



## **Ardleigh Parish Council response to Focused Consultation on Proposed Significant Changes Ardleigh Neighbourhood Plan**

### **1. Introduction**

- 1.1. Many of the changes proposed by the Examiner are suggestions to clarify wording and we do not object to most of them. Details and further clarification is given below including some questions as to the Examiner's intention where new wording is proposed where we are unclear.
- 1.2. There is a very significant change proposed in relation to the Garden Community site which we are very concerned about.
- 1.3. The strong view of the Council, and of the Crockleford residents we have spoken to, is that it is not acceptable for the whole of the Garden Community Development Area (for Ardleigh this means Crockleford) to be excluded from the Neighbourhood Plan. More details of our concerns and objections have been prepared by our planning consultants Planning Direct and can be found as an appendix to this document (and referenced throughout). This forms part of our response.
- 1.4. We have discussed the proposed changes with officers at Tendring District Council and have incorporated some of the comments and clarification given into our response.

### **2. Section 4 Planning Policy Context**

- 2.1. The Examiner suggests a new paragraph that reads: "The policies in this Neighbourhood Plan do not apply to the Garden Community site which partly falls within the Plan and Parish area."
- 2.2. We feel the Examiner's suggestions do not protect the existing residents of Crockleford, during the period of the Neighbourhood Plan and before any development of the new 'Crockleford Neighbourhood' forming part of the Garden Community commences. Such development would start after the Neighbourhood Plan period and could be decades away!
- 2.3. See pages 8 & 9 of the attached Planning Direct document which provides alternative suggested wording which we feel covers our concerns. We would also refer you to Planning Directs reasoning on pages 1-7 to ensure that existing residents are protected and included.
- 2.4. Crockleford residents, represented by the Crockleford and Elmstead Action Group (CEAG), object to their democratic right to representation and input on planning matters at Parish level being removed. Although they would be eligible to vote in a referendum for or against the Neighbourhood Plan, its provisions would not apply to them.

### **3. Policy GDP- General Approach to Development**

- 3.1. In Section 1, the examiner suggests replacing the words:

"Small scale development will be supported where:

- a. *The site is within Settlement Development Boundaries; and*
  - b. *The development is consistent with all other relevant Neighbourhood Plan policies."*
- with

*"Within the Settlement Development Boundary, small scale development for no more than 10 dwellings or for community and employment uses will be supported in line with policies in the development plan."*

- 3.2. We agree that it would be helpful to clarify what is meant by ‘small scale’ when it comes to housing development; and by referring to the “policies in the development plan” as opposed to “other relevant Neighbourhood Plan policies”, it ensures the policies in the Tendring Local Plan are not forgotten.
- 3.3. However, the Parish Council disagrees that ten dwellings would constitute small scale development. In fact ten would be a large site in the context of Ardleigh village and wider parish. Three might be a more appropriate number while recognising that the Neighbourhood Plan has to reflect the Local Plan including Housing Policy 11.5.
- 3.4. In Section 2, the Examiner suggests replacing the words:
- “With the exception of the Tendring/Colchester Borders Garden Community, new development outside of the Settlement Development Boundaries will not generally be permitted unless it is consistent with all other relevant Neighbourhood Plan policies and:...”*
- with
- “Outside the Settlement Development Boundary, new development will not generally be permitted unless it is consistent with all other relevant Development Plan policies and:...”*
- 3.5. The Garden Community may not require specific mention here because that matter would be covered elsewhere.
- 3.6. The only other notable change is again replacing the reference to ‘Neighbourhood Plan policies’ with ‘Development Plan policies’. We do not object to this change.
- 3.7. In Section 2 under ‘All other development’ the Examiner suggests that criterion d. is changed from *“The proposal is modest in scale and impact”* to *“The proposal is appropriate in scale and impact to its location and context”*.
- 3.8. The replacement of the word ‘modest’ with ‘appropriate’ arguably gives a bit more freedom to judge what is or isn’t appropriate. The Parish Council would prefer this to be tighter- indicative suggestion of up to 3 dwellings mentioned above being considered modest or appropriate to Ardleigh.
- 3.9. As an addition at the end of Policy GDP, the Examiner suggests the addition of the words: *“All new residential development should also accord with any requirements specified in the Essex RAMS Supplementary Planning Document and local plan policy PPL 4”* at the end of Policy GDP.
- 3.10. This addition covers off the legal requirements around the Habitat Regulations and ensures consistency with the Tendring Local Plan. We support this addition.

#### **4. Policy CFP- Community Facilities**

- 4.1. In Section 3 of Policy CFP, the Examiner suggests replacing the words: *“Proposals that would cause the loss or closure of existing community facilities will be refused unless they are in full accordance with local policy HP 2. In order to meet this policy, it will generally be expected that:*
- a. In relation to part b. of the policy, any existing community facility located within the Settlement Development Boundaries should be replaced by a facility also located within the Settlement Development Boundaries;*
- b. In relation to part c. of the policy, where the Parish Council and/or members of the local community provide reasonable evidence in response to a relevant planning application that regular community use is made of a facility and/or the facility meets a clear community need, this will be given substantial weight by the decision maker.”*

with

*“Proposals that would cause the loss or closure of existing community facilities will be refused unless they are in full accordance with local plan policy HP 2. In order to meet this policy, it will generally be expected that:*

*a. In relation to part b. of local plan policy HP 2, any existing community facility located within the Settlement Development Boundary should be replaced by a facility also located within or convenient to the Settlement Development Boundary;*

*b. In relation to part c. of local plan policy HP 2, evidence provided by the Parish Council and/or members of the local community demonstrating that regular community use is made of a facility and/or the facility meets a clear community need, will be taken into account.”*

- 4.2. One of the changes makes it clear that Policy HP2 is part of the Tendring Local Plan, which we support.
- 4.3. In criterion a. however, the Examiner suggests replacing the requirement for replacement community facilities to be located ‘within’ the Settlement Boundary with ‘within or convenient to’. The Parish Council would question the words ‘convenient to’ – which we do not consider to be clear or helpful. Does this mean adjoining? Within a close proximity, or a short walking distance perhaps?. ‘Immediately adjoining or within 800m walking distance’ might be a more suitable form of wording.
- 4.4. In criterion c. the Examiner has sought to tidy up the wording, but has notably altered the requirement for evidence to be given ‘substantial weight’ to instead say it will be ‘taken into account’.
- 4.5. We consider that ‘Taken into account’ is very weak. We would prefer substantial weight given to... as originally proposed. A compromise might be to “taken into account and given particular regard” and we would propose this alternative wording.

## **5. Policy HP- Housing**

- 5.1. The Examiner is proposing that Section 1 of Policy HP be deleted which states: *“Housing development of any kind will be strictly resisted outside of the Settlement Development Boundaries unless it is in full compliance with policy GDP of this Neighbourhood Plan.”*
- 5.2. The Parish Council considers that this waters down of what it wants to achieve in the Parish. If this is removed then we would like the wording of Section 2 in Policy GDP to be clarified – for example *“New development outside the Settlement Development Boundary will be ‘strictly controlled’ and will ‘generally be refused permission’ unless.....”?*
- 5.3. The Examiner also suggests, in Section 3 of Policy HP, replacing the words:

*“In all circumstances, housing applications that include the following features will be looked on more favourably than those that do not:*

- a. Sustainable design and construction features in excess of minimum policy requirements;*
- b. Accessibility features including level thresholds, wide doorways and ground floor bedrooms/bathrooms;*
- c. Measures to improve fire safety and resilience in excess of minimum policy requirements;*
- d. Smaller dwellings (1-3 beds); and*
- e. Affordable houses in excess of minimum policy requirements.”*

with

*“New housing development is encouraged to incorporate:*

- a. Smaller units of 1 – 3 bedrooms to address local need;*
- b. Superior (?) Sustainable design and construction features; and*
- c. Accessibility to allow occupiers to remain in their homes over their lifetimes.”*

- 5.4. We consider, on balance, that this is a helpful change which should be able to encourage better standards without being too prescriptive. We support the proposed change.

## **6. Policy EP- natural, Built and Historic Environment**

- 6.1. For this policy, the Examiner is suggesting replacing the words:

*“Development that is consistent with all other relevant Neighbourhood Plan policies will be supported provided:*

*a) Its design pays due regard to the contents of the Village Design Statement\*, including by way of its:*

- i. Siting;*
- ii. Layout;*
- iii. Form and scale;*
- iv. Architectural style*
- v. Materials;*
- vi. Relationship to surrounding development;*
- vii. Impact on built/landscape features;*
- viii. Landscaping and boundary treatments;*
- ix. Car parking;*
- x. Accessibility; and*
- xi. Biodiversity efforts*

*\*including subsequent revisions and/or subsequent replacement guidance”*

With

*“Development will be supported provided:*

*a. Its design is of a high quality and takes account of the Village Design Statement or any successor document, paying particular attention to appropriate:*

- i. Siting;*
- ii. Layout;*
- iii. Form and scale;*
- iv. Architectural style*
- v. Materials;*
- vi. Relationship to surrounding development;*
- vii. Impact on important built and landscape features;*
- viii. Landscaping and boundary treatments;*
- ix. Car parking provision; and*
- x. Accessibility.*

- 6.2. The main changes here are the inclusion of reference to high quality, referencing future updates to the VDS at the beginning of the passage rather than a later bullet-point, the replacement of the words ‘*Impact on built/landscape features*’ with ‘*Impact on important built and landscape features*’ and the deletion of ‘*biodiversity efforts*’ (presumably on the basis that all matters relating to biodiversity are probably covered sufficiently through legislation and Local Plan policy). We don’t see these changes as being particularly problematic.
- 6.3. Under criterion b. it is suggested that the words “*No urbanising effect is had on a rural lane or street (for example, as a result of resurfacing, hedgerow removals or loss of an open landscape view)*”; are replaced with “*It does not result in a harmful urbanising effect on a rural lane or street (for example, as a result of hedgerow removal or loss of an open view)*”.
- 6.4. The Examiner proposes the word ‘harmful’ before ‘urbanising effect’. We think this is an acceptable change.
- 6.5. Under criterion e. the Examiner suggests the words “*Appropriate opportunities are incorporated to support local biodiversity and wildlife;*” replaced with “*Appropriate opportunities are incorporated to support local biodiversity and wildlife including net gain;*”.
- 6.6. The simple addition of the words ‘including net gain’ bring the Neighbourhood Plan in line with the latest legislation. Hence, this seems like a sensible change which we support.
- 6.7. Under criterion f. the Examiner wants the words “*There is no permanent loss of best and most versatile agricultural land to non compatible uses (the onus will be on the developer to establish the quality of any*

*agricultural land proposed for other uses);” to be replaced with “There is no unnecessary loss of best and most versatile agricultural land to non compatible uses (the onus will be on the developer to establish the quality of any agricultural land proposed for other uses);”*

- 6.8. The key change here is the replacement of the word ‘permanent’ with ‘unnecessary’. We suspect this is because the loss of best and most versatile agricultural land to development is almost always permanent but sometimes it might be necessary. We can see that there could be situations where it might be necessary to provide benefits of which we are currently unaware so do not object to this change.
- 6.9. Under criterion g. the suggestion is that the words *“Development in the Conservation Area or within its setting preserves or enhances its significance and has regard to the contents of the Conservation Area Appraisal;”* are replaced with *“Development in the Conservation Area or within its setting preserves or enhances its character or appearance and takes the Conservation Area Appraisal into account;”*
- 6.10. The main change is replacing the word ‘significance’ with ‘character and appearance’ and rather than ‘having regard to’ the CA appraisal, the CA appraisal is taken into account. Very similar wording that perhaps ensures better alignment with national and Local Plan policy where it is the character and appearance that are being preserved or enhanced – having regard to significance (rather than the other way round). It’s a subtle change, which we do not object to.
- 6.11. The Examiner would like Section 2 of the policy deleted altogether. This means deleting the words: *“Exceptional support is provided for any development that, in the view of the Parish Council, would secure material benefits for the natural, built and/or historic environment of Ardleigh. In all cases, the benefits will be weighed against any disbenefits of the development, including conflict with strategic policies. Support will only be provided if the benefits are assessed to outweigh any disbenefits.”*
- 6.12. Is the Examiner concerned here that the wording could compel the Council into giving ‘exceptional support’ for development that the Parish Council says would be beneficial to the natural, built or historic environment. Could ‘exceptional support’ mean that any other developments will, by implication, not be supported. Is the Examiner concerned that this element of the policy could be abused or misinterpreted and therefore that the Plan is better off without. We are neutral on this change.

## **7. Policy TP- Transport and Planning**

- 7.1. In section 1 of the policy, the Examiner suggests that the words *“With the exception of the Tendring/Colchester Borders Garden Community, development likely to generate significant amounts of movement and/or to have significant transport implications\* will be strictly resisted throughout the parish. \*For the purposes of this policy, this includes any development that is of a scale to trigger a local or national requirement to provide a Travel Plan, Transport Statement or Transport Assessment.”* be replaced with: *new development that has an unacceptable impact on highway safety or have residual cumulative impacts on the local road network will be resisted.”*
- 7.2. We suspect here that the words ‘significant amounts of movement’ and ‘significant transport implications’ were considered to be too vague. Whilst the transport movements and the implications might be ‘significant’, it might not necessarily mean that they are bad, or bad enough to justify refusing planning permission.
- 7.3. Bearing in mind that all development will have an impact on the road network, and sometimes a significant impact might be a positive one we do not object to the Examiner’s suggested wording. It refers to an unacceptable impact on highway safety, alone or in combination with other impacts – which is consistent with national and local planning policy. We are surprised however that the words *“With the exception of the Tendring/Colchester Borders Garden Community”* remain. Does that mean the Examiner thinks the Garden Community is allowed to have an unacceptable impact on highway safety? We would question this.

7.4. In Section 2 of the policy, the words *“Development that is consistent with all other relevant Neighbourhood Plan policies will be strongly supported where it would:*

- a. Improve road safety;*
- b. Reduce parking pressures or the occurrence of inappropriate parking;*
- c. Provide appropriate traffic control;*
- d. Improve existing cycle or walkways; or*
- e. Provide new cycle or walkways.*

*are being replaced with:*

*“Development that otherwise complies with the development plan will be supported where it:*

- a. Improves highway safety;*
- b. Takes every available opportunity to improve parking provision;*
- c. Retains and enhances the existing footpath and cycleway networks including through the provision of new routes or connections.”*

7.5. The wording change here is subtle. It ensures compliance with the development plan (i.e. both the Local Plan and Neighbourhood Plan) which seems right and it deletes the word ‘strongly’ from strongly supported (because we either support or we don’t). The Examiner wants to delete the provision of appropriate traffic control, we presume because traffic control is a mitigation measure that might be necessary in any event, rather than something that should be treated as a benefit that might add to the weight of support. The Parish Council is neutral on these changes.

7.6. The rest of Policy TP is where the Examiner is suggesting a big change, with deletion of Sections 3, 4 and 6 and leaving just a revised version of Section 4. The following are therefore suggested for deletion: *“Permission will be refused for any development that is likely to materially exacerbate existing transport, congestion, accessibility or parking issues, particularly along and in proximity of The Street and Old Ipswich Road.”* (Deleted) Perhaps the Examiner feels this matter is covered sufficiently by other policies and by identifying two particular areas of concern, it might suggest that the Parish Council is less concerned about congestion, parking issues etc elsewhere in the parish. *“Development likely to undermine or pre-empt the delivery or design of the forthcoming Garden Community and its associated transport infrastructure will be strictly resisted.”* (Deleted)

7.7. This is already covered elsewhere – namely in the Local Plan and DPD itself, which may be why the Examiner is suggesting deletion.

*“All new development should provide parking in accordance with both the Essex Parking Standards and the Essex Design Guide\*\*, to include:*

- a. Number of spaces;*
- b. Location of spaces (i.e. in or out of the curtilage); and*
- c. Layout, size and design of spaces.*

*\*\*including subsequent revisions and/or subsequent replacement guidance”* (All deleted)

7.8. Does the Examiner feel all of this is suitably covered elsewhere, i.e. the Local Plan and the ECC standards themselves – so no need to replicate in the Neighbourhood Plan.

7.9. The following wording: *“Parking provision should be considered as an integral feature of a development’s design, addressed in the earliest design stages.”* is to be replaced with *“Parking provision should be designed as an integral feature of a development’s layout. New development should provide parking in accordance with the Essex Parking Standards and the Essex Design Guide or any successor guidance.”*

This combines elements of sections 5 and 6 to create a new Section 3. We think it does everything the Parish Council wants, but in fewer words.

## **8. Conclusions and Summary**

8.1. We are grateful to the Examiner for the thorough approach taken and for (we assume) deeming other elements of the Plan do be acceptable without significant modification- including issues raised in the note of

interim findings of 18 August 2023 such as the status of the Village Design Statement and the inclusion of all of the proposed Local Protected Green Spaces, since no significant changes have been proposed in these areas.

- 8.2. We trust that it will be possible to reach agreement as to a way forward in order that the Neighbourhood Plan can progress to referendum without further delay.

*Ardleigh Parish Council*  
*March 2024*  
[planning@ardleigh-pc.gov.uk](mailto:planning@ardleigh-pc.gov.uk)

## **Appendix- Comments prepared by Planning Direct and forming part of Ardleigh Parish Council's response to the focused consultation on significant changes.**

### **Background**

The Parish Council does not dispute that the development of the Garden Community is outside of the remit of the Neighbourhood Plan.

Indeed, a Development Plan Document (DPD) concerning the development of the Garden Community is currently undergoing its Examination in Public and is likely to be adopted prior to adoption of the Ardleigh Neighbourhood Plan.

The DPD sets out broad expectations for the design and development of the Garden Community. It does not, however, include detailed design codes or policies. Concerning land within Ardleigh parish (mainly Crockleford Heath), the DPD advises that the design of this area will be the subject of a specific “Masterplan and Design Code”, to be devised and published at a later date.

The DPD also reiterates that it is expected that the “south neighbourhood” of the Garden Community (located outside of the confines of Ardleigh parish) will be delivered first, with development of the north neighbourhoods (located within the confines of Ardleigh parish) occurring at a later phase.

Although the DPD does not yet include a Phasing Plan for the delivery of the Garden Community (it is assumed this crucial document - specifically required by policy SP6 of the Part 1 Local Plan - will come in a later DPD), the LPA has previously advised the Parish Council that it is unlikely that homes would begin to be delivered in the north neighbourhoods of the Garden Community (i.e. the areas within Ardleigh parish) until after the current plan period (expiring in 2033).

The indicative timeline for the Garden Community (<https://tcbgardencommunity.co.uk/faqs/>) anticipates the first phases of development to begin in c. 2024 and the project to complete in c. 2051. So it does appear reasonable to assume that the later phases of development in the north neighbourhoods will not begin until at least c. 2033.

### **Planning applications unrelated to the Garden Community**

If this is the case, we can expect roughly ten years to pass before the Garden Community begins to be built out in Ardleigh. This is a long period of time and, given that these areas already contain some existing development, the Parish Council fully anticipates planning applications unrelated to the development of the Garden



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Community to come forward over the current plan period<sup>1</sup>, prior to the delivery of the Garden Community in this area.

**All of the above clearly begs the question: against which Development Plan policies would any such planning applications be determined?**

If there are no relevant Development Plan policies then the tilted balance at paragraph 11 of the NPPF would be engaged and there would be a greater chance of inappropriate development taking place, to the detriment of the area as a whole. Further, paragraph 15 of the NPPF is clear that “the planning system should be genuinely plan-led”.

**Garden Community DPD does not include development management policies in respect of established sites**

It would not be appropriate or possible for all planning applications that might come forward in the Crockleford Heath area (and any other areas in Ardsleigh parish that are within the borders of the Garden Community) over the current plan period to be determined against the policies of the draft DPD.

In fact, the DPD is explicit that its contents and policies relate solely to the provision of the Garden Community; defined in the same document as “a holistically planned new settlement”. There is no suggestion that its policies are intended to cover or include proposals/planning applications in the area that are unrelated to the development of the Garden Community itself. This is clearly reflected in the content and wording of its various policies. For example:

- Part G (planning application requirements) of GC Policy 6: Community and Social Infrastructure requires, “Proposals must include a Phasing and Implementation Strategy, which explains how the rate of development will be linked to the provision of the necessary social, physical, and environmental infrastructure”
- Part K (planning application requirements) of GC Policy 7: Movement and

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<sup>1</sup> one obvious and common form of development likely to come forward within the area of the Garden Community but unrelated to the development of the Garden Community is householder development (extensions, driveways etc.) associated with the existing houses in the hamlet of Crockleford Heath

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Connections requires, “any planning permission granted for the development of the Garden Community will include planning obligations enabling the phased delivery of transport infrastructure”

- Part I (planning application requirements) of GC Policy 8: Sustainable Infrastructure requires, “All proposals must be accompanied by a ‘Digital Connectivity Report’ demonstrating how the development will provide digital connectivity (including appropriate standards, timescales etc.)”

None of the above “planning application requirements” relate to, nor could they reasonably be required of, a householder planning application concerning, for example, the extension of an existing dwelling in Crockleford Heath.

And there is an understandable lack of any other policies in the DPD<sup>2</sup> that would relate to, for example, the design of a domestic extension to an existing property in Crockleford Heath.

### **Householder planning applications in Ardleigh (2023 - 2024)**

Multiple such planning applications - totally unrelated to the development of the Garden Community - have already come forward in the southern portion of Ardleigh Parish (and within the ‘broad area’ of the future Garden Community) over the period 2023 - 2024. See maps overleaf.

As above, none of the policies within the draft DPD could reasonably be applied to any of these generally minor planning applications, all of which concern the modest or moderate alteration/extension of established residential and commercial sites in Ardleigh.

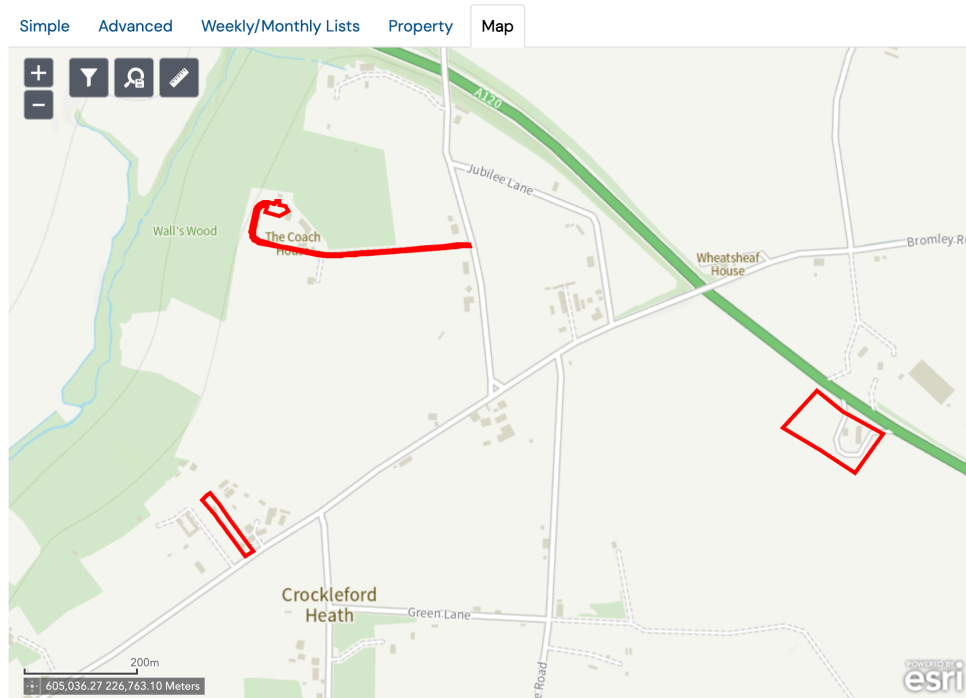
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<sup>2</sup> given that its purpose is to inform the delivery of the Garden Community and not to provide detailed, development management policies in respect of existing sites

## Planning – Map Search

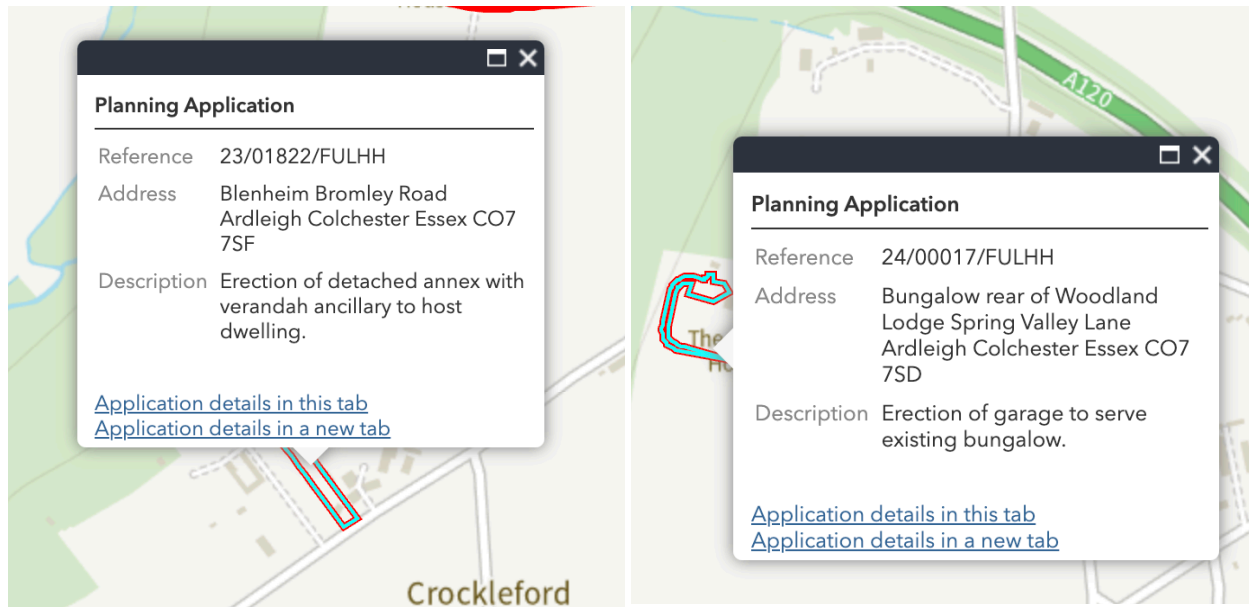
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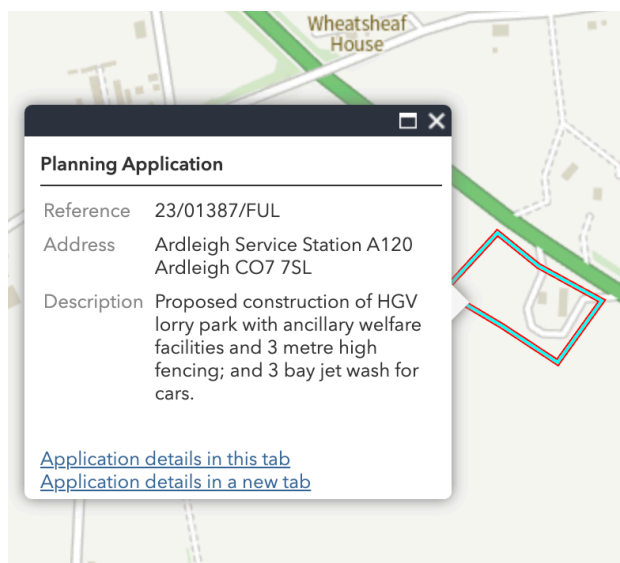
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### Main planning applications map - details of each application below



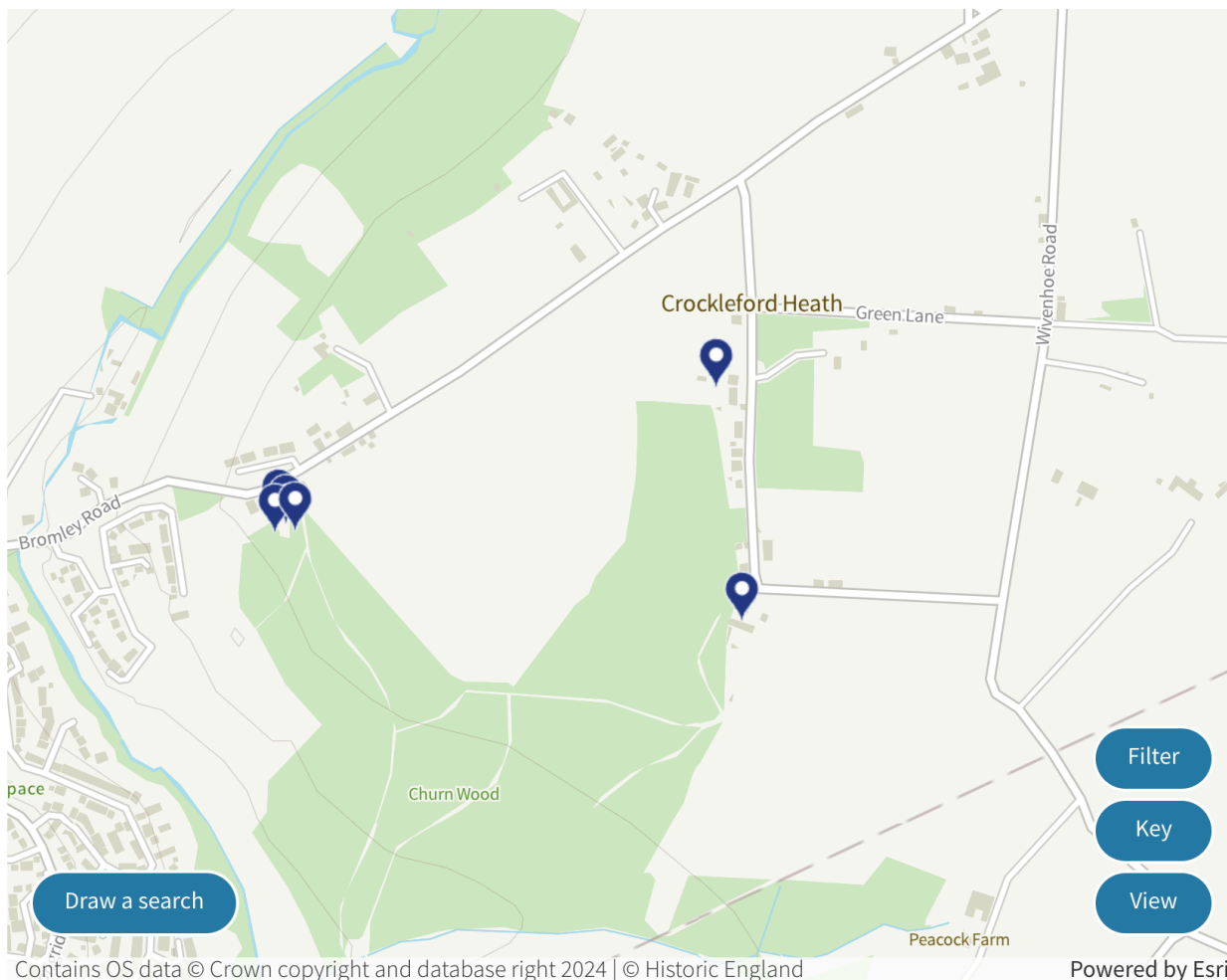


If the policies of the Garden Community DPD do not apply (which they don't), then - in the absence of applicable policies within the Ardleigh Neighbourhood Plan - there is no plan-led approach to developments such as the above (23/01822/FULHH, 23/01387/FUL and 24/00017/FULHH) and the tilted balance is necessarily engaged. This is to the obvious detriment of the area and contrary to the purpose and expectations of the planning system.

### **Neighbourhood Plan provides an appropriate and essential interim solution**

Whilst it may be possible that future Garden Community DPDs will feature detailed design codes and policies that do include and apply to the alteration/extension of existing properties within the area, that doesn't alter the current situation. Further, given the anticipated phasing of the Garden Community, the adoption of detailed design guidance/codes for the north neighbourhoods may not occur for up to a decade.

It is the view of the Parish Council that the Ardleigh Neighbourhood Plan offers an appropriate interim solution that is far preferable to leaving the area without any plan-led approach to development, as outlined above.



*Listed buildings map - there are multiple listed buildings in the Crockleford Heath area with the potential to be affected by development unrelated to the Garden Community and to which the policies of the Garden Community DPD bear no relevance. Neighbourhood Plan policy EP would provide for the requisite conservation of these statutory assets without impinging on the design or delivery of the Garden Community*

None of the policies in the Neighbourhood Plan have the potential to harm or compete with the delivery of the Garden Community itself. However, many of its policies - including policies GDP and EP - would greatly assist in the determination of applications such as 24/00017/FULHH which concerns the erection of a garage on the site of an existing bungalow.



*Attractive dwelling on Chapel Lane*



*Attractive and historic dwelling on Bromley Road*

And there is no clear or compelling reason why the following policy requirements and provisions, for example, should not apply to existing dwellings in Crockleford Heath:

- Policy GDP (c) which supports the 1:1 replacement of existing dwellings where this would enhance local character and improve the overall energy efficiency/sustainability of the site;
- Policy EP (a) which expects the design of all new development (including householder) to pay regard to the contents of the Village Design Statement (which covers Crockleford Heath) in terms of, inter alia, its architectural style, form, materials and boundary treatments; and
- Policy EP (h) which expects development affecting a Listed Building or its setting to preserve or enhance its significance and to be supported by a proportionate Heritage Impact Assessment.

In fact, the Parish Council is of the view that the application of such policies to existing properties in Crockleford Heath could only help, rather than hinder, the future Garden Community. This is because the policies are intended to preserve or enhance the character and quality of established sites and buildings in the area. This will contribute towards the retention of an attractive and well-planned built environment of which the Garden Community and its own residents will also take advantage in future.

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**No provision is made for the development management of Garden Community sites subsequent to delivery**

Further to the above main issue, the Parish Council is also concerned that the Garden Community DPD deals only with the delivery - and, consequently, the initial design - of the Garden Community. There remains a lack of clarity concerning how planning applications submitted subsequent to its delivery would be assessed. For example, if an occupier of a new dwelling within the Garden Community submitted householder applications for extensions or changes within their curtilage.

Whilst this is unlikely to occur during the current plan period, there is no harm in ensuring the Neighbourhood Plan is in place and able to deal with such circumstances until such time as its policies might be superseded by further, relevant Development Plan Documents. This is all in the interests of guarding against any part of Ardleigh being left without a plan-led approach to development.

Such an approach is in the interests of the Garden Community as it will ensure that the design quality of the Community as delivered is not unduly diminished by

**Suitable wording will ensure all established properties in and around Crockleford Heath retain a plan-led approach to development, without impinging on (1) the design and delivery of the Garden Community, or (2) future DPDs that replace or supersede its policies**

The Parish Council believes it is both possible and desirable for the policies of the Neighbourhood Plan to apply - where relevant - to sites within the general area of the future Garden Community, whilst making it equally clear that the design and delivery of the Garden Community itself is firmly outside of the Neighbourhood Plan's remit.

Some suggestions for possible wording:

- Except where stated, the policies of this Neighbourhood Plan apply to existing sites, properties and premises throughout all parts of the Parish, including the broad area within which the future Garden Community will be located. For the avoidance of doubt, the design and delivery of the Garden Community itself is outside of the remit of the Neighbourhood Plan and will be the subject of a separate DPD. Notwithstanding the

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policies of this Neighbourhood Plan, any proposals in any part of the Parish that have the potential to harm or undermine the design or delivery of the future Garden Community will be strictly resisted;

- Once delivered in accordance with the separate DPD, sites within the Garden Community will be expected to comply with the relevant policies of the Ardleigh Neighbourhood Plan until such time as these are superseded by future development management policies/documents. In this case, the superseding policies/documents will make it clear that the policies of the Neighbourhood Plan no longer apply in the relevant areas.