

Eight Ash Green Neighbourhood Plan: Natural England Proposed Modifications

The modifications set out below are proposed by Eight Ash Green Parish Council (the Qualifying Body), Colchester Borough Council and Natural England. These modifications address all the concerns in Natural England's representation to the Eight Ash Green Neighbourhood Plan.

1. Replace the key issue (paragraph 4.3): "looking after the biodiversity present in the village", with:

Maintain and enhance the natural environment

2. Amend policy FF 9 as follows:

FF 9 – A suitable landscaping plan ~~to which~~ provides **a multi-functional on-site provision to maintain and enhance the natural environment and provide suitable** screening to the existing businesses on Fiddlers Farm and adjacent houses, to include the Grade 2 listed Fiddlers Farmhouse. **Such a plan should seek to ensure appropriate high quality on-site open space/green infrastructure and ensure that** ~~, all of which border and limit any expansion of the site, to ensure that~~ ambient noise and amenity currently enjoyed at these **mentioned** properties is maintained.

Add the following paragraph, ahead of paragraph 10.21, as additional supporting text to policy FF9:

The requirement for a landscaping plan should ensure that the measures are in accordance with the Essex Coast RAMS in terms of on-site green infrastructure and open green space, which are key factors in the overall mitigation of the in-combination recreational disturbance impacts. The landscaping plan should include high quality, informal, semi-natural areas and circular dog walking routes.

3. Add the following criteria to policy DH1:

Include high quality green infrastructure.

4. Replace policy EP3 with the following:

All development should protect and where appropriate enhance biodiversity by:

- a. **Protecting designated sites, protected species and ancient and species-rich hedgerows, grasslands and woodlands; and**
- b. **Preserving ecological networks, and the migration and transit of flora and fauna; and**
- c. **Protecting ancient trees or trees of arboricultural value, or ancient woodlands; and**
- d. **Promoting the mitigation, preservation, restoration and recreation of wildlife habitats, and the protection and recovery of priority species; and**

- e. **Providing a net gain in flora and fauna; and**
 - f. **Adopting best practice in sustainable urban drainage.**
- 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.**

Add the following sentence to the beginning of the paragraph setting out the rationale for policy EP3:

All development should maintain and enhance the natural environment.

5. Replace the objective on page 40, preceding policy EP3 as follows:

To maintain and enhance all elements of the natural environment.