended for refusal in the event that it did receive planning permission we do not agree with the Examiner that the residential settlement boundary should be extended to include the stable buildings. In the event that the application is refused</p>	<ol style="list-style-type: none"> 1. Redraw to remove Willowend; 2. Redraw to remove existing barn; and 3. Revert to LP06 boundary around the Fleet Inn and Car Park.
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<p>Policy GD2.</p>	<p><u>which does not necessitate the inclusion of the site in this instance.</u></p> <ul style="list-style-type: none"> <u>In the vicinity of School Farm Stables, current planning application 17/00959/FUL, the site to be added if planning permission gained, but otherwise the boundary to exclude the south west part of this site and existing barn. Boundary to be revised to continue along the field boundary of gardens to properties to the east of the site on Fleet road;</u> <u>Revision to boundary that includes the car park to Fleet Inn to be removed and existing boundary from the adopted Local Plan to be retained at this location.</u> 	<p>we would agree that the boundary should be revised to continue along the field boundary of gardens to properties to the east of the site, which would remove the existing barn from the residential settlement boundary.</p> <p>In considering the use classes of the different parts of the site we recommend following the Examiners recommendation to exclude both the existing barn and the proposed stables from the residential settlement boundary as recommended by the Examiner.</p>	
	<p>Modification 7: In order that the policy is clear and deals with land-use issues I recommend the following alterations to Policy GD2: <u>The use of the word 'views' in bullets 1 and 6 shall be replaced by the following qualifying and</u></p>	<p>Modification 7 accepted.</p>	<p><u>Modifications to be made :</u></p> <p>Policy GD2, now 4, bullet point 1:</p> <p>Development shall respect the local landscape quality and ensure that important public views are maintained wherever possible (See Appendix B). Development shall be of a height, massing and appearance that does not adversely affect key distinctive important public views</p>

<p>Page 31 justification Policy GD3.</p>	<p><u>descriptive text: "important public views"</u>. <u>The title of Appendix B to be altered as follows:</u> <u>Appendix B – Areas that are defined as Important for their public views in the parish.</u></p>		<p>Policy GD2, now 4, bullet point 6: New development proposals likely to affect distinctive important public views will be expected to be supported by impact assessments and scaled drawings setting out how the development meets the above policy objectives. The level of detail contained within such assessments shall be commensurate with the scale of development proposed Appendix B, Title: Areas that are defined as Important for their public views in the parish Page 18, Paragraph 4: Important strategic public views are to be protected in and out of the Parish. Page 26, paragraph 5: New buildings should respect important public views in and out of streets and settlements.</p>
<p>Page 31 justification Policy GD3.</p>	<p><u>Modification 8: The justification for Policy GD3 is recommended to include the following sentence after the fourth paragraph of page 31 for clarity of meaning as required by the NPPF (para 154):</u> <u>"Smaller areas and subdivision of parking areas are considered within the context of Twynning Parish to normally cater for no</u></p>	<p>Modification 8 accepted.</p>	<p><u>Modifications to be made:</u> Page 31, Paragraph 4: Added 'Smaller areas and subdivision of parking areas are considered within the context of Twynning Parish to normally cater for no more than two or three vehicles each'</p>

<p>Policy GD4.</p>	<p>more than two or three vehicles each.”</p> <p>Modification 9: <u>I recommend that for clarity of purpose the policy is worded as follows:</u> “Development proposals will need to demonstrate that they will not lead to unacceptable levels of noise, general disturbance, smell, fumes, loss of daylight or sunlight, loss of privacy or have an overbearing effect on neighbouring properties.”</p>	<p>Modification 9 accepted.</p>	<p><u>Modifications to be made:</u></p> <p>Policy GD4, now 6: Added ‘on neighbouring properties’</p> <p>Policy GD4, title: Policy GD46 – Effect on neighbouring properties nearby</p>
<p>Policy GD5.</p>	<p>Modification 10: In order that the Basic Conditions are met with regard to clarity of policy I recommend the following alterations to the justification for this policy and its presentation: <u>The policy to be written continuously or, if split over pages and by a picture, to indicate with a new heading that it is a continuation of Policy GD5.</u> <u>The following paragraph to be added to the policy justification on page 34:</u> “Sustainable water issue solutions in an area with a high water table include the planting of trees and woodland. Excess</p>	<p>Modification 10 accepted.</p>	<p><u>Modifications to be made:</u></p> <p>Policy GD5, now 7, second part: Added ‘Policy GD7 – Water resources, quality and flood risk. Cont.’ as a heading or move picture to after policy if formatting allows.</p> <p>Page 34, Supporting text: Added new paragraph ‘Sustainable water issue solutions in an area with a high water table include the planting of trees and woodland. Excess water and potential flooding will be alleviated due to the trees’ need for considerable volumes of water, particularly in their mature state’</p>

<p>Policies GD6 and GD7.</p>	<p>water and potential flooding will be alleviated due to the trees' need for considerable volumes of water, particularly in their mature state."</p>		
<p>Policies GD6 and GD7.</p>	<p>Modification 11: Policies GD6 and GD7 are recommended to be amalgamated and read as follows: "Development that would create an unacceptable level of light pollution will not be supported. Exceptional circumstances for reasons of safety will require clear and evidenced justification. Flood lighting outside of residential areas will not normally be permitted. Within residential areas, external lighting will be expected to be minimised as far as safety and security requirements allow. All new development proposals with significant external lighting proposals should provide technical details of that scheme such that its impact on light pollution can be properly assessed." <u>The justification for the policy to include the following text as further explanation and advice:</u></p>	<p>Modification 11 accepted.</p>	<p><u>Modifications to be made:</u> Policies GD6 and GD7, now Policy GD8: Amalgamation – Development that would be likely to lead to an unacceptable level of light pollution will be resisted, Exceptional circumstances for reasons of safety will require clear and evidenced justification. Light pollution must be considered at an early stage of the design process for all developments and minimised throughout the proposal's design evolution. And Except for reasons where there is an over-riding justification related to matters of safety and security, street and flood lighting outside of the Parish settlement areas will be resisted. Within the Parish settlement areas, only minimum levels of lighting consistent with safety and security requirements will be permitted. All new development proposals, including the extension of existing buildings or the change of use of buildings, shall include information that fully defines lighting schemes in detail, including the position of lighting, light</p>

<p>Policy GD8.</p>	<p>“Light pollution should be considered at an early stage of the design process for all developments and minimised throughout the proposal’s design evolution. Street lighting is encouraged to be limited to areas of habitation and other activity, and its visual impact and lighting impact be minimised as far as safety allows.”</p>		<p>level, style of lanterns/lamps and columns/supporting structures.</p> <p>To</p> <p>Development that would create an unacceptable level of light pollution will not be supported. Exceptional circumstances for reasons of safety will require clear and evidenced justification. Flood lighting outside of residential areas will not normally be permitted. Within residential areas, external lighting will be expected to be minimised as far as safety and security requirements allow.</p> <p>All new development proposals with significant external lighting proposals should provide technical details of that scheme such that its impact on light pollution can be properly assessed</p> <p>Modifications to be made:</p> <p>Policy GD8, now 9:</p> <p>New developments, and any associated road schemes, should infrastructure are encouraged to include minimize the visual impact of street signage, markings, accessories and other roadside paraphernalia so that they are which is appropriate to the rural setting of the parish and that will do not result in an adverse impact upon the character and appearance of it-s the locality</p>
<p>Policy H1.</p>	<p>Modification 12: <u>Policy GD8 is recommended to be amended as follows:</u> <i>“New developments and associated infrastructure and any associated road schemes, should be encouraged to include minimise the visual impact of street signage, markings, accessories and other roadside paraphernalia so that they are appropriate to the rural setting of the parish and do not result in an adverse impact upon the character and appearance of its the locality.”</i></p> <p>Modification 13: <u>Policy H1 is</u></p>	<p>Modification 12 accepted.</p> <p>Modification 13 is</p>	<p>Modifications to be made:</p>

	<p>recommended to be amended so that line 2 of the first paragraph reads 'two sites are allocated designated for residential development...'</p>	<p>accepted.</p>	<p>Policy H1: allocated designated Policy S, now GD1, Paragraph 1: allocated sites designated for residential development Policy S, now GD1, new bullet point e: designated for residential development rather than 'allocations' in modification 5 Page 11, Paragraph 5: This Plan, once formally adopted, will provide locally specific policies and site allocations designations to complement the strategic direction provided in the JCS. Page 24, Supporting text, Paragraphs 3 and 4: allocated housing sites designated for residential development and allocated sites designated for residential development respectively</p>
<p>Policy H2</p>	<p>Modification 14: In order that Policy H2 complies with government guidance on reasonableness of policy and planning law I <u>recommend that the following alterations are made to it:</u></p>	<p>Modification 14 is accepted.</p>	<p><u>Modifications to be made:</u> Policy H2: Permission will be granted for Residential development or redevelopment will be supported, provided if all of the following criteria and other development plan policies are</p>

<p>Policy H3.</p>	<p>“Permission will be granted for residential development or redevelopment will be supported, provided if all of the following criteria and other development plan policies are met:</p> <ol style="list-style-type: none"> 1. Where development is of an appropriate size, it includes a mix of housing in terms of dwelling size, type and tenure; 2. Proposals for new dwellings, where appropriate, will be expected to provide a statement, setting out how the development meets the objectively identified needs the objectively identified..... <p>Rest of the policy as existing.</p>	<p>Modification 15 accepted.</p>	<p>met:</p> <ol style="list-style-type: none"> The Where development is of an appropriate size, it includes a mix of housing in terms of dwelling size, type and tenure; Proposals for new dwellings, where appropriate, will be expected to provide a statement, setting out how the development meets the objectively identified housing needs.
<p>Policy H3.</p>	<p><u>Modification 15: I recommend that Policy H3 is amended as shown in order that it is reasonable and flexible:</u> <i>In order to meet objectively identified housing needs, an element of affordable housing will be sought as part of any housing scheme in accordance with the requirements of TBC’s adopted development plan policies. Where possible affordable housing is provided on-site it shall should provide for a mix that reflects</i></p>	<p>Modification 15 accepted.</p>	<p><u>Modifications to be made:</u></p> <p>Policy H3:</p> <p>Where possible affordable housing is provided on-site it shall should provide for a mix that reflects local housing need, and shall be fully integrated and evenly distributed throughout the development of which it forms a part.</p> <p>All affordable housing where appropriate will be subject to a planning obligation to ensure that:</p> <p>When when homes are allocated, priority is given to people with a local connection to Twynning Parish (i.e.</p>

<p>currently living, working or with close family ties to the Parish).</p>		<p><i>local housing need, and shall be fully integrated and evenly distributed throughout the development of which it forms a part.</i></p> <p><i>All-Affordable housing where appropriate will be subject to a planning obligation to ensure that when homes are allocated, priority is given to people with a local connection to Twynning Parish (currently living, working or with close family ties to the Parish).</i></p>	
<p><u>Modifications to be made:</u></p> <p>Policy LF2:</p> <p>Policy LF2 – Twynning Village</p> <p>Development that supports the vibrancy and vitality of Twynning Village will be supported.</p> <p>Add new bullet point to NDP vision on Page 14 –</p> <p>Supporting development that maintains and enhances the vibrancy and vitality of Twynning Village</p> <p><u>Modifications to be made:</u></p> <p>Policy E2:</p> <p>Development that enables home-working will be</p>	<p>Modification 16 is accepted.</p>	<p><u>Modification 16:</u> I recommend that Policy LF2 is deleted in order that the Plan and its policies comply with the Basic Conditions. <u>The wording of the policy to be adapted to another aim and objective for the Plan and added to the others on page 14.</u></p>	<p>Policy LF2.</p>
	<p>Modification 17 accepted. Correction of 'policy' to 'policies' made to recommendation.</p>	<p><u>Modification 17:</u> I recommend Policy E2 is amended as follows: <i>Development that enables home-working will be supported subject to complying with other policy in</i></p>	<p>Policy E2.</p>

	the development plan.		supported subject to complying with other policies in the development plan.
Policy E3.	<p><u>Modification 18: The first sentence of Policy E3 is recommended to be amended as follows:</u> All New residential and employment development should will provide Superfast Broadband to all properties where possible.</p>	Modification 18 accepted.	<p><u>Modifications to be made:</u></p> <p>Policy E3, first sentence: All New residential and employment development should will provide Superfast Broadband to all properties where possible.</p>
Policy TP1.	<p><u>Modification 19: Policy TP1 is recommended to be amended as follows:</u> Development will only be permitted when it can be demonstrated that any will not resulting cause a severe adverse traffic impact and increase in the volume of traffic within Twynning Parish that cannot be acceptably mitigated on traffic increase in the volume of traffic within Twynning Parish will not result in a severe impact, particularly where the road network is narrow and pedestrian traffic facilities inadequate.</p>	Modification 19 accepted.	<p><u>Modifications to be made:</u></p> <p>Policy TP1: Development will only be permitted where it can be demonstrated that any resulting will not cause a severe adverse traffic impact and increase in the volume of traffic within Twynning Parish that cannot be acceptably mitigated will not result in a severe impact, particularly where the road network is narrow and pedestrian traffic facilities inadequate</p>
Policy ENV1.	<p><u>Recommendation:</u> The additional information provided for four sites would usefully be inserted into the justification for the policy, but this is not a basic</p>	Recommendation accepted.	<p><u>Modifications to be made:</u></p> <p>Page 55, Paragraph 2, Bullet Points 1 to 5:</p>

	<p>conditions issue and I make no formal recommendation on this.</p>		<p>1) Upham Meadow and Summer Leasow (SSSI Site of Special Scientific Interest)</p> <p>2) Brockeridge Common, a key wildlife site. An attractive open area registered as Common Land and also designated access land under the Countryside & Rights of Way act 2000. Contains examples of rare flora and fauna as identified in the Twyning Flora & Fauna List in the evidence submission. Crossed by public footpaths.</p> <p>3) Shuthonger Common. A mix of open pasture and wooded borders encompassing a disused railway line. A valuable habitat for a variety of wildlife. Crossed by footpaths.</p> <p>4) Hill End Common.</p> <p>5) Riverside Meadows between Twyning and Tewkesbury. Specifically identified in the Landscape Character Assessment for the Parish. The riverside meadows have several functions fulfilling the floodplane function and providing the habitat for important numbers of breeding waders and wildfowl. Significant views across to the Cotswold Escarpment and containing an important footpath between Twyning and Tewkesbury.</p>
<p>Page 54, 55 and Appendix D.</p>	<p>Modification 20: I recommend that Appendix D and reference to it is amended for clarity as follows: <u>Any area shown shaded but outside the neighbourhood plan area to be removed;</u> <u>Each of the areas listed to be protected to be shown by an area of shading not bisected by internal solid lines;</u></p>	<p>Modification 20 accepted.</p>	<p><u>Modifications to be made:</u></p> <p>Page 54:</p> <p>Remove map as included at Appendix D, now C.</p> <p>Appendix D:</p> <p>Rename to Appendix C -- including reference in Policy ENV1.</p> <p>Policy ENV1:</p>

	<p><u>'Appendix D' to be re-named as needed after other recommended modifications are made – specifically the removal of Appendix C.</u></p> <p><u>Policy ENV1 to not refer to a 'policies map', as it is the Appendix that has the relevant information.</u></p> <p><u>The justification on page 55 to not include mention of any sites that are outside the neighbourhood area.</u></p>		<p>Delete reference to 'The areas identified oin the Policies map (Appendix D C)'</p>
<p>Policy ENV2 and Appendix C.</p>	<p>Modification 21: I recommend that Policy ENV2 and its Appendix is amended as follows:</p> <p><u>Appendix C to be deleted and Policy ENV 2 altered to read:</u></p> <p><i>"Development proposals should ensure the retention of the open countryside between Twynning Village and Church End and not detract from this open and undeveloped character."</i></p>	<p>Modification 21 accepted.</p>	<p><u>Modifications to be made:</u></p> <p>Policy ENV2:</p> <p>Policy ENV2, title:</p> <p>Policy ENV2 – Significant-Gap Countryside between Twynning Village and Church End</p> <p>Policy ENV2, text:</p> <p>Development proposals should ensure the retention of the open character of the Significant-Gap countryside between Twynning Village and Church End and not detract from its open and undeveloped character.</p> <p>Appendix C:</p> <p>Deleted.</p>

Page 57, supporting text to Policy ENV2:

~~The Significant Gap is shown at Appendix C.~~ The purpose of maintaining ~~this gap~~ the open countryside between Twynning Village and Church End, which serves as a buffer or visual break between rural settlements is to protect the character and setting of the settlements and to provide additional protection to open land that may be subject to development pressures. The ~~designation helps~~ aim is to maintain a clear separation between Twynning Village and Church End in order to retain their individual identity. Acceptable development proposals for recreation will be supported providing proposals do not detract from the open and undeveloped character of the area.