

Ardleigh Neighbourhood Plan Regulation 14 Consultation Response – Sep 2022

General Comments

There are a number of insert maps within the Neighbourhood Plan (NP), however it would be useful to have an overarching Policy Map which brings these all together.

Tendring Colchester Borders Garden Community

This is a major development which straddles the Ardleigh NP boundary. This will include additional housing stock within the Ardleigh NP boundary and a network of footpaths, cycleways and bridleways to enhance accessibility within the site and to the adjoining areas including Ardleigh. The Ardleigh Neighbourhood plan group are encouraged to engage with the Councils working on the plan for the Garden Community.

For context it would be helpful to see a map identifying where the new Garden Community is to be located and showing where it overlaps with the Ardleigh NP area. It may be beneficial to highlight existing routes between the two communities and also consider potential new routes (especially routes that encourage non-vehicular use such as bridleways/cyclepaths).

Paragraph 4.12

4.12 states that over the plan period, housing growth in Ardleigh is expected to be limited to small-scale “infill” developments of 10 houses or fewer to be located within the defined Settlement Development Boundaries. There is very little opportunity within the defined Settlement Development Boundaries for infill developments so on this basis little to no development will occur.

Paragraph 5.56

It should be noted that part of Spring Valley Lane, a protected lane, falls within the boundary of the Garden Community draft plans.

Policy GDP

Fig 28 Settlement Boundary Map doesn't reflect the current housing within the boundary. Map 2 in Appendix A reflects the current development level much more accurately and should be used as the basis of all similar maps within the NP.

Policy CFP – Community Facilities

4. As stated in the explanatory text, Ardleigh Surgery does not have spare capacity and the school is over capacity and likely to remain in the near future therefore it is likely a financial contribution for all housing applications will be requested.

Policy HP Housing

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4. The creation of ancillary accommodation (such as Granny Annexes) does not count as additional housing stock so should not be contained within the housing policy.

Paragraph 11.11

Conflicts with paragraph 4.6 which states no housing from the Garden Community is expected to be delivered within the Ardleigh NP plan area within the plan period.

Policy TP – Transport and Parking

The key objectives and principles for the Garden Community are to ensure neighbourhoods are walkable, low traffic and liveable, where residents can access most of their daily needs within a 15-20 minute walk or bike ride from their home. The Garden Community will be designed and built in a way that reduces the need to travel, especially by car. With this in mind the Garden Community should not result in increased traffic congestion on existing roads into Ardleigh.