

Welford-on-Avon Neighbourhood Development Plan

Proposed amendments to modifications as set out in Examiner's Report

Original Text	Examiner's modification	Amended Text	Justification for amendment
<p><u>Policy HE1 – Important Views</u></p> <p>Policy originally read:</p> <p>“The important views around the parish will be protected by resisting development that will be obtrusive by virtue of its shape, size or material. The following are to be protected:-</p> <ul style="list-style-type: none"> • View towards St Peter’s Church and over the village from Cress Hill • View downstream from Binton Bridges • Views over the Glebe Lands towards St Peter’s Church and the river • Views north-west from the Milcote Road towards Welford and Weston villages. • Views north from the public road on Rumer Hill towards Welford village • View south from the crest of the public road on Rumer Hill to the southern boundary of the parish towards Long Marston and the Cotswolds <p>These specific locations and precise direction of important</p>	<p>Reword policy to read:</p> <p>“When considering new development proposals in or around the village of Welford on Avon, weight will be given to the protection of the views listed below, and indicated on the map at figure (.....).</p> <p>Such weight will be proportionate to the need for development that the Development Plan shows to be required.</p> <p>Impact on the views identified should be addressed by any applicant in the form of appropriate landscape and visual impact assessments and, where necessary, accompanied by mitigation proposals.</p> <ul style="list-style-type: none"> • View towards St Peter’s Church and over the village from Cress Hill • View downstream from Binton Bridges • Views over the Glebe Lands towards St Peter’s Church and the river • Views north-west from the Milcote Road towards Welford 	<p>Policy amended to read:</p> <p>“When considering new development proposals in and around the village of Welford-on-Avon, full consideration will be given to the protection of the important views listed below and identified on the map at Figure 5:</p> <ul style="list-style-type: none"> • View A: towards St Peter’s Church and over the village from Cress Hill • View B: downstream from Binton Bridges • View C: over the Glebe Lands towards St Peter’s Church and the river • View D: north-west from the Milcote Road towards Welford and Weston villages. • View E: south from the crest of the public road on Rumer Hill to the southern boundary of the parish towards Long Marston and the Cotswolds <p>The impact on the views identified should be addressed by the applicant in the form of appropriate landscape and visual impact assessments and, where necessary, accompanied by</p>	<p><u>Summary of amendments:</u></p> <ul style="list-style-type: none"> • Replacement of ‘weight’ with ‘full consideration’ • Deletion of the second paragraph recommended by the Examiner • Deletion of bullet point relating to view from Rumer Hill • Associated amendment to Figure 5 ‘Important Views’ <p><u>Justification for amendments:</u></p> <p>The Examiner’s concern related to the ambiguity of the policy as originally drafted. The amendments to the Examiner’s modifications have been put forward to better reflect the equal consideration that should be given in the assessment of potential harm to each of the protected views as set out in the NDP. Given each view is to be treated equally in this regard, it was not considered necessary to specify the requirement of ‘proportionality’ between differing development proposals in differing locations. It is therefore recommended that this proposed amendment to the NDP be incorporated and consider the policy would still meet the basic conditions with this amendment.</p>

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<p>views can be found on the Parish Council and project team websites".</p>	<p>and Weston villages.</p> <ul style="list-style-type: none"> Views north from the public road on Rumer Hill towards Welford village View south from the crest of the public road on Rumer Hill to the southern boundary of the parish towards Long Marston and the Cotswolds" 	<p>mitigation proposals".</p>	<p>The bullet point relating to the view from Rumer Hill has been deleted at the request of the Parish Council, since it was discovered not to be a public view. The LPA concur that this is the correct course of action.</p> <p>Figure 5 has been amended to reflect the deletion of the Rumer Hill view, for clarification purposes only.</p>
<p><u>Policy HE2 – Important Green Space</u></p> <p>Policy originally read:</p> <p>"The following areas (including their flora and fauna) are of particular importance to the local community and are designated as Local Green Spaces:</p> <ul style="list-style-type: none"> LGS1 - Cress Hill and Shakespeare's Avon Way LGS2 -The Glebe Lands (including the SSSI 'Welford Field') LGS3 - Millennium Project to the north of the River Avon at Binton Bridges LGS4 Village Greens at: <ol style="list-style-type: none"> Maypole Green 'The Greens' in Boat Lane and Church Street 'The Pound' to the south of the Churchyard at the junction of Boat Lane and Church Street 	<p>As presented HE2 is not considered compliant with the Basic Conditions and should be deleted unless it can address the following;</p> <ul style="list-style-type: none"> the supporting text needs to explain how the various sites have been the subject of assessment further to para 77 of the NPPF confirmation of which sites benefit from formal registration as village greens full explanation of how sites LGS1, LGS2 and LGS7 comply with NPPF para 77. Without this, these proposed Local Green Spaces should be deleted from the policy. figure 5 should be replaced by a map that is fully and accurately annotated and presented at a suitable scale to indicate proposed Local Green Spaces and not confuse these with other designations. 	<p>Policy amended to read:</p> <p>"The following areas (including their flora and fauna) are of particular importance to the local community and are designated as Local Green Spaces:</p> <ul style="list-style-type: none"> LGS1 - Cress Hill LGS2 -The Permissive Path across the Glebe Lands from Synder Meadow to the gate at the bottom of Boat Lane. LGS3 - Millennium Project to the north of the River Avon at Binton Bridges LGS4 Village Greens at: <ol style="list-style-type: none"> Maypole Green 'The Greens' in Boat Lane and Church Street 'The Pound' to the south of the Churchyard at the junction of Boat Lane and Church Street 'Bell Green' at the junction of Church Street and High Street 'Bird Green' in Long Marston Road 	<p><u>Summary of amendments:</u></p> <ul style="list-style-type: none"> Deletion of Shakespeare's Avon Way from site LGS1 Tighter description of land associated with site LGS2 Deletion of LGS5 re: highway verges in the Conservation Area and re-numbering of subsequent areas for designation More detailed description of the areas of land to be designated along Shakespeare's Avon Way at site LGS6 (as amended) Listing Synder Meadow as a specific site designation and removal of large 'Glebe Lands' designation Associated amendments to LGS map (Figure 6) <p><u>Justification for amendments:</u></p> <p>The Examiner confirmed that the Policy as originally drafted did not meet para 77 of the NPPF and should be deleted unless modified as</p>

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<p>4. 'Bell Green' at the junction of Church Street and High Street</p> <p>5. 'Bird Green' in Long Marston Road</p> <ul style="list-style-type: none"> • LGS5 - Verges in the Conservation Area • LGS6 - Islands in the River Avon abutting Binton Bridges • LGS7 – Shakespeare's Avon Way from Bell Green to the parish boundary with Weston-on-Avon. <p>Development on the Local Green Spaces designated in the Welford Plan will only be permitted under 'very special circumstances' (NPPF: para 76) where the benefits of the development clearly outweigh any harm.</p> <p>The sensitive management of these areas will be actively encouraged.</p> <p>The boundaries of the Local Green Spaces are shown in Figure 5".</p>		<ul style="list-style-type: none"> • LGS5 - Islands in the River Avon abutting Binton Bridges • LGS6 – the following sections of land forming part of and adjacent to the Shakespeare's Avon Way: <ol style="list-style-type: none"> 1. The strip of land delineated on Figure 6 which runs from the bottom of Mill Lane to Cress Hill including footpath SD26 2. Footpath SD27b which runs from the High Street to Duck Lane 3. The strip of land delineated on Figure 6 which runs from the end of Duck Lane to the parish boundary with Weston on Avon including footpaths SD27 and SD336 • LGS7 – Synder Meadow <p>The sensitive management of these areas will be actively encouraged.</p> <p>The precise locations and boundaries of the Local Green Spaces are shown in Figure 6".</p>	<p>set out in her report.</p> <p>The revised map at Figure 6 has been amended to show much tighter boundaries for those LGS designations retained in the Plan. The justification and explanatory text for each of the LGS sites proposed through the Plan has also been amended to take greater note of para 77 of the NPPF.</p> <p>The LPA consider that the modifications suggested by the Examiner have been implemented by the Parish Council. The LPA further consider that the LGS proposed through the revised Policy HE2 comply with para's 76 and 77 of the NPPF. As such, it is considered that the amended policy can remain in the Plan and as re-drafted complies with National and Local Plan policy and also is compliant with the Basic Conditions.</p>
<p><u>Policy HE3 – Development which impacts Local Green Spaces</u></p> <p>Policy originally read:</p> <p>"Development will only be supported if it does not in any way detract from the character or</p>	<p>Reword policy to read:</p> <p>"Development on any Local Green Space, as identified in Policy HE2, will only be supported in very special circumstances.</p> <p>Development in the immediate vicinity of any designated Local</p>	<p>Policy amended to read:</p> <p>"Development on any Local Green Space, as identified in Policy HE2, will only be supported in very special circumstances.</p> <p>Development in the immediate vicinity of any designated Local</p>	<p><u>Summary of amendments:</u></p> <ul style="list-style-type: none"> • Replacement of 'encouraged' with 'expected' in second paragraph <p><u>Justification for amendment:</u></p> <p>The Examiner requested the</p>

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<p>setting of any Local Green Space as designated in Policy HE2".</p>	<p>Green Space will be encouraged to show how it enhances the character or setting of that Local Green Space".</p>	<p>Green Space will be expected to show how it enhances the character or setting of that Local Green Space".</p>	<p>modification to give a more proactive approach to the policy. However, I note the proposed amendments were not required in order to meet the Basic Conditions tests. It is considered that the word 'encourage' as proposed by the Examiner is overly flexible and would undermine the aim and purpose of the policy, although the thrust of the modification is understood and agreed in principle. The alternative wording has been suggested in order to ensure consistency in terms of interpretation of the policy and emphasises the importance of protecting the LGS designations. The LPA consider the amendment would be appropriate and its inclusion would not lead to the Policy failing the Basic Conditions tests.</p>
<p><u>Policy HE4 – Conservation Area and other Heritage Assets</u></p> <p>Policy originally read:</p> <p>"Development within or adjacent to the Conservation Area and/or within the setting of a listed building will be supported providing it:</p> <ul style="list-style-type: none"> • Conserves or enhances the positive attributes of the heritage asset; • Has no negative impact on 	<p>Reword policy to read:</p> <p>"Development within or adjacent to the Welford on Avon Conservation Area, and/or comprising a heritage asset or within the setting of a heritage asset, will be supported providing it conserves or enhances the Conservation Area or heritage asset.</p> <p>New development proposals will need to accord with national guidance and statutory regulations but is also encouraged</p>	<p>Policy amended to read:</p> <p>"Development within or adjacent to the Welford on Avon Conservation Area, and/or comprising a heritage asset or within the setting of a heritage asset, will be supported providing it conserves or enhances the Conservation Area or heritage asset.</p> <p>New development proposals will need to accord with national guidance and statutory regulations but will also be expected to reflect the Stratford-on-Avon District</p>	<p><u>Summary of amendments:</u></p> <ul style="list-style-type: none"> • Replacement of 'is also encouraged' with 'will also be expected' in the second paragraph <p><u>Justification for amendment:</u></p> <p>The Examiner requested the modification to give a more proactive approach to the policy. However, I note the proposed amendments were not required in order to meet the Basic Conditions tests. It is considered that the word</p>

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<p>the character, setting, views, vistas and street scene of the heritage asset;</p> <ul style="list-style-type: none"> • Is in conformity with the Stratford-on-Avon District Design Guide; and • Fully supports the protection of listed properties through consultation with their beneficial owners and Stratford-on-Avon District Council. <p>Development in close proximity to other heritage assets will be required to have regard to their setting and significance, and be designed such that there is no adverse impact on these assets".</p>	<p>to reflect the Stratford on Avon Design Guide, or equivalent superseding document".</p>	<p>Design Guide, or equivalent superseding document".</p>	<p>'encourage' as proposed by the Examiner is overly flexible and would undermine the aim and purpose of the policy, although the thrust of the modification is understood and agreed in principle. The alternative wording has been suggested in order to ensure consistency in terms of interpretation of the policy and emphasises the importance of protecting heritage assets through adherence to good design principles. The LPA consider the additional changes would be appropriate and their inclusion would not lead to the Policy failing the Basic Conditions tests.</p>
<p><u>Policy HE5 – Open Countryside</u></p> <p>Policy originally read:</p> <p>"Open countryside is everywhere outside the built up area boundary (see Figure 8) and will in principle be protected for its intrinsic character and beauty.</p> <p>Development in the open countryside will be supported providing it:</p> <ul style="list-style-type: none"> • is a brownfield site; or • contributes to the local economy; or 	<p>Reword policy to read:</p> <p>"Development in the open countryside, lying beyond the Welford on Avon Built Up Area Boundary, is encouraged to recognise and respect the character and beauty of the area.</p> <p>Subject to landscape quality considerations, development will be supported if it;</p> <p>(.... bullet point list as currently presented)"</p> <p><u>Note:</u></p>	<p>Policy amended to read:</p> <p>"The intrinsic character and beauty of the open countryside lying outside the Welford-on-Avon Built up Area Boundary should be protected.</p> <p>Subject to satisfying landscape quality, ecological and heritage considerations, development will be supported if it:</p> <ul style="list-style-type: none"> • Is a brownfield site; or • Is for the reuse or extension of an existing building; or • Is for sport and recreation; or • Is for a new isolated dwelling 	<p><u>Summary of amendments:</u></p> <ul style="list-style-type: none"> • Replacement of first paragraph with alternative wording • Addition of '...ecological and heritage...' to second paragraph • Retention of final paragraph of policy as originally drafted re: policy HE6 • Creation of Figure 8 'Welford/Weston Buffer' to be read in association with policies HE5 and HE6 <p><u>Justification for amendments:</u></p> <p>The Examiner's modifications were to overcome inconsistencies in the</p>

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<ul style="list-style-type: none"> • is for the reuse or extension of an existing building; or • is for sport and recreation; or • is for a new isolated dwelling where there are special circumstances such as the need for a rural worker to be close to their place of work; or • is a single dwelling of exceptional quality and design making a positive contribution to the character of the local area. <p>Any such development should not cause demonstrable harm to:</p> <ul style="list-style-type: none"> • landscape quality; • sites of ecological value; • Scheduled Monuments and other sites of archaeological interest. <p>The specific area of open countryside between Welford-on-Avon and Weston-on-Avon is covered by policy HE6".</p>	<p>An OS based map needs to be presented at an appropriate scale to accurately indicate the built extent of the village and include all known consented development sites. Figure 8 should be deleted as it is considered to be too confusing and is not appropriate to allow Policy HE5 to be read and understood easily.</p>	<p>where there are special circumstances such as the need for a rural worker to be close to their place of work; or</p> <ul style="list-style-type: none"> • Is a single dwelling of exceptional quality and design making a positive contribution to the character of the local area <p>The specific area of open countryside between Welford-on-Avon and Weston-on-Avon is covered by Policy HE6 (Gap between Welford and Weston)".</p>	<p>policy and overcome elements of overly restrictive protection. The modification proposed has been accepted in principle and follows the Examiner's recommendations in general, with some minor changes. The main change is altering the emphasis of assessing potential harm to the character and beauty of land outside the built-up-area boundary from 'recognising and respecting' to 'protecting', subject to the criteria set out in the policy. The other proposed changes look to reflect the need to consider ecological and heritage assets when assessing landscape character and clearly indicate the gap to be protected between the two settlements. The LPA consider these changes are not so significant that they fundamentally alter the thrust of the Examiner's original modification to this policy. Additionally, the LPA consider the additional changes would be appropriate and their inclusion would not lead to the Policy failing the Basic Conditions tests.</p>

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<p><u>Policy HE7 – Landscape Design</u></p> <p>Policy originally read:</p> <p>“Development must:</p> <ul style="list-style-type: none"> • Preserve the existing mature tree population and support the planting of new trees and shrubs as defined in the Stratford-on-Avon District Design Guide; • Use natural hedging in preference to timber based panel or board fencing or any solid walls for boundaries and • Ensure that landscape aspects of a development proposal form an integral part of the overall design”. 	<p>Reword policy to read:</p> <p>“Where relevant, given its scale and nature, new development will be encouraged to have regard to existing mature trees and support the planting of new trees and shrubs, further to the guidance within the Stratford on Avon District Design Guide or subsequent equivalent document. Particular encouragement is given to the use of natural hedging”.</p>	<p>Policy amended to read:</p> <p>“Where relevant, given its scale and nature, new development will be encouraged to have regard to existing mature trees and support the planting of new trees and shrubs, further to the guidance within the Stratford on Avon District Design Guide or subsequent equivalent document. Particular encouragement is given to the use of natural hedging.</p> <p>Development sites that abut public rights of way, including footpaths and/or cycle ways, are encouraged to use natural hedging as a boundary treatment in order to enhance the environmental and public amenity of these paths”.</p>	<p><u>Summary of amendments:</u></p> <ul style="list-style-type: none"> • Second paragraph added, which was originally the first paragraph associated with policy HLU4 [Footpaths and Cycle Ways] as set out in the Submission version NDP <p><u>Justification for amendment:</u></p> <p>The Examiner's recommended modifications were to overcome the overly prescriptive nature of the policy's drafting and were deemed necessary in order to comply with National and Local Plan Policy. These amendments were accepted for the reasons subscribed.</p> <p>The paragraph proposed to be added here was originally part of Policy HLU4 in the submission version of the Plan. The Examiner did not deem this paragraph to be inappropriate and indeed, has been retained in this policy (numbered HLU3 in the Referendum version). The Parish Council felt this paragraph would also be appropriate within this Policy and the LPA agreed that this additional text would be appropriate and its inclusion would not lead to the Policy failing the Basic Conditions tests.</p>

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<p><u>Policy HE8 – Allotments</u></p> <p>Policy originally read:</p> <p>“Development that enhances the use of the current site on Headland Road as allotments will be supported.</p> <p>Any other development will not be supported unless:</p> <ul style="list-style-type: none"> • Replacement provision (including the provision of associated facilities) of at least equivalent land quality, condition and area is made available, and is located at reasonable convenience for the existing plot holders; • Clear and significant social, economic and environmental community benefits would be derived from the proposal; and • Agreement is given by the Trustees of the Shorhouse Bidston Allotment Trust”. 	<p>Reword policy to read:</p> <p>“Development that enhances the use of the allotments in Headland Rd, as indicated on the accompanying map at fig (...) will be supported.</p> <p>Any other development at the site that detracts from its use as allotments, will be resisted unless;</p> <ul style="list-style-type: none"> • it provides for suitable replacement land and/or facilities of at least equivalent quality and condition for existing and/or future plot holders, or • clear and significant social, economic and or environmental community benefits would be derived from the proposal <p>Agreement for any development proposal needs to be secured from the Shorhouse Bidston Allotment Trust”.</p>	<p>Policy amended to read:</p> <p>“Development that enhances the use of the allotments in Headland Road, as indicated on the accompanying map at Figure 9 will be supported.</p> <p>Development at the site that detracts from its use as allotments, will be resisted unless</p> <ul style="list-style-type: none"> • it provides for suitable replacement land and/or facilities of at least equivalent quality and condition for existing and/or future plot holders; or • clear and significant social, economic and or environmental community benefits would be derived from the proposal. <p>Agreement for any development proposal needs to be secured from the Shorhouse Bidston Allotment Trust”.</p>	<p><u>Summary of amendments:</u></p> <ul style="list-style-type: none"> • Removal of the words ‘Any other’ to begin the policy <p><u>Justification for amendment:</u></p> <p>The modification proposed by the Examiner was a recommendation only, not a requirement to meet the Basic Conditions. The LPA do not consider the words ‘any other’ in the second paragraph are necessary to describe what would be deemed unsuitable uses at the allotments and as such can be removed without altering the emphasis or thrust of the policy. The LPA considers the policy meets the Basic Conditions with the additional changes proposed.</p>
<p><u>Policy HE9 – Flood Plain</u></p> <p>Policy originally read:</p> <p>“Proposals for fluvial management which reduce the risk of flooding in flood zones 2 and 3 will be supported providing</p>	<p>Amend title to ‘Fluvial Flood Risk’</p> <p>Reword policy to read:</p> <p>“Encouragement is given to proposals for fluvial management which reduce the risk of flooding in Flood Zones 2 and 3 as</p>	<p>Policy amended to read:</p> <p><u>Policy HE9 – Flood Risk</u></p> <p>“Proposals for fluvial management which reduce the risk of flooding in Flood Zones 2 and 3 (as shown for illustrative purposes on the map at</p>	<p><u>Summary of amendments:</u></p> <ul style="list-style-type: none"> • Removal of ‘Fluvial’ from policy title • Change of emphasis of first paragraph from one of ‘encouragement’ to one of ‘support’ subject to appropriate

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<p>there is acceptable landscaping.</p> <p>Development within these flood zones will be opposed unless:</p> <ul style="list-style-type: none"> • It does not result in any additional properties being placed at risk of flooding, and • The risk of flooding to existing properties is demonstrably not increased. <p>Replacement development (residential or commercial) will be supported if it is demonstrably neutral or beneficial to the capacity of these flood zones and consistent with other policies”.</p>	<p>indicated on the map at Fig (7). Proposals are encouraged to include appropriate landscaping.</p> <p>New or replacement development within these flood zones will be resisted unless it;</p> <ul style="list-style-type: none"> • is demonstrably neutral or beneficial to the capacity of these flood zones, • it does not result in any additional properties being placed at risk of flooding or increase the risk of flooding to existing properties, • is consistent with other policies within the Welford Plan” 	<p>Figure 10) will be supported providing that appropriate landscaping is included.</p> <p>Development within these Flood Zones will be resisted unless:</p> <ul style="list-style-type: none"> • It is demonstrably neutral or beneficial to the capacity of these flood zones, • The risk of flooding to existing properties is not increased, and • It does not result in any additional properties being placed at risk of flooding”. 	<p>measures</p> <ul style="list-style-type: none"> • Deletion of 'new or replacement' in second paragraph • Splitting bullet point 2 into 2 separate bullet points • Omission of bullet point 3 • Amendment to Figure number to which the policy is associated due to changes elsewhere in the Plan <p><u>Justification for amendments:</u></p> <p>The modification proposed by the Examiner was a recommendation only, not a requirement to meet the Basic Conditions. The basic premise of the changes has been accepted with further minor drafting changes as set out above. The changes are deemed to be more positive in emphasis through the support of fluvial management in principle. The splitting of the bullet points is for clarity only and the final point has been removed, since it is not deemed necessary. The LPA do not consider these changes affect the policy in terms of it meeting the Basic Conditions.</p>
<p><u>Policy INF1 – Dark Skies</u></p> <p>Policy originally read:</p> <p>“Development must minimise light pollution, avoiding obtrusive external property and street</p>	<p>Reword policy to read:</p> <p>“Where requiring external lighting, new development should aim to minimise light pollution. It should demonstrate how it accords with the current</p>	<p>Policy amended to read:</p> <p>“Development should aim to minimise light pollution by avoiding obtrusive external property and street lighting.</p>	<p><u>Summary of amendments:</u></p> <ul style="list-style-type: none"> • Re-wording of policy as amended by Examiner through: • Addition of request to consider need for external lighting • Request to submit supporting

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<p>lighting.</p> <p>Development must demonstrate how it will achieve Environmental Zone Lighting Level E1 (Intrinsically Dark)".</p>	<p>professional guidance to achieve an appropriate lighting environment for the area".</p>	<p>In considering applications, parties will be encouraged to assess whether the proposed development could take place without external lighting.</p> <p>All applications for new development must demonstrate how the dark skies environment will be protected through the submission of appropriate supporting documentation, to demonstrate that they accord with current professional guidance to achieve an appropriate lighting environment for the area".</p>	<p>documentation</p> <p><u>Justification for amendment:</u></p> <p>Whilst making the policy more prescriptive, it is not considered that the emphasis and nature of the policy as proposed by the Examiner has been unduly altered. The additional second paragraph is a request to applicants only. The third paragraph as proposed specifically requests the submission of supporting documentation with any planning application, which is implicit within the wording proposed by the Examiner given the requirement to 'demonstrate' accordance with guidance. It is recommended that this proposed amendment to the NDP be incorporated and the LPA consider that the policy still meets the Basic Conditions with these amendments.</p>

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<p><u>Policy INF3 – Access to Primary Education</u></p> <p>Policy originally read:</p> <p>“New Residential Development will be supported where there are adequate primary school places</p> <ul style="list-style-type: none"> • at schools within a 6 mile journey by road and, • readily accessed by school bus or scheduled public transport <p>or</p> <ul style="list-style-type: none"> • where the proposed development includes plans to create adequate places, ideally at Welford-on-Avon Primary School”. 	<p>Reword policy to read:</p> <p>“New residential development which could generate a need for school places will be supported where there are adequate primary school places at local schools or where the development includes proposals to allow adequate places to be created.</p> <p>This should preferably concern Welford on Avon Primary School or other local schools readily accessed by school bus or public transport”.</p>	<p>Policy amended to read:</p> <p>“New residential development which could generate a need for school places will be supported where there are adequate primary school places at local schools or where the development includes proposals to allow adequate places to be created.</p> <p>This provision should be at Welford-on-Avon Primary School or other local schools readily accessed by school bus or public transport”.</p>	<p><u>Summary of amendments:</u></p> <ul style="list-style-type: none"> • Addition of ‘provision’ and removal of ‘preferably concern’ in the second paragraph <p><u>Justification for amendment:</u></p> <p>The modification proposed by the Examiner was agreed, other than stating that provision should be primarily at Welford-on-Avon Primary School. It is not considered this minor change alters the emphasis of the Examiner’s recommendation and as such, the LPA consider the policy as re-drafted would still meet the Basic Conditions.</p>
<p><u>Policy HLU1 – New Residential Development</u></p> <p>Policy originally read:</p> <p>“New Residential Development within the built-up area boundary will be supported providing it is on an infill site and is small scale, normally not more than five dwellings.</p> <p>New Residential Development in the Neighbourhood Plan Area over the Plan Period must have</p>	<p>Reword policy to read:</p> <p>“New residential development will have specific regard to the role of Category 2 Local Service Villages and if proposed within the built up area boundary of Welford on Avon will be encouraged to comprise infill sites. New residential development beyond the boundary will reflect Policy HE5.</p> <p>All proposals that have the potential to generate significant amounts of movement need to</p>	<p>Policy amended to read:</p> <p>“New residential development will have specific regard to the role of Category 2 Local Service Villages as identified in the Stratford-on-Avon District Council Core Strategy.</p> <p>Proposals for new residential development within the built up area boundary of Welford-on-Avon will be supported on infill sites. New residential development beyond the boundary will comply</p>	<p><u>Summary of amendments:</u></p> <ul style="list-style-type: none"> • Change of emphasis of policy from ‘encourage’ to ‘support in principle’ in terms of infill sites within the built-up area boundary • Change of wording from ‘reflect’ to ‘comply’ when setting out assessment of development against policy HE5; plus inclusion of policy HE6 in assessment criteria • Addition of word ‘traffic’ in third paragraph • Addition of final paragraph to

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<p>due regard to the Approximate Upper Limit defined for Category 2 Local Service Villages.</p> <p>Where an application is in close proximity to another site(s) where, during the plan period, permission has been granted or for which an application has been made, the aggregate number of dwellings on all these sites must not exceed small scale.</p> <p>New Residential Development of greater than five dwellings should provide a Transport Assessment or Transport Statement identifying the impact the proposal would have on the highway network.</p> <p>New Residential Development outside the Built-Up Area Boundary will be supported if it is in accordance with policy HE5.</p> <p>The Built-Up Area Boundary is shown in Figure 8".</p>	<p>clarify how the existing highway network can accommodate this, or be improved to accommodate the impact".</p>	<p>with Policy HE5 (Open Countryside) and Policy HE6 (Gap between Welford and Weston).</p> <p>All proposals that have the potential to generate significant amounts of traffic movement need to clarify how the existing highway network can accommodate this, or be improved to accommodate the impact.</p> <p>The Built-Up Area Boundary is shown in Figure 11".</p>	<p>reference new Figure 11 showing the village's built-up area boundary</p> <p><u>Justification for amendments:</u></p> <p>The Examiner was concerned that the policy as originally drafted was too restrictive and appeared to reflect local opinion rather than based on any robust evidence. The Examiner's modification has been accepted in principle, with a number of minor changes. The changes are deemed to be more positive in emphasis through the support of in-fill development, in principle. The other main change related to an amended Figure 11 showing the built-up-area boundary, including existing commitments.</p> <p>These changes to the Examiner's modifications are deemed appropriate; remain in conformity with national and local plan policy and continue to meet the Basic Conditions.</p>

Original Text	Examiner's modification	Amended Text	Justification for amendment
<p><u>Policy HLU9 – Caravan Sites</u></p> <p>Policy originally read:</p> <p>“Proposals to amend permission for holiday caravan sites to allow permanent residency will not be supported.</p> <p>New caravan sites for either holiday or permanent residence will not be supported”.</p>	<p>Reword policy to read:</p> <p>“Applications for new caravan sites for holiday or permanent residence, or proposals to amend extant permission for holiday caravans to allow for permanent residency, will be assessed on their individual merits.</p> <p>Proposals should address how they impact upon the resources of the area, and those specifically within Welford on Avon, and where applicable, how this could be mitigated”.</p>	<p>Policy amended to read:</p> <p><u>HLU7 – Caravan sites</u></p> <p>“Applications for new or extended caravan sites for holiday or permanent residence, or proposals to amend extant permission for holiday caravans to allow for permanent residency, will be assessed on their individual merits.</p> <p>Proposals should address how they impact upon the resources of the area, and those specifically within Welford-on-Avon, and where applicable, how this could be mitigated”.</p>	<p><u>Summary of amendments:</u></p> <ul style="list-style-type: none"> • Policy renumbered due to original policies HLU2 and HLU8 being removed from the Plan by the Examiner. • Addition of ‘or extended’ in the first paragraph <p><u>Justification for amendment:</u></p> <p>The Examiner considered the amended text necessary due to the policy as originally drafted being overly restrictive and inconsistent with other proposed policies in the Plan. The examiner’s modification has been accepted, subject to the requirement to include existing caravan sites on the periphery of the village under this policy. This issue was not seemingly considered by the Examiner and it is deemed appropriate to make the minor amendment to the modification to reflect the reality of the situation on the ground. It is considered this policy as amended still meets the Basic Conditions.</p>