

Appendix B : Ashwell Neighbourhood Plan – Schedule of proposed modifications to the neighbourhood plan policies and supporting text

Where the examiner has recommended modifications to policies, they are shown in **bold text**. Where the examiner has suggested specific changes to the supporting text, these are shown in *blue bold italics*.

Unless there is a specific comment made against the examiners’ recommendations, the District Council is in agreement with the examiners’ proposed modifications to the Ashwell Neighbourhood Plan.

Policy or paragraph reference	Examiners Proposed Modifications	The Council’s comments
Policy ASH1	<p>Replace Part A of the policy with:</p> <p><b>Development in the neighbourhood area will be focused within the extended settlement boundary shown in Figure 5.1 where it complies with all relevant policies in the development plan and the NPPF.</b></p> <p>Replace Part B of the policy with:</p> <p><b>‘Within the extended settlement boundary, proposed developments on brownfield land will be particularly supported.’</b></p> <p>Within Part C of the policy:</p> <p>In (i) replace ‘it is’ with ‘they are’</p> <p>In (iii) replace ‘it relates’ with ‘they relate’</p> <p>In (iv) replace ‘it is’ with ‘they are’</p>	<p>The Council made representations to this policy at the Regulation 16 consultation stage. The representations suggested that:</p> <ul style="list-style-type: none"> <li>• the policy should be amended to reflect the proposed settlement boundary in the emerging Local Plan; and</li> <li>• that the second criterion of the policy should be deleted as it attempted to restrict development within the settlement boundary to brownfield sites only, which would be in conflict with Policy SP2 in the emerging Local Plan.</li> </ul> <p>The examiner has taken these comments into consideration and put forward modifications to the neighbourhood plan.</p>
Para 5.5	<p>Replace the final sentence of paragraph 5.5 with:</p> <p><i><b>Development outside the settlement boundary will be strictly controlled in accordance with national and local planning policies</b></i></p>	
Policy ASH2	<p>Replace Parts A, B and C of the policy with:</p>	

	<p><b>Proposals for housing development should contribute towards meeting the existing and future housing needs of the neighbourhood area. Developers of major developments should submit a neighbourhood area-specific Affordable Housing and Dwellings Mix Strategy with any planning application. The Strategy should set out identified housing needs within the neighbourhood area, taking account of Housing Survey 2015 conclusions or any more recent local survey, and demonstrate how the proposed development addresses those needs. In particular the Strategy must show how the proposal:</b></p> <ul style="list-style-type: none"> <li>• <b>meets the needs of older residents (aged 60+) and younger people entering the housing market both in general terms and through the delivery of one- and two-bedroom houses in particular; and</b></li> <li>• <b>helps to address housing under-occupancy in the Parish.</b></li> </ul> <p><b>Development proposals which include a significant proportion of one-, two- and three-bedroom dwellings for sale or rent within the lower quartile of local cost will be particularly supported.</b></p> <p><b>Where appropriate, development proposals for housing development should provide affordable housing to development plan standards.</b></p> <p>Delete Part D of the policy.</p>	<p>The examiner has taken into account the representations made by the Council by including modifications to support the provision of smaller dwellings in development schemes.</p>
<p>Para 6.13</p>	<p>In paragraph 6.13 replace ‘smaller homes’ with <i>‘homes with up to three bedrooms’</i></p>	
<p>Para 6.18</p>	<p>In paragraph 6.18 replace the final sentence with: <i>Eligibility is determined with regard to the Common Housing Allocation Scheme and through the Help to Buy Agent for low-cost home ownership.</i></p>	
<p>Para 6.20</p>	<p>At the end of paragraph 6.20 add: <i>This matter is addressed in Part C of Policy ASH2. The type and size of affordable homes should meet the specific needs identified for the neighbourhood area.</i></p>	

Policy ASH3	<p>In Part A replace <b>‘Development’</b> with <b>‘Development proposals’</b></p> <p>In Part B delete the sentence beginning with ‘For example’</p> <p>In Part C delete ‘address the following criteria’</p> <p>In Part D replace <b>‘will be expected to’</b> with <b>‘should’</b></p>	
Para 7.7	<p>At the end of paragraph 7.7 add:</p> <p><i><b>This approach is consistent with the design-led approach as captured in national planning policy. The Plan sets out the Parish Council's approach towards a clear design vision and expectations for development sites. This will ensure that applicants have as much certainty as possible about what is likely to be acceptable.</b></i></p>	
Policy ASH4	<p>Replace the opening part of the policy with:</p> <p><b>Development proposals should demonstrate a high quality of design which responds and integrates well with their surroundings, and meets the changing needs of residents. In addition, they should minimise their impact on the natural and historic environment, respecting the topography of their immediate environment including pedestrian and vehicular access and open views.</b></p> <p><b>As appropriate to their scale, nature and location development proposals should demonstrate how they have responded positively to the following matters:</b></p> <p>Delete criterion (vii)</p>	<p>The representations made by the Council in relation to this policy sought to ensure that the policies for car parking provision in the Parish would be included in one policy, rather than a number of policies. The examiner’s proposed modifications seek to achieve this.</p>
Policy ASH5	<p>Replace the policy with:</p> <p><b>Development proposals should take account of the flood zones as shown on Figure 7.8.</b></p> <p><b>Where appropriate, development proposals should incorporate sustainable drainage facilities which, where practicable, enhance wildlife and biodiversity in their immediate locality.</b></p>	<p>The Council considered that this policy in the neighbourhood plan replicated much of the guidance set out in the NPPF and the National Planning Practice Guidance and that it should be deleted.</p>
Para 7.18	<p><i>At the end of paragraph 7.18 add:</i></p>	<p>The examiner has not proposed a modification to delete the policy but has proposed an amendment which simplifies</p>

	<i>Policy ASH5 sets out a policy approach to address this matter. In addition to these policy requirements, developments should comply with the drainage authority's (Anglian Water) current Surface Water Drainage policy</i>	the policy whilst still retaining a flood risk policy in the neighbourhood plan.
Policy ASH6	Delete the policy.	
Para 7.23	In paragraph 7.23 delete the final three sentences.	
Policy ASH7	No modifications proposed	
Policy ASH8	<p>Replace the policy with:</p> <p><b>The Plan identifies a series of non-designated heritage assets. They are detailed in Appendix C of the Plan.</b></p> <p><b>The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</b></p> <p><b>Proposals will be supported where they preserve, sustain and enhance the special character, significance, appearance and locally-distinctive features of the non-designated heritage assets in general, and particularly where they respond positively to the scale, form, proportion, design, materials and architectural features on the building concerned.</b></p>	The examiner has proposed modifications which ensure that the policy is positively worded.
Para 7.35	<p>In paragraph 7.35 replace the second sentence with:</p> <p><i>Development proposals affecting these important buildings will be assessed against the principles of paragraph 203 of the NPPF.</i></p>	
Policy ASH9	Delete Parts B and C of the policy	The Council made a representation which suggested that criterion B should be deleted as it made the policy unclear. The
Para 7.43	At the end of paragraph 7.43 of the Plan add the deleted part B of the policy (ASH9).	

Para 8.15	At the end of paragraph 8.15 of the Plan add <i>Development proposals should comply with the findings and guidelines in Character Area Assessment 224.</i>	examiner has agreed with the Council's representations and has proposed additional modifications to the policy.
Policy ASH10	Replace part E of the policy with: <b>Development proposals which incorporate open spaces should provide for an appropriate legal agreement to ensure proper management of the open space over the lifetime of the development.</b>	
Policy ASH11	Delete parts C and D from the policy.	The examiner considered that criteria (C) and (D) were supporting text, rather than part of the policy and has put forward modifications to delete these from the policy but add the text into the supporting paragraphs. The Council considered that the criteria should be deleted, therefore the proposed modifications are supported.
Para 8.8	At the end of paragraph 8.8 of the Plan add the deleted part D of the policy (ASH11)	
Para 8.15	At the end of paragraph 8.15 of the Plan add the deleted part C of the policy (ASH11)	
Policy ASH12	Replace the second part of the policy with: <b>Development proposals within the designated local green space will only be supported in very special circumstances</b>	
Para 8.24	<i>At the end of paragraph 8.24 add: <b>Policy ASH 12 follows the matter-of-fact approach in the NPPF. In the event that development proposals come forward on the local green space within the Plan period, they can be assessed on a case-by-case basis by the 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.</b></i>	
Policy ASH13	Replace the initial element of Part A of the policy with:	

	<b>Proposals to provide incubator/start-up business space that is flexible in its use will be supported through:</b>	
Policy ASH14	Delete the second part of the policy.	
Para 9.14	At the end of paragraph 9.14 add:  <i>Policy ASH14 reinforces this matter and requires that all new residential, commercial and community properties should be served by a superfast broadband (fibre-optic) connection. The only exception to this approach will be where it can be demonstrated, through consultation with Next Generation Access Network providers, that this would not be possible, practical or economically viable. In such circumstances, sufficient and suitable ducting should be provided within the site and to the property to facilitate ease of installation at a future date on an open access basis.</i>	
Policy ASH15	Replace Part A of the policy with:  <b>Development proposals which would contribute towards a balance of uses in Ashwell village centre and assist in maintaining its vitality and viability and its role as the focal point of the community will be supported.</b>  Replace Part B of the policy with:  <b>Proposals for the change of use of shops, financial and professional services, café or restaurants, pubs or drinking establishments or takeaways to other uses will only be supported where it can be demonstrated that there is no reasonable prospect of the site or premises being used for ongoing retail or community uses. Applicants will be expected to demonstrate that the existing use is no longer viable and that the site has been marketed for 12 months for alternative retail or community uses.</b>  Replace the first sentence of Part C of the policy with:  <b>The reuse of historic buildings within Ashwell village centre for activities that will enhance their vitality and viability will be supported</b>	The policy was amended significantly following the revisions to the Use Classes Order in 2020. The proposed modifications help to make this policy consistent with the approach taken in the emerging Local Plan. bring this policy
Policy ASH16	Replace the opening element of Part A of the policy with:	

	<p><b>Proposals for the following recreation and leisure facilities will be supported</b></p> <p>Delete Part B of the policy</p>	
Para 10.11	<p>At the end of paragraph 10.11 add:</p> <p><i>Policy ASH16 sets out an approach towards the development of new or improved recreational facilities. The delivery of new facilities or improvements to existing facilities, including the provision of accessible toilets, changing rooms and communal space - will be secured through Section 106 contributions or Community Infrastructure Levy funding, once adopted by North Hertfordshire District Council.</i></p>	
Policy ASH17	No modifications proposed	
Policy ASH18	In the first part of the policy delete 'Health facilities being:'	
Policy ASH19	Delete 'good quality'	
Policy ASH20	<p>Replace Part B of the policy with:</p> <p><b>As appropriate to their scale, nature and location, new developments should ensure safe pedestrian access for all, including those with restricted mobility which, where it is practicable to do so, connect with existing footways</b></p> <p>Replace Part D of the policy with:</p> <p><b>Proposed developments should take account of existing public bridleways and footpaths and, where appropriate, incorporate them in a sensitive and positive fashion into their layouts and designs.'</b></p>	
Policy ASH21	Delete the policy.	
Section 15	<p>In the Transport and movement action heading in Section 15 of the Plan add:</p> <p><i>Explore options for physical improvements in the quality of public and community transport services and/or supporting infrastructure, including bus shelters.</i></p>	

	<i>Explore opportunities to reduce the number of private vehicles being used to link to Ashwell and Morden station and other local stations.</i>	
Policy ASH22	<p>Delete Part B of the policy.</p> <p>Replace Part C of the policy with:</p> <p><b>Development proposals which would involve the loss of publicly accessible off-street car parking in the neighbourhood area will not be supported unless alternative car parking provision is included in the proposal or if it can be demonstrated that there is no demand for the existing parking spaces.</b></p> <p>Delete Part D of the policy.</p>	The Council suggested that the policy could be re-worded to make it clear that the loss of publicly accessible off-street car parking would not be supported. The examiner has put forward modifications which endorse this suggestion.

Other proposed non-policy modifications to the neighbourhood plan

Policy or paragraph reference	Examiners Proposed Modifications	The Council's comments
Other matters - General	Modification of general text (where necessary) to achieve consistency with the modified policies.	
Other Matters – Specific Para 3.14	Replace 'starter' with ' <i>shared ownership</i> '	
Para 5.1 Para 6.4	Update the context to reflect the Main Modifications to the Local Plan in general, and in relation to the Claybush Road site in particular	



Section 14	<p>In Section 14 add an additional paragraph to read:</p> <p><i>The adoption of the North Hertfordshire Local Plan 2031 will be a key milestone in the development of planning policy in the District. In this context, the Parish Council will consider the need for a review of the neighbourhood plan at that point. This task will be undertaken based on an assessment of any differences in the policies in the adopted Local Plan and those in a made neighbourhood plan at that time.</i></p>	
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