

	Policy /Page	Examiners recommendations	Changes	Reasons for decision <i>Paragraph number refer to examiners report</i>
1	Policy C1: Local Community, Retail and Commercial Facilities and Services	<p>After '(as shown on Map 3)' add 'to other non-community uses'</p> <p>Replace 'be resisted' with 'not be supported'</p> <p>Replace 'If the existing.... viable' with 'Where a development proposal contends that the existing use of one of the community, retail and commercial premises shown on Map 3 is no longer economically viable'</p>	<p><b>Policy C1: Local Community, Retail, Commercial Facilities and Services</b></p> <p>Changes of use of the church, Memorial Hall, petrol station / shop and 2 public houses (as shown on Map 3) <u>to other non-community uses</u> will <del>be resisted</del> <u>not be supported</u> unless it can be demonstrated that the existing use is no longer economically viable or equivalent or better provision of the facility to be lost is made in an equally or more accessible location.</p> <p><del>If the existing use of a commercial and retail facility is no longer economically viable, Where a development proposal contends that the existing use of one of the community, retail and commercial premises shown on Map 3 is no longer economically viable</del> evidence should be provided to show that the site has been actively marketed at the market rate for at least 12 months and that no sale or let has been achieved during that period.</p>	<p>7.13 This policy recognises the importance of community facilities to the well-being of the neighbourhood area. It identifies a series of community facilities (listed in the policy and shown on map 3. It then sets out a policy approach which would resist their change of use unless the existing use is no longer economically viable or equivalent or a better provision of the facility to be lost is made in an equally or more accessible location. The policy also comments about the marketing period required to be able to demonstrate that economic viability no longer exists.</p> <p>7.14 The policy is well-developed. In particular the identified facilities have been chosen in a realistic fashion. In general terms the policy meets the basic conditions. I recommend three modifications to the wording used to ensure that it meets the basic conditions. The first clarifies the changes of use which would be affected by the policy, the second clarifies the policy wording used and the third clarifies the nature of the second part of the policy.</p>
2	Policy C2: New Community and Recreation Facilities	<p>Replace the policy with: 'Development proposals for new or expanded community and recreation facilities will be supported subject to the following criteria:</p> <ul style="list-style-type: none"> <li>• insert the first criteria from the policy (replacing 'the' with 'their');</li> <li>• they are accessible to the local community;</li> <li>• they take account of the location of residential</li> </ul>	<p><b>Policy C2: New Community and Recreation Facilities</b></p> <p><del>Development proposals for new or expanded community and recreation facilities in Alvington. Land on the Sports Field is allocated for a new pavilion building.</del></p> <p><del>Other such proposals will be considered, provided that:</del></p> <p><del>1. The sighting, scale and design respects the character of the surrounding area, including any historic and natural assets; and</del></p> <p><del>2. It is accessible to the community it is to serve; and</del></p> <p><del>3. The impact on the residential amenity is</del></p>	<p>7.15 This is a hybrid policy. In general terms it offers support for the development of new community and recreational facilities in the neighbourhood area. In specific terms it allocates land at the Sports Field for a new pavilion building.</p> <p>7.16 The approach taken is appropriate and distinctive to the neighbourhood area. I recommend that the order of the policy is reversed so that the proposed new pavilion is seen as a specific example or outcome of the policy. In addition, there is no specific need to 'allocate' land for a sports pavilion. Otherwise it meets the basic conditions.</p>

	Policy /Page	Examiners recommendations	Changes	Reasons for decision <i>Paragraph number refer to examiners report</i>
		<p>properties in the immediate local area and do not have an unacceptable impact on their amenity; and</p> <ul style="list-style-type: none"> <li>• they prove appropriate levels of car parking; and</li> <li>• they can be satisfactorily accommodated into the capacity of the local highway network.</li> </ul> <p>Proposals for the development of a pavilion building at the Sports Field will be particularly supported'</p>	<p><del>acceptable; and</del> 4. There is no adverse impact on traffic generation, and adequate parking is provided on the site.</p> <p><u>Development proposals for new or expanded community and recreation facilities will be supported subject to the following criteria:</u></p> <ul style="list-style-type: none"> <li>• <u>The sighting, scale and design respects their character of the surrounding area, including any historic and natural assets;</u></li> <li>• <u>they are accessible to the local community;</u></li> <li>• <u>they take account of the location of residential properties in the immediate local area and do not have an unacceptable impact on their amenity; and</u></li> <li>• <u>they prove appropriate levels of car parking; and</u></li> <li>• <u>they can be satisfactorily accommodated into the capacity of the local highway network.</u></li> </ul> <p><u>Proposals for the development of a pavilion building at the Sports Field will be particularly supported</u></p>	
3	Policy F1: Reducing Surface Foul/Water Flooding	<p>Replace the first paragraph of the policy with: 'As appropriate to their scale and location proposals for new residential development should include any necessary improvements to the existing sewerage system and protect against surface water flooding in general, and in high risk areas in particular including</p>	<p><b>Policy F1: Reducing Surface Foul/Water Flooding</b> <del>Proposals for new residential development will require significant improvement to the existing sewerage system and should also protect against surface water flooding (Appendix 9) in areas of high risk from surface water flooding, including at Glanna Lane and Swan Hill (Map 5 page 18).</del> <u>As appropriate to their scale and location proposals for new residential development</u></p>	<p>7.17 This policy comments about surface water flooding in the neighbourhood area. It relies on extensive supporting text in paragraphs 5.1 to 5.10 of the Plan. In this regard it is well-evidenced.</p> <p>7.18 The policy addresses a series of interconnected issues to good effect. In general, it relates well to the Drainage Hierarchy in the NPPF and looks to maximise the use of sensitive and/or sustainable drainage systems.</p>

	Policy /Page	Examiners recommendations	Changes	Reasons for decision <i>Paragraph number refer to examiners report</i>
		<p>Clanna lane and Swan Hill'</p> <p>In the second paragraph replace 'be strongly resisted' with 'will not be supported'</p> <p>In the third paragraph replace 'must not.... but ensure no' with 'should protect the proposed development site itself and also ensure that there is no unacceptable'</p> <p>In the sixth paragraph replace 'Practical and... established' with 'Development proposals should incorporate practical and effective management regimes'</p> <p>Delete the seventh paragraph of the policy.</p> <p><i>Reposition the seventh paragraph of the policy as an additional Project in Section 15 of the Plan.</i></p>	<p><u>should include any necessary improvements to the existing sewerage system and protect against surface water flooding in general, and in high risk areas in particular including Clanna lane and Swan Hill.</u></p> <p>Development in the clearly defined high-risk areas (Map 5 page 18) <del>will be strongly opposed</del> <u>will not be supported</u> until infrastructure can be demonstrated to support it.</p> <p><del>Anti-flooding designs must not only protect the site but ensure no</del> <u>should protect the proposed development site itself and also ensure that there is no unacceptable</u> increase in downstream risks particularly those areas that are known flood risks identified in the Revised Amey Drainage Report, 2016 (<i>Appendix 10</i>).</p> <p>New development should be designed to maximise the retention of surface water on the development site and to minimise run-off. Sustainable drainage systems (SuDS) should be implemented in accordance with the SuDS hierarchy.</p> <p>Developers should follow the Drainage Hierarchy (Planning Practice Guidance Paragraph 80), disposing of surface water sustainably through SuDS if infiltration rates are satisfactory, or through connection to the culverted watercourse running along the boundary of the site.</p> <p><del>Practical and effective management regimes should be established,</del> <u>Development proposals should incorporate practical and effective management regimes</u> for the maintenance of any anti-flooding solutions and to ensure that they continue to operate effectively and</p>	<p>7.19 Subject to detailed wording modification paragraphs 2-6 of the policy meet the basic conditions.</p> <p>7.20 The first paragraph comments generally about the relationship between new residential development proposals and the potential need to improve existing sewerage systems and/or to protect against surface water flooding. However as submitted this part of the policy is not set out in a policy format which could be applied clearly and consistently by FDDC. I recommend accordingly.</p> <p>7.21 The final paragraph of the policy comments about the potential for the development of flood alleviation schemes in areas at high risk. The Parish Council agreed in its response to the clarification note that this part of the policy is effectively an additional Project to be included in Section 15 of the Plan. I recommend accordingly.</p>

	Policy /Page	Examiners recommendations	Changes	Reasons for decision <i>Paragraph number refer to examiners report</i>
			<p>efficiently.</p> <p><del>Scope for a flood alleviation scheme / attenuation in the green space to the east of 'Forest Lodge' (Clanna Lane) and natural flood management (NFM) in the corridor up to 'Summer Breeze' (Clanna Lane): this area is at risk of surface water flooding from 1:30 event and upwards, and attenuation could potentially assist mitigation measures for Clanna Lane.</del></p>	
4	Policy NE1: Protecting and Enhancing Local Wildlife	<p>In the first paragraph delete 'could' and replace must with should</p> <p>In the second and third paragraphs replace possible with practicable</p> <p>Delete the 'Policy aim' and the 'Rationale'</p> <p><i>Reposition 'Policy aim' and the 'Rationale' into the supporting text</i></p>	<p><b>Policy NE1: Protecting and Enhancing Local Wildlife</b></p> <p>Development proposals that <del>could</del> <u>should</u> affect local wildlife sites and habitats identified on Map 6, page 22 should demonstrate how adverse impacts on biodiversity will be avoided, or if that is not possible adequately mitigated. All developments must protect wildlife, and all but the most minor are expected to deliver a net gain for biodiversity.</p> <p>Landscaping schemes should include wildlife enhancements wherever <del>possible</del> practicable, for example incorporating ponds, and retaining existing and planting new areas of woodland and hedgerows using locally appropriate native species.</p> <p>Development should take into consideration the need to protect existing wildlife which may be using the building(s) as habitats, such as owls, swifts and bats which are known to nest and roost locally. Buildings should incorporate bird nest boxes and roosting opportunities for bats wherever <del>possible</del> practicable.</p> <p>Lighting schemes should be designed sensitively to reduce any adverse impacts on wildlife and to protect the dark skies which are characteristic of</p>	<p>7.22 This policy comments about local wildlife. It does so to good effect. Subject to detailed modifications to the wording used it meets the basic conditions.</p> <p>7.23 The policy is different to other policies to the extent that it includes the policy aim and rationale within the policy box itself. I recommend that these elements are repositioned into the supporting text as the Parish Council sees fit.</p>

	Policy /Page	Examiners recommendations	Changes	Reasons for decision <i>Paragraph number refer to examiners report</i>
			<p>this rural area.</p> <p>Wildlife</p> <p>Policy aim:  <del>To protect and enhance important flora and fauna and their natural habitats.</del>  Rationale:  <del>Public authorities have a duty under Section 40 of the Natural Environment and Rural Communities Act 2006 to have regard to conserving biodiversity as part of policy or decision making. Alvington benefits from a wide range of natural habitats and wildlife, many of which feature in the national priority habitat and priority species lists. The natural setting of the parish results from traditional farming and forestry suited to the area and adds greatly to the character of the parish and the quality of life of residents. Neighbourhood planning policy needs, therefore, to take biodiversity into account both for its own sake and in the interests of local distinctiveness and preserving the character of the area.</del>  <del>The need for neighbourhoods to take biodiversity into account is reflected in the Forest of Dean District Core Strategy Policy CSP.1—Design and environmental protection.</del></p> <p><i>Reposition aim and rational before paragraph 6.2</i></p>	
5	Policy NE2: Protecting and Enhancing Local Landscape Character	<p>In the first paragraph replace 'will be required to' with 'should'</p> <p>In the third paragraph replaced 'Map 6 and page 22' with 'Map 8 and page 25'</p>	<p><b>Policy NE2:Protecting and Enhancing Local Landscape Character</b></p> <p>Development proposals <del>will be required to</del> <u>should</u> demonstrate how sighting and design have taken into consideration local landscape character.</p> <p>Outside the village, the parish's dispersed</p>	<p>7.24 This policy takes a similar approach to Policy NE1. In this case its focus is on local landscape character. It has an interesting and distinctive focus on the panoramic views down towards the Severn Estuary which are characteristic of the neighbourhood area.</p> <p>7.25 The policy safeguards local landscape character</p>

	Policy /Page	Examiners recommendations	Changes	Reasons for decision <i>Paragraph number refer to examiners report</i>
		Replace the fourth paragraph with: 'Development proposals should safeguard or incorporate areas of woodland, small copses and hedgerows within their layouts where it is practicable to do so'	<p>settlement pattern should be maintained, and any new rural buildings should be located on lower scarp slopes, below the skyline.</p> <p>Development proposals should respect the wide panoramic views down towards the Severn Estuary and views and up towards the wooded slopes of the higher scarp slopes which are locally valued, and which make an important contribution to the Neighbourhood Area's landscape character. These views are shown on Map 6 on page 22.</p> <p><del>Areas of woodlands, small copses and hedgerows are important local landscape features and should be protected. Development proposals should safeguard or incorporate areas of woodland, small copses and hedgerows within their layouts where it is practicable to do so.</del></p>	to good effect. I recommend that the fourth paragraph is replaced so that it written in a policy format. Subject to detailed modifications to the wording used in its other elements the policy meets the basic conditions.
6	Policy BE1: Design Guidance for new buildings and extensions in the Alvington Conservation Area	<p>In Policy BE1 (as submitted) replace 'are required to' with should</p> <p>In 1 replace 'It is important.... respected' with 'Existing proportions of space, plot division and density should be respected'</p> <p>In 3 replace 'will be considered to be inappropriate' with 'will not be supported'</p> <p>In 4 replace 'is encouraged' with 'will be supported' and replace 'possible' with 'practicable' (and as it appears twice in this element)</p>	<p><b>Policy BE1: Design Guidance for New Buildings and Extensions in the Alvington Conservation Area</b></p> <p>Development proposals for new buildings and extensions in the conservation area <del>are required to</del> <u>should</u> respond positively to the following building design guidelines:</p> <p>1. Plot and Density - <del>It is important that existing proportions of space, plot division and density are respected.</del> <u>Existing proportions of space, plot division and density should be respected.</u></p> <p>2. Heights - The height of any new development should respect the height of the surrounding buildings and should not exceed one and a half storeys unless it can be demonstrated that the significance of the building and the quality of the design would ensure that it makes a positive contribution to the conservation area.</p>	<p>7.26 This is a comprehensive policy that addresses a series of design matters in the Conservation Area including plot and density, building heights, scale, materials and sustainable urban drainage. Subject to detailed modifications to the wording used the majority of the elements of the policy meet the basic conditions.</p> <p>7.27 The policy includes policy commentary on open spaces and Local Green Spaces (LGSs). This element sits uncomfortably with the remainder of the policy. In addition, Map 11 and Table 4 in the submitted Plan do not provide the necessary distinction between LGSs and important open spaces. This distinction is particularly important given the status given to LGSs in the NPPF.</p> <p>7.28 In response to the issues raised in the clarification note the Parish Council prepared a revision to the Plan which addresses open</p>

	Policy /Page	Examiners recommendations	Changes	Reasons for decision <i>Paragraph number refer to examiners report</i>
		<p>Delete section 6.</p> <p>In criterion 7 replace the final sentence with: 'These drainage systems should incorporate rain gardens and green roofs where it is appropriate and practicable to do so'</p>	<p>3. Scale - Most of the buildings in Alvington are of linear form and are of a rural domestic scale and mass. Any changes which will not maintain, or which disrupt, this existing scale and mass <del>will be considered to be inappropriate</del> <u>will not be supported.</u></p> <p>4. Materials - The use of traditional materials is <del>encouraged</del> <u>will be supported</u> within new development, and colour, texture and uniformity of new brickwork should be complimentary and sympathetic to the surrounding area, which is predominantly red sandstone or rendered. Roofs are generally red and brown pantile or of slate, and these materials should be used where possible. Alterations to existing buildings should seek to use the same materials as the original building as far as possible practicable.</p> <p>5. Local building details - Traditional detailing, such as chimneys, shallow-pitched roofs, and traditional window and door openings should be retained and, where appropriate, be reflected in new extensions or new development.</p> <p><del>6. Local Green Spaces - The open spaces in the conservation area as shown on Map 11 (page 32) and identified Local Green Spaces are shown on Table 4 (page 33) are identified as Local Green Spaces. Development will not be permitted in these areas.</del></p> <p>7 6. Sustainable drainage systems (SuDS) should be implemented in accordance with the SuDS hierarchy. <del>Scope for rain gardens / green roofs etc. These drainage systems should</del> <u>incorporate rain gardens and green roofs where it is appropriate and practicable to do so.</u></p>	<p>spaces. In particular the revisions propose a separate policy for LGSs and important open spaces (Policy NE3). The revisions were the subject of a proportionate consultation exercise (see Section 4 of this report).</p> <p>7.29 The revised approach addresses open spaces in a more comprehensive and logical fashion. For the purposes of clarity, I highlight recommended modifications in relation both to the relevant section in the submitted Plan and that in the revised version.</p> <p>7.30 I am satisfied that the proposed LGSs have properly been assessed against the three criteria for such designation in the NPPF. In addition, they relate to the open character of the village of Alvington. Table 4 (in the revised version of the policy) provides a proportionate justification for the designation of each of the proposed LGSs.</p> <p>7.31 In addition, I am satisfied that the proposed designations accord with the more general elements of paragraph 99 of the NPPF. Firstly, I am satisfied that they are consistent with the local planning of sustainable development. Their designation does not otherwise prevent sustainable development coming forward in the neighbourhood area and no such development has been promoted or suggested. Secondly, I am satisfied that the LGSs are capable of enduring beyond the end of the Plan period. Indeed, they are an established element of the local environment and have existed in their current format for many years. In addition, no evidence was brought forward during the examination that would suggest that the local green spaces would not endure until 2026.</p>

	Policy /Page	Examiners recommendations	Changes	Reasons for decision <i>Paragraph number refer to examiners report</i>
7	Policy NE3 NE3: Important Open Areas (IOA) and Local Green Spaces (LGS)	<p>In Policy NE3 (as submitted as a revised part of the Plan) in the first part of the policy replace the final sentence with:</p> <p>‘Development within the identified Important Open Spaces will only be supported where it is associated with, or otherwise consolidates their existing open uses’</p> <p>In the second part of the policy replace ‘permitted’ with ‘supported’</p>	<p>Policy NE3: Important Open Areas (IOA) and Local Green Spaces (LGS)</p> <p>1. Important Open Areas are shown on Map 10 and identified in Table 4 (page 28) which are already protected by FDDC Allocations Planning policy for their amenity value. Development <del>will not be permitted in these areas</del> <u>Development within the identified Important Open Spaces will only be supported where it is associated with, or otherwise consolidates their existing open uses.</u></p> <p>2. Local Green Spaces valued by local community as an asset, for recreation, wildlife and archaeology are designated in Table 5 (page 29) Development will not be <del>permitted supported</del> in these areas, unless very special circumstances are clearly established.</p>	<p>7.32 I recommend modification to the first part of the proposed new policy NE3 in relation to the element on important areas. As proposed the policy restrictions within these areas would be more stringent than those which would affect the proposed LGSs. This would not have regard to national policy in general terms, and would devalue the importance of the proposed LGSs in particular.</p>
8	Policy BE2: General Building Design Principles	<p>In the opening sentence replace ‘enhance and reinforce’ with ‘reinforce and where practicable enhance’</p> <p>In the second sentence replace ‘are required to’ with ‘should’</p> <p>In criterion 2 replace ‘is encouraged’ with ‘will be supported’</p> <p>In criterion 4 replace ‘are required to’ with ‘should’</p> <p>Replace criterion 5 with ‘Development proposals should provide car parking provision to meet national and local parking standards’</p>	<p><b>Policy BE2: General Building Design Principles for Development within the Settlement Boundary</b></p> <p>New development should <del>enhance and reinforce</del> <u>reinforce and where practicable enhance</u> the local distinctiveness of Alvington. Development proposals for new buildings and extensions within Alvington settlement boundary <del>are required</del> should to respond positively to the following building design principles:</p> <p>1. New buildings should follow a consistent design approach in the use of materials, fenestration and the roofline to the building. Materials should be chosen to complement the design of a development and add to the quality or character of the surrounding environment. Earlier architectural periods or styles need not be imitated in new development proposals, but they could be the stimulus for imaginative sustainable modern design using high quality</p>	<p>7.33 This policy sets out general design principles for development within the settlement boundary. It does so to good effect and in a way which is distinctive to the neighbourhood area. It has a particular focus on design and the use of local materials. The policy uses the settlement boundary as defined in the Site Allocations Plan.</p> <p>7.34 I recommend detailed modifications to the wording used so that the policy has the clarity required by the NPPF. In particular in the opening sentence I recommend that the position of the ‘enhance and reinforce’ elements are reversed. The overall policy requirement is that new development should reinforce local character. In certain circumstances it may be practicable for new development also to enhance local distinctiveness and character.</p>



	Policy /Page	Examiners recommendations	Changes	Reasons for decision <i>Paragraph number refer to examiners report</i>
		In criterion 7 replace the final sentence with: 'These drainage systems should incorporate rain gardens and green roofs where it is appropriate and practicable to do so'	<p>materials.</p> <p>2. The use of natural materials from environmentally responsible sources <del>is encouraged</del> will be supported. Where possible locally appropriate materials should be used such as red brick, render and slate or pantiles.</p> <p>3. Proposals should minimise the adverse impact on local residential amenity and give careful consideration to noise, odour and light. Light pollution should be minimised wherever possible. Street lighting is not appropriate; the area's dark skies support local wildlife and encourage stargazing and appreciation and understanding of the night sky.</p> <p>4. Development proposals <del>are required</del> <u>should</u> to provide integrated or well screened bin storage and recycling facilities.</p> <p>5. <del>Developers are encouraged to calculate the parking demand methodology set out in the NPPF and submit the requirement to FoDDG with the planning application.</del>  <u>Development proposals should provide car parking provision to meet national and local parking standards.</u></p> <p>6. Parking should conform to the guidance set out in the Manual for Gloucestershire Streets (Fourth Edition 2016)</p> <p>7. Sustainable drainage systems (SuDS) should be implemented in accordance with the SuDS hierarchy. <del>Scope for rain gardens / green roofs etc. These drainage systems should incorporate rain gardens and green roofs where it is appropriate and practicable to do so.</del></p>	

	Policy /Page	Examiners recommendations	Changes	Reasons for decision <i>Paragraph number refer to examiners report</i>
9	Policy HM1: Housing Mix  Supporting text	<p>In the opening part of the policy delete 'of 1 to 3 units'</p> <p>Replace 1 with 'the proposed development takes account of the size of the site concerned and its location within the village'</p> <p>In the second paragraph of the policy replace 'possible' with 'practicable'</p> <p>In the third paragraph of the policy replace 'achieved' with 'provided'</p> <p><i>development of the Plan was that new development should generally be of three houses or less'.</i></p>	<p><b>Policy HM1: Housing Mix</b> Small-scale housing development of <del>1 to 3 units</del> within Alvington settlement boundary will be supported where:</p> <p><del>1. Alvington NDP Policies F1, BE1 &amp; BE2 allow, as do other district, county or national planning policies. the proposed development takes account of the size of the site concerned and its location within the village.</del></p> <p>2. Proposals involve the sensitive conversion of existing redundant and vacant former agricultural or other buildings; or</p> <p>3. Schemes for new residential development meet a proven local need, including one- to three-bedroom accommodation for starter homes or homes for older residents; and</p> <p>4. Development is located in areas which are not at risk of flooding and would not exacerbate existing problems of surface water flooding (see Policy F1).</p> <p>Where <del>possible</del> practicable, development for housing to fulfil local need should take place on previously developed (brown field) land and/or be located on small infill sites within the existing built-up area of the village.</p> <p>All housing proposals should demonstrate that appropriate access and car parking can be <del>achieved</del> <u>provided</u>, and that residential amenity of neighbouring occupiers is protected.</p>	<p>7.35 This policy comments about the scale and nature of new housing development within the settlement boundary. It comments on the size of residential developments and their ability to meet local housing needs. In general terms it is a well-designed criteria-based policy.</p> <p>7.36 The Parish Council advised that the definition of small-scale housing (1-3 units) included the policy reflected community feedback received during the plan preparation process. I acknowledge that most schemes will be of such a limited scale. However, I recommend that the policy refers to the relationship between yield and the capacity and the sensitivity of the site concerned. I also recommend that the community's feedback is included in the supporting text.</p> <p>7.37 I recommend the deletion of the first criterion of the policy. The development plan is read as a whole and there is no need for a neighbourhood plan policy to repeat or re-emphasise national or local policies.</p> <p>7.38 I also recommend detailed modifications to the second and third paragraphs of the policy.</p>
10		<p><i>At the end of paragraph 8.1 add: 'The first criterion of Policy HM1 comments about the relationship between the</i></p>	<p>8.1 Alvington is identified as a service village in the Core Strategy (Policy CSP.16), a settlement with a range of local services where new development opportunities are likely to be small in scale. Core Strategy Policy CSP.5 Housing</p>	

	Policy /Page	Examiners recommendations	Changes	Reasons for decision <i>Paragraph number refer to examiners report</i>
		<i>number of houses that could be developed on any site and the sensitivity and scale of the site concerned. Community feedback during the</i>	sets out that some housing will be provided within settlement boundaries of villages, including affordable housing, and a mix of house sizes and types including those suitable for an ageing population should be provided. The Allocations Plan sets out that the settlement will see only limited change over the plan period and allocates a site at Clanna Lane/Road for 11 units. <u>The first criterion of Policy HM1 comments about the relationship between the number of houses that could be developed on any site and the sensitivity and scale of the site concerned. Community feedback during the development of the Plan was that new development should generally be of three houses or less</u>	
11	Policy E1: Business Conversions  And supporting text	Replace the policy with: 'Proposals for the conversion of redundant agricultural buildings for business or tourism use will be supported where they are sympathetic to the building concerned and are proportionate to their surroundings'	<b>Policy E1: Business Conversions</b> <del>The NDP continues to support sympathetic conversions of redundant historic agricultural buildings for business or tourism use providing they are proportionate to their surroundings, attract the same visitor type (Segment 1) and they meet the Forest of Dean and Wye Valley Destinations Management Plan 2015-2020.</del>  <u>Proposals for the conversion of redundant agricultural buildings for business or tourism use will be supported where they are sympathetic to the building concerned and are proportionate to their surroundings</u>	7.39 This policy seeks to offer continued support for business and tourism. Paragraph 9.3 helpfully sets the context about the character of the neighbourhood area attracting visitors for its landscape setting, views and wildlife. It also draws attention to the Visit Britain Project Lion initiative.  7.40 Some of these broader elements translate directly into the policy. On balance I recommend their removal from the policy given that they are not directly land use based. In the round I am satisfied that paragraph 9.3 properly explains the purpose of the policy. However, I recommend associated modifications to the supporting text.
12		<i>In paragraph 9.3 add at the end: 'This approach is also captured in the Forest of Dean and Wye Valley Destinations Management Plan 2015-2020. Policy E1 has been designed to ensure that any building conversions respond sensitively in meeting these</i>	9.3 Set in rural landscape, close to the Forest of Dean and with road links to Bristol and Gloucester, Alvington could provide opportunities linked to business and tourism. The local distinctive heritage landscape setting, views and wildlife attract visitors seeking unspoilt countryside, wildlife, peace and tranquillity (Defined as Segment 1: Country Loving Traditionalists by Visit Britain's Project Lion). <u>This approach is also captured in the Forest of</u>	

	Policy /Page	Examiners recommendations	Changes	Reasons for decision <i>Paragraph number refer to examiners report</i>
		<i>tourism opportunities'</i>	<u>Dean and Wye Valley Destinations Management Plan 2015-2020. Policy E1 has been designed to ensure that any building conversions respond sensitively in meeting these tourism opportunities</u>	
13	Policy E2: Sustainable and Responsible Tourism	<p>In the first paragraph replace 'is not detrimental to' with 'sensitively safeguards'</p> <p>In the opening element of the second paragraph of the policy replace 'does not support' with 'supports'</p> <p>In the criteria thereafter:</p> <p>in 1 delete 'not'</p> <p>in 2 replace 'Do not protect' with 'Protect'</p> <p>in 4 replace 'Do not protect' with 'Protect'</p> <p>in 5 add at the beginning 'Do not'</p> <p>in 6 add at the beginning 'Do not generate an unacceptable'</p>	<p><b>Policy E2: Sustainable and Responsible Tourism</b></p> <p>The NDP supports sustainable tourism where it <del>is not detrimental to</del> <u>sensitively safeguards</u> heritage, wildlife, the unspoilt countryside, residents' way of life and the natural environment.</p> <p>The NDP <del>does not support</del> <u>supports</u> new holiday lodges/cabins/campsites/caravan sites or tourist service developments which:</p> <ol style="list-style-type: none"> <li>1. are <del>not</del> proportionate to their surroundings;</li> <li>2. <del>Do not</del> protect the current visitor segment's enjoyment or meet the Destinations Management Plan;</li> <li>3. Preserve the unique, distinctive landscape setting and unspoilt views;</li> <li>4. <del>Do not</del> protect the SAC and associated protection of agricultural/livestock farmland and historic hedgerows;</li> <li>5. <u>do not</u> Increase or add to flooding;</li> <li>6. <u>do not generate an unacceptable</u> increase the volume of traffic on the lanes and add to parking in the village.</li> </ol>	<p>7.41 This policy comments about sustainable and responsible tourism. As with Policy E1 it connects into wider local initiatives on tourism.</p> <p>7.42 The Parish Council acknowledged in its response to the clarification note that the second part of the policy was submitted in a double negative fashion. I recommend that it is modified in the way in which the Parish Council responded to the clarification note.</p>
13	Policy E3: New or expanded business or	`In the opening part of the policy replace 'does not impact.....Plan 2015-2020 v2	<p><b>Policy E3: New or expanded business or tourism development</b></p> <p>The expansion of existing, and the development</p>	7.43 This policy continues the approach taken in Policy E2. In this case its focus is on new or expanded business or tourism use. As with

	Policy /Page	Examiners recommendations	Changes	Reasons for decision <i>Paragraph number refer to examiners report</i>
	tourism development	<p>P32)' with 'does not have an unacceptable impact on the amenities of residential properties in the immediate location or on the natural environment'</p> <p>In 1 replace 'a detrimental' with 'an unacceptable'</p>	<p>of new, business, tourism and related facilities will be supported where it is proportionate to its location in scale and type and where it <del>does not impact 'negatively on resident's ways of life or on the natural environment'. (Ref - Destinations Management Plan 2015-2020 v2, p32)</del> <u>does not have an unacceptable impact on the amenities of residential properties in the immediate location or on the natural environment.</u></p> <p>New or expanded business or tourism development should:</p> <ol style="list-style-type: none"> <li>1. Not have <del>a detrimental</del> <u>an unacceptable</u> impact on residential amenity;</li> <li>2. Not result in an unacceptable impact on the environment in terms of noise pollution, smells or air pollution;</li> <li>3. Not lead to the loss of open space;</li> <li>4. Be designed to fit into the character of the local area;</li> <li>5. Incorporate landscaping around the site to screen buildings and parking areas and provide ponds or wetlands as part of SuDS (sustainable drainage) or other flood mitigation;</li> <li>6. Have a means of access that can accommodate the number and type of vehicles associated with the business;</li> <li>7. Not have an unacceptable adverse impact on the local highway network; and</li> <li>8. Make adequate provision for parking for employees and visitors within the site.</li> </ol>	<p>Policy E1 it seeks to link into the Destinations Management Plan.</p> <p>7.44 The policy takes an appropriate criteria-based approach towards development of this nature. I recommend detailed modifications to the wording used so that it has the clarity required by the NPPF. Otherwise it meets the basic conditions.</p>

	Policy /Page	Examiners recommendations	Changes	Reasons for decision <i>Paragraph number refer to examiners report</i>
14	Project List	<p>I am satisfied that the Projects are both distinctive and appropriate to the neighbourhood area.</p> <p>Reposition the seventh paragraph of the Policy F1: Reducing Surface Foul/Water Flooding as an additional Project in Section 15 of the Plan.</p>	<p><u>Scope for a flood alleviation scheme / attenuation in the green space to the east of 'Forest Lodge' (Clanna Lane) and natural flood management (NFM) in the corridor up to 'Summer Breeze' (Clanna Lane): this area is at risk of surface water flooding from 1:30 event and upwards, and attenuation could potentially assist mitigation measures for Clanna Lane.</u></p>	<p>7.45 Section 13 of the Plan and Appendix 15 identifies a list of projects which have been developed as part of the plan-making process. The Plan correctly comments that they fall outside the neighbourhood plan process itself. They are properly included in a separate part of the Plan as advised by national policy.</p> <p>7.46 The projects include a series of environmental, community and traffic management issues. They are as follows:</p> <ul style="list-style-type: none"> <li>• Traffic – A48 Main Road and Traffic Safety;</li> <li>• Footpaths and Pavements;</li> <li>• Sports Field Pavilion;</li> <li>• Utilities – Digital Improvements; and</li> <li>• Flooding and Sewage overflow</li> </ul> <p>7.47 I am satisfied that the Projects are both distinctive and appropriate to the neighbourhood area.</p>
15	Other matters	<p><i>Modification of general text (where necessary) to achieve consistency with the modified policies.</i></p>		<p>7.48 This report has recommended a series of modifications both to the policies and to the supporting text in the submitted Plan. Where consequential changes to the text are required directly as a result of my recommended modification to the policy concerned, I have highlighted them in this report. However other changes to the general text may be required elsewhere in the Plan as a result of the recommended modifications to the policies. It will be appropriate for FDDC and the Parish Council to have the flexibility to make any necessary consequential changes to the general text. I recommend accordingly.</p>

	Policy /Page	Examiners recommendations	Changes	Reasons for decision <i>Paragraph number refer to examiners report</i>
16	Monitoring and Review of the Plan	<i>At the end of Section add: 'Within the context provided by the emerging Forest of Dean Local Plan 2041 the Parish Council will assess the need or otherwise for a review of the neighbourhood plan within twelve months of the adoption of the emerging Local Plan'</i>	Chapter 12 <u>Within the context provided by the emerging Forest of Dean Local Plan 2041 the Parish Council will assess the need or otherwise for a review of the neighbourhood plan within twelve months of the adoption of the emerging Local Plan</u>	<p>7.49 Section 12 of the Plan comments about its implementation and monitoring. Paragraph 12.5 comments that the Parish Council will review the Plan in the light of revisions to local and national planning guidance.</p> <p>7.50 In this context FDDC has now embarked on the initial stages in the preparation of a new Local Plan. It will cover the period up to 2041. The Local Development Scheme indicates that the Plan will be submitted for examination in Autumn/Winter 2021. The adoption of this Plan may have an impact on the scale and nature of development in the neighbourhood area. As such I recommend that review cycle of the neighbourhood plan incorporates this matter specifically.</p> <p>7.51 The scale and nature of how the Parish Council proceeds on any review will be a matter for its own judgement. It will be heavily influenced by the approach taken in the emerging Local Plan</p>