

## APPENDIX 2 : Schedule of Examiner's Recommendations

### Ashdon Neighbourhood Plan

DOCUMENT PAGE/POLICY	EXAMINER'S RECOMMENDATION	EXAMINER'S REASON/S	OFFICER RECOMMENDATION AND REASON
<b>Ashdon NP Page 6: Para 1.6</b>	<ul style="list-style-type: none"> <li>At the end of paragraph 1.6 add: 'The Plan period is 2020 to 2036'</li> </ul>	<ul style="list-style-type: none"> <li>Whilst the front cover of the Plan provides details about the Plan period, it would be appropriate if it was also captured in the text of the Plan</li> </ul>	<p style="text-align: center;"><b>Agree</b></p> <p>Insertion of plan period in text reinforces requirement to provide a clear plan period as required in the Regulations.</p>
<b>Ashdon NP: page 25: Policy ASH1 Spatial Strategy</b>	<ul style="list-style-type: none"> <li>No comment because policy meets Basic Conditions, and no modifications are rerecommended.</li> </ul>	<ul style="list-style-type: none"> <li>The policy meets the basic conditions.</li> </ul>	<p style="text-align: center;"><b>Agree</b></p> <p>No modifications required because policy as worded meets Basic Conditions</p>
<b>Ashdon NP: page 28: Policy ASH2 Policy Housing Mix</b>	<ul style="list-style-type: none"> <li>It meets the basic conditions.</li> </ul>	<ul style="list-style-type: none"> <li>The policy is underpinned by data and is non-prescriptive in its nature. It will contribute towards delivering the social dimension of sustainable development.</li> </ul>	<p style="text-align: center;"><b>Agree</b></p> <p>Policy is underpinned by appropriate evidence and contributes the social element of sustainability thereby meeting Basic Conditions.</p>
<b>Ashdon NP: page 31 Policy ASH3 Affordable Housing on rural exception sites</b>	<ul style="list-style-type: none"> <li>In the penultimate paragraph of the policy replace 'permitted' with 'supported'</li> </ul>	<ul style="list-style-type: none"> <li>I recommend a detailed modification to the wording in the penultimate paragraph of the policy. so that the wording used is consistent throughout the policy. Otherwise, the</li> </ul>	<p style="text-align: center;"><b>Agree</b></p> <p>Modification ensures that the Policy is provides sufficient clarity in accordance with NPPG Paragraph 41-041-20140306.</p>

		policy meets the basic conditions.	
<b>Ashdon NP: page 37 POLICY ASH4 - PROTECTING ASHDON'S LANDSCAPE CHARACTER</b>	<ul style="list-style-type: none"> <li>• <i>Replace the title of the policy with: 'Protecting Ashdon's Landscape Setting and Important Views'</i></li> </ul>	<ul style="list-style-type: none"> <li>• I recommend a modification to the title of the policy so that it more fully captures the detailed approach taken. Otherwise, it meets the basic conditions.</li> </ul>	<p style="text-align: center;"><b>Agree</b></p> <p>The recommended modification is a more accurate reflection of the aim of the policy which is to protect functional and physical relationship between the wider landscape and built environment.</p>
<b>Ashdon NP: page 38 POLICY ASH5 - SETTLEMENT GAPS</b>	<ul style="list-style-type: none"> <li>• Replace the policy with:  'The Plan identifies settlement gaps which separate the distinct settlements (the Ends). They are shown on the Policies Map.  Development proposals shall, where appropriate, demonstrate how they would safeguard the settlement gaps and not cause their erosion.'</li> </ul>	<ul style="list-style-type: none"> <li>• I recommend that the policy is reconfigured so that it more clearly defines the settlement gaps and then sets out a policy to ensure that development proposals have regard to their scale and nature.</li> </ul>	<p style="text-align: center;"><b>Agree</b></p> <p>Recommended modification ensures sufficient clarity as per the requirements of NPPG Paragraph 41-041-20140306.</p>
<b>Ashdon NP: page 41 POLICY ASH6 – CONSERVATION AREAS</b>	<ul style="list-style-type: none"> <li>• In the penultimate paragraph of the policy replace 'will be expected to' with 'should'</li> </ul>	<ul style="list-style-type: none"> <li>• I recommend a detailed modification to the wording used in the penultimate paragraph of the policy to bring the clarity required by the NPPF.</li> </ul>	<p style="text-align: center;"><b>Agree</b></p> <p>Recommended modification ensures sufficient clarity as required by NPPG Paragraph 41-041-20140306.</p>

<p><b>Ashdon NP: page 45</b> <b>POLICY ASH7 – DESIGN</b> <b>CONSIDERATIONS</b></p>	<ul style="list-style-type: none"> <li>• Replace ‘In addition, proposals will be supported where’ with ‘In addition, and as appropriate to their scale, nature and location, proposals will be supported where’</li> </ul> <p>In b delete ‘and where appropriate enhancement’</p> <p>In f delete ‘as appropriate’</p>	<p>I recommend a modification to the wording of the part of the policy which addresses this matter so that it can be applied in a proportionate way. Plainly not all of the criteria will be relevant to every development proposal.</p> <p>I also recommend detailed modifications to some of the criteria to bring the clarity required by the NPPF.</p>	<p><b>Agree</b></p> <p>Recommended modification ensures sufficient clarity as per the requirements by NPPG Paragraph 41-041-20140306.</p>
<p><b>Ashdon NP: page 46</b> <b>POLICY ASH8 - LIGHT</b> <b>POLLUTION</b></p>	<ul style="list-style-type: none"> <li>• <b>Delete the first sentence of the policy</b></li> </ul> <p><i>Reposition the deleted first sentence of the policy to the end of penultimate sentence of paragraph 8.32</i></p>	<p>I recommend that the first sentence of the policy is deleted and repositioned into the supporting text. This will make a better distinction between the wider policy and its supporting text.</p>	<p><b>Agree</b></p> <p>Recommended insertion into supporting text ensures that the policy is clearly expressed and evidenced as required by NPPG Paragraph 41-041-20140306.</p>
<p><b>Ashdon NP: page 48</b> <b>POLICY ASH9 – FLOOD RISK</b></p>	<ul style="list-style-type: none"> <li>• <b>In the first paragraph delete ‘These include.... sewer flooding’</b></li> <li>• <b>Delete the second paragraph</b></li> </ul>	<p>I recommend that some elements of the policy are relocated to the supporting text. This will ensure a better relationship between the policy itself and the explanation about the details required for planning applications and how the policy would be used on a day-to-day basis.</p>	<p><b>Agree</b></p> <p>Recommended modification ensures that the policy has sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications.</p>

	<p><i>At the end of paragraph 9.5 add:  ‘Policy ASH9 addresses these important matters. It comments that development proposals will not be permitted, unless the applicant has satisfied the safety requirements in the Flood Risk National Planning Policy Guidance (and any successor). These include the ‘sequential test’; where needed the ‘exception test’ and also a site-specific flood risk assessment that addresses the characteristics of flooding and has tested an appropriate range of flood event scenarios (taking climate change into consideration). This should address as a minimum: finished floor levels; safe access and egress; an emergency flood plan; identification and provision of surface water exceedance routes; flood resilience/resistance measures; any increase in built or surfaced area; and any impact on flooding elsewhere, including sewer flooding. In a more general sense development proposals should exhibit the three main principles of flood risk, in that, they should be safe, resilient and should not increase flood risk elsewhere.’</i></p>		
<p><b>Ashdon NP: page 52  POLICY ASH10 –  BIODIVERSITY and HABITATS</b></p>	<p><b>In the third paragraph of the policy replace ‘It is expected that the mitigation proposals will form’ with ‘Mitigation proposals should form’</b></p>	<p>I recommend a detailed modification to the third paragraph of the policy to bring the clarity needed by the NPPF.</p>	<p><b>Agree</b>  Modification to policy provides sufficient clarity to ensure that a decision maker can apply it consistently and with</p>

			confidence when determining planning applications.
<b>Ashdon NP: page 53 POLICY ASH11 – CHALK STREAMS PROTECTION</b>	<ul style="list-style-type: none"> <li>• <b>Replace ‘which will avoid and mitigate contamination of the watercourse’ with ‘which will avoid and/or mitigate contamination of the watercourse’</b></li> </ul>	I recommend a detailed modification to ensure that there is a difference between the approach towards the avoidance of any contamination to the watercourse and any mitigation which may be required as an outcome of the drainage appraisal. Otherwise, it meets the basic conditions.	<p style="text-align: center;"><b>Agree</b></p> <p>Modification provides clarity and flexibility to the policy to ensure that a decision maker can apply it consistently and with confidence when determining planning applications.</p>
<b>Ashdon NP: page 56 POLICY ASH12 – VILLAGE SERVICES and FACILITIES</b>	<ul style="list-style-type: none"> <li>• <b>In the first part of the policy replace ‘permitted’ with ‘supported’</b></li> <li>• <b>In the second part of the policy delete ‘generally’</b></li> </ul>	<p>I recommend two modifications to the policy to bring the clarity required by the NPPF.</p> <p>The first ensures that the two elements of the policy use the same language.</p> <p>The second deletes the unnecessary use of ‘generally’ in the second part of the policy.</p>	<p style="text-align: center;"><b>Agree</b></p> <p>Modification provides clarity and flexibility to the policy to ensure that a decision maker can apply it consistently and with confidence when determining planning applications..</p>
<b>Ashdon NP: page 57 POLICY ASH 13 – LOCAL GREEN SPACES</b>	<b>Insert an additional paragraph at the end of the policy to read: ‘Development proposals within the designated local green spaces will only be supported in very special circumstances’</b>	I recommend a modification so that the policy directly explains the policy implications of LGS designation and in doing so	<p style="text-align: center;"><b>Agree</b></p> <p>Modification to provides clarity and flexibility to the policy as required by NPPG Paragraph 41-041-20140306.</p>

	<p><i>At the end of paragraph 10.11 add: ‘Policy ASH13 follows the matter-of-fact approach in the NPPF. In the event that development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by Uttlesford District Council. In particular, it will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the ‘very special circumstances’ required by the policy’</i></p>	<p>takes the matter-of-fact approach in the NPPF.</p> <p>I also recommend that the supporting text is expanded so that it sets out the way in which development proposals affecting the designated LGSs would be assessed on a case-by-case basis by UDC. In particular UDC will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the ‘very special circumstances’ required by the policy.</p>	<p>Addition to supporting text provides sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications.</p>
<p><b>Ashdon NP: page 60 POLICY ASH 14 – PUBLIC RIGHTS OF WAY</b></p>	<p><b>In the first part of the policy replace ‘and incorporate green landscaping to reduce any visual impacts’ with ‘and, as appropriate to the relationship between the development and the Public Right of Way, incorporate green landscaping to reduce any visual impacts’</b></p>	<p>I recommend that the first part of the policy is modified so that it requires that any landscaping responds to the specific relationship between the development itself and the right of way concerned.</p>	<p style="text-align: center;"><b>Agree</b></p> <p>Modification to provides clarity to the policy renders the policy wording clear and unambiguous as required by NPPG Paragraph 41-041-20140306.</p>

<p><b>Ashdon NP: page 61</b>  <b>POLICY ASH 15 – PROTECTED LANES</b></p>	<p><b>In the final sentence replace ‘permitted’ with ‘supported’</b></p>	<p>I recommend a detailed modification to the policy so that the wording used is internally consistent.</p>	<p><b>Agree</b>  Modification provides clarity to the policy ensuring that, “a decision maker can apply it consistently and with confidence when determining planning applications”. (NPPG Paragraph: 041 Reference ID: 41-041-20140306).</p>
<p><b>Ashdon NP: page 63</b>  <b>POLICY ASH 16 – FARM DIVERSIFICATION</b></p>	<ul style="list-style-type: none"> <li>The policy has regards to national planning policy (Section 6 of the NPPF).</li> </ul>	<p>It meets the basic conditions.</p>	<p><b>Agree</b>  Policy meets basic conditions and no modification required.</p>