

Schedule of Proposed Additional Modifications

The Council has applied the principle that all proposed changes relating to the wording of policies should be treated as Main Modifications. Those relating to explanatory text, including Development Management Considerations, are generally treated as Additional Modifications, although there are some exceptions to this.

~~Strikethrough~~ – deleted text

Underline – New or amended text

Policy/section/paragraph/ page number in Proposed Submission Version	Existing wording	Proposed wording/correction
Section 1.3, paragraph 1.3.8, p.12 – insert new text at the end of paragraph 1.3.8	Not Applicable	<u>(see Policy CS.xx).</u>
Section 1.3, paragraph 1.3.9, p.12 – insert new text at the end of paragraph 1.3.9	Not Applicable	<u>(see Policy CS.16).</u>
Section 1.4 – Vision Overall, paragraph 6, p.14 – insert new word	Overall, the strategy will have strengthened town and village communities whilst maintaining their characteristics, protected the countryside from inappropriate development and activities and ensured a high quality of life for residents throughout the District.	Overall, the strategy will have strengthened town and village communities whilst maintaining their characteristics, protected the countryside from inappropriate development and activities and ensured a <u>safe</u> , high quality of life for residents throughout the District.
Section 1.4 – Strategic Objective 8, p.17 – insert word	Community facilities and open space will have been improved across the District. Through collaborative working between District, Town and Parish Councils and key partners in education, public health and other services, opportunities to improve the health and wellbeing of the District's communities will have been realised as a result of the development process.	Community facilities and open space will have been improved across the District. Through collaborative working between District, Town and Parish Councils and key partners in education, public <u>safety</u> , health and other services, opportunities to improve the health and wellbeing of the District's communities will have been realised as a result of the development process.
Section 2.1 – Sustainability Appraisal		An addendum to the May 2014 Report is to be produced more clearly setting out the reasons for selecting/rejecting those options considered by the

		Council as 'reasonable alternatives'. This will include all relevant planning considerations, not just those associated with the SEA/SA. This will be submitted alongside the Submission Core Strategy. The addendum will also consider the main modifications proposed to the Core Strategy as a result of the Regulation 19/20 process and whether or not they would give rise to significant environmental effects.
Section 3.3 – Policy CS.4: Part B: 'Surface Water Runoff and SUDS', p.36 – amend text in paragraph 1	In all development, there should be no flooding, from all sources, on properties up to the 100 year flood event, including an allowance for climate change.	In all development, there should be no flooding, from all sources, on to properties up to the 100 year flood event, including an allowance for climate change.
Section 3.3 – Policy CS.4: Part C: 'Protection of the Water Environment', p.37 – amend title of section	Protection of the Water Environment	<u>Enhancing and Protection</u> Protecting of the Water Environment
Section 3.3 – Policy CS.4: 'Development Management Considerations', p.40 – add new text at the end of DMC seven	Site specific flood risk assessment will also be required for all proposals for new development (including minor development and change of use) in Flood Zone 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems (as notified to Local Planning Authority by the Environment Agency); and where proposed development or a change of use to a more vulnerable class may be subject to a other source of flooding.	Site specific flood risk assessment will also be required for all proposals for new development (including minor development and change of use) in Flood Zone 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems (as notified to Local Planning Authority by the Environment Agency); and where proposed development or a change of use to a more vulnerable class may be subject to a other source of flooding. <u>The Environment Agency promotes flood risk measures that include wetland habitat creation, including through the use of woody debris upstream, to ensure that flood management solutions are consistent with biodiversity needs.</u>
Section 3.4 – Policy CS.5: add map	Not Applicable	Add Map to Core Strategy showing landscape designations and character areas, e.g. Forest of Arden.
Section 3.4 – Policy CS.5: 'Explanation', paragraph 3.4.5, p.43 – amend text	These character areas are consistent with the National Character Areas (NCAs) in the West Midlands as set out in 'Countryside Character Volume 5: West Midlands', published by the former Countryside Agency, and a series of	These character areas are consistent with the National Character Areas (NCAs) in the West Midlands as set out in 'Countryside Character Volume 5: West Midlands', published by the former Countryside Agency, and a <u>described in the series of</u>

	<p>detailed NCA profiles on the Natural England website. These include descriptions of the key characteristics of each character area and the key opportunities that exist for conservation and enhancement of landscape character.</p>	<p>detailed NCA profiles on the Natural England website. These include descriptions of the key characteristics of each character area and the key opportunities that exist for conservation and enhancement of landscape character.</p>
<p>Section 3.4 – Policy CS.5: 'Development Management Considerations', p.44 – replace DMC (4)</p>	<p>Natural England's publication 'Standing Advice for Ancient Woodland' states that: "Development close to, though not directly involving destruction of an ancient woodland can nevertheless be damaging to the site... Whilst development should be kept as far as possible from ancient woodland, a minimum buffer of at least 15 metres in width should be maintained between the ancient woodland and development boundary." Whilst the Standing Advice currently only applies in the south and east of England, it still provides a useful reference document for other Local Planning Authorities.</p>	<p>Natural England's publication 'Standing Advice for Ancient Woodland' states that: "Development close to, though not directly involving destruction of an ancient woodland can nevertheless be damaging to the site... Whilst development should be kept as far as possible from ancient woodland, a minimum buffer of at least 15 metres in width should be maintained between the ancient woodland and development boundary." Whilst the Standing Advice currently only applies in the south and east of England, it still provides a useful reference document for other Local Planning Authorities.</p> <p><u>All development proposals in the proximity of ancient woodland shall have regard to the 'Standing Advice for Ancient Woodland and Veteran Trees' published by Natural England. As a starting principle, development must be kept as far away as possible from ancient woodland. The necessary width of any buffer zone will depend upon local circumstances and the type of development. Buffer zones should be retained in perpetuity and allowed to develop into semi-natural habitats. Section 6 of the Standing Advice includes guidance on mitigation measures, including buffers.</u></p>
<p>Section 3.5 – Policy CS.6: 'Explanation', paragraph 3.5.6, p.47 – delete text</p>	<p>However, SSSIs are only a representative sample of sites; other sites in the District may be of similar quality and are afforded recognition through designation as Local Wildlife Sites. A number of Local Geological sites, including Regionally Important Geological and Geomorphological Sites (RIGS) have also been identified and are on a par with Local Wildlife Sites in terms of planning status.</p>	<p>However, SSSIs are only a representative sample of sites; other sites in the District may be of similar quality and are afforded recognition through designation as Local Wildlife Sites. A number of Local Geological sites, including Regionally Important Geological and Geomorphological Sites (RIGS) have also been identified and are on a par with Local Wildlife Sites in terms of planning status.</p>

<p>Section 3.5 – Policy CS.6: 'Explanation', paragraph 3.5.10, p.48 – insert new text</p>	<p>Development should provide an opportunity to achieve a net gain for the environment. Assessing the degree of gain includes consideration of the wider environmental effects of a proposal, not just local impact. Safeguarding is more than merely preventing the destruction of natural features. It is expected that development proposals should embody the long-term management of these features to enhance their value to biodiversity and geodiversity.</p>	<p>Development should provide an opportunity to achieve a net gain for the environment. Assessing the degree of gain includes consideration of the wider environmental effects of a proposal, not just local impact. Safeguarding is more than merely preventing the destruction of natural features. It is expected that development proposals should embody the long-term management of these features to enhance their value to biodiversity and geodiversity. <u>They should also recognise and respond to the opportunity to secure biodiversity enhancement through the built environment, by incorporating features such as bat boxes, swift bricks and green roofs. The Town and Country Planning Association publication 'Biodiversity by Design' is a useful guide.</u></p>
<p>Section 3.5 – Policy CS.6: 'Explanation', paragraph 3.5.11, p.48 – amend text</p>	<p>Good developments incorporate biodiversity considerations but can still result in some biodiversity loss when there are impacts that cannot be avoided through design and locations, or mitigated by other measures. The NPPF requires, as a last resort, compensation for this loss to be made. The principle of biodiversity offsetting is taking on increasing prominence. This approach is designed to compensate for losses to ecological assets as a result of a development on appropriate biodiversity projects elsewhere in the area. Stratford-on-Avon District was part of a two-year sub-regional pilot project for biodiversity offsetting announced within the Natural Environment White Paper 2012. The pilot was successful and biodiversity offsetting is formally continuing in the sub-region. Warwickshire County Council provides a Biodiversity Impact Assessment calculator for development projects to enable offsetting to deliver a net gain in biodiversity.</p>	<p>Good developments incorporate biodiversity considerations but can still result in some biodiversity loss when there are impacts that cannot be avoided through design and locations, or mitigated by other measures. The NPPF requires, as a last resort, compensation for this loss to be made. <u>Good developments will deliver biodiversity enhancement. However, where biodiversity losses cannot be avoided or mitigated the NPPF requires, as a last resort, compensation for this loss to be made.</u> The principle of biodiversity offsetting is taking on increasing prominence. This approach is designed to compensate for losses to ecological assets as a result of a development on appropriate biodiversity projects elsewhere in the area. Stratford-on-Avon District was part of a two-year sub-regional pilot project for biodiversity offsetting announced within the Natural Environment White Paper 2012. The pilot was successful and biodiversity offsetting is formally continuing in the sub-region. Warwickshire County Council provides a Biodiversity Impact Assessment calculator for development projects to enable offsetting to deliver a net gain in biodiversity.</p>

<p>Section 3.6 – Policy CS.7: Part B: 'Provision of Green Infrastructure', p.51 – amend text</p>	<p>Access to Green Infrastructure features within settlements and the countryside will be provided through local nature reserves, green corridors, waterway ('blue') corridors, allotments and woodland, together with connections between built up areas and the countryside.</p>	<p>Access to Green Infrastructure features within settlements and the countryside will be provided through, <u>for example</u>, local nature reserves, green corridors, waterway ('blue') corridors, allotments and woodland, together with connections between built up areas and the countryside.</p>
<p>Section 3.7 – Policy CS.8: 'Development Management Considerations' (No.2), p.56 – insert new text</p>	<p>There will be a presumption in favour of the physical in situ preservation of historic assets, whether designated or non-designated. If proposing development on sites which may contain important archaeological remains, developers will need to submit the results of an archaeological assessment/field evaluation with their planning application. Failure to supply such an assessment or evaluation may delay the progress of the application or lead to refusal of planning permission. Where it is appropriate for archaeological features to be investigated and recorded, applicants will be expected to fund an appropriate programme of archaeological fieldwork to mitigate the archaeological impact of a proposed development.</p>	<p>There will be a presumption in favour of the physical in situ preservation of historic assets, whether designated or non-designated. <u>This approach is based on the view that historic remains should be seen as an opportunity rather than a constraint and should be used to inform the proposed design and contextual analysis. In particular, this can include incorporating such features into the proposed design to provide a historical narrative to the site.</u> If proposing development on sites which may contain important archaeological remains, developers will need to submit the results of an archaeological assessment/field evaluation with their planning application. Failure to supply such an assessment or evaluation may delay the progress of the application or lead to refusal of planning permission. Where it is appropriate for archaeological features to be investigated and recorded, applicants will be expected to fund an appropriate programme of archaeological fieldwork to mitigate the archaeological impact of a proposed development.</p>
<p>Section 3.8 – Policy CS.9: 'Explanation', paragraph 3.8.2, p.59 – amend text</p>	<p>Good design is important everywhere. Since no two places are identical, there is no such thing as a blueprint for good design, hence the importance of the use of Design and Access Statements to accompany planning applications that clearly show how the proposed design is the outcome a thorough and caring understanding and appreciation of place and context. To assist with this, Stratford-on-Avon District Council supports</p>	<p>Good design is important everywhere. Since no two places are identical, there is no such thing as a blueprint for good design, hence the importance of the use of Design and Access Statements to accompany planning applications that clearly show how the proposed design is the outcome a thorough and caring understanding and appreciation of place and context. To assist with this, Stratford-on-Avon District Council supports the implementation of the well-established design principles set out in national</p>

	<p>the implementation of the well-established design principles set out in national design initiatives such as 'Building for Life 12 (Building for Life Partnership, 2012), 'Secured By Design' (ACPO, 2004), 'By Design' (CABE, 2000), 'Manual for Streets' (DfT, 2007) and the Urban Design Compendium (HCA, 2000). These documents are available to download on the Council's website at www.stratford.gov.uk/design. High quality design will always result where the principles of good design are applied to the local context.</p>	<p>design initiatives such as 'Building for Life 12 (Building for Life Partnership, 2012), 'Secured By Design' (ACPO, 2004) (ACPO), <u>Biodiversity by Design (TCPA, 2004)</u>, <u>Climate Change Adaptation by Design (TCPA, 2007)</u>, 'By Design' (CABE, 2000), 'Manual for Streets' (DfT, 2007) and the Urban Design Compendium (HCA, 2000). These documents are available to download on the Council's website at www.stratford.gov.uk/design. High quality design will always result where the principles of good design are applied to the local context.</p>
<p>Section 3.8 – Policy CS.9: 'Development Management Considerations and Monitoring', p.60 – Insert new DMC(1)</p>	<p>Not Applicable</p>	<p><u>The District Council supports the implementation of Building for Life 12. It provides applicants with a useful checklist for ensuring high quality design and meeting the requirements of the criteria set out in Part B.</u></p> <p>N.B. Re-number subsequent DMCs from (2) to (8)</p>
<p>Section 3.8 – Policy CS.9: 'Development Management Considerations and Monitoring', current DMC(3), p.61 – amend text</p>	<p>Design and Access Statements should tell the 'design story' clearly showing how the proposed design is the outcome of the design process and based on a full understanding and analysis of the unique context at settlement, local and site level (as appropriate). Statements should also show how pre-application discussions with key stakeholders have influenced the proposed design, including (but not limited to) town or parish councils, civic groups, Police Architectural Liaison Officers, Environment Agency, English Heritage, Warwickshire County Council (including Archaeology, Ecology, Highways and other services), and Stratford-on-Avon District Council (including Planning, Conservation and Environmental Health Services).</p>	<p>Design and Access Statements should tell the 'design story' clearly showing how the proposed design is the outcome of the design process and based on a full understanding and analysis of the unique context at settlement, local and site level (as appropriate). Statements should also show how pre-application discussions with key stakeholders have influenced the proposed design, including (but not limited to) town or parish councils, civic groups, Police Architectural Liaison Officers <u>Crime Prevention Design Advisors</u>, Environment Agency, English Heritage, Warwickshire County Council (including Archaeology, Ecology, Highways and other services), and Stratford-on-Avon District Council (including Planning, Conservation and Environmental Health Services).</p>
<p>Section 3.8 – Policy CS.9:</p>	<p>Stratford-on-Avon District Council,</p>	<p>Stratford-on-Avon District Council, Warwickshire</p>

'Implementation and Monitoring' Table on p.61 – amend list of 'responsible agencies'	Warwickshire County Council, Police Architectural Liaison Officers, Environment Agency, English Heritage	County Council, Police Architectural Liaison Officers <u>Crime Prevention Design Advisors</u> , Environment Agency, English Heritage
Section 5.2 – Policy CS.16: 'Explanation', paragraph 5.2.7, p.91 – re-numbering		Renumber existing paragraph 5.2.7 as paragraph 5.2.8.
Section 5.4 – Policy CS.18: Part B: 'General Needs Housing Mix', p.98 – Amend first cell of Table	Dwelling Type Fix table re market and affordable dwelling types	Dwelling Type Fix table re market and affordable dwelling types
Section 5.4 – Policy CS.18: 'Development Management Considerations', p.100 – insert new DMC(3) and re-number subsequent DMCs	Not Applicable	<u>In respect of Part B, in line with providing an appropriate mix of affordable homes, such onsite provision should reflect the broad range of market homes. For example, a scheme for 3 and 4 bed market homes should not normally provide all affordable homes as 1 and 2 bed homes.</u>
Section 5.4 – Policy CS.18: 'Development Management Considerations', p.100 – amend text of DMC(2)	Part B of this policy does not apply to specialised accommodation. Schemes that do not meet the requirements of Part C will be treated as general needs housing and subject to the provisions of this policy.	Part B of this policy does not apply to <u>schemes providing specialised accommodation in accordance with Part C</u> . Schemes that do not meet the requirements of Part C will be treated as general needs housing and subject to the provisions of this policy.
Section 5.4 – Policy CS.18: 'Development Management Considerations', p.100-101, insert wording at the end of DMC(4)	Not Applicable	<u>Extra Care accommodation is defined in the Glossary of Technical Terms.</u>
Section 6.7 – Policy AS.7: 'Southam' – 'Context', p.149 – amend paragraph 6.7.4	Southam town centre retains a range of shops, commercial activities such as banks, local services and facilities and pubs. Other services in the town include primary and secondary schools, a leisure centre, library, medical centres, police station and post office. There are good public transport services to the towns of Leamington Spa and Rugby, as well as community transport services that connect	Southam town centre retains a range of shops, commercial activities such as banks, local services and facilities and pubs. Other services in the town include primary and secondary schools, a leisure centre, library, medical centres, police station and post office. There are good public transport services to the towns of Leamington Spa and Rugby, as well as community transport services that connect the town with nearby villages.

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Section 6.7 – Proposal SOU.2: 'West of Coventry Road, Southam', p.153 – insertion of explanatory note	Not Applicable	<u>Note: This site was granted outline planning permission on 6 August 2014 subject to the completion of a section 106 Agreement.</u>
Section 7.1: 'Healthy Communities' – Policy CS.24 'Explanation', p.181 - amend first sentence only of paragraph 7.1.10	An open space, sport and recreation audit was commissioned by the Council in 2011.	An open space, sport and recreation audit was commissioned by the Council in 2011 <u>and updated in 2014.</u>
Section 7.1: 'Healthy Communities' – Policy CS.24 'Explanation', p.182 - amend first sentence only of paragraph 7.1.11	The main audit report is accompanied by a Playing Pitch Strategy, which considers the supply and demand for a range of outdoor sports pitches in more depth.	The main audit report <u>of 2011</u> is accompanied by a Playing Pitch Strategy, which considers the supply and demand for a range of outdoor sports pitches in more depth.
Section 7.2 – Policy CS.25: 'Development Management Considerations', p.187 - amend paragraph (2)	All developments which generate significant amounts of movement should have a Travel Plan detailing provision for sustainable transport movements (pedestrian and cycle provision and public/community transport); safe and secure layouts; incorporation of facilities for plug-in and other low emission vehicles where feasible; and that consideration has been given to the needs of disabled people by all modes of transport.	All developments which generate significant amounts of movement, <u>including all proposals where there is expected to be a material impact on the Strategic Road Network,</u> should have a Travel Plan detailing provision for sustainable transport movements (pedestrian and cycle provision and public/community transport); safe and secure layouts; incorporation of facilities for plug-in and other low emission vehicles where feasible; and that consideration has been given to the needs of disabled people by all modes of transport.
Section 7.2 – Policy CS.25: 'Development Management Considerations', p.188 - insert new Development Management Consideration (6)	Not Applicable	<u>Any proposals for broadband infrastructure under Part F of the policy should be assessed to ensure that they are fit for purpose and capable of being upgraded and/or expanded in future as appropriate. Provision should ideally be provided on a wholesale basis to allow a range of ISPs to provide services. CSW Broadband Project and its successors will provide assistance in assessing Connectivity Statements and will provide information on local access points and the development of the strategic network.</u>

<p>Section 8.1 – Policies Map: p.193, insert text immediately prior to the 'Special Landscape Areas (SLA)' heading</p>	<p>Not Applicable</p>	<p><u>Green Belt</u> The following boundaries of the Green Belt are proposed to be amended in accordance with Policy CS.10</p> <ul style="list-style-type: none"> • <u>Land east of Birmingham Road, Stratford-upon-Avon</u> • <u>Land north of Arden Road, Alcester</u> • <u>Land at Gorcott Hill, Mappleborough Green</u>
<p>Section 8.1 – Policies Map: paragraph 8.1.4, p.194, amend second sentence of bullet point 3</p>	<p>Sites that are allocated for development in the Core Strategy will not be included within a BUAB until planning permission has been granted.</p>	<p>Sites that are allocated for development in the Core Strategy will not be included within a BUAB until planning permission has been granted. <u>Sites at existing settlements that are confirmed as allocations upon adoption of the Core Strategy will be included within the BUAB.</u></p>

