

Appendix B : Ickleford 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 Ickleford Neighbourhood Plan.

Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council or Ickleford Parish Council
Para 1.4	At the end of paragraph 1.4 add: <i>The neighbourhood area is shown on the Plan overleaf. The Plan period is 2022 to 2035.</i>	
Policy E1 Maintaining separation	Replace the policy with: Development proposals should respect the undeveloped gap between Ickleford and Hitchin.	The Council made representations to this policy at the Regulation 16 consultation stage. The representation stated that the policy should be deleted as it duplicated the provisions in the NPPF and Local Plan Policy SP5.
Para 7.7 and 7.8	Replace paragraphs 7.7.and 7.8 with: <i>The gap between Ickleford and Hitchin forms an important part of the Green Belt in North Hertfordshire. National and local planning policies advise that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in 'very special circumstances'. It also sets out the exceptions where the construction of new buildings may be allowed, including for example, buildings for agriculture, replacements, or modest extensions to existing buildings, limited affordable housing for local community needs and redevelopment of previously developed land. The neighbourhood plan acknowledges this broad strategic context.</i>	The modifications put forward by the examiner takes the District Council's comments into consideration whilst at the same time recognising the community's concerns about development around the village.

Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council or Ickleford Parish Council
	<p><i>Policy E1 seeks to complement Green Belt policy. It highlights the importance of the continued separation of the settlements of Ickleford and Hitchin. The reference to the 'gap' in the policy is not geographically defined given that the Policy Map B of the Local Plan has already defined the boundary of the Green Belt in this part of North Hertfordshire.</i></p>	
<p>Policy E2 Protecting the Landscape</p>	<p>Replace the policy with:</p> <p>Development proposals should protect and, where practicable, enhance the historic and natural landscape and local character of the Parish, including the delicate chalk rivers and their valleys, field ponds, mature trees, and hedgerows. Such features should be protected and, where appropriate, incorporated into landscape design schemes.</p> <p>Insofar as planning permission is required, the planting of hedgerows and trees, and the enhancement of the existing vegetation and the chalk stream ecosystem will be supported.</p>	<p>The Council made no comments on these policies at the Regulation 16 consultation stage.</p> <p>The proposed modifications are welcomed.</p>
<p>Policy E3 Rural Character</p>	<p>Replace the opening element of the policy with:</p> <p>As appropriate to their scale, nature and location, development proposals should respect the rural character of the village and its surroundings by ensuring that:</p> <p>In the opening element of the policy replace:</p> <p>“proposals take advantage of” with ‘they respond positively to’</p>	
<p>Policy E4 Biodiversity</p>	<p>Replace the policy with:</p> <p>Development proposals should protect and enhance existing natural features of sites, habitats and provide at least 10% net gain in biodiversity.</p> <p>As appropriate to their scale, nature and location, development proposals should:</p>	

Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council or Ickleford Parish Council
	<ul style="list-style-type: none"> • provide proportionate species-related measures; • incorporate appropriate native species into landscaping schemes; and • establish links with existing wildlife corridors and delivered sustainable drainage solutions.' 	
Policy HE1 Protecting and Enhancing Local Heritage Assets	<p>Replace the policy with:</p> <p>The Plan identifies the following local heritage assets:</p> <p>[List the three assets]</p> <p>Development proposals directly or indirectly affecting the identified assets will be determined applying a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.</p>	
Policy SD1 Development within the Settlement Boundary	<p>In the first part of the policy replace 'adverse' with "unacceptable"</p> <p>Delete the second part of the policy.</p>	
Para 9.6	<p>At the end of paragraph 9.6 add:</p> <p><i>Policy SD1 addresses this important matter. Development proposals should be designed and arranged so that they do not have unacceptable impacts on the amenity of the occupiers of neighbouring properties through loss of privacy, overshadowing, overbearing by a building or structure, car parking, the removal of mature vegetation or landscaping and additional traffic resulting from the development.</i></p>	<p>The Council acknowledge the addition of this sentence to the paragraph as it helps to address the amenity impacts of development within the settlement boundary.</p>

Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council or Ickleford Parish Council
Policy SD2 New Housing Development	<p>Replace the policy with:</p> <p>On developments of 3 – 10 dwellings and sites not required to provide affordable housing, the size and mix of dwellings should respond positively to the most up-to-date information available on local housing need.</p> <p>Development proposals which include smaller homes (1-3 bedrooms) will be particularly supported.</p>	<p>The Council made representations in respect of this policy at the Regulation 16 consultation stage. The examiner recognised the purpose of the policy but considered that as drafted, it was over-complicated and that it would be difficult to apply through the development management process. The modifications proposed by the examiner are welcomed as they make the policy clear as they address these concerns.</p>
Para 9.16	<p>Replace the final sentence of paragraph 9.16 with:</p> <p><i>Policy SD2 seeks to address these issues. Its focus is on ensuring that the mix of house types reflects the most up-to-date information available on local housing needs and offers specific support to the development of smaller homes (1-3 bedrooms). This will allow developers to respond to the relevant information at the time that planning applications are being prepared. In addition, this approach will be consistent with Policy SD3 of the Plan which seeks to deliver high quality designs.</i></p>	
Policy SD3 High Quality Design	<p>Replace:</p> <p>All new development must (where relevant to the proposal):’ with:</p> <p>“As appropriate to their scale, nature and location development proposals should:...”</p> <p>Delete the final bullet point.</p>	
Policy SD4 Provision of	<p>Replace the second and third parts of the policy with:</p>	

Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council or Ickleford Parish Council
Energy Efficient Buildings	<p>Proposals for the retrofitting of existing buildings including heritage properties, should reduce energy demand where practicable and, where appropriate, generate renewable energy whilst safeguarding their historic characteristics.</p> <p>Alterations to existing buildings should be designed in a way which reduces energy consumption and comply with sustainable design and construction standards.</p>	
Policy SD5 Water Management	<p>Replace the policy with:</p> <p>Development proposals should respond positively to best practice on water efficiency, including using water efficient fittings and appliances, water harvesting, grey water recycling, and providing water storage features.</p> <p>As appropriate to their scale, nature, and location, development proposals should demonstrate that the estimated consumption of wholesome water per dwelling is calculated in accordance with the methodology in the water efficiency calculator and should not exceed 110 litres/person/day.</p>	
Para 9.38	<p>At the end of paragraph 9.38 add:</p> <p><i>Policy SD5 addresses these issues. The second part of the policy comments about water use and reflects the guidance in the National Framework for Water Resources (2020). Where appropriate, the District Council will apply conditions to planning permissions to ensure that this outcome is achieved.</i></p>	
Policy C1 Community facilities	<p>Replace the second part of the policy with:</p> <p>Insofar as planning permission is required, proposals for the improvement, extension or partial replacement or redevelopment of buildings, structures and land use for community purposes will be supported where their design respects the character of the village and will not have an unacceptable impact on the amenities of residential properties in the immediate locality.</p>	

Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council or Ickleford Parish Council
	<p>Replace the opening element of the third part of the policy with:</p> <p>The Plan identifies the following key community facilities:</p> <p>Replace the fourth part of the policy with:</p> <p>Proposals for the conversion, demolition or change of use of the identified key community facilities to non-community uses will only be supported if it can be clearly demonstrated that:</p> <ul style="list-style-type: none"> • the facility's continued use is no longer viable, and evidence has been provided that the property has been actively marketed, commensurate with its use at an open market value for a period of at least 12 months; or • an alternative or new facility is provided that is equivalent in use and scale to the facility which would be lost and that it is in an appropriate location. 	
<p>Policy C2 Recreation and Green Spaces</p>	<p>Replace the policy with:</p> <p>The Plan identifies a series of important open spaces and recreational facilities:</p> <ul style="list-style-type: none"> • List the bullet points <p>Development proposals which would reduce the quality or quantity of the identified facilities will only be supported where the existing facilities are re-provided to an equivalent or improved quality or quantity in an appropriate location.</p> <p>Development proposals for the improvement of existing recreation areas and open spaces and the provision of additional facilities will be supported.</p>	
<p>Policy C3 Primary School</p>	<p>Replace the policy with:</p>	<p>The Council made a number of comments in respect of this policy at the Regulation</p>

Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council or Ickleford Parish Council
	<p>The provision of primary education facilities, either through the expansion of the existing primary school or the construction of a new school, should be designed to facilitate the joint use of spaces and equipment by the school and by the wider community.</p> <p>Any proposed development of a new school on the Bedford Road housing allocation (as set out in Policy IC3 of the Local Plan) should meet the following criteria:</p> <ul style="list-style-type: none"> • the building is located and designed as an integral part of the housing allocation; • the design of the building reflects its location on the northern edge of the village; • the building is well-connected to the wider village and the houses on the allocated site by pedestrian and cycle links; and • it provides appropriate levels of car parking for teachers and other staff. <p>Development proposals for a school should be informed by a detailed masterplan for the site showing its relationship to the development of the Bedford Road Housing allocation.</p>	<p>16 consultation stage to ensure that the policy reflected Policy IC3 in the Local Plan.</p> <p>The examiner has proposed a modification to take criterion (b) out of the policy but include it as part of the supporting text, which is welcomed.</p>
Para 10.34	<p>Replace the final sentence of paragraph 10.34 with:</p> <p><i>Accordingly, any transport assessment for the allocation site should address the cumulative impacts of new development in Stotfold and Henlow in Central Bedfordshire.</i></p>	
Para 10.37	<p>Replace 10.37 with:</p> <p><i>Policy C3 has been included in the Plan to shape the development of a potential replacement school on the Bedford Road site should that be the outcome of the current discussions about the delivery of education facilities in the neighbourhood area, following the assessment of this option against the alternative option of expanding/reconfiguring the existing school.</i></p>	

Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council or Ickleford Parish Council
Para 10.38	<p>After the first sentence in paragraph 10.38 add:</p> <p><i>The final part of Policy C3 addresses this matter. The masterplan should incorporate details on the criteria in the second part of the policy and information about the phasing of the wider development of the Bedford Road site (including pedestrian access to the school whilst any residual housing development on the site is taking place).</i></p>	
Policy C4 Supporting Local Employment	<p>In the first part of the policy replace “encouraged” with ‘supported’</p> <p>In the first bullet point of the first part of the policy replace “adverse” with “unacceptable”</p> <p>Replace the second part of the policy with:</p> <p>Proposals for extensions or the part change of use of dwellings to enable flexible or home working will be supported where they provide appropriate car-parking and do not unacceptably impact on the residential amenity of neighbouring properties.</p> <p>Delete the final part of the policy.</p>	
Policy MTT1 Provision for pedestrians, cyclists, and horse riders	<p>Replace the policy with:</p> <p>Wherever practicable, development proposals should upgrade, enhance existing pedestrian routes, and connect into them. The development of new links within the village, to neighbouring villages and to the wider countryside will be supported.</p> <p>As appropriate to their scale, nature and location development proposals should include measures that that keep traffic speeds low and improve the provision of footways and access for pedestrians and cyclists and horse riders. Any such new roads, junctions, footways, and traffic management measures should be designed to complement the rural character of the village and respond positively to local heritage.</p>	The Council welcomes the proposed modifications to the policy which frame the policy positively.
Para 11.11	At the end of paragraph 11.11 add:	

Policy or paragraph reference	Examiners Proposed Modifications	Comments from North Herts Council or Ickleford Parish Council
	<p><i>The strategic principles of the Hertfordshire County Council Rights of Way Improvement Plan should be adopted where development is being considered.</i></p>	
Para 11.12	<p>At the end of paragraph 11.12 add:</p> <p><i>Policy MTT1 addresses these matters. It seeks to ensure that new development proposals take advantage of opportunities to enhance existing networks or to provide direct connections to such routes. Development should respond positively to the importance of the Discover Ickleford footpaths map (Annex 2), including the Icknield Way Path/Trail, the Hicca Way and the Hambridge Way in the local area.</i></p>	
Policy MTT2 Car Parking	<p>Replace the policy with:</p> <p>Development proposals should not result in the loss of publicly accessible off-street car parking. Development proposals which would result in the loss of off-road parking spaces will only be supported where alternative provision is made which maintains the number of accessible parking spaces within the immediate vicinity of the site.</p> <p>Proposals for new development that provide additional off-road car parking spaces will be supported.</p>	

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 and to accommodate any administrative and technical changes.	