

Schedule of Additional Modifications

Ref.	Plan Ref.	Modification
AM1	Para 2.2 (Introduction)	It is forecast that over the next 114 years Tewkesbury Borough will experience significant growth, alongside the growth that has already occurred, and while the Joint Core Strategy identifies where large strategic development will take place to accommodate some of this growth, it is the role of the Tewkesbury Borough Plan to identify where additional smaller-scale development should take place. In order to do this we need to decide the best way to accommodate the new housing and jobs necessary to meet our needs, while at the same time considering how to protect key assets – like our valuable countryside, our historic environment and our open spaces. This draft plan identifies preferred sites, known as ‘allocations’, to accommodate development and sets out policies to manage development and protect our key assets. <u>This plan should be read as a whole, together with the other documents forming the Development Plan, including the Joint Core Strategy and any Neighbourhood Development Plans.</u>
AM2	Para 2.15 (Introduction)	Policies need to be up-to-date to be effective in guiding planning decisions. The currently adopted Tewkesbury Borough Local Plan covered the period 1991-2011. While most of these policies have been ‘saved’ (i.e. they are still legally capable of being used in decision making) they need to be replaced by a new plan that reflects changes in local and national circumstances. Tewkesbury Borough Council therefore wants to ensure that the Borough is covered by a development plan so that local planning decisions can be based on a locally considered plan rather than solely on the application of national policy on an application by application basis. <u>The Policies in this Plan will therefore replace all the saved policies in the 2006 Tewkesbury Borough Local Plan. Further, the policies in the Plan must be read as a whole and in conjunction with the strategic policies set out within the Joint Core Strategy.</u>
AM3	New para 2.23	<u>Climate change is happening now; it is the issue of our times that cannot be ignored. The UK government has set a legal requirement to reduce greenhouse gas emissions by at least 100% of 1990 levels (net zero) by 2050. Tewkesbury Borough Council has recently declared a climate change emergency and the local plan process is a key mechanism and catalyst for action on the ground. There needs to be a rapid step change in the way we live our lives and undertake our day to day activities in order to prevent the climate changing in such a way that it threatens the planet and future generations.</u>
AM4	New para 2.24	<u>Climate change today is already resulting in a shift in our seasons: hotter drier summers, warmer wetter winters, more frequent droughts, more storms and gales resulting in damage to property. This is creating loss in wildlife habitats and species, social unrest through increased migration, greater demand for cooling in offices and homes, greater strain on water resources and wildlife, worsening summer air pollution, greater risk of flooding, increased heat stress to the elderly and infirm. These effects are happening globally and here in Tewkesbury Borough. The risk of flooding in Tewkesbury and neighbouring areas is already high and these risks are increasing steadily.</u>

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AM5	Para 2.35	'Healthy and happy communities' includes social interests such as <u>education, training,</u> health (physical and mental), homes, recreation, cultural and religious needs.
AM6	Para 2.38 (Objectives and Key Principles)	2. Promoting healthy connected communities (including recreation, culture, and religious and <u>social</u> needs [and closely linked to active modes of transport]). This also includes the provision of infrastructure;
AM7	Para 3.5 (Introduction to Housing Section)	To achieve these objectives this plan sets out the Council's preferred policy approach for enabling appropriate small-scale housing development at those settlements not defined within the settlement hierarchy. A specific site allocation is also made at Forthampton to meet community aspirations to enable a small amount of new housing within the settlement to support its vitality.
AM8	Policy TEW1 - Land at Odessa Farm, Tewkesbury	Public open space should be provided to the south of the site; in order to provide a transition between built development and open countryside; and to the east of the site in order to avoid development in Flood Zones 2 and 3 and the part of the site in the Registered Battlefield and Conservation Area.
AM9	Policy TEW3- Spring Gardens, Tewkesbury	Deliver a biodiversity net gain, including by improving habitat connectivity and acting as a stepping stone between the nearby Local Key Wildlife Site (Tewkesbury Disused Railway Line) and the Severn Ham Site of Special Scientific Interest
AM10	Policy TEW4 - Healings Mill, Tewkesbury	Deliver a biodiversity net gain, <u>including</u> which may include the expansion/restoration of the habitats associated with the Severn Ham SSSI
AM11	Policy BIS3 – Land at allotments off A435, Bishops Cleeve	Vehicle access should be from the adjacent development to the south/west (Cleevelands) unless demonstrated not to be feasible A landscaped green edge should be provided to the north of the site corresponding to, and providing visual and functional connectivity with, the green infrastructure in the adjacent development to the west (Cleevelands) and providing biodiversity net gains <u>focusing on ecological enhancements to the Dean Brook....</u>
AM12	Policy COO1 - Land at junction of A38/A4019, Coombe Hill	Enhanced pedestrian connectivity to be provided with Site RES1K <u>COO2</u> (Land at Swan PH) and the services and public transport facilities within the village

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AM13	Policy RES6 Rural Exception Sites	In all cases <u>the letting of</u> affordable housing units will be restricted in perpetuity to occupation by households with a member in housing need as defined above.
AM14	Para 3.40 (Policy RES7)	The objective of Policy RES7 is to enable the re-use and conversion of existing, <u>redundant</u> , or disused rural buildings that are capable of functioning as new dwellings without the need for substantial new building works. Proposals involving new works that are tantamount to a rebuild will not be acceptable under Policy RES7. <u>The Council may request evidence to demonstrate that the building proposed to be converted is redundant or disused in situations where this is unclear from the information provided with the application and from observations on site.</u>
AM15	Green Belt Para 5.4	Shurdington is entirely surrounded by Green Belt and, as of April 2019 <u>May 2017</u> , there had only been <u>15</u> 7 new dwellings committed at the village within the plan period.
AM16	Para 6.29 (Policy RET8)	This policy applies to proposals for retail development in the countryside that are related to agriculture or horticulture, such as garden centres and farm shops. The countryside for the purposes of this policy is defined as those parts of the Borough located outside of defined settlement boundaries <u>and outside of the designated retail areas referred to at Policy RET1</u> . Any wider retail proposals, both in terms of use and location, will be considered using the other relevant retail policies in this plan.
AM17	Para 6.36 (Policy RET9 - Tewkesbury Town Regeneration)	All proposals on the site should also achieve an overall enhancement to the site's biodiversity value and its contribution to the green infrastructure network; including by avoiding (or mitigating) harm to the designated <u>Local Key</u> -Wildlife Site (Tewkesbury Disused Railway Line), ensuring the retention and long term protection of the mature trees on site subject to a Tree Preservation Order (No. 229) and delivering biodiversity/green infrastructure enhancements either within the site itself or to the wider <u>Local Key</u> Wildlife Site/green corridor.
AM18	Para 7.23 (Policy HER2 Listed Building)	Technical advice, or information on where to obtain it will be offered by the Council's Conservation <u>Specialist Officer</u> and/or <u>Historic England</u> English Heritage .
AM19	Para 7.26 (Policy HER3 Historic Parks and Gardens)	<u>Historic England</u> English Heritage has published a Register of Parks and Gardens of Special Historic Interest.
AM20	Policy HER4 Archaeological Sites and Scheduled Monuments	Where development will cause harm or loss, <u>as identified after an appropriate assessment and evaluation</u> , provision should be made for excavation and recording, with <u>the an appropriate assessment and evaluation publication and curation of the archive</u> . The appropriate publication/ curation of findings will be expected.

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AM21	Para 8.28 (Policy LAN5 Local Green Spaces)	Further Local Green Spaces may be identified in Neighbourhood Plans <u>and through any future review of the local plan</u> providing they meet the relevant criteria within the National Planning Policy Framework.
AM22	Para 8.39	<u>The European and</u> or internationally designated habitat sites in Tewkesbury Borough are the Cotswold Beechwoods Special Area of Conservation (SAC) in Brockworth and Great Witcombe parishes, and the Dixton Wood SAC in Alderton parish. Development that has potential to have a likely significant effect on these <u>European or</u> internationally designated sites (either alone or in combination with other plans and projects) will be subject to a Habitats Regulations Assessment.
AM23	Policy HEA1 Healthy & Active Communities	As a minimum, all major development will be required to demonstrate that the potential impacts on health <u>and wellbeing</u> have been considered and addressed through a Design and Access Statement to a level proportionate to the scale of the development.
AM24	Para 9.7 (Policy HEA1 Healthy & Active Communities)	Early engagement with the Director of Public Health, local Clinical Commissioning Groups and NHS England is encouraged.
AM25	Para 9.21 (Policy RCN4 Equine Facilities)	In addition, regard should be had to the requirements of policy NAT1 and the need to ensure that equine development does not result in the degradation of priority habitats or designated biodiversity sites.
AM26	Para 10.3	<p>The policies in the Joint Core Strategy support the Local Transport Plan with requirements for developers to provide safe and accessible travel choices, avoiding or mitigating severe predicted increases in congestion, providing the necessary highway infrastructure, walking, cycling and public transport options and preparing Transport Statements, Assessments and Travel Plans where significant amounts of new trips are anticipated. <u>These policies are equally applicable to all scales of growth within the Borough including that specifically set out within this Borough Plan.</u></p> <p><u>In addition, as the strategic plan, the JCS is supported by a comprehensive transport evidence base that provides a strategy for the cumulative total growth required during the plan period, including what is to be delivered through the Borough Plan. Therefore, all development, including that proposed in this plan, needs to support the Transport Strategy underpinning the JCS.</u></p>

Ref.	Plan Ref.	Modification
AM27	Policy TRAC2 – Cycle Network & Infrastructure	Promoting and providing safe, well-lit cycle parking, storage, and -changing facilities <u>and e-bike charging infrastructure</u> at public transport nodes, schools, community facilities, and employment centres; and requiring new development to provide cycle facilities on site where appropriate.
AM28	Policy TRAC3 Bus Infrastructure	On strategic-scale developments, including JCS Strategic Allocations, the potential for bus services to move through the site should be explored and, where possible and operationally viable, <u>developments will be</u> required to enable a sustainable service to be established or routed. The design of such developments should enable the safe, direct and convenient movement of buses including appropriate passenger facilities.
AM29	Para 10.25 (Policy TRAC5 Ashchurch for Tewkesbury Rail Station)	The station would also benefit from improved accessibility and Tewkesbury Borough Council will seek to improve links to the station from the surrounding area, <u>such as the wider</u> particularly Tewkesbury Town, <u>particularly by sustainable transport modes.</u>