

Appendix B : Preston Parish Neighbourhood Plan 2018 – 2031 – Schedule of proposed modifications to the neighbourhood plan policies and supporting text

Where the examiner has recommended modifications to policies, they appear in **bold text**. Where the examiner has suggested specific changes to the supporting text, these appear 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 Preston Parish Neighbourhood Plan.

Page no. or other reference	Examiners Proposed Modifications	North Hertfordshire District Council comments
Policy QL2	<p>Replace ‘Planning applications’ with ‘Development proposals’</p> <p>Insert ‘unacceptable’ between ‘any’ and ‘adverse’ in the first sentence.</p> <p>In the second sentence replace:</p> <p>‘Development’ with ‘Development proposals’</p> <p>‘only be permitted’ with ‘be supported’</p> <p>‘if plans indicate that there is no’ with ‘where their design and layout does not cause an unacceptable’</p> <p>Replace the final sentence with ‘Where appropriate to the scale and nature of the development concerned crime prevention measures should be incorporated into the design and layout of the proposal’.</p>	The Council made no comments about this policy in its representations to the 2 nd Submission version of the neighbourhood plan and is content that the proposed modifications will ensure that the policy meets the Basic Conditions.
Para 7.3	<p>At the end of paragraph 7.3 add:</p> <p><i>Policy QL2 highlights the need for certain proposals to be designed in a way in which crime prevention measures are incorporated from the outset. Where this is the case early consultation is encouraged with the Hertfordshire Constabulary Crime Design Advisor.</i></p>	

Policy QL3	Insert a comma after both 'of' and 'in'	The proposed modifications reflect the representations made by the District Council and ensure that the policy has the clarity required by the NPPF.
Policy AF1	Delete 'which fulfil the.... residents'	The proposed modifications reflect the representations made by the District Council.
Policy AF2	At the beginning of both parts of the policy add: 'Proposals for a' In the first part of the policy replace 'be resisted' with 'not be supported' In the second part of the policy replace 'permitted' with 'supported'	
Policy AF3	Replace 'Where a planning.... required it' with 'Insofar as planning permission is required proposals for the change of use of all or part of a dwelling for home office use or a craft/artisan workshop'	
Policy HD1	Replace the policy with: The Plan defines a settlement boundary for Preston Village [Map inset number] Proposals for residential development within the settlement boundary will be supported subject to the following criteria: <ul style="list-style-type: none"> • their height, scale and massing reflect the character of the village and its rural setting; • within the conservation area they preserve or enhance its special architectural or historic interest; • their density and layout take account of other buildings in their immediate locality; and • they incorporate vernacular materials and characteristic design features found within the village as appropriate to their scale and location within the village Development proposals outside the settlement boundary will only be supported	The policy as submitted in the 2nd version of the neighbourhood plan reflected the proposed allocation of a site for 21 dwellings in Preston and the proposed village boundary from the emerging Local Plan. During the examination, the examiner asked the Parish Council whether the proposed village boundary should be included in the neighbourhood plan and whether the Parish Council supported the proposed village boundary. In both cases, the Parish Council confirmed that the village boundary should be included in the neighbourhood plan. Given the delays in the local plan examination, the examiner for the Preston Parish

	where they comply with national and local policies for development in the countryside.	Neighbourhood Plan has suggested significant modifications to the policy and to the supporting text to ensure that it remains in general conformity with the saved Local Plan and that it can be used for determining planning applications when the emerging local plan is adopted. The examiner has recommended that this policy should define the settlement boundary for the village and that the reference to the allocated site should be included in the supporting text. The District Council welcomes these suggested amendments as they will ensure that the policy is in general conformity with both the saved local plan and the emerging local plan.
Para 9.17	Replace paragraph 9.17 with: <i>Policy HD1 provides a context for future development within the neighbourhood area in general, and within the village in particular. It identifies a settlement boundary. It is the same boundary as that proposed in the emerging Local Plan. It provides a logical and well-defined feature within the local environment. The definition of a settlement boundary provides the basis for a spatial strategy for the neighbourhood area which seeks to concentrate new development in the village itself. This will contribute towards the delivery of sustainable development in both the village and the wider neighbourhood area.</i> <i>The settlement boundary includes the parcel of land proposed as a housing allocation in the emerging Local Plan (Policy PR1). The Local Plan will provide specific details on its development. These details will need to be applied to resulting development proposals in association with the criteria in the second paragraph of the policy.</i>	
Policy HD3	Replace the policy with: Proposals for new homes should demonstrate the way in which they would address local housing needs. Proposals for or which include, two- and three-bedroom houses suitable for families, local people and first-time buyers will be supported.	The proposed modifications will help to ensure that the neighbourhood plan supports new housing development in the parish which reflects the need for housing suitable for families, local people and first time buyers.
Policy HD4	Replace the policy with: Development proposals for new houses should deliver a mix of homes, including an element of social and affordable housing, which takes account of the most up to date study of housing needs in the neighbourhood area.	
Policy HD5	At the beginning of the first sentence add ‘ Proposals for the ’ At the end of the first sentence replace ‘ encouraged ’ with ‘ supported ’	
Policy HD7	Replace the first sentence with:	The District Council made a comment at the

	Proposals for new homes should incorporate the provision of a private garden of a size proportionate to their size. The provision of shared gardens will be supported where they relate to housing for the elderly in general, and for sheltered housing schemes in particular.	consultation stage that a definition of a garden should be included in the neighbourhood plan. The examiner's modifications address this comment.
Para 9.9	Insert an additional paragraph of supporting text in Section 9 to read: Policy HD7 comments about the provision of gardens associated with new dwellings. They are an important component of the character of the village. For the purposes of this policy a garden is defined as 'a piece of land next to a house, with flowers, vegetables, other plants, and often grass.	
Policy HD8	Replace the policy with: Development proposals in locations at the highest risk of flooding will not be supported. Where any development proposal can be demonstrated to be necessary in such areas the development should be made safe for its lifetime without increasing the risk of flooding elsewhere. In other parts of the neighbourhood area beyond the locations at the highest risk of flooding, development proposals will be supported where they do not increase flood drainage or sewage risk elsewhere in the neighbourhood area, and within Castlefield, Templars Lane, Chequers Lane, Church Lane and Butchers Lane in particular. Major developments should incorporate sustainable drainage systems within their design and layout unless there is clear evidence that this would be appropriate either within the neighbourhood area or on the site concerned.	The Parish Council has noted that there is a word missing from the last sentence in the examiner's modifications to the policy. The last sentence should state: Major developments should incorporate sustainable drainage systems within their design and layout unless there is clear evidence that this would not be appropriate either within the neighbourhood area or on the site concerned.
Para 9.18	At the end of paragraph 9.18 add the final paragraph of the submitted policy	

Policy HD9	Delete 'excluding...permitted development'	
Para 9.9	<p><i>Insert an additional paragraph of supporting text in Section 9 to read: '</i></p> <p>Policy HD9 provides policy guidance on the extension of existing houses. Proposals which are of a small scale and which are permitted development are also encouraged to follow the same design principles.</p>	
Policy HD10	<p>In the first paragraph of the policy delete 'on infill sites and local housing schemes' and 'while at the same time.... within this plan'.</p> <p>Replace 'New homes should be grouped' with 'Development schemes should be designed'</p> <p>Delete the second paragraph of the policy.</p>	
Section 9	<p>Insert an additional paragraph of supporting text in Section 9 to read:</p> <p><i>Landscaping issues are a key element of the design and appearance of new housing sites. They should be considered carefully as part of the determination of relevant planning applications. Landscape details should either be incorporated within planning application details or be agreed as part of the discharge of planning condition.</i></p>	
Policy HD11	<p>Delete the policy</p> <p>Reposition the approach as an additional Parish Project</p>	<p>The examiner has recommended that Policy HD11: Construction Management should be deleted as the provisions of the policy were not directly land use matters. Construction management is an issue of concern within the Parish but these concerns have been addressed through the recommendation to amend the Parish Project and the use of conditions when approving planning applications.</p>

Policy EH1	<p>Delete the first part of the policy</p> <p>In the second part of the policy:</p> <ul style="list-style-type: none"> replace the first sentence with: ‘Development proposals should retain a clear visual separation between Preston and nearby villages and settlements include an additional sentence after the first sentence to read: ‘In addition they should ensure that the open countryside, woodlands, hedgerows and green corridors are protected and, where practicable, enhanced replace the second sentence of the policy with: ‘Development proposals which would unacceptably impact on these environmental assets will not be supported 	<p>The examiner’s proposed modifications have been made in conjunction with those made to Policy HD1. Together with the modifications proposed for Policy HD1, the examiner has endeavoured to ensure that the neighbourhood plan will be in general conformity with the saved Local Plan and the policies in the emerging Local Plan.</p>
Para 10.11	<p>At the end of paragraph 10.11 add:</p> <p><i>Policy EH1 sets out to ensure that development does not affect the separation between Preston and its surrounding settlements (Gosmore, St Paul’s Walden and Langley). It complements the spatial approach incorporated in Policy HD1.</i></p>	
Policy EH2	<p>Reposition the third sentence onwards (beginning with ‘All development within the Conservation Area...’) so that it is a separate paragraph within the policy.</p>	
Policy EH3	<p>In the first paragraph of the policy:</p> <ul style="list-style-type: none"> replace ‘impact’ with ‘have an unacceptable negative impact’ in the second sentence replace ‘permitted’ with ‘supported’ in the third sentence replace ‘considered appropriate’ with ‘supported’ <p>In the second paragraph of the policy:</p> <ul style="list-style-type: none"> replace ‘In considering.... will expect’ with ‘Where appropriate to their location and scale proposals for new development should incorporate’ In the third sentence replace ‘resulting in’ with ‘that would result in’ In the third sentence replace ‘should be refused’ with ‘will not be supported’ In the third sentence replace ‘exists’ with ‘is incorporated within the wider proposal’ Delete the final sentence 	

Policy EH4	<p>Replace the second sentence of the policy with:</p> <p>Proposals for development on a Local Green Space will not be supported except in very special circumstances.</p>	The proposed modifications reflect the representations made by the District Council.
Para 10.24	<p>At the end of paragraph 10.24 add:</p> <p><i>Policy EH4 designates seven parcels of land as local green space and then applies the restrictive national policy approach towards development proposals on designated local green spaces. Very special circumstances can be considered by North Hertfordshire District Council on a case-by-case basis. However very special circumstances may include [insert the commentary deleted from the policy].</i></p>	
Policy EH5	<p>Replace the policy with:</p> <p>Proposals for development should respect the tranquil character of the neighbourhood area. Proposals which would generate an unacceptable detrimental impact on its tranquillity through noise, generated traffic or light pollution will not be supported.</p>	
Policy EH6	<p>Replace the policy with:</p> <p>The Plan identifies a series of key views and vistas as listed below and shown on Map [insert number]</p> <p>List at this point A-L (with their names/locations)</p> <p>Where appropriate development proposals should safeguard, respect and where practicable enhance the identified key views and vistas through their location, design, scale, height and massing.</p> <p>Where the proposed development would have an impact on any identified key view the planning application concerned should be accompanied by a landscape and visual impact assessment that is proportionate to the scale of the development proposed. Any such development proposals will only be supported where appropriate mitigation measures are incorporated within their design. Development proposals which would have an unacceptable impact on any identified key view will not be</p>	

	supported.	
Para 10.11	<p>At the end of paragraph 10.11 add:</p> <p><i>Policy EH6 provides advice to developers on this important matter. Any landscape and visual impact assessments which are required to support planning applications should be produced in accordance with ‘Guidelines for Landscape and Visual Assessment Third Edition, Landscape Institute and Institute of Environmental Management and Assessment 2013 or any successor document.</i></p>	
Policy EH7	<p>Replace the policy with:</p> <p>Development proposals should maintain and where practicable enhance the elements of the natural environment as identified in Appendix C2 and Maps [insert numbers]. Where appropriate development proposals should also incorporate measures to ensure their connectivity to the wider habitats in the neighbourhood area.</p> <p>Where significant harm to biodiversity arising from a proposed development cannot be avoided, adequately mitigated or as a last resort compensated for any such proposals will not be supported.</p>	
Policy EH8	<p>In the first part of the policy replace the first sentence with:</p> <p>Where appropriate and relevant to the site concerned development proposals should retain and maintain existing trees and hedgerows within the site and along its boundaries</p> <p>In the second sentence of the second part of the policy replace ‘must’ with ‘should’ and ‘merges’ with ‘is sensitively incorporated’</p> <p>In the third sentence of the second part of the policy delete ‘seek to’</p>	

Policy TC1	<p>In the opening part of the policy replace 'should be able to demonstrate that' with 'will be supported where the'</p> <p>In the second sentence replace 'Development' with 'In addition, development proposals should conform to the following criteria:'</p> <p>In a) replace 'not unduly...volumes' with 'development proposals should not generate an unacceptable increase in traffic volume and movements' and delete the text in brackets</p> <p>In b) replace the criterion with 'development proposals should not generate unacceptable highway safety risks'</p> <p>In c) add at the beginning 'development proposals should' and delete 'to ensure.....paragraph 11.5 above'</p>	
Para 11.4	<p>At the end of paragraph 11.4 add:</p> <p><i>Policy TC1 addresses this important matter. Where necessary Traffic Impact Assessments should be submitted with planning applications which have the potential to generate significant increases in traffic in and around the village.</i></p>	
Policy TC2	Delete the second sentence of the policy	
Appendix D	<p>In the opening paragraph of Appendix D</p> <ul style="list-style-type: none"> • in the first sentence replace 'Policies' with '<i>working principles</i>' • <i>replace the second sentence with: The Parish Council confirms its agreement to, and support of, the following working principles for biodiversity. In the event that any inconsistencies arise between the land use policies in this Plan and any or all of the working principles the land use policies will be applied in the determination of planning applications</i> <p>In Appendix D change all Policy titles to Working Principle and remove the policy shading from the ten working principles</p> <p>In paragraph 10.25:</p>	

	<ul style="list-style-type: none"> • in the first sentence replace the two references to 'policies' with '<i>working principles</i>' • in the second sentence replace 'policies' with '<i>working principles</i>' • delete the third sentence. 	
Other matters	Modification of general text (where necessary) to achieve consistency with the modified policies.	
Para 12.5	<p>At the end of paragraph 12.5 add:</p> <p>Within the context provided by the emerging North Hertfordshire Local Plan 2011-2031 the Parish Council will assess the need or otherwise for a review of the neighbourhood plan within twelve months of the adoption of the emerging Local Plan.</p>	<p>The examiner has recommended that once the emerging Local Plan 2011 – 2031 is adopted that the Parish Council should review the neighbourhood plan. The District Council welcomes this proposed modification as it will ensure that the neighbourhood plan is screened to ensure that it will remain in general conformity with the strategic policies in the Local Plan. A review of the neighbourhood plan may lead to the preparation of a new neighbourhood plan, amended policies or the neighbourhood plan may not need to be reviewed.</p>