

Ardleigh Neighbourhood Plan Schedule of Proposed Significant Changes

It is usual for an Examiner to make a number of recommended modifications to Neighbourhood Plans. Where these are, in the Examiner's view, significant changes, an opportunity is given for comments on the proposed significant changes to be made. The reasons for the modifications will be explained in the final Examiner's Report when the examination has been completed. It should be noted that other changes are likely to be made to the Neighbourhood Plan but are not regarded as significant and that further changes may be recommended. New or changed text is shown in *italics*.

Section 4 Planning Policy Context

- Add a new paragraph which reads: "*The policies in this Neighbourhood Plan do not apply to the Garden Community site which partly falls within the Plan and Parish area.*" to this section and to Section 2. of the Plan

Policy GDP - General Approach to Development

- Change the policy to read:

"Within the Settlement Development Boundary, small scale development for no more than 10 dwellings or for community and employment uses will be supported in line with policies in the development plan.

Outside the Settlement Development Boundary, new development will not generally be permitted unless it is consistent with all other relevant Development Plan policies and:

Housing development

- a. It is a Rural Exception Site in full accordance with local *plan* policy LP 6;
- b. It is a small development of Self/Custom Build Homes in full accordance with local *plan* policy LP 7; or
- c. It is for the 1:1 replacement of an existing dwelling that would both enhance local character and improve the site's overall energy efficiency and/or sustainability.

All other development

- d. The proposal is *appropriate* in scale and impact to its location and context; and
- e. It would provide necessary support for a new or existing business that is appropriate to the rural area; or
- f. It would directly provide for the conservation, enhancement or appropriate

enjoyment of the countryside.

All new residential development should also accord with any requirements specified in the Essex RAMS Supplementary Planning Document and local plan policy PPL 4."

Policy CFP – Community Facilities

- Change criterion 1. of the policy to read:

"Applications for new or enhanced community facilities will be supported in appropriate locations where the proposal:

- a. Provides a gym, swimming pool, squash/tennis/badminton courts and/or exercise related facilities; or*
- b. Provides on site enhancement of the Village Hall that would develop its role as a Community Hub; or*
- c. Is for a business with a clear community role or function such as meeting rooms, restaurant or café, shop, pub, dog training facility/walking area; or*
- d. Would contribute to meeting any identified deficiency in Ardleigh's equipped play/open space."*

- Change criterion 3. of the policy to read:

"Proposals that would cause the loss or closure of existing community facilities will be refused unless they are in full accordance with local plan policy HP 2. In order to meet this policy, it will generally be expected that:

- a. In relation to part b. of local plan policy HP 2, any existing community facility located within the Settlement Development Boundary should be replaced by a facility also located within or convenient to the Settlement Development Boundary;*
- b. In relation to part c. of local plan policy HP 2, evidence provided by the Parish Council and/or members of the local community demonstrating that regular community use is made of a facility and/or the facility meets a clear community need, will be taken into account."*

Policy HP – Housing

- Delete part 1. of the policy
- Change part 3. of the policy to read:

"New housing development is encouraged to incorporate:

- a. *Smaller units of 1 – 3 bedrooms to address local need;*
- b. *Sustainable design and construction features; and*
- c. *Accessibility to allow occupiers to remain in their homes over their lifetimes.”*

Policy EP – Natural, Built and Historic Environment

- Amend the policy to read:

“1. Development *will* be supported provided:

a. Its design *is of a high quality and takes account of the Village Design Statement or any successor document, paying particular attention to appropriate:*

- i. Siting;
- ii. Layout;
- iii. Form and scale;
- iv. Architectural style
- v. Materials;
- vi. Relationship to surrounding development;
- vii. Impact on *important* built *and* landscape features;
- viii. Landscaping and boundary treatments;
- ix. Car parking *provision; and*
- x. *Accessibility.*

b. *It does not result in a harmful* urbanising effect on a rural lane or street (for example, as a result of *hedgerow removal* or loss of an open view);

c. There is no urban intrusion (including as a result of light or noise pollution or increased vehicular traffic) into currently tranquil rural areas;

d. There is no net loss of good quality green landscape features (including trees, hedges and shrubs) and all new green landscape features are of appropriate local or native species;

e. Appropriate opportunities are incorporated to support local biodiversity and wildlife *including net gain;*

f. There is no *unnecessary* loss of best and most versatile agricultural land to non compatible uses (the onus will be on the developer to establish the quality of any agricultural land proposed for other uses);

g. Development in the Conservation Area or within its setting preserves or enhances its *character or appearance* and *takes the Conservation Area Appraisal into account;* and

h. Development affecting a Listed Building or its setting preserves or enhances its significance and is supported by a proportionate Heritage Impact

Assessment.” [delete existing criterion 2. of the policy]

Policy TP – Transport and Planning

- Reword the policy to read:

“1. With the exception of the Tendring/Colchester Borders Garden Community, *new development that has an unacceptable impact on highway safety or have residual cumulative impacts on the local road network will be resisted.*

2. Development that *otherwise complies with the development plan* will be *supported* where it:

a. Improves *highway* safety;

b. *Takes every available opportunity to improve parking provision;*

c. *Retains and enhances the existing footpath and cycleway networks including through the provision of new routes or connections.*

3. Parking provision should be *designed* as an integral feature of a development’s *layout*. *New development should provide parking in accordance with the Essex Parking Standards and the Essex Design Guide or any successor guidance.*”