

NDP Document Changelog

NDP Version 1.1.0 (from 1.0.9) – 13 February 2022 21:00

This document logs the changes made in v1.1.0 of the Neighbourhood Development Plan as compared to v1.0.9 of the plan. Major change is the splitting of previous FNP15 into specific separate policies for housing mix and zero carbon elements.

| Page | Section | Para. | Change | Status |
|------------|------------|-------------|--|--------|
| 0 | 0 | 0 | Version and date updated | Change |
| iii | Our Vision | 1 | Added “and sustainable” after “sensitive” (MB/SB/JH – 9-Dec-21 18:18) | Change |
| 4 | 1 | 1.13 | Updated current stage details (as per JH email 16-Dec-21 15:58) | Change |
| 5 | 1 | 1.15 – 1.19 | Updated paragraphs as (as per JH email 16-Dec-21 15:58) to reflect the stage completed to date and the current stage of the document. | Change |
| 8 | 2 | 2.5 (4) | Replaced “serious” with “continuing harmful” (MB/SB/JH – 9-Dec-21 18:18) | Change |
| 8 | 2 | 2.9 | Amended text to reference additional roads (MB/SB/JH – 9-Dec-21 18:18) | Change |
| 9 | 2 | 2.15 | Amended grammar for clauses in paragraph ((MB/SB/JH – 9-Dec-21 18:18)) | Typo |
| 13 | 2 | 2.37 | Replaced “Internet facilities are inadequate” with “Broadband speeds are poor.” (MB/SB/JH – 9-Dec-21 18:18) (Wording updated by AD) | Change |
| 24 | 3 | 3.9 | Amended reference to F44 to indicate it is considered unlikely to be developable, noted SSSI boundary change, moved F35B note to earlier in paragraph. Simplified ending to refer to the F51B. | Change |
| 24 | 3 | 3.9 | Changed F51B/C reference to “southern part of F51B” (MB/SB/JH – 9-Dec-21 18:18) | Change |
| 25 | 4 | 4.3 | Corrected last sentence to refer correctly to website continuation (MB/SB/JH – 9-Dec-21 18:18) | Change |
| 27 | 4 | 4.11 | F51B/C Reference (MB/SB/JH – 9-Dec-21 18:18) (AD: I’ve changed this to remove F51B text completely since the “southern” description was not in use at the consultation) | Change |
| 30 | 5 | 5.3 | Removed superfluous space | Typo |

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| 30 | 5 | 5.4 | Changed “By 2024 ...” text to “Many more ...” (MB/SB/JH – 9-Dec-21 18:18) | Change |
| 31 | 5 | 5.7 [4] | Added new sentence (b) referencing the sports/community building (RH – 1-Feb-22 20:47) | Addition |
| | FNP1 -19 (Old 1-18) | All | Adjusted numbering scheme. Px.x numbers removed from policy text. Policy supporting text adjusted so it becomes continuation of other Section 6 paragraphs | Formatting |
| 35 | FNP1 | All | Update policy text and paragraphs as suggested by NH (per NDP minutes 13-Jan-2022) | Change |
| 35 | FNP1 | 6.5 | Amended NH text to remove reference to Faulkner Close since we are not removing that location in our development boundary changes. | Change |
| 40 | FNP3 | 6.14 onwards ... | Added numbering to paragraphs that reference the various community sports facilities. Was visually confusing and hard to follow with numbered references. | Formatting |
| 41 | FNP3 | 6.20 | Added “now very” before “limited” (MB/SB/JH – 9-Dec-21 18:18) | Change |
| 43 | FNP4 | Policy 2 | Removed redundant space after “(FRA)” | Typo |
| 47 | FNP5 | Policy 1 & 3 | These blocks are not policy and have been moved to supporting text – 6.25, 6.26 – as suggested by NH (per NDP minutes 13-Jan-2022) | Change |
| 48 | FNP5 | Sub-heading | “Supporting Evidence” sub-heading removed – as suggested by NH (per NDP minutes 13-Jan-2022) | Change |
| 51 | FNP6 | Policy 1 | Moved last sentence “Transport assessments must ...” into its own paragraph (MB/SB/JH – 9-Dec-21 18:18) | Change |
| 55 | FNP8 | Policy 2 | Updated with new text – as suggested by NH (per NDP minutes 13-Jan-2022) | Change |
| 55 | FNP8 | 6.48 | Updated with new text, amalgamating previous three separate supporting text paragraphs – as suggested by NH (per NDP minutes 13-Jan-2022) | Change |
| 63 | FNP12 | Policy Text | Updated with new text – as suggested by NH (per NDP minutes 13-Jan-2022) | Change |
| 64 | FNP12 | 6.62 | Updated with new text, amalgamating previous three separate supporting text paragraphs – as suggested by NH (per NDP minutes 13-Jan-2022) | Change |

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| 65 | FNP13 | P13.2 | Moved the list of NDHA to Appendix 2 (replacing previous Appendix 2 content). Original appendix 2 content was determined as not being required during meeting with NH on 13-Jan-2022. | Change |
| 65 | FNP13 | All | Updated with new text – as suggested by NH (per NDP minutes 13-Jan-2022) | Change |
| 67 | FNP14 | Policy 1 | Changed “proposes” to “allocates” – as suggested by NH (per NDP minutes 13-Jan-2022) | Change |
| 67 | FNP14 | (b) | Added new list item to reference “FNP15: Housing Type and Mix” | Change |
| 67 | FNP14 | (c) | Old (b) now references “FNP16: Zero carbon homes” for sustainable development | Change |
| 67 | FNP14 | Old (b) to (i) now (c) to (k) | New list item added at (b), old list items incremented by one | Formatting |
| 68 | FNP14 | (b) | Split out reference to drop-off point and safe route to school into its own list item (MB/SB/JH – 9-Dec-21 18:18) | Change |
| 68 | FNP14 | Old (h) to (k) now (h) to (l) | New list item added at (h), old list items incremented by one | Formatting |
| 68 | FNP14 | Policy 3 | Moved SAC mitigation paragraph from supporting text into the policy body itself (as specifically requested by AECOM – “Email: Rosie Cox, 9-Dec-21 12:04 + “MB/SB/JH – 9-Dec-21 18:18” + “Roz 13-Dec-2021 11:39”) | Change |
| 68 | FNP14 | 6.66 | Changed capitalisation on “District’s” | Typo |
| 69 | FNP14 | 6.73 (Old P14.10) | QUERY WHETHER THIS IS AGREED – NOT DONE YET: Removed as better dealt with in §3.9 – as suggested by NH (per NDP minutes 13-Jan-2022) | Change |
| 71 | FNP15 | All | Split into FNP15 and “new” FNP16 – separating out housing type/mix and zero carbon related elements of policy as suggested by NH. | Change |
| 73 | FNP15 | 6.101 | Removed 1 st “therefore” (2 nd sentence) (MB/SB/JH – 9-Dec-21 18:18) | Correction |
| | FNP16-19 (Old 15-18) | All | Policy numbers incremented from this point onwards to permit splitting of “old” FNP15 into new FNP15 and FNP16 (as discussed in FNP15 change note) | Formatting |

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| 77 | FNP17 (Old 16) | Para 3 & 6.95 | This text moved from FNP17 to this location to go with zero carbon content. Removed redundant wording at beginning of 6.95 (referencing climate emergency declarations) | Change |
| 77 | FNP17 (Old 16) | P17.1 (Old P16.1) | Policy and supporting paragraphs on “BREEAM” moved to new FNP16 Zero Carbon | Change |
| 77 | FNP17 (Old 16) | Policy 1 | Updated with new text – as suggested by NH (per NDP minutes 13-Jan-2022) | Change |
| 79 | FNP 18 (Old 17) | Policy 2 | Updated with new text (2 nd sentence) as suggested by NH (per NDP minutes 13-Jan-2022) | Change |
| 83 | 7 | Para 4 | Amended end sentence to add community reference (MB/SB/JH – 9-Dec-21 18:18) | Change |
| 83 | 7 | Community Infrastructure Projects | Added new section heading, paragraphs and list to support agreed projects list | Addition |
| | Appendix 2 | ALL | Old Appendix 2 replaced with new content (the migrated NHDA list) | Change |
| 99 | Appendix 3 | “Key Views” | Added reference to the new “Fairford Views” map | Addition |
| | Appendix 4 | Last para | Added “Further localised flooding was experienced in 2020 and 2021.” at end (JH – 9-Dec-21 18:18) | Addition |
| | Appendix 4 | ALL | Appendix 4: FNP4 Supporting Evidence moved to separate document | Change |
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| | VARIOUS | VARIOUS | TODO: Fix “print glitch” from this point onwards | TO-DO? |
| | 7 | ALL | Fix paragraph numbering to be 7.x (Currently whole document numbering goes to hell if I make this change ... needs fixing) | TO-DO |

Outstanding Internal (NDP Group) Comments

Mainly comments from most recent RH review of 1.0.7

P4.1. All sources of flood risk⁶ must be considered at both the site selection and application stages, and the sequential test used to divert development to areas with lower probability of flooding, in accordance with NPPF guidance. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding.

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This applies to the making of plans i.e. Local and Neighbourhood Plans – The NDP can't really impose this on the Local Plan and hopefully we have taken account of this.

P4.2. In addition to meeting national and strategic planning policy requirements, proposals for development on land identified by the Environment Agency as lying within either Flood Zone 2 or 3, or in

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Need reference to a threshold here?

P4.6. This policy is designed to address these issues, to the extent that they are not adequately covered by CDLP policy EN14 and National policy and guidance (NPPF/PPG). The key points are:

- For all proposed developments (other than minor development⁷) in the affected area as shown in the WRA report, developers must provide a site specific FRA at the first (full or outline) application stage, backed by appropriate on-site investigation of ground conditions and infiltration tests.

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For a definition related to flood risk see: <https://www.gov.uk/guidance/flood-risk-and-coastal-change#minor-development-to-flood-risk> - Is this what we mean?

P6.1. Proposals for a residential scheme of 10 or more homes or for a commercial scheme of more than 1000 sq.m. gross internal area must identify and quantify in their transport assessments the effects of traffic generated by the scheme on its own, and in combination with other consented and allocated schemes, on the Fairford Conservation Area

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Is this feasible in relation to the cumulative effect in conjunction with other developments?

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P12.7. FTC commits to developing a formal Fairford Design Statement; any relevant Fairford Design Code or Conservation Area Appraisal and Management Plan should take account of this policy.

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Should this now refer to Design Code?

P14.1. The Neighbourhood Plan proposes land between Leafield Road and Hatherop Road (north of John Tame Close and St. Mary's Drive, as shown on the Policies Map) for a low, or zero, carbon residential development.

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Does this anticipate changes to national policy/legislation?

P14.10. This site is proposed as an alternative to land at Milton Farm and Betterton's Close (F 35B), sites F 44 Land to rear of Faulkner's Close, Horeott, as in policy S5 of the CDLP, for the following reasons:

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Include deliverability of the site as a reason, as suggested by Gleasons?

a. The F 35B is not being put forward by the landowner for development and is not considered to be deliverable in the lifetime of the CDLP;

a.b. Proximity to the schools and relatively easy and safe access to these, the town centre and community facilities, relative to sites to the south of the A417;

P14.11. The utilities works are not currently committed but awaiting decisions by Thames Water. This means that the scheme is unlikely to contribute to meeting the District's five-year supply of housing until later in the plan period. As it is, given the town is at the end of a significant new building programme of around 450 homes, the scheme is not necessary to meet local needs within the next five years.

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Delete as suggested by Gleasons?

P16.2. Insofar as planning permission is required proposals to intensify the existing business uses on the Whelford Lane Industrial Estate, as shown on the Policies Map, will be supported, provided they use the existing access to the A417.

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Surely this is via Whelford Lane, unless this policy was supposed to be referring to the London Road Industrial Estate???

A3. APPENDIX 3: FNP₁₂ ACHIEVING HIGH STANDARDS OF DESIGN

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Please could these paragraphs be numbered, for ease of reference!