

Appendix 7 - Earls Colne Neighbourhood Plan proposed modifications table and responses.

Proposed modification number (PM)	Page no./ other reference	Modification	Local Authority Response
PM1	Page 16	<p><u>Policy ERCOL1 – Design and Character</u></p> <p>Part B – Add new criterion v. to read as follows:</p> <p>“v. Development should, through its building design and site layout, seek to mitigate the risk of crime and anti-social behaviour in order to create a safe and secure environment.”</p> <p>Part C – Delete the words “proportionate statement and illustrations” and replace with “Design and Access Statement”.</p>	Agree – The modifications are supported as they provides clarity to the policy, and seek to reduce crime and anti-social behaviour in new developments.
PM2	Page 19	<p><u>Policy ERCOL2 – Landscape Sensitivity</u></p> <p>Part A – Delete the words “Where development is proposed outside” and replace with:</p> <p>“Within the Plan area, where new development is proposed beyond”.</p> <p>Part B – Delete the words “In areas outside the Earls Colne development boundary that are of high or medium/high landscape sensitivity” and replace with:</p> <p>“Within the Plan area, in those areas that are of high or medium/high landscape sensitivity”.</p>	Agree – The proposed modifications improve the clarity of the policy.

Proposed modification number (PM)	Page no./ other reference	Modification	Local Authority Response
PM3	Page 19	<p><u>Historic Environment</u></p> <p>Add new sub-section of text, to follow paragraph 4.8 and to precede Policy ERCOL2, to read as follows:</p> <p>“Historic Environment</p> <p>4.9 Earls Colne has a number of notable heritage assets. In total, there are 94 listed structures in the Parish. This includes Earls Colne Priory, a scheduled monument, and the Parish Church of St. Andrew which is Grade I listed. All the other structures are Grade II listed. The large majority of these listed structures are buildings located on or close to the High Street. This forms the core of the Earls Colne Conservation Area, with the listed buildings giving the High Street much of its charm.</p> <p>4.10 The Conservation Area is extremely extensive, covering not only the High Street but much of the built-up area of the village and countryside beyond (particularly to the south of the A1124/High Street). It also extends significantly eastwards, including the built-up areas to the east of Earls Colne village along the A1124 and the countryside immediately to the north. The extent of the Conservation Area</p>	<p>Agree – The additional wording provides important background information in respect of the historic environment.</p>

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		covering both built-up and countryside areas around much of Earls Colne is an important consideration for design and setting of development proposals in this area.”	
PM4	Pages 21 and 23	<p><u>Policy ERCOL3 – First Homes Exception Sites and Community-Led Housing</u></p> <p><u>Paragraph 5.4</u> – amend the word “principle” in the first line of text to read “principal”.</p> <p><u>Policy ERCOL3</u></p> <p>Part C – insert the word “to” after the word “subject” in the second line of text.</p>	Agree – Modifications are a correction and help improve clarity in this policy.
PM5	Page 26	<p><u>Policy ERCOL4 – Green Infrastructure and Biodiversity</u></p> <p><u>Part A</u></p> <p>Insert the word “their” after the word “improve” in the first line of text.</p> <p>Delete the words “for all through measures” in the second line of text and replace with “for all members of the community by measures”.</p> <p>Add new third sentence of text to read as follows:</p>	Agree – The proposed modifications to ERCOL4 improve the clarity of the policy.

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		<p>“All such proposals should be designed to ensure that they are safe to use and mitigate the risk of crime.”</p> <p><u>Part D</u></p> <p>Delete the words “In order to address the requirement for” and replace with “Development proposals will be required to secure” in the first line of text.</p> <p>Delete the words “net gain in biodiversity” and replace with “Biodiversity Net Gain (BNG)” in the first line of text.</p> <p>Add new second sentence of text, to read as follows:</p> <p>“Proposals should take account of the emerging Essex Local Nature Recovery Strategy (ELNRS) which will form the baseline for habitat information.”</p> <p>Delete the word “clearly” in the third line of text.</p> <p>Delete the words “enhancing ecological networks” in criterion a) and replace with “conserving or enhancing ecological assets and networks”.</p>	

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PM6	Page 28	<p><u>Policy ERCOL5 – Wildlife-Friendly Development</u></p> <p><u>Part A</u></p> <p>Add then words “and enhance” after the word “protect” in the first line of text.</p>	Agree. Proposed wording improves the policy by making it clear that protection of wildlife is included under the policy.
PM7	Page 30	<p><u>Policy ERCOL6 – Low Energy and Energy Efficient Design</u></p> <p>Amend the Policy title to read “Renewable Energy, Low Energy and Energy Efficient Design”.</p> <p><u>Part A</u></p> <p>Delete the words “in order to minimise its contribution to greenhouse gas emissions” and replace with:</p> <p>“in order to achieve a sustainable approach to the design, construction and occupation of the development that minimises the impacts upon the environment”.</p> <p><u>Part B</u></p> <p>Criterion i) – add the words “and taking advantage” after the words “other elements and”.</p> <p>Criterion iv) –add the words “using nature-based solutions wherever possible to create</p>	Agree – The proposed re-wording improves the clarity of the policy.

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		<p>opportunities for amenity and biodiversity enhancements,” after the words “drainage system” in the first line of text.</p> <p>Criterion iv) – add the words “having regard to the SuDS Guide for Essex;” after the words “climate change” in the third line of text.</p> <p>Criterion v) – delete the figure “1,000m²” and replace with “500m²”</p> <p>It should also be noted that Figure 110 at Page 81 of the Earls Colne Design Codes document refers to “<i>highly waste-efficient devices</i>” which should read “highly water-efficient devices”. This anomaly should be rectified.</p>	
PM8	Page 30	<p><u>Flood Risk and Surface Water Drainage</u></p> <p>Add new sub-section of text, to follow Policy ERCOL6 to read as follows:</p> <p>“Flood Risk and Surface Water Drainage</p> <p>6.15 Due to the presence of the River Colne, significant areas of land within the Neighbourhood Area are within Flood Zones 2 and 3, significantly limits what development can be permitted there. Flood risk both from rivers and surface water flooding as a result of heavy rainfall are</p>	Agree – proposed additional text provides important background information to policy ERCOL6.

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		<p>fundamentally important considerations when looking at development.</p> <p>6.16 Policy LPP74 (Flood Risk and Surface Water Drainage) of the adopted Braintree District Local Plan provides clear policy guidance regarding the tests that must be applied to development depending on which Flood Zone it is located in. Policy LPP75 (Surface Water Management Plan) requires development to have regard to and contribute positively towards delivering the aims and objectives of the Braintree and Witham Surface Water Management Plan. It also directs development in Critical Drainage Areas to Sustainable Drainage System (SuDS) measures. This aligns with Policy ERCOL6 B(iv) which also focuses on increasing resilience against future flooding. The requirement for trees and other planting in Policy ERCOL6 B(iii) will also help in this regard.”</p> <p>Re-number existing paragraphs 6.15-6.27 as 6.17-6.29.</p>	

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PM9	Page 36	<p><u>Policy ERCOL7 – Local Green Spaces</u></p> <p>Delete existing Policy text in full and replace with:</p> <p>“The areas listed below and shown on the Policies Map and on the Inset Maps at Figures 6.3-6.5, are designated as Local Green Spaces:</p> <ul style="list-style-type: none"> a. Earls Colne Millennium Green b. Public Open Space south of Hobbs Way c. Ryefields <p>Development proposals in the three designated Local Green Spaces listed above and defined on the accompanying maps to this policy will be managed in accordance with national policy for Green Belts.”</p> <p>Amend the map title of Figure 6.4 to “Public Open Space south of Hobbs Way”.</p>	<p>Agree. New policy makes it clear which areas are designated as Local Green Spaces and how they should be treated. Other alterations provide clarity.</p>
PM10	Page 37	<p><u>Policy ERCOL8 – Access into the Countryside</u></p> <p>Part B of the Policy text</p>	<p>Agree – Proposed modifications are supported as they provide further clarification to this policy.</p>

Proposed modification number (PM)	Page no./ other reference	Modification	Local Authority Response
		<p>Delete the second and third sentences of Policy text, and replace with:</p> <p>"Any proposals to divert existing PROWs or cycleways will be assessed to ensure that they are convenient and suitably constructed for all users. Wherever possible, proposals for new development should seek to retain and enhance existing PROWs and include any necessary new links to enhance access between the development and the wider countryside."</p>	
PM11	Page 44	<p><u>Policy ERCOL9 – Key Movement Routes</u></p> <p>Part D – insert the word "proposed" prior to the words "Earls Colne" in the first line of text.</p> <p>Add new Part E to the Policy text, to read as follows</p> <p>"E. Any development proposals affecting the Key Movement Routes should be progressed in consultation with Essex County Council, as the Highways and Transportation Authority and have regard to the relevant Essex County Council Development Management Policies (2011)."</p>	<p><u>Agree – The proposed modification and additional wording provide clarity to this policy.</u></p>

Proposed modification number (PM)	Page no./ other reference	Modification	Local Authority Response
PM12	Pages 9, 10 and 46	<p><u>Section 2 – Local Context and Section 8 – Economy</u></p> <p>Amend references at paragraph 2.17 and in Table 1 to the ‘Airfield Industrial Site’ or ‘airfield industrial site’ to read as ‘Earls Colne Business Park’.</p> <p>Paragraph 8.1 – delete the second sentence of text in full.</p> <p>Add new sub-section of text to read as follows:</p> <p>“Earls Colne Business Park”</p> <p>8.4 The Earls Colne Business Park which is situated to the south of the village is the principal employment area within the Plan area, extending to 24 hectares and provides a range of employment opportunities in the businesses located at the site. Additionally, it provides a range of leisure and recreational facilities, together with community services including a dental clinic.”</p>	Agree – Proposed modifications provide clarity for this policy.
PM13	Page 48	<p><u>Policy ERCOL10 – Retaining and Enhancing the Vitality and Viability of Earls Colne Village Centre</u></p> <p>Part A of the Policy text</p>	Agree – Amendment provides clarity to the policy text.

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		Add the words “ as defined on the Policies Maps, ” after the words “Local Centre,” in the first line of Policy text.	
PM14	Page 5	<p><u>Section 1 – Introduction</u></p> <p><u>Monitoring the Plan</u></p> <p>Re-title this sub-section as “Monitoring and Review”</p> <p>Add new Paragraph 1.16 to read as follows:</p> <p>“1.16 The relationship with the Local Plan is particularly important as Braintree District Council has commenced a review of its current adopted Local Plan. Any implications for this Neighbourhood Plan will need to be considered. If necessary, the Neighbourhood Plan will be reviewed to ensure that it remains an important part of the statutory Development Plan for the Parish.”</p>	Agree. The proposed modifications provide clarity to this section.