

Appendix C: Modifications

Proposed modification no. (PM)	Page no./ other reference	Modification	Officer Recommendation
PM1	Appendix 1 Map D	Include Riverside Gardens as shown on Appendix 1 of the joint response from CDC and FTC dated 16 January 2023.	Agree, ensures that the mapping evidence supports the Plan text
PM2	Policy FNP4.1	Amend the policy to: “When proposals for development are being considered, all sources of flood risk must be considered at the appropriate stages and the sequential and exception tests used to divert development to areas with lower probability of flooding, in accordance with NPPF guidance.”	Agree Ensures policy meets NPPF guidance
PM3	Policy FNP4.2	Amend the policy to: “Proposals for development on land identified by the Environment Agency as lying within either Flood Zone 2 or 3, or in Flood Zone 1 in the circumstances outlined in footnote 55 of paragraph 167 of NPPF, will require a Flood Risk Assessment (FRA), using appropriate calculations based on the highest groundwater levels for the area (200 year maximum). Proposals will only be	Agree Ensures policy meets NPPF guidance, whilst still taking account of the importance of this matter within Fairford.

		<p>supported where it can be demonstrated in the FRA that:</p> <p>a) they include appropriate site specific measures to address effectively all the identified surface and groundwater issues; and</p> <p>b) any residual flood risk can be safely managed.”</p>	
PM4	Policy FNP4.3	Delete the policy.	<p>Agree</p> <p>Ensures policy meets NNPF guidance</p>
PM5	Policy FNP4.4	Delete the policy.	<p>Agree</p> <p>Ensures policy meets NNPF guidance</p>
PM6	Policy FNP5.5	Delete the policy.	<p>Agree</p> <p>Avoids unnecessary duplication</p>
PM7	Policy FNP6.1	Twice in the final sentence delete: "... harm ..." and replace with: "... adverse effects ...".	<p>Agree</p> <p>Avoids inadvertent read-across from existing planning meaning of a phrase.</p>
PM8	Policy FNP6.2	Delete the policy.	<p>Agree</p> <p>As with 5.5, avoids unnecessary duplication</p>

PM9	Policy FNP12.1 k)	Amend the clause to: “Crescents and cul-de-sac estates are not typical of old Fairford and are not encouraged in developments. Due consideration should be given to pedestrian/cycle connectivity and vehicle access resilience in the case of larger developments.”	Agree Modification ensures the wording of the clause is framed as a policy, rather than a statement.
PM10	Policy FNP13.1	Amend the policy to: “The FNP identifies the buildings and structures, as listed in Appendix 2: List of Non-Designated Heritage Assets and shown on the Policies Map, as Non-Designated Heritage Assets by way of their local architectural or historic interest. Proposals that will result in harm to, or unnecessary loss of, a Non-Designated Heritage Asset will be considered having regard to the balance between the scale of any harm or loss and the significance of the asset.”	Agree Modification ensures consistency with national guidance, and consistency of language to avoid confusion.
PM11	Policy FNP14.2 l)	Delete: “... within the control of the landowner...” .	Agree Ensures the policy is not more onerous than national guidance allows.
PM12	Policy FNP15.3	Delete the policy.	Agree As with 5.5, avoids unnecessary duplication

PM13	Policy FNP18.2	Amend the start of the second sentence of the policy to: "The loss of main town centre uses floorspace on the ground floor ..." .	Agree Makes the Development Management approach clear, and enhances the aim of the policy.
PM14	Policy FNP19	Add a new policy: "FNP19.2 Proposals for camping facilities outside the defined Fairford Development Boundary will be supported provided there are not harmful effects on landscape and wildlife and the facility would be well related to the main tourist routes." Delete paragraph 6.105.	Agree Enhances the plan, by ensuring an imperative statement is clearly viewed as a policy.