

Ashdon Neighbourhood Plan – Parish Council response to the questions raised in the Examiner’s Clarification Note (7 June 2022)

Policy ASH4 – We would draw the Examiner’s attention to the Parish Council’s response to comments raised by Uttlesford District Council concerning the title of this policy. Should the Examiner consider it necessary, the Parish Council would be happy for the title to be amended to "Protecting Ashdon's Landscape Setting and Important Views" to clarify the purpose of the policy.

Policy ASH7 – The comment concerning the proportionate application of the policy is noted by the Parish Council. An amendment to the introduction of the lettered list to enable proportionate and appropriate application of them would be supported.

Policy ASH8 – The Parish Council would support such a modification.

Representations – we attach below the Parish Council’s comments on the Regulation 16 consultation responses.

Ashdon Neighbourhood Plan

Parish Council's response to comments received at Regulation 16 Consultation stage

Body	Parish Council response
Essex County Council	<p>The County Council comments repeat many that were made at the Regulation 14 stage and these have been addressed in the Consultation Statement.</p> <p>New policies are proposed by the County Council and the Parish Council responds that such policies are not required to be included in the Plan in order for it to meet the Basic Conditions.</p>
Natural England	Nothing further to add to our Regulation 14 comments
Highways England	Nothing further to add to our Regulation 14 comments
Saffron Walden Town Council	Nothing further to add to our Regulation 14 comments
Avison Young on behalf of National Grid	Nothing further to add to our Regulation 14 comments
Uttlesford District Council	<p>The Parish Council comments as follows:</p> <p>Policy ASH4 – The Parish Council would be happy for the title to be amended to "Protecting Ashdon's Landscape Setting and Important Views" should the Examiner consider this appropriate.</p> <p>It is considered that to change the title of ASH4 as suggested would limit the effectiveness of this policy. The 3rd and 4th paragraph of ASH4 have wider application beyond just the impact of development on the important views. This policy reflects the Alison Farmer Landscape Appraisal of which important views is only one element. From the clarification note the examiner also seems to have appreciated the way the built-up parts of the Parish sit in the wider topography and surrounding landscape.</p> <p>Map 13 – We believe that the comments should relate to the map on page 49 rather than 37? The source of the map content is the Environment Agency, and this could be added to the Referendum version of the Plan as a minor amendment that does not require the Examiner to address.</p> <p>Policy ASH7 – The Parish Council is concerned that the effectiveness of the Design Code would be reduced if its application was limited to certain development proposals. It is for the officer dealing with the application to apply the Design Code as appropriate to the proposal. It is neither possible nor reasonable for the policy to specify every type of development that might come forward and whether the Design Code should or should not be applied. The purpose of the Design Code as set out on page 5 of the Code, as follows:</p>

Body	Parish Council response
	<p><i>PURPOSE - The Ashdon Design Code covers the Parish of Ashdon and all its settlements from the village core, rural lanes, the 'Ends' (settlements which are separated from the village) and isolated farmsteads.</i></p> <p><i>Its aims are:</i></p> <ul style="list-style-type: none"> • <i>to present the historic, landscape, hydrological and environmental context in order to encourage sensitive and sustainable development which takes account of the building design and materials prevalent in the Parish;</i> • <i>to assist developers of new development proposals, including infill and extensions, to understand what is acceptable to the local community in terms of design and sensitivity. This should minimize the potential for conflict in the planning process.</i> <p>The Parish Council puts forward a suggested modification to the Policy in response to a question from the Examiner in his Clarification Note dated 7 June 2022, noted elsewhere in this document.</p> <p>Policy ASH13 – The supporting evidence demonstrates that LGS 6 meets the requirements for designating as a Local Green Space as specified in the NPPF. Designation as Local Green Space is not contrary to a Countryside Stewardship Agreement, places no further obligations on the landowner and provides no additional public access to the land. The designation is capable of enduring beyond the Plan period, regardless as to whether it is covered by a Countryside Stewardship Scheme.</p> <p>Policy ASH14 – The policy does not state that mitigation is required if a view from a PRoW is adversely impacted. It states that development “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.” This is considered to be quite clear as to what is required.</p> <p>Page 62 – Nothing further to add</p> <p>Policy ASH16 – It is not considered that the policy excludes other forms of employment but it is specifically focused towards alternative uses of farm buildings.</p>
Historic England	Nothing further to add to our Regulation 14 comments
Bidwell & Son	The supporting evidence demonstrates that LGS 6 meets the requirements for designating as a Local Green Space as specified in the NPPF. Designation as Local Green Space is not contrary to a Countryside Stewardship Agreement, places no further obligations on the landowner and provides no additional public access to the land. The

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	<p>designation is capable of enduring beyond the Plan period, regardless as to whether it is covered by a Countryside Stewardship Scheme.</p> <p>Specifically:</p> <ul style="list-style-type: none"> • The designation does not mean that the meadow will be “disturbed” through the use of fertiliser or pesticides. • It is noted that the Countryside Stewardship Agreement ends on 1 January 2026. The Local Green Space designation needs to be capable of enduring beyond the life of the Plan, which it is considered it can be. • The Local Green Space designation is not made purely to protect the right of way. • No public access is required to an area in order for it to meet the NPPF criteria.
Essex Bridleways Association	Nothing further to add to our Regulation 14 comments