

# | List of Planning Policies

Policy No.	<b>Umbrella Sustainable Development Planning Policy</b>
<p style="text-align: center;"><b>PP1: Sustainable Development</b></p>	<ol style="list-style-type: none"> <li>1. Our Neighbourhood Plan will take a positive approach to development where this brings forward a balance of housing, employment, retail and community development to ensure West Bergholt remains an attractive and vibrant place. Development located as specified in this Plan will be supported if it enhances the environmental assets in and around West Bergholt and improves access to the countryside and open spaces for residents and visitors wherever possible.</li> <li>2. Development will be supported where it can be shown that such proposals would support the continued sustainability of West Bergholt by meeting at least one of these criteria: <ol style="list-style-type: none"> <li>a. new homes in locations allocated in the Plan of a size, type and tenure to meet local requirements; or</li> <li>b. affordable housing of size and tenure to meet the objectively assessed need; or</li> <li>c. housing that meets the local housing needs of the parish; or</li> <li>d. infrastructure associated with leisure, recreational pursuits and social and community activities within the parish; or</li> <li>e. new and expanded business premises within existing commercial locations.</li> </ol> </li> <li>3. All development shall be designed and located having regard to the principles and advice set out in this Neighbourhood Plan and shall be located to ensure that the development does not adversely affect the <ol style="list-style-type: none"> <li>a. amenities of nearby residents; and</li> <li>b. the character and appearance of that part of the village in which it is located; and</li> <li>c. the social, built, heritage, cultural and natural assets of the parish.</li> </ol> </li> <li>4. All planning policies are considered necessary to make Developments sustainable and acceptable, relate directly to the Development and fairly and reasonably relate to its setting.</li> </ol>
Policy No.	<b>Village Society and Community Planning Policies</b>
<p style="text-align: center;"><b>PP2: Protection of Community Facilities</b></p>	<p>All development must demonstrate an enhancement to the quality of life and wellbeing of the local community and, where appropriate, promote diversity and enhance community cohesion through the provision of new multiuse facilities or contributions to existing facilities, The loss of existing community buildings will be resisted unless it can be demonstrated that demand within the locality for the facility no longer exists or suitable alternative provision is made elsewhere.</p>
<p style="text-align: center;"><b>PP3: New Community Facilities</b></p>	<p>Proposals that improve the quality and/or range of community facilities, particularly those for younger and older age groups, will be supported provided that the development is of a scale appropriate to the needs of the locality and is conveniently accessible for residents of the village. Provision for a parish office/community hub will be supported.</p>

Policy No.	Environment Planning Policies
<p><b>PP4: Open Spaces</b></p>	<p>All development proposals should ensure new open spaces are intrinsic to their proposals and not designated as single purpose use but deliver multiple functions and benefits, which link to the green infrastructure network, through green corridors, cycle or footpaths and demonstrate environmental gains.</p> <p>Development that results in the loss of open spaces or that results in any harm to their character, setting, accessibility or appearance, general quality or to amenity value will only be supported if the community would gain equivalent benefit from provision of a suitable replacement space.</p>
<p><b>PP5: Local Green Spaces</b></p>	<p>The following areas designated as Local Green Space, are shown on Proposals Map PP5:</p> <ul style="list-style-type: none"> <li>LGS1 - Hillhouse Wood</li> <li>LGS2 - Lorkin Daniell Field</li> <li>LGS3 - Poor's Land</li> <li>LGS4 - Heath/Village Green</li> <li>LGS5 - Allotments</li> <li>LGS6 - Mumford Close Oak Tree</li> <li>LGS7 - Churchyard: St Mary the Virgin Church</li> <li>LGS8 - Churchyard: Old St Mary's Church</li> <li>LGS9 - Pocket Park - Maltings</li> <li>LGS10 - Erle Havard Park – Pirie Road</li> <li>LGS11 - Queen's Road Pond</li> <li>LGS12 - Lexden Road Pond</li> <li>LGS13 - Hall Road Pond</li> <li>LGS14 - Village Sign/Beacon Area</li> </ul> <p>Proposals for any development on Local Green Spaces will be resisted other than in very special circumstances.</p>
<p><b>PP6: Character Area</b></p>	<p>A "Character Area" in the village has been designated as shown on Map PP6, this area, which reflects the built local distinctiveness of Essex's heritage, will be protected from degradation. Development proposals will be expected to respect its features and character in relation to the scale, design and setting of any development.</p>
<p><b>PP7: Heritage Assets</b></p>	<p>Any changes to heritage assets will be expected to be carried out sympathetically so that their character and appearance is preserved or enhanced proportionally.</p>

<p><b>PP8: Trees and Hedgerows</b></p>	<p>Any development that would result in the loss of trees or hedgerows of arboricultural and amenity value will not normally be supported. The retention of trees and hedgerows in situ will always be preferable. Where the loss of such features is unavoidable, replacement provision should be of a commensurate value to that which is lost.</p>
<p><b>PP9: Natural Environment</b></p>	<p>All development should protect and where appropriate enhance biodiversity by:</p> <ul style="list-style-type: none"> <li>a) Protecting designated sites, protected species and ancient and species-rich hedgerows, grasslands and woodlands; and</li> <li>b) Preserving ecological networks, and the migration and transit of flora and fauna; and</li> <li>c) Protecting ancient trees or trees of arboricultural value, or ancient woodlands; and</li> <li>d) Promoting the mitigation, preservation, restoration and recreation of wildlife habitats, and the protection and recovery of priority species; and</li> <li>e) Providing a net gain in flora and fauna; and</li> <li>f) Adopting best practice in sustainable urban drainage.</li> </ul> <p>Proposals must demonstrate that ecological considerations have been properly assessed in relation to the application site and those adjacent to it. Where necessary mitigation measures must be carried out.</p>
<p><b>PP10: Recreational disturbance Avoidance &amp; Mitigation Strategy (RAMS)</b></p>	<p>All residential development within the zones of influence of Habitat Sites will be required to make a financial contribution towards mitigation measures, as detailed in the Essex Coast RAMS, to avoid adverse in-combination recreational disturbance effects on Habitat Sites. In the interim period, before the Essex Coast RAMS is completed, all residential development within the zones of influence will need to deliver all measures identified (including strategic measures) through project level HRAs, or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.</p>
<p><b>PP11: Area of Separation</b></p>	<p>An “Area of Separation” is designated for the part of the parish, as shown centred on Map PP11. Changes in land use and development that adversely affect the key landscape and visual characteristics of the area will be resisted.</p>
<p><b>P12: Key Views</b></p>	<p>The views indicated on Map PP12 will be protected and wherever possible enhanced. Any development or alteration to an area within these views must ensure that the key features of the views can continue to be enjoyed including distant buildings, areas of landscape and the juxtaposition of village edges and open agricultural countryside.</p>

Policy No.	Housing Planning Policies
<p><b>PP13: Housing Sites</b></p>	<p>The settlement boundary is shown on Map PP13/1. The minimum number of dwellings to be provided over the Neighbourhood Plan period will be 120. These dwellings will be provided on Site A and Site B as shown on Map PP13/2.</p> <p>Development on land on the North East side of Colchester Road and identified on Map PP13/2 as Sites A and B for one, two and three bedroomed dwellings suitable for first time buyers, homes for older people or small families will be supported.</p> <p>The density of the development should be within the range of 20-25 per hectare on average.</p> <p>A mix of housing tenure will be encouraged. It is expected that the development will include at least 30% affordable housing including affordable rent or shared ownership.</p> <p>Satisfactory access must be provided.</p> <p>A 12-metre strip of land parallel to the highway boundary of Colchester Road will be retained and integrated into the design and layout of the scheme to respect the semi-rural village aspect.</p> <p>Landscaping will be an important and integral part of the design and layout of the scheme. It is expected that all principal roads will incorporate a minimum 1 metre wide green verge to each side and the development should include an appropriate amount of public open space.</p> <p>In order to ensure that a stock of smaller dwellings is retained to meet the village's needs, permitted development rights will usually be withdrawn for extensions through the imposition of conditions on any grant of planning permission.</p> <p>The provision of land for a cemetery indicated on Map PP13/2 will be supported.</p> <p>The provision of land to accommodate sports facilities adjacent to the cricket club as indicated on Map PP13/2 will be a requirement of the developer of this site.</p>

<p><b>PP14: Design</b></p>	<p>All new development should be of a high-quality design and sustainable construction is encouraged. Account should be taken of the guidance and principles in the Village Design Statement, which seeks to promote or reinforce local distinctiveness. In particular new development and any additions or extensions to existing dwellings will be expected to:</p> <ul style="list-style-type: none"> <li>• Have an acceptable visual impact on the valley sides; and</li> <li>• Give careful consideration to the impact on views across the village; and</li> <li>• Provide or retain garden sizes appropriate to the size of the development and reflective of the character of the area in which the development sits; and</li> <li>• Buildings must respect and be in harmony with their surroundings in respect of plot width, layout, building lines, materials, height, proportion and scale; and</li> <li>• Planning applications must show contextually the impact of their proposals on adjacent buildings by means of adequately detailed plans with accurate street elevations; and</li> <li>• There should be no unacceptable adverse impact upon the amenities of the occupiers of nearby residential properties; and</li> <li>• Details of all boundary walls, fences and gates around the site shall be as submitted drawing but should not lead to urbanisation</li> </ul> <p>In addition, any infrastructure required for new development will be expected to be provided in a timely manner and before the development is substantially occupied.</p>
<p><b>PP15: Energy Hierarchy</b></p>	<p>Developers will be required to demonstrate how they have followed the energy hierarchy in reducing energy demand before implementing renewable energy or make the most of solar gain and passive cooling through the orientation, layout and design of the development.</p>
<p><b>PP16: Infill and Redevelopment Sites</b></p>	<p>Applications for residential developments on infill and redevelopment sites within West Bergholt village will only be supported subject to proposals being well designed and where such development meet all the following criteria:</p> <ol style="list-style-type: none"> <li>a. fills a small restricted gap in an existing frontage or on other sites within the built-up area of the village where the site is closely surrounded by buildings; and</li> <li>b. does not reduce the privacy or amenity of adjoining properties or is inconsistent with the character of the area; and</li> <li>c. where the scheme is for one dwelling, the proposal must be in keeping with its wider surroundings in relation to the historic development patterns or building/plot sizes.</li> </ol>
<p><b>PP17: Dormers</b></p>	<p>Dormers should be used sparingly and be subservient in nature.</p>

<p><b>PP18: New Agricultural Buildings</b></p>	<p>Any new agricultural buildings should have a high-quality design and be constructed from suitable materials and be sited appropriately within their setting taking account of the surrounding landscape.</p>
<p><b>PP19: Change of Use of Agricultural Buildings</b></p>	<p>Change of use of agricultural buildings to residential must not have any adverse effect or cause any disturbance to the occupiers of any nearby properties. Buildings must be suitable for conversion without substantial rebuilding or expansion.</p>
<p><b>PP20: Essex Parking Standards</b></p>	<p>Compliance with Essex Parking Standards will be sought for new or altered dwellings. Designs that cannot satisfactorily show how parking cannot be accommodated on the site and which would result in spill over parking on the adjacent highway will be resisted.</p>
<p><b>PP21: Rural Exception Sites</b></p>	<p>Proposals for affordable housing on rural exception sites will be supported if it meets all of the following criteria:</p> <ul style="list-style-type: none"> <li>a. Is justified by evidence of need through a local housing needs survey for the village</li> <li>b. Is located outside the shaded area on Map PP22</li> <li>c. Is appropriately located and designed to respect its surroundings and does not affect open land which is of particular significance to the form and character of the settlement.</li> </ul>
<p><b>PP22: Coalescence</b></p>	<p>Development will not be supported in the area shown on Map PP22 if individually or cumulatively it would result in increasing the coalescence between West Bergholt village and Braiswick, reducing their separate identity by reducing the separation between these two settlements.</p>
<p><b>PP23: Sustainable Transport</b></p>	<p>All new developments will provide on-site, or contribute towards, appropriate measures to assist walking, cycling, public transport use as well as other highway improvements and links to village facilities. All proposals are to include provision for electric vehicles.</p>
<p><b>PP24: Highways Network</b></p>	<p>Colchester Road (in the vicinity of the two development sites), will be the subject of speed reduction and accessibility improvements. New mini roundabouts are to be installed at the junctions of the new development areas with Colchester Road, and a new zebra crossing sited to allow access to the rest of the village safely including the school and sports fields. This is to be funded by the developers of Site A and Site B.</p>

<p><b>PP25: Infrastructure</b></p>	<p>Any planning applications for new development within the Neighbourhood Plan Area must demonstrate how they can contribute towards the delivery of infrastructure and other development projects prioritised by the community. This may be through planning conditions, via a section 106 agreement or through payment of any Community Infrastructure Levy.</p>
<p><b>Policy No.</b></p>	<p><b>Business, Commerce and Employment Planning Policies</b></p>
<p><b>PP26: Expansion of Employment Sites</b></p>	<p>Proposals to upgrade or extend existing employment sites will be supported provided that:</p> <ul style="list-style-type: none"> <li>• the impact on the amenities enjoyed by occupants of nearby properties is acceptable; and</li> <li>• they do not compromise the character of the area or openness of the countryside; and</li> <li>• traffic impact is acceptable in terms of highway safety and living conditions for residents. Proposals may be required to submit a traffic impact analysis or transport assessment which is proportionate to the development and demonstrates traffic impact and any measures which may be taken to mitigate impacts.</li> </ul>
<p><b>PP27: Protection of Employment Sites</b></p>	<p>There will be a strong presumption against the loss of commercial premises or land which provide employment and are of demonstrable benefit to the local community. Applications for a change of use to an activity that does not provide employment opportunities will only be permitted if it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>• the commercial premises or land in question have not been in active use for at least 12 months and there is little, or no prospect of the premises or land being reoccupied by an employment generating user. This must be proven through an independent sustained marketing campaign lasting for a continuous concurrent period of at least six months; and</li> <li>• the new use will enhance road safety and the living conditions of residents.</li> </ul>
<p><b>PP28: Farm Diversification</b></p>	<p>Development proposals for the diversification of farms will be supported where this enables production from the land to continue and where:</p> <ol style="list-style-type: none"> <li>a. There are no significant negative effects upon the landscape.</li> <li>b. It does not result in significant increased traffic by way of Heavy Goods Vehicles on rural roads.</li> <li>c. There is sustained or increased local employment.</li> </ol>

<p><b>PP29: Rural Businesses</b></p>	<p>Proposals for new rural businesses, including the provision of tourism-related facilities, attractions &amp; accommodation, and homeworking will be encouraged when they meet the following criteria:</p> <ul style="list-style-type: none"> <li>a. They do not have a significant adverse impact on residential amenity; and</li> <li>b. They do not have a significant adverse impact on the landscape, tranquility or the Green Infrastructure network of the Parish;</li> <li>c. and they provide suitable access and appropriate car parking.</li> </ul>
<p><b>Policy No.</b></p>	<p><b>Sport and Recreation Planning Policies</b></p>
<p><b>PP30: New Sports Facilities</b></p>	<p>Land to accommodate new sports facilities will be provided adjacent to the cricket club as indicated on Map PP13/2 as part of the development of Site B.</p> <p>Consideration will be given to the need to accommodate adult and junior football, rugby, other team sports, practice facilities and teenage play facilities. The site can be developed for sport in phases to meet evolving demand. The applicant will be expected to demonstrate how the proposal meets existing demand. Early discussions with Sport England and the Parish Council are encouraged.</p>
<p><b>Policy No.</b></p>	<p><b>Community Safety Planning Policies</b></p>
<p><b>PP31: Designing Out Crime</b></p>	<p>All areas of new development are to be designed so as to reduce the incidences of crime and fear of crime.</p>
<p><b>PP32: New Road Layouts</b></p>	<p>Design of new road layouts that discourages indiscriminate parking and promotes a safe pedestrian and cycling environment will be supported.</p>

Policy No.	Communication Planning Policies
<p><b>PP33: Communications Network</b></p>	<p>Development of new, high-speed broadband infrastructure to serve the Parish will be supported.</p> <p>Proposals for new developments must demonstrate how they will contribute to and be compatible with, local fibre optic networks or high-speed internet connectivity. This could be demonstrated through a “Connectivity Statement” accompanying a planning application. Such statements should consider land use and the anticipated connectivity requirements, known public broadband infrastructure and their speed (fixed copper, 3G, 4G, fibre, satellite etc.) and a realistic assessment of connection potential or contribution to the expansion of any such networks.</p> <p>Where no high-speed internet connectivity is available, as a minimum and subject to viability, suitable ducting that can accept low-cost upgrade for Fibre to the Home or other cabling should be provided to the public highway, a community led local access network or another suitable location.</p> <p>Where possible additional ducting should be provided that contributes to a local access network for the wider community. The costs associated with this can be considered alongside any other requirements and be subject to viability testing.</p>
Policy No.	Transport Planning Policies
<p><b>PP34: Access</b></p>	<p>Developers must demonstrate that developments are safely located with regard to vehicular and pedestrian access, ensuring adequate visibility.</p>
<p><b>PP35: Traffic Congestion</b></p>	<p>Where development would add to traffic congestion in the village or encourage through or additional traffic on rural lanes, proposals should be brought forward to mitigate any traffic impact or contribute funding towards village transport safety schemes.</p>
<p><b>PP36: Cycle Storage</b></p>	<p>Development proposals for new developments should provide secure cycle storage and storage for mobility scooters where appropriate, minimising their visual impact through good design.</p>
<p><b>PP37: Sustainable Transport Connections</b></p>	<p>Existing footpaths, cycleways and bridleways provide a high level of amenity value and will be protected. New development should take every opportunity to enhance existing networks, create connections and provide new networks wherever possible.</p>