

Appendix 2: Woodmancote NDP Schedule of the Examiner’s Recommended Modifications

Policy / Section	Examiner’s Recommendation	Action																																												
<p>Basic Conditions Statement</p>	<p>Modification 1: <u>Table 2 of the Basic Conditions Statement to be replaced with an updated version.</u></p> <p><u>New second sentence to be added to paragraph 14 to read:</u> “A full review of the planning policy context can be found in Appendix 1.”</p> <p><u>Out-of-date references to NDP plan period in paragraph 15 to be deleted.</u></p>	<p>Table 2 to be deleted and replaced with the updated version as provided by the Parish Council on 31 March 2022, as follows:</p> <p>Table 2</p> <table border="1" data-bbox="819 448 2040 1326"> <thead> <tr> <th data-bbox="819 448 1400 520">NDP-policy</th> <th data-bbox="1400 448 1617 520">Economic</th> <th data-bbox="1617 448 1834 520">Social</th> <th data-bbox="1834 448 2040 520">Environmental</th> </tr> </thead> <tbody> <tr> <td data-bbox="819 520 1400 632">Policy 1: Cotswolds Area of Outstanding Natural Beauty</td> <td data-bbox="1400 520 1617 632"></td> <td data-bbox="1617 520 1834 632"></td> <td data-bbox="1834 520 2040 632"></td> </tr> <tr> <td data-bbox="819 632 1400 703">Policy 2: Green Belt</td> <td data-bbox="1400 632 1617 703"></td> <td data-bbox="1617 632 1834 703"></td> <td data-bbox="1834 632 2040 703"></td> </tr> <tr> <td data-bbox="819 703 1400 775">Policy 3: Residential Development outside the Settlement Boundary</td> <td data-bbox="1400 703 1617 775"></td> <td data-bbox="1617 703 1834 775"></td> <td data-bbox="1834 703 2040 775"></td> </tr> <tr> <td data-bbox="819 775 1400 887">Policy 4: Protected View Over The Strategic Landscape Area</td> <td data-bbox="1400 775 1617 887"></td> <td data-bbox="1617 775 1834 887"></td> <td data-bbox="1834 775 2040 887"></td> </tr> <tr> <td data-bbox="819 887 1400 959">Policy 5: Water Management Statements</td> <td data-bbox="1400 887 1617 959"></td> <td data-bbox="1617 887 1834 959"></td> <td data-bbox="1834 887 2040 959"></td> </tr> <tr> <td data-bbox="819 959 1400 1070">Policy 6: Design of Sustainable Urban Drainage Systems</td> <td data-bbox="1400 959 1617 1070"></td> <td data-bbox="1617 959 1834 1070"></td> <td data-bbox="1834 959 2040 1070"></td> </tr> <tr> <td data-bbox="819 1070 1400 1142">Policy 7: Natural Flood Management</td> <td data-bbox="1400 1070 1617 1142"></td> <td data-bbox="1617 1070 1834 1142"></td> <td data-bbox="1834 1070 2040 1142"></td> </tr> <tr> <td data-bbox="819 1142 1400 1214">Policy 8: Flooding on roads in the AONB</td> <td data-bbox="1400 1142 1617 1214"></td> <td data-bbox="1617 1142 1834 1214"></td> <td data-bbox="1834 1142 2040 1214"></td> </tr> <tr> <td data-bbox="819 1214 1400 1286">Policy 9: Design</td> <td data-bbox="1400 1214 1617 1286"></td> <td data-bbox="1617 1214 1834 1286"></td> <td data-bbox="1834 1214 2040 1286"></td> </tr> <tr> <td data-bbox="819 1286 1400 1326">Policy 10: Oxbutts Caravan Park</td> <td data-bbox="1400 1286 1617 1326"></td> <td data-bbox="1617 1286 1834 1326"></td> <td data-bbox="1834 1286 2040 1326"></td> </tr> </tbody> </table>	NDP-policy	Economic	Social	Environmental	Policy 1: Cotswolds Area of Outstanding Natural Beauty				Policy 2: Green Belt				Policy 3: Residential Development outside the Settlement Boundary				Policy 4: Protected View Over The Strategic Landscape Area				Policy 5: Water Management Statements				Policy 6: Design of Sustainable Urban Drainage Systems				Policy 7: Natural Flood Management				Policy 8: Flooding on roads in the AONB				Policy 9: Design				Policy 10: Oxbutts Caravan Park			
NDP-policy	Economic	Social	Environmental																																											
Policy 1: Cotswolds Area of Outstanding Natural Beauty																																														
Policy 2: Green Belt																																														
Policy 3: Residential Development outside the Settlement Boundary																																														
Policy 4: Protected View Over The Strategic Landscape Area																																														
Policy 5: Water Management Statements																																														
Policy 6: Design of Sustainable Urban Drainage Systems																																														
Policy 7: Natural Flood Management																																														
Policy 8: Flooding on roads in the AONB																																														
Policy 9: Design																																														
Policy 10: Oxbutts Caravan Park																																														

The economic objective:	Policy 5: Water Management Statements Policy 6: Design of Sustainable Urban Drainage Systems
The social objective:	Policy 3: Residential development outside the Settlement Boundary Policy 4: Protected View Over the Special Landscape Area Policy 8: Flooding on Roads in the AONB Policy 9: Design
The environmental objective:	Policy 1: Cotswolds Area of Outstanding Natural Beauty Policy 2: Green Belt Policy 5: Water Management Statements Policy 6: Design of Sustainable Urban Drainage Systems Policy 7: Natural Flood Management Policy 10: Oxbutts Caravan Park

Para 14 of the Basic Condition Statement to read:

Where policies from the Joint Core Strategy, the Flood and Water Management SPD, and the emerging Local Plan are relevant to the policies in the Woodmancote NDP, these are specifically referenced within the supporting text of the document or in the Planning Policy Context review. [A full review of the planning policy context can be found in Appendix 1.](#) The Woodmancote NDP adds local detail in support of the higher tier policies and does not conflict with or undermine them.

Para 15 of the Basic Conditions Statement to read:

~~The draft of the NDP submitted to Tewkesbury Borough Planning team was for a period ending 2036. However the plan period was truncated in this final version to ensure conformity with the basic conditions.~~ The NDP will be reviewed on or before 2026 when it is anticipated that the JCS plan period will have been extended to 2036.

Sustainable Development

Modification 2: Box 2 of the NDP to be replaced with an updated version.

Delete Box 2 and replace it with the updated version as provided by the Parish Council on 31 March 2022, as follows:

~~Box 2: How policies in this neighbourhood plan contribute to sustainable development.~~

NDP policy	Economic	Social	Environmental
Policy 1: Cotswolds Area of Outstanding Natural Beauty			
Policy 2: Green Belt			
Policy 3: Residential Development outside the Settlement Boundary			
Policy 4: Protected View Over The Strategic Landscape Area			
Policy 5: Water Management Statements			
Policy 6: Design of Sustainable Urban Drainage Systems			
Policy 7: Natural Flood Management			
Policy 8: Flooding on roads in the AONB			
Policy 9: Design			
Policy 10: Oxbutts Caravan Park			

		<p>The economic objective:</p> <p>The social objective:</p> <p>The environmental objective:</p>	<p>Policy 5: Water Management Statements Policy 6: Design of Sustainable Urban Drainage Systems</p> <p>Policy 3: Residential development outside the Settlement Boundary Policy 4: Protected View Over the Special Landscape Area Policy 8: Flooding on Roads in the AONB Policy 9: Design</p> <p>Policy 1: Cotswolds Area of Outstanding Natural Beauty Policy 2: Green Belt Policy 5: Water Management Statements Policy 6: Design of Sustainable Urban Drainage Systems Policy 7: Natural Flood Management Policy 10: Oxbutts Caravan Park</p>
Planning Policy Context	<p>Modification 3: Text of plan to be altered: new sentence added to paragraph 85 of the NDP to read:</p> <p>“This confirms that the policies in the NDP comply with the policies in the Tewkesbury Borough Local Plan which was adopted on 8 June 2022.”</p>	<p><u>Modification to Para 85 to read:</u></p> <p>A full review of the planning policy context can be found in Appendix 1. This confirms that the policies in the NDP comply with the policies in the Tewkesbury Borough Local Plan which was adopted on 8 June 2022.</p>	
Neighbourhood Development Planning Policies	<p>Modification 4: New paragraph to introduce the policies in the NDP to be added at the top of page 50 headed: “Neighbourhood Development Planning Policies”.</p>	<p><u>Add new section to introduce policies in the NDP with heading as follows:</u></p> <p>Neighbourhood Development Planning Policies</p> <p><u>Add a Proposals Map to the NDP to show:</u></p>	

	<p>Proposals Map covering the whole NDP area to be added to ensure clarity for future users.</p> <p>Reference to the Proposals Map and its purpose to be added to new paragraph at the top of page 50.</p> <p>Subsequent paragraphs to be renumbered accordingly.</p>	<p>The settlement boundary for Woodmancote; the extent of the AONB, Green Belt, and the Special Landscape Area and the WOO1 land allocation.</p> <p><u>Include a reference to the Proposals Map and its purpose in the new paragraph at the top of page 50.</u></p> <p><u>Subsequent paragraphs renumbered accordingly.</u></p>
<p>Policy 1</p>	<p>Modification 5: <u>Policy 1 to be deleted</u></p> <p>Text of plan to be altered: new paragraph 91 to be added. Out-of-date references to development in the AONB and in paragraphs 63-67 to be updated and amended. Paragraph 65 to be deleted.</p> <p>Subsequent paragraphs and policies to be renumbered accordingly.</p>	<p><u>Policy 1 to be reworded to read:</u></p> <p>Policy 1: Cotswolds Area of Outstanding Natural Beauty</p> <p>A.—All development proposals in Woodmancote should demonstrate that they have fully addressed the Cotswolds AONB Conservation Board’s Landscape Character Assessment and Landscape Strategy and Guidelines and have provided all necessary mitigation, and should be in character with the Woodmancote AONB.</p> <p>B.—Proposals in the Woodmancote AONB or that affect its setting that provide the following enhancements in particular will be supported:</p> <p style="padding-left: 40px;">i.—Improved access for walking, cycling and horse riding in the AONB;</p> <p style="padding-left: 40px;">ii.—Introduction of Natural Flood Management projects as set out in WNDP Policy 7.</p> <p>C.—Development proposals that seek to extend the settlements of either Woodmancote Village (as defined by Emerging Borough Plan Policy RES2 of the Borough Plan), or in the Cleeve Hill community between Stockwell Lane and Post Office Lane, will not be supported.</p>

All development proposals within the AONB area of the Woodmancote Neighbourhood Development Plan should demonstrate that they have fully addressed the Cotswolds AONB Conservation Board's Landscape Character Assessment and Landscape Strategy and Guidelines.

New Para 91 to read:

91. Three sets of planning policies apply within the Cotswolds AONB – the Joint Core Strategy for Gloucester, Cheltenham and Tewkesbury (December 2017), the Cotswolds AONB Management Plan (September 2018) and the recently adopted TBLP.

Modification to Para 64 to read:

~~Emerging Borough Plan~~ Tewkesbury Borough Plan Policy RES 4 similarly states for other rural settlements ~~areas~~ such as Cleeve Hill ~~and the countryside, that development should be~~ very small-scale residential development will be acceptable in principle within and adjacent to the built up area the settlement providing: it is of a scale that is proportionate to the size and function of the settlement and maintains or enhances sustainable patterns of development; it does not have an adverse cumulative impact on the settlement having regard to other developments permitted during the plan period; as a general rule no more than 5% growth ~~(based on the number of existing dwellings in the settlement) or 10 dwellings, whichever is lesser,~~ will be allowed; it complements the form of the settlement and is well related to existing buildings within the settlement; ~~the site of the proposed development is not of significant amenity value or makes a significant 16 contribution to the character and setting of the settlement in its undeveloped state; the proposal would not result in the coalescence of settlements the site is not located in the Green Belt, unless the proposal would involve limited infilling in a village, limited affordable housing for local community needs (in accordance with Policy RES6) or any other exceptions explicitly stated within the National Planning Policy Framework. In all cases development must comply with the relevant criteria set out at Policy RES5. Particular attention will be given to the effect of the development on the form, character and landscape setting of the settlement."~~

Subsequent paragraphs renumbered accordingly.

Paragraph 65 to be deleted

		<p><u>Modification to Para 66 to read:</u></p> <p>66. These saved and emerging policies Strategic policies in the JCS and TBP indicate that further development in Cleeve Hill, particularly taking account of other policies in this NDP, should only be of a very limited scale.</p>
Policy 2	<p>Modification 6: <u>Policy 2 to be deleted and rewritten as follows:</u></p> <p>“Development proposals in the designated Green Belt in Woodmancote Parish will be considered against the guidance in NPPF para 149, JCS policy SD5 and TBLP GRB1 Green Belt Review”.</p>	<p><u>Modifications to Policy 2 to read:</u></p> <p>A.—Development in the Green Belt will not be supported unless very special circumstances are clearly demonstrated.</p> <p>B.—Proposals within or on the edge of the Green Belt that provide the following enhancements in particular will be supported:</p> <p>i.——Improved access for walking, cycling and horse riding in the Green Belt;</p> <p>ii.——Introduction of Natural Flood Management projects as set out in WNDP Policy 7;</p> <p>iii.——Biodiversity net gain.</p> <p>Development proposals in the designated Green Belt in Woodmancote Parish will be considered against the guidance in NPPF para 149, JCS Policy SD5 and TBLP Policy GRB1 Green Belt Review.</p>
Policy 3	<p>Modification 7: <u>Policy 3 to be deleted and rewritten and retitled as follows:</u></p> <p>“Residential development outside the Woodmancote Settlement Boundary”.</p> <p>Reword Policy 3 to read: “Outside the Woodmancote Settlement boundary, shown in the</p>	<p><u>Modifications to Policy 3 to read:</u></p> <p>Policy 3: Residential development outside the Settlement Boundary</p> <p>Policy 3 - Residential development outside the Woodmancote Settlement Boundary</p> <p>New residential development outside the Woodmancote Development Boundary will not be supported in accordance with Borough Local Plan Policy RES 4 before 2031.</p> <p>Outside the Woodmancote Settlement boundary, shown in the Proposals Map, any new residential development proposals will be assessed against the NPPF, JCS Policy SD10 and TBLP Policies RES3 and RES4.</p>

	Proposals Map, any new residential development proposals will be assessed against the NPPF, JCS policy SD10 and TBLP policies RES3 and RES4.”	
Section 2.5	<p>Modification 8: <u>Add a new paragraph 107 under Section 2.5 on page 10 to read:</u> “The TBLP defines settlement boundaries for service villages in the plan area, including Woodmancote. For the purposes of this neighbourhood plan, the development boundary mapped on the Proposals Map in the adopted Local Plan is used. This is shown in new Figure XXX”</p>	<p><u>New paragraph 107 under Section 2.5 on page 10, to be added, to read:</u> The TBLP defines settlement boundaries for service villages in the plan area, including Woodmancote. For the purposes of this neighbourhood plan, the development boundary mapped on the Proposals Map in the adopted Local Plan is used. This is shown in new Figure XXX.</p>
Paragraph 106	<p>Modification 9: <u>Paragraph 106 to be deleted and replaced with new paragraph as follows:</u> “Tewkesbury Borough Local Plan (2011-31) policies RES3 and RES4 provide guidance about residential development outside the</p>	<p><u>Paragraph 106 to be deleted and replaced with new paragraph to read:</u> Tewkesbury Borough Plan 2011-2031 policy RES4 limits development outside the Settlement Boundary (defined in RES2) as no more than 5% growth. Appendix 6 discusses the implications for RES4 in detail and concludes that given the base of dwellings in 2011, and using the Borough Plan Period to 2031, there has already been 5% growth and so no additional dwellings are required, taking extant planning permissions into account.</p>

	<p>settlement boundaries of service villages, such as Woodmanocote. Together with acceptable development within the defined Woodmancote settlement boundary, small scale development permitted under these policies can help to meet the housing needs of the parish up to 2031.”</p>	<p>Tewkesbury Borough Local Plan (2011-31) policies RES3 and RES4 provide guidance about residential development outside the settlement boundaries of service villages, such as Woodmancote. Together with acceptable development within the defined Woodmancote settlement boundary, small scale development permitted under these policies can help to meet the housing needs of the parish up to 2031.</p>
<p>Appendix 6</p>	<p>Modification 10: <u>Appendix 6 to be updated to include up to date references to policy wording in the adopted TBLP.</u></p> <p><u>Paragraph 10 to be deleted.</u></p> <p><u>Paragraph 12 to be amended to read:</u></p> <p>“This assessment shows that since 2011, 12 dwellings have been permitted outside the settlement boundary of Woodmancote, of which 9 have already been built up to 2021. It is likely that a similar pattern of modest</p>	<p><u>Paragraph 10 of Appendix 6 to be deleted:</u></p> <p>Applying the limit from RES4b (5% new dwellings over the plan period) would indicate that between 2011 and 2031, only 8.75, or rounding up, 9 dwellings, should be built. Over the 20 year plan period, an average annual rate of new buildings allowed under RES4b would be one new dwelling every two years.</p> <p><u>Paragraph 12 to be amended to read:</u></p> <p>In the Tewkesbury Borough Plan period which ends in 2031, there is no requirement for further housing outside the Settlement Boundary. The identified need under policy RES4b of 9 dwellings has been exceeded since 12 dwellings were granted permission and 9 have been built.</p> <p>This assessment shows that since 2011, 12 dwellings have been permitted outside the settlement boundary of Woodmancote, of which 9 have already been built up to 2021. It is likely that a similar pattern of modest incremental development, in accordance with Policy RES4, will come forward during the remainder of the TBLP and NDP plan periods up to 2031. In particular, Policy RES4 A and B emphasise that any such development should be of a scale that is proportionate to the size and function of the settlement and maintains or enhances sustainable patterns of development and it should not have an</p>

	<p>incremental development, in accordance with Policy RES4, will come forward during the remainder of the TBLP and NDP plan periods up to 2031. In particular, Policy RES4 A and B emphasise that any such development should be of a scale that is proportionate to the size and function of the settlement and maintains or enhances sustainable patterns of development and it should not have an adverse cumulative impact on the settlement having regard to other developments permitted during the plan period; as a general indication no more than 5% growth will be allowed”</p>	<p>adverse cumulative impact on the settlement having regard to other developments permitted during the plan period; as a general indication no more than 5% growth will be allowed.</p>
--	--	--

<p>Policy 4</p>	<p>Modification 11: <u>Policy 4 A to be reworded to read:</u></p> <p>“Development within the SLA should not harm the view over the SLA from the Cotswolds AONB and comply with the guidance in Policy LAN1 of the TBLP.”</p> <p>Delete Clause B of Policy 4 and renumber subsequent clause accordingly.</p> <p>Delete Clause C and replace with “ Development in the Special Landscape Area should take account of AONB Policy within the Joint Core Strategy, the policies set out Cotswolds AONB Management Plan and guidance within the Cotswolds AONB Landscape Character Assessment and the Cotswolds AONB Landscape Strategy and Guidelines.</p>	<p><u>Modifications to Policy 4 to read:</u></p> <p>A.—Development will protect the view from the AONB over the Strategic Landscape Area, identified in Figure 26 and Figure 27 of the WNDP, in order to preserve the setting of the Cotswolds AONB.</p> <p>A. Development within the SLA should not harm the view over the SLA from the Cotswolds AONB and comply with the guidance in Policy LAN1 of the TBLP.</p> <p>B.—Urbanising influences in the identified view will be resisted where they detract from the landscape character.</p> <p>C.—Development in the Special Landscape Area will be fully assessed against the Cotswolds AONB Management Plan Character Assessment and Landscape Strategy Guidelines.</p> <p>B. Development in the Special Landscape Area should take account of AONB Policy within the Joint Core Strategy, the policies set out Cotswolds AONB Management Plan and guidance within the Cotswolds AONB Landscape Character Assessment and the Cotswolds AONB Landscape Strategy and Guidelines.</p> <p>New proposals map to include the extent of the Special Landscape Area (SLA).</p> <p><u>Paragraph 108 to read:</u></p> <p>The SLA is designated in the Saved Policies and the JCS and is retained in the emerging Borough Plan.</p> <p><u>Paragraph 114 to read:</u></p> <p>The emerging Borough Plan has allocated 2 sites for the expansion of the Woodmancote Park Homes. This allocation is severely restricted by the need to preserve both the biodiversity and landscape constraints of the area.</p>
-----------------	--	--

	<p><u>Extent of the SLA should be added to the new NDP Proposals Map</u></p> <p><u>Paragraphs and 108 and 114 need to be updated to delete the reference to the emerging Local Plan.</u></p>	
Policy 5	<p>Modification 12: <u>Deletion of criteria E from Policy 5</u></p>	<p><u>Criteria E to be deleted from Policy 5</u></p> <p>Policy 5: Water Management Statements</p> <ul style="list-style-type: none"> A. All outline and detailed planning applications (including reserved matters) which fall outside of FRA requirements, except those proposing minor development , shall, as a minimum, be accompanied by a Water Management Statement. B. The “Minor Development” exclusion in the Water Management SPD does not include householder developments that increase the size of the dwelling in areas that are considered sensitive to increased surface water flood risk on the site or elsewhere in Woodmancote or further downstream outside the Neighbourhood Plan area. C. Development proposals that require preparation of a Water Management Statement will be required to demonstrate that the views of the Woodmancote community have been considered in its preparation. D. As part of any Water Management Statement that proposes new or modified water management infrastructure, it will be a requirement that a full management plan is included that will demonstrate how the infrastructure will be maintained over the life of the proposed development.

		<p>E.—Water Management Statements, where required, will be included as part of a planning application, and will not be added as a condition to planning permission.</p>
<p>Policy 6</p>	<p>Modification 13: <u>Deletion of reference to 70% within Clause B of Policy 6. Replace with the words “minimum of 40%” after the words “generally assume a”.</u></p> <p><u>Deletion of the last sentence of paragraph 130.</u></p> <p><u>Reword the first sentence of paragraph 131 to read:</u> “The SPD encourages a 40% climate change allowance as part of a precautionary approach for extreme rainfall events”.</p> <p><u>Remove reference to “70%” within paragraph 132 and reword as follows:</u> “a minimum of a 40%”.</p> <p><u>Deletion of paragraph 133 and renumbering of subsequent paragraphs accordingly.</u></p>	<p><u>Modifications to Policy 6 to read:</u> <u>Policy 6: Design of Sustainable Urban Drainage Systems</u></p> <ul style="list-style-type: none"> A. All proposals will be required to incorporate Sustainable Urban Drainage Systems that are appropriate and proportionate to the scale and nature of the proposed development. B. Design of Sustainable Urban Drainage Systems should generally assume a 70% minimum of 40% climate change allowance. C. Proposals to reduce the size of gardens by extending properties by more than 25% floorspace will demonstrate that all viable efforts have been made to incorporate rainwater harvesting, permeable hardscaping and natural flood measures into the proposal. D. All schemes for the inclusion of SuDS should demonstrate they have considered all four aspects of good SuDS design, quantity, quality, amenity and biodiversity, and the SuDS and development will fit into the existing landscape. The completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure that the SuDS are maintained in perpetuity. <p><u>Last sentence of paragraph 130 deleted</u> The SPD requires a climate change allowance to be applied to the post-development run-off rate and volume calculations. In Woodmancote, this should be a 70% climate change allowance.</p> <p><u>First sentence of paragraph 131 reworded as follows:</u> The 70% climate change allowance for SuDS design within the SPD is encouraged as part of a precautionary approach for extreme rainfall events. The SPD encourages a 40% climate change allowance as part of a precautionary approach for extreme rainfall events. This approach is to ensure that sufficient run-off is retained on site for extreme events to protect the receiving water course in times of flooding. However, as a minimum, the LPA will expect a 40% allowance to be made as per Environment Agency</p>

	<p><u>Clause C reworded as follows:</u> Add “the size of “, after “Proposals to reduce” in Clause C</p> <p><u>Add a new clause D to Policy 6 to read:</u> “All schemes for the inclusion of SuDS should demonstrate they have considered all four aspects of good SuDS design, quantity, quality, amenity and biodiversity, and the SuDS and development will fit into the existing landscape. The completed SuDS schemes should be accompanied by a maintenance schedule detailing maintenance boundaries, responsible parties and arrangements to ensure that the SuDS are maintained in perpetuity.</p>	<p>guidance for the ‘upper estimate’ in their ‘Adapting to Climate Change’¹ document. The 70% allowance for surface water is based on the Environment Agency’s (EA) “upper end” climate change allowance for peak river flows (which is also 70%), but it is not official EA guidance.² However, in Woodmancote, the higher 70% is strongly encouraged given the downstream impacts.</p> <p><u>Reference to “70%” within paragraph 132 removed and reworded as follows:</u></p> <p>Development proposals that require Sustainable Urban Drainage Systems in accordance with the Tewkesbury Flood and Water Management Supplementary Planning Document (March 2018) will be encouraged to use a 70% minimum of a 40% climate change allowance.</p> <p><u>Paragraph 133 deleted and subsequent paragraphs renumbered accordingly.</u></p> <p>A lower allowance, but at a minimum of 40% climate change allowance within the settlement boundary or as limited infill elsewhere, may be used on smaller developments where the higher allowance would render the scheme unviable except under the provisions of NDP policy 9.</p>
--	--	--

<p>Policy 8</p>	<p>Modification 14:</p> <p><u>Reword Policy 8 to read:</u></p> <p>“Development proposals on steep roads in the AONB should not exacerbate the risks of flash flooding in severe weather to road users and pedestrians from the development and other affected properties”.</p> <p><u>New sentence to be added to the end of paragraph 148 to read:</u></p> <p>“For developments of more than one single dwelling in the AONB, developers should consider providing an information pack to new occupants to raise awareness of the hazards of driving on Woodmancote’s lanes at times of heavy rainfall”.</p>	<p><u>Policy 8 reworded to read:</u></p> <p>Policy 8: Flooding on Roads in the AONB</p> <p>A.—Development that adds traffic on steep roads subject to flash flooding, in particular on Gambles Lane, Stockwell Lane, Post Office Lane, Butts Lane and Bushcombe Lane, will be resisted unless it can be demonstrated that road users and pedestrians from the development and other affected properties will not be endangered by flash flood events or severe weather.</p> <p>B.—Where development of more than a single dwelling is proposed, it will be a condition of permission that an information pack is provided to new occupants to raise awareness of the hazards of driving on Woodmancote’s lanes at times of heavy rain.</p> <p>Development proposals on steep roads in the AONB should not exacerbate the risks of flash flooding in severe weather to road users and pedestrians from the development and other affected properties.</p> <p><u>New sentence added to the end of paragraph 148 to read:</u></p> <p>Over recent years, there have been many individual houses permitted in the AONB, leading to an intensification of road use. This then increases the likelihood that more travellers will be caught in flash flood events. The rapidly increased use of SATNAVs have exacerbated the problem especially during commuter periods with increased traffic often driving in a reckless manner when the conditions are considered. For this reason, further residential development that will cause more use of these steep roads should be avoided. The roads of greatest concern of flood danger are: Gambles Lane, Stockwell Lane and Bushcombe Lane. For developments of more than one single dwelling in the AONB, developers should consider providing an information pack to new occupants to raise awareness of the hazards of driving on Woodmancote’s lanes at times of heavy rainfall.</p>
-----------------	---	---

<p>Policy 10</p>	<p>Modification 15: <u>Delete the words “and only when this site is allocated in the Local Plan”, within the opening sentence of Policy 10.</u></p> <p><u>Delete Clauses A and B of Policy 10.</u></p> <p><u>Delete “Development will” at start of Clause C.</u></p> <p><u>Within Clause D, delete the words:</u> “comply fully with the Woodmancote NDP Flood Policies and”</p> <p>and after “flood measures “ delete “to consider how a” and substitute “and consider how a minimum of 40% ”,</p> <p><u>Within Clause D delete:</u> “to consider how a” – substitute with the words “and consider how a minimum of 40% ”</p>	<p><u>Policy 10 reworded to read:</u></p> <p>Policy 10: Oxbutts Caravan Park</p> <p>In addition to provision under Borough Plan policy RES1 and WO01 and only when this site is allocated in the Local Plan, development proposals at Oxbutts Caravan Park will:</p> <p style="padding-left: 40px;">A.—Conform to all policies in this neighbourhood plan.</p> <p style="padding-left: 40px;">B.—Protect the view from the AONB over the Strategic Landscape Area, identified in Policy 4 of the WNDP, in order to preserve the setting of the Cotswolds AONB.</p> <p>A. Development will be fully assessed against the Cotswolds AONB Management Plan Character Assessment and Landscape Strategy Guidelines for escarpments.</p> <p>B. Due to its location, any development would need to comply fully with the Woodmancote NDP Flood Policies and demonstrate the highest levels of natural and engineered flood measures to consider how a and consider how a minimum of 40% 70% allowance for climate change will be demonstrably managed.</p> <p>C. Development proposals that are likely to be supported would include:-</p> <p style="padding-left: 40px;">A. low profile and low density development that cannot be seen from key viewpoints</p> <p style="padding-left: 40px;">A. wherever practicable, green roof designs and rainwater harvesting that allow the development to hide in such a sensitive landscape and retain run off, will be encouraged.</p> <p style="padding-left: 40px;">B. developments which result in only minor increases in traffic volumes on Butts Lane, Bushcombe Lane or Station Road.</p>
------------------	--	--

	<p><u>Renumber subsequent Clause E accordingly.</u></p> <p><u>Delete Clause A of Policy 10E</u></p> <p>Reword Clause C to read “ wherever practicable, green roof designs and rainwater harvesting that retain runoff will be encouraged”. Reword Clause C to read “ developments which result in only minor increases in traffic volumes on Butts Lane, Bushcombe Lane or Station Road” .</p>	
--	--	--