

Ashdon Neighbourhood Plan 2020-2036

Consultation Statement



Ashdon Parish Council
March 2022


**ASHDON
NEIGHBOURHOOD PLAN**

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Note to readers

References to related Neighbourhood Plan processes and evidence documents are provided as hyperlinks to information on the [Ashdon Neighbourhood Plan](#) and other websites.

Other documents related to the Neighbourhood Plan Regulation 14 are attached in the Appendices.

1. Introduction

The Ashdon Neighbourhood Plan and Design Code were created by community effort and hard work. It has been heartening to see how many people volunteered their time, attended consultations and gave their views and inputs.

Consultation Statement

This Consultation Statement has been produced to accompany the Submission Draft of the Ashdon Neighbourhood Plan. The Consultation Statement is required under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) to include information on the following:

- Details of the people and bodies consulted about the proposed Neighbourhood Plan;
- An explanation of how they were consulted;
- A summary of the main issues and concerns raised by the people consulted;
- A description of how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

2. Background and context

The principle behind any neighbourhood plan is that it is prepared by the community to benefit the community.

This document reports when and how the community, community groups and statutory consultees have been consulted.

It sets out how Ashdon's Neighbourhood Plan (NP) and Design Code reflect the views and aspirations of the Parish residents, as expressed by an extensive consultation process carried out over three years.

The Parish of Ashdon

The Parish consists of around 373 households with a population of 893 (2011 census).

Ashdon has two churches, a primary school, a village hall, and 66 nationally listed buildings.

The valley of the River Bourne runs through the rural Parish.

The aims of the Ashdon Neighbourhood Plan consultation process were:

- To involve as much of the community as possible throughout all consultation stages of Plan development so that the Plan was informed by the views of local people and other stakeholders from the start of the Neighbourhood Planning process;
- To ensure that consultation events took place at critical points in the process where decisions needed to be taken;
- To engage with as wide a range of people as possible, using a variety of approaches, communication and consultation techniques; and
- To ensure that results of consultation were fed back to local people and available to read (in both hard copy and via the Ashdon Neighbourhood Plan website) as soon as possible after the consultation events.

3. Key stages in consultation and community communication

3.1. Neighbourhood Plan Steering Group and first steps

After visiting other NP groups, it became clear that a core of two or three carried the process to a conclusion as other volunteers dropped out during the years it took to complete the plan. Thus volunteer fatigue was a real concern, given the long process. The embryonic Steering Group decided to manage this by working with a small, core Steering Group and calling for others to complete well-defined "start and finish tasks." Hence, there was a less long-term commitment to attend every meeting, and residents could become involved in a specialised topic that they cared about. This approach meant a greater number of residents could, and did, become involved, and the approach worked well. The committee started with four core members, two of whom were on the Parish Council. A volunteer coordinator was recruited, an absolute necessity. A local website designer was also important, as was the Facebook coordinator. During the Plan process, the Ashdon Flood Group became active again.

The core group worked closely with the Parish Council members and the Clerk. Unfortunately, one of the core members, a Parish Councillor, left the PC during the process but stayed on the Steering Group. The other left both the PC and the Steering Group, but soon after, another Parish Councillor joined the Steering Group as an active member. Two core members attended every Parish Council meeting. Steering Group minutes were sent to councillors a week before their meetings to further liaise with Parish Councillors. They were also available to answer any questions at the Parish Council meeting. In this way, a close working relationship was maintained.

As the workload increased in Summer 2020, two additional Steering Group members were recruited, and the core group grew to six members. The [Minutes of all Steering Group meetings](#) are published on the Ashdon NP website.

The Ashdon Parish Council (Ashdon PC) took the lead on the Housing Needs Survey and the village-wide public meeting (20 February 2020) regarding the village shop. The meeting was supported by evidence from the Ashdon NP Steering Group at the First Public Consultation.

Throughout the process, the Steering Group has had the advantage of working closely with Uttlesford District Council (UDC) and their representative, Rachel Hogger of [Modicum Planning](#), a consultant appointed by UDC to help NP volunteer groups, and Joanna Hill from the [UDC Planning Department](#). Their help has been invaluable, and they have guided the Steering Group throughout the Ashdon NP process. Places4People Planning Consultancy also provided support with the Plan.

The Parish is small, and it is possible to contact every household directly. From the start, it was obvious that public face-to-face would be the main way to engage with residents. However, the Ashdon NP website was also useful for compiling and accessing information. Also, social media (Facebook and Survey Monkey) would be useful for residents familiar with these means of communication. Leafletting was a practical possibility, considering the number of houses, inviting residents to public consultations and garnering opinions on policies. The Village Magazine is delivered to every household and is valued by the residents to let them know what is happening in the Parish and advertise village services and social events. These have all been effective ways of keeping residents in touch with the emerging process and advertising face-to-face public consultations. An article about the Ashdon NP has appeared in every edition of the Village Magazine throughout the compilation of the NP, with contact details for the NP Steering Group. Word of mouth in a small village has been valuable in letting people know what the NP is attempting to achieve and encouraging participation.

The First Steps

- January 2019 - At a PC meeting, a resident advised that the village consider making an NP; this was supported by the UDC Councillor for Ashdon.
- March 2019 - Second PC meeting - brought up again, and it was resolved to create a scoping document.
- 1 April 2019 - RCCE meeting at Feering with other NP Groups, attended by two residents at the request of the PC to gain information on the suitability of NPs for small rural communities such as Ashdon.
- April 2019 - Weighing up the pros and cons of doing an NP for presentation to PC - a scoping document produced. The PC formally decided to produce an NP for Ashdon using a Steering Group to take the initiative forward.
- 30 April 2019 - Two members of the Steering Group attended a course in Ipswich on the NP process. The inaugural meeting of the Steering Group in the evening, volunteers and PC members attended.
- 1 May 2019 - Informed UDC of the intention of PC decision to do an NP to cover the whole Parish, and this was formally designated.
- 13 May 2019 - Members of the Steering Group visited the Thaxted NP group to discuss procedure, timetable and pitfalls of making an NP from a volunteer's point of view.
- 20 June 2019 - Opened Building Society account to manage the Group's funding.
- 24 June 2019 - Terms of Reference for Steering Group set out and agreed by PC.
- June 2019 - Website set up and cookies and data protection policies established, and insurance issues explored.

- June 2019 - Facebook page set up.
- July 2019 - Logo commissioned and designed by a village firm, and the cost was donated to the NP Group.
- August 2019 - Successfully applied to [Locality](#) for the first tranche of funding.
- 24 September 2019 - Notified neighbouring Parishes of the intent and invited them to look at the Ashdon NP website, get in touch, and invite them to the First Public Consultation, along with the residents of Ashdon.
- 25 September 2019 - Social media training for two members of Steering Group.

3.2. Key stages in the Consultation Process

The consultation process was undertaken in collaboration with Ashdon Parish Council, and the main activities are summarised below. Section 4 below provides a more comprehensive description of the activities and outcomes.

Date	Event or Activity	Main Purpose	Outcome
April 2019	Parish Council meeting agrees to produce a Neighbourhood Plan. (NP)	To agree on a process for producing an NP for the Parish following community consultation.	Steering Group set up to lead the process. NP Website and Facebook page established.
Sept 2019	Publicity at Church Event and Safari Supper.	To publicise the launch of the NP.	Village awareness is growing, and volunteers are coming forward, forming into groups.
Oct 2019	Parish Council initiates a Housing Needs Survey, sent to every household in the Parish.	To gain the village's views and gather information about the housing need.	Housing Needs Survey completed by 41% of the households in the village.
Oct 2019	Launch of Neighbourhood Plan and First Public Consultation	To publicise and inform the residents about the NP process, gain insight into community views and seek volunteers.	More volunteers were identified, 160 people attended. Also, 156 paper and online forms were completed and later collated.
March 2020	Small volunteer forum met with guidance from Uttlesford District Council officers.	Six volunteers concentrated on all available data to produce a draft Vision and Objectives for the NP.	Draft Objectives and a draft Vision were produced, which were key to progressing to the next consultation stage.
End of 2019 and 2020	Questionnaires were carried out face-to-face, by phone, and sent by post to businesses schools, including the Forest School, and indoor community spaces.	To seek the views of local businesses, schools, including the Forest School, and the needs of indoor community spaces. The results fed into the development of the NP.	Eight business replies, three schools and six community spaces responded.

Date	Event or Activity	Main Purpose	Outcome
Cancelled May 2020. Questionnaire 1 Dec 2020 until 15 Jan 2021.	Second Public Consultation was planned but cancelled due to the pandemic lockdown. Replaced by questionnaire to every house in the village. An online form was also available.	<ul style="list-style-type: none"> To check draft Objectives and draft Vision Statement Drill down into some of the views from First Public Consultation Share emerging themes. 	166 questionnaires were returned (73 online and 93 paper). Wholehearted support from the community for progress so far.
September 2021 to 31 Oct 2021	Regulation 14 Consultation.	<ul style="list-style-type: none"> Obtain feedback on NP and Design Code (DC). 	57 responses were returned for the NP and 39 for the DC in addition to 10 Statutory Consultees responded to the NP and the DC. Endorsement of NP and DC with constructive suggestions for modifications from residents and statutory consultees.
December 21- January 22	Local Green Space landowners discussions.	<ul style="list-style-type: none"> Following a low return rate at Reg 14 stage from landowners directly affected by the proposed LGS designations, further work was undertaken to ensure these stakeholders were fully informed and given an opportunity to respond. 	A better understanding of landowner concerns and the implications of LGS designations for community-wide enjoyment of those spaces. The work is reported in full in the Local Green Space Assessment .

3.3. Neighbourhood Plan Regular Community Communication

Ashdon Village Magazine. Quarterly magazine delivered to all households in the Parish. The Neighbourhood Plan took one or two pages in each edition to publicise progress and invite parishioners to events

The NP appeared in 12 editions which are distributed to every household. The Magazine was used to enfold the Housing Needs Survey and the Second Public Consultation Questionnaire.

[Ashdon Neighbourhood Plan website.](#) Used to share the plan's progress and invite and encourage engagement in the process. It also serves as a place to amass vital documents online. These include consultation events, summary reports, detailed reports, meeting minutes, evidence documents and draft and final publications. There have been 2,711 visits to the website from its inception to January 2022.

[Ashdon Neighbourhood Plan Facebook](#) page. Used to publicise and share progress with a slightly different audience.

[Ashdon Parish Council website](#) linked to the Neighbourhood Plan website and posted messages about Ashdon NP events. Includes PC minutes which include details of NP discussions and progress.

[Ashdon Parish Council Facebook](#) page. Linked to the Neighbourhood Plan website and posted messages about Ashdon NP progress

Word of Mouth. Village life depends on an effective grapevine. Personal communication by the Steering Group members helped spread information regularly.

4. Consultation Events and Activities

This section outlines the main events and activities undertaken during the consultation process in rough date order. It details the activity, aims or purpose, publicity, and outcome.

The appendices contain the Regulation 14 process documentation.

4.1. Rural Community Council for Essex Housing Needs Survey

Date: February 2020.

Purpose - To assess the housing needs of Ashdon residents.

Publicity - This was undertaken by Rural Community Council for Essex (RCCE) and Ashdon PC. The questionnaires were sent to every household with the Autumn 2019 edition of the Village Magazine, which included an article explaining the process. They were also available at the first NP consultation event for anyone who had not filled one in already.

Activity - Completing an anonymous questionnaire returned to RCCE by post or completed online.

Response - There was a high response of 41%. RCCE collated the responses and produced the Housing Needs Survey report. It was distributed to Parish Councillors and finalised in February 2020.

Outcome – The Housing Needs Survey, Ashdon Feb 2020, RCCE is available on the Ashdon NP website. The Parish Council is currently progressing plans for a community-led housing project with help from Rural Housing and RCCE, and NP policies ASH2 and ASH3 support this initiative. (see section 7.9 to 7.22 of the NP)

4.2. First Event - Church Open Day

Date: 14 September 2019



Neighbourhood Plan stall at the Church Open Day

Purpose - To explain what an NP is, promote the NP, inform people about the launch, and recruit volunteers. The event was an opportunity for the NP to join in a well-established and well attended annual village event with a flow of residents throughout the day.

Publicity - Marquee with a large banner, flyers for the launch event, and volunteer forms to fill out on a table. The PC website assisted with publicity.

Activity - Steering Group members were on hand to explain NP, talk to volunteers and discover their potential areas of interest.

Outcome - Raised awareness of the village's upcoming NP consultation launch event. The volunteer forms provided a list of volunteers and their areas of interest, for example, the environment, landscape, and streetscape.

4.3. Second Event - Safari Supper

Date - 28 September 2019

Purpose of the event - one of the most popular, well-attended events in the village calendar, ideal for promoting NP and upcoming launch.

Publicity - flyers for the launch of NP on every table.



Safari supper

Activity - Bi-annual church fundraising gathering of 60 residents. The organisers requested that everyone present attend the NP Launch Event, take a flyer, and publicise the event to the rest of the village.

Outcome - Good publicity and general awareness-raising across the village.

4.4. First Public Consultation (Launch Event and Consultation period)

Date - 18 and 19 October 2019 with Consultation form available in paper copy and online until 31 October 2019.



Preparation for Launch and First Public Consultation

Purpose of the event - to launch the NP and explain to the village what an NP is and what it can or cannot do. To gather volunteers to work on the plan in "start and finish" groups. To gather information on what the residents liked, disliked and wanted to change in the village. To enthuse residents and bring them along with the process.

Publicity - invitation flyers delivered by hand to every house in the Parish. A two-page spread in the Village Magazine. The advice of a professional Community Organiser was taken on how to manage the event. Posters were placed on the six village noticeboards and a large banner in the middle of the village in front of the pub. An A-board outside Village Hall, with balloons and bunting on the day. Invitations were sent to the local MP, District and County Councillors and the clerks of all neighbouring Parish Councils.



First Public Consultation (Launch Event)

Activity - the consultation launch events took place over two days on a Saturday evening and Sunday morning, giving choice and convenience to the attendees. Refreshments were on hand on both days, provided by volunteer residents. The set-up included a children's activity corner, tables and chairs with pens and paper, NP Steering Group contact details, and volunteer forms. RCCE housing needs survey forms were also available for anyone who had not completed one, with an envelope to enable anonymous posting back to RCCE.

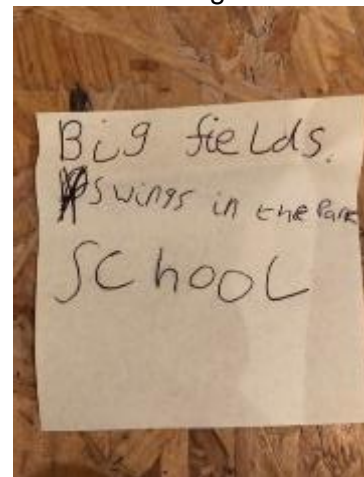
[Nine large information display boards](#) were available and are still available to view on the Ashdon NP website. Attendees were greeted at the door, and each participant was given a green dot sticker and asked to place it over their house on the enlarged Parish maps. This process provided an instant overview of where people lived and whether there were parts of the village that the advertising was not reaching well. It also broke the ice.

Also, at the door, they were given a consultation form to fill in. The forms asked what people liked and disliked about Ashdon and what they wanted to change. There was space for extra comments, and the forms were anonymous.

Participants were also asked to describe Ashdon in three words on a sticky note and add these to a board in the Hall. There were boxes to 'post' the completed consultation forms around the room. Forms could also be filled in online via Survey Monkey and were advertised on Facebook and NP and PC websites, and in the Village Magazine. The Survey Monkey remained available online until 31 October. Hard copies were also available to fill in until 31 October. These could be downloaded from the website or delivered to individuals by members of the Steering Group or volunteers. The completed hard copy forms were collected via a box outside the Village Hall. This gave people who could not attend a launch event an opportunity to participate in the initial launch phase of the plan.

Briefed volunteers were on hand to field any queries or inquiries, and there was a variety of material about Ashdon to keep participants engaged.

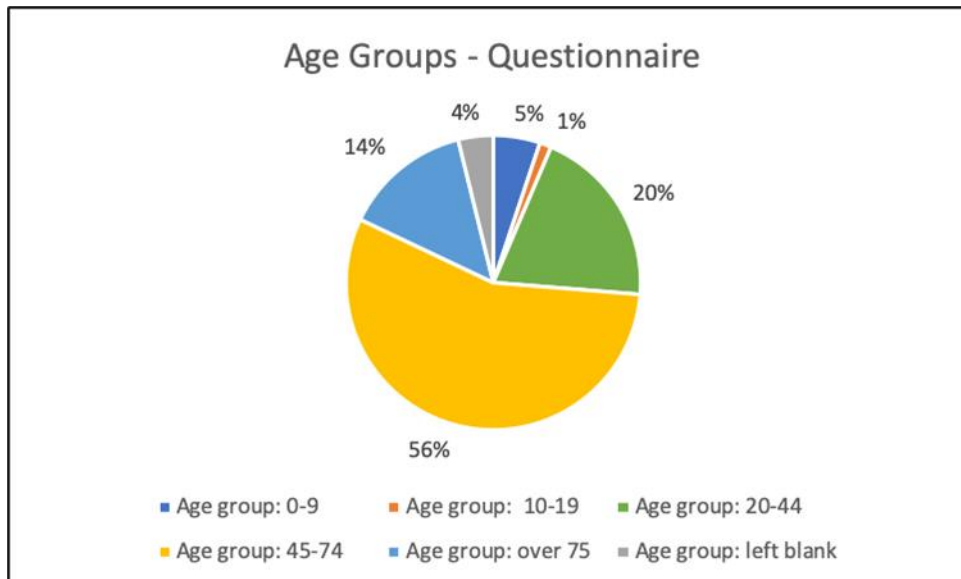
Response - This event brought all factions and age groups together and was a good social event.



Consultation Activities

160 people attended the events over the two days. 156 forms were completed - 133 on paper and 23 online.

The questionnaire was completed by the following age groups:



The answers generated a valuable collection of views and provided emerging themes about what mattered to residents and the information to proceed to the next step. These views informed the SWOT, the NP Vision and Objectives, and ultimately fed into the plan.

Outcome – A [Summary of the Results of the Initial Consultation Questionnaire](#) is available on the Ashdon NP website.

Also, the detailed results for the emerging themes –

- [Community and community spaces & facilities](#)
- [Flooding](#)
- [Environment](#)
- [Housing](#)
- [Traffic](#)
- [Sustainable transport](#)
- [Sundry issues](#)

4.5. Character Assessment and Streetscape

Date - November 2019 – Summer 2020

Purpose - The First Public Consultation revealed that the landscape and the village's character were important to the residents. As a result, the Steering Group organised a working group to create a Character Assessment that can inform the NP.

Publicity - the 13 volunteers, who had expressed an interest in doing this work at the First Public Consultation, were invited to a meeting in the Church Rooms on 27 November 2019 with Rachel



Meeting of Character Assessment Volunteers in the pub



Hogger from Modicum Planning and Joanna Hill from UDC. Eight additional volunteers could not join the inaugural training meeting but joined later after individual training sessions. The Steering Group and Rachel had collated a character assessment proforma, and all attendees were given a copy of the draft Landscape Appraisal and the results from the First Public Consultation.

Activity - After the survey training, the volunteer teams decided which area they would cover and minutely surveyed it. In all 15 areas were identified. The volunteers reported their findings, complete with photographs, maps, and historical research. Two volunteers helpfully learned to produce professional-looking maps to accompany the resulting summary document. All the volunteers were active in producing the Character Assessment area reports and reviewed Alison Farmer's draft Landscape Appraisal document (see section 4.6 below). Everyone felt that they knew their Parish so much better at the end of the process.



Activities during the Character Assessment launch

A second follow-up meeting was organised on 29 January 2020 to check progress. At the meeting, the volunteers were asked to summarise their area and include a sentence on design, and the findings were checked for accuracy by the Steering Group.

Response - The Parish was divided into 15 areas. The volunteers summarised the findings, and this information was collated into the final document by two members of the Steering Group and published on the website in July 2020, together with the original volunteer detailed raw data reports. There may have never been such a comprehensive study of the village "streetscape" undertaken.

Outcome – the preparation of a community-led character assessment. The [Ashdon Character Assessment](#) is available on the Ashdon NP website. The detailed work undertaken by this Group formed the basis of the Ashdon Design Code.

4.6. Landscape Appraisal

Date - completed February 2020



Examples of the Ashdon landscape

Purpose - To compile a comprehensive appraisal of the Parish landscape to provide a robust evidence base to support policy development within the emerging NP and to assess the Parish in detail to establish the sensitivity and capacity of areas to accommodate housing and employment.

Activity - Engagement of professional help from Alison Farmer working with village volunteers.

An important characteristic of the Parish highlighted by the residents at the First Consultation was the importance of the river valley landscape, so early in the process, an objective professional opinion regarding the rural Ashdon environment was commissioned.

Alison Farmer had meetings with the Steering Group and was given all the information gathered at the First Public Consultation. Once the report was in draft form, it was distributed to the volunteer group who were compiling the Character Assessment, and they commented on and made any necessary factual corrections on the report as residents (see Section 4.7 for more details on the Character Assessment).

Outcome - A professionally completed Landscape Appraisal with the involvement of local residents.



The completed [Landscape Appraisal](#) is available on the Ashdon NP website.

4.7. Ashdon Flood Group Meeting

Date - Meeting on 6 February 2020, 12 people attended, including Steering Group members.

Purpose – The First Public Consultation highlighted the need and desire of the community to re-activate the Ashdon Flood Group. The Flood Group had previously been active but had recently lacked leadership. Following the First Public Consultation, a meeting took place, and the Group was re-activated to include some new members. The Flood Group aims to ameliorate flood events. The floods cause damage to houses and cars, make the roads impassable to traffic, and cut off the village.

Publicity - An invitation to the meeting was emailed to everyone who had been adversely affected by river flooding.

Response – The Flood Group was energised, and new members joined. The reformed Flood Group offered comments and photos to illustrate the flooding issues in Ashdon. The Steering Group were able to ask them to write an evidence document on flooding for the NP.

Outcome - Local residents and key stakeholders, collaborating to address Ashdon specific flood risk matters. The [Flooding in the Parish of Ashdon](#), 2021 report by the Flood Group is available on the Ashdon NP website. This work fed into the ASH9 Flood Risk policy (see section 9.2 to 9.5 of the NP)

4.8. Survey of Schools, Community Spaces and Local Businesses

Dates – October 2019 to Winter 2020.

Purpose - To gather the views of local businesses and schools and gather information regarding the indoor community spaces. The questionnaires were compiled using templates from other NP surveys, local knowledge and research.

Publicity - the contact details were mainly obtained from the Village Magazine and local knowledge. Questionnaire templates were put together in a format mainly from similar neighbourhood plans and local circumstances.

Activity - This was started doing face-to-face interviews using the questionnaires in 2019, which had the advantage of eliciting more information than mailing out the questions. However, due to the Covid pandemic in 2020, this continued with telephone interviews and posting questionnaires. It was particularly difficult for canvassing the school as the headteacher changed and members of the NP Steering Group could not visit the school as planned because of the pandemic.

Responses:

[Ashdon Primary School](#) - filled in the questionnaire in detail. They had a low intake of three children in 2019 but predicted 10 children joining them in 2021. They run a breakfast club and an after-school club. Four of the staff live in the village. When the questionnaire was filled in, the school had had a declining number on rollover in recent years (34% places not filled), potentially putting its future viability in doubt. In 2019/20, they undertook a restructuring process. The school relies on new, younger families moving to the village, but house prices have prevented some from moving into the local area, so housing affordability would appear to be a factor. There are currently 69 children across three classes.

[Ashdon Children's Nursery](#) - The age range of the children is 0 – 4. The school is open from 8am until 6pm Monday to Friday. Data protection concerns meant that the management felt they could not answer some questions. Infrastructure concerns included broadband options and road closures.

[The Forest School](#) is run by freelance leaders who run the sessions outdoors. Children who attend range from 1 year to 14 years. They are regulated by the [Forest School Association](#) and run sessions on Mondays, Fridays and Saturdays. Parent and toddler sessions, home-educated children sessions, family Saturday sessions and regular adult well-being sessions are also held. They would like to have more links with the local community and more publicity in the village for their sessions. Road closures are sometimes an issue.

Indoor Community Spaces - March 2021 updated in August 2021. Conducted by a short questionnaire and telephone. The [Rose and Crown](#) reopened again in late 2021. See [Review of Ashdon Indoor Community Spaces Summary](#) and Section 10 of the NP - Community Facilities.

Local Businesses in 2020 - it was decided to approach only local businesses with a physical presence or shopfront in the village. Again, some were approached pre-Covid face-to-face and others by questionnaire only due to the lockdown. The questionnaire covered Your People, Your Product/Services, Your Business, Information about Premises and Facilities and an Other Section and Comments.

Outcome – Building an understanding of key issues faced by providers of essential community services and business in the Parish. The [Review of Ashdon Indoor Community Spaces Summary](#) and [Business Survey Summary](#) reports are available on the Ashdon NP website. See sections 10 and 12 of the NP, which deals with many of the concerns raised.

4.9. Focus Group Meeting with volunteers

Date - 6 March 2020

Purpose - To progress the NP aided by Joanna Hill from UDC and Rachel Hogger from Modicum Planning.



Focus Group meeting Led by Modicum Planning

Publicity - The Steering Group recruited six volunteers as a Focus Group, some of whom had been involved in the Character Assessment. Six was considered a useful number as a concentrated group that would enable maximum progress. An agenda was sent out, and the volunteers were asked to look at the results from the First Public Consultation, a rough draft of a Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis and the Landscape Appraisal produced by Alison Farmer.

Activity - The meeting took place in the Church Rooms. Character Assessments that were completed and

maps of the Parish were supplied on the day. The volunteers looked at an initial SWOT, looked at Plan prioritisation, took part in a visioning exercise by exploring the Vision and theme-based Objectives and discussed what an NP can and cannot do. To re-cap, the evidence so far included the

Landscape Appraisal, the finished Character Assessments, a summary from the Housing Needs Survey and the data gathered from the First Public Consultation.

Outcome - A refined SWOT directly informed by key issues raised during earlier community engagement work. The Visioning exercise produced a draft Vision and a List of Objectives for further consultation with residents.

4.10. Footpath and Bridlepath Surveys

Dates - Throughout 2020

It was clear from the First Consultation that the community greatly appreciated the environment in the Parish, especially for walking, riding, and cycling. The environment became even more precious during the pandemic when exercise in a green space was vital for physical and mental health.

Purpose - To develop maps and descriptions of the paths around Ashdon for publication on the Ashdon PC and NP websites,

Activity - Hugh Feldman, a path walker and organiser of one of the two Ashdon walking groups, walked and documented 64 kilometres of paths with photos.

Response - two published walking maps of Ashdon resulted in people coming from some distance to walk in the surrounding countryside.

Outcome – The [Ashdon Footpath Surveys](#) are available on the Ashdon NP website. This work supported the Public Rights of Way section of the NP and ASH14 (see section 11.7 to 11.8 of the NP).



Local path in Waltons Park Estate

4.11. Second Consultation - by Questionnaire

Dates – Winter 2020/21

History – A second face-to-face public consultation was planned for May 2020, similar to the first. However, the pandemic lockdowns had started, which meant that the public event had to be cancelled. The First Public Consultation results were on the Ashdon NP website with a summary. These themes would have informed the Second Consultation boards alongside the Landscape Appraisal and the Housing Needs Survey results.

Purpose - The Questionnaire was designed to get further detail and information on issues and concerns identified at the First Public Consultation, check the draft Vision and Objectives and fill in any gaps in our knowledge before writing the policies.

Publicity - A paper version of the questionnaire was delivered folded into the Village Magazine (winter 2020) to every household in the Parish. The Magazine also contained an article on the questionnaire, urging residents to complete it and instructions on where to return it. At the same time, an online version was shared on the NP website, with links on the website and Facebook. Extra paper copies were available, and the wording and format were as user-friendly as possible.

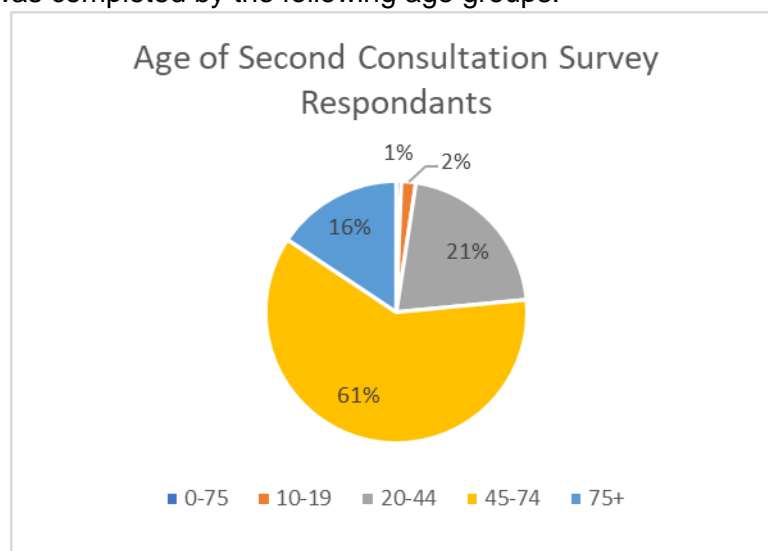
The consultation was over the Christmas period, and there were six weeks for completion (1 December 2020 until 15 January 2021). "Reminder posters" were put on the six Parish noticeboards three weeks before the completion date and on Facebook.

Activity - 373 questionnaires were delivered, and an online version was developed, tested and launched. The questionnaire was anonymous apart from the randomly selected ID number for the online responses.

Response/Outcome – The [Second Consultation Questionnaire Report](#), 5 February 2021, is available on the Ashdon NP Website. 166 questionnaires were returned completed – a significant proportion of the 373 households in Ashdon (2011 Census). 73 questionnaires (44%) were completed online, and 93 (56%) paper questionnaires were returned.

The responses are summarised by clicking on the link above. Bar charts illustrate them, and individual comments are included at the end of the Second Consultation Report. The draft Vision and Objectives received strong support, and the replies were collated and carried forward to drafting the NP and its policies.

The questionnaire was completed by the following age groups:-



4.12. The Sports and Young Peoples Facilities consultation.

Date - Village Magazine Spring 2021

Purpose - to follow up on the responses from the initial launch event and then from the Second Public Consultation questionnaire.

Activity - article in Village Magazine that goes to every house asking for suggestions on how the village might improve the facilities for young people and what sports activities people would like to see. Followed up by word of mouth to try and elicit responses.

Response - very disappointing, no written responses received but a word-of-mouth request for a table tennis table in the village hall, and several requests for a tennis court, but no one was prepared to lead this initiative. There had been a tennis court in the village previously, but it had fallen into disrepair.

Outcome – Access to facilities and open green areas is dealt with in Section 10 of the NP- specifically sections 10.1-10.4 and sections 10.6 to 10.8 – ASH12 and Community Aspirations 9 and 10.

4.13. Natural Environment and Biodiversity Survey

Date – Throughout 2021

It was clear from the First Consultation that the community greatly appreciated the natural environments in the Parish. Trees, wildflowers, green spaces and corridors, and wildlife are all mentioned and valued.

Purpose – To create a document as evidence in support of Ashdon NP. The aim was to assess the presence of different types of natural habitats in the Parish, the wildlife found there and the protections or threats for these areas.

Activity – a volunteer researched the presence of nature reserves and protected areas within the Parish. The presence of wildlife was assessed through volunteer observation and documentary research. Threats to habitat from agriculture, development and climate change were highlighted, and the potential to improve and expand habitats was discussed.

Due to the pandemic, it was impossible to undertake a full survey of trees and hedgerows, but a useful survey was made through walking the Parish, photography, and the UDC map of tree preservation orders.

The research was carried out online at Essex Wildlife Trust, Essex County Council, UDC, Natural England, the Woodland Trust and DEFRA. Direct consultation was made with EWT (Reserve Warden) and the Natural Sciences Officer at UDC.

Response – there was interest from Cllr Louise Pepper (UDC), responsible for Environmental Green Issues & Equality. Cllr Pepper has read the document and added it to the database on Environmental Green Issues in Uttlesford.

Outcome – a document was produced covering all the topics discussed above, together with photos and maps. It is thought that this is the first time such information has been drawn together for the Parish. The [Natural Environment and Biodiversity in the Parish of Ashdon](#) is available on the Ashdon NP website. This document is useful support for ASH10 and ASH11, and the detail in the NP at sections 9.6 to 9.19.

4.14. Regulation 14 NP Pre-submission Consultation and Design Code Consultation

On 23 August 2021, the pre-submission draft NP and the draft Design Code were formally approved for publication by Ashdon Parish Council. A statutory consultation period of 6 weeks was initiated on Friday 17 September 2021 and ended on Sunday 31 October 2021.

This consultation involved a) Resident notification and public events, b) Communication with Statutory Consultees, and c) Consultation with UDC.

All consultees were invited to view the NP and the Design Code available online at www.ashdon-plan.co.uk. Supporting documents were also available to view on the website. A telephone number and email address were available for contact throughout the consultation.

The Design Code was also subject to a six week consultation period alongside the Regulation 14 Neighbourhood Plan. At an earlier stage following the completion of the character assessment, and in the light of the Essex Design Guide 2018 and the National Model Design Code 2021, the Steering Group prioritised the production of a professionally produced Design Code. This was initially commissioned from BEAMS in 2020 but was subsequently changed through collaborative working between the NP group and UDC. Due to its importance and purpose in implementing the NP and the

following liaison with stakeholders, including Uttlesford District Council, the Design Code was subjected to a formal consultation period.

4.14.1. Resident consultation - notification and public events

Awareness-raising exercise conducted to notify residents about the consultation taking place. Due to the makeup of Ashdon Parish, many of the village's clubs, societies and other stakeholders in the NP were reached via this awareness exercise since they were also residents.

Consultation leaflet

Each household received this leaflet (see Appendix 4), setting out the dates of the consultation, an invitation to attend one of the two launch events on 18 and 19 September in the Village Hall and how to respond to the consultation if unable to attend either event. It also gave information on accessing copies of the NP and Design Code (DC) and finding supporting information. An online form was made available for both the NP and the DC, together with a matching paper form.

During the consultation period, residents could access paper versions of the plan and supporting documentation from the NP group.

Launch Events

An important part of the Reg 14 community engagement exercise were the two launch events during the first weekend and the follow-up event held at the Church on the second weekend.

Dates - Public Launch Events - Friday, 17 Sept. 7-9pm and Saturday, 18 Sept. 2021 10am-12pm

Purpose - To formally launch the six-week consultation period and raise awareness of the consultation process and the draft NP and Design Code.

Publicity – the Consultation leaflet gave details of the Launch Events. Invitations were also sent to all seven neighbouring Parish Councils, the local MP, Ashdon's County Councillor, Ashdon's District Councillor, and members of the Planning Department at UDC. It was also sent to all the professionals who had helped – Alison Farmer Associates, BEAMS and Modicum Planning.

Ashdon NP Facebook and other social media were used for advertising the event, and follow-up Facebook posts were also added. Ashdon PC Facebook also posted advertisements and reminders. The Reg 14 events were advertised on Ashdon NP and Ashdon PC websites.

A banner, as below, was put up outside the pub on the railings at the village crossroads and



ASHDON NEIGHBOURHOOD PLAN

LAUNCH OF 6 WEEK CONSULTATION

Join us to launch our 6 week consultation at one of the drop-in events on Friday 17 September 7-9pm or Saturday 18 September 10am-noon in the village hall

COME AND TAKE PART IN THE 6 WEEK CONSULTATION

For more information: Tel: 07967 444321 • Email: info@ashdonplan.co.uk • www.ashdonplan.co.uk

was reinforced by posters on the six notice boards around the village. A swing board with balloons was put up outside the village hall during the event.

Word of mouth and personal invitations were also important.

Banner used on the railing at the village crossroads and outside the pub

Activity – The events were held in the village hall in the middle of the village. 21 information boards were arranged in the Hall (Appendix 3). Covid safety measures were in place throughout.



Regulation 14 Consultation event

Printed copies of the NP and DC and all evidence documents were displayed on a table to be viewed. Consultation questionnaires for both NP and DC were available to be taken home. Paper copies of the NP and DC were available to borrow and could be delivered and collected.

Attendees were asked to complete two consultation response forms, one for the NP (Appendix 5) and one for the DC (Appendix 6). A board showed the three ways to respond (online, download and print, or paper response forms) (Appendix 4). Paper responses could be returned to the box outside the village hall for collection.

Members of the Steering Group were on hand to answer questions throughout the event.

Outcome: In total, 87 people attended this event.

Follow-up event at Church Open Day



Date – Saturday 25 September 2021, 11 – 3pm

Purpose – To follow up on the Regulation 14 NP and Design Code Consultation Launch Events the previous week by making the information available at another venue in the village and a different potential audience.

Advertising – Posters around the village and advertisements in the Village Magazine and word of mouth. Also advertised on the PC website and by All Saints church.

Activity – The event was held in the grounds of the Parish Church of All Saints as part of their annual Open Day, which is normally well-attended and supported by the community.

The launch event information boards were arranged on the grass. Paper copies of the NP and DC were available to borrow – or they could be delivered and collected after completion. Printed evidence documents were available on a display table to be seen or borrowed. Consultation questionnaires for both NP and DC were available.

The board showing the three ways to respond to the consultation was also displayed.

Members of the Steering Group were on hand to answer questions throughout the event.

Outcome - There was useful contact made with residents who had not attended the Regulation 14 event in the Village Hall, resulting in more responses.

Follow up during consultation period:

An article was published in the Autumn 2021 Village Magazine reminding residents of the importance of the Regulation 14 Consultation and advising them of the Consultation period to 31 October with reminders on how to access the NP, the DC and supporting documents. Two different reminder posters were put-up during the consultation time. Facebook reminders were also posted on both the NP and the PC websites.

Final outcome of resident consultation:

57 consultation response forms were received from residents for the NP and 39 for the Design Code.

4.14.2. Communication with Statutory Consultees

The Parish Council wrote directly to our statutory consultees. Appendix 1 sets out who was contacted as part of this. The communication was via email, and the email notified the consultees of the consultation period, how to access the NP and the DC and supporting documents, and how to respond (Appendix 2).

The following ten statutory consultees replied: UDC, Essex County Council, Sport England, Historic England, Natural England, Saffron Walden Town Council, Highways England, National Grid, Environment Agency, Essex Bridleways Association.

4.14.3. Consultation with UDC

An email was sent to UDC to notify them that the NP was at the Regulation 14 stage.

4.14.4. Overall Outcome from Regulation 14 consultation

The schedule of comments and the responses for the NP is set out in Appendix 7. The submission version of the NP has been appropriately amended as identified in the Schedule of Modifications to the NP as set out in Appendix 8.

There were few significant changes to the NP between Regulation 14 and the submission stage. Three local green spaces and Community Aspiration 11 were removed. There were minor changes to the wording of some of the NP policies (ASH2, ASH4, ASH9 and ASH13)

The Design Code was amended following the Regulation 14 consultation in response to several comments in Appendix 9. Key changes include improving the document's readability for all users and aligning it with 'Building for a Healthy Life' design principles to be consistent with the approach used by UDC.

4.15. Local Green Spaces (LGS) – Landowner discussions

Dates: 9 December 2021 – 23 January 2022

History - At the First Consultation in 2019, it was evident that the village environment was greatly valued, and green spaces were one of the most important aspects of living in Ashdon. Green

spaces important to the community were identified in various ways, including the Landscape Appraisal and the Character Assessment work. Some were highlighted by residents during the First Public Consultation and the results of the Second Consultation reiterated the importance of green spaces.

A Local Green Space Assessment was drawn up as a supporting evidence document at the Regulation 14 stage.

As residents in the village, the landowners impacted by the proposed Local Green Space designations were contacted via the householder leaflet about the Regulation 14 consultation, and two of them attended the launch events (see Appendix 3 board 12, 15, 16, and 17). One landowner, not living in the village, could not be contacted as his details were unavailable.

The NP group noted at the Regulation 14 stage that they had not received formal feedback from a number of local landowners concerning the proposed Local Green Space designation of their land. In response, further work was undertaken to ensure these stakeholders were fully informed and given an opportunity to respond.

A letter was sent to each, including the non-resident landowner whose details had now been obtained. The letters and responses received are included in the Local Green Space Assessment document.

Outcome - A better understanding of landowner concerns and the implications that LGS designations could have for community-wide enjoyment of those spaces. The work is fully reported in the Local Green Space Assessment (2022). [Local Green Space Assessment](#) report is available on the Ashdon NP website.

Appendices

1. List of Statutory Consultees notified of Pre-Submission Neighbourhood Plan Consultation
2. Letter used to notify Statutory Consultees
3. Regulation 14 NP Pre-submission consultation and Design Code consultation Launch Event Display boards
4. Pre-submission Consultation advertising and promotional material, and response guidance
5. Pre-submission Consultation response form used for NP
6. Pre-submission response form for Design Code
7. Results received to Pre-submission Consultation on NP and response to comments.
8. Schedule of post-pre-submission modifications to the NP following Regulation 14 Pre-submission Consultation stage
9. Results received on Design Code Pre-submission Consultation and responses to comments

Appendix 1 – List of Statutory Consultees notified of Pre-Submission Neighbourhood Plan Consultation

Company / Organisation	Company / Organisation
Uttlesford District Council	British Horse Society
Essex County Council Environment, Sustainability and Highways	ASP
Essex County Council	Gordon Crawford Farms
South Cambridgeshire District Council	Iceni Projects Ltd
Sewards End Parish Council	Savills (UK) Ltd
Saffron Walden Town Council	Phase 2 Planning and Development Ltd
Linton Parish Council	Gladman Developments Ltd
Bartlow Parish Council	Bidwells
Castle Camps Parish Council	Pelham Structures Ltd
Hadstock Parish Council	Savills
Radwinter Parish Council	Places4People Planning Consultancy
Homes and Communities Agency	
Natural England	
Environment Agency	
Historic England	
Network Rail	
Highways England	
Mobile Operators Association	
Mono Consultants Ltd	
BT Group Plc	
ECC /Superfast Broadband	
West Essex Clinical Commissioning Group	
National Grid c/o Agent	
National Grid c/o Agent	
Anglian Water Services Ltd	
Affinity Water	
Sport England East	
Essex Wildlife Trust	
Thames Water Property	
Anglian Water	
Essex Wildlife Trust (Uttlesford Branch)	
Essex Bridleways Association	

Appendix 2 - Letter used to notify Statutory Consultees

Dear Sir / Madam

ASHDON (ESSEX) NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION (REGULATION 14)

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2015 (as amended), Ashdon Parish Council is undertaking a Pre-Submission Consultation on the Draft Ashdon Neighbourhood Plan. Uttlesford District Council has provided your details as a body/individual we are required to consult and your views on the Draft Neighbourhood Plan would be welcomed.

The full plan and supporting documents can be viewed [here](#) together with information on how to send us your comments.

This Pre-Submission Consultation runs until **Sunday 31 October 2021.**

We look forward to receiving your comments. If possible, please submit them online at <https://www.smartsurvey.co.uk/s/AshdonNP/> or, if that is not possible, please send them in a reply to this email.

Ashdon Parish Council

Appendix 3 - Regulation 14 NP Pre-submission consultation and Design Code consultation launch boards

The story so far

In 2019 the Parish Council agreed to prepare a Neighbourhood Plan. Since that time a Steering Group has, with the aid of professional support, undertaken background research and consultation on what the Plan should cover and the proposals that it should include.

We have now reached an important stage in its preparation and are consulting on the Draft Plan.

What is a Neighbourhood Plan?

It is a new kind of planning document designed to allow local people to play an active part in planning their area. It can guide the development and conservation of the village. It can, for example, also identify proposals for:

- Improving areas;
- Providing new facilities;
- Sites for new development;
- Protecting sites of environmental or historic quality.

When complete, it will form part of the statutory development plan for the area, meaning Uttlesford District Council and Planning Inspectors will have to take note of what it says when considering development proposals.

Community involvement is a major part of the process of developing a Neighbourhood Plan and it must be approved in a local referendum before it can be used.

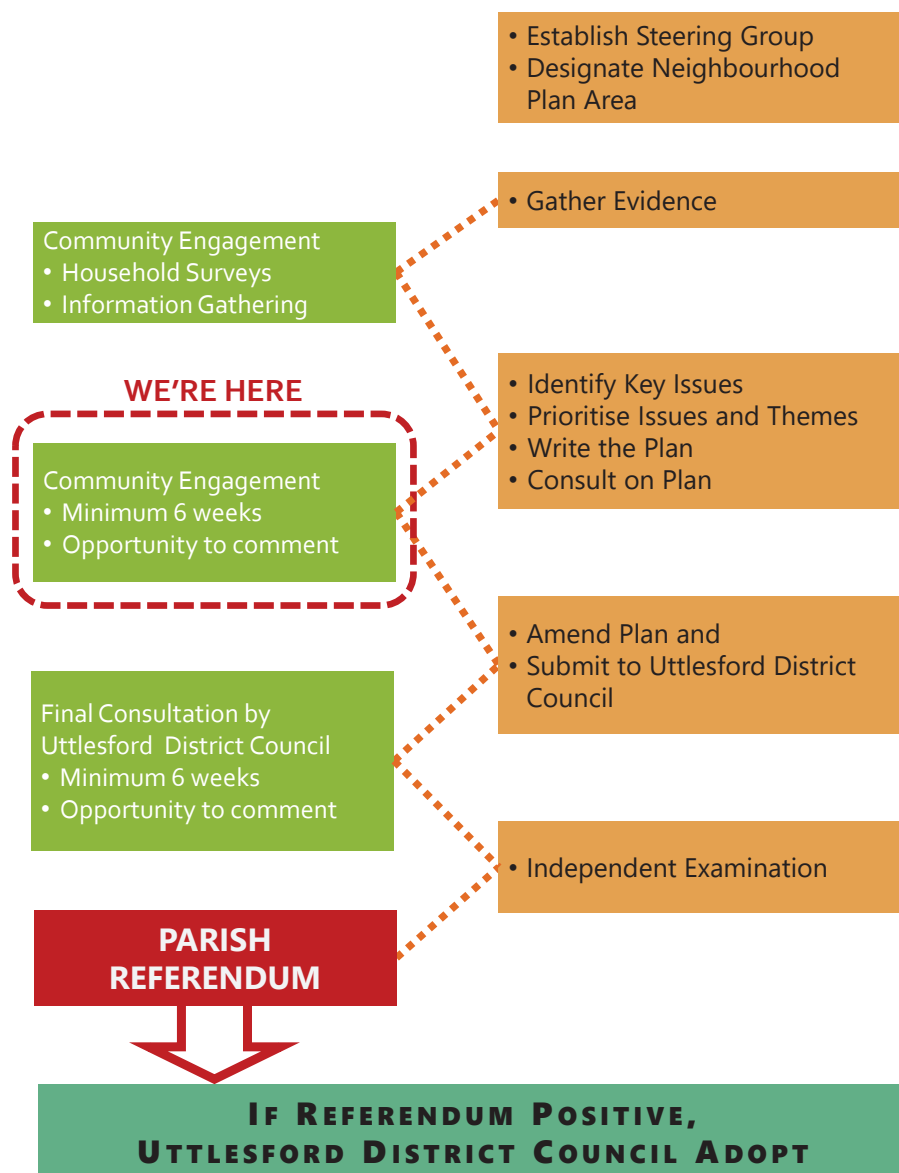
Over the next 6 weeks you have an opportunity to read the Plan and submit your comments.

The boards that follow provide information about the Plan.

**WE NEED YOUR VIEWS
BY 31 OCTOBER**

How it is prepared?

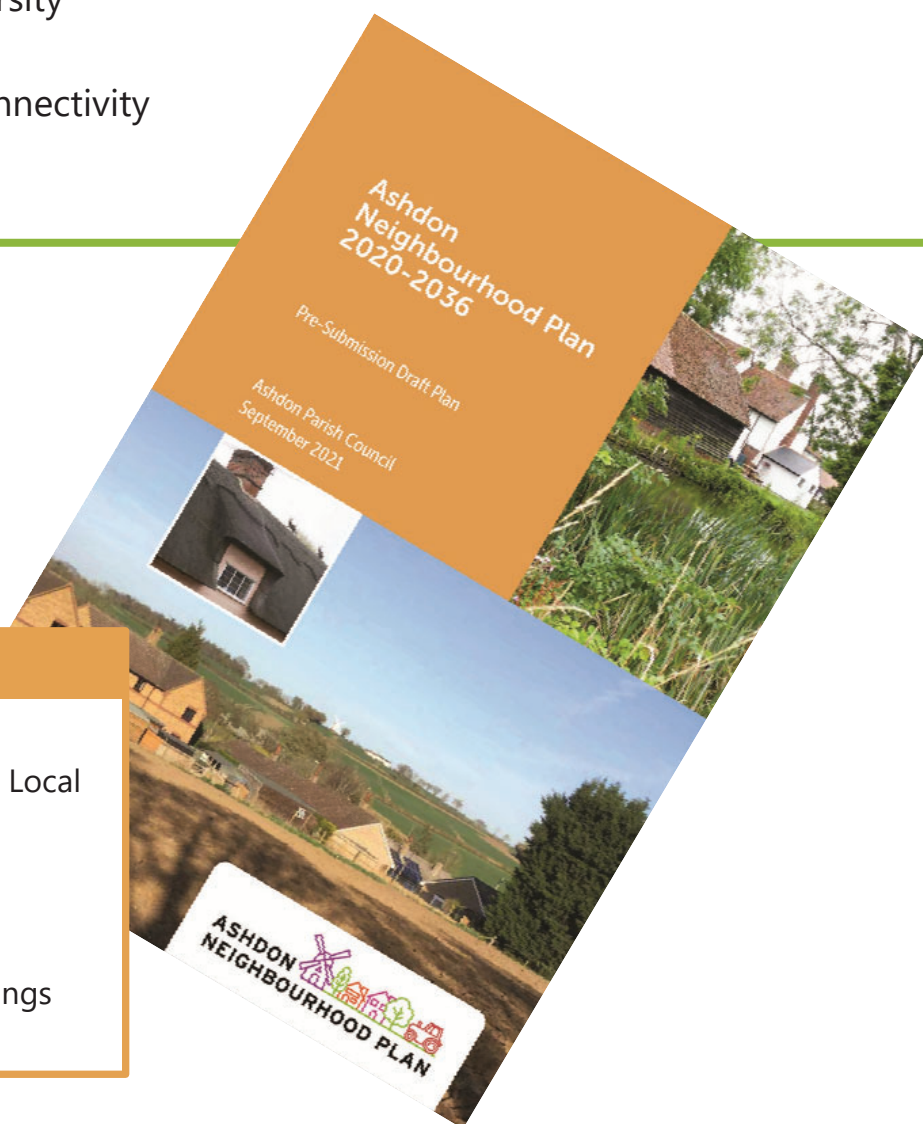
There are a number of stages that have to be completed, as illustrated. Some of these stages are governed by the regulations for preparing neighbourhood plans and so there is no short cut.



Plan Contents

- 1 Introduction
 - 2 Ashdon Past and Present
 - 3 Key Issues
 - 4 Context from National and Local Planning Policy
 - 5 Ashdon Future
 - 6 Settlement Pattern and Spatial Policy
 - 7 Housing
 - 8 Parish Character - Natural Landscape and Built Environment
 - 9 Climate Change and Biodiversity
 - 10 Community Facilities
 - 11 Highways, Transport and Connectivity
 - 12 Employment
- Policies Maps

Neighbourhood Plans cannot contradict the main government planning policies or the strategic policies in the Local Plan for the area. For example, they cannot propose less development than is planned for in the adopted Local Plan.



The Plan contains:

Planning Policies

These will be used to supplement the Local Plan when decisions on planning applications are made.

Policies Maps

These illustrate areas of land or buildings where policies in the Plan apply.

**WE ESPECIALLY WANT YOUR COMMENTS ON THE
PLANNING POLICIES**

PLEASE COMMENT, EVEN IF YOU SUPPORT THE PLAN

Local Government: Who Does What?

Essex County Council Cabinet Portfolios and Committees

 75 Councillors
(4 for Uttlesford)

- Education & Adult Learning
- Transport, including buses
- Highways (roads, footpaths, cycleways, rights-of-way, street lights, potholes)
- Public safety
- Waste management, tips and landfill
- Emergency & Flood Planning
- Social care
- Child and family services
- Libraries
- Trading standards
- Travellers

Defers to
District
Council
on local
matters



Police & Fire
Elected Commissioner



YOU vote for councillors every 4 years

Uttlesford District Council Cabinet Portfolios and Committees

 39 Councillors
(across 22 wards)

- District Local Plan
- Planning & Building Control
- Council Housing & Benefit
- Rubbish Collection & Recycling
- Fly Tipping & Abandoned vehicles
- Car Parks & Parking Enforcement
- Environment, Open Spaces & Allotments
- Pollution & Air Quality
- Licensing & Environmental Health
- Animal safety and welfare
- Conservation
- Sports & Leisure facilities (some)
- Street cleaning & verges
- Administration of: council tax; elections & voters; census; births, marriages & deaths

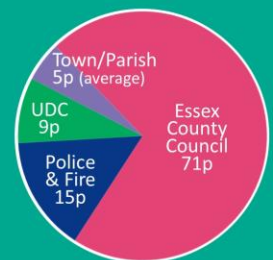
Can only
advise on
planning
matters

Town/Parish Councils Committees

 Councillors vary

- Neighbourhood Plan
 - Local Planning Advisory
 - Public Halls & Community Centres
 - Markets
 - Local Tourism
 - Public Gardens & Commons
 - Playgrounds
 - Playing fields & Sports facilities (some)
 - Public Toilets
 - On street litter bins
 - Public Cemeteries
 - Allotments (some)
- Not all parish/town councils provide all of the above*

Where
does
every £1
of your
council
tax go?



Residents
FOR UTTLESFORD

VISION

Over the Plan period Ashdon will evolve whilst retaining and enhancing its natural and historic rural environment and continue to be inhabited by a vibrant sustainable community

Village character objectives

Any new development in the Parish will be modest in scale and appropriate to meeting village needs.

Any new development will deliver high quality design and be appropriate and sensitive to neighbouring buildings and landscape setting.

The unique hilly landscape and openness of the village with its close connection to the rural landscape will be protected; this includes key views.

Climate change and biodiversity objectives

The NP will address the challenge of climate change at our Parish level. As part of this it will anticipate the impact of increased frequency of heavy rainfall when planning for flood management solutions for the village.

The NP will aim for new development to have a low carbon footprint (covering energy demand, building materials, construction process etc) and support innovative solutions.

The NP will plan to maintain and promote local ecosystems to protect wildlife, trees and hedgerows.

Vibrant community and 'getting around' objectives

Affordable housing should be available to meet the needs of local people.

Promote a vibrant community in which it is easier to get around – both within the community and in and out of the village.

Promote health and wellbeing of the community by protecting and improving opportunities for outdoor recreational activities.

Promote maintenance and enhancement of local facilities, clubs and societies.

Employment Objectives

Promote and enhance local employment opportunities.

Individual policies and community aspirations have been developed within the components of the Plan underlying each objective.

Unlike the planning policies, the community aspirations have no statutory status and will not be used in the determination of planning applications.

DO YOU SUPPORT THE VISION AND OBJECTIVES?

Community Aspirations

Some of the priorities identified as important for residents are not actually achievable through land-based planning policies or are not directly within the remit of the Ashdon Neighbourhood Plan. Ashdon Parish Council, with the help of the community, aims to address these wider priorities as free-standing projects, separate to but informed by the Neighbourhood Plan. These are highlighted as Community Aspirations under each theme in the Plan. Unlike the planning policies, the community aspirations have no statutory status and will not be used in the determination of planning applications.

Highways, Transport and Connectivity

Traffic and movement around the village

The Parish Council to seek to work with the County Council to :

- increase the pavement links in the village
- install sensitively designed traffic calming measures on Crown Hill, Radwinter Road, Holden and Rogers End and the road to Steventon End in consultation with residents and local farmers and businesses
- seek to repair pavements on Radwinter Road

Increase the number of protected lanes

The Parish Council will:

- seek to put in place the appropriate management of verges from erosion caused by increased traffic and large vehicles
- where possible, protect verges from erosion by vehicles and enhance biodiversity with seasonally appropriate mowing and management (which also helps wildlife in the hedges)
- seek extensions to the Special Verge designations with Essex County Council
- consider installing regular posts to prevent vehicles riding up the banks



Community Facilities

Shop

- To secure the relocation and re-opening of a village shop/village hub

Pub

- To support a viable plan for the refurbishment and reopening of the Pub that protects the Listed building and continues to maintain its function as the village pub

Rectory lane playing fields

- To improve access to Rectory Lane Playing field to allow step-free entrance for push chairs and wheelchairs. This is of particular importance to allow equality of access for the physically disadvantaged

Other outdoor areas

- To encourage use and enhancement of existing outdoor community spaces, and support creation of additional outdoor spaces
- To recognise, protect and enhance outdoor spaces, possibly with the creation or development of wildflower meadows or a community orchard

Climate Change and Biodiversity

Verge management

- Encourage landowners and Essex County Council to mow all verges after flowers and grasses have seeded (unless considered a road safety risk), thereby promoting development of new flora-rich verges and increasing biodiversity

Tree Preservation orders

- To extend the number of Tree Preservation Orders (TPOs) on many more of the important trees in the Parish

New Hedgerows

- Encourage the planting of new native hedges

Chalk streams

- The Parish Council will connect with the Cam Valley Forum, and with landowners, to monitor and improve the quality of the spring-fed River Bourne, a chalk stream

Parish Character - The Built Environment

White railings

- The white railings supported on concrete posts should be kept in good condition and painted on a regular basis

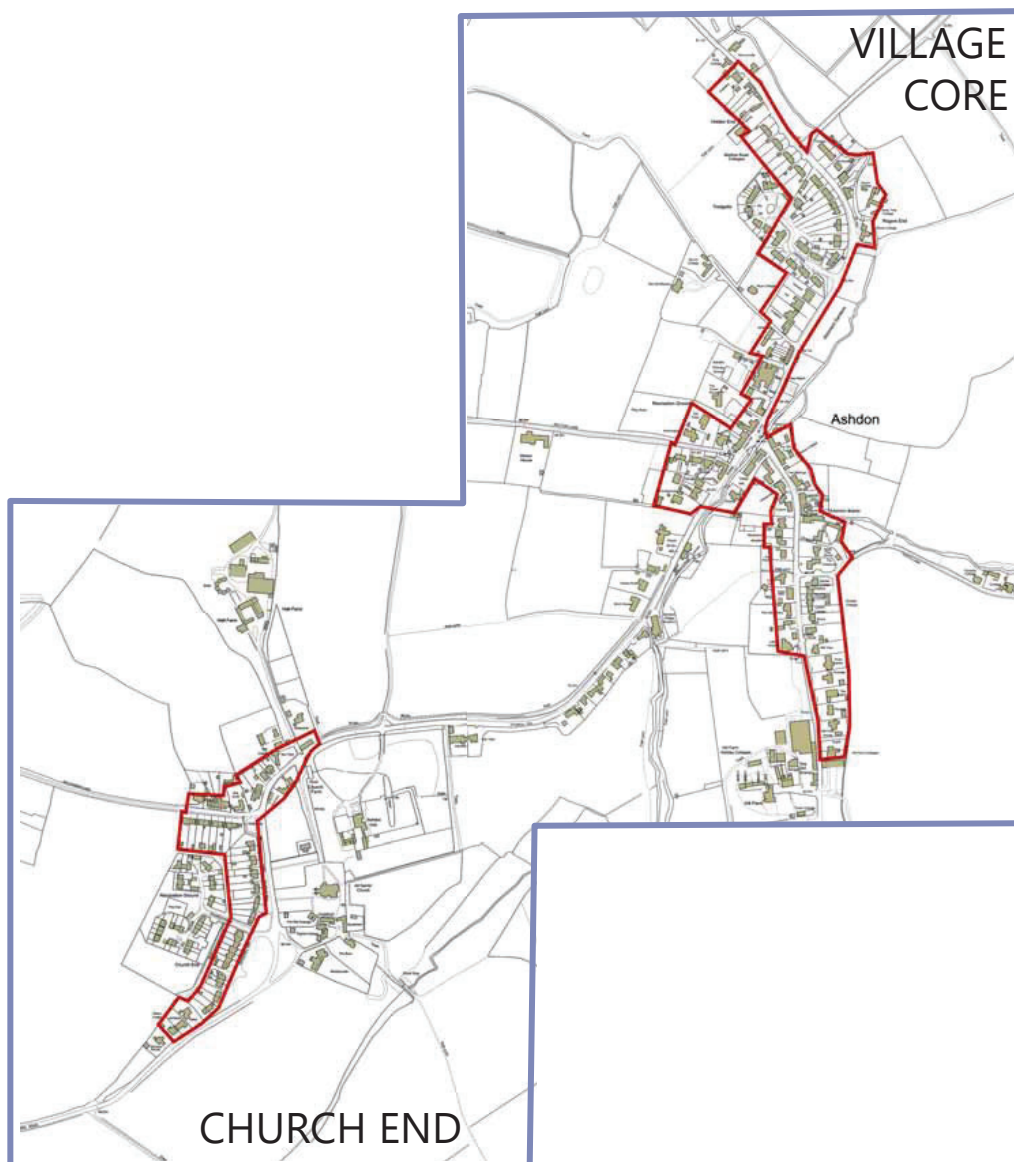
Overhead wires

- Seek opportunities to route overhead wires underground to improve the streetscape where feasible; this might be particularly relevant where new development is proposed or if significant repair is required

Settlement Pattern and Spatial Policy

Location of development

- The Neighbourhood Plan takes account of both the National Planning Policy Framework and the adopted Uttlesford Local Plan
- The current Local Plan defines Development Limits for the village core and Church End and these are retained in the Neighbourhood Plan
- Within the Development Limits there is a "general presumption" in favour of development proposals being approved where the impacts are acceptable
- Proposals for development outside the Development Limits will have to demonstrate that there are exceptional circumstances, as defined by national and Uttlesford level policies, in order for it to be allowed



POLICY ASH 1 – A SPATIAL STRATEGY FOR ASHDON

The Neighbourhood Plan area will accommodate development commensurate with Ashdon's position in the District's Settlement Hierarchy.

Development Limits, as defined on the Policies Map, identify the extent of land which is required to meet the development needs of the Parish.

Proposals for development located outside the Development Limits will only be permitted where they are in accordance with National and District level policies.

DO YOU SUPPORT THIS POLICY?

How much new housing?

- The 2005 adopted Local Plan does not allocate any housing sites in the Parish
- It identifies Ashdon as an 'Other Village' and support, in principle, infill development within these boundaries
- In more recent years, the Local Plan housing policies have been found to be out of date
- Houses outside the Development Limits (eg on Radwinter Road) have been approved as the District Council could not demonstrate a 5-year housing land supply
- Between 2011 and March 2020 there were 13 new homes completed in the Parish

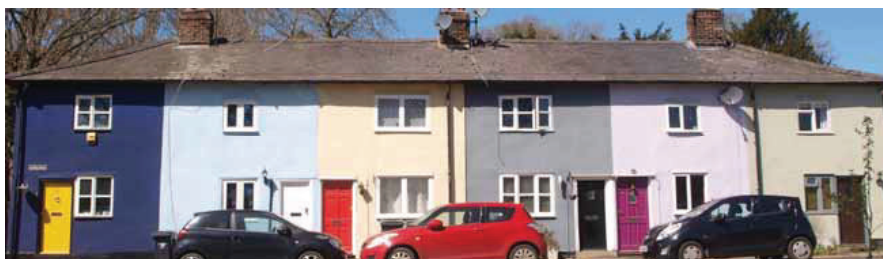


- Uttlesford District Council have indicated that the minimum new housing requirement between 2020 and 2036 is 15 dwellings
- The District Council also indicated that there were planning permissions in 2020 for 15 additional dwellings and that the minimum requirement has been met
- New housing developments coming forward should be specifically aimed at meeting Parish needs
- This will help enable local people to stay in the Parish at different stages of their lifetime and for older residents to downsize to smaller properties if desired
- It is particularly important that the stock of smaller homes is increased in the Parish

POLICY ASH 2 - HOUSING MIX - MEETING LOCAL NEEDS

Housing development must contribute to meeting the existing and future needs of the village.

A mix in the size and type of housing is desired, taking into account the needs of young people looking for 2 and 3 bedroom properties as well as the needs of an ageing population looking to downsize into smaller homes.



DO YOU SUPPORT THIS POLICY?

- Affordability of housing remains a significant barrier for many seeking their own homes
- Government figures indicate that, in Uttlesford, average house prices are more than 11 times the average household income
- Ashdon already has 4 affordable housing Schemes
- The 2019 first public consultation highlighted that there is still a need for more affordable housing to meet the needs of residents
- In the Public Consultation process it was felt that if further affordable housing is to be provided in Ashdon then those with a strong local connection should have preferential access to such housing

- National planning policy supports opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs
- This would require:
 - ✓ A need to be established; and
 - ✓ A willing landowner prepared to sell land at a price significantly below the market value for housing land; and
 - ✓ A registered social landlord (housing association) willing to work with the Parish Council and District Council to fund and manage a scheme

POLICY ASH 3 - AFFORDABLE HOUSING ON RURAL EXCEPTION SITES

Proposals for the development of small-scale affordable housing schemes, including entry level homes for purchase and starter homes (as defined by paragraph 72 of the NPPF) on rural exception sites outside the Development Limits, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that the housing:

- remains affordable in perpetuity; and
- is for people that are in housing need because they are unable to buy or rent properties in the Parish at open-market prices; and
- is offered, in the first instance, to people with a demonstrated connection to Ashdon, as defined in paragraph 7.19 of the Neighbourhood Plan. Where there is no need, a property should then be offered to those with a demonstrated need for affordable housing in neighbouring villages.

These restrictions should be delivered through a legal agreement attached to the planning consent for the housing.

Applications for such development will be considered in relation to the appearance and character of the surrounding area, the potential impact on residential amenity and highway safety.

To be acceptable, proposals should demonstrate that a local need exists which cannot be met by applying normal planning policy for the provision of affordable homes in association with market housing.

Any application for affordable housing in respect of this policy should be accompanied by a detailed need and the accommodation proposed should contribute to meeting this proven need.

In exceptional circumstances, a small number of market homes will be permitted where it can be demonstrated:

- that no other means of funding the construction of the affordable homes is available; and
- the market housing is subsidiary to the affordable housing element of the proposal and the amount of market housing required is, as demonstrated through a viability assessment, the minimum required to deliver the affordable housing.

Where sites for affordable housing in the countryside are brought forward with an element of market housing, both housing tenures should be built to the same design standards and contribute towards the character of the area.

- The Ashdon Landscape Appraisal provides an understanding of the sensitivity and capacity of the Parish to accommodate new growth;
 - it identifies special qualities to be conserved and enhanced;
 - it includes a detailed settlement and landscape analysis
- The Ashdon Landscape Appraisal provides robust evidence that demonstrates the importance of the landscape and should be referred to where a proposal is likely to have an impact on it.

- The topography of the Ashdon landscape is such that it lends itself to creating several views into, out of and within the built-up areas of the Parish
- These have been identified in a separate Assessment of Important Views
- Proposals should identify how they take account of the potential impact on the key features of identified important views

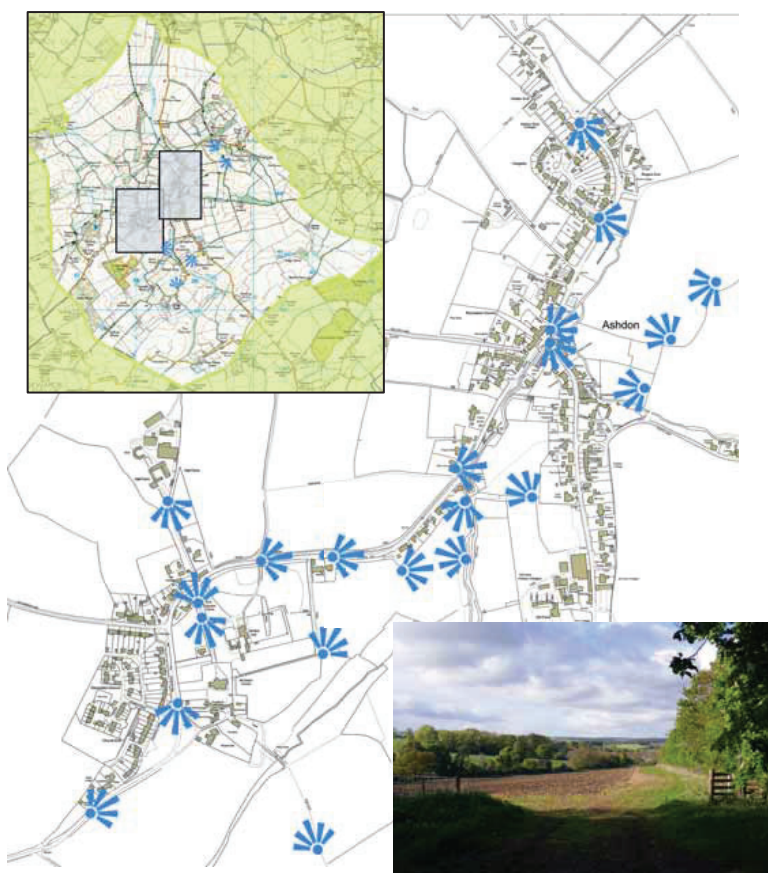
POLICY ASH 4 - PROTECTING ASHDON'S LANDSCAPE CHARACTER

Proposals must, proportionate to the development, demonstrate how the landscape characteristics of the site and its vicinity have been considered in preparing the scheme.

Important views from public vantage points, either within the built-up area or into or out of the surrounding countryside, are identified on the Policies Map. Any proposed development should not detract from the key landscape and built development features of those views as identified in the Neighbourhood Plan Assessment of Important Views document.

Proposals outside the Development Limits, and proportionate to the scale of development, must demonstrate, through a Landscape Visual Impact Appraisal or other appropriate and proportionate evidence, how the proposal can be accommodated in the countryside, for example by reason of the building's scale, materials and location, without having a detrimental impact on the landscape characteristics of the site and its setting.

Proposals that result in an unacceptable impact on the wider landscape setting of the area will not be supported unless it can be satisfactorily demonstrated, through a project level Landscape Visual Impact Assessment, that the resultant impact on the landscape character, referenced to the Ashdon Landscape Appraisal, can be mitigated



- Protecting settlement gaps are key to keeping and reinforcing the distinctive character of Ashdon.

POLICY ASH 5 - SETTLEMENT GAPS

To conserve the generally open and undeveloped nature of the gaps separating the distinct settlements (the Ends) as identified on the Policies Map, development proposals shall, where appropriate, demonstrate how they would not result in the erosion of the settlement gaps identified on the Policies Map.

- The rich heritage of Ashdon is one of the key elements in the quality of the local environment. Listed buildings, conservation areas and scheduled monuments are collectively known as “heritage assets” and are protected from harm by Government legislation
- Ashdon has two Conservation Areas (Ashdon village core and Church End) and 66 listed buildings scattered throughout the Parish

- It is important that the development pressures on Ashdon are managed in ways that enable the built environment to be protected and enhanced and inappropriate development to be avoided



POLICY ASH 6 - CONSERVATION AREAS

Development within, or which has potential to affect the setting of, the Conservation Areas as identified on the Policies Map will be assessed against the content of the Ashdon Conservation Area Appraisal and Management Proposals (2013) and any subsequent adopted Appraisal.

Proposals for development within a Conservation Area should:

- Demonstrate a clear understanding of the significance of the Conservation Area alongside an assessment of the potential impact of the proposal on that significance;
- Preserve or enhance the character or appearance of the Conservation Area;
- Be of an appropriate design, scale, form, height, massing and position;
- Retain features important to settlement form and pattern such as open spaces, plot divisions, position of dwellings, hierarchy of routes, hierarchy of buildings, and their uses, boundary treatments and gardens; and
- Use high quality materials and methods of construction which complement the character of the area.

Proposals for development which affect the setting of a Conservation Area should be considered against criteria a), c) and e) above.

Proposals which involve the demolition of non-listed buildings that make a positive contribution to a Conservation Area, including those identified in the Conservation Area Appraisal and Management Plan, will be expected to demonstrate:

- The building is structurally unsound and beyond technically feasible and economically viable repair (for reasons other than deliberate damage or neglect); or
- All measures to sustain the existing use or find an alternative use/user have been exhausted.

In all cases, proposals for demolition should include comprehensive and detailed plans for redevelopment of the site.

- It is important that new buildings and extensions are well thought through in terms of design and delivery of high-quality places, to ensure a high level of residential amenity and successful community cohesion
- It is important that the development pressures on Ashdon are managed in ways that enable the built environment to be protected and enhanced and inappropriate development to be avoided
- The separate Ashdon Design Codes document and Uttlesford's Ashdon Conservation Area Appraisal and Management Proposals will be used to inform whether the design of development is acceptable



- Many residents want to maintain the rural nature of the village and prevent light pollution and increasing urbanisation
- Artificial lighting of development, while increasing security, can also impact upon residential amenity, character and appearance, and the environment.

POLICY ASH 8 – LIGHT POLLUTION

While ensuring that new developments are secure in terms of occupier and vehicle safety, dark skies are to be preferred over lighting. Any future outdoor lighting systems should have a minimum impact on the environment, minimising light pollution and adverse effects on wildlife, subject to highway safety, the needs of particular individuals or groups, and security.

Schemes should reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark and reducing glare.

Excessive glazing in elevated positions should be avoided if this results in light spillage beyond the site.

POLICY ASH 7 – DESIGN CONSIDERATIONS

Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan Area and create and contribute to a high quality, safe and sustainable environment.

Planning applications should demonstrate how they satisfy the requirements of the design principles in the Ashdon Design Code, as appropriate to the proposal.

In addition, proposals will be supported where:

- the key features, characteristics, landscape/building character, local distinctiveness and special qualities of the area, including gateways as defined on the Policies Map, are maintained and enhanced, having particular regard to the Conservation Area Appraisal and Neighbourhood Plan Character Assessments;
- there is no loss of important open, green or landscaped areas, including Important Open Areas as identified on the Policies Map, which make a significant contribution to the character and appearance of that part of the Neighbourhood Plan Area;
- taking mitigation measures into account, important landscape characteristics including trees and ancient hedgerows and other prominent topographical features identified in the Ashdon Landscape Appraisal are not adversely affected;
- the design and materials have regard to the Ashdon Design Code and do not adversely change the character of the site or its setting;
- any water run-off would not add-to or create surface water flooding;
- designs, in accordance with standards, maintain or enhance the safety of the highway network ensuring that all vehicle parking is provided within the plot;
- as appropriate, they make adequate provision for the covered storage of all wheelie bins and cycle storage in accordance with adopted cycle parking standards;
- suitable ducting capable of accepting fibre to enable superfast broadband is included;
- one electric vehicle charging point per new off-street parking place created is provided;
- they are located so as users and nearby residents would not be significantly and adversely affected by noise, smell, vibration, overlooking, light or other forms of pollution unless adequate mitigation can be incorporated as part of the proposal.

DO YOU SUPPORT THESE POLICIES?

Climate Change and Biodiversity

Flooding

- There is a long history of flooding in Ashdon, mainly associated with the River Bourne as the river flows through the village
- New development is only required to mitigate for any impact that it might cause and cannot be asked to rectify pre-existing flooding issues

POLICY ASH 9 – FLOOD RISK

Proposals for new development, or the intensification of existing development, will not be permitted in Flood Zones 2 and 3, 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.

Developments should exhibit the three main principles of flood risk, in that, they should be safe, resilient and should not increase flood risk elsewhere.

Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal detailing how on-site drainage and water resources will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere. Proposals should, as appropriate include the use of above-ground open Sustainable Drainage Systems (SuDS). These could include:

- wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/recreational areas, and biodiversity benefits; and
- rainwater and stormwater harvesting and recycling; and
- other natural drainage systems where easily accessible maintenance can be achieved



DO YOU SUPPORT THIS POLICY?

Climate Change and Biodiversity

Biodiversity

- The important wildlife habitats within the area comprise ancient woodland, semi-natural chalk grassland and the chalk stream valleys
- There are a total of 13 wildlife sites in the Parish that are recognised to be important for nature conservation because of the specific species present and the habitat that is represented.

POLICY ASH 10 – BIODIVERSITY AND HABITATS

Development proposals should avoid the loss of, or substantial harm to, important trees, hedgerows, wildlife corridors and other natural features including the chalk stream and ponds.

Where such losses or harm is unavoidable:

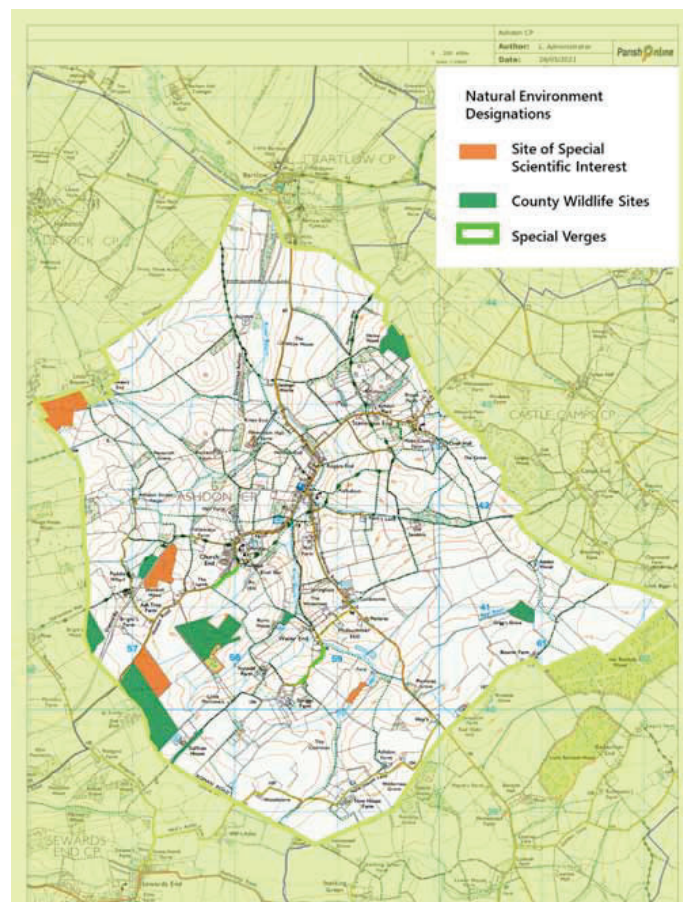
- the benefits of the development proposal must be demonstrated to clearly outweigh any impacts; and
- suitable mitigation measures, that may include equivalent or better replacement of the lost features, will be required.

It is expected that the mitigation proposals will form an integral part of the design and layout of any proposal, and that development will be landscape-led having appropriate regard to its setting, context and ongoing management.

Where new access is created, or an existing access widened through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.

Proposals will be supported where they integrate improvements to biodiversity which will secure a measurable net gain as part of the design through, for example,

- the creation of new natural habitats including ponds;
- the planting of additional native trees and hedgerows (reflecting the character of Ashdon's traditional trees and hedgerows);
- the installation of bird and bat boxes; and
- restoring and repairing fragmented wildlife networks.



- The River Bourne is a chalk stream and sensitive to contamination from runoff
- Any development proposals should be mindful of this
- The watercourse ecosystem supports specialized birds and mammals

POLICY ASH 11 - CHALK STREAMS PROTECTION

Proposals that would result in additional surface water run-off into the chalk streams (River Bourne and its tributaries) will not be supported unless accompanied by a watercourse and surface water drainage appraisal and commensurate measures which will avoid and mitigate contamination of the watercourse.

DO YOU SUPPORT THESE POLICIES?

- Ashdon is a vibrant community with clubs, community groups, and various organizations and individuals creating a village calendar containing a wide variety of events and activities
- Many of these rely on the provision of services and indoor spaces that are maintained in the village and, indeed, on a healthy supply of volunteers
- Concern and comments about essential local facilities were expressed by many residents. Particularly the village shop (now closed) and the pub (recently closed)

- Green spaces in the village are an important part of Ashdon's character and should continue to be valued and protected.
- National planning policy enables the designation and protection of land of particular importance to local communities as Local Green Spaces in neighbourhood plans. Such designations rule out new development other than in very special circumstances.
- The Plan identifies a number of spaces that meet the national definition

POLICY ASH 12 – VILLAGE SERVICES AND FACILITIES

Proposals that would result in the loss of services and facilities (or premises last used for such purposes) and which support the local community will only be permitted where:

- it can be demonstrated that the current use is not economically viable and is not likely to become viable. Supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 12 months; and
- it can be demonstrated, through evidenced research, that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or
- alternative facilities and services are available, or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.

Proposals for the enhancement of the existing services and facilities will generally be supported subject to there being no significant adverse impact on the natural and historic environment, infrastructure and the amenity of residents.

POLICY ASH 13 – LOCAL GREEN SPACES

The following Local Green Spaces are designated in this Plan and identified on the Policies Map.

Rectory Lane and Village Core

1. Children's play area with equipment, green space and picnic area off Rectory Lane
2. Wildflower meadow - Beeches Nursery
3. Glebe Meadow in front of The Old Rectory
4. War memorial and picnic area with trees and benches
5. Allotments
6. Allotment meadow (fenced area, former allotments)
7. Banks and flat, entrance to Carters Croft
8. Donkey Field with Millennium Oak

Church End

9. Children's play area with equipment
10. Picnic area and amenity space
11. Green space with fitness trail and basketball hoop
12. Church End Green, Guildhall Way verges and bus shelter triangle
13. Churchyard

Sports Grounds

14. Football pitch - Knox End
15. Cricket pitch - Steventon End

Steventon End

16. Steventon End Green
17. Curtilage of windmill

(the numbers in the Policy relate to the numbers on the Policies Map).

Highways, Transport and Connectivity

- The Neighbourhood Plan can do little to influence public transport provision or speeding traffic, but we can lobby for improvements. However, we continue to be supportive of any initiative that encourages sustainable transport.
- We can support some specific initiatives which are identified as Community Aspirations



- Ashdon Parish has a very extensive network of footpaths and bridleways. In our public consultations there was very strong support for this access to the countryside; the paths were widely mentioned as being a key aspect of the pleasure of living in Ashdon

POLICY ASH 14 – PUBLIC RIGHTS OF WAY

Any new development on or adjacent to an existing Public Right of Way or which is clearly visible from a Public Right of Way must consider the appearance of the proposal from the Right of Way and incorporate green landscaping to reduce any visual impacts.

Enhancements or extensions to the network, for example through improving accessibility or connectivity, will be supported and may be required where a scheme is likely to increase usage.

- The 2005 Local Plan identified and protected certain byways and narrow enclosed high-banked lanes as they are important elements in the character of the countryside
- Currently, New House Lane is the only lane in Ashdon that was reconfirmed with protected status at the last review by Uttlesford District Council in 2012
- The Neighbourhood Plan seeks to protect the specific lanes and byways by preserving, as far as possible, the trees and hedgerows, banks, ditches and verges which contribute to their character, and by resisting development proposals which have a detrimental effect upon them.

POLICY ASH 15 – PROTECTED LANES

Proposals that would have an adverse environmental impact upon Protected Lanes, as defined on the Proposals Map, including eroding their character will not be supported. Any proposals which would give rise to a material increase in the amount of traffic using Protected Lanes will not be permitted.



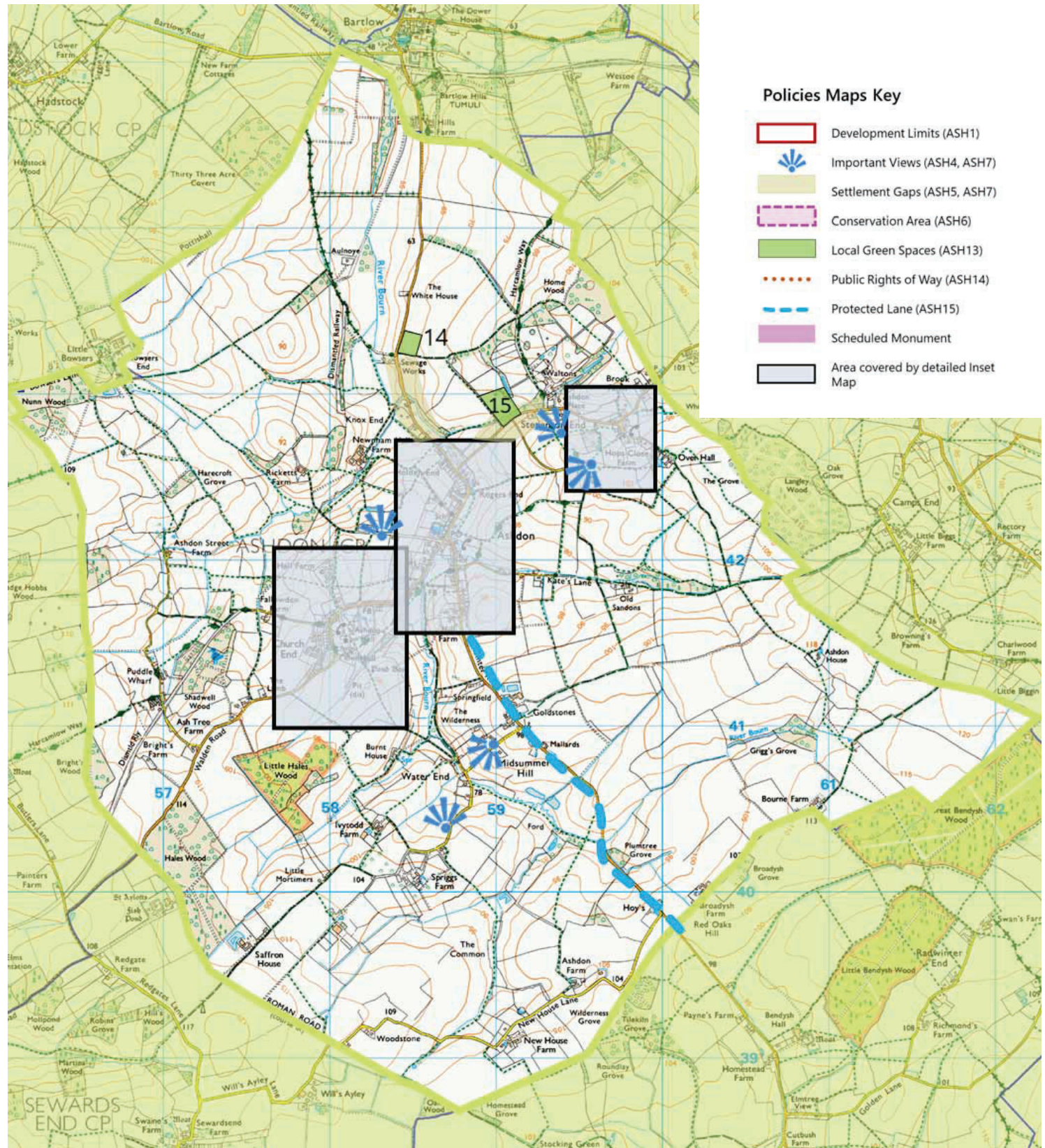
DO YOU SUPPORT THESE POLICIES?

- A growing number of people are working from home at least for some of the time with around 50% of those saying that this will continue post COVID-19 Pandemic
- Some farms have diversified over time and no longer focus solely on agricultural enterprise.
- There may be some scope for further commercial development utilising and converting agricultural buildings
- However, where new buildings are proposed, it is important that they reflect the rural and agricultural building styles typically found in the area.

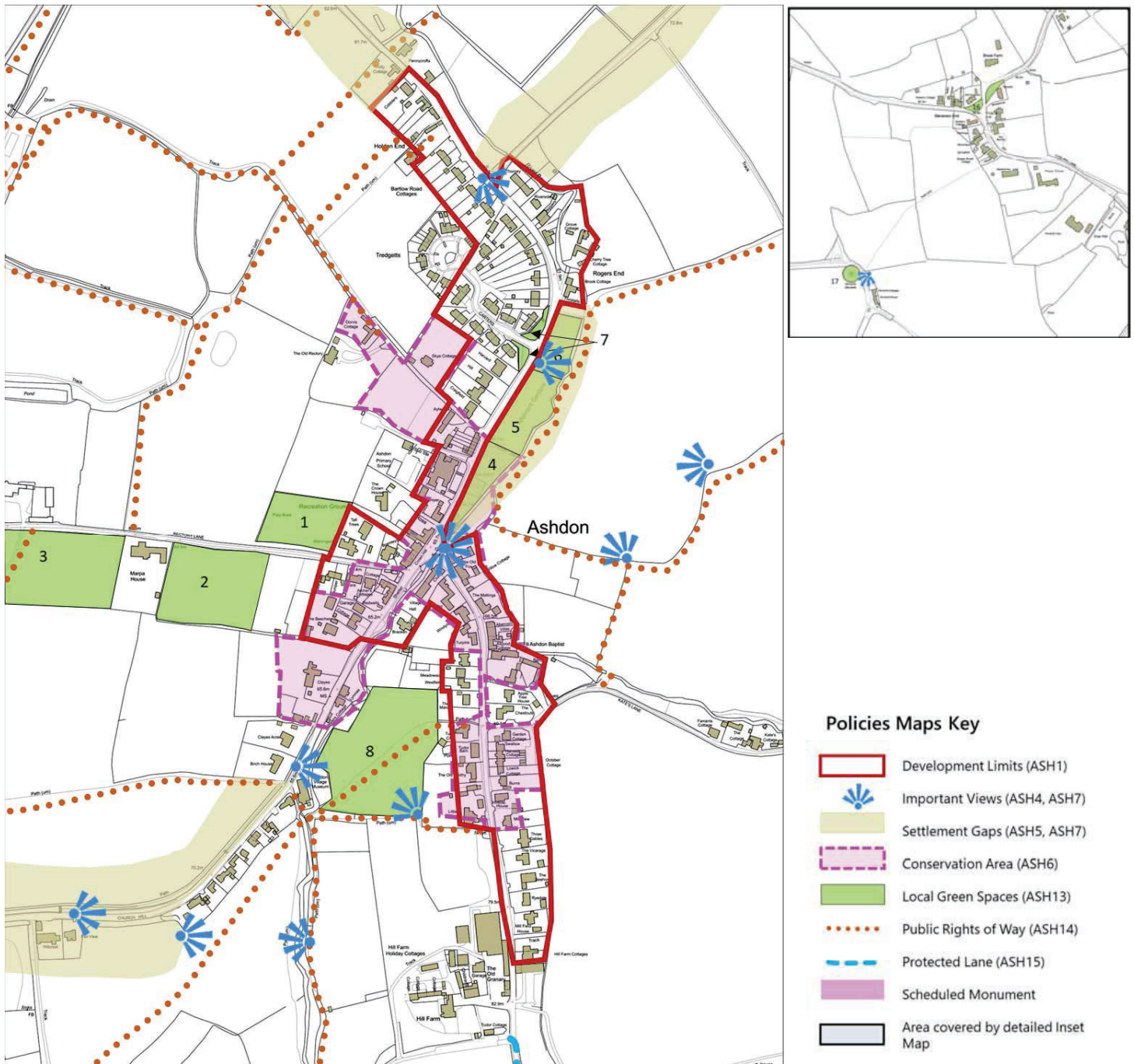
POLICY ASH 16 – FARM DIVERSIFICATION

Proposals for new business development in redundant farm buildings will be supported where the proposal would not have an unacceptable impact on residential amenity, heritage assets and the highways network.





DO YOU SUPPORT THE POLICIES MAP?



DO YOU SUPPORT THE POLICIES MAP?



Policies Maps Key

- Development Limits (ASH1)
- ★ Important Views (ASH4, ASH7)
- Settlement Gaps (ASH5, ASH7)
- Conservation Area (ASH6)
- Local Green Spaces (ASH13)
- Public Rights of Way (ASH14)
- Protected Lane (ASH15)
- Scheduled Monument
- Area covered by detailed Inset Map

DO YOU SUPPORT THE POLICIES MAP?

Consultation on the Neighbourhood Plan ends on Sunday 31 October

At the end of the consultation the Steering Group will review all your submitted comments, as well as those from organisations such as the District Council, Natural England, Historic England and the Environment Agency, before deciding if any amendments to the Plan are required.

At the same time a "Consultation Statement" and a document known as the "Basic Conditions Statement" will be prepared. The Final Draft Plan – known as the "Submission Plan" and the above documents will be put to the Parish Council for approval for submission to Uttlesford District Council.



Further Consultation

Uttlesford will carry out a further six-week consultation on the Neighbourhood Plan before it is submitted to an Independent Examiner.



Examination

The Independent Examiner will review the Plan and consider any objections to it. The Examiner must consider:

- whether having regard to national policies and advice contained in guidance by the Secretary of State, it is appropriate to approve the neighbourhood plan;
- the approval of the neighbourhood plan contributes to the achievement of sustainable development;
- the approval of the neighbourhood plan is in general conformity with the strategic policies contained in the Uttlesford Local Plan;
- the approval of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations (despite Brexit).

The Examiner's Report will recommend whether the Plan, possibly with amendments, should proceed to a referendum in the parish.



Referendum

If the Examiner recommends that a Parish Referendum on the Plan should take place, this will be organised and paid for by Uttlesford District Council in the same way as a local election.

Notice will be given of the Referendum and all those living in the parish that are entitled to vote will be asked whether the Neighbourhood Plan should be approved. No matter how many turn out to vote, if more votes say "Yes" then the Neighbourhood Plan will be adopted.

You can submit your comments on the Draft Neighbourhood Plan online via the Parish Council website or, if you don't have the internet, by completing a comments form and sending it to the address on the form.

Why not complete a form today?

Thank you for visiting the Neighbourhood Plan consultation event today

What is a Design Code and why has the Neighbourhood Plan Steering Group produced one ?

“A design code is a set of simple, concise, illustrated design requirements that are visual and numerical wherever possible to provide specific, detailed parameters for the physical development of a site or area it is a method to capture and reflect the views of the local community from the outset, and at each stage in the process.” Government National Model Design Code July 2021. para 5.

Design Codes identify the unique character of the area, giving guidance to developers, so that any new development fits into the area with as little disruption to the existing landscape and settlement character as possible. The Government are advocating Design Codes and ultimately Uttlesford will have their own, probably built partially by stitching together Neighbourhood Plan Design Codes. So Ashdon is ahead of the game.

The Ashdon Design Code will:

- seek to ensure that development in the Parish of Ashdon meets the needs of the community going into the future
- assist those who bring forward development proposals, to ensure that the proposals are in keeping with the village character and are acceptable to the views expressed by the community
- identify and help protect key buildings, settings, landscape, open spaces and views
- promote the use of appropriate designs and materials
- be of use to Uttlesford District Council when deciding planning applications
- assist the community to better engage with the natural environment and the rich biodiversity of the Parish by helping to preserve and enhance both



So, what do we want you to do ?

The Ashdon Design Code divides the Parish into six distinct areas (numbered SCA1 - SCA6) and each area has been given a coloured box detailing the Design Guidelines for each area. Once you have read these guidelines, we need your views, do you agree with the guidelines, have we missed anything out or got something wrong ? Do you have any comments ? There is a simple form to fill in with each of the six areas noted where you can make your comments.

You can pick up a form here or fill it in on-line at www.ashdonplan.co.uk where you will also find the complete Ashdon Design Guide document. If you prefer the paper-method, we have copies of the Ashdon Design Code that you can borrow - call 07967 444321 to order one of these.

Appendix 4 Pre-submission Consultation advertising and promotional material, and response guidance



**ASHDON
NEIGHBOURHOOD PLAN**

LAUNCH OF 6 WEEK CONSULTATION

**Join us to launch our 6 week consultation at one of the
drop-in events on Friday 17 September 7-9pm or
Saturday 18 September 10am-noon in the village hall**

COME AND TAKE PART IN THE 6 WEEK CONSULTATION

For more information: Tel: 07967 444321 • Email: info@ashdonplan.co.uk • www.ashdonplan.co.uk

Banner used on the railings at the village crossroads, outside the pub

*Thank you for your
continued support*

The Ashdon Neighbourhood Plan and the Ashdon Design Code Consultation

You are invited to come to either of the Ashdon Neighbourhood Plan consultation drop-in events in the Village Hall.

**The events will be held on
Friday 17th September from 7pm - 9pm
and on Saturday 18th September from
10am - noon.**

This consultation stage is called Regulation 14, which is a major milestone. It is important because it is the chance for you as an Ashdon resident to see and comment on the draft Neighbourhood Plan and the Ashdon Design Code - to make sure that the Neighbourhood Plan Steering Group have reflected your wishes for our Parish.

We believe it is vital for the future of our village that you read – and comment on – the Ashdon Neighbourhood Plan and the Ashdon Design Code. The issues covered will affect life within our village over the next 15 years.

Contact Details
Tel 07967 444321
Email info@ashdonplan.co.uk

www.ashdonplan.co.uk

What will I be asked to do?

After looking at the information boards you will be asked to fill in two “Comments Forms” so you can let us know what you think of the policies that make up the Ashdon Neighbourhood Plan and the Design Code.

Will it be safe to gather in the Village Hall?

We will take all precautions to keep the Hall well-ventilated and it will be a walk-through exhibition.

How long will the consultation last?

The consultation period will take place over six weeks from Friday 17th September and will close on 31st October, 2021.

The Plan will be on our website www.ashdonplan.co.uk from 17th September.

Once the consultation period has finished, all comments received will be considered and any necessary amendments to the Plan will be made before the Neighbourhood Plan Steering Group submits the Plan to Uttlesford District Council. At that stage there will be further consultation followed by an independent examination of the Plan. This will then lead to a Parish Referendum to decide whether the completed Neighbourhood Plan should be approved.

What if I can't attend in person?

The full version of the Plan and Design Code will be available to download at our website www.ashdonplan.co.uk where the online comments forms will also be available to complete. This will remain open until the closing date 31st October 2021.

I would rather fill in paper forms?

You can request paper copies of the Comments Forms to be delivered to your house by phoning 07967 444321 and leaving a message or by picking them up at the drop-in event.

Paper copies of the full version of both the Neighbourhood Plan document and the Design Code will be available to borrow.

In addition, any of the documents on the “Documents” page on our website can also be borrowed in paper-form. See the phone number above to request this.

How can I get my paper forms back to the Steering Group?

Collection boxes for written comments will be outside the Village Hall.

We want your feedback, even if you support everything in the Plan and the Design Code.

**COMMENTS MUST BE RECEIVED BY
31st October 2021**

**WE CANNOT ACCEPT COMMENTS
AFTER THIS TIME.**



www.ashdonplan.co.uk

ASHDON NEIGHBOURHOOD PLAN



THE REGULATION 14 CONSULTATION FOR THE ASHDON NEIGHBOURHOOD PLAN AND FOR THE ASHDON DESIGN CODE WILL LAST FOR 6 WEEKS ENDING ON 31ST OCTOBER 2021.

There are 3 ways in which you can respond to the consultation:

- 1. Read the main documents and fill in the questionnaires on-line at www.ashdonplan.co.uk**
- 2. Download the questionnaires and fill them in, then deliver them to the box outside the village hall.**
- 3. Borrow paper copies of the two main documents, which will come with paper questionnaires, by phoning 07967444321. Leave completed questionnaires in the box outside the village hall. Any supporting documents can also be borrowed.**

Get your views across

Appendix 5 Pre-submission Consultation response form for NP

Ashdon Neighbourhood Plan

“Pre-Submission” Plan Consultation - September 2021

CONSULTATION RESPONSE FORM

This form should be completed in conjunction with the draft of the Ashdon Neighbourhood Plan

We would prefer receiving responses via the online feedback form at <https://www.smartsurvey.co.uk/s/AshdonNP/> as it will make the task of collating views much easier. However, if this is not possible, please complete this form.

If you can't complete the form online, you can drop off your completed paper form at the collection box outside the Village Hall.

Further copies of this form can be downloaded from the Neighbourhood Plan website <https://www.ashdonplan.co.uk/> or you can request one to be delivered to your house by phoning 07967 444321 and leaving a message.

The final date for receiving comments is Sunday 31 October

Data Protection Notice: All information collected and processed by the Parish Council at this stage is by virtue of our requirement under the Neighbourhood Planning (General) Regulations 2012 (as amended).

Please note: All comments received will be made publicly available and will be identifiable by name / organisation. All other personal information provided will be protected in accordance with the Data Protection Act 2018.

Name			
Address (optional)			
ORGANISATION / CLIENT YOU'RE REPRESENTING (Where applicable)			
EMAIL (optional)			
Would you like to be notified when the Parish Council submits the Plan to Uttlesford District Council? (if yes, please provide either address or email address)	Yes	<input type="checkbox"/>	No <input type="checkbox"/>

CONSULTATION RESPONSE: *Please continue on a separate sheet if the box isn't big enough***1. Do you support the content of Sections 1, 2, 3 and 4?**

YES

☐

NO

☐No
opinion☐

Additional comments (please specify chapter and paragraph number)

2. Do you support the Vision and Objectives in Section 5?

YES

☐

NO

☐No
opinion☐

Additional comments (please specify the Topic and Objective number if appropriate)

3. Do you support Policy ASH1 – A spatial Strategy for Ashdon?

YES

☐

NO

☐No
opinion☐

If No, please state what changes you would like

4. Section 6. Settlement Pattern and Spatial Policy – Other than Policy ASH1, do you have comments on Section 6?

YES

☐

NO

☐

Additional comments (please specify paragraph number)

5. Do you support Policy ASH2 – Housing Mix – meeting local needs?

YES

☐

NO

☐

No
opinion

☐

If No, please state what changes you would like

6. Do you support Policy ASH3 – Affordable housing on rural exception sites?

YES

☐

NO

☐

No
opinion

☐

If No, please state what changes you would like

7. Section 7 – Housing. Other than Policies ASH2 and ASH3 do you have comments on Section 7?

YES

☐

NO

☐

Additional comments (please specify paragraph number)

8. Do you support Policy ASH4 – Protecting Ashdon's Landscape Character?

YES

☐

NO

☐

No
opinion

☐

If No, please state what changes you would like

9. Do you support Policy ASH5 – Settlement Gaps?

YES

☐

NO

☐

No
opinion

☐

If No, please state what changes you would like

10. Do you support Policy ASH6 – Conservation Areas?

YES

☐

NO

☐

No
opinion

☐

If No, please state what changes you would like

11. Do you support Community Aspiration 1 – White Railings?

YES

☐

NO

☐

No
opinion

☐

If No, please state what changes you would like

12. Do you support Policy ASH7 – Design Considerations?

YES

☐

NO

☐

No
opinion

☐

If No, please state what changes you would like

13. Do you support Community Aspiration 2 – Overhead Wires?

YES

☐

NO

☐

No
opinion

☐

If No, please state what changes you would like

14. Do you support Policy ASH8 – Light Pollution?

YES

☐

NO

☐

No
opinion

☐

If No, please state what changes you would like

15. Section 8 – Parish Character – Natural Landscape and Built Environment. Other than Policies ASH4 to ASH8 and the Community Aspirations, do you have comments on Section 8?

YES

☐

NO

☐

Additional comments (please specify paragraph number)

16. Do you support Policy ASH9 – Flood Risk?

YES

☐

NO

☐

No
opinion

☐

If No, please state what changes you would like

17. Do you support Policy ASH10 – Biodiversity and Habitats?

YES

☐

NO

☐

No
opinion

☐

If No, please state what changes you would like

18. Do you support Community Aspiration 3 – Verge Management?

YES

☐

NO

☐

No
opinion

☐

If No, please state what changes you would like

19. Do you support Community Aspiration 4 – Tree Preservation Orders?

YES

☐

NO

☐

No
opinion

☐

If No, please state what changes you would like

20. Do you support Community Aspiration 5 – New Hedgerows?

YES

☐

NO

☐

No
opinion

☐

If No, please state what changes you would like

21. Do you support Policy ASH11 – Chalk Streams Protection?

YES

☐

NO

☐

No
opinion

☐

If No, please state what changes you would like

22. Do you support Community Aspiration 6 – Chalk Streams?

YES

☐

NO

☐

No
opinion

☐

If No, please state what changes you would like

23. Section 9 Climate Change and Biodiversity. Other than Policies ASH9 to ASH11 and the Community Aspirations, do you have comments on Section 9?

YES

☐

NO

☐

Additional comments (please specify paragraph number)

24. Do you support Policy ASH12 – Village Services and Facilities?

YES

☐

NO

☐

No
opinion

☐

If No, please state what changes you would like

25. Do you support Community Aspiration 7 – Village Shop?

YES

☐

NO

☐

No
opinion

☐

If No, please state what changes you would like

26. Do you support Community Aspiration 8 – Reopening the Pub?

YES

☐

NO

☐

No
opinion

☐

If No, please state what changes you would like

27. Do you support Community Aspiration 9 – Rectory Lane Playing Field?

YES

☐

NO

☐

No
opinion

☐

If No, please state what changes you would like

28. Do you support Community Aspiration 10 – Outdoor Community Spaces?

YES

☐

NO

☐

No
opinion

☐

If No, please state what changes you would like

29. Do you support Policy ASH13 – Local Green Spaces?

YES

☐

NO

☐

No
opinion

☐

If No, please state what changes you would like

30. Do you support Community Aspiration 11 – Protecting Local Green Spaces?

YES

☐

NO

☐

No
opinion

☐

If No, please state what changes you would like

31. Section 10 – Community Facilities. Other than Policies ASH12 and ASH13 and the Community Aspirations, do you have comments on Section 10?

YES

☐

NO

☐

Additional comments (please specify paragraph number)

32. Do you support Community Aspiration 12 - Traffic and movement around the village?

YES

☐

NO

☐

No
opinion

☐

If No, please state what changes you would like

33. Do you support Policy ASH14 – Public Rights of Way?

YES

☐

NO

☐

No
opinion

☐

If No, please state what changes you would like

34. Do you support Policy ASH15 – Protected Lanes?

YES

☐

NO

☐

No
opinion

☐

If No, please state what changes you would like

35. Do you support Community Aspiration 13 - Increase the number of protected lanes?

YES

☐

NO

☐

No
opinion

☐

If No, please state what changes you would like

**36. Section 11 – Highways, Transport and Connectivity.
Other than Policies ASH14 and ASH15 and the Community
Aspirations, do you have comments on Section 11?**

YES

☐

NO

☐

Additional comments (please specify paragraph number)

37. Do you support Policy ASH16 – Farm Diversification?

YES

☐

NO

☐

No
opinion

☐

If No, please state what changes you would like

38. Section 12 – Employment. Other than Policy ASH16 do you have comments on Section 11?

YES

☐

NO

☐

Additional comments (please specify paragraph number)

39. Do you support the contents of the Policies Maps?

YES

☐

NO

☐

No
opinion

☐

If No, please state what changes you would like

40. Appendix 1. Do you have any comments on Appendix 1?

YES

☐

NO

☐

Comments

41. Do you have any other comments on the Draft Neighbourhood Plan?

YES

☐

NO

☐

Comments

Thank you for providing your feedback. We will take your comments into account in deciding whether amendments are required to the Neighbourhood Plan.

A Consultation Report for the Neighbourhood Plan will be published when the Plan is submitted to Uttlesford District Council.

Appendix 6 Pre-submission response form for Design Code

Ashdon Design Code Consultation - September 2021

CONSULTATION RESPONSE FORM

This form should be completed in conjunction with the draft of the Ashdon Design Code

We would prefer receiving responses via the online feedback form at www.ashdonplan.co.uk as it will make the task of collating your views much easier.

However, paper copies of this form are available from the Neighbourhood Plan Steering Group by phoning 07967 444321 if needed. You can drop off your completed form in the box outside the Village Hall by **Monday 31st October, 2021.**

Data Protection Notice: All information collected and processed by the Neighbourhood Plan Steering Group at this stage is by virtue of our requirement under the Neighbourhood Planning (General) Regulations 2012 (as amended).

Please note: All comments received will be made publicly available and will be identifiable by name / organisation. All other personal information provided will be protected in accordance with the Data Protection Act 2018.

Name	
Address (Optional)	
ORGANISATION / CLIENT YOU'RE REPRESENTING (Where applicable)	
EMAIL (Optional)	

What is a Design Code?

Design Codes identify the unique character of the area, giving guidance to developers, so that any new development fits into the area with as little disruption to the existing landscape and settlement character as possible.

How do I comment on the Design Code?

The Ashdon Design Code divides the Parish into six distinct areas (see below), although numbers 5 and 6 are combined. Design Guidelines for each area are shown below.

1. **SCA1: Ashdon Village - Core Crown Hill, Radwinter Road, Church Hill, Bartlow Road (Rogers End and Holden End)**
2. **SCA2: Church End including Fallowden Lane**
3. **SCA3: The Lanes – Dorvis Lane, Rectory Lane, Kates Lane**
4. **SCA4: The Ends - Water End, Steventon End, Knox End**
5. **WPFCA5 and WPFCA6: Wooded Plateau Farmland – Walden Road, Puddlewharf Lane and New House Lane**

Once you have read these detailed guidelines, we would appreciate your thoughts:

- do you agree with the guidelines?
- have we missed anything out or got something wrong?
- Do you have any comments?

There are three simple questions for each area and we would really like to know your views. You may want to comment on each area (preferred) or just on the area where you live.

There is also a box at the end of the questionnaire for any further comments you may have on the Design Code as a whole.

Detailed Guidance for Specific Character Areas of the Parish

SCA1: Ashdon Village Core - Crown Hill, Radwinter Road, Church Hill, Bartlow Road (Rogers End and Holden End)

Design Guidelines for SCA1
Layout and Form <ul style="list-style-type: none">• Layout and buildings should recognise the highly rural nature of the village settlement and the largely linear layout along narrow roads. In the historic village core dwellings should be set against the road edge, typically one plot deep. Vistas should be created out to arable fields to the immediate rear and between dwellings• Further out from the historic village core, buildings should be located at the front of deep plots with narrow frontages and front gardens• Development up the valley sides will be highly visible and should be avoided. New buildings should not impact the rural setting due to the rising valley topography, the course of the River Bourne and the open gaps in built form which provide strong visual and physical connections to the wider rural valley landscape• Development should be mindful of views into and across the settlement. The steep sided, well vegetated valley setting for the village results in built form which is largely hidden from the wider landscape• Parking should be off street, possibly to the rear of properties there is no capacity for additional on-street parking. Building in gardens should be discouraged where this may impact on existing parking provision. Development in the vicinity of the village school should take note not to add further pressure to parking issues and safety in this area• Developers should carefully consider accessibility to all road users. The main routes through the village are busy, many vehicles are speeding, and are hazardous to pedestrians. There is limited provision of pavements and safety of pedestrians and other road users is an important consideration.

Building Style

- Development proposals must conserve and enhance the character, appearance and function of heritage assets and their settings and respect the significance of the historic environment
- Particular care should be taken to ensure new build is of the appropriate scale and height compared with adjacent buildings
- Buildings with rendered walls that allow traditional paintwork or brick walls, or chimneys, with detailing should be encouraged. Some flint and brick structures are desirable
- Roof materials should be similar to neighbouring properties, historic buildings have thatch, old red tile or slate. More recent properties are tiled or with slate roofs
- Roofs should have chimneys.

Public realm and mitigation

- All new development should retain the perception of development sitting down within the valley topography. Residential dwellings should reflect local vernacular styles reinforcing rural context of village
- Specific materials should respond to the colour and form of adjacent brickwork or finish
- Stone thresholds are preferable, especially where buildings adjoin the pavement
- The rural character of the village roads should be retained, for example, concrete kerb stones should be avoided. Groundworks to banks and verges should be minimised
- Materials should be of good quality and have a timeless appearance: macadam with rolled-in aggregate, natural stone flags and granite kerbs or high-quality concrete paving with stone aggregate finish
- Road markings and signage should be kept to a minimum if unavoidable, the only type of yellow line marking should be the 50mm width 'primrose' yellow type, suited to Conservation Areas.

Boundary treatments

- If boundary treatments are required in the historic village core, they should comprise of walls that follow adjacent building lines and detailing; materials should be brick and/or flint
- In more open areas, managed hedges, low fences (on road boundaries) and railings are appropriate, particularly where enclosing areas of open space or gardens
- To be permeable to wildlife, solid structures such as fences and walls should include ground level holes to allow the passage of animals such as hedgehogs.

Flooding and the River Bourne

- Development should be avoided alongside the river in many areas. The narrow and steep sided valley results in regular flooding of the strip meadows alongside the river and of dwellings that sit tightly alongside it. These areas are not appropriate for development due to risk to properties but also because of loss of flood alleviation land
- Development must consider and minimise non-permeable surface areas running downhill which increase surface water run-off. Run-off down the steep roads and directly into the river can exacerbate flooding and contaminate the chalk stream habitat.

Planting

- Tree planting should be used to screen buildings in the wider landscape
- Developers should minimise removal of trees and hedges and have regard for Tree Preservation Orders and ancient hedges
- Development should include new or replacement planting – for hedges these should be of native species. Trees should be native species, including Scots pine, and should be planted where appropriate but other species are appropriate in the semi-rural settlement. In very small front gardens climbers are encouraged, where possible, as they provide greenness while retaining the characteristic building line and shade houses from heat exacerbated by climate change
- Small areas of planting can be useful to provide relief and interest within generally hard areas
- Occasional new landmark trees may be appropriate. Native planting, such as hedgerow or linear woodlands, should be associated with the edges of new development to visually anchor and provide a transition between the settlement edge and wider countryside.

Your View
Design Guidelines for SCA1
<i>Do you agree with these detailed guidelines? YES/NO</i>
Comments
<i>Have we left anything out that you think should be included? YES/NO</i>
Comments
<i>Have we got something wrong? YES/NO</i>
Comments

SCA2: Church End including Fallowden Lane

Design Guidelines for SCA2
<p>Layout and form</p> <ul style="list-style-type: none"> • All development should be sensitive to the setting of the Conservation Area and allow for wide views across the countryside to woodland on the skyline • Proposals should make better use of open areas, for example, by creating communal seating/meeting points and improved planting/landscape enhancement. This approach has been started in the Churchfields/All Saints development • Housing should be laid out around green spaces, retaining mature trees where present or planting as appropriate • All houses should have gardens • New development: there should be a preference for connected roads and not cul-de-sacs, favouring walking and cycling • Linear development along Fallowden Lane is to be avoided, as this will impact on the open countryside views along the lane. The lane is single track with no mains drainage for most of its length • There should be provision for all anticipated cars to be parked off-street avoiding car dominance, and for convenient charging of electric vehicles. <p>Building style</p> <ul style="list-style-type: none"> • Within the conservation area the highest level of design sympathetic to the historic environment should be employed • In the other areas the style should reflect the period and era of building in the area and look to respond to the highest levels of sustainability and encourage greater variety

- Materials should be sympathetic to the existing new developments and adjacent older buildings, typically walls are rendered and painted, painted weatherboard or red brick
- Roofs are red tile or slate, invariably with chimneys.

Public realm and mitigation

- In the Conservation Area care should be taken to avoid impacting views both in and out of the area, especially of All Saints church and the windmill
- Development in these elevated parts of the village can be especially prominent in views. Considerable effort should be made to keep the height of ridges to an acceptable height compared with surrounding buildings. In elevated positions 1 ½ to 1 ¾ storey is more appropriate than 2 storey
- Away from the Conservation Area, macadam footpaths, road and standard roadside kerbs are contextual but porous macadam and gravel dressing or rolled-in gravel surfaces are desirable. Include grass verges where possible
- Development affecting the village gateway should be sensitive to the visual impact, building height should reflect adjacent, existing buildings and native planting used to soften high walls or roof lines.

Boundary treatments

- Low brick walls or hedges are suitable boundary treatments to front gardens where they exist
- To be permeable to wildlife, solid structures such as fences and walls to include ground level holes to allow the passage of animals such as hedgehogs.

Planting

- Native trees and hedgerows should form the main focus to help reinforce the rural character and connection with the wooded countryside
- Native planting, such as hedgerow or linear woodlands, should be associated with the edges of new development to visually anchor and provide a transition between the settlement edge and wider countryside
- In more dense developments semi-rural planting may be used using native species.

Your View

Design Guidelines for SCA2

Do you agree with these detailed guidelines? YES/NO

Comments

Have we left anything out that you think should be included? YES/NO

Comments

Have we got something wrong? YES/NO

Comments

SCA3: The Lanes – Dorvis Lane, Rectory Lane, Kates Lane

Design Guidelines for SCA3

Layout and form

- The setting provided by the wider countryside is an important influence on the character of this area, and views across the surrounding fields should be maintained
- It is important that the rural, agricultural character and layout of buildings and the visual separation is maintained and reinforced. Further incremental growth along the lanes risks eroding the identity of the historic properties at the end of the lane
- Buildings should be set well back from the lane
- All new development should include provision for parking. There is no possibility of on-street parking as all lanes are single track.

Building style

- Development should be sensitive to the character and setting of the historic and listed properties scattered along these lanes
- The layout of buildings should recognise the separate/detached rural character, fronting the road and overlooking countryside, and therefore explore opportunities to reinforce distinctiveness
- Style and materials should reflect the vernacular, with materials that are generally found in adjacent dwellings.

Public realm and mitigation

- Housing should always be sparse as the single-track lanes and banked verges are vulnerable to increased traffic
- Any development should avoid any unnecessary destruction of the historic banks and hedgerows
- Replacement native planting and screening should be planned for in order to maintain the 'green tunnel' effect along large parts of these lanes
- The nature and setting of the green open spaces (a wildflower meadow and Playground) on Rectory Lane should be protected and enhanced
- Design and density should respond to the rural lane character, where pedestrians take priority on shared surfaces. Kate's Lane is long, and residents will need to use a car to access all facilities, including the bus stop.

Boundary treatments

- To be sympathetic to the character of the sunken lanes and avoid unnecessary destruction of ancient banking and flower-rich verges
- Native hedging will generally be most appropriate
- To be permeable to wildlife, e.g. solid structures such as fences and walls to include ground level holes to allow the passage of animals such as hedgehogs.

Planting

- Native trees and hedgerows, extending to small woodlands where appropriate. The aim should always be to plant boundaries of properties on the field side to blend the development with the extended countryside and the distant views of woodland.

Your View

Design Guidelines for SCA3

Do you agree with these detailed guidelines? YES/NO

Comments

Have we left anything out that you think should be included? YES/NO
Comments
Have we got something wrong? YES/NO
Comments

SCA4: The Ends - Water End, Steventon End, Knox End

Design Guidelines for SCA4
<p>Layout and form</p> <ul style="list-style-type: none"> Development should be located nestled in the valley bottoms and bedded into the landscape. In the case of Water End and Knox End due regard should be paid to flood risk In all areas, development rising up the valley sides would be highly visible and should be avoided. In Steventon End this is above the 95m contour and in Water End above the 80m contour The setting provided by the wider countryside is an important influence on the character of this area, and views across the surrounding fields should be maintained, particularly around the landmark windmill Significant historic settlement gaps exist between all these areas and the rest of the settlement, and these should be preserved, and visual separation maintained and reinforced. There may be scope for some limited individual bespoke dwellings on infill sites within the settlements Avoid infill development which results in new access drives and further fragmentation of the lanes. <p>Building style</p> <ul style="list-style-type: none"> The layout of buildings and style should recognise the separate/detached settlement character, fronting the road and overlooking countryside, and therefore could explore opportunities to reinforce distinctiveness and a contemporary response in keeping with the settlement and its context Materials used are particularly important in these rural locations and should blend with the existing buildings Avoid development in valley bottoms which does not reflect the local vernacular. <p>Public realm and mitigation</p> <ul style="list-style-type: none"> Avoid development on more elevated valley slopes where it is visually prominent in wider views Housing should always be sparse as the rural lanes and banked verges are vulnerable to increased traffic Developers should avoid any unnecessary destruction of the historic banks and hedgerows Avoid adverse effects on rural lanes and erosion of their rural, narrow character and those which cause urbanisation through inappropriate planting e.g. non-native hedging/plants or other structures e.g. stone gabions Respond to the rural lane character, where pedestrians take priority on shared surfaces. <p>Flooding</p> <ul style="list-style-type: none"> Avoid changes to land use which causes flooding downstream or onto the rural lanes. <p>Boundary treatments</p> <ul style="list-style-type: none"> Native hedging is the boundary of choice

<ul style="list-style-type: none"> To be permeable to wildlife, e.g. solid structures such as fences and walls to include ground level holes to allow the passage of animals such as hedgehogs. <p>Planting</p> <ul style="list-style-type: none"> Native trees and hedgerows, extending to small woodlands where appropriate.
<p>Your View</p> <p>Design Guidelines for SCA4</p>
<p><i>Do you agree with these detailed guidelines? YES/NO</i></p>
<p>Comments</p>
<p><i>Have we left anything out that you think should be included? YES/NO</i></p>
<p>Comments</p>
<p><i>Have we got something wrong? YES/NO</i></p>
<p>Comments</p>

WPFCA5 and WPFCA6: Wooded Plateau Farmland – Walden Road, Puddlewharf Lane and New House Lane

<p>Design Guidelines for WPFCA5 and WPFCA6</p>
<p>Layout and form</p> <ul style="list-style-type: none"> Isolated farmsteads and their barns and outbuildings predominate. It is important that the rural, agricultural character and layout of buildings and the visual separation is maintained and reinforced Buildings should be set well back from the road or lane The setting provided by the wider countryside is an important influence on the character of this area, and views across the surrounding fields should be maintained, particularly including woods on the skyline Significant historic settlement gaps exist between all these areas and the other parts of the settlement, and these should be preserved, and visual separation maintained and reinforced. There may be scope for some limited individual bespoke dwellings on infill sites Avoid infill development which results in new access drives and further fragmentation of the lanes All new development should include provision for parking. There is no possibility of on-street parking as Walden Road is a fast, busy road and the two lanes are single track. <p>Building style</p> <ul style="list-style-type: none"> The layout of buildings and style should recognise the historic isolated farmstead character, fronting the road/lane and overlooking countryside, and therefore could explore opportunities to reinforce distinctiveness and a contemporary response in keeping with the isolated context

- Materials used are particularly important in these rural locations and should be typical of the local vernacular and blend with the existing buildings.

Public realm and mitigation

- Avoid unscreened development, unconnected with existing buildings, which will be visually prominent in wider views
- Housing should always be sparse as the roads and verges are vulnerable to increased traffic
- Avoid unnecessary destruction of historic, flower-rich verges
- Avoid adverse effects on rural lanes and erosion of their rural, narrow character and those which cause urbanisation through inappropriate planting e.g. non-native hedging/plants or other structures e.g. stone gabions
- Respond to the rural lane character, where pedestrians take priority on shared surfaces.

Boundary treatments

- Native hedging is the boundary of choice, post and rail fences are acceptable around paddocks etc.
- To be sympathetic to flower-rich verges and reinstate or create new where possible
- To be permeable to wildlife, e.g. solid structures such as fences and walls to include ground level holes to allow the passage of animals such as hedgehogs.

Planting

- Native trees and hedgerows, extending to small woodlands where appropriate
- Wider spacing of buildings allows for planting of forest-scale trees and the landmark trees of the future.

Your View

Design Guidelines for WPFCA5 and WPFCA6

Do you agree with these detailed guidelines? YES/NO

Comments

Have we left anything out that you think should be included? YES/NO

Comments

Have we got something wrong? YES/NO

Comments



Do you have any other general comments on the Design Code?




Thank you for completing this form.




Appendix 7 - Results received to Pre-submission Consultation on NP and response to comments

Results received to each question



The graphs that follow illustrate the answers received to the “Yes/No” questions on the comments form. They do not include comments received in letters, primarily received from statutory bodies or developers. The results illustrate an overwhelming support of the proposed planning policies in the NP.

1. Do you support the content of Sections 1, 2, 3 and 4?				
Answer Choices			Response Percent	Response Total
1	Yes		96.30%	52
2	No		0.00%	0
3	No opinion		3.70%	2
			answered	54
			skipped	1
Additional comments (please specify chapter and paragraph number) (7)				




2. Do you support the Vision and Objectives in Section 5?				
Answer Choices			Response Percent	Response Total
1	Yes		96.23%	51
2	No		1.89%	1
3	No opinion		1.89%	1
			answered	53
			skipped	2
Additional comments (please specify the Topic and Objective number if appropriate) (18)				

3. Do you support Policy ASH1 – A Spatial Strategy for Ashdon?				
Answer Choices			Response Percent	Response Total
1	Yes		92.45%	49
2	No		5.66%	3
3	No opinion		1.89%	1
			answered	53
			skipped	2
If No, please state what changes you would like (5)				




4. Section 6. Settlement Pattern and Spatial Policy – Other than Policy ASH1, do you have comments on Section 6?

Answer Choices			Response Percent	Response Total
1	Yes		27.45%	14
2	No		72.55%	37
			answered	51
			skipped	4
Additional comments (please specify paragraph number) (4)				



5. Do you support Policy ASH2 – Housing Mix?

Answer Choices			Response Percent	Response Total
1	Yes		94.23%	49
2	No		3.85%	2
3	No opinion		1.92%	1
			answered	52
			skipped	3
If No, please state what changes you would like (6)				



6. Do you support Policy ASH3 – Affordable housing on rural exception sites?

Answer Choices			Response Percent	Response Total
1	Yes		84.62%	44
2	No		9.62%	5
3	No opinion		5.77%	3
			answered	52
			skipped	3
If No, please state what changes you would like (9)				




7. Section 7 – Housing. Other than Policies ASH2 and ASH3 do you have comments on Section 7?

Answer Choices			Response Percent	Response Total
1	Yes		30.00%	15
2	No		70.00%	35
			answered	50
			skipped	5
Additional comments (please specify paragraph number) (12)				




8. Do you support Policy ASH4 – Protecting Ashdon's Landscape Character?

Answer Choices			Response Percent	Response Total
1	Yes		96.15%	50
2	No		0.00%	0
3	No opinion		3.85%	2
			answered	52
			skipped	3
If No, please state what changes you would like (4)				



9. Do you support Policy ASH5 – Settlement Gaps?

Answer Choices			Response Percent	Response Total
1	Yes		94.34%	50
2	No		1.89%	1
3	No opinion		3.77%	2
			answered	53
			skipped	2
If No, please state what changes you would like (4)				




10. Do you support Policy ASH6 – Conservation Areas?

Answer Choices			Response Percent	Response Total
1	Yes		94.23%	49
2	No		1.92%	1
3	No opinion		3.85%	2
			answered	52
			skipped	3
If No, please state what changes you would like (2)				




11. Do you support Community Aspiration 1 – White Railings?

Answer Choices			Response Percent	Response Total
1	Yes		88.68%	47
2	No		0.00%	0
3	No opinion		11.32%	6
			answered	53
			skipped	2
If No, please state what changes you would like (4)				



12. Do you support Policy ASH7 – Design Considerations?

Answer Choices			Response Percent	Response Total
1	Yes		94.34%	50
2	No		3.77%	2
3	No opinion		1.89%	1
			answered	53
			skipped	2
If No, please state what changes you would like (6)				



13. Do you support Community Aspiration 2 – Overhead Wires?

Answer Choices			Response Percent	Response Total
1	Yes		86.54%	45
2	No		7.69%	4
3	No opinion		5.77%	3
			answered	52
			skipped	3
If No, please state what changes you would like (10)				




14. Do you support Policy ASH8 – Light Pollution?

Answer Choices			Response Percent	Response Total
1	Yes		94.34%	50
2	No		0.00%	0
3	No opinion		5.66%	3
			answered	53
			skipped	2
If No, please state what changes you would like (6)				



15. Section 8 – Parish Character – Natural Landscape and Built Environment. Other than Policies ASH4 to ASH8 and the Community Aspirations, do you have comments on Section 8?

Answer Choices			Response Percent	Response Total
1	Yes		19.61%	10
2	No		80.39%	41
			answered	51
			skipped	4
Additional comments (please specify paragraph number) (4)				




16. Do you support Policy ASH9 – Flood Risk?

Answer Choices			Response Percent	Response Total
1	Yes		96.23%	51
2	No		1.89%	1
3	No opinion		1.89%	1
			answered	53
			skipped	2
If No, please state what changes you would like (7)				




17. Do you support Policy ASH10 – Biodiversity and Habitats?

Answer Choices			Response Percent	Response Total
1	Yes		98.11%	52
2	No		0.00%	0
3	No opinion		1.89%	1
			answered	53
			skipped	2
If No, please state what changes you would like (2)				

18. Do you support Community Aspiration 3 – Verge Management?

Answer Choices			Response Percent	Response Total
1	Yes		92.31%	48
2	No		3.85%	2
3	No opinion		3.85%	2
			answered	52
			skipped	3
If No, please state what changes you would like (7)				

19. Do you support Community Aspiration 4 – Tree Preservation Orders?

Answer Choices			Response Percent	Response Total
1	Yes		96.23%	51
2	No		1.89%	1
3	No opinion		1.89%	1
			answered	53
			skipped	2
If No, please state what changes you would like (5)				

20. Do you support Community Aspiration 5 – New Hedgerows?

Answer Choices			Response Percent	Response Total
1	Yes	<div></div>	98.11%	52
2	No	<div></div>	0.00%	0
3	No opinion	<div></div>	1.89%	1
			answered	53
			skipped	2
If No, please state what changes you would like (2)				

21. Do you support Policy ASH11 – Chalk Streams Protection?

Answer Choices			Response Percent	Response Total
1	Yes	<div></div>	98.11%	52
2	No	<div></div>	0.00%	0
3	No opinion	<div></div>	1.89%	1
			answered	53
			skipped	2
If No, please state what changes you would like (0)				




22. Do you support Community Aspiration 6 – Chalk Streams?

Answer Choices			Response Percent	Response Total
1	Yes	<div></div>	98.08%	51
2	No	<div></div>	0.00%	0
3	No opinion	<div></div>	1.92%	1
			answered	52
			skipped	3
If No, please state what changes you would like (0)				




23. Section 9 Climate Change and Biodiversity. Other than Policies ASH9 to ASH11 and the Community Aspirations, do you have comments on Section 9?

Answer Choices			Response Percent	Response Total
1	Yes	<div></div>	18.00%	9
2	No	<div></div>	82.00%	41
			answered	50
			skipped	5
Additional comments (please specify paragraph number) (4)				




24. Do you support Policy ASH12 – Village Services and Facilities?

Answer Choices			Response Percent	Response Total
1	Yes		88.46%	46
2	No		9.62%	5
3	No opinion		1.92%	1
			answered	52
			skipped	3
If No, please state what changes you would like (9)				



25. Do you support Community Aspiration 7 – Village Shop?

Answer Choices			Response Percent	Response Total
1	Yes		88.68%	47
2	No		3.77%	2
3	No opinion		7.55%	4
			answered	53
			skipped	2
If No, please state what changes you would like (10)				

26. Do you support Community Aspiration 8 – Reopening the Pub?

Answer Choices			Response Percent	Response Total
1	Yes		88.46%	46
2	No		1.92%	1
3	No opinion		9.62%	5
			answered	52
			skipped	3
If No, please state what changes you would like (10)				

27. Do you support Community Aspiration 9 – Rectory Lane Playing Field?

Answer Choices			Response Percent	Response Total
1	Yes		96.15%	50
2	No		0.00%	0
3	No opinion		3.85%	2
			answered	52
			skipped	3
If No, please state what changes you would like (6)				

28. Do you support Community Aspiration 10 – Outdoor Community Spaces?

Answer Choices			Response Percent	Response Total
1	Yes	<div></div>	94.34%	50
2	No	<div></div>	1.89%	1
3	No opinion	<div></div>	3.77%	2
			answered	53
			skipped	2
If No, please state what changes you would like (2)				

29. Do you support Policy ASH13 – Local Green Spaces?

Answer Choices			Response Percent	Response Total
1	Yes	<div></div>	98.00%	49
2	No	<div></div>	0.00%	0
3	No opinion	<div></div>	2.00%	1
			answered	50
			skipped	5
If No, please state what changes you would like (6)				

30. Do you support Community Aspiration 11 – Protecting Local Green Spaces?

Answer Choices			Response Percent	Response Total
1	Yes	<div></div>	96.15%	50
2	No	<div></div>	1.92%	1
3	No opinion	<div></div>	1.92%	1
			answered	52
			skipped	3
If No, please state what changes you would like (4)				

31. Section 10 – Community Facilities. Other than Policies ASH12 and ASH13 and the Community Aspirations, do you have comments on Section 10?

Answer Choices			Response Percent	Response Total
1	Yes	<div></div>	19.23%	10
2	No	<div></div>	80.77%	42
			answered	52
			skipped	3
Additional comments (please specify paragraph number) (3)				

32. Do you support Community Aspiration 12 - Traffic and movement around the village?

Answer Choices			Response Percent	Response Total
1	Yes	<div></div>	96.15%	50
2	No	<div></div>	1.92%	1
3	No opinion	<div></div>	1.92%	1
			answered	52
			skipped	3
If No, please state what changes you would like (10)				

33. Do you support Policy ASH14 – Public Rights of Way?

Answer Choices			Response Percent	Response Total
1	Yes	<div></div>	98.11%	52
2	No	<div></div>	1.89%	1
3	No opinion	<div></div>	0.00%	0
			answered	53
			skipped	2
If No, please state what changes you would like (3)				



34. Do you support Policy ASH15 – Protected Lanes

Answer Choices			Response Percent	Response Total
1	Yes	<div></div>	98.11%	52
2	No	<div></div>	0.00%	0
3	No opinion	<div></div>	1.89%	1
			answered	53
			skipped	2
If No, please state what changes you would like (1)				




35. Do you support Community Aspiration 13 - Increase the number of protected lanes?

Answer Choices			Response Percent	Response Total
1	Yes	<div></div>	86.54%	45
2	No	<div></div>	5.77%	3
3	No opinion	<div></div>	7.69%	4
			answered	52
			skipped	3
If No, please state what changes you would like (5)				



36. Section 11 – Highways, Transport and Connectivity. Other than Policies ASH14 and ASH15 and the Community Aspirations, do you have comments on Section 11?

Answer Choices			Response Percent	Response Total
1	Yes		23.53%	12
2	No		76.47%	39
			answered	51
			skipped	4
Additional comments (please specify paragraph number) (10)				



37. Do you support Policy ASH16 – Farm Diversification?

Answer Choices			Response Percent	Response Total
1	Yes		83.02%	44
2	No		1.89%	1
3	No opinion		15.09%	8
			answered	53
			skipped	2
If No, please state what changes you would like (4)				



38. Section 12 – Employment. Other than Policy ASH16 do you have comments on Section 12?

Answer Choices			Response Percent	Response Total
1	Yes		15.69%	8
2	No		84.31%	43
			answered	51
			skipped	4
Additional Comments (please specify paragraph number) (1)				



39. Do you support the contents of the Policies Map?

Answer Choices			Response Percent	Response Total
1	Yes		96.08%	49
2	No		0.00%	0
3	No opinion		3.92%	2
			answered	51
			skipped	4
If No, please state what changes you would like (2)				

40. Appendix 1. Do you have any comments on Appendix 1?

Answer Choices			Response Percent	Response Total
1	Yes		9.80%	5
2	No		90.20%	46
			answered	51
			skipped	4
Comments (6)				

41. Do you have any other comments on the Draft Neighbourhood Plan?

Answer Choices			Response Percent	Response Total
1	Yes		34.62%	18
2	No		65.38%	34
			answered	52
			skipped	3
Comments (21)				

Responses to Comments and Proposed Changes to NP

Last Saved Tuesday, 22 February 2022

The comments table following sets out the comments that were received during the Pre-submission Consultation stage and the responses and changes made to the NP as a result of these comments.

		Comment	Parish Council Response	Changes to Plan
Sections 1, 2, 3 and 4				
R Shobbrook	-	<p>2.14. Community spirit is waning, and clubs/societies are being run by an ageing and limited, in numbers, group. Encouragement must be given the the next generation (both "local" and from outside the area) to involve themselves if these clubs/societies are to continue.</p> <p>2.19. Totally agree. When the Saffron Walden/Audley End "working day" bus return was cancelled, workers had no option but to revert to cars. As the situation stands, with no shops, living in Ashdon with no transport is an unacceptable challenge.</p> <p>2.20. Agree, but let's focus on what can be influenced.</p> <p>3.5. I'd like focus on mid range value homes, not those in the £million plus bracket. We are well served with starter homes, but there is no realistic step up from there. Hence the understandable blockage caused by growing families having no in-village moves available. Even those homes, though, should not impact the environment of near neighbours.</p>	<p>Noted</p> <p>Noted. The Integrated Passenger Transport Unit from ECC are conducting review meetings of the bus service in Spring 2022.</p> <p>Noted. Flight paths are currently being reviewed by Manchester Airport Group as part of an ongoing consultation.</p> <p>Noted- these issues were identified as part of the NP Consultation process. ASH2, ASH3 are aimed at addressing such issues</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>
C Smith	-	<p>Key Issue P15. Owners encouraged to reopen the pub, improving the facilities, ? New kitchen & a shop (removed). Much needed.</p> <p>Paths and bridleways very important, and maintained! Who by?</p>	<p>Noted. The pub has now reopened. The provision of a village shop is noted in Community Aspiration 7.</p> <p>Noted. It is the responsibility of the relevant landowner and ECC to maintain</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		Is it worth thinking about traffic calming? & dangerous narrow road in Church End	<p>public footpaths and bridleways. Any issues should be reported to Highways at ECC.</p> <p>The Parish Council are taking forward traffic matters with ECC using evidence gathered as part of the NP process. The Church End bend and lack of footpath are part of these discussions</p>	None
I Russell	-	There were a number of mentions of Church End in the plan, and we feel these comments should be extended to also apply to Knox End. Specifically the comments about footpath access to Ashdon Village core and the speed and volume of traffic.	Noted. Unfortunately, traffic cannot be directly dealt with as part of the NP process. However, the Parish Council are taking forward a separate initiative on traffic and pedestrian safety related matters given the breadth and depth of feeling from evidence gathered as part of the NP process.	None
D & M Green	-	<p>2.4 Carters Croft is/was District Council for elderly residents. Some since sold off. There are 47 not 57 affordable homes.</p> <p>2.10 Not Ashdon Meadows. Always known as Ryelands.</p>	<p>Noted. The Plan will be amended</p> <p>Noted</p>	<p>Amend Para 2.4 to 47 affordable homes</p> <p>Amend Para 2.10 (locally known as Ryelands)</p>
J Padfield	-	4.7 refers to "low in the settlement hierarchy" - sounds like planning jargon and is not explained what the 'settlement hierarchy' means. Is 'low' good or bad - please explain for the non-cognoscenti!	The principal of settlement hierarchy is based on the relative sustainability of settlements in Uttlesford and will guide the housing supply distribution to towns and villages across Uttlesford. As part of the NP Consultation process UDC were asked for an indicative housing requirement figure for Ashdon, UDC have stated that they consider that developments in less sustainable villages,	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
			like Ashdon, should be limited; thus the phrase in 4.7 'low in settlement hierarchy'	
M Elsey	-	The fact that the Plan has been produced so professionally by a team from within the village with a wealth of knowledge and understanding of Ashdon life is invaluable.	Noted	None
C Roberts	-	Add "Ashdon should be protected from 'night blight' (annoying and intrusive glare, and the damage to bird and animal numbers which happens where normal habitats are polluted by "security" lights left on day and night without scrutiny. Numbers of LED lights festooned on single buildings can be huge (see the picture of a barn conversion on p35 of the design guide. I have noticed less night birds, small mammals, deer (and loss of deer meetings), hares, owls, (illegible) in my garden near to night blight	The subject of light pollution caused by development had been raised already as part of the Consultation process. The issues raised have been dealt with in ASH8 – light pollution.	None
	Essex County Council	<p>Section 2 – Past and Present ECC notes that Section 2 sets the context for the Plan, providing an appreciation of some of the facilities, services and infrastructure available within the village and surrounding locality. Whilst ECC find this part of the Plan helpful and valuable, it is important that statements are fully evidenced and justified.</p> <p>The Plan states that “Ashdon is relatively rurally isolated with a virtually non-existent bus service” (paragraph 2.19). ECC considers that it is important note that the village of Ashdon has journey options available to Haverhill, Saffron Walden and Audley End six days per week.</p> <p>While this is more than some parishes of a comparable size, it is acknowledged that this level of service is unlikely to serve many regular community needs. ECC acknowledges that paragraph 11.17 of the Plan highlights</p>	<p>Noted</p> <p>Noted. There are bus routes but the very sparse service does not allow for commuting to work or evening activities.</p> <p>Noted- already being discussed by the Ashdon Representative on ECC Integrated Passenger Transport Unit meeting consultations.</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>possible enablers for passenger transport that they have investigated through public engagement. It is recommended that this information is shared with ECC and the Local Highways Panel to assist in identifying possible public transportations solutions that may be viable within Ashdon.</p> <p>ECC notes that paragraph 2.19 states that “Ashdon is suffering from the increase in magnitude and speed of traffic in recent years”. ECC welcome the data to evidence this statement, as it is important if mitigation is being sought that there is the information to substantiate any traffic measures that may be suitable within the locality.</p> <p>Similarly, paragraph 2.20 states “the Parish is unfortunately overflowed by aircraft from Stansted Airport, day and night, and this causes noise nuisance and pollution”. ECC notes that from using the Noise Preferential Maps published on MAG Stansted’s website that the Parish of Ashdon is overflowed by arriving flight traffic using Runway 04 above 6000ft and arriving traffic using Runway 22 above 3000 – 6000ft.</p> <p>Section 3 – Key Issues ECC welcomes that the Plan seeks to set out the strategic context and highlight some of the key issues and matters for the community. It is noted that these issues have been developed through a combination of public engagement and the analysis of quantitative and qualitative evidence. ECC also notes that the key issues form the themes and the basis of the policies in the Plan.</p>	<p>Noted- The Parish Council are currently liaising with ECC on traffic and pedestrian safety issues in Ashdon.</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>
	Essex County Council	Natural and Historic Environment [Section 3 comments]	Noted.	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>ECC notes that within the Natural and Historic Environment section, the protection of the environment is a common theme running throughout the Plan. ECC recommend reviewing the Plan and ensuring that the importance of Green Infrastructure (GI) is elevated. To assist the Parish Council ECC has sought to provide a definition of GI. Furthermore ECC is seeking to ensure that there is understanding of the important role GI can play in connecting people and places.</p> <p>GI is a network of multi-functional high-quality green spaces and other environmental features (such as footpaths, street trees, play parks and village green) which together delivers multiple environmental, social and economic benefits, by:</p> <ul style="list-style-type: none"> • contributing to the quality and distinctiveness of the local environment and landscape character, • ensuring opportunities for community socialisation to promote community cohesion and increase community safety, • creating a green wedge and buffer, • providing opportunities for physical activity, improving health and wellbeing and generally adding to quality of life, • adapting and mitigating against a changing climate and severe weather through the management and enhancement of existing habitats and the creation of new ones to assist with species migration, to provide shade during higher temperatures, reduce air pollution and for flood mitigation, and • encouraging a modal shift from car to walking and cycling by linking publicly accessible green space wherever possible (including through tree lined streets) to form walking and cycling routes. 	<p>The NP has been developed in accordance with the 'Green Essex Strategy' promoted by ECC. Ashdon is fortunate to have a network of 'Green Infrastructure' in a natural setting. The health and wellbeing benefits of this network was highlighted in numerous comments gathered as part of the NP public consultation process. With an established network of Green Infrastructure the NP focuses on the protect, improve and connect strategies of the ECC GI initiative. It is a theme throughout the plan - GI is addressed, as appropriate, throughout the Plan.</p>	

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		ECC recommends that consideration be given to the role that GI can play within Ashdon. It is important that policies and text throughout the plan is reconsidered to strengthen this role and highlighted within the key issues section of the Plan. For further information on how ECC recommends the Plan is amended review the ECC comments in relation to Section 9 of the Plan.	Noted	Amend Para 9.6 to include reference to Essex CC Green Infrastructure Strategy
	Essex County Council	<p>Transport {Key Issues comments}</p> <p>Page 16 of the Plan highlights a range of transportation key issues. ECC have reviewed the identified key issues and provided some comments as further clarification from the Parish Council is welcomed, to ensure that the matters arising within this section of the Plan are supported by robust evidence.</p> <p>Bullet one states, "need to address the increased volume and speed of traffic in Ashdon village core and Church End" (page 16). ECC would welcome the data to validate this statement. ECC have reviewed the iShare data. It is noted that between 2016 and 2018 traffic flows were static or reducing north of the Radwinter Road junction. However, ECC acknowledge that there is evidence of increasing HGV flow south of the Radwinter Road junction (~20%), with an increasing percentage of HGV flow from 5.7% to 7.6%, but average speeds have remained unchanged. The highest average traffic speeds (above 30mph) is to the south of the village - south of Church end (~37mph), however it should be noted that the survey data location is very close to speed limit start/end. Further clarification is therefore sought and an understanding of</p>	<p>Noted. Traffic matters cannot be dealt with directly as part of the NP process. However, the matters highlighted in the NP public consultation process were kept in the NP given the strength of feeling generated from traffic related issues in the Parish.</p> <p>The Parish Council welcomes the opportunity to liaise directly with ECC on these matters. The Parish Council are taking the traffic related matters forward as part of a separate project from the NP process. The Parish Council will liaise directly with the County Highways Department on traffic related matters in Ashdon</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>the data that the Parish Council have utilised to provide an appreciation of the issues outlined within the Plan.</p> <p>Bullet two states "Ashdon being used increasingly as a 'rat-run' for traffic to and from Haverhill, Stansted Airport, Cambridge and Saffron Walden" (Page 16) and bullet three states "heavy lorries are increasingly using the unsuitable small rural roads which result in erosion and damage to the verges and sunken historic lanes". Similarly, to the matters referred to in the paragraph above, ECC welcomes reviewing the evidence and data provided by the Parish Council to validate these statements.</p> <p>Bullet 4 states "pedestrian safety is a key issue on some of the busier roads where pavements are lacking and speeding drivers are putting pedestrian lives at risk" (page 16). ECC notes that this is a perception/experiential view. In reviewing the evidence it should be appreciated that there have been no Personal Injury Accidents reported in last 5 years.</p> <p>Bullet 5 states "even where pavements are in place some are in poor repair due to traffic mounting the pavement to pass traffic coming in the opposite direction" (page 16). ECC considers that there are many reasons for the deterioration in pavements. It is therefore important that the Parish Council seeks to be open to the range of factors attributing to any deterioration in pavements within the local community.</p> <p>Bullet 6 highlights that parking is a 'major' issue outside of the school. It should be noted that ECC has a Sustainable Travel Planning team that work directly with schools to reduce travel by car, and assist with innovative approaches</p>	<p>The Parish Council will discuss directly with ECC the evidence needed to resolve the issues raised by the community.</p> <p>Ditto Reference to accident black spots removed</p> <p>Ditto</p> <p>Given the speeding traffic and lack of pavements in the village safe cycling and walking options are limited.</p>	<p>None</p> <p>Labelling of Map 15 modified to delete reference to Accident black spots and replace with Traffic Danger Zones.</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>to promote sustainable modes of travel to and from school. In reviewing the data from the current pupils at the school it is understood that many live within the village of Ashdon, therefore there may be opportunities to enhance the uptake of sustainable travel modes of travel (walking and cycling).</p> <p>Bullet 9 states “very limited bus service to or from the village making it effectively 100% car dependent for access to facilities”(page 16). ECC notes that the bus operator Stephensons run the route 59 between Haverhill and Audley End station, approximately every two hourly, but not at times that would enable commuter journeys.</p> <p>Bullet 10 states “a cycle path to Saffron Walden was suggested as a possible means of reducing the carbon footprint, although a suitable route would need to be found and this may be problematic” (page 16). ECC considers that it should be noted Harcamlow Way connects Ashdon to Saffron Walden and it is a pedestrian cross-country route that predominately follows field boundaries. ECC notes that later in the Plan (paragraph 11.20) it states that “Harcamlow Way may be a possible route for such a cycle route in the future but a lot of work will be needed to bring such a route to fruition. In particular, the views of local landowners need to be gathered and considered as well as those of potential users”. The Parish Council has identified an opportunity at this site and further work will be required to determine whether this route may be enhanced for cyclists, whether the landowners are supportive of the scheme and whether there is opportunities to finance the proposed scheme. If the Parish Council then determines there is opportunity in</p>	<p>The Integrated Passenger Transport Unit from ECC are conducting review meetings of the bus service in Spring 2022. The service is currently not useful for commuting or evenings – Ashdon is therefore rurally isolated and car dependent for accessing services.</p> <p>The cycle path is being taken forward as a separate initiative with UDC and is not part of the NP process.</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>delivering such a scheme, it should be supported within a policy in the emerging Plan.</p> <p>ECC also appreciates that the landscape within Ashdon is hilly, and therefore consideration should be given to whether E-bikes may be promoted and increase the number of people cycling.</p> <p>Bullet 11 highlights that a key issue is that “the provision of more local employment opportunities could help to reduce the carbon footprint of the residents, although due to the rural nature of Ashdon Parish, this would not have a significant impact” (page 16). ECC recommends that the Plan seeks to highlight some of the opportunities that may enhance local employment, and ensure that residents can work from home effectively. It is noted within section 5 of the Plan that broadband speeds are good, with a superfast upgrade planned. This provides an opportunity for local employment; however, it is also noted that mobile phone signal within parts of the village is poor.</p>	<p>Noted although due to speeding and volume of traffic on narrow country roads many consider cycling of any description to be an unsafe option.</p> <p>Fast broadband provision has now been delivered to a large part of the Parish although the Church End, Fallowden Lane end of the village is still waiting for broadband connection.</p>	<p>None</p> <p>None</p>
	Essex County Council	<p>Section 4 – Context from National and Local Planning Policy</p> <p>National Policy ECC recommends the national policy section includes reference to the Government’s 25 Year Environment Plan and emerging Environment Bill. The emerging Bill will place significant importance on protecting and enhancing GI, its accessibility and biodiversity net gain.</p> <p>Local Policy</p>	<p>Noted. The 25 Year Plan is not a statutory planning policy document.</p>	<p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>ECC notes that the Plan does not reflect the Development Plan, as the Development Plan in Uttlesford also comprises the Essex Minerals Local Plan 2014 (MLP) and the Essex and Southend-on-Sea Waste Local Plan 2017 (WLP). When determining a planning application, decision makers must also consider the policies within these two plans, as relevant. The Plan must also demonstrate conformity with these two documents.</p> <p>ECC recommends that appropriate reference be made to the MLP and WLP as part of the description of the Development Plan in the Plan's Local Context. ECC suggest the following wording.</p> <p>"Essex County Council is the Minerals and Waste Planning Authority for the Neighbourhood Plan Area and is responsible for the production of mineral and waste local plans. The Development Plan in Uttlesford therefore also comprises of the Essex Minerals Local Plan 2014 (MLP) and the Essex and Southend-on-Sea Waste Local Plan 2017 (WLP). These plans set out the policy framework within which minerals and waste planning applications are assessed. They also contain policies which safeguard known mineral bearing land from sterilisation, and existing, permitted and allocated mineral and waste infrastructure from proximal development which may compromise their operation."</p> <p>It is important for the Parish Council to note that within the MLP attention should be drawn to Policy S8, which refers to Minerals Safeguarding Areas, and Minerals and Waste Infrastructure. Appendix 1 [attached at the end of this comments log] provided as part of this response shows a map highlighting the Mineral Resources in the Plan area. In reviewing this map it should be noted that</p>	<p>Section 4 will be amended to refer to the MLP and WLP.</p>	<p>Amend Section 4: The Essex Minerals Local Plan (2014) The Essex Minerals Local Plan (MLP) identifies sites and locations for mineral development within Essex up to 2029 and introduces policies to manage this type of development. Areas in the North and South of the Neighbourhood Plan Area are within a Mineral Safeguarding Area due to the presence of either chalk, sand and gravel deposits beneath the ground. These areas are subject to a minerals safeguarding policy (Policy S8 of the Minerals Local Plan), which seeks to prevent mineral deposits being unnecessarily sterilised by non-mineral development.</p> <p>Essex and Southend-on-Sea Waste Local Plan 2017</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>there are no areas of conflict between the Plan and minerals and waste policy. However, the MLP and WLP form part of the Development Plan and this should be reflected within the Plan.</p> <p>ECC recommends that the local policy section includes reference to the Essex GI Strategy (https://www.placeservices.co.uk/resources/built-environment/essex-gi-strategy/). The purpose of this strategy is to take a positive approach to enhance, protect and create an inclusive and integrated network of high-quality multi-functional green infrastructure in Greater Essex. This will help to create a county-wide understanding of GI, its functions and values, and to identify opportunities for delivering green infrastructure.</p>	<p>The GI Strategy is not a formal development plan document</p>	<p>The Essex and Southend-on-Sea Waste Local Plan (WLP) sets out how Essex and Southend-on-Sea aim to manage waste up to 2032 and introduces policies to guide waste management. It seeks to deal with waste more sustainably by guiding the development of waste management facilities, encouraging recycling and reducing reliance on landfill.</p> <p>None</p>
Vision and Objectives				
P Ikin	-	5.1 SWOT: OPPORTUNITIES: under 'getting around' identify solutions for improving pedestrian safety, ...- should include bicycle paths.... .. THREATS: under	<p>Noted.</p> <p>Cycle paths are referred to in 11.19 as the NP Consultation process identified support for such a path. However, the</p>	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		pollution include a second bullet for increased noise pollution and exhaust pollution from increasing traffic	provision of specific cycle paths is beyond the remit of the NP process. The pollution bullet point could be clearer	Amended to: <ul style="list-style-type: none"> Increased light pollution and loss of night skies from development Noise and pollution from airport expansion and traffic.
E Meakin	-	Re point 5.1 On the broadband issue there are pockets of the village (Fallowden Lane bottom end and Church Hill) that have not yet been provided with infrastructure or connection to Gigaclear fibre broadband. We currently have download speed of 2.8mbps and upload of 0.67mbps. Gigaclear keep moving the date for any work to even start. We are on the third date range so far with no sign work is even scheduled. So pockets of the village are very far behind the rest of the village and falling further behind when it comes to broadband. We should be connected to the Little Walden loop but no sign of that happening any time soon making working from home a real struggle for our's and other businesses. Ashdon unfortunately has become a two-tier broadband village with the majority having good service but a significant minority having very poor service and despite our efforts with our MP and others we have made no progress.	Noted – this has been highlighted to ECC in response to their comments on section 3. The Parish Council are liaising with Gigaclear on outstanding Broadband matter in Ashdon.	None
E Meakin	-	Re point 5.1 On the broadband issue there are pockets of the village (Fallowden Lane bottom end and Church Hill) that have not yet been provided with infrastructure or connection to Gigaclear fibre broadband. We currently have download speed of 2.8mbps and upload of	Noted – this has been highlighted to ECC in response to their comments on section 3.	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		0.67mbps. Gigaclear keep moving the date for any work to even start. We are on the third date range so far with no sign work is even scheduled. So pockets of the village are very far behind the rest of the village and falling further behind when it comes to broadband. We should be connected to the Little Walden loop but no sign of that happening any time soon making working from home a real struggle for our's and other businesses. Ashdon unfortunately has become a two-tier broadband village with the majority having good service but a significant minority having very poor service and despite our efforts with our MP and others we have made no progress.	The Parish Council are liaising with Gigaclear on outstanding Broadband matter in Ashdon.	
G Brooker	-	5.3 It is vital that the objectives go hand in hand with preserving what is good about Ashdon's character	Noted	None
S Hastie	-	Innovative solutions to lower carbon footprints are likely to be not compatible with retaining the character of the village (which is far more important).	Noted. It is hoped that the climate change emergency will facilitate innovative solutions which reduce carbon footprint whilst enhancing the natural environment of the Parish.	None
J Shobbrook		Bus service must be improved especially now there is no village shop	Noted	None
H Feldman	-	Under 5.5 Climate change & biodiversity add "local landowners and farmers should be encouraged to maintain cross field paths at one metre width free of vegetation and ensure headland boundaries do not impinge on the one and a half metre width of the paths".	Noted. This is a point specific to maintenance of the extensive network of footpaths and bridleways. The objective wording of the NP cannot be altered at this stage as the wording has been through a public consultation process.	None
R Shobbrook		just to stress the bus service importance if Ashdon is not to become a village totally reliant on car owning residents,	Noted	None
S Smith		"Any new build of housing whether social or otherwise should incorporate ""green"" sources of heating and power.	Government policy currently limits the extent to which neighbourhood plans can address these matters. The matters have	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		Off Street parking is v. important"	therefore been addressed as part of the Design Code.	
J&R Gardner		No more excessively high new builds in Church Fields	Noted. This has been addressed as part of the Design Code.	None
M Lee		To avoid damage to chalk verges especially by the meadow and allotments, parking needs to be discouraged along this area of road as every day lorries and tractors are mounting the verges to give way to other traffic	Noted The resolution of traffic related matters cannot be addressed directly by the NP. The Parish Council have started a separate initiative to address traffic related matters within the Parish as identified as part of this NP process.	None
C Smith		"Re: Vision, who is going to ensure any development is in character and modest and acceptable? Tell that to developers, who are basically interested in profit. It is very obvious that Stansted Airport is revving up again, pollution going up. Pub/Shop/(Café) important - NOT IN VILLAGE HALL"	The Neighbourhood Plan and the Ashdon Design Code will, when complete, provide an extra layer of local planning policy that the District Council will use in determining planning applications.	None
I Russell		Whilst I agreed with the vision, I didn't find it very 'visionary'. It might be good to consider what 'evolve' actually would look like.	Noted. The objective wording of the NP Vision cannot be altered at this stage as the wording has been through a public consultation process. The evolution of the village described in the NP is based on comments received throughout the consultation process.	None
J Elsey		Very important that affordable housing provision made for local people - 5.3 (village character objectives).	Noted	None
M Wymer		Note particularly the need for flood. management	Noted	None
C Pardue	-	Opportunities and Infrastructure; I think footpaths are more important than 'Superfast broadband'	Noted	None
J Padfield	-	In the SWOT analysis (5.1) I can't see under 'Housing' that the "increasing house prices are forcing out local people" is a Threat - it might be disappointing but it is a function of the market and the proximity to London, Walden and	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>Cambridge and is not a threat to the viability of Ashdon. There is no evidence I know of that suggests that Ashdon is an unbalanced community. Indeed one might argue that people - local or otherwise - who have larger assets are those using the local people the greatest whether employing them as gardeners, plumbers, electricians, etc, etc and pay higher Council taxes</p> <p>In the Vision 5.3 "Village Character Objectives" the 3rd point refers to "the village and its close connection to the rural landscape includes key views". I propose that the words 'close connection to' are replaced by "location within" as the village exists WITHIN the rural landscape and is not separated from it - that is surely the point of what the document is arguing. I also propose that the words "outwards and inwards" be added after "key views" as it is critical, as we argued against the 5 house Radwinter Road development that there is no benefit just advocating the great views outwards from properties if the view inwards of those properties spoils the rural nature of the village .</p> <p>Under Climate Change in 5.3, no reference is made here and elsewhere in the document about charging of electric vehicles that are parked on the street. There is a lot of on street parking in Ashdon - this can't be ignored by just focussing points in the plan about biodiversity, etc.</p>	<p>Noted and agreed. However, the objective wording of the NP cannot be altered at this stage as the wording has been through a public consultation process. This objective is also highlighted in the Ashdon Design Code.</p> <p>The views identified on the Policies Map are outwards and inwards.</p> <p>The provision of charging points on the highway does not require planning permission, the focus of the Neighbourhood Plan. The provision of charging points has now been covered in the Design Code.</p>	<p>None</p> <p>None</p>
S Nicholas		In general, I support the Vision and Objectives. However, I'm not sure how having policies of a tightly drawn development limit, and only permitting rural exception housing will ensure the village "'evolves'" and will allow development "modest in scale".	This approach ensures that the Neighbourhood Plan is in conformity with the Uttlesford Local Plan. Also, the NP does not stop development beyond the development limits, it merely subjects the development to the planning	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>objectives seek to address the key issues facing Ashdon Parish which are outlined in section 3 of the Plan.</p> <p>ECC recommends the following changes to the wording within the objectives.</p> <ul style="list-style-type: none"> • Objective 6 – “The NP will plan to maintain and promote local ecosystems to protect wildlife, trees and hedgerows.” ECC recommends that this is amended to specifically refer to GI and the amended objective should read - “The NP will plan to maintain, promote and enhance the Ashdon GI network as well as the local ecosystems to protect wildlife, trees and hedgerows.” • Objective 9 – “Promote health and wellbeing of the community by protecting and improving opportunities for outdoor recreational activities.” ECC recommends that this objective includes reference to multifunctionality of spaces, and it be amended to read - “Promote health and wellbeing of the community by protecting and improving opportunities for outdoor recreational activities through the provision of multi-functional green spaces that are accessible to all and through the use of walkways and cycle paths.” <p>ECC notes that the Climate Change and Biodiversity Objectives do not refer to transport. ECC recommends that the third one which currently states “the NP will aim for new development to have a low carbon footprint (covering energy demand, building materials, construction process etc) and support innovative solutions” should also include reference to transport. ECC acknowledges that transport has a role to play in seeking to lower the carbon footprint. It is also important that later in the Plan within section 9</p>	<p>Noted. The spirit of what you have proposed has been themes throughout the NP and the accompanying Design Code. However, the objectives wording of the NP cannot be altered at this stage as the wording has been through a public consultation process. This objective is also highlighted in the Ashdon Design Code.</p>	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
Policy ASH1 – A Spatial Strategy for Ashdon				
P Ikin	-	<p>Bit confused by ASH1. The ASH1 box, second paragraph, states "Development limits, as defined on the Policies Map, identify the extent of land which is required to meet the development needs of the parish". The term 'Development needs' seems to mean the needs into the future, but the two drawings of Development Limits show limits that coincide with EXISTING built areas. If so, it appears that ASH1 strategy is for no new development, implying there are actually no 'development needs'. This appears to contradict the identified need for additional affordable housing (section 7 Housing, eg to accommodate younger families), employment opportunities, and have a higher population which can better support a shop and the pub. I recommend stating that proposals outside the Development Limits that meet all requirements of the Neighbourhood plan and Design Code, including for the identified likely need for 15 new houses (7.3) should be encouraged, in line with ASH3.</p> <p>The third paragraph 'Proposals for development outside the Development Limits will only be permitted where they are in accordance with National and District level policies'. I don't understand why there is no reference to the need for new development (by definition it seems which must be outside the current Development Limits) to be in accordance with this Neighbourhood Plan, and the Ashdon Design Code.</p>	<p>The approach to the amount and location of development in Policy ASH 1 is in accordance with Policy H3 of the adopted Local Plan which only allows for infill development within the Development Limits defined in the Local Plan.</p> <p>The provision of affordable housing on "exception sites" outside the development limits is specifically addressed in Policy ASH 3.</p> <p>An amendment supporting proposals outside the development limits, but without specifying where, would result in uncertainties as to the amount and location of future development and undermine the purpose of the Neighbourhood Plan.</p>	None
D & M Green	-	6.1 Should include Spriggs Lane, Water End and the lane to the windmill.	Noted.	Amend 6.1 after '(Fallowden Lane)' insert 'one in Water End (Spriggs Lane), two in Steventon End (Overhall lane and Mill Lane)'

Name	Organisation	Comment	Parish Council Response	Changes to Plan
C Pardue	-	Note that permission has been given for 4 houses adj to Hill Farm - outside of the limits on map 4	Noted. Development outside the development limits is permitted but only where it is in accordance with the stricter planning rules for building in the 'open countryside'	None
G Smith	-	I agree with the broad aims but not the Development Limits as detailed in the maps. I fear these limits have the result of restricting any development in the village. I would prefer to see more realistic development limits, accepting of the need to incorporate small scale development to support the District's requirements to meet the housing need from projected population growth.	The approach to the amount and location of development in Policy ASH 1 is in accordance with Policy H3 of the adopted Local Plan which only allows for infill development within the Development Limits defined in the Local Plan. Development is permitted beyond the development limits but only where it is in accordance with the stricter planning rules for building in the 'open countryside'. This approach reflects the sensitivity of the landscape to development as highlighted by Alison Farmer in the Ashdon Landscape Appraisal.	None
S Nicholas	-	A tightly drawn development limit does not allow the village to evolve. Generally the only development it allows is rural exception schemes, conversions and redevelopment. By not having an allocation in the NP means that it will not meet paragraph 14b of the NPPF and could be susceptible to speculative development.	The approach to the amount and location of development in Policy ASH 1 is in accordance with Policy H3 of the adopted Local Plan which only allows for infill development within the Development Limits defined in the Local Plan. An indicative housing requirement was provided by UDC in line with the Planning Practice Guidance (Reference ID: 41-097-20190509) for the purposes of satisfying paragraph 14b of the NPPF.	None
Section 6 Other Comments				

Name	Organisation	Comment	Parish Council Response	Changes to Plan
P Ikin	-	see above on ASH1	Noted	None
H Feldman	-	6.4 Add the desire to maintain the distinctive nature of the "Ends" by not infilling with developments.	The "Ends" (other than Holden End) are outside the defined Development Limits where development proposals would be subject to the tighter planning requirements of building in 'open countryside'.	None
S Smith	-	New developments if on hills should be avoided as they are usually an eyesore and would spoil views	Noted.	None
J King	-	No, I agree	Noted	None
Policy ASH2 – Housing Mix				
J Shobbrook	-	Shortage of lower cost housing to free up the shared housing stock. Many original owners are still there unable to afford the next step. Too many million pound plus houses that do not add to the social mix in the village.	Noted	None
R Shobbrook	-	As comment made in Response 1, focus should be directed on mid price range properties, thereby freeing up existing affordable housing properties. Currently all new proposals seem to be for substantial, and expensive, properties, outside the price-range of existing villagers that may wish to up (or indeed down) scale.	Noted	None
D & M Green	-	Additional Parish Council/Housing Association homes for local (Ashdon) people- NOT Council houses.	Policy ASH 3 enables this	None
C Pardue	-	I would include perhaps a small number of 1 bed for single people	Noted	None
J Padfield	-	See previous comment on 'Settlement Hierarchy' that needs explaining	Noted – see above	None
S Nicholas	-	Not sure how you can ensure that smaller houses built are sold to older people wishing to downsize. This could be achieved through CLT.	Noted. 7.22 highlights the fact that the establishment of a Community Land Trust (CLT) is an option for securing affordable housing that remains available for the	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
			local community for all time. This is the preferred option for Ashdon.	
D Howe		In general population changes cannot be forecast or their aspirations. Cannot have age selection as a policy	The Policy does not require age selection but acknowledges the type of people looking for smaller homes.	None
	Uttlesford DC	<p>Policy ASH2- Housing Mix – Meeting Local Needs: This policy is not very clear on what basis a decision maker takes into account the needs of young people for 2/3 bedrooms and ageing population within the Parish. This policy cannot be applied consistently with confidence when determining applications. We suggest that this policy be amended to provide applicable thresholds and the basis for calculating the quantum of 2/3 bed requirement. This should be supported by evidence. Policy H10 of the adopted Local Plan states that, "Housing Mix: All developments on sites of 0.1 hectares and above or of 3 or more dwellings will be required to include a significant proportion of market housing comprising small properties."</p> <p>Does Policy ASH2 repeat Local Policy Plan H10?</p>	<p>Noted</p> <p>The Policy will be amended to reflect the content of the 2015 West Essex and Herts Strategic Housing Market Assessment which suggests the following requirement:</p> <p>2 bed 7% 3 bed 44% 4 bed 32% 5+ bed 14%</p>	<p>Amend Policy ASH2</p> <p>Housing development must contribute to meeting the existing and future needs of the village.</p> <p>A mix in the size and type of housing is desired, taking into account <u>the content of the 2015 West Essex and Herts Strategic Housing Market Assessment</u> needs for Uttlesford or any later published data, which seeks a majority of 2 and 3 bedroom homes. the needs of young people looking for 2 and 3 bedroom properties as well as the needs of an ageing population looking to downsize into smaller homes.</p>
Policy ASH3 – Affordable housing on rural exception sites				
P Ikin	-	7.14: I do not believe we have 'done enough', and rather that we should welcome new affordable and market priced housing.	Noted. 7.14 merely reflects the differing views of the Community as highlighted in responses received to the Housing Needs Survey	None.

Name	Organisation	Comment	Parish Council Response	Changes to Plan
S Hastie	-	There really is no way of defying the laws of economics and ensuring housing remains affordable in perpetuity. People should not pretend otherwise. 7.19 needs rewriting. a) 6 months is far too short a qualification period. b) special medical or support services do not exist in the parish, which has bad transport provision, so those who need them should have housing in other parts of the district (that do have them & have better transport links).	This is a well established approach nationally to delivering affordable housing to meet local needs	None
A Wright	-	A very strong need for affordable housing must be proved, Ashdon is very rural and does not have access to public services for people who may not or cannot afford a car.	Noted. Any affordable housing scheme will have to be supported by a current Housing Needs Survey.	None
S Patrick	-	I don't agree that exception sites should be considered for building additional affordable housing. These sites are excepted for a reason and I strongly feel that they should not be built on at all.	A rural exception site is where housing may be 'exceptional allowed' if there is a need for local affordable housing.	None
R Shobbrook	-	My comments under 5 do not detract from the value of this initiative	Noted	None
M&L Snow	-	Any such housing should meet the design criteria applied elsewhere and should be constructed traditionally	Any housing development should follow ASH7 and the Ashdon Design Code	None
R Haynes	-	The 'in exceptional circumstances, a small number of market homes will be permitted' should be strictly enforced as often the small number seems to rise when one views other developments in Uttlesford!	Noted	None
S Nicholas	-	Support the policy but historically it has been difficult to let existing houses to people with a local connection. Need to ensure that by building more rural exception housing this problem is not exacerbated.	Noted.	None
S Kew	-	I remain unconvinced that there should be an intrinsic right for people to live in an area just because they want to but cannot afford to.	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
D Howe		Unworkable	This is a well established approach nationally to delivering affordable housing to meet local needs	None
Section 7 Other Comments				
I Blackett	-	The Environmental and other policies may increase the price of building in Ashdon. If the development plan is borderline, the affordable criteria should trump the other criteria. While the other factors are very important, they should not be used as a backdoor for gentrification or making Ashdon an upmarket place to live.	Noted	None
P Ikin	-	7.22 CLT sounds like a great idea but would require sufficient community members to run it. While I would volunteer to help, I'm mindful that there is currently a lack of volunteers for other groups (such as WI, Ashdon Baptist Church lunch club, and possibly others). It is not clear from 7.22 how a CLT could be developed. From planning experience, what factors make them successful? Does Ashdon have those factors?	Noted Villages such as Lavenham in Suffolk and Haddenham in Cambridgeshire have successfully delivered schemes. More information is available at https://www.communitylandtrusts.org.uk/	None
E Meakin	-	Development on a small scale Provided habitats are preserved. Fallowden Lane and the corridors between the properties near the halt and Puddlewharf Lane are known (and sighted) habitats for glow worms, cuckoos, purple admiral butterflies, oxslips, little owls and barn owls, tree creepers, green woodpeckers, as well as providing nursery roosts for bats in the early summer.	Noted. ASH10 should ensure that such factors are considered when reviewing development.	None
S Patrick	-	7.7 + 7.8 Particularly agree with need to encourage smaller properties as either starter homes or downsizing homes rather than just allowing 4/5 bedroom properties for affluent newcomers to the village.	Noted. ASH2 should ensure such factors are considered.	None
H Feldman	-	The policy up until now has not included a commitment that when families occupying affordable houses have matured and children moved away, those properties	Noted	Amend Policy ASH2

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		should be made available to young families to occupy. Where the older occupiers do not have the means to purchase a smaller property then one or two bedroom properties should be included in the housing stock for their accommodation.	The Planning system cannot specify that homes are occupied by young people. Policy ASH 2 will be amended for clarity.	Housing development must contribute to meeting the existing and future needs of the village. A mix in the size and type of housing is desired, taking into account <u>the content of the 2015 West Essex and Herts Strategic Housing Market Assessment</u> needs for Uttlesford or any later published data, which seeks a <u>majority of 2 and 3 bedroom homes.</u> the needs of young people looking for 2 and 3 bedroom properties as well as the needs of an ageing population looking to downsize into smaller homes.
S Smith	-	Conversions of barns and outbuildings should take into account probable loss of bird life - such as owls, swallows etc and accommodate these into the conversions.	Noted. ASH10 should ensure such factors are considered. Following comments from ECC, the NP now also makes specific reference to the Essex GI strategy	Section 7.5 – add additional sentence: <u>Conversion of barns and outbuildings can result in loss of breeding sites for birds and bats.</u>
C Smith	-	I think its inevitable that there will be a spasmodic increase in housing, must include social, affordable/rentable housing & the usual 'one offs'	Noted	None
W & L King	-	Consideration needs to be given to existing dwellings which would be impacted by new housing, as well as any visual or environmental considerations	Noted. ASH4 , ASH5 , ASH6 and ASH 7 should deal with such matters.	None
J Padfield	-	7.9 - the final sentence is comparing apples and pears and is invalid and statistically unsupportable. You cannot compare an average overall Essex price comprising all types of properties in all types of communities with a much smaller market in a small village - and on a very	There is no other more reliable data available at a local level. Para 7.9 merely illustrates the point that Ashdon is an expensive place to live.	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		small timescale where the change in stamp duty to the end of July had a significant effect in the market. Zoopla is known to be flawed in how its algorithm functions		
H Burrow	-	It is important that a way is found to always keep some houses for young and elderly people with a long-standing connection with Ashdon and not allow them to be sold on the open market at a later stage.	Noted. A Community Land Trust would ensure that such factors are considered (section 7.22 of the NP).	None
C Roberts	-	There are important views to the north (approximately) of Hall Farm as well as to the south. These and the views towards Hall Farm from the New Hall end of the village, deserve protection and sensitive treatment if any.	Noted. 8.3 deals with important views highlighted as part of the NP Consultation process. ASH4 is the planning policy in respect of such views.	None
V Moriarty	-	The village needs affordable housing. Also housing that caters for local council/housing ass as we all can't afford a mortgage or the rising rents.	Noted. This issue was highlighted in the response to the Housing Needs Survey.	None
	Essex County Council	<p>ECC acknowledges and welcomes that there is a theme running throughout the Plan and in particular the Housing section, seeking to make Ashdon a desirable place to live. In revising the Plan greater consideration should be given to GI as it can assist in the delivery of developments that are more desirable for people to live and add aesthetic and financial value to property.</p> <p>ECC recommends that the Plan consider matters relating independent living and requires that all new dwellings be built to the Building Regulations Approved Document Part M4(2) standard. Future development proposals should be built to conform with the Part M4(3) standard. ECC considers that this is justified as it will allow people to reside in their homes for longer and providing them with greater independence. This in turn raises their quality of life and reduces the care burden on the public sector.</p>	<p>It is considered that the Plan already has sufficient policies that cover green infrastructure matters.</p> <p>These are matters covered by the Building Regulations and Neighbourhood Plans cannot set higher standards.</p>	<p>None</p> <p>None</p>

Policy ASH4 – Protecting Ashdon’s Landscape Character

Name	Organisation	Comment	Parish Council Response	Changes to Plan
S Smith	-	Provided hedges continue to be planted and maintained	Noted	None
M Lee	-	I strongly agree with protecting the views of Ashdon but the greens at the end of Carters Croft/Rogers End are not really used by anyone and don't feel these need to be included.	This view was identified as a key view by Alison Farmer in the Ashdon Landscape appraisal and the area also provides a visibility splay for traffic safety. There is a bench and village notice board on the greens.	None
G Smith	-	I agree with the broad aims but suspect the requirement for a Landscape Impact Assessment is likely to have limited impact on developments. Because of the natural landscape within the parish, it is possible to see existing development on most of the elevated points. Natural extension to those would in my mind have limited impact	<p>Noted. Landscape was identified in the first NP Consultation as a key attribute valued by the local community with over 70% of respondents making positive comments on this aspect of Ashdon.- in particular:-</p> <ol style="list-style-type: none"> 1. The rural environment is highly valued by all age groups. 2. The historic landscape and buildings are highly valued 3. The unique hilly landscape and openness of the village and its views are highlighted. 4. The historic context of 'The Ends' is highlighted as a key contributor to this landscape. <p>This response resulted in the commissioning of the independent Landscape appraisal by Alison Farmer Associates. ASH4 is based on the results of that work and the work of our Character Assessment volunteer team. ASH4 is not about no development but aims to encourage sensitive development which considers the landscape setting. It</p>	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
			is in accordance with the Government's Building for a Healthy Life' initiative – in particular the 'Natural Connections' section of 'Integrated neighbourhoods' which emphasises the need ' <i>to look beyond the red line that marks the extent of the site and consider how a development sits into a place</i> '	
C Roberts	-	See 7 above	Noted	None
	Essex County Council	ECC recommends amendments Policy ASH 4 – Protecting Ashdon's Landscape Character - The policy states "Any proposed development should not detract from the key landscape and built development features". ECC recommends that this be amended to read "Any proposed development should not detract from and look to enhance the key landscape and built development features".	Agree. Policy will be amended	Amend second para of Policy ASH4
Policy ASH5 – Settlement Gaps				
D & M Green	-	Definitely!!!	Noted	None
M Elsey		Very important indeed for maintaining village character	Noted	None
G Smith	-	The changes I would like to see are unlikely to be compatible. I personally feel that small scale development between Crown Hill and Church End could be achieved, and would make efficient use of land to meet the population growth required over the coming years. Provided acceptable water run-off mitigation is incorporated into each and every proposal, and existing mitigations are considered as a part of separate proposals.	Noted. As noted above landscape is a key consideration that emerged from the NP public consultation work. The independent Alison Farmer Landscape Appraisal noted that ' <i>landscape provides an important setting to the settlement of Ashdon and the outlying Ends</i> '. The separation of Ashdon and Church End was one of the Special qualities identified by	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
			Alison Farmer as a special quality to conserve and enhance.	
C Roberts	-	Font size of house names on maps is a challenge for long sighted (probably older) people.	These maps are as produced by the Ordnance Survey and the Parish Council is not allowed to amend them. More detailed maps are available on our website in the Character assessment documents.	None
Policy ASH6 – Conservation Areas				
S Hastie	-	It would be yes, except I can envisage buildings that used to contribute to a conservation area can through nobody's fault become a negative to the conservation area. There should be no requirement that such a site needs a redevelopment plan. It may be better to demolish and leave the land open in some cases.	Noted	None
C Roberts	-	Describe the profile of the two types of "weather board" (one is feather edged, the other, more modern I think, is flat (p35) of the Design Guide) wooden (?) cladding	This level of detail is not required	None
	Uttlesford DC	Criteria bullet points c. & e. appear to be more appropriately placed in Policy ASH7 – Design Considerations	It is considered that they have a place in this policy which specifically covers development in the conservation areas.	None
Community Aspiration 1 – White Railings				
I Blackett	-	This is a nice idea - but who is responsible? It would most practical if the Parish Council could plan, budget, and organise for this to be done.	Noted. The Parish Council have committed to organise the refurbishment of these railings using the Essex Ranger Service.	None
P Ikin	-	Some posts are leaning badly. Suggest adding "if posts start to lean at an angle great than.... (15 degrees to vertical?) the post should be reset in a new foundation). "	Noted – see above	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
V Moriarty	-	Needs regular upkeep!	Noted – see above	None
Policy ASH7 – Design Considerations				
P Ikin	-	I support what is written in ASH7, but could it go further - to recommend that any new development area should consider establishing NEW gateways, such as planting of new native trees or hedgerows with a view to them being included in the conservation character in future!	This would not be appropriate for all new development. The new Environment Act will, when implemented, require development to deliver a minimum 10% increase in biodiversity.	None
C Smith	-	Overhead wires a problem, is there an answer?	The Plan has an aspiration to underground intrusive overhead wires.	None
M Wymer	-	Note particularly ASH7(e) concerning water run-off.	Noted	None
C Pardue	-	note: Map 11 (p43) & map 12 (p44) are wrongly titled.	Noted. The Map titles will be amended	Amend map titles for Map 11 and Map 12 by swapping them
G Smith	-	I largely agree with the policy. However, don't support the protection of all of the identified open green spaces for similar reasons to my response to question 9.	Noted	None
C Roberts-	-	Subsection J of Policy ASH7 For POLICY ASH 7 delete "as" replace with 'that' delete 'would' replace with 'will' delete 'from....' to '....proposed' because these words disarm the clause and weaken its impact	Noted. Policy ASH7 j. will be amended	Amend criterion j. as follows: j. they are located so <u>that</u> as users and nearby residents <u>will</u> would not be significantly and adversely affected by noise, smell, vibration, overlooking, light or other forms of pollution unless adequate mitigation can be incorporated as part of the proposal.
C Roberts	-	I support it subject to the changes I have set out above to subsection J [I apologise for putting them in box 11 by accident]	See above	None
D Howe	-	Item g – not acceptable as it stands	Noted	None
	Essex County Council	ECC notes and welcomes that Policy ASH 7 entitled Design Considerations includes reference to bicycle	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>storage. The lack of storage is often cited as a barrier for bicycle ownership. Ensuring the delivery of adequate storage will therefore enhance the uptake and use of bicycles within the community.</p> <p>ECC recommends amendments Policy ASH 7 – Design Considerations o Proposal B states “there is no loss of important open, green or landscaped areas, including Important Open Areas as identified on the Policies Map, which make a significant contribution to the character and appearance of that part of the Neighbourhood Plan Area.” ECC recommends this be amended to read “ there is no loss; and where appropriate enhancement; of important open, green or landscaped areas, including Important Open Areas as identified on the Policies Map, which make a significant contribution to the character and appearance of that part of the Neighbourhood Plan Area and improve the health and well-being of the local population”.</p> <p>o Proposal E states “any water run-off would not add-to or create surface water flooding”. ECC in its role as LLFA recommends this be amended to read “any water run-off would not add-to or create surface water flooding and this should be managed through the use of green infrastructure and above ground sustainable drainage systems (SuDS) features wherever possible”.</p> <p>o ECC recommended that an additional bullet be included in the policy referring to the importance of GI as being integral to new development, and its role in improving accessibility across the neighbourhood.</p>	<p>The policy will be amended</p> <p>This matter is addressed in Policy ASH9</p> <p>This is not considered necessary</p> <p>This is addressed in Policy ASH10</p>	<p>Amend criterion b. as follows: b. there is no loss, <u>and where appropriate enhancement, of important open, green or landscaped areas, including Important Open Areas as identified on the Policies Map,</u> which make a significant contribution to the character and appearance of that part of the Neighbourhood Plan Area;</p> <p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>o The policy should include a further bullet that refers to biodiversity net gain.</p> <p>o Consideration should be given to street trees and other greening to ensure it is integrated into the future street design and public spaces, using appropriate measures to minimise damage to tree or to surfaces through use of root barriers and tree pits where appropriate.</p> <p>o Consideration should be given to the installation of street furniture to be dual purpose i.e. bench and planter, bike parking areas with planters, bus shelter with green roof etc.</p> <p>o ECC would also recommend references to energy efficiency, biodiversity gains, low carbon technology, water efficiency, energy conservation and efficiency, and flood resilience. It is recommended that the Policy is amended to include reference to promoting waste reduction, re-use and recycling, sustainable building design and the use of sustainable materials, including in relation to their procurement, in the construction of new development or redevelopment.</p>	<p>In the light of the national Model Design Guidance, the policy will be amended.</p> <p>This is a matter for the Design Code</p> <p>The Written Ministerial Statement made on 25 March 2015 (Ref UIN HCWS488) prevents neighbourhood plans setting local standards for such matters.</p>	<p>Amend to include new criterion: k. include tree-lined streets unless in specific cases there are clear, justifiable and compelling reasons why this would be inappropriate and include trees elsewhere within developments where the opportunity arises.</p> <p>None</p> <p>None</p>
	Uttlesford DC	<p>Bullet Point b. - Would 'loss of open space' be covered elsewhere? The design policy about open space should be about making sure that open space is well designed and not lost.</p> <p>Bullet Point e.- Likewise would 'surface water flooding' be appropriately covered in the flooding section, and the</p>	<p>Part b. of the policy addresses the loss of open space. It will be amended to delete the word "important"</p> <p>Agree. Criterion e. will be deleted</p>	<p>None</p> <p>Delete criterion e. of Policy ASH7</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>design policies might be about how SUDs can be well-designed i.e.as pleasant amenity space etc.</p> <p>Bullet Point f. - 'all vehicle parking is provided within the plot'. This is a very commendable aspiration, but this might be overly restrictive and can make some building typologies difficult e.g.in the well enclosed traditional village core.</p> <p>Is the on-plot parking linked to highway safety, which seems to be the aim of the policy. Can the link between highway safety and on-plot parking be factually evidenced?</p> <p>Just for future reference here is a link to some good guidance if you have not seen it already: Achieving-well-designed-places-through-neighbourhood-planning-2021.04.13.pdf</p> <p>Page 44 of the above document (Achieving well-designed places through neighbourhood planning by Locality) includes some extra policies that could be adapted for Ashdon e.g., 'layout, landscape, density, mix, height, massing, details and materials', also the policy about 'demonstrating how Building for a Healthy Life' principles are met (please note Building for a Healthy Life was previously called 'Building for Life 12'.</p>	<p>Noted</p> <p>There are locations within the parish where on-street parking resulting from new development is causing highways safety issues.</p> <p>Noted</p> <p>These points have been incorporated into the separate Ashdon Design Code</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>
Community Aspiration 2 – Overhead Wires				
P Ikin	-	Not clear what the process would be to motivate/lobby for, and fund, putting existing overhead wires underground. Could the plan be clearer on this?	It would require lobbying of UK Power Networks to demonstrate the removal of overhead wires would improve the natural or historic environment.	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
R Shobbrook	-	Strongly support	Noted	None
C Smith	-	Would prefer getting rid of these for unsightly reasons and likelihood of power cuts	Noted	None
M Wymer	-	Strongly agree !!	Noted	None
C Pardue	-	overhead wires are a small impact if tidy (see some of the broadband junctions!) they also serve as landings for birds.	Noted	None
J Padfield	-	Agree this principle BUT how do you plan to deal with the issue of on street electric car charging - is there an objective to provide community car charging points in the village? If not, why not?	The provision of on-street charging points would not require planning permission, these have been dealt with in the Design Code.	None
G Smith	-	Whilst I agree with the merits of the community aspiration. I don't believe it is achievable at the moment, such a project would be a major infrastructure challenge that I don't believe is realistic in the context of local government funding, and in the natural environment of the narrow roads and properties sitting close to the road in the main village.	Noted. It is an aspiration for the period covered by the Plan.	None
S Lewis	-	A quicker and more achievable option would be to persuade the utility companies to undertake a project to re-route cables underground, as has been done in other villages	This is what the Aspiration seeks to achieve.	None
V Moriarty	-	It's either/or. The roads if dug up would look awful/create 'pot holes' or the overhead wires which also look awful. So I've ticked both yes and no	Noted	None
M Lester	-	Some burying of overhead wires desirable, but not a primary concern as effects of digging can be disruptive.	Noted	None
Policy ASH8 – Light Pollution				
C Wright	-	Although difficult to police in practice - some of the local farms have huge bright outside lights on during the night-time	Noted.	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
C Pardue	-	am also concerned about the church being lit at night and the effect on bats.	Noted	None
J Padfield	-	I support the overall principle, but I think the focus should not just be on 'outdoor lighting' as it does here in two sentences - but also refers to light pollution from the poor design of properties with large windows - probably without curtains - emitting a lot of indoor light out into the rural landscape	Noted. ASH8 also states 'Excessive glazing in elevated positions should be avoided if this results in light spillage beyond the site.' This is aimed at addressing the issue highlighted.	None
S Nicholas	-	Difficult to control domestic security lighting.	Noted	None
C Roberts	-	Permission should state that the quantities of LED 'security' lights which may be placed on new or converted buildings. The Design Guide p35 publicises one end of a 'barn conversion' carrying in excess of 13 LED lights. The other sides incorporate similar displays, roof displays, quantities of glazing and parking	This level of detail must be addressed at each individual application stage. Not all external lighting needs planning permission.	None
V Moriarty	-	I would prefer no pollution! But limit the streetlights- so they aren't on all night	Noted. This is beyond the remit of the NP – lights are currently on photo electric cell sensors.	None
Section 8 – Parish Character – Natural Landscape and Built Environment - Other comments				
I Russell	-	We feel that the approach to Ashdon via Knox End also has a gateway which should be included on the plan. As the road sweeps left just past the sewage works, the view over towards Newham Farm is particularly characterful, and serves as a welcome to anyone entering the village from Cambridge and the M11.	Noted. This should have been included in Map12. The gateway was highlighted in the landscape Appraisal prepared by Alison Farmer associates.	Amend extent of Map 12 to include Knox End gateway.
J Padfield	-	In the Objectives at the start of this section, I refer you back to my comments on the Vision - "Located within" and "outwards and inwards" for change here please	Noted.	None
M Elsey		Only that, amongst other concerns, the topography of the village is of prime importance where development of any kind, small or large, is under consideration	Noted.	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
C Roberts	-	I notice light pollution reaching out from the building site at church end, the converted barn at Water End, the front face of the Rose and Crown and sometimes from the hill farms above Water End (not sure which). An education programme would be good.	Noted. This is beyond the remit of the NP process	None
	Essex County Council	<p>ECC recommends that the wording of objective 2 on page 33 which currently states, "Any new development will deliver high quality design and be appropriate and sensitive to neighbouring buildings and landscape setting", should be amended to read "Any new development will deliver high quality green infrastructure and design in order to be appropriate and sensitive to neighbouring buildings and landscape settings".</p> <p>As a general issue that may be appropriate for inclusion within section 8 of the Plan, consideration should be given to assessing the sustainability performance of buildings through an accreditation scheme known as 'Building with Nature'. This seeks to incorporate green infrastructure into development. This approach is a voluntary approach that enables developers to create places that really deliver for people and wildlife. It brings together guidance and good practice to recognise high quality green infrastructure at all stages of the development process including policy, planning, design, delivery, and long-term management and maintenance.</p> <p>There are three levels of accreditation –</p> <ul style="list-style-type: none"> • Design - high quality green infrastructure demonstrated at the planning and design stage of development; • Good - high quality green infrastructure, delivering benefits within the boundary of the scheme; and 	<p>Noted. We are unable to amend community generated objectives at this stage in the NP process</p> <p>The Written Ministerial Statement made on 25 March 2015 (Ref UIN HCWS488) prevents neighbourhood plans setting local standards for such matters.</p> <p>These issues are dealt with in the separate Ashdon Design Code.</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>in line with the requirements of national planning policy, as found in the National Planning Policy Framework.</p> <p>We welcome the production of this neighbourhood plan, and are pleased to see that the historic environment of your parish features throughout. In particular, we welcome the detailed consideration of the historic built environment from paragraph 8.14 onwards. We strongly welcome the incorporation of Policy Ash6 and consider this reflects a positive strategy towards the parish's historic environment as required by policy. Please note that paragraph 8.18 should read 'Historic England' not 'English Heritage'.</p> <p>We would suggest that the Key Views, as set out on Maps 6 and 7, could also be illustrated using half page sized photos. These could be incorporated into an appendix.</p> <p>For further general advice we would refer you to our detailed guidance on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/.</p> <p>For further specific advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Essex County Council.</p>	<p>Noted. Thank you.</p> <p>An Appraisal of Views will be published as a separate supporting document</p> <p>Noted</p>	<p>Para 8.18 amended to Historic England.</p> <p>None</p> <p>None</p>

Policy ASH9 – Flood Risk

Name	Organisation	Comment	Parish Council Response	Changes to Plan
P Ikin	-	In terms of dealing with proposals for new development, ASH9 is fine. But the risk exists and is growing within existing development limits. There is nothing in the plan to guide decision making about the flood risk in the existing development limits. As the effects of climate change increase, we will need to take action to reduce flood risk, regardless of any proposed new developments outside current limits.	Noted. ASH9 deals with flood risk both within and outside the development limits for any form of new development.	None
E Meakin	-	It is also worth mentioning that Puddlewharf Lane and the bottom of Fallowden Lane already flood badly in wet weather but it is outside the main core flood risk. The land on one side of Puddlewharf Lane is higher than the lane which results in flooding on the lane on a very regular basis. On Fallowden Lane both land and the slope down the lane result in flooding on a frequent basis on that lane. Maybe ditches could be better cleared in some places.	Noted. This is highlighted in the Design Code for the specific character area	None
A Parker	-	speaking from experience of flooding one of the ground level issues is that ditches along the roadsides and outlets to them are not cleared, many of these are almost totally lost due to being overgrown. Clearing these would stop flooding on the roads and hence reduce the risk of accidents and roads being impassable during periods of flooding, it would also potentially reduce the risk of flooding to homes most importantly too, How can this be addressed?	The Neighbourhood Plan can only be applied to proposals for new development that require planning permission. Conversations with the local landowners should alleviate some of these issues.	None
J Shobbrook	-	drains must be regularly cleared and ditches maintained to help prevent flooding	Noted. The Parish Council is actively addressing this issue with ECC on an ongoing basis	None.
C Smith	-	Developers have a habit of ignoring the problem, and drainage/sewage etc should be carefully watched. Who by?	Conditions attached to planning permissions should be complied with and, if not, the Planning Enforcement section at Uttlesford DC should be notified.	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
M Wymer	-	Very important if you live at the bottom of Radwinter Road	Noted. The specific flood risk for Radwinter Road is flagged at 9.2	None
S Lewis	-	Can homes/land be identified on an individual basis, at planning stage, rather than the shading on this flood map? By shading everything near the rivers in blue, the map fails differentiate between land which is elevated and land which is not.	Noted. The map in the Plan is the statutory floodmap that Uttlesford DC will use as a starting point in determining planning applications, as required by the NPPF. For more detailed information please see our evidence document – 'Flood mapping Study of River Bourne in Ashdon' - jba Consulting (2008) available on our website.	None
	Essex County Council	<p>ECC notes and welcomes that SuDS are referred to in policy ASH9 - Flood Risk. The policy should state that SuDS needs be considered within building design and early engagement with ECC undertaken, given our role as the LLFA for Essex.</p> <p>The National Planning Policy Framework (NPPF 2021), paragraph 159, 160, 161 163, 164 sets out the criteria to be considered for the location of major developments in relation to avoiding flood risk.</p> <p>Paragraph 169 provides further policy guidance regarding the provision of SuDS in major development and paragraph 167 regarding flood mitigation.</p> <p>ECC, as LLFA, considers that the reference to surface water management within the Plan should be strengthened. The NPPF, requires a developer to undertake a site-specific flood risk assessment, where appropriate, to ensure new development would not cause flood risk elsewhere, and that major developments should incorporate SuDS. In addition, all new developments should be directed away from the areas considered to be in a high risk of flooding.</p>	Much of what is being suggested here is not for a policy but reflects guidance elsewhere. The Neighbourhood Plan should not repeat the NPPF and the policy needs to be appropriate to planning applications.	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>ECC, as the LLFA, recommends that the reference to surface water management be strengthened and that the policy be revised to ensure that it incorporates the following matters:</p> <ul style="list-style-type: none"> • The provision of SuDS measures should be multi-functional and deliver benefits for the built, natural and historic environment. • The provision of innovative SuDS solutions to deliver flood resilient schemes. • Surface water discharge from the development should accord with the SuDS hierarchy, ground investigation should be undertaken to provide evidence of onsite infiltration, if this is not possible, surface water could be discharged into watercourse, or if it is not feasible a sewer, with appropriate attenuation and treatment to mitigate any risks of flood and pollution. • Preference should be given to above ground features such as basins, ponds and swales, green roofs, rain gardens and should consider the use of multi-functional space to pro-mote biodiversity and amenity values and the management of surface water runoff generated from heavy rainfall events and minimize the risk of surface water flooding. The underground storage tanks are the least favourable option and should only be used as last resort. • Surface water conveyance and onsite storage using non-traditional drainage measures to achieve water quality. • New developments should consider alternative ways to design SuDS through rainwater harvesting or grey water recycling. • All future developments should incorporate SuDS schemes which will be in accordance with the Essex SuDS Design Guide (2020). 		

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<ul style="list-style-type: none"> Any proposed developments should consider the use of the Environment Agency (EA) up-dated climate change allowance (February 2016) and the potential increased risk of surface water flooding, so that the necessary measures to reduce any risk of flooding to properties, residents and wildlife. <p>ECC has published updated guidance in the SuDS Design Guide 2020 https://www.essexdesignguide.co.uk/suds. It is recommended that the Parish Council review this guidance and ensure that emerging policies are consistent with the advice set out in the Guide. This Guide should be referenced in any new Flood Risk and Surface Water Management overarching policy.</p> <p>ECC considers that it is important that the Parish Council is aware that the majority of old building sewer systems are supported by combined sewers. ECC does not recommend that new development surface water runoff be connected to combined sewers. ECC have concerns with the additional demand and cost associated to treat surface water from combined sewers.</p>		
	Environment Agency	<p>Flood Risk.</p> <p>There are areas of Flood Risk within the neighbourhood plan location. We note the reference to the fluvial flood risk within the area and the references to the Uttlesford SFRA. We note Policy ASH9- however this should confirm that any proposed development in flood zones 2 or 3 should be accompanied by a flood risk assessment.</p>	Policy ASH9 will be amended to make reference for the need for a flood risk assessment.	Amend first paragraph of Policy ASH9 as follows: Proposals for new development, or the intensification of existing development, <u>in Flood Zones 2 and 3 should be accompanied by a Flood Risk Assessment and will not be permitted in Flood Zones 2 and 3</u> , unless the applicant has satisfied the safety requirements

Name	Organisation	Comment	Parish Council Response	Changes to Plan
				in the Flood Risk National Planning Policy Guidance (and any successor).
Policy ASH10 – Biodiversity and Habitats				
D & M Green	-	Hedge should be replaced at Fairview, Church Hill	Noted	None
C Roberts	-	I think this should be informed by ecology, botany, and zoology, at least. Are there any researchers from universities who could help!	The NP and the supporting Natural Environment and Biodiversity in the Parish of Ashdon document have been read by Essex Wildlife Trust staff and other specialists.	None
D Howe		Yes support but we should not actively provide or accommodate 'wild animals. They will cease to be wild and lose their natural abilities. Some are just pests.	Noted.	None
	Essex County Council	<p>ECC also recommends that Policy Ash 10 - Biodiversity and Habitats, should make specific reference to GI as outlined earlier in this response, and ensure it is consistent with provisions set out in the Essex GI Strategy. It is recommended that a Plan policy:</p> <ul style="list-style-type: none"> • emphasises the importance of connectivity and access to green spaces to improve social equity and well-being in the neighbourhood; • refers to utilising multifunctionality to create multiple benefits of open and green spaces (ECC acknowledges that it is important that any multifunctionality does not create conflict and damage to ecosystems and wildlife); • seeks the protection of green and wildlife corridors as they are important for the local community and for the Plan to deliver and the local level; and • includes provisions for where vegetation loss such as trees might be unavoidable - in these circumstances replacement planting (proportion or higher value to the 	This policy is about the provision AND enhancement of existing habitats and is in accordance with the Green Infrastructure strategy.	Addition to Section 9.6 - The protection and enhancement of these natural environment assets is accordance with Essex County Council Green Infrastructure Strategy.

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		loss) should be incorporated within the development (or off site) to ensure over time the development shall result in an overall environmental net gain.		
Community Aspiration 3 – Verge Management				
I Blackett	-	My concern is to limit the destruction when contractors cut back everything, taking with it ash trees and other valuable hedgerow and trees. For example, the removal of vegetation from banks opposite the village hall.	Noted	None
S Hastie	-	Some verges need replacement by pavements for safety reasons -on parts of the Saffron Walden to Bartlow Road and parts of Radwinter Road.	The Parish Council are currently working with ECC on traffic management and pedestrian safety matters.	None
J Shobbrook	-	Verges are being damaged by large vehicles	Noted. This is highlighted at 11.2	None
M Lee	-	Posts may become costly if damaged by larger vehicles. Finding alternative parking places along the main roads of the village may be a better option, as it will help maintain views and keep the road clearer for agricultural machinery	Noted	None
J Padfield	-	Of course, the verges on Church Lane have to be cut as used for parking by Forest Schools and Church	Noted	None
S Nicholas	-	Need to ensure that aspiration is acceptable to Uttlesford's Natural Sciences curator (SW Museum) who works with ECC on the management of the verges.	The Natural Sciences Curator has responded to the consultation and the aspiration will be amended in the light of their comments.	The aspiration will be amended
V Moriarty	-	We need people to realise that rare plants are in our verges - I think people have no idea these rare flowers are there.	Noted. Community aspiration 3 aims to protect such fauna	None
Sarah Kenyon	Uttlesford District Council, Natural Sciences Officer	Thanks for sending me a copy of this. Under 9.6 the Special Verges section needs changing as below: Special Verges	Agreed, however the correct map number is 14.	Amend 9.7 text as follows: - One along Walden Road, and two in Sprigg's Lane, Water End (all designated by Uttlesford District

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>One along Walden Road, and Two in Sprigg's Lane, Water End (all designated by Essex County Council, Essex Wildlife Trust and Uttlesford District Council). The location of these is illustrated on Map 10</p> <p>Community Aspiration 3 There is a problem with Landowners cutting Special Verges. To manage verges adjacent to the highway you need public liability insurance of millions of pounds to provide cover in the event of accidents. Essex Highways cut all the verges in Uttlesford for Essex County Council, except where individual parishes devolve some of the highway budget to them. All of the Special Verges are cut by Essex Highways. We have problems with residents and landowners cutting special verges whilst they are in flower. Special Roadside Verges should only but cut by Essex County Council as the management regimes are designed to favour the plants growing on each verge site. It needs re-phrasing. It needs to convey that verges should not be cut during the growing season of plants and that Landowners should leave mowing to approved highways authorities. Below is the best I could come up with but it may need more work.</p> <p>p53 Community Aspiration 3 - Verge Management Encourage Essex County Council, Essex Highways to mow all verges after flowers and grasses have seeded (unless considered a road safety risk), thereby promoting development of new flora-rich verges and increasing biodiversity during the growing season.</p>	<p>Agreed, Community Aspiration 3 amended.</p>	<p>Council, Essex Wildlife Trust and Essex County Council).</p> <p>Community Aspiration 3 will be amended to read as suggested: 'Verge Management Encourage Essex County Council, Essex Highways, to mow all verges after flowers and grasses have seeded (unless considered a road safety risk), thereby promoting development of new flora-rich verges and increasing biodiversity during the growing season.'</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
Community Aspiration 4 – Tree Preservation Orders				
I Blackett	-	However, TPO are only the first step. It appears landowners cut down trees and hedges as they will - irrespective of TPOs. Do they know which trees are under a TPO? and do they face a penalty for removing them?	UDC has a register of TPOs. All TPOs are listed on the UDC Constraints map. Consent (not dissimilar to a planning application) is needed for any work on trees protected by a TPO (this includes tree maintenance such as branch pruning, crown height reduction as well as felling). It is a criminal offence if a TPO is breached. If breach results in tree being destroyed offence is subject to an unlimited fine under Proceeds of Crime Act (equal to any financial gain resulting from breach). If tree not destroyed fine up to £2500. Courts will not allow party to financially benefit from the breach. (but there are time limits to making a claim)	None
A Parker	-	Ivy is damaging a number trees in the village some have died as a result, should trees like this be assessed for safety	Noted	None
J Padfield	-	"Many more of the important trees" is a value judgement. I am all for TPOs provided they are sensible - again a value judgement!	Noted	None
S Nicholas	-	Many trees are not under threat and do not need a TPO. The aspiration should spell out the criteria for identifying TPO	Noted, each TPO application is reviewed by UDC on an individual basis..	Amend Aspiration 4 as follows: '(TPO) to more of the important...'
V Moriarty	-	Save our beautiful trees!	Noted	None
Community Aspiration 5 – New Hedgerows				
P Ikin	-	ESPECIALLY at the top of the village coming in from Walden, where an old hedgerow was taken down.	Noted. This is a condition of the original planning application.	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
C Wright	-	Farmers should also be requested to only cut back existing hedgerows if absolutely necessary or no more than once every 3 years	Noted	None
Policy ASH11 – Chalk Streams Protection				
No comments received				
Community Aspiration 6 – Chalk Streams				
No comments received				
Section 9 Climate Change and Biodiversity - General Comments				
S Patrick	-	Cannot underestimate the future impact of climate change. Many planning applications are tick-boxing exercises which fail to actually seriously consider the actual impact of building on flood plains or how building on what was previously farmland on properties downstream.	Noted	None
J Padfield	-	Climate Change in its broadest sense will go beyond nature/biodiversity/etc - dealing with it is starting to have a profound change to all our ways of life, economic future, etc. The Objectives are very limited to flooding, carbon footprint, etc. What about other community aspects - I have already mentioned car charging and there will be other community implications	The Plan can only make provision for delivering what we know now. There may be national and local planning changes in the future on these matters that will provide more up-to-date requirements.	None
G Smith	-	The field adjacent to the Allotment gardens holds little value in it's current form, I struggle to see the justification for it being listed as an Asset of Community Value (page 55) in it's current form. Better use should be found.	The allotment field was flagged by the community in the first NP consultation as an important asset for the village. This area had been an allotment for many years. The Parish Council's application for this area to become a community asset met the criteria of UDC and has been designated as an Asset of Community	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
			Value. From the consultation process there is strong support for this area to be used by the community – a community garden/meadow/orchard. The area also acts as an important flood plain area for the village.	
C Roberts	-	I am most concerned about the depletion of noticeable (usually) small mammals, deer, nocturnal sounds, bats, harvest mice (none after the harvest) swallows (they seem to have decamped to shadier places in Whitely Woods. I think we should switch off the light, very soon.	Noted. ASH 8 deals with light pollution. The effect of light on animals is noted in our supporting document, 'Natural environment and Biodiversity in the parish of Ashdon'	None
	Environment Agency	Foul Drainage We have reviewed the draft plan and cannot find any reference to foul drainage or water recycling centers. We believe that this should be reviewed for the plan and potentially an objective or policy should be included around the fact that the local water recycling center is close to capacity. Before more development upgrades may need to be carried out to ensure that there is capacity at the local Water Recycling Center.	There is not a need to address this in planning policies as such matters will be dealt with as a matter of course at the planning application stage.	None
Policy ASH12 – Village Services and Facilities				
H Feldman	-	The changes in shopping habits and online delivery services from Saffron Walden stores makes the prospect of a supportable village shop unrealistic, especially since Covid 19. The requirement to retain premises as retail usage should be dropped when considering applications for change of use.	Noted. There are specific UDC policies on this.	None
R Shobbrook	-	Just to emphasise the last statement that support to be conditional upon "no significant adverse impact on the natural and historic environment infrastructure and the amenity of residents"	Noted	None
S Smith	-	Full capacity of village hall should be maintained	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
M&L Snow	-	A community asset may not today be economically viable, but it might tomorrow. Assets such as shop, pub, school etc should be kept irrespective of current economic liability	Noted	None
C Smith	-	"But are disability facilities good enough? I hear the gym facility in Church Fields is hardly used! Money wasted?"	Noted	None
D & M Green	-	The village needs a village lead shop/hub project under the auspices of the Parish Council	Noted	None
J Padfield	-	Sections a and b sound VERY authoritarian ("permitted" by whom?) and not what a free society is about? Surely you are not suggesting that the owner of the village shop should provide - who whom? - financial evidence of what she wants to do with her private assets??	This is a standard approach to seeking the retention of village shops and pubs to help ensure that they remain where viable.	None
S Lewis	-	I do not support any attempt to approach owners of former shop/Post Office. Other than this point, I support this policy.	Noted	None
V Moriarty	-	Our village would benefit from a shop! As a single mum, sometimes without a car it can be isolating. It's £6.10 for 2 singles into Walden- walking is doable but absolutely not if you had a pushchair - a decent footpath would be amazing!	Noted	None
Community Aspiration 7 – Village Shop				
S Hastie	-	The market can decide whether one is economic without taxpayer subsidy. The pub is more likely to be viable in the long run, if it does not have to compete with a subsidised village shop/hub for a few years.	Noted	None
J Shobbrook	-	But, if it wasn't supported before will it be in the future ?	Noted	None
H Feldman	-	Subject to the viability aspects as stated in 24 above	Noted	None
R Shobbrook	-	If indeed it can be proved to be viable and self-sustaining.	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
S Smith	-	But not in village hall. The pub is a better bet	Noted	None
J&R Gardner	-	Yes - but not at the expense of the capacity of the village hall. The village is growing not shrinking	Noted	None
C Smith	-	But not in the damp old part of the village hall.	Noted	None
D & M Green	-	Parish Council lead.	Noted	None
J Padfield	-	I supported the Village Hall aspiration and am very frustrated by those who sought to block it and slow it down after the unanimous support from the public meeting - now it appears that the pub may open a deli, but what about the concept of a village cafe?	Noted	None
V Moriarty	-	3 ticks!	Noted	None
Community Aspiration 8 – Reopening the Pub				
R Meade	-	No longer relevant	Noted. The Plan supports this aspiration over the full life of the Plan ie 2020-2036	Aspiration amended to 'To support viable plans for the Pub that protects the Listed building and continues to maintain its function as the village pub.'
R Shobbrook	-	Done!! And tried and tested!	Noted	As above
S Smith	-	A shop there would be well supported	Noted	As above
M Wymer	-	So glad it has happened!!	Noted	As above
C Pardue	-	N/A	Noted	As above
J Padfield	-	Events have overtaken this part of the Plan	Noted	As above
M Elsey		Yes, as above but does this require amendment as the pub has, of course, been reopened.	Noted	As above
G Smith	-	No longer relevant in the current form. Would recommend the aspiration be re-written to align given the recent reopening of the pub, to restate the requirement as being the maintenance of the Pub as an ongoing concern,	Noted	As above

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		protecting the heritage asset of the building itself as well as the benefit to the community that it provides.		
S Lewis	-	Happily the pub has now been refurbished and reopened, so no longer a need for this policy	Noted	As above
C Roberts	-	I would like the pub to reduce its light pollution impact on the village as soon as now	Noted. The lights are on when the pub is open.	None
Community Aspiration 9 – Rectory Lane Playing Field				
I Blackett	-	This is long overdue. In particular, for families with pushchairs.	Noted	None
J Shobbrook	-	Trying for the last 30 odd years. Cost too high, no parking and now equipment needs renewing and the whole site needs some TLC	Noted	None
R Shobbrook	-	But care. This has been evaluated on many occasions but has not been found to be viable. Concentration should be focused on providing good, safe and sustainable equipment for small children. It is the playing field designated for younger children, not for bigger boys and girls (and happily adults) who are catered for at All Saints, and where parking is easier.	Noted	None
D & M Green	-	Support. A new access has been investigated for the last 40 years. It would be hugely expensive and impractical.	Noted	None
M Elsey	-	Yes, although previous surveys have shown this to be an extremely difficult undertaking and very costly indeed.	Noted	None
V Moriarty	-	But desperately needs access for disabled!! Also, for pushchairs. These steps are a death trap. So steep. My son's friend came over a couple of years ago - he's in a wheelchair. They couldn't enjoy it as it wasn't accessible. Such a shame and caused a huge meltdown.	Noted	None
Community Aspiration 10 – Outdoor Community Spaces				
S Smith	-	A tennis court would be used more than the present adult outdoor gym at Churchfields	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
G Smith	-	Encouraging the use is fine but as we have two playing areas and an outdoor gym, I think the village is more than adequately provided with recreation facilities (same with open green space such as the donkey field and our many footpaths). Better maintenance and a continual review of the facilities provided (to ensure they meet the need of the village) is necessary. However, I don't believe that there is a need for additional outdoor spaces.	Noted	None
Policy ASH13 – Local Green Spaces				
I Blackett	-	<p>The space outside the village hall, across the river, should be added.</p> <p>The lack of parking in Carters Croft is a major problem for some residents. If this can be solved by replacing one of the (7) flat triangular spaces with designated parking spaces, this would have very little overall impact on the village and greatly help residents.</p>	<p>This has been investigated with Essex CC Highways and the area concerned is highway verge and not appropriate for LGS designation.</p> <p>Noted. The triangular spaces also provide visibility splay for Highway safety. The green area at the top of Carters Croft (with no ball games sign?) may be appropriate for parking but this would need further investigation.</p>	<p>None</p> <p>None</p>
P Ikin	-	YES, but please add the green space beside the river Bourne, that bus stop sits in in lower Ashdon (opposite Moss Cottage and Archers Cottage)	Noted – as above	As above
S Smith	-	Tennis Court instead of adult gym area - which is rarely used	Noted	None
M Lee	-	The green space at the end of Carters Croft/Rogers End is really needed for residents with nowhere to park. Small laybys or car parks would be helpful for residents. Car park could be screened by hedges	<p>Noted</p> <p>A visibility splay needs to be maintained for Highway safety.</p>	None
J Padfield	-	Did the Parish Council have any input to the recently felling of a significant number of trees on the bus shelter	Noted. Land in question owned by UDC. The replanting scheme is being considered by the Parish Council.	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		triangle? Were the adjacent homeowners consulted - I am not sure they were?		
G Smith	-	WRT item 6. The Allotment meadow, I think this land could be much better used; either as a single dwelling (which would be incompatible for it's inclusion in the section), as a community orchard, or a well maintained wildflower meadow. It's current use/visual appeal is unsatisfactory.	The land is in the flood plain and outside the Development Limits. It also features in a key view identified by Alison Farmer in the Ashdon Landscape Appraisal. Securing community uses is reliant on the cooperation of the landowner.	None
D Howe		Need a lot of children. Two areas surely not necessary (cost or safety)	The areas separately serve Ashdon village core and Church End and no safe pedestrian route between Church End and Ashdon Village Core.	None
	Uttlesford DC	<p>Local Green Space Assessment September 2021</p> <p>It is apparent that a lot of work has gone into the LGS Assessment. However, we have the following observations on the LGS Chapter:</p> <p>i. The Plan refers to a Policies Map locating Local Green Space sites. This map is not of sufficient quality to identify boundaries. The location of most sites is self-evident, but some sites are difficult to locate. The legibility of the Plan would be enhanced by maps showing the location of all of these sites within the neighbourhood area. Separate maps for Local Green Space sites could be provided.</p> <p>Identification of LGS boundaries will protect the integrity of the LGS in future should boundary issues arise in future.</p> <p>ii. NPPF Criteria Assessment</p> <p>The Local Green Space Assessment has been well done. However, additional commentary to some of the responses on the assessment template would enhance your appraisal. Below are examples on possible suggested additional commentary instead of responding with just a "Yes":</p>	<p>The separate Local Green Space Assessment provides detailed maps identifying boundaries.</p> <p>The Local Green Space Assessment will be amended accordingly</p>	<p>None</p> <p>Amend Local Green Space Assessment as considered appropriate.</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>o Is it close to the community it services – Suggest you qualify the yes by adding: “Yes it is within walking distance.”</p> <p>o Is it demonstrably special to the local community and hold a particular local significance: Yes, main play area and community space for village core?</p> <p>o Is it local in character and is not an extensive tract of land? Yes within the environs of the village and the site is only 8,100m²</p> <p>o Is the space capable of enduring beyond the end of the plan period? – The space is owned by the Parish.</p> <p>NPPF 2021 Para 101 states that, “Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.” Based on the NP responses to criteria provided below, the following LGS designations do not appear to have the certainty that they will endure beyond the end of the plan period. It is suggested that you approach and discuss with the owners of these proposed LGS designations as to their agreement to the proposed designations.</p> <p>3. Glebe Meadow opposite The Old Rectory Is the space capable of enduring beyond the end of the plan period? – Yes Hopefully.</p> <p>Has there been any discussions with the Rectory to designate the land as LGS? There must be certainty that this LGS will last until the end of the plan period.</p> <p>6. Allotment Meadow</p>		

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>Is the space capable of enduring beyond the end of the plan period? – Hopefully. Has there been any discussions with Mr McGeoghan to designate the land as LGS? There must be certainty that this LGS designation will last until the end of the plan period.</p> <p>11. Green space with a fitness trail and basketball hoop Is the space capable of enduring beyond the end of the plan period? – Unknown currently. Has there been any enquiries to determine ownership of the land and consequently discussions to designate the land as LGS? There must be certainty that this LGS designation will endure last until the end of the plan period.</p> <p>14 Football pitch – Knox End Is the space capable of enduring beyond the end of the plan period? – Yes, but permission is dependent on the landowner. Has the owner agreed to the LGS designation for the duration of the Neighbourhood Plan? There must be certainty that this LGS will endure last until the end of the plan period.</p>		
	Essex County Council	<p>ECC recommends that Policy Ash 13 - Local Green Spaces includes reference to protecting school green space. Studies have found that connecting children with nature and green spaces benefits their intellectual, emotional, social and physical development, giving them the best possible start in life and improving employability.</p>	Noted. We believe that school playing fields are protected by other means.	None
Community Aspiration 11 – Protecting Local Green Spaces				
I Blackett	-	This is a qualified yes, subject to my comments to Question 29.	Noted	Delete Community Aspiration 11 – Protecting Local Green Spaces

Name	Organisation	Comment	Parish Council Response	Changes to Plan
			On reflection, it has been decided that the Aspiration would be difficult to deliver given that some of the LGS is private land. Biodiversity improvements are addressed in Policy ASH10.	
M Lee	-	As above. If you look across the road from here, there is plenty of green space	Noted On reflection, it has been decided that the Aspiration would be difficult to deliver given that some of the LGS is private land. Biodiversity improvements are addressed in Policy ASH10	Delete Community Aspiration 11 – Protecting Local Green Spaces
J Padfield	-	Everyone knows that wildflower meadows are notoriously difficult to maintain, particularly on the rich soil that exists in Ashdon. Who will maintain it over the years so that it is not just a wilderness? I have tried and failed. Look at the huge effort and cost entailed in the King's College one. What is the purpose of the community orchard - how would it be managed?	Noted. Not within the NP remit. This would be a separate community project. On reflection, it has been decided that the Aspiration would be difficult to deliver given that some of the LGS is private land. Biodiversity improvements are addressed in Policy ASH10	Delete Community Aspiration 11 – Protecting Local Green Spaces
D Haworth	-	Protection of the Local Green Spaces is of critical importance to the character of the village and if the general aim and many of the policies are to be respected and their aims achieved, the LGPs need to be robustly protected from development, and enhanced wherever reasonably possible. If small scale development of appropriate size to deliver any growth appropriate to the size historic and cultural heritage of the village, and clearly stated aims of this version (consultation) of the Ashdon Neighbourhood Plan is to be supported, then by definition the LGPs cannot be given over to development, in particular this is true of the larger spaces, e.g. the Donkey Field, which if developed would 'swamp' the village and be contradictory to a great	Noted On reflection, it has been decided that the Aspiration would be difficult to deliver given that some of the LGS is private land. Biodiversity improvements are addressed in Policy ASH10	Delete Community Aspiration 11 – Protecting Local Green Spaces

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		many of the 'ASH' policies set out in the plan including (but not exclusively) ASH 1, 4, 5, 6, & 7.		
D Howe	-	No but should protect existing areas.	Noted On reflection, it has been decided that the Aspiration would be difficult to deliver given that some of the LGS is private land. Biodiversity improvements are addressed in Policy ASH10	Delete Community Aspiration 11 – Protecting Local Green Spaces
Section 10 – Community Facilities - Other comments				
M&L Snow	-	Repair the damaged verges to the lanes e.g Water End / Spriggs Lane. Fully repair and make good potholes	This is a matter for the County Council	none
H Burrow	-	The capacity of the existing village hall should not be reduced in order to create the shop.	Noted	None
S Nicholas	-	Check with UDC that the title register for the properties listed as Assets of Community Value refer to them being listed under the Localism Act.	Noted - ongoing enquiries with UDC	None
D Howe	-	Please stop calling it Braggs Windmill	Noted	Amend Plan accordingly
Community Aspiration 12 - Traffic and movement around the village				
I Blackett	-	Yes and a high priority.	Noted	None
A Parker	-	traffic speeding into and out of the village is also a major issue as well as the points noted in the centre of the village	Noted	None
S Smith	-	Traffic calming is very necessary	Noted	None
J&R Gardner	-	Also Church End - Corner on Ashdon Rd	Noted and amended	Amend to include Church Hill Blind Bend
M&L Snow	-	See 31	Addressed under Section 10 – other comments	None
D & M Green	-	Radwinter Road repaired. Must not urbanise the village!!	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
C Pardue	-	Map 15 - states a 20mph limit on the corner @ Church End. Is this correct? If so it is not made clear with signs (should be painted on the road as is at Bartlow). Also the size of farm machinery is a problem.	Noted. Yes there are 20mph signs installed as advisory by Highways. The Parish Council is taking forward traffic and pedestrian safety issues with ECC	None.
S Nicholas	-	support the aspiration but the potential for new pavements to be dual use for pedestrians and cyclists should be considered. EG Upgrading the path from the village to Church End which runs next to the field, to be wide enough for pedestrians and cyclists	Noted. The Parish Council is taking forward traffic and road user safety issues with ECC	None
C Roberts	-	Introduce walking buses to the school. Reduce speed limits, encourage off road parking at owners' homes. Incorporate walking buses for school events where practical. New House Lane has road hazard from LEDs broadcasting light across the fields; discourage applications to build/convert land for car parks.	Noted. A walking bus initiative would be an Ashdon School initiative. The Parish Council is taking forward more general traffic issues with ECC	None
V Moriarty	-	Protect our beautiful (small lanes). The lorries are absolutely destroying the verges! The speeding is a huge issue.	Noted. The Parish Council is taking forward traffic issues with ECC	None
	Essex County Council	Section 11 also contains 'Community Aspiration 12' - Traffic and Movement Around the Village. This section indicates how the Parish Council will seek to work with ECC. It is supported that the Parish is seeking to be clear about future aspirations for the village of Ashdon and ECC considers it is important that the Parish Council is aware of the role of the Local Highways Panel (LHP). All 12 Essex borough, city and district council areas have a LHP who are responsible for making recommendations and setting priorities for Highways schemes in their areas. The LHP includes a representative number of Members from the County and the individual borough, city or district. The LHP Members meet on a quarterly basis to prioritise the local concerns and make recommendations to the ECC Cabinet Member for the implementation of highway	Noted. The Parish Council will contact LHP as part of its traffic initiative with ECC.	None.

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		schemes that meet the concerns of local people. The LHP has a budget from ECC which Uttlesford District Council can match fund to provide a pot of money to spend across the district. This money may be utilised to fund smaller highways schemes that may provide local mitigation, and fulfil local aspirations. Further information is available here. It is recommended that the Parish Council work with the LHP and seek funding for appropriate schemes.		
	Essex County Council	<p>ECC notes that Map 15 refers to 'accident black spots', ECC welcomes the data that demonstrates these locations on the map are accident black spots. It is noted that Church End has no footpaths, which may make pedestrian movements more challenging.</p> <p>ECC notes that map 15 also highlights traffic speeds of 20 miles per hour (mph) and 30 mph. It is noted that there are road traffic signage that indicate to the driver if they are exceeding or maintaining within the speed limit. ECC also seeks to clarify that there is a maximum speed of 20 mph on approaches to the Church End bend.</p>	<p>Noted</p> <p>Noted. 20mph signs are in place – installed by Highways as advisory speed limits.</p>	<p>Map 15 amended to 'Traffic danger zones'</p> <p>None</p>
Policy ASH14 – Public Rights of Way				
E Meakin	-	In general yes although equal consideration should be given to the habitat creation and visual enhancement provided by any small development. Some public rights of way are not in a good state at all and if an owner was able to show evidence of enhancement through small improvements then this should be taken into account too.	Noted	None.
S Dobson	Essex Bridleways Association	Page 60 – Public Rights of Way: we note the extensive network of PRoWs and that they are widely used. Proposed Policy ASH14 states that 'enhancements or extensions to the network, for example through improving accessibility or connectivity, will be supported...' This we	Noted. Upgrading public rights of way from, for example, public footpaths to bridleways is undertaken through separate legislation outside the planning system.	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		fully support; however, we would prefer to see an aspiration in the Plan to promote better accessibility to the network for ALL users, including equestrians. Whilst there is a good network of bridleways already, with the increase in traffic and rat running through the lanes (as previously mentioned within the Plan) it would make sense to aim to upgrade existing footpaths to bridleway status where practical (and with landowner consent). It is important to note that a bridleway allows use by both equestrians and cyclists as cyclists are not allowed on footpaths and upgrading them will benefit all vulnerable road users - which should be the aim in this Plan.		
J Shobbrook	-	More pressure on landowners to maintain the footpaths	Noted	None
Policy ASH15 – Protected Lanes				
A Marr	-	We support the idea of 'protected lanes' but the map shown at the recent NP exhibition at the village hall failed to include New House Lane as a 'protected lane'.....instead marking the road from the village that runs to the Plough Inn on the Radwinter Road....if that is a mistake then it needs to be corrected as the consequences for the wider policy of protecting the character and visual environment of the neighbourhood is undermined. More widely the plan seems to be focused on the central populated areas of the parish, and is very detailed about listed buildings and amenity value etc. But the character of the area needs to be emphasised as it is this which puts the village in a context that is rural, rather than suburbanised eg Swards End. New House Lane is something of a 'rat run' for traffic, and although it is very bendy traffic speeds are too high, and frequency is noticeably increasing now that lock down is over and home working is once again in decline... Just what does it mean to say that something is a protected	Noted. This was an omission to the Reg 14 draft. More information on protected lane status can be found on historic environment pages of the UDC website.	Delete Radwinter Road as a protected lane on the Policies Map and insert New House Lane.

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		lane? From development? Presumably, but also from traffic? Less clear.		
Community Aspiration 13 - Increase the number of protected lanes				
A Marr	-	I am concerned that comments are seemingly only being asked if there is opposition to an idea or proposal....I think that people who support ideas also have a right to make further comments because they can make suggestions about HOW more lanes for example might become protected and also how the concept of protected lanes itself can be developed.... I think that more attention should now be paid to the outer edges of the parish and a better more detailed understanding or assessment of how these areas contribute to the character of the central village and the locality.	Noted. This is a substantial piece of work. The Parish Council is currently looking for volunteers to take the Protected Lane initiative forward.	None.
C Smith	-	But who is going to make this happen?	Noted – see above	None
D & M Green	-	Definitely!!	Noted	None
G Smith	-	Is the aspiration about increasing the number of protected lanes, or to protect the existing. I think both are important and the clauses in the aspiration mean the title should be reframed to include the protection/maintenance of the existing protected lanes. I would like to see some idea of where the aspiration for new protected lanes might be.	Noted. There is currently only one protected lane in the Parish- New house Lane. At the last review (March 2012) Radwinter Road lost its protected lane status by one point due to the traffic damage incurred. This is a community aspiration reflecting the comments from the community as part of the NP consultation process. The actual process of increasing the number of protected lanes is beyond the remit of	See amendment below

Name	Organisation	Comment	Parish Council Response	Changes to Plan
			the NP process. However, as a Community Aspiration it could be an initiative taken forward by the Parish council as a separate exercise.	
S Nicholas	-	The title refers to protected lanes but the aspiration refers to verges. Aspiration needs to be clear if it referring to Protected Lanes (identified for their diversity, group value, archaeological and historic value, biodiversity) or Special Verges which are protected for their biodiversity.	Noted	The aspiration has been amended slightly to make it clearer. The title has been amended to 'Increase the protection of the lanes' and an additional bullet point added 'v seek to increase the number of designated protected lanes'
Section 11 – Highways, Transport and Connectivity - Other comments				
S Dobson	Essex Bridleways Association	Page 62 Highways, Transport and Connectivity: we note in paragraph 11.19 that off-road cycle routes were cited as being important to residents, with the bulk of the use of these likely to be for either recreation or fitness. If this is progressed, we ask that any new off-road route is created as a bridleway so that equestrians are not left out of the scheme; after all the lanes are becoming more trafficked and dangerous – as already mentioned in the Plan – and ALL vulnerable road users should be catered for rather than just singling out cyclists for such benefits.	Noted	None
A Wright	-	Size restrictions on vehicles constantly passing through Ashdon	Noted. The Parish Council are taking forward the traffic related matters in conjunction with ECC	None.
S Patrick	-	I particularly agree with point 11.6 that too many pavements would 'urbanise' Ashdon in particular a pavement up to Steventon End. Having said that the existing pavements particularly in Radwinter Road are in a very poor state of repair and have been for many, many	Noted. The Parish Council are taking forward the traffic related matters in conjunction with ECC	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		years and need improving. I also support new pavements at Clayes and Church End. Traffic calming measures such as change in priority on the outskirts of the village as seen in Radwinter might be useful.		
S Smith	-	"Walking where there are no pavements is hazardous due to speeding traffic. An ""unclassified"" road should not be a cut through for large lorries"	Noted. The Parish Council are taking forward the traffic related matters in conjunction with ECC	None
I Russell	-	In addition to supporting the traffic calming measures, we would additionally like to see traffic calming measures at Knox End as this is one of the main entrance/exits to Ashdon as a whole.	Noted. The Parish Council are taking forward the traffic related matters in conjunction with ECC	None
J Padfield	-	11.4 - when this was emotionally proposed some years ago, the available evidence that was eventually from asking the people in Church Fields and All Saints Close showed that the vast majority would not use the footpath, say to take their children to school, as the car was more convenient and quicker when it mattered most. So who does a figure of 95.1% represent other than asking a motherhood and apple pie question? There have been no accidents. The only practicable way is to go behind Glebeside with the agreement of the landowner and the residents and then it will have to be suitably lit for security. 11.8 - "... studies indicate that trees accelerate patient recovery .. " You cannot say this where no valid evidence exists. "indicate' is not evidence.	Noted. The Parish Council are taking forward the traffic related matters in conjunction with ECC Information and evidence in www.nhsforest.org	None Amend text as follows: text to 'studies show'. Reference added https://nhsforest.org/evidence-benefits
M Elsey		The provision of pavements where none exist currently is problematic in that the areas which might potentially accommodate pavements are, in most cases, privately owned. In front of Clayes installation should be possible and it would be possible to run a path to the rear of the houses at Church Hill/End. In fact a survey to this effect	Noted The Parish Council are taking forward the traffic related matters in conjunction with ECC	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		was conducted several years ago but there was very little response from residents.		
S Nicholas	-	Appreciate that provision of cycle routes are a long term project. As well as looking at routes to Saffron Walden, a route to Linton should be looked at where it could connect to the Linton Greenway. https://www.greatercambridge.org.uk/transport/transport-projects/greenways/linton-greenway	Noted.	None
C Roberts	-	Para 11.2 pavements and lighting. I think 'Collier Road' should read 'Collier Row'. I think it is a terrace of houses, not a road exiting anywhere	Noted	11.2 ' Collier Road' amended to Collier Row"
V Moriarty	-	Our village needs protecting- roads, environment, lanes, all of it.	Noted	None
	Essex County Council	ECC recommends that the objective set out on page 59 which currently states "Promote a vibrant community in which it is easier to get around - both within the community and in and out of the village", be amended to read "Promote a vibrant community in which it is easier to get around by walking, cycling and public transport - both within the community and in and out of the village". This will ensure that the Plan seeks to promote sustainable modes of travel. ECC notes that the public engagement exercise highlighted the following issue "traffic around the school at school drop off and pick up is problematic due to lack of parking facilities at the school" (paragraph 11.2). ECC considers that this is seeking to enhance parking at the school, rather than implement measures to encourage Active Travel. ECC recommends that the Plan sets out policies that seek to promote safe walking and cycling routes to the school, and consideration should be given to whether there may be funds available to deliver an	Noted. We are unable to amend community generated objectives at this stage in the NP process Noted. The Parish Council are taking forward the traffic related matters in conjunction with ECC	None None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>improved road layout in front of the school to make it safer and less car dominated.</p> <p>The public engagement exercise also asked a question on specific areas needing a pavement. The results following the public engagement highlighted that "95.1% of respondents were in favour of a path that connects Church End and Church Hill avoiding the dangerous bend by the All Saints Church (the provision of such a pavement would improve the connectivity of the Churchfields and All Saints development to the Ashdon village core including the school)" (paragraph 11.4). In reviewing this location, ECC thinks it is important that the Parish Council is aware that there is little or no highway land available alongside the carriageway, therefore, to fulfil this aspiration would require third party land/agreement. It should also be noted that there are footpaths away from the carriageway, and consideration should be given to whether there is the potential to improve surfacing/lighting along some of these, to enhance their use and provide a safer pedestrian environment.</p> <p>ECC notes that paragraph 11.17 sets out 7 issues that are cited as barriers to the use of current services. ECC wishes to clarify or make the following observations and welcomes further dialogue to appreciate the issues affecting the community of Ashdon.</p> <ul style="list-style-type: none"> • Bullet 2 – states that the bus services should "cover the commuting hours to Saffron Walden, Audley End and Cambridge" (page 62). It should be appreciated that all of these destinations would require services at different times. It is unlikely that an hourly service to Ashdon at present would be viable. It is recommended that the 	<p>Noted. The Parish Council are taking forward the traffic related matters in conjunction with ECC</p> <p>The Integrated Passenger Transport Unit from ECC is reviewing public transport issues for Ashdon in Spring 2022.</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>community considers the bus service locations and options that would be welcomed and work with ECC to understand how such services may be delivered.</p> <ul style="list-style-type: none"> • Bullet 4 – states that “affordability needs to be improved” (page 62). ECC considers that it is important to note that bus fares are subsidised for persons of state pension age (the eligibility for an Older Persons Bus Pass is set by the Department for Work) and disabled. ECC will be reviewing the fares and ticketing schemes as part of the Bus Service Improvement Plan. A Cabinet Paper covering enhanced partnerships /Bus Back Better and Bus Service Improvement Plan is available here. A final version of the papers embedded in this Cabinet Report are anticipated in November 2021. Bullet 5 – states “more bus stops” (page 62). There are 7 pairs of bus stops served by the existing bus service. ECC would welcome working with the Parish Council to identify where additional bus stops may be beneficial. It is recommended that the Parish Council email - IPTU.Infrastructure@essex.gov.uk and outline their aspirations, these can then be assessed by ECC and relevant partners. • Bullet 6 – states “better timetable” (page 62). ECC would welcome further information from the Parish Council regarding the nature of the services they would require, the destinations, times and an appreciation of the issues with the current timetable. The above email address can be used. 		
Policy ASH16 – Farm Diversification				
E Meakin	-	Provided sits well within environment and adds to Ashdon community	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
A Wright	-	Until a business is up and running it is quite difficult to assess its impact on surrounding environment	Noted	None
D & M Green	-	Sympathetic redevelopment of Hall Farm- brown field site in preference to green field sites- Government Policy!	Noted	None
C Roberts	-	I would like detailed advertising of applications and the implications of them. eg how many lights? how many windows? How many lights intruding on areas where young families need sleep. How many cars are to be accommodated, how much gratuitous noise will occur. I have received little or no advertising of the barn conversion only yards up the road.	Noted. Individuals can register with UDC for planning application notices. All planning applications are discussed at regular Parish Council meetings.	None
Section 12 – Employment - Other comments				
C Roberts	-	Section 11. I think walking buses could help school parking problems. Residents who have off road parking at their homes from Carters Croft along the main road to Holden End could help by parking off the road. Speed and parking deterrents should be used and a 20mph limit imposed from the village end at Knox End inwards.	Walking bus initiative would be a School initiative. General road safety and traffic is being taken forward with ECC as a separate initiative by the Parish Council	None
Policies Map				
G Smith	-	I broadly support the policies map, with the exception of the settlement gaps, and protection of the Allotments meadow (item 6).	Noted. The settlement gaps is a recommendation of the Alison Farmer Landscape Appraisal. See comments above on allotment meadow.	None.
C Roberts	-	Increase the size of these maps to make the wording more legible to long sighted (often elderly) readers	Noted. Unfortunately a lot of information needs to go on these maps. An electronic version of the maps is available on our website.	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
Appendices				
I Blackett	-	Moss Cottage is Grade II but appears not to be listed. However, it may be listed by its alternative, unused name of 'Archers, Main road'. We suggest that it's entered as Archers, Main Road (Moss Cottage)	Noted. The names of the properties listed are those by Historic England and do not always conform with actual names.	Amend Appendix to explain situation
S Patrick	-	Stevington End??? Steventen End???	Noted- as above	As above
H Feldman	-	The name of our house is "Juniper House", not to be confused with "Juniper" in Rectory Lane.	Noted- as above	As above
D & M Green	-	Page 2 Midsummer Hill Cottages not Summer Hill	Noted- as above	As above
H Burrow	-	A statement should be included to indicate that the names of properties listed by Historic England are not always the same as the current name the same property is known by.	Noted	As above
C Roberts	-	I have no comment on Appendix 1	Noted	None
Other comments				
A Marr	-	<p>I think the quality of the plan - so far - is exemplary. So very well done indeed to all those who have obviously worked very hard to produce what is I think an exceptional draft. This clearly does reflect on the village more widely and that is such a positive indication that there are a great many people who do care about their environment.</p> <p>I think that more detail could be beneficial if it included greater detail about landscape quality.....particularly in relation to farming diversification. We have noticed that there are pockets of bird life for example, but there are areas where there is a dearth.....because of the nature of the landscape immediately around some rural houses...</p>	<p>Noted and thanks</p> <p>Policy ASH10 highlights the importance for all development that requires planning permission to make provision for protecting and improving biodiversity and habitats.</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>In longer terms I think the committee might consider how for example a shop could be reintroduced into the village...a community venture which does exist elsewhere....resaerch might be part of the plan to help facilitate developments like this if they were considered useful or important to fostering the development of the village....</p> <p>There is a broad narrative about 'affordable housing' widespread around the country and in political discourse...but what does it mean...who is it for and on what basis are numbers made....in general the Government has foisted on District Councils housing numbers which bear no relation to local need or indeed aspiration. Numbers are generally fanciful, and that is the great weakness of the ide aof the National Planning Frammework...so I think it is important that numbers and types of homes are seriously considered in relation to good research and data...also of course house numbers of whatever type also bear no relation to the availability and quality of the supporting social infrastructure in any area....this is a key factor which undermines the concept of allocating housing numbers to areas...also we have NO knowledge of what land has already been bought by companies in anticipation of planning agreement for housing....the scale of land banking is phenomenal and yet also private.....and largely only known to proeprty developers themselves....and the people they have bought or are attempting to buy land from....</p>	Noted	None
E Meakin	-	This represents an incredible amount of hard work by the team involved in this. Well done.	Noted and thanks	None
G Brooker	-	Excellently researched plan and proposals	Noted and thanks	None
A Eddershaw	-	This is a very comprehensive document that provides an excellent record of Ashdon's history, current position and	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		potential future. Only by recording its unique character can the environment be preserved and managed as the village grows. Growth is essential for Ashdon's next chapter but should not be at the expense of what makes it such a special place to live and work.		
C Wright	-	Very well thought out & comprehensive	Noted and thanks	None
J Shobbrook	-	Well done,so much hard work	Noted and thanks	None
R Shobbrook	-	Congratulations to all involved - a brilliant job done.	Noted and thanks	None
S Smith	-	An excellent survey Many thanks to the people who have worked hard to get to this point	Noted and thanks	None
C Smith	-	Very comprehensive piece of work. Congratulations, hopefully the good things proposed are followed through by the Parish Council and other organisations involved. As always it falls on those who care.	Noted and thanks	None
J King	-	Splendid job covering all aspects of Ashdon village. With this report the future will be bright for following generations.	Noted and thanks	None
R Haynes	-	Only to say 'well done' to those responsible! It must have taken hours of work. A very professional piece of work!	Noted and thanks	None
J Elsey	-	Congratulations to the NP team. This is a well thought out plan that has been put together in s professional and considered manner. It clearly seeks to preserve, maintain and enhance Ashdon's unique character without succumbing to "Nimbyism". The consultations with local residents have been thorough and communication throughout has been excellent. As a result it is likely that few residents could possibly disagree with Ashdon's draft neighbouhood plan and may therefore consider there is no real need to respond.	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
D & M Green	-	An excellent document for taking Ashdon forward in a sympathetic way.	Noted	None
C Pardue	-	Thanks for the hard work	Noted and thanks	None
W & L King	-	A very comprehensive consultation. Excellent work!	Noted and thanks	None
J Padfield	-	I think you have all done a fantastic job - don't mistake some of my comments for belligerence (!) but evidence is critical to support statements and a this document needs to represent the balanced view of the whole village	Noted and thanks	None
M Elsey	Ashdon Parish Council	This is a superbly researched and constructed document. It's acceptance will do much to safeguard the future of the village and should be greatly appreciated by all who live in Ashdon. The entire work does enormous credit to the authors.	Noted and thanks	None
P Horrigan	-	Excellent piece of work that needs to be implemented and then proactively taken forward by Uttlesford district council, the Parish council and the community	Noted and thanks	None
S Lewis	-	well done :-)	Noted and thanks	None
C Roberts	-	I think there is a gap of information about the villages views on introducing car parks in or on the outskirts of the village. Policy ASH 16 avoids reference to the impact of light pollution on the landscape and its wider impact on the flora and fauna of the parish	Noted	None
V Moriarty	-	We understand the need for housing. It's the right housing that we need. We don't need 100's of houses. We need to protect our wonderful village. It's a wonderful plan.	Noted	None
	Uttlesford DC	We welcome the opportunity to comment on the draft Neighbourhood Plan. We have now had the opportunity to review the Draft Plan and Design Code and can now provide the following officer response.	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		We support the draft Ashdon Neighbourhood Plan & accompanying draft Design Code and commend your incorporation of amendments to reflect our comments provided plan preparation and prior to Regulation 14 Consultation.		
	Essex County Council	<p>Thank you for consulting Essex County Council (ECC) on the Pre-Submission Consultation for the Draft Ashdon Neighbourhood Plan (the Plan). ECC is a key infrastructure provider and delivers and commissions a wide range of strategic and local public infrastructure and services, covering but not limited to highways and transportation, education, early years and childcare, minerals, waste, surface water management, passenger transport, adult social care, and Public Health. The impacts of growth from the allocation of development sites in neighbourhood plans (over and above those identified in a Local Plan) will need to be assessed, including infrastructure requirements, any mitigation, and how they will be funded and delivered.</p> <p>The ECC response provides information to assist in reviewing the Plan ahead of Regulation 16 consultation, outlines where changes need to be made to ensure ECC can deliver its statutory responsibilities and recommends other changes for your consideration.</p> <p>Essex County Council's Neighbourhood Planning Guide (September 2019) This information Guide explains the main ECC services that may need to be considered when developing a neighbourhood plan. A weblink to the document is provided below.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>https://www.essex.gov.uk/planning-advice-guidance/neighbourhood-planning-advice</p> <p>The Guide provides weblinks to relevant ECC policy guidance and the following information on each theme:</p> <ul style="list-style-type: none"> • The relevant service or function within ECC, and their responsibilities; • Relevance to neighbourhood planning; and • The key documents produced by ECC to be considered when a Neighbourhood Plan is being prepared, and weblinks to those documents. <p>Strategic Environmental Assessment (SEA) – Screening</p> <p>ECC notes that the Plan has not been subject to a SEA Screening Exercise. This is a requirement in order to meet the Neighbourhood Plan Basic Conditions regarding EU Obligations. Planning Practice Guidance (Paragraph: 046 Reference ID: 11-046-20150209) states that, 'A strategic environmental assessment may be required, for example, where:</p> <ul style="list-style-type: none"> • neighbourhood plan allocates sites for development • the neighbourhood plan is likely to have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.' <p>ECC acknowledges that any forthcoming SEA Screening Report is likely to determine that there is no requirement to formally apply the SEA Directive in the form of a SEA Environmental Report. Nevertheless, ECC recommend that a SEA Screening Report is undertaken to properly explore whether a SEA Environmental Report would be needed, to meet the Basic Conditions for neighbourhood plans.</p> <p>Thematic Overarching Summary of the ECC Views</p> 	<p>The Plan has now been screened and an SEA has been screened out.</p> <p>Noted</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>This section of the ECC response sets out a summary of the strategic thematic matters.</p> <ul style="list-style-type: none"> • Highways and Transportation – Further consideration should be given to the evidence that supports some of the issues and matters highlighted within Ashdon. It is also recommended that the Parish Council understands the role of the Local Highways Panel, and clearly identifies viable schemes that may be implemented within the village to improve the uptake of sustainable travel modes, and the safety of the local community. ECC also welcomes information that may assist in working collectively to improve passenger transport services where they may be viable in the future. • Education – It is acknowledged that the primary school is referred to throughout the Plan. There is need to promote safe walking and cycling routes to and from the school, and minimise car use. • Green Infrastructure – It is recommended that the Plan clearly appreciates the importance of Green Infrastructure (GI). It plays an important role in connecting people and places and should be referred to throughout the plan and specific policies. • Minerals and Waste Planning - The Development Plan for Ashdon also comprises of the Essex Minerals Local Plan 2014 (MLP) and the Essex and Southend-on-Sea Waste Local Plan 2017 (WLP). When determining a planning application, decision makers must also consider the policies within these two plans, as relevant. The Plan must also demonstrate conformity with these two documents. 	<p>Noted. Such an initiative is a matter for the School and County Highways Department.</p> <p>Noted. Given the lack of proposed development in the Neighbourhood Plan Area, it is difficult to promote development related green infrastructure.</p> <p>Minerals and Waste planning is excluded from the scope of neighbourhood planning. The Neighbourhood Plan does not conflict with the MLP or WLP.</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<ul style="list-style-type: none"> • Lead Local Flood Authority (LLFA) – It is recommended that the Plan includes a specific policy on Flood Risk and Surface Water Management, some proposed wording is suggested in the detailed response. • Renewable Energy – It is recommended that a clear stance on renewable energy for domestic and commercial developments is set out within the Plan and ECC recommends some policy wording to assist the Parish Council. 	<p>Policy ASH9 covers flood risk and surface water management.</p>	None
			<p>This is beyond the scope of neighbourhood planning as set out in Written Ministerial Statement HCWS488 25 March 2015 which states “qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings.”</p>	None
		<p>ECC sets out comments to assist the Parish Council in reviewing the emerging Plan, the views are expressed to reflect the order of the Plan.</p>	Noted	None
		<p>Other - Renewables ECC recommends that the Plan clearly articulate a stance on renewable energy for domestic and commercial developments, such as solar panels, wind turbines, battery pods and community renewable heat initiative. ECC recommends incorporating a specific renewable policy into the Regulation 16 Plan, an example of a policy is set out below –</p>	<p>This is beyond the scope of neighbourhood planning as set out in Written Ministerial Statement HCWS488 25 March 2015 which states “qualifying bodies preparing neighbourhood plans should not set in their emerging Local Plans, neighbourhood plans, or supplementary planning documents, any additional local technical standards or requirements relating to the construction,</p>	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>Proposed Renewable Energy Policy</p> <p>The Neighbourhood Plan wishes to encourage community led renewable energy schemes and will support community-based groups working with local energy users in seeking funding to establish the technical, financial and legal feasibility of appropriate schemes within the neighbourhood area.</p> <p>Proposals for community owned or led renewable energy schemes (including micro-hydro, photovoltaic or bio-mass projects) will be supported subject to the following criteria for the proposed development:</p> <ul style="list-style-type: none"> • The siting and scale are appropriate to its setting and position in the wider landscape; • It does not give rise to unacceptable landscape or visual impact, either in isolation or cumulatively with other development; • It does not create an unacceptable impact on the amenities of local residents; and • It does not have an unacceptable impact on a feature of natural or biodiversity importance. <p>Other - Developer Contributions</p> <p>ECC recommend a new policy is inserted into the Plan on developer contributions with which any development would need to comply. Outlined below is a series of links to other Neighbourhood Plans that have policies, which could be considered.</p> <p>Cressing Parish Neighbourhood Plan, 2017 – 2033, Policy 11 – Developer Contributions, page 74. cressing-adopted-version-february-2020 (braintree.gov.uk)</p>	<p>internal layout or performance of new dwellings.”</p> <p>It is not considered necessary to have such a policy in the Neighbourhood Plan</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>Hatfield Peverel Neighbourhood Plan Document, 2015 – 2033, Policy F15 – Developer Contributions, page 50. Hatfield Peverel Neighbourhood Plan Bradwell with Pattiswick Parish Neighbourhood Plan, 2017 – 2033, Policy 11 – Developer Contributions, page 51. Bradwell with Pattiswick Neighbourhood Plan</p> <p>Other - Glossary In reviewing the Plan, consideration should be given to the inclusion of a glossary of terms. ECC recommends that within the Glossary the following definition of infrastructure be used – Infrastructure means any structure, building, system facility and/or provision required by an area for its social and/or economic function and/or well-being including (but not exclusively): footways, cycleways and highways; public transport; drainage and flood protection; waste recycling facilities; education and childcare; healthcare; sports, leisure and recreation facilities; community and social facilities; cultural facilities, including public art; emergency services; green infrastructure; open space; affordable housing; live/work units and lifetime homes; ultrafast high-speed broadband; and facilities for specific sections of the community such as youth or the elderly.</p> <p>ECC also welcome the Glossary clarifies the use of the term 'development' within the Plan and the County Matters of minerals and waste. 'Development' within the Plan should clearly exclude the County Matters of minerals and waste.</p> <p>Concluding Remarks ECC welcomes being consulted on the Plan. If there are any matters that the Parish Council wishes to seek</p>	<p>The Plan includes a Glossary but the definition of Infrastructure proposed is too onerous.</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		clarification, we are happy to assist further. ECC looks forward to reviewing the next iteration of the Plan.		
	Sport England	<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 98 and 99. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document. https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</p> <p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>implementation of planning policy is the evidence base on which it is founded. https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 99 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and</p>		

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>implementation of planning policies. Sport England's guidance on assessing needs may help with such work. http://www.sportengland.org/planningtoolsandguidance</p> <p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes. http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p>		

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p> <p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England's Active Design Guidance: https://www.sportengland.org/activedesign</p> <p>(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</p> <p>If you need any further advice, please do not hesitate to contact Sport England using the contact details below.</p>		
	Highways England	<p>Thank you for consulting National Highways on the above Neighbourhood Plan.</p> <p>National Highways is a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for</p>	Noted	None

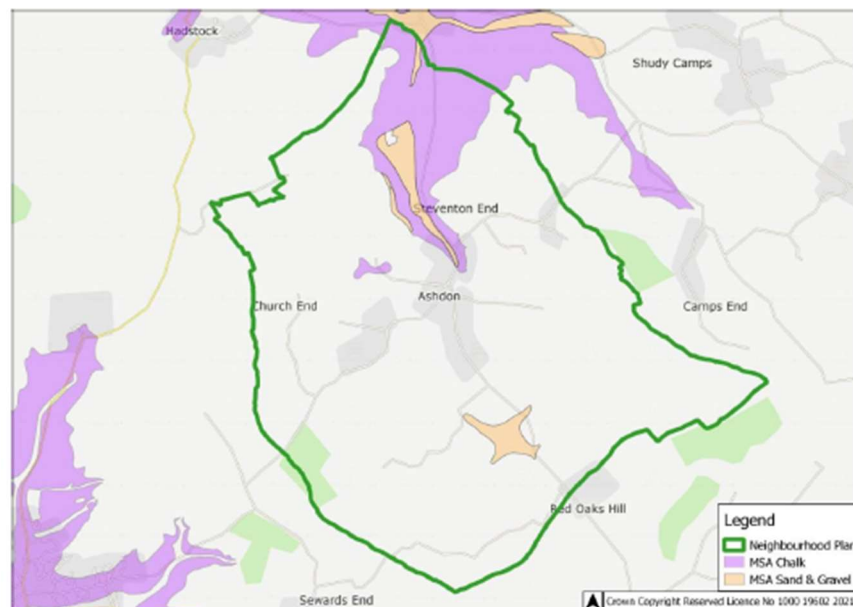
Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>the Strategic Road Network (SRN). In respect to this Neighbourhood Plan, the nearest trunk road is the M11.</p> <p>We have reviewed the plan and note the area and location that is covered is remote from the M11. Consequently the draft policies set out are unlikely to have an impact on the operation of the trunk road and we offer No Comment.</p>		
	Saffron Walden Town Council	<p>Thank you for sending this over and inviting us to comment.</p> <p>Our planning and transport committee looked at your NP in our meeting held on 14 October and no concerns were raised with the plan or the design guide. It was also noted that they were impressed with the work carried out.</p>	Noted	None
	Avison Young on behalf of National Grid	<p>National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Grid</p> <p>National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland.</p> <p>National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.</p> <p>Proposed development sites crossed or in close proximity to National Grid assets:</p> <p>An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.</p> <p>National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.</p> <p>National Grid provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> • www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/ <p>Please also see attached information outlining guidance on development close to National Grid infrastructure.</p> <p>Distribution Networks</p> <p>Information regarding the electricity distribution network is available at the website below: www.energynetworks.org.uk</p> <p>Information regarding the gas distribution network is available by contacting: plantprotection@cadentgas.com</p> <p>Further Advice</p> <p>Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets.</p> <p>NB – A standard Guidance Note was attached to the response which has not been reproduced here but is available from the Parish Council if required.</p>		

Name	Organisation	Comment	Parish Council Response	Changes to Plan
	Natural England	<p>Thank you for your consultation on the above dated 17 September 2021.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on the Regulation 14 of this neighbourhood plan.</p> <p>However, we refer you to the attached annex [not reproduced in this log but available from the Parish Council on request] which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p>	Noted	None

Appendix 1 – Minerals Safeguarding Area – Ashdon Neighbourhood Plan

Map 1 – Mineral Safeguarding Area in relation to the Ashdon Neighbourhood Plan Area



Map 1 shows that small areas of the Neighbourhood Plan Area are covered by Mineral Safeguarding Areas (MSA). There are MSAs for chalk, sand and gravel in the North and sand and gravel in the South.

Proposals for non-mineral development coming forward in land designated as a MSA must demonstrate compliance with Policy S8 of the Essex Minerals Local Plan 2014.

In light of the fact that some areas of the Neighbourhood Plan Area are within a Minerals Safeguarding Area the following wording could be added to the planning context section. "Areas in the North and South of the Neighbourhood Plan Area are within a Mineral Safeguarding Area due to the presence of either chalk, sand and gravel deposits beneath the ground. These areas are subject to a minerals safeguarding policy (Policy S8 of the Minerals Local Plan), which seeks to prevent mineral deposits being unnecessarily sterilised by non-mineral development".

There is currently no mineral or waste infrastructure in the Neighbourhood Plan Area.

Appendix 8 - Schedule of post-pre-submission modifications to the NP following Regulation 14 Pre-submission Consultation stage

Deletions are struck through eg ~~deletion~~ Additions are underlined eg addition

Page	Para / Policy No	Proposed Modification	Reason
Cover		Amend as follows: Pre-Submission Draft Plan September 2021 <u>February 2022</u>	To bring the Plan up-to-date
5	Contents Page	Make consequential changes to Contents Page including page numbers	
8	1.7	Amend final sentence as follows: A separate Consultation Statement identifying the details of the engagement we've undertaken and how it's shaped the Plan will be published later in the preparation process <u>has been published as part of the submission of the Plan to Uttlesford District Council.</u>	To bring the plan up-to-date
8		Move 'red box outline' and bold type one box left to 'Submission to Uttlesford' Amend dates in boxes as follows: Draft Plan Consultation – amend to September/October 2021 Submission to Uttlesford DC – amend to February 2022 Further Consultation – amend to Spring 2022 Examination by Independent Examiner – Amend to Spring 2022 Referendum – amend to Summer 2022 The Plan is complete – amend to Summer 2022	To bring the plan up-to-date
9	2.4	Amend second sentence as follows: In all 57 <u>47</u> affordable homes for those with local connections have been built in the village for rental or shared ownership, a proud record for a small village.	In response to comments
10	2.8	Amend fourth line as follows: 'Church and the Braggs ' Windmill'	In response to comments
10	2.8	Amend third sentence as follows: The topographical map, <u>Map 2</u> , below shows the location of Ashdon in the valley of the River Bourne. The locations of the 'Ends', and lanes of the village, <u>and the water courses, are all shown.</u> all connected to the valley and its tributaries are shown on Map 2.	Correction to meaning

Page	Para / Policy No	Proposed Modification	Reason
11	2.8	Amend final sentence as follows: Further social history is represented by the remains of Ashdon Halt on the former route of the railway from Saffron Walden to Bartlow found at the end of Fallowden Lane, and the presence of up to six pubs in the village (two now listed, but only one potentially open recently reopened).	To bring plan up-to-date
12	2.10	Amend second sentence as follows: Ashdon Parish has about 64 hectares of ancient woodland and three Sites of Special Scientific Interest (SSSIs)- Hales and Shadwell Wood, Nunn Wood and Ashdon Meadows (Water End <u>locally known as Ryelands and located in Water End</u>).	In response to comments
12	2.10	Amend third sentence as follows: There are green wildlife corridors which <u>that</u> feed right into the middle of the village which is surrounded by ancient hedges and trees. The oak tree at Ashdon Hall is reputed to have been spared felling when timber was needed to build the roof at King's College Chapel in Cambridge.	In response to comments
13	2.15	Amend first sentence as follows: The village is fortunate to have the Ashdon primary school for 4-11 year olds, and the village hall and the village museum, although the village shop has now gone and the last pub in the village (the Rose and Crown) <u>has recently reopened</u> is currently closed .	To bring the Plan up-to-date
15	Community and Community Spaces and Facilities	Amend first bullet point as follows: <ul style="list-style-type: none"> the loss of village facilities in recent years, most notably the closures of the village shop and the Rose and Crown, the last remaining pub; <u>(now reopened!)</u>. 	To bring the Plan up-to-date
18	First title in first column	Amend to: <u>Ashdon</u> Character Assessments (Streetscape assessment volunteer working party) (including village walkabouts)	Correction
19	3.6	Amend text as follows: Uttlesford Strategic Flood Risk Assessment, Final Report, <u>JBA Consulting</u> 2016	Correction
19	3.6	Add additional bullet reference <ul style="list-style-type: none"> <u>'Uttlesford District Council Local Wildlife Site Review 2007</u> 	Missing reference
20	4.1	Amend first sentence as follows: The Neighbourhood Plan has been prepared in the context of the content of the <u>July 2021</u> National Planning Policy Framework (NPPF) and the Local Plan documents <u>relevant to Ashdon</u> . for Uttlesford District Council .	In response to comments

Page	Para / Policy No	Proposed Modification	Reason
20	After 4.7	<p>Insert new paragraphs after 4.7 as follows:</p> <p><u>The Essex Minerals Local Plan (2014)</u></p> <p><u>4.8 The Essex Minerals Local Plan (MLP) identifies sites and locations for mineral development within Essex up to 2029 and introduces policies to manage this type of development. Areas in the North and South of the Neighbourhood Plan Area are within a Mineral Safeguarding Area due to the presence of either chalk, sand and gravel deposits beneath the ground. These areas are subject to a minerals safeguarding policy (Policy S8 of the Minerals Local Plan), which seeks to prevent mineral deposits being unnecessarily sterilised by non-mineral development.</u></p> <p><u>Essex and Southend-on-Sea Waste Local Plan 2017</u></p> <p><u>4.9 The Essex and Southend-on-Sea Waste Local Plan (WLP) sets out how Essex and Southend-on-Sea aim to manage waste up to 2032 and introduces policies to guide waste management. It seeks to deal with waste more sustainably by guiding the development of waste management facilities, encouraging recycling and reducing reliance on landfill.</u></p>	In response to comments
22	SWOT table	<p>In Threats/Pollution - Amend last bullet and add additional bullet as follows:</p> <ul style="list-style-type: none"> Increased light pollution and loss of night skies from development; and pollution from airport expansion. <u>Noise and pollution from airport expansion and traffic.</u> 	In response to comments
24	6.1	<p>Amend third sentence as follows:</p> <p>Throughout the Parish there are several historic sunken lanes, some adjoining Ashdon village core (Kates Lane, Rectory Lane and Dorvis Lane), one adjoining the Church End settlement (Fallowden Lane) <u>one in Water End (Spriggs Lane), two in Steventon End (Overhall Lane and Mill Lane)</u> and some further afield (Puddlewharf Lane and New House Lane).</p>	Correction of omissions
27	7.5	<p>Amend final two sentences as follows:</p> <p>However, conversions can result in a detrimental impact on the landscape where external paraphernalia that comes with residential uses is introduced, <u>in particular excessive outdoor lighting.</u> Careful consideration should be given to the potential impact of conversions on the landscape, including the impact on the key features of important views identified in the Neighbourhood Plan. <u>Conversion of barns and outbuildings can result in a loss of breeding sites for birds and bats.</u></p>	In response to comments

Page	Para / Policy No	Proposed Modification	Reason
28	Policy ASH2	Amend as follows: Housing development must contribute to meeting the existing and future needs of the village. A mix in the size and type of housing is desired, taking into account the <u>content of the 2015 West Essex and Herts Strategic Housing Market Assessment needs for Uttlesford or any later published data, which seeks a majority of 2 and 3 bedroom homes</u> . the needs of young people looking for 2 and 3 bedroom properties as well as the needs of an ageing population looking to downsize into smaller homes	In response to comments
28	7.8 line 3	Amend text as follows: aimed at meeting Parish needs at the time <u>(Policy ASH2)</u> . This	In response to comments
37	Policy ASH4	Amend second para of Policy ASH4 as follows: Important views from public vantage points, either within the built-up area or into or out of the surrounding countryside, are identified on the Policies Map. Any proposed development should not detract from <u>and look to enhance</u> the key landscape and built development features of those views as identified in the Neighbourhood Plan Assessment of Important Views document.	In response to comments
39	8.14	Amend last sentence as follows: It is important that the development pressures on Ashdon are managed in ways that enable the built environment to be protected and enhanced and inappropriate development to be avoided.	Correction - tense
40	Map 10	Amend Map 10 title as follows: Church End Conservation Area <u>and Listed Buildings</u>	Consistency with Map 9
40	8.17	Amend second sentence as follows: Often these have origins in the farms and estates of the agricultural past, or in the structures that served them, such as Bragg's Mill (the Windmill) .	In response to comments
40	8.18	Amend first sentence as follows: The historic environment is also enhanced by many buildings or structures without an <u>Historic England</u> English Heritage Listing.	Correction – incorrect and in response to comments
41	8.22	Amend text as follows: 'j) <u>Ashdon Windmill (the Windmill)</u> Bragg's Mill *, Steventon End'	In response to comments
41	8.22	Amend text as follows: k) Waltons, Place Farm* and stable complex*, <u>Steventon End</u> .	Correction – location missing
42	8.29	Amend final sentence by adding the following to the end <u>See Maps 11 and 12.</u>	Correction – add reference

Page	Para / Policy No	Proposed Modification	Reason
43	Map	This is the correct title but WRONG map – insert map currently on page 44	Correction – incorrect map
44	Map	This is the correct title but WRONG map – insert map currently on page 43	Correction – incorrect map
43	Map 11	Extend coverage of Map 11 northwards to include Knox End Gateway identified in the Ashdon Landscape Appraisal.	To ensure completeness
45	ASH7	Amend criterion b. as follows: b. there is no loss, <u>and where appropriate enhancement, of important</u> open, green or landscaped areas, including Important Open Areas as identified on the Policies Map, which make a significant contribution to the character and appearance of that part of the Neighbourhood Plan Area;	In response to comments
45	ASH7	Delete criterion e.	In response to comments
45	ASH7	Amend criterion j. as follows: j. they are located so that as users and nearby residents <u>will</u> would not be significantly and adversely affected by noise, smell, vibration, overlooking, light or other forms of pollution unless adequate mitigation can be incorporated as part of the proposal.	In response to comments
45	ASH7	Insert new criterion k.as follows: k. <u>include tree-lined streets unless in specific cases there are clear, justifiable and compelling reasons why this would be inappropriate and include trees elsewhere within developments where the opportunity arises.</u>	In response to comments
46	8.32 title of map	Amend map title as follows: <u>Light pollution data for Ashdon (marked by pin).</u> Zenith sky brightness info (2015) Coordinates 52.05642, 0.31252 SQM 21.14 mag./arc sec2 Brightness 0.378 mcd/m2 Artif. bright. 207 µcd/m2 Ratio 1.21 Bortle class 4 Elevation 72 meters	Correction – to clarify map title and key
48	Policy ASH9	Amend first paragraph of Policy ASH9 as follows: Proposals for new development, or the intensification of existing development, <u>in Flood Zones 2 and 3 should be accompanied by a Flood Risk Assessment and</u> will not be permitted in Flood Zones 2 and 3, unless the applicant has satisfied the safety requirements in the Flood Risk National Planning Policy Guidance (and any successor).	In response to comments
49	Map 13	Amend title as follows: Map 13 – Flood Zones in <u>Ashdon</u> the Village Core	Correction – area covered

Page	Para / Policy No	Proposed Modification	Reason
49	9.6	Add the following to end of paragraph: <u>The protection and enhancement of these natural environment assets is accordance with Essex County Council Green Infrastructure Strategy.</u>	In response to comments
50	9.7	Amend text as follows: One along Walden Road, (designated by Uttlesford District Council) and Two <u>two</u> in Sprigg's Lane, Water End (<u>all</u> designated by <u>Uttlesford District Council</u> , Essex Wildlife Trust and Essex County Council). The location of these is illustrated on Map 14.	In response to comments
53	Community Aspiration 3	Amend as follows: <u>Community Aspiration 3 - Verge Management</u> Encourage landowners and Essex County Council (<u>Essex Highways</u>) to mow all verges after flowers and grasses have seeded (unless considered a road safety risk), thereby promoting development of new flora-rich verges and increasing biodiversity <u>during the growing season</u> .	In response to comments
53	Community Aspiration 4	Amend as follows: To extend the number of Tree Preservation Orders (TPO) to many more of the important trees in the Parish.	In response to comments
53	Community Aspiration 6	Amend as follows: The Parish Council to connect with the Cam Valley Forum and with landowners to <u>monitor and inform</u> aims to improve the quality of the spring-fed River Bourne.	Correction – improve wording and understanding
55	10.2	Amend text as follows: 2. Ashdon Windmill (Bragg's Mill)	In response to comments
55	10.5	Amend last sentence as follows: Currently plans for a new shop/hub are underway and we await to see how the future of the pub <u>has recently reopened</u> will evolve .	To bring the Plan up-to-date

Page	Para / Policy No	Proposed Modification	Reason
56	Community Aspiration 8	Amend text as follows: To support a viable plans for the refurbishment and reopening of the Pub that protects the Listed building and continues to maintain its function as the village pub.	To bring the Plan up-to-date
56	10.8	Amend first sentence as follows: There are two <u>play areas</u> playing fields in the village	Correction – more encompassing
56	10.8	Delete the following text: Privately owned green spaces are also highly valued for the setting of village, the sensitivity of the landscape, and/or for tree/wildflower biodiversity. Public access, if available, is by Public Right of Way. The open green areas listed below are regarded as important 1. Wildflower meadow behind Chapel Farm Barn (Between Kates Lane and bottom of Radwinter Road) 2. Field alongside Church Hill and adjacent to the River Bourne, crossed by the Harcamlow Way	In response to comments
57	Policy ASH 13	Amend Policy ASH 13 as follows and make consequential reference number and Policies Map amendments: The following Local Green Spaces are designated in this Plan and identified on the Policies Map. Rectory Lane and Village Core, Rectory Lane and Radwinter Road 1. Children's play area with equipment, green space and picnic area off Rectory Lane 2. Wildflower meadow - Beeches Nursery 3. Glebe Meadow in front of The Old Rectory 4. War memorial and picnic area with trees and benches 5. Allotments 6. Allotment meadow (fenced area, former allotments) 7. Banks and flat, entrance to Carters Croft Radwinter Road 8. Donkey Field/ <u>Bidwells meadow</u> with Millennium Oak Church End 9. Children's play area with equipment 10. Picnic area and amenity space 11. Green space with fitness trail and <u>multi-use games area (MUGA)</u> basketball hoop 12. Church End Green, Guildhall <u>Way</u> verges and bus shelter triangle	In response to comments

Page	Para / Policy No	Proposed Modification	Reason
		<p>13. Churchyard</p> <p>Sports Grounds</p> <p>14. Football pitch – Knox End</p> <p>15. Cricket pitch – Steventon End</p> <p>Steventon End</p> <p>16. Steventon End Green</p> <p>17. Curtilage of windmill</p> <p>(the numbers in the Policy relate to the numbers on the Policies Map).</p>	
57	Community Aspiration 11	<p>Delete Community Aspiration 11</p> <p>Community Aspiration 11 – Protecting Local Green Spaces</p> <p>To recognise, protect and enhance these areas, possibly with the creation or development of wildflower meadows or a community orchard.</p>	In response to comments
58	Map 15	<p>Amend title as follows:</p> <p>Current speed limits <u>and traffic danger zones</u></p> <p>Change labelling on map:</p> <p><u>TRAFFIC DANGER ZONES</u> ACCIDENT BLACK SPOTS</p>	In response to comments
59	Community Aspiration 12	<p>Amend text as follows:</p> <p>Community Aspiration 11 12</p> <p>Amend second bullet as follows:</p> <p>install sensitively designed traffic calming measures on <u>Church Hill blind bend</u>, Crown Hill, Radwinter Road, Holden and Rogers End and road to Steventon End in consultation with residents and local farmers and businesses</p>	In response to comments and consequential amendments
60	11.8	<p>Amend first sentence as follows:</p> <p>The paths are very well used, and generally well maintained, <u>although on occasion widths become restricted due to overgrown vegetation.</u></p>	In response to comments
60	11.8	<p>Amend final sentence as follows:</p> <p>In addition, studies show <u>indicate</u> that trees accelerate patient recovery (https://nhsforest.org/evidence-benefits), promote community health, and can be used in healthcare prevention.</p>	In response to comments

Page	Para / Policy No	Proposed Modification	Reason									
60	11.11	Amend last sentence as follows: (see <u>the report Our Natural Environment and Biodiversity in the Parish of Ashdon (2021)</u> <u>www.ashdonplan.co.uk</u> Report available on the Neighbourhood Plan website)	Correction – name change									
61	Community Aspiration 13	Amend text as follows: Community Aspiration <u>12</u> 13 <u>Increase the Protection of the Protected Lanes'</u> Change punctuation in iv as follows: iv consider installing regular posts to prevent vehicles riding up the banks ; . Insert new point as follows: <u>v. seek to increase the number of protected lanes.</u>	Clarification and correction of numbering									
63	12.5	Amend final sentence as follows: Additional service employment could be provided if visitors could help to support local facilities such as a village hub and the reopening of the village pub.	To bring the Plan up-to-date									
64-66		Amend Policies Maps as a consequence to modifications noted in this Schedule including the extension of the War Memorial Local Green Space to in front of the Village Hall and correcting the Protected Lanes	Consequential Amendments									
67		Amend text as follows: Statutory Listed Buildings in Ashdon (<u>www.historicengland.co.uk</u>) <u>The entries below are as they appear in the Historic England list; Steventon End is the correct spelling of the location of some buildings, not Stevington. Several properties are now known by different names from those used in this list.</u>	Correction of names									
69	Assets of community value - table	Amend follows: <table><tr><td></td><td><u>Asset</u></td><td><u>Use</u></td></tr><tr><td>Ashdon</td><td>Allotment Field</td><td>Allotments</td></tr><tr><td>Ashdon</td><td>Rose and Crown Public House, Crown Hill</td><td>Public House</td></tr></table>		<u>Asset</u>	<u>Use</u>	Ashdon	Allotment Field	Allotments	Ashdon	Rose and Crown Public House, Crown Hill	Public House	Correction of fact
	<u>Asset</u>	<u>Use</u>										
Ashdon	Allotment Field	Allotments										
Ashdon	Rose and Crown Public House, Crown Hill	Public House										

Page	Para / Policy No	Proposed Modification			Reason
		Ashdon	Ashdon Windmill and car park, Steventon End	Windmill and car park (tourist attraction)	
		Ashdon	Allotment Gardens	Allotments	

Schedule of Post Pre-Submission Consultation Amendments to Document Maps

Page	Map	Proposed Modification	Reason
	All maps	Add scale bar and north point	
11	2	Remove Conservation Area Identify all Settlement Areas with dashed lines and merge Village Core and Holden/Rogers areas. Identify all lanes with white lines and label them	Clarity
35-37	6-8	Re-order maps so that Map 8 becomes Map 6 followed by current Map 6 (to become Map 7) and then current Map 7 becomes Map 8 Map 6 Title to be amended to: Map 6 & 'Important Views in Remainder of the wider Parish (<u>detail on inset areas in Maps 7 and 8</u>) Add Village Core and Church End labels to Map 6 Correct location of viewpoints on Maps	Clarity
40	10	Amend title to Church End Conservation Area <u>and Listed Buildings</u>	Clarity
43-44	11 & 12	Swap maps around	Correction
44	12	Amend current Map 12 (Village Core Map) to extend north to incorporate Knox End Gateway Add Gateways at Water End and Steventon End to maps as appropriate	Clarity
49	13	Amend title to Map 13 – Flood Zones in <u>Ashdon the Village Core</u>	Clarity
58	15	Amend title to: Map 15 - Current speed limits <u>and traffic danger zones</u> Change labelling on map as follows: <u>TRAFFIC DANGER ZONES</u> ACCIDENT BLACK SPOTS	Clarity

Page	Map	Proposed Modification	Reason
66	Policies Inset Map	Amend to POLICIES <u>VILLAGE CORE</u> INSET MAP	
67	Policies Inset Map	Amend to POLICIES <u>CHURCH END</u> INSET MAP	
65-67	All Policies Map	Make consequential amendments as a result of amendments to policies	

the following additional modifications are proposed to correct errors in the Draft Plan

Page	Para / Policy No	Proposed Modification	Reason
12	2.13	Amend first sentence by making "Figure 2" bold.	Correction
14	3.1 lines 4-6	Amend first sentence as follows: The key issues facing Ashdon Parish have been identified from the first public consultation with the Ashdon community in October 2019 and from the documentary evidence (collated as a result of the issues highlighted by the community at this first consultation event).	Correction
14	3.2 last line	Amend text as follows: Community <u>Aspirations</u> aspirations	Correction
14	Para – Natural and Historic	Bullet points should NOT start with capital letter - consistency	Correction, consistency
16	Para Flooding Issues	Amend text as follows: <u>We</u> Have identified: Also 2 nd bullet point should start with lower case 'u'	Correction, grammar
17	Landscape appraisal RH column	In 1 st bullet point correct strange typeface for 'e' in 'settlements'	Correction, strange font
19	Column titles	Please insert and repeat orange column titles from previous page	Correction, missing titles
21	5.1 SWOT table	In Weaknesses/Housing Amend text as follows: and still <u>a</u> shortage of affordable housing	Correction, missing word
21	5.1 1 st line	Amend text as follows: In March 2020, a Focus Group consisting of eight volunteers, recruited at the first consultation event, met for a Focus	Corrected punctuation
22	SWOT table	In Threats/Character in 2 nd bullet, 3 rd line remove semi colon after 'the existing'	Correction - Punctuation
22	SWOT table	In Threats/Character last line – capitalise Conservation Areas and add full stop	Correction – capitalisation







Page	Para / Policy No	Proposed Modification	Reason
25	6.3 line 6	'Maps 4 and 5' should be in bold	Correction - font
27	7.5 line 10	'Policy ASH1' should be in bold	Correction - font
29	7.14 line 6	Amend text as follows: development._Support dropped considerably when	Correction – missing space
30	7.19 line 6	Remove space in policy number and make bold ie Policy ASH3	Correction – extra space, font
30	7.21 line 1	Remove space in policy number and make bold ie Policy ASH3	Correction – extra space, font
31	CLT figure	Community land Trust figure – please adjust so whole figure visible	Correction - Layout
33	Objectives	Vertical grey bar should extend cover all of objectives	Correction - Design
33	8.3 line 1	Amend text as follows: The Ashdon Landscape Appraisal <u>(2020)</u> provides an	Correction – add date
34	8.8 line 4	Amend text as follows: <i>built environment and landscape setting...</i> . The Framework also states that planning policies and decisions should contribute to and enhance the natural and local environment by, inter alia, <i>protecting and enhancing valued landscapes....</i> The Ashdon Landscape	Correction – quote should appear like this.
34	8.9 line 5	Map 6, 7 and 8 should be in bold	Correction - font
39	8.15 Line 5 & 6	Capitalise Conservation Areas, Appendix 1 should be in bold	Correction – capitals & font
40	8.17 line 1	Appendix 1 should be in bold	Correction - font
40	8.18 line 6	Appendix 1 should be in bold	Correction - font
41	8.22	Align final line left * buildings with Historic England or Local Heritage Listing	Correction - formatting
42	After 8.24	GENERAL – Community Aspiration should be capitalised and bold. We are struggling to see the shading, please can we have it a bit darker for all of these	Correction – grammar and design
42	8.27 line 3-5	Amend text as follows: <i>"Special Qualities to Conserve and Enhance"</i> and section 6.2 the <i>"Changes to Avoid."</i> no italics in the middle.	Correction - font
42	8.29 line 7/8	Put figures 3 and 4 into bold	Correction - font
45	ASH7 point e	Remove hyphen in 'add to'	Correction - punctuation
45	8.31	Amend text as follows: Character Assessments 2020 reported <i>"Overhead cables on poles detract significantly from historic rural setting in some locations."</i> This includes the	Correction – italic font for quote

Page	Para / Policy No	Proposed Modification	Reason
48	9.2 line 4	Put Map 13 into bold	Correction - font
48	9.3 line 4	Remove hyphen from 'cut off'	Correction - punctuation
48	Policy ASH9	Add full stop to the end	Correction - punctuation
49	Biodiversity section	Please start Biodiversity section on a new page (p 50)	Correction - layout
50	9.7 special verges	Add line space before last line, ie before 'Location of these is illustrated on Map 14.'	Correction - layout
53	Title of Aspiration 5	Amend title as follows: Aspiration 5	Correction - spelling
57	10.9 1 st bullet	Amend text as follows: <u>in</u> reasonably close proximity to the community it serves	Correction – word missing
57	10.10 line 6	Policy ASH13 should be in bold	Correction - font
58/59		Please can Highways section start on page 58 with the photo which is already on p 58 and some text, and move Map 15 to p 59	Correction - layout
59	11.2 Pavements and lighting, last bullet	Amend text as follows: Poor street lighting at the exit to Carters Croft and <u>at Collier Row Road</u>	Correction – name error
59	11.4 last bullet	Amend text as follows: pavement outside The Clayes	Correction – name error
62	11.17 correct point 7	Amend text as follows: New service to Cambridge Park <u>and Ride</u> or to Linton'	Correction of name
62	11.19 line 3	Amend text as follows: route from Ashdon to <u>Saffron</u> Walden with 63.6%'	Correction of name
62	11.20 line 1	Amend text as follows: <u>The</u> Harcamlow <u>Way</u> way may be a possible'	Grammar
63	12.2 line 9	Amend text as follows: 'broadband to the rest of the Parish in 2020 should continue'	Date correction
63	In ASH16	Remove extra full stop at the end	Punctuation

Page	Para / Policy No	Proposed Modification	Reason
64	Title	Amend text as follows: POLICIES MAP <u>for WIDER PARISH</u>	Clarification
65	Title	Amend text as follows: POLICIES <u>VILLAGE CORE</u> INSET MAP	Clarification
66	Title	Amend text as follows: POLICIES <u>CHURCH END</u> INSET MAP	Clarification
67	Entry 9	Amend text as follows: 'Place Farm <u>f</u> armhouse'	Correction of spelling
67	Entry 16	Amend text as follows: 'Bartlow Road, Rolden <u>Holden</u> End'	Correction of spelling
67	Appendix 1 10 lines from the bottom	Entry for Abercorn villas has a pale 'A'	Correction of font
69	Asset of Community Value line 1	Amend text as follows: 'Land and L -or property of importance'	Punctuation
70	Heritage asset Line 1	Amend text as follows: ' <u>C</u> onservation A reas,'	Capitalisation



Appendix 9 - Results received on Design Code Pre-submission Consultation and responses to comments

The graphs that follow illustrate the answers received to the “Yes/No” questions on the comments form. They do not include comments received in letters, primarily received from statutory bodies or developers. The results illustrate an overwhelming support for the DC.



Design Guidelines for the Village Core SCA1 - Crown Hill, Radwinter Road, Church Hill, Bartlow Road (Rogers End and Holden End)			
Do you agree with these detailed guidelines?			
Answer choices		Response (%)	
Yes		100	
No		0	
		Number of responses	39
		Questions skipped (%)	0%
Have we left anything out that you think should be included?			
Answer choices		Response (%)	
Yes		8	
No		82	
		Number of responses	39
		Question skipped (%)	10 %
Have we got anything wrong?			
Answer choices		Response %	
Yes		3	
No		77	
		Number of responses	39
		Questions skipped (%)	21%

Design Guidelines for Church End SCA2 - Church End including Fallowden Lane.



Do you agree with these detailed guidelines?

Answer choices		Response (%)	
Yes		100	
No		0	
		Number of responses	39
		Questions skipped (%)	0%

Have we left anything out that you think should be included?


Answer choices		Response (%)	
Yes		8	
No		79	
		Number of responses	39
		Question skipped (%)	13%

Have we got anything wrong?



Answer choices		Response %	
Yes		3	
No		79	
		Number of responses	39
		Questions skipped (%)	18%

Design Guidelines for the Lanes SCA3 - Dorvis Lane, Rectory Lane, Kates Lane.


Do you agree with these detailed guidelines?

Answer choices		Response (%)	
Yes		100	
No		0	
		Number of responses	39
		Questions skipped (%)	0%

Have we left anything out that you think should be included?

Answer choices		Response (%)	
Yes		8	
No		77	
		Number of responses	39
		Question skipped (%)	15 %

Have we got anything wrong?

Answer choices		Response %	
Yes		0	
No		87	
		Number of responses	39
		Questions skipped (%)	13%

Design Guidelines for the Ends SCA4 - Water End, Steventon End, Knox End.

Do you agree with these detailed guidelines?

Answer choices		Response (%)	
Yes	<div></div>	97	
No	<div></div>	0	
		Number of responses	39
		Questions skipped (%)	3%

Have we left anything out that you think should be included?



Answer choices		Response (%)	
Yes	<div></div>	0	
No	<div></div>	82	
		Number of responses	39
		Question skipped (%)	18 %

Have we got anything wrong?



Answer choices		Response %	
Yes	<div></div>	0	
No	<div></div>	82	
		Number of responses	39
		Questions skipped (%)	18%

Design Guidelines for Wooded Plateau Farmland WPFCA 5 and 6 – Walden Road, Puddlewharf Lane and New House Lane.



Do you agree with these detailed guidelines?

Answer choices		Response (%)	
Yes		95	
No		0	
		Number of responses	39
		Questions skipped (%)	5%

Have we left anything out that you think should be included?

Answer choices		Response (%)	
Yes		3	
No		82	
		Number of responses	39
		Question skipped (%)	15 %

Have we got anything wrong?

Answer choices		Response %	
Yes		5	
No		85	
		Number of responses	39
		Questions skipped (%)	10%

Responses to Comments and Proposed Changes to Design Code

The table in this appendix sets out the comments that were received during the Pre-submission Consultation stage and the responses and changes made to the DC as a result of the comments.

Name	Organisation	Comment	Parish Council Response	Changes to Design Code
SCA1: Ashdon Village Core-Crown Hill, Radwinter Road, church Hill, Bartlow Road (Rogers End and Holden End)				
SCA1-Do you agree with these detailed guidelines?				
Isabel Blackett	-	<p>The statement "regard for Tree Preservation Orders and ancient hedges" sounds weak.</p> <p>Can this be strengthened? e.g. No tree with a Tree Preservation Order and any ancient hedgerow, can be removed for any reason, without specific advance planning permission provided on an exceptional basis. Fines apply and replanting in the same position will be required for unauthorized removal.</p> <p>Maybe that is over the top ... but at least its stronger.</p>	Agreed, this is covered in the NP ASH10 and in Design Code 'General Design Principles – Nature'	In Design Code 'General Design Principles – Nature' the text is amended to 'Trees with a Tree Preservation Order must not be removed before applying for and receiving permission from Uttlesford District Council with planning permission only being given in exceptional circumstances; fines apply and replanting will be required for unauthorised removal;'
C Smith	-	How do you get cars parked off road when people do not have access to any space and people are loathe to use designated parking away from their 'sight' - vandalism etc worries. Traffic calming schemes should be considered.	Unfortunately, traffic cannot be directly dealt with as part of the NP process. However, the Parish Council are taking forward a separate initiative on traffic and pedestrian safety related matters. National design principles are encouraging car-free residential areas.	None
Michael George Petre Wymer	-	Reference is made to the danger of flooding. It is important that drains should be dug out regularly. At the present time there are several drains that are blocked and have been for some	Noted. The Parish Council is actively addressing this issue with ECC on an ongoing basis. River clearance is the responsibility of riparian owners.	None

Name	Organisation	Comment	Parish Council Response	Changes to Design Code
		time (at least three years in one case) and are useless. River clearance should be a normal and regular activity.		
Chris Pardue	-	wonder if chimneys should be included as they are often artificial nowadays. Road markings should always be clear and are not a permanent feature anyway.	Noted. Recommended in Essex Design Guide 2018	None
John Padfield	-	<p>I have already commented on the Plan and many of my comments there apply here too - for example, in Bullet 1 of Layout and Form - vistas work both ways, out and in, so no layout and form that spoil the inward looking vistas of the new properties in relation to the village in the rural landscape.</p> <p>In Building Style - why should roofs have chimneys?? What is the reason?</p> <p>In Public Realm - Insert the 1st Bullet from the same section in SCA4 about 'avoiding development on more elevated slopes"</p> <p>In Boundary treatments - also in other sections too - "holes in the walls", surely you mean SMALL animals, otherwise deer are included in the current wording.</p> <p>In Planting - Bullet 2 should say that developers must COMPLY with TPOs not just have REGARD for ..</p>	<p>This is covered in the NP ASH4 – amended and here in 'General Design Principles – Context'</p> <p>Recommended in Essex Design Guide 2018 in 'General Design Principles – Context and -Identity'</p> <p>Agree, amended</p> <p>Agree, amended</p>	<p>None</p> <p>None</p> <p>'General Design Principles – Nature' amended to include 'small'</p> <p>'General Design Principles - Nature' amended, see comment above.</p>
George Smith		I largely agree but would note that seeking to prevent development on the valley sides could have the result of forcing development into small restricted areas on the edges of the village	Noted. This is the advice of our Landscape Appraisal which looks at the impact of development in different areas.	None

Name	Organisation	Comment	Parish Council Response	Changes to Design Code
SARAH KEW	-	It is particularly important to me that the use of uniform external materials on new builds and renovations should be avoided to prevent a housing estate appearance wherever possible.	Agree	'General Design Principles – Built Form' amended
David Howe		Broadly speaking yes	Noted	None
SCA1-Have we left anything out that you think should be included?				
Alison Eddershaw	-	Is it appropriate to highlight the lack of pavements in this section and the need where there are no pavements to protect the boundary edges between the road and the hedgerows? There is a dangerously deep rut down Radwinter Road where the lorries and cars have eroded the edges.	Noted, lack of pavements highlighted in NP section 11.2	None
michael elsey	-	After the "Flooding" Section there appears to be some missing narrative?	Noted	None
C Roberts	-	There is no provision for exclusion of damage by light pollution to the area	See 'General Design Principles – Resources' – efficient, environmental design' and is covered in the NP ASH8	Amended
SARAH KEW		Parish Council could investigate 'The Queens Green Canopy' initiative for the platinum jubilee to actively increase tree numbers in the village.	Noted	None
David Howe		Maybe	Noted	None
SCA1- Have we got something wrong?				
Stuart Hastie	-	Road signs. There should be more than we have now. A 40mph limit for a few hundred yards, before entering the village 30mph zone is needed at the main roads into the village. (like Bartlow has). Traffic calming is needed and that will require more than minimum signs.	Unfortunately, traffic cannot be directly dealt with as part of the NP process. However, the Parish Council are taking forward a separate initiative on traffic and pedestrian safety related matters.	None
M & L Snow	-	Buildings on elevated sites - eg Walden Rd & Water End, where there are 2 new dwellings and particularly susceptible to skyline issues.	See 'General Design Principles – Context and -Identity', SCA4 and WPFCA 5/6	None

Name	Organisation	Comment	Parish Council Response	Changes to Design Code
John Padfield	-	Overall OK	Noted	None
C Roberts	-	as above	Noted see above	See above
David Howe	-	Yes wildlife should be left alone. Comments about 'wildlife' are domestic	Noted	None
SCA2:Church End including Fallowden Lane				
SCA2 Do you agree with these detailed guidelines?				
Judy & Robert Gardner	-	But height of new build is out of keeping in Church Fields and unnecessary	Noted See 'General Design Principles –Identity and –Built Form'	None
Chris Pardue	-	There is no feasible way to insist on connected roads for any new development.	Noted	None
John Padfield	-	Public Realm .. - the second bullet is equally applicable to the village core and other areas. Perhaps look at wording such as this and ensure consistency across all SCAs - same section - what does a 'contextual' kerb look like?? Less jargon please.	Now in 'General Design Principles – Identity' Noted now in 'General Design Principles – Identity'	None Amended
C Pardue	-	I would include perhaps a small number of 1 bed for single people	Noted	None
J Padfield	-	See previous comment on 'Settlement Hierarchy' that needs explaining	This is covered in the NP Section 7.4	None
SCA2-Have we left anything out that you think should be included?				
Sue Smith	-	Avoid building on top of hills. This would impact on all views	See 'General Design Principles – Context and -Identity', SCA" – Layout, SCA4 and WPFCA 5/6	Amended
C Roberts		Provision to exclude damage by light pollution	See above	See above
David Howe	-	Obsession with hedgehogs. Wildlife will lose its natural survival powers if pampered.	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Design Code
SCA2 – Have we got something wrong?				
John Padfield	-	Para 4.24 is incorrect - delete "originally built in 1086 and" Add "A landmark oak tree exists in these grounds" - as you have referred to landmark trees elsewhere in the document	Noted	Amended
C Roberts	-	as above	See above	See above
SCA3: The Lanes-Dorvis Lane, Rectory Lane, Kates Lane				
Do you agree with these detailed guidelines?				
Isabel Blackett	-	Suggestion: all new development should include provision for parking, out of sight wherever possible.	See 'General Design Principles – Movement'	None
Ann -Yvette Wright		every effort should be made to ensure that these lanes are not destroyed.	See 'SCA3 – Public realm' and 'General Design Principles – Movement' and covered in the NP ASH15	None
Chris Pardue	-	Kates Lane is not that long! (and a nice walk)	Noted	None
SARAH KEW	-	Closer scrutiny of planning applications by UDC to ensure that any development sits well within the existing location. For example to avoid single storey houses being turned into two storey homes with pitched roofs that are totally out of proportion. The use of UPVC windows where the age of the property makes it inappropriate.	We have worked closely with UDC and the Design Code will be used by UDC when reviewing planning applications	None
David Howe		Generally yes but wildlife will not be wild if we provide for them.	Noted	None
SCA3-Have we left anything out that you think should be included?				
Jean Shobbrook		The water from the fields that has been diverted down Rectory Lane has damaged the road surface and is like an ice rink in cold weather.	Noted see 'SCA3 – Public Realm'	Amended

Name	Organisation	Comment	Parish Council Response	Changes to Design Code
Shani Lewis	-	Introduce passing places for vehicles to protect the verges	Noted	None
C Roberts		There is no reference to light pollution	See above in 'General Design Principles'	See above
SCA3: Have we got something wrong?				
Janet Elsey		no	Thank you	None
SCA4: The Ends – Water end, Steventon End, Knox End				
SCA4: Do you agree with these detailed guidelines?				
SCA4: Have we left anything out that you think should be included?				
C Roberts		There is no reference to light pollution	See above	See above
SCA4: Have we got something wrong?				
C Roberts		As above	See above	See above
David Howe		Increased traffic is from external housing developments – look at Castle Camps and Linton	Noted	None
WPFCA5 and WPFCA6; Wooded Plateau Farmland- Walden Road, Puddlewharf Lane and New House Lane				
WPFCA5 and WPFCA6: Do you agree with these guidelines?				
C Roberts		There should be reference to problems of flight, blight and light pollution, which prejudices flora and fauna	As above	As above
WPFCA5 and WPFCA6 Have we left anything out that you think should be included?				
David Howe	-	How about large vehicle restriction on narrow lanes	This is a matter for Essex County Council	None
WPFCA5 and WPFCA6 Have we got something wrong?				
C Roberts	-	As above	As above	As above
David Howe	-	When did Stevington End (Cambridge) become part of Essex and change the spelling?	This error is in the listed buildings entries at 'Historic England'.	Amended by adding a note in NP Appendix 1.
Do you have any general comments on the Design Code?				

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Peter Ikin		Well done! One comment - is that I think the design code should be adhered to, not just 'taken into consideration' (page 5, section 1.3)	We have worked closely with UDC and the Design Code will be used by UDC when reviewing planning applications and it will support policy ASH7 in the NP plan once the plan is 'made'.	None
Alison Eddershaw		Another comprehensive and sensitively worded document with a clear focus on maintaining the special landscape in and around Ashdon. This highlights how small changes can have a big impact on the way Ashdon looks and 'feels'. The vision is for a vibrant village that is in harmony with its rural setting.	Thank you	None
Stuart Hastie		Could do with more on the need to avoid very large windows and balconies that are visible from popular walking routes.	This is covered in the NP ASH14	None
Sue Smith		No. Very comprehensive	Thank you	None
Clive Smith		Very comprehensive. Very difficult to find any arguments against the ideas put forward.	Thank you	None
Jean King		No	Thank you	None
Ruth Haynes		Thank you for all the consideration and forethought. Admirable work!	Thank you	None
Michael George Petre Wymer		We support any moves to prevent heavy HGVs using the village as a throughway. We support any move to reduce the number of overhead wires, specially in the centre of the village.	Noted Noted	None None
David and Mary Green		Fully concur. Congratulations.	Thank you	None
janet elsey		The Design Code is a first class blueprint for ongoing development in the village. New development is inevitable and in some cases desirable (if it is to provide specific types of	Thank you	None

Name	Organisation	Comment	Parish Council Response	Changes to Design Code
		accommodation such as affordable housing for local people or retirement-suitable property for residents needing to downsize). It will enable Ashdon to maintain its special small-village character which will become increasingly important as large scale development planned for nearby areas could encroach upon the village. It is important for the future to retain these small characterful villages not only as a bulwark against urban sprawl in the south east, but as part of our heritage.		
Bill and Lucy King		No - we think this is a very comprehensive consultation document	Thank you	None
Chris Pardue		31st Oct is a Sunday!	Noted	None
John Padfield		Brilliant job - very detailed and helpful. Thank you all	Thank you	None
Shani Lewis		no	Thank you	None
C Roberts		Why does the code not comment on use of LED light providers in the design of a conversion which is photographed and presented in the code?	Noted	None
Jane Gray		As this Design Code will be in place for some years to come, I feel there should be some over-arching Design Guidelines for a small group of houses all in one section of the Code or as an appendix, which can be activated if needed.	We have worked with UDC to fit the Design Code into their Building for a Healthy Life guidelines and they have advised that the General Principles of the Ashdon Design Code are sufficient given Ashdon's place in UDCs settlement hierarchy.	None
SARAH KEW		In summary, whilst accepting the need for new development within the village, I do not believe this should be at the expense of the existing character of Ashdon. There should be a strong emphasis on use of sympathetic	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Design Code
		materials and design as well as an increase in planting both trees, shrubs and native flowers to soften any hard landscaping.		
David Howe		It should be remembered that certain species of trees grow very big and even smaller varieties need regular maintenance. Who is to control this and pay for it?	Noted	None
Uttlesford District Council		<p>Please see attached Design Code with comments. Track changes have been made to the attached document and these changes are for your consideration.</p> <p>We are of the opinion that a meeting with the Steering Group to explain our comments may be beneficial</p> <p>Overall comments</p> <ul style="list-style-type: none"> Should there be an opportunity to refine the design Code graphic design we suggest that it should definitely be taken in that the Neighbourhood Plan graphic design and the layout works well, and it would be good if they matched. In our opinion some points made in Sections 4 and 5 are potentially repeated in Section 3. Overall, it is suggested that it would be useful to try and organise the existing content into the following distinct sections: <ul style="list-style-type: none"> i. Context, ii. Design principles that apply to all development, iii. design principles that apply to character areas. <p>The design Code document already broadly does this, but the suggested reorganisation</p>	UDC Planning and their Urban Designer have been consulted and their amendments incorporated.	<p>A Table provided by UDC has been added to align the General Design Principles of the Ashdon Design Code and the National Design Guide with the principles of 'Building for a Healthy Life' – a table has been added to the beginning of Section 3.</p> <p>The General Design principles and Settlement character area design principles have been refined to avoid repetition and to make it easier for planning officers to access the information.</p> <p>Some photos have been changed so they are more illustrative of the text.</p>

Name	Organisation	Comment	Parish Council Response	Changes to Design Code
		<p>could result in a clearer and more refined document.</p> <ul style="list-style-type: none"> • These design principles could then be arranged under Building for Healthy Life (BHL) headings, which the Council is moving forward with. Again, this would not require changing content, simply a reorganising of existing content. There are some points such as 'resources' which do not fit into BHL, and these would stay as they are. • All the above would help Development Management officers to use the code quickly and effectively in their work. They could clearly assess context points, then understand design principles that apply parish wide, and then zoom in on the character area they are dealing with. <p>Should you require a meeting with our Principal Urban Designer please do not hesitate to contact me.</p>		