

# | List of Planning Policies

Policy No.	Village Society and Community Planning Policies
<b>PP1: Protection of Community Facilities</b>	<p>All development proposals must ensure that they do not give rise to adverse impacts on the quality of life and wellbeing of the local community and provide enhancements wherever possible and, where appropriate, promote diversity and enhance community cohesion through the provision of new multiuse facilities or contributions to existing facilities.</p> <p>The loss of existing community buildings will be resisted unless it can be demonstrated through a combined Marketing Assessment and Viability Report demonstrating that the property has been marketed for not less than 12 months and confirming that there is no longer an effective demand for the existing use within the locality and there is no viable alternative community use for the site, meeting the needs of the local area.</p>
<b>PP2: New Community Facilities</b>	<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.</p> <p>Provision for a parish office/community hub will be supported.</p>

Policy No.	Environment Planning Policies
<b>PP3: Open Spaces</b>	<p>Development proposals that 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 will be supported.</p>
<b>PP4: Local Green Spaces</b>	<p>The following areas designated as Local Green Space, are shown on Proposals Map PP4: LGS1 - Lorkin Daniell Field LGS2 - Poor's Land</p> <p>Proposals for any development on Local Green Spaces will be resisted other than in very special circumstances.</p>
<b>PP5: Character Area</b>	<p>The "Character Area" designated on Map PP5, 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>
<b>PP6: Trees and Hedgerows</b>	<p>Development proposals which conserve trees and/or hedgerows will be supported. Where development proposals would necessitate the loss of such features, appropriate mitigation will be supported, subject to there being no protective designations in place.</p>

<p><b>PP7: Natural Environment</b></p>	<p>Development proposals which provide protection 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 with development proposals incorporating the provision of Sustainable Drainage Systems (SuDS) unless it can be demonstrated to be technically unfeasible, will be supported.</li> </ul> <p>Proposals which demonstrate that ecological considerations have been properly assessed in relation to likely impacts and where appropriate proportionate mitigation measures are agreed, will be supported.</p>
<p><b>PP8: 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>

Policy No.	Housing Planning Policies
<p><b>PP9: Housing Sites</b></p>	<p>The settlement boundary is shown on Map PP9/1. 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 PP9/2.</p> <p>Development proposals on allocated housing sites should provide a mix of housing types and tenures to meet the demands of the local housing market and as appropriate the needs of West Bergholt and the wider Borough. Dwellings appropriate for first time buyers, homes for older people or small families will be supported.</p> <p>A mix of housing tenure will be encouraged. Subject to the viability, development proposals will be expected to deliver a proportion of affordable housing in accordance with adopted Strategic Borough wide policy.</p> <p>Landscaping will be an important and integral part of the design and layout of the scheme, including appropriate public open space. Principal roads will be designed to ensure that they are appropriate to the character of the area and to provide safe access for vehicles and pedestrian movement. Development proposals for Sites A and B with layouts designed to accommodate capacity for roads and utility services to contiguous backland to facilitate development beyond the Plan period will be supported.</p> <p>The provision of land for a cemetery and land to accommodate sports facilities adjacent to the cricket ground, shown for illustrative purposes on Map PP9/2 will be supported.</p>
<p><b>PP10: 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 mitigating the impact on views across the village; and</li> <li>• Buildings must respect the character of and be in harmony with their surroundings in respect of plot width, layout, building lines, materials, height, proportion, scale and massing; 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 to avoid unacceptable adverse impact upon the amenities of the occupiers of nearby residential properties; and</li> </ul> <p>Details of boundary walls, fences and gates shall reflect the character, design and materials of means of enclosure within the village to mitigate the impact of urbanisation.</p>
<p><b>PP11: Energy Hierarchy</b></p>	<p>Development proposals shall demonstrate how these have been prepared having regard to the energy hierarchy in reducing energy demand including the use of renewable energy and making the most of solar gain and passive cooling through the orientation, layout and design.</p>

<b>PP12: Coalescence</b>	Development will not be supported in the area shown on Map PP12 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.
<b>PP13: Highways Network</b>	Proposals to develop Site A and Site B shown on Map PP9/2 and subject to speed reduction measures and accessibility improvements to be funded by the developers of Site A and Site B where appropriate, will be supported.

Policy No.	Business, Commerce and Employment Planning Policies
<b>PP14: Expansion of Employment Sites</b>	Proposals to upgrade or extend existing employment sites will be supported provided that: <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>• where appropriate, they satisfactorily demonstrate expected traffic impact is acceptable in terms of highway safety and the amenity of nearby residents.</li> </ul>
<b>PP15: Farm Diversification</b>	Development proposals for the diversification of farms will be supported where this enables production from the land to continue and where: <ul style="list-style-type: none"> <li>• there are no significant negative effects upon the landscape; and</li> <li>• development does not result in unacceptable traffic by way of Heavy Goods Vehicles on rural roads; and</li> <li>• local employment is retained</li> </ul>

Policy No.	Sport and Recreation Planning Policies
<b>PP16: New Sports Facilities</b>	Proposals for the development of Site B in accordance with Policy PP9 including sports facilities on land adjacent to the cricket club as illustrated on Map PP9/2, subject to viability will be supported.

Policy No.	Community Safety Planning Policies
<b>PP17: Designing Out Crime</b>	Where appropriate, development proposals which demonstrate that they have been designed to reduce the incidence of crime and fear of crime will be supported.

<b>PP18: New Road Layouts</b>	Development proposals incorporating the design of new road layouts that discourages indiscriminate parking and promotes a safe pedestrian and cycling environment, where appropriate will be supported.
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Policy No.	Communication Planning Policies
<b>PP19: Communications Network</b>	<p>Proposals for new residential (sites of 2 dwellings or more) and commercial development will be supported which demonstrate how they will provide future occupiers with sufficient broadband connectivity including:</p> <ul style="list-style-type: none"> <li>a) demonstration of early engagement with infrastructure providers; and</li> <li>b) be accompanied by a 'Broadband Statement' that explains the current internet connectivity in the site's locality and the potential for the site to be provided with high speed broadband, including an assessment of the feasibility of providing fibre to the premises (FTTP) infrastructure; and</li> <li>c) make provision for new premises to be provided with high speed (superfast)<sup>1</sup> broadband, or if this is not feasible at the time of the application, undertake all reasonable actions to enable a superfast connection at a future date.</li> </ul> <p>The Parish Council will strongly support the provision of Fibre to the Premises (FTTP) infrastructure in all new built development on major development sites unless it can be demonstrated through the Broadband Statement that it is not feasible. The level of detail required in the Broadband Statement should be proportionate to the scale of the development proposal.</p> <p><sup>1</sup>High speed or 'superfast' broadband is currently (at the time of this document's publication) defined by the UK Government as 24Mbps, and by Ofcom as 30Mbps. The definition of superfast is likely to evolve over the time period of this Local Plan, and a consideration of an up to date definition of 'superfast' will be made at the time of a planning application based on Government/Industry guidance.</p>

Policy No.	Transport Planning Policies
<b>PP20: Access</b>	Development proposals demonstrating designs that incorporate safe pedestrian and vehicular access and adequate sight lines will be supported.
<b>PP21: Traffic Congestion</b>	Where development proposals are likely to add to traffic congestion in the village or encourage through or additional traffic on rural lanes causing significant harm, proposals that include sustainable measures to mitigate unacceptable traffic impact, or contribute funding towards appropriate sustainable village transport safety schemes, will be supported.
<b>PP22: Cycle Storage</b>	Development proposals for new developments incorporating designs to provide secure cycle storage and storage for mobility scooters where appropriate, minimising their visual impact through good design will be supported.

<b>PP23: Sustainable Transport</b>	Where appropriate and subject to viability, new development which offers contributions to encourage walking, cycling and public transport use, in mitigation commensurate with the scale and likely impact of the proposed development, will be supported.
<b>PP24: Sustainable Transport Connections</b>	Existing footpaths, cycleways and bridleways provide a high level of amenity value and will be protected. Development proposals which will enhance existing networks, create connections and provide new networks where appropriate, will be supported.