

## Appendix 2: The Leigh NDP Schedule of Examiner's Recommendations

Policy / Section	Examiner's Recommendation	Action
<p>Contents / Background</p>	<p><u>Recommended modification 1</u>  <i>Pages 2 and 3</i>  Delete the row relating to Caravan and Camping Sites and make consequential amendments to page numbering.  <i>Page 7, paragraph 14</i>  Replace “traveller site (Field View” with ““Traveller site with 16 pitches (Fieldview”.</p>	<p><u>Modification to Contents pages to read:</u></p> <p>Introduction.....4  The Leigh Parish Neighbourhood Development Plan.....4  Neighbourhood Plan Area and Period.....5  Background to The Leigh and the NDP.....7  Flooding.....8  Demographic profile.....14  Parish Aspiration.....14  Community Action Point.....15  The Development Plan.....16  Saved policies of the Tewkesbury Borough Local Plan to 2011.....17  The Joint Core Strategy 2011 – 2031.....18  Minerals Local Plan for Gloucestershire 2018 – 2032.....19  Gloucestershire Waste Core Strategy 2027 – Adopted November 2012.....19  The Emerging Borough Plan (Tewkesbury Borough Plan 2011 to 2031).....19  M5 Junction 10 Improvement Scheme.....27  Vision and Objectives.....29  NDP Detailed Objectives.....29  Environment Policies.....32  Landscape and countryside.....32  Policy E1: Landscape and countryside.....36  Nature, ecology and biodiversity.....37  Policy E2: Biodiversity.....39</p>

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		<p>people of whom 70% had lived in the parish for more than ten years. Within the community is a small well run traveller <a href="#">site with 16 pitches</a> (<del>Field-view</del> <a href="#">Fieldview</a>) that has existed for many years. With a garage, shop, pub and farm shop at Coombe Hill, and bus services to the main towns, the Parish is compact with an opportunity for limited development. The vast majority of the population currently rely on their motor cars to commute for work, shopping, schools and other services.</p>
<p>Parish Aspirations</p>	<p><u>Recommended modification 2</u>  <i>Page 15, line 2</i>                      Replace "Apperley is equidistant from Norton" with "Apperley and Norton are equidistant from the parish" .</p>	<p><u>Modification to Para 33 to read:</u></p> <p>Historically, children from Leigh Parish have either gone to Norton School (south along the A38) for primary school, then progressing to Tewkesbury Comprehensive at senior level. Recently however, Norton has become over-subscribed and local children have been forced to go to Apperley with no provision of transport. Apperley <del>is equidistant from</del> and Norton <a href="#">are equidistant from the parish</a>, but the roads circumvent the canal and it is therefore a much longer journey by car.</p>
<p>The Development Plan</p>	<p><u>Recommended modification 3</u>  <i>Page 16, paragraph 44</i>                      Delete the second indent.</p>	<p><u>Modification to Para 44 to read:</u></p> <ul style="list-style-type: none"> <li>• Saved policies of the Tewkesbury Borough Local Plan to 2011 (LP) <del>• The Flood and Water Management Supplementary Planning Document (March 2018)</del> • Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) 2011 – 2031,</li> </ul>

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		<p>Adopted December 2017 (JCS) • Mineral Local Plan for Gloucestershire 2018 – 2032 (Adopted March 2020) • Gloucestershire Waste Core Strategy 2027 – Adopted November 2012 • Saved policies of the adopted Gloucestershire Waste Local Plan</p>
<p>The Development Plan</p>	<p><u>Recommended modification 4</u>  <i>Page 19, paragraph 61</i>            Replace “50 dwellings” with “up to 95 dwellings”.</p>	<p><u>Modification to Para 61 to read:</u>            The emerging borough plan policies RES1 and RES2 seek to allocate a site of 4.9 ha, <del>for 50</del> up to 95 dwellings at Coombe Hill (COO1) and an adjacent site for 0.9 ha for 25 dwellings (COO2). The allocations are shown in <b>Figure 7</b>. This NDP seeks to address the development pressures that these allocations will give rise to.</p>
<p>Policy E1</p>	<p><u>Recommended modification 5</u>  <i>Page 36, policy E1, paragraph C</i>            Replace “all current public rights of way in the parish” with “those public rights of way in the parish that are significantly affected by the development”.  <i>Paragraph F</i>            Delete the whole of this.</p>	<p><u>Modification to Policy E1 to read:</u></p> <p>Development in The Leigh Parish will be supported where it will:</p> <p>A. Have a positive impact on the ecology and visual amenity of the area. Development schemes will demonstrate that they have improved biodiversity on the site and have where possible linked these improvements to adjacent corridors or natural features.</p> <p>B. Improve access to the valued landscapes and natural countryside features by ensuring that new development links to the existing public rights of way network where possible to promote better access to the countryside.</p>

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		<p>C. Protect, maintain and enhance <b>all those</b> current public rights of way in the parish <b>that are significantly affected by the development</b>. Improvements should address signposting.</p> <p>Proposals at CO01 and CO02 should in particular:</p> <p>D. Improve the linkages to the historic village for walkers and cyclists, using standards in Local Transport Note 20. Improvement schemes provided by the developments should be complementary and cumulative where each will make a proportionate contribution to overall improved linkages.</p> <p>E. Where development at CO01 cannot provide a minimum of 10% biodiversity net gain on site, improvements may be made to land at the Coombe Hill Nature Reserve.</p> <p><del>F. A significant tree screen will be provided to the eastern boundary of CO02 to reduce the urbanising impact of the local plan housing allocation on views from the AONB. The tree screen should be designed in such a way as to provide a biodiverse multi-functional area that combines biodiversity improvements, recreational access and natural flood management.</del></p>

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Nature, ecology and biodiversity	<p><u>Recommended modification 6</u>  <i>Page 37, above paragraph 90</i>                      Replace "Combe" with "Coombe".</p>	<p><u>Modification to Para 90 to read:</u></p> <p><b>Combe Coombe Hill SSSI</b></p> <p>The Coombe Hill Canal SSSI lies directly to the north on the parish boundary (the canal forms the boundary), though the parish lies within its Impact Zone. The SSSI is shown in <b>Figure 11</b>.</p>
Policy E2	<p><u>Recommended modification 7</u>  <i>Page 39, policy E2</i>                      Replace "Loss" with "Significant loss".                      Replace "like for like" with "appropriate compensatory".</p>	<p><u>Modification to Policy E2 to read:</u></p> <p>Development in The Leigh Parish will be supported where it will:</p> <p>A. Enhance local biodiversity or ecological networks on site, or where this is not possible, off-site. Suitable considerations for off-site improvements are to improve the SSSI, canal, local woodlands, trees and hedgerows, and improvements to grazing habitats.</p> <p>B. Schemes that reinstate orchards or re-introduce orchard trees will be encouraged.</p> <p>C. <b>Significant</b> Loss of existing natural features such as habitats, woodland, hedgerows, remnant orchards and veteran trees will be resisted.</p> <p>D. Where loss of natural features has occurred in the five years prior to the application, or unavoidably as a result of the proposal, <b>like for like appropriate compensatory</b> replacements will be required. Replacement can either be on-site or as part of an improvement scheme off-site in accordance with A above where it may be necessary to provide a commuted sum.</p>

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Historic Environment	<p><u>Recommended modification 8</u>  <i>Page 40, paragraph 95</i>                      Replace the first sentence with, "The parish, which has a long history, was originally divided between the hundreds of Deerhurst and Westminster".</p>	<p><u>Modification to Para 95 to read:</u></p> <p>The parish, <b>which</b> has a long history, <b>was</b> originally divided between the hundreds of Deerhurst and Westminster. The first mention of St. Catherine's Church was in 1225, with the main settlement in the parish being close to the church and the moated Leigh Manor House, (now Leigh Court).</p>
Policy E3	<p><u>Recommended modification 9</u>  <i>Page 43, policy E3</i>                      Replace the second sentence of A with "Development at local plan housing allocation sites should provide interpretation of any historic context."</p>	<p><u>Modification to Policy E3 to read:</u></p> <p>Development in The Leigh Parish will be supported where it will:</p> <p>A. Make provision for interpretation of and access to the historic environment to enable new residents to understand their historic context. Development at local plan housing allocation sites should provide interpretation of <b>its</b> <b>any</b> historic context <b>within the wider Parish</b>.</p> <p>B. Respect the historic features of neighbouring development as well as the wider character of the parish.</p>
Policy H1	<p><u>Recommended modification 10</u>  <i>Page 44 paragraph 108</i>                      Replace the second sentence with "It is important that developer estates contain a mixture of styles if we are to maintain the rural feel of the Parish".  <i>Page 47, policy H1</i>                      Delete the whole of D and re-letter appropriately.                      Delete "and will meet lifetime homes standards".</p>	<p><u>Modification to Para 108 to read:</u></p> <p>As well as historic buildings, there are an eclectic mix of thatched cottages, Severn Vale cottages, grand houses, traditional workers terraces alongside more modern houses and bungalows. It is important that <b>the imposition of</b> developer estates <b>are maintained at lower densities and with</b> <b>contain</b> a mixture of styles if we are to maintain the rural feel of the Parish.</p>

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		<p><u>Modification to Policy H1 to read:</u></p> <p>New housing development where a masterplan or design brief is required under JCS policy SD4 or other Development Plan policy will take the following considerations into account:</p> <p>A. Generic urban design will not be supported. Design and Access Statements should demonstrate how the locally distinctive character of the area has been accounted for using the Positive Local Design Features identified in <b>Table 1</b>.</p> <p>B. Biodiversity net gain will be required in relevant development. Natural landscape features such as hedgerows, hedges, orchard and mature trees, wildflower areas and habitats, should be retained and protected wherever possible and where not possible, should be replaced onsite or offsite with a feature of equivalent or better quality.</p> <p>C. Proposals should relate to the adjacent and nearby local character in massing, scale and use of outdoor landscaping, particularly in the village. Developments of multiple dwellings other than on allocated development sites should generally adopt a farmstead cluster to reflect the local rural character. Proposals that would lead to the creation of linear formed development alongside roads will be resisted.</p> <p><del>D. Other than on allocated development sites, housing density will be expected to be in keeping with adjacent and nearby development.</del></p>



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		<p><del>E</del>. D. Proposals will consider the local foot and cycle network and demonstrate that provision has been made to link the new development to the network in order to create attractive walking and cycling opportunities. Standards should conform to those in Local Transport Note 1/20.</p> <p><del>F</del>. E. A range of housing types, including housing appropriate to the elderly, and small houses for younger people, will be supported.</p> <p><del>G</del>. F. All development will be highly sustainable, including energy efficiency measures and energy generation <del>and will meet lifetime homes standards</del>. Adequate refuse and recycling storage that is not visible from the public sphere will be incorporated into all schemes. Superfast broadband will be provided for all developments.</p> <p><del>H</del>. G. Lighting schemes will reflect local character and be restricted to that necessary for public safety. Light pollution into the countryside will be avoided.</p>
Policy H2	<p><u>Recommended modification 11</u>  <i>Page 47, policy H2</i>            In criterion E, replace “reduction” with “harmful reduction”.</p>	<p><u>Modification of Policy H2 to read:</u></p> <p>Conversions and extensions to existing dwellings will take the following considerations into account, especially within the Landscape Protection Zone:</p> <p>A. Generic urban design will not be supported. Proposals should demonstrate how the locally distinctive character of the area has been accounted for using the Positive Local Design Features are identified in <b>Table 1</b>.</p>

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		<p>B. The proportion of the new building is in keeping within the scale, appearance and character of the existing dwelling and its surroundings. Extensions will be subservient to the main building.</p> <p>C. The privacy of neighbours will be respected so that they can enjoy in their own homes and gardens without fear of being overlooked.</p> <p>D. The development does not introduce an overbearing and incongruous feature that can be viewed from adjoining properties, from roadways or adopted footpaths.</p> <p>E. There is no harmful reduction in off street parking capacity.</p> <p>F. It does not detract from the character of the area.</p> <p>G. Extensions to dwellings will have the main access through the primary building and will not be capable of becoming severed from it to create a new and separate dwelling.</p>
Policy H3	<p><u>Recommended modification 12</u>  <i>Page 48, policy H3</i>            Replace the opening sentence with:            "To the extent that the following is not covered by a community infrastructure levy, developer contributions that are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects will be sought from the local plan site allocations and any other major development for the following:"            In B, replace "Combe" with "Coombe".            Delete E.</p>	<p><u>Modification to Policy H3 to read:</u></p> <p>To the extent that the following is not covered by a community infrastructure levy, <del>D</del> developer contributions that are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects will be sought from the local plan site allocations and any other major development for the following:</p>

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		<p>A. Proposers of schemes on Housing Allocations in Coombe Hill will be expected to seek early engagement with The Leigh Parish Council to understand local requirements for a village hall and will make appropriate provision for a new village hall.</p> <p>B. Developer contributions will be sought from major development towards a footpath improvement scheme that will create a safe and attractive joint walking and cycling path between The Leigh village and Combe Coombe Hill along the A38.</p> <p>C. Developer contributions will be sought for the provision of schools and school transport schemes in accordance with advice from the Local Education Authority.</p> <p>D. A proportionate contribution will be made to support the Library Authority for major residential development.</p> <p><del>E. Developer contributions will be sought for the provision of schools and school transport schemes in accordance with advice from the Local Education Authority.</del></p>
Policy H4	<p><u>Recommended modification 13</u>  <i>Page 49</i>  Delete C and F and re-letter accordingly.</p>	<p><u>Modification to Policy H4 to read:</u></p> <p>Parking schemes for Major Development will demonstrate the following design principles and considerations, especially within the Landscape Protection Zone:</p>

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		<p>A. Parking spaces will be located in a manner that:</p> <ul style="list-style-type: none"> <li>a. ensures that parked cars do not dominate the street scene;</li> <li>b. clusters of cars will not form in the street scene;</li> <li>c. surfaces will be permeable;</li> <li>d. parking fits in with the character of the area.</li> </ul> <p>B. Garages should reflect the architectural style of the house they serve, and be set back from the road frontages. Garage blocks will be discouraged.</p> <p><del>C. A minimum of one off road space per dwelling up to two bedrooms, larger dwellings a minimum of two off road spaces should be provided. Such spaces should be in addition to garage spaces.</del></p> <p><del>D:</del>C Every dwelling will have at least one electric vehicle charging point.</p> <p><del>E:</del>D. Parking must be located in between or to the rear of houses, rather than in the front, to avoid dominating the street scene.</p> <p><del>F. A minimum of one off road visitor space should be provided for every two dwellings in addition to the above to discourage on street parking.</del></p>
Policy H5	<p><u>Recommended modification 14</u>  <i>Page 50</i>  Delete everything on this page.  <i>Subsequent pages</i>  Renumber pages and paragraphs accordingly.</p>	<p><u>Deletion of Para 125 – 127:</u></p> <p><del>125. The NDP area includes a long standing and well run traveller site, Fieldview Caravan Park, illustrated in the photos below. The Field View Caravan Park has 16 pitches.</del></p>

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		<p><del>126. Seasonal camping and caravanning facilities can play an important part in the rural economy. However it is not felt that the Parish can sustain or encourage such developments. Holiday accommodation within existing residential holdings can be encouraged as a contribution to the county tourism industry.</del></p> <p><del>127. Emerging Borough Plan policy TOR3 states that new or extended caravan and camping sites for tourists accommodation should be located within or adjacent to existing settlements or existing sites. Proposals for new sites within the open countryside will need to demonstrate why the proposed location is essential.</del></p> <p><u>Deletion of Policy H5:</u></p> <p><del>Proposals for new caravan and camping sites will only be supported in the parish where it can be demonstrated that the proposed location is essential and will not affect residential amenity of neighbours, and that alternative appropriate sites have been proven to be unachievable.</del></p> <p><u>Modification to Pages 51 – 63 to renumber pages and paragraphs accordingly</u></p>