

**WEST WICKHAM
NEIGHBOURHOOD PLAN
2021 to 2031
CONSULTATION STATEMENT**

Prepared December 2021

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Chapter 1 Introduction

1.1 This consultation statement has been produced to accompany the submission draft of the West Wickham Neighbourhood Plan (NP). The consultation statement is required under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) to include information on the following:

1. Details of the people and bodies who were consulted about the proposed NP.
2. An explanation of how they were consulted.
3. A summary of the main issues and concerns raised by the people consulted.
4. A description of how these issues and concerns have been considered and, where relevant, addressed in the proposed NP.

1.2 The consultation activity undertaken for the West Wickham NP can be broken down into 5 key stages as follows:

NP Stage	Time
Inception: Parish Council establish steering group to investigate support for NP	From 2014 onwards
Initial plan development: Parish Council approves Working Group to gather information, consult and begin to formulate policies.	From 2016 onwards
Advanced plan development: Working Group carries out further consultation and produces a pre-submission draft Neighbourhood Plan.	From 2019 onwards
Regulation 14 pre-submission consultation.	1 May to 30 June 2021

Table 1: Neighbourhood Plan development stages

1.3 This consultation statement provides an overview of the activity which took place at each of these stages.

1.4 Chapters 2 to 7 below contain details of all consultation activity undertaken during the entire process.

Chapter 2 General overview of approach to consultation in West Wickham NP area.

2.1 The Neighbourhood Plan has been developed on behalf of the community by members of the community. Initially, a steering group of volunteers, representing a cross section of village society and under the Chairmanship of a Parish Councillor, was set up to investigate residents' concerns on planning issues and the quality of village life in general and to assess whether a NP would be supported.

2.2 Subsequently, the Parish Council set up a Working Group of volunteer parishioners, under the chairmanship of a Parish Councillor, to formulate policies and produce a Plan. This Group reported regularly to the Parish Council (whose meeting agendas are advertised in advance throughout the village) and information on the process and updates were disseminated via the monthly village magazine, the Village Voice, which is delivered to every household. This is also available online on the Parish Council website (www.westwickham.org) where updates were also posted.

2.3 Two surveys were personally delivered to and collected from every household to ensure maximum returns. A Green Spaces consultation was delivered with the village magazine and drop boxes provided for responses. All residents were given the opportunity to join a series of evening walks and contribute to the production of a Character Assessment (available on the village website or as a printed copy if required) in support of the development of the Neighbourhood Plan. Exhibitions and drop in sessions in the Village Hall, additionally and extensively advertised with posters, were organised in the early stages of the Plan process but restrictions due to the Covid-19 pandemic unfortunately made physical meetings impossible in the later stages.

2.4 The village magazine, which is funded by the Parish Council, was chosen as the main method of communication precisely because it is delivered to every household. Not all residents are connected to the internet and there are ongoing concerns over broadband speeds. Those who provide services but are not necessarily resident - such as the MP; County and District Councillors; school heads; Daisy Chains Pre-school; the Anglican ministry team; Granta Medical Practice; AGE UK warden Parish Nurse; clubs, societies and youth groups, - all receive digital copies of the magazine. The consultation process was also simplified as most business and landowners are residents, and those who are not were contacted by letter or email.

Chapter 3 Inception stage – 2014-2016

3.1 The Parish Council first considered producing a Parish Plan in 2009. A survey of residents showed that there were concerns about the need for smaller and affordable housing as well as improved facilities including a better bus service. However, it was not until 2014 that the Parish Council decided to take things further following a well attended meeting in January where opposition to a controversial planning application was expressed because of the adverse impact this could have on the village and its wider landscape. The Parish Council decided to set up a steering group, under the Chairmanship of a Parish Councillor, to determine what issues were giving concern and whether there was support for the development of a Neighbourhood Plan to address these. Residents were asked in the village magazine to volunteer for the steering group.

3.2 The first meeting of the group, which was made up of a cross section of the community from all areas, met in April 2014. Explanation of what a NP would mean and could achieve, records of the steering group meetings and regular reports and updates appeared in the village magazine and were given to the Parish Council (an example is in Appendix 1). The steering group decided to produce a questionnaire to gather residents' views on housing needs and availability; possible future development; village amenities; communication structure; roads and traffic; the built, natural and historic environment; and to ascertain if there was support for a NP (Appendix 2). This was hand delivered to every person over 16 years old and personally collected where possible. About 360 forms were delivered (there were 343 over 15s in the 2011 census) and 253 (70%) were returned. Business and land owners were written to individually and asked for their comments. Responses to the survey indicated that there was a limited housing need, particularly for smaller, 'affordable' homes; that development, if any at all, should be of small scale (less than 10 houses) and within the current development framework; and that the character of the village should be preserved. There was also support for improving village amenities and concerns about the inadequacy of communication networks, speeding and other road safety issues. The survey results were made available on the village website and a summary appeared in the village magazine (Appendix 3).

3.3 The questionnaire asked residents to indicate 'If future housing development within the Parish were required' to 'indicate on the map(s), at the end of the questionnaire, potential sites you may think suitable for housing.' However, residents found this question confusing and the results were inconsistent. No site achieved more than 25% support.

3.4 Questions 22 and 23 in the 2015 survey were open questions inviting respondents to flag up any conservation and environmental issues on the one hand and planning issues which respondents would like to see addressed in the plan. The most popular issues raised in response to this related to nature conservation, preserving the character of the settlement, footpaths, heritage, design and character and community facilities. Some example comments are given in Appendix 3.

3.5 231 (97%) respondents to the questionnaire supported developing a NP and on the 27 July 2015 the Parish Council agreed to apply to South Cambridgeshire District Council (SCDC) for the whole parish to be designated a Neighbourhood Area. The parish was chosen as it is an integral unit. The eastern boundary is also the county boundary

with Suffolk; the issues faced by Horseheath to the south were felt to be more to do with the A1307; Balsham to the west is a much larger village with more facilities and different concerns and West Wrating to the north declined to develop a joint NP. SCDC designated the proposed Area on the 17 November 2015.

Chapter 4 Initial Plan Development

4.1 An open meeting was held for residents in February 2016 and volunteers were enlisted to a new Working Group to formulate policies and produce a Neighbourhood Plan. The terms of reference for the Working Group were agreed by the Parish Council in March 2016:

1. The Working Group will work to produce a Neighbourhood Plan reflecting the wishes of residents which will be capable of passing a local referendum.
2. Produce a list of policies which will address the expectations and wishes of residents that were found by the last Survey.
3. Consider the last Survey and establish if there is a need for additional information to be gathered for producing the Plan.
4. Liaise with Cambridgeshire ACRE to produce a Housing Needs Survey Document.
5. Distribute and collect survey forms to all households.
6. Topics to be developed: (a) Housing development (b) Amenity development (c) Transport (d) Heritage issues (e) Natural environment (f) Traffic (g) Footpaths, pavements and bridleways. (h) Built environment.

The terms of reference were revised in March 2017 to add provisions for procedures, policy development and financial record keeping:

7. The working group will keep minutes of meetings and make these available to the Parish Council, and to the public via the Village website.
8. The Working Group will have no authority to approve expenditure. All expenditure will be approved and made by the Parish Council.
9. The Working Group will monitor the expenditure of monies in the Parish Council's Neighbourhood Plan budget.
10. The Working Group will produce documentation for the Parish Council to submit for the obtaining of grants.
11. The Working Group will maintain records of expenditure of grant monies received and document reports that the Parish Council will be required to submit.
12. Decisions made by the Working Group in developing Policies will be made by votes of a quorum of not less than 5 members with the Chairman having a casting vote.

4.2 As a preliminary to the Neighbourhood Plan development process, the Parish Council commissioned a Housing Needs Survey (HNS) from Cambridgeshire ACRE, with the support of Hastoe Housing Society and SCDC, to gauge opinion on the value of developing affordable homes for local people and to determine the scale, nature and siting of any such scheme. In January 2017 Working Group members delivered survey forms to every household and personally called to collect the completed ones (Appendix 4). Drop boxes were also provided in both telephone boxes (in the High Street and the hamlet of Streetly End) for those who found this more convenient. In a special newsletter delivered with the village magazine, residents were asked to notify anyone they knew who had a connection to the village, was not resident and who wished to move back that they could also request a survey form. A drop-in session was held in the Village Hall to answer questions and receive comments on the proposed neighbourhood plan with representatives from ACRE and Hastoe Housing Association available to

answer questions on the HNS (Figure 1). 187 survey forms were delivered and 113 returned (60%). Of these, 66% were in favour of a small affordable housing development, 30% were for no development and 4% did not state. Comments stressed that any development scheme should be small and for local people, that it should be in keeping with the character of the village and within the current development framework. Concerns were also expressed about lack of services and amenities to support any development. Analysis of survey results identified that there was a need for 9 new affordable homes in the village (Appendix 5).



Figure 1: Drop in session (January 2017)

4.3 In order to better understand what was meant by comments on the ‘character’ or ‘nature’ of the village it was decided to undertake a Character Assessment using guidance documents produced by the Royal Town Planning Institute (Planning Aid England: Engaging Communities in Planning). An open meeting in April 2017 identified four Character Areas for consideration. Evening walks around each of the Areas, advertised and open to all, were arranged in May to inform the assessment process using a pro forma report (an example page is in Appendix 6). Characteristics assessed included topography, land use, layout, roads and routes, open spaces, buildings, landmarks, green and natural spaces, streetscape and views. In January 2018 a draft Character Assessment was presented to the Parish Council, posted on the village website and made available at a drop-in session for residents. All comments were taken into consideration in the final document which was accepted by the Parish Council in September 2018. A copy of the Character Assessment was sent to SCDC.

4.4 Table 2 below summarises the main issues and concerns raised through community engagement work during the period 2015 to 2018. The second column reflects on how those issues have subsequently been addressed.

Main issues and concerns raised in consultations in the period 2015-2018	How these issues and concerns have been addressed
Inappropriate development affecting existing landscape and settlement character.	<p>Policy WWK/1 says that development will only be supported if it respects linear settlement patterns; maintains visual and physical separation between settlements; conserves or enhances village gateways and does not impact key views into and out of the settlement.</p> <p>Policy WWK/2 says that local built environment characteristics, eg building lines, density, height and building materials (as outlined in the Character Assessment), should be respected in any new development and contributions to the street scene such as trees, walls and hedges should be retained or enhanced.</p> <p>The importance of conserving both designated and non-designated heritage assets and respecting their settings to landscape and settlement character is recognised in Policy WWK/3.</p>
Housing needs for local people.	<p>During the NP development process a private initiative has provided 4 affordable properties for local people (2 bungalows, 2 houses - 3 for rent, 1 for shared ownership), satisfying nearly half the estimated need. To meet a continuing imbalance of housing stock exacerbated by infill development policies which encourage larger units, community support is for delivering a mix of homes including affordable, smaller homes for local people. This is specifically addressed in Policies WWK/9 and WWK/10.</p>
Protection of the natural environment, green spaces, wildlife habitats and access to the countryside.	<p>During this early consultation green spaces and protected countryside frontages required further consultation.</p> <p>Policy WWK/7 says that development will be expected to retain features of existing biodiversity unless it can be demonstrated that it will substantially outweigh any adverse impacts. Development should also provide a net gain in biodiversity.</p> <p>Access to the surrounding countryside is clearly valued for a number of reasons including encouraging appreciation of local flora and fauna. Public rights of way also provide green corridors and wildlife habitat. Policy WWK/8 seeks to preserve and enhance public rights of way networks where possible.</p>

Community amenity space and the improvement of facilities.	There was community support for more amenities and facilities to improve the quality of village life and make it more sustainable. Many of the suggestions were more appropriate to action by the Parish Council or Village Hall Management Committee and referred to them. It was accepted that to add more flexibility in the use of the Village Hall an extension may be necessary in the future. As the Hall is outside the current Development Framework, this has been allowed for in Policy WWK/11.
Sustainable travel and road safety.	<p>The lack of adequate public transport is not an issue that can be addressed by a NP but preservation and enhancement of the public rights of way network is covered by Policy WWK/8.</p> <p>A safer walking and cycling route between West Wickham and Horseheath to connect with existing public transport is included as a Community Aspiration as is pavement provision within the settlement areas and support for reduction of speeding.</p>
Communication networks	The issue lack of broadband speed and mobile phone coverage, raised at an early stage, has been addressed by the Parish Council and is not covered by the Neighbourhood Plan.

Table 2: Issues and concerns raised (2015-2018).

Chapter 5 Advanced Plan Development

5.1 Following on from concerns raised about the possible loss of open green spaces and wildlife habitats through development and the appreciation expressed of the close proximity of the countryside to settlement areas and views into and out of them, the Working Group decided on a formal Green Spaces consultation with residents and landowners. A survey form was delivered to every household with the September 2019 village magazine (Appendix 7). This explained the reasons for the survey and gave details about where to drop off the completed form or who to contact to arrange collection. Residents were asked if they supported or not the protection of a number of open green spaces and countryside frontages and why (historically important, wildlife habitat, recreational use or contributing to village character). Residents were also invited to comment if they wished. Affected non-resident landowners were contacted by letter if known or could be traced. 56 survey forms were returned representing about a 33% response rate. A report on the results of the consultation was published in the village magazine in December 2019 and the full results were posted on the village website (Appendix 8). There was strong support or support for protecting all the proposals and the Working Group used the results to inform policies.

5.2 In January 2020, members of the Working Group measured the ‘quality’ of the dark sky in different parts of the settlement areas and residents were advised of this in advance in the village magazine. This was undertaken as previous surveys and consultations had expressed an appreciation of the lack of street lighting and followed concerns raised with the Parish Council about the possible excessive use of external lighting on new development. Information gathered was used to inform policy.

Main issues and concerns raised since 2019	How these issues and concerns have been addressed
Possible loss of open spaces, amenity areas and links to the surrounding countryside through development.	Results from the Green Spaces consultation enabled the better understanding of the importance attached to various green spaces and the reasons why. These then informed policies. Policy WWK/4 designates two areas (land in front of Maypole Croft and land around the Village Hall) as Local Green Spaces affording them the greatest protection. Policy WWK/5 designates an undeveloped frontage along the south of the High Street as an Important Countryside Frontage and retains the designation for an undeveloped frontage in Streetly End. Both provide a significant connection between the street scene and the surrounding countryside or provided a rural break between settlement areas within the development framework.

	Two existing Protected Village Amenity Areas in Streetly End are also retained. Policy WWK/1 supports the conservation or enhancement of village gateways and says that development should not have an adverse impact on views into and out of the settlement and across the wider countryside.
Preserving the dark landscape	Policy WWK/6 supports lighting proposals that minimise any adverse impact on the dark landscape which characterises the area.

Table 3: Issues and concerns raised (2019-2020).

5.3 A first draft of the NP was submitted to the Parish Council and SCDC and their comments taken into consideration. The Parish Council accepted the final Pre-submission draft on the 25 January 2021.

Chapter 6 Regulation 14 pre-submission consultation

6.1 Pre submission consultation of the West Wickham Neighbourhood Plan was undertaken during the period **1 May 2021 to 30 June 2021** in line with Regulation 14 of the Neighbourhood Planning Regulations.

6.2 A four page summary of the pre-submission version of the NP was distributed to all households in the May edition of the village magazine (delivered at the end of April). Residents were invited in the summary to look at and comment on the draft Plan. The summary provided information about the village website address (www.westwickham.org/plan) from which the full draft Plan could be viewed and the two village locations where hard copies of the Plan would be available throughout the consultation period. Details were also given as to whom to contact if delivery of a hard copy or a large print version was required. A copy of the summary delivered to all residents is available to view at Appendix 9.

6.3 General and site specific posters were extensively displayed around the village. These (examples in Appendix 11) gave details on how to access and view the draft Plan, how to make comments on the Plan as well as the dates of the consultation period.

6.4 A response form in paper format was included with the summary and made available to download from the village website (Appendix 12).

6.5 Post boxes where written responses could be left were setup in the two red telephone boxes (one on the High Street, West Wickham and the other in Streetly End). In addition paper copies of the Character Assessment, Neighbourhood Plan draft and printed response forms were available for people to take away (Figure 1).

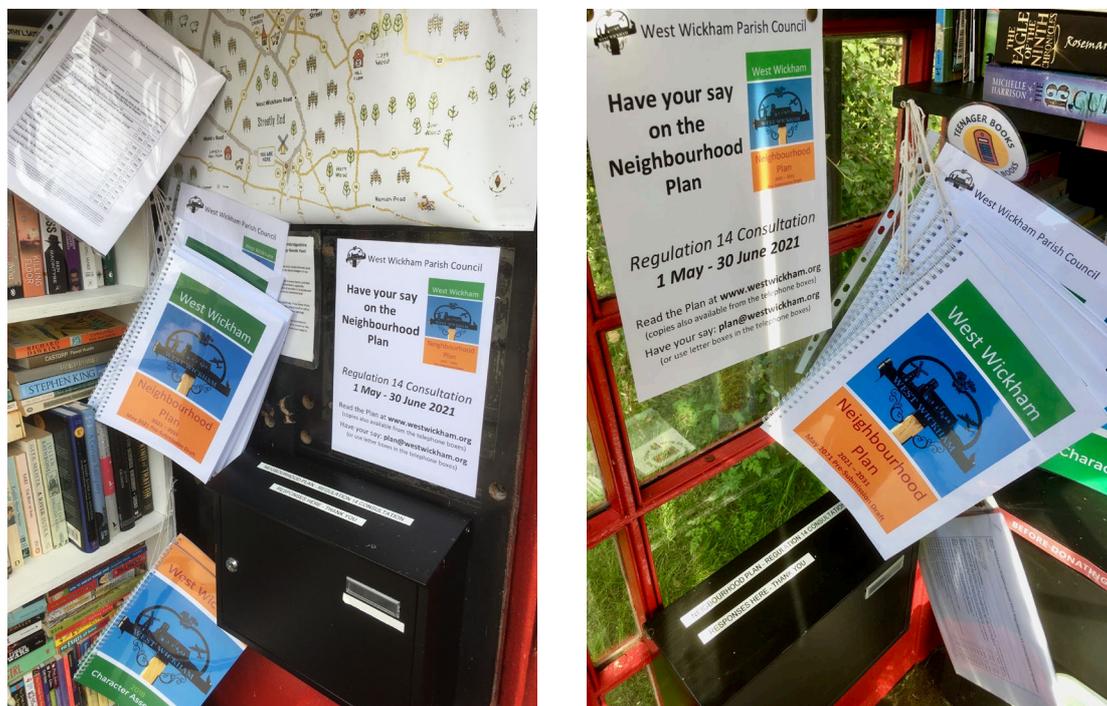


Figure 2: Telephone boxes used as consultation information points in Streetly End (left) and West Wickham (right).

6.6 In the final two weeks of the consultation a additional chalkboard advert was placed prominently at the end of the High Street in West Wickham.



Figure 3: Final reminder chalkboard.

6.7 Business owners and landowners of the areas shown in Figure 2 representing the vast majority of land in the Parish were sent a letter with details about how they could see the draft Plan and comment (Appendix 10).

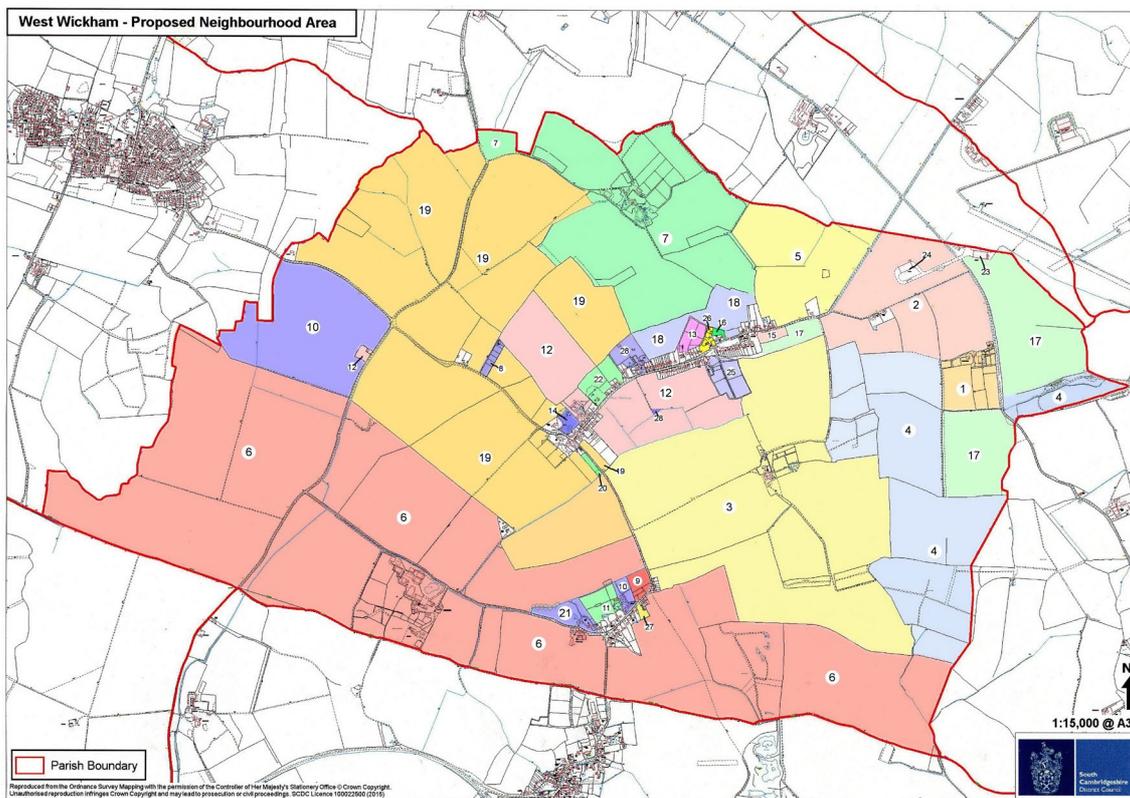


Figure 4: Landowners consulted notified in writing of the Regulation 14 consultation.

6.8 Regulation 14 b) of the Neighbourhood Planning Regulations stipulates that the qualifying body (West Wickham Parish Council) should consult any consultation body set out in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan.

6.9 Accordingly, the following statutory bodies were notified by email of the consultation and were invited to respond by email or in writing:

Consultation Body under Schedule 1 of the Neighbourhood Planning Regulations	Relevant organisation
Local Planning Authority	South Cambridgeshire District Council Local District Councillor
County Council: Cambridgeshire County Council	Shire Hall Highways Development Management Local Country Councillor Cambridgeshire Local Access Forum Health and Wellbeing Board Flood Risk and Biodiversity
Combined Authority	Cambridgeshire and Peterborough Combined Authority
Member of Parliament	Lucy Frazer MP
Neighbouring County Council	Suffolk County Council
Neighbouring Borough Council	St Edmundsbury Borough Council
Neighbouring Local Planning Authority	West Suffolk County Council
Neighbouring Parish Councils	Linton Parish Council Balsham Parish Council West Wrating Parish Council Weston Colville Parish Council Withersfield Parish Council Horseheath Parish Council
The Coal Authority	
Homes and Communities Agency (subsequently Homes England)	
Natural England	
Environment Agency	
Historic Buildings and Monuments Commission for England	Historic England
Network Rail Infrastructure Limited	
The Highways Agency	Highways England
A strategic highways company part of whose area is in or adjoins the neighbourhood area	Not applicable
Where the Secretary of State is the highway authority for any road in the area of a local planning authority any part of whose area is in or adjoins the neighbourhood area, the Secretary of State for Transport	Not applicable
Marine Management Organisation	Not applicable
Any person	EE

i) to whom the electronic code applies by virtue of a direction given under section 106 (3) (a) of the Communications Act 2003; and ii) who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority	Openreach Vodafone O2
Where it exercises functions in any part of the neighbourhood area: <ul style="list-style-type: none"> • A clinical commissioning group established under section 14D of the National Health Service Act 2006 • The national health service commissioning board • A person to whom a license has been granted under section 6 (1) (b) and (c) of the Electricity Act • A person to whom a license has been granted under section 1(2) of the Gas Act 1986 • A sewage undertaker • A water undertaker 	Anlian Water Cambridge University Hospitals NHS Foundation Trust Cambridgeshire & Peterborough NHS Foundation Trust Cambridge Water (South Staffs Water) National Grid NHS Cambridgeshire and Peterborough Clinical Commissioning Group NHS England (Midlands & East) NHS Property Services Ltd (Midlands & East) Papworth Trust Renewable UK UK Power Networks
Voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area	Age UK Cambridgeshire British Horse Society Balsham Mothers Union Cam Valley Forum Cambridge Area Bus Users Cambridge Campaign for Better Transport Cambridge Council for Voluntary Service Cambridge Cycling Campaign Cambridge Past Present and Future Cambridge Peterborough and South Lincolnshire (CPSL) Mind Cambridge Women's Resource Centre (CWRC) Cambridgeshire and Peterborough Association of Local Councils Cambridgeshire Community Foundation Cambridgeshire Football Association Campaign to Protect Rural England (CPRE) Care Network Centre 33 Conservators of the River Cam Fields in Trust Friends of the Earth Friends of the Roman Road Friends of Wratting Common Ormiston Children's and Family Trust

	Ramblers' Association [Cambridge Group]
	Shelter
	The Magog Trust
	West Wickham Carpet Bowls Club
	West Wickham & District Local History Club
	West Wickham & District Gardening Club
	West Wickham Hand Bell Ringers
	West Wickham Village Hall
	The Wildlife Trust
	Woodland Trust
	Workers Education Association
Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area	Cambridge Ethnic Community Forum
	Cambridge Race Equality & Diversity Service
	The Equality and Human Rights Commission
	The Kite Trust
Bodies which represent the interests of different religious groups in the neighbourhood area	Cambridge Inter-Faith Group
	Cambridgeshire Ecumenical Council
	Church Commissioners
	Ely Diocesan Board
	Friends of St Mary's Church
	Granta Vale Churches
Bodies which represent the interests of persons carrying on business in the neighbourhood area	Cambridgeshire & Peterborough CA Business Board
	Cambridgeshire Chamber of Commerce
	Confederation of British Industry - East of England
	Country Land & Business Association
	Department for Business Innovation and Skills
	Federation of Small Businesses
	Freight Transport Association
	Home Builders Federation
	Institute of Directors - Eastern Branch
	National House Building Council
	National Housing Federation
	Road Haulage Association
	Stagecoach East
Bodies which represent the interests of disabled persons in the neighbourhood area	3CT (Haverhill Community Transport)
	Community Transport Balsham Helping Hands
	Cambridge Dial a Ride
	Cambridge Forum of Disabled People
	Disability Cambridgeshir
	The Varrier Jones Foundation
Bodies which represent housing providers and related bodies. (not Schedule 1)	Building Research Establishment
	Cambridge and County Developments (formerly Cambridge Housing Society)
	Cambridgeshire ACRE
	Hastoe Housing Association
	Sanctuary Housing Association
	The Cambridgeshire Cottage Housing Society
Bodies representing education providers (not Schedule 1)	Anglia Ruskin University - Cambridge Campus
	Cambridge Regional College
	Chancellor, Masters and Scholars of the Univ. of Cambridge

	Education Funding Agency
	Linton Village College
	The Meadow School Balsham
	University of Cambridge - Vice Chancellor's Office
Other Relevant Agencies (not schedule 1)	Cambridgeshire Constabulary
	Cambridgeshire Fire and Rescue Service
	MOD
	Defence Lands Ops North
	Department of Environment, Food and Rural Affairs
	Civil Aviation Authority (CAA)
	Forestry Commission England
	Greater Cambridge Partnership
	Planning Inspectorate
	Sport England
	Sustrans (East of England)
	Travel for Work Partnership

Table 4: Schedule 1 statutory consultation bodies.

6.10 In addition, 553 persons or organisations who had previously registered with South Cambridgeshire District Council that they wished to be informed of any planning consultations in the District were also notified by email.

Chapter 7 Production of the Submission Draft

7.1 Between July 2021 and December 2021 the Neighbourhood Plan group and Rachel Hogger of Modicum Planning Ltd considered the responses received during the Regulation 14 consultation to produce a draft plan for submission to South Cambridgeshire District Council.

7.2 Two local landowners (References L1 and L2) responded; their comments are recorded along with the Neighbourhood Plan group responses in Appendix 14.

7.3 Responses were received from 13 organisations notified under Schedule 1:

Organisation name	Reference
South Cambridgeshire District Council	S1
British Horse Society	S2
Cambridgeshire and Peterborough Combined Authority	S3
Cambridgeshire County Council Flood Risk and Biodiversity Team	S4
Cambridgeshire Constabulary	S5
Cambridgeshire Local Access Forum	S6
Forestry Commission	S7
Friends of the Roman Road	No comments
Historic England	S8
National Grid	S9
Natural England	S10
Network Rail	No comments
Sport England	S11
Suffolk County Council	S12
The Coal Authority	No comments.
West Wickham Village Hall	S13

Table 5: Schedule 1 organisations that responded to the Regulation 14 consultation.

7.4 A complete list of all the comments received from the organisations in Table 5 and the Neighbourhood Plan group's response to the comments is in Appendix 13.

7.5 Responses were received from 67 residents (References R1 to R67) representing approximately 38% of households. 19 residents' responses were received via email and 48 used a paper response form shown in Appendix 12.

7.6 When broken down by postcode area the residents were well dispersed across the Parish. For areas with 5 or more addresses response rates were between 20% and 69%.

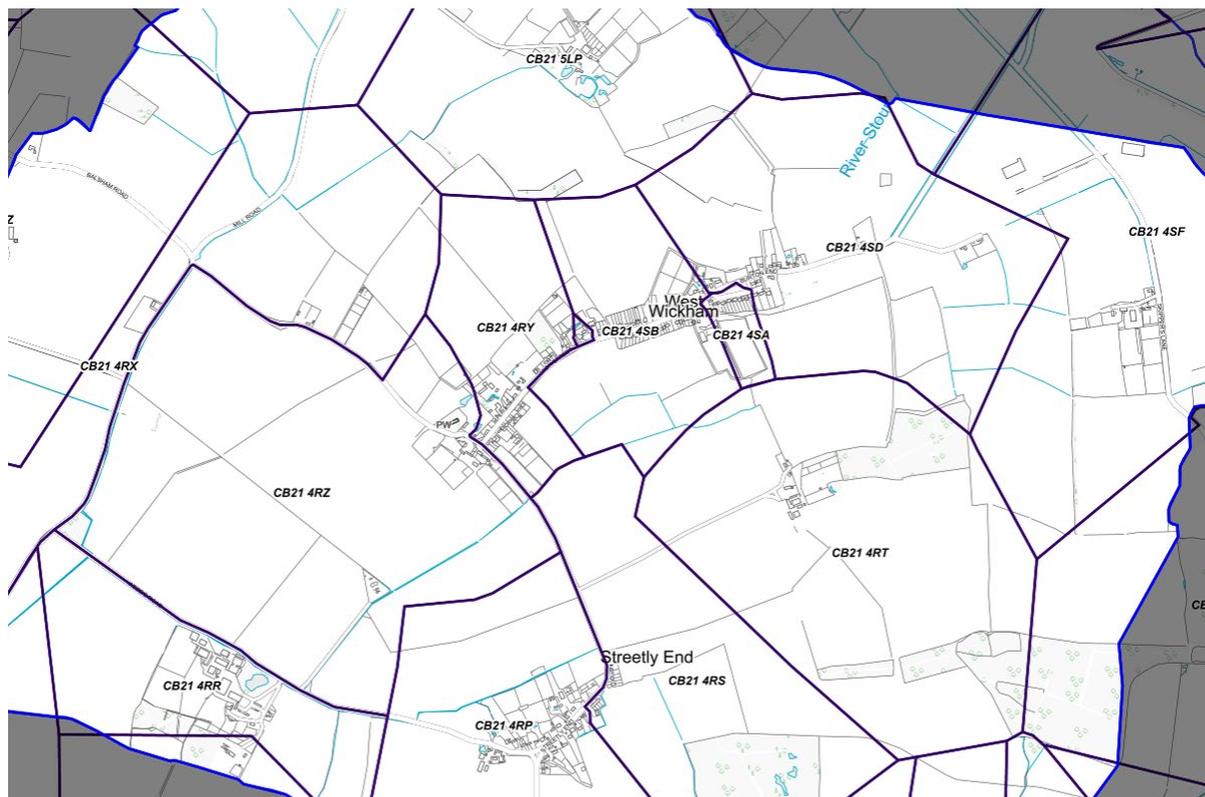


Figure 5: Postcode locations

Postcode	Location	No. of Addresses	No. of Responses	Rate
CB214RP	Streetly End West	23	15	65%
CB214RR	Streetly Hall	3	0	0%
CB214RS	Streetly End East	12	2	17%
CB214RT	Hill Farm	2	2	100%
CB214RX	Bottle Hall	1	0	0%
CB214RY	High Street West	31	21	68%
CB214RZ	Church Area	3	1	33%
CB214SA	Maypole Croft	13	9	69%
CB214SB	High Street East	45	9	20%
CB214SD	Burton End	23	7	30%
CB214SF	Skippers Lane	2	0	0%
CB214SH	Home Close	5	1	20%
CB215LP	Yen Hall	1	1	100%

Table 6: Number of responses by postcode area.

7.7 In response to the question 'I generally support the Plan' all residents that responded indicated that they 'agreed' or 'strongly agreed'.

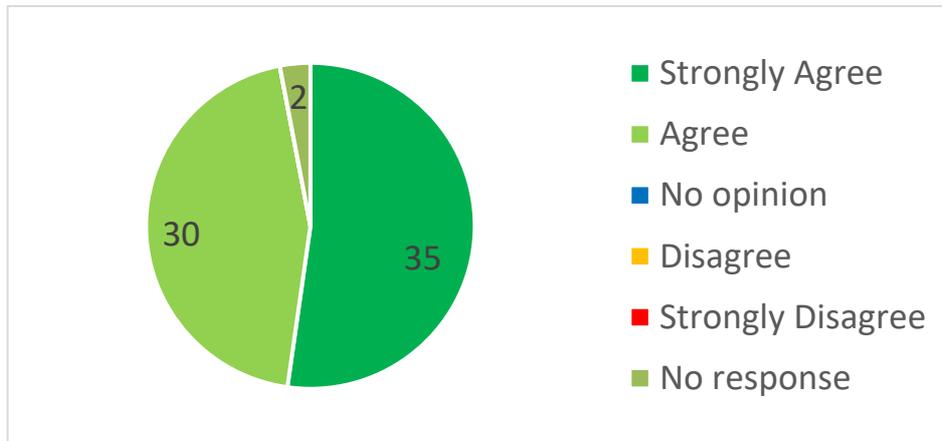


Figure 6: Resident's responses to 'I generally support the Plan'.

7.8 91% agreed with the key issues identified by the Plan (Figure 7). 94% agreed with Objective 1 (Protecting the characteristics of the Parish) and 82% agreed with Objective 2 (Deliver smaller dwellings) (Figure 7 and Figure 8).

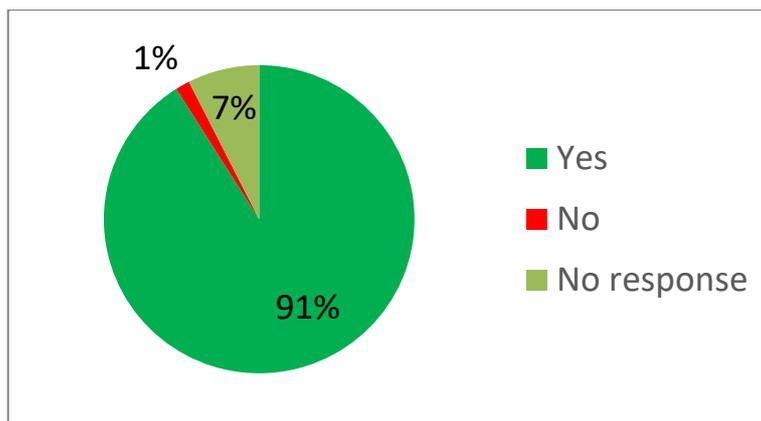


Figure 7: Resident's responses to 'Do you agree with the key issues identified by the Plan?'

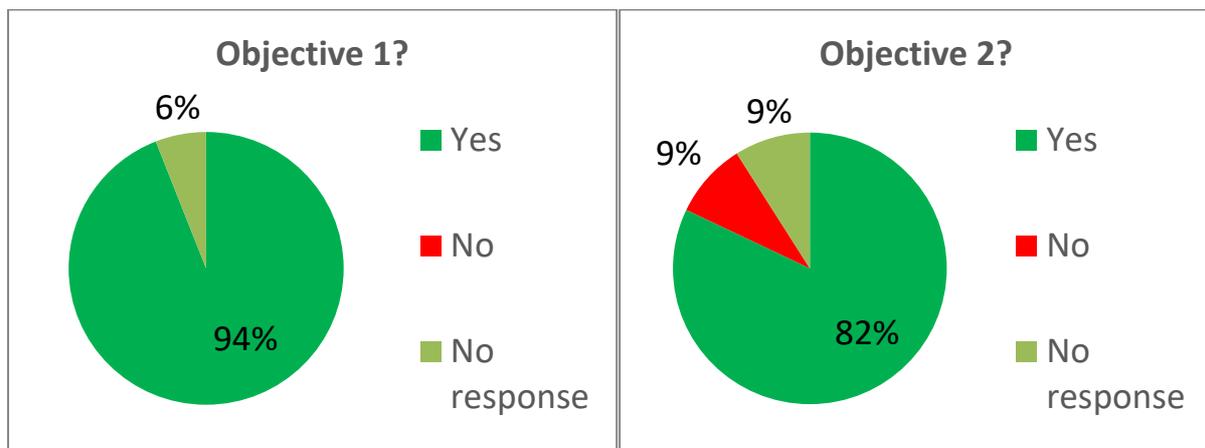


Figure 8: Resident's responses to 'Do you agree with the Plan's objectives?'

7.9 Most residents answered the question on whether they agreed with each of the Plan's policies. All policies had strong majority support.

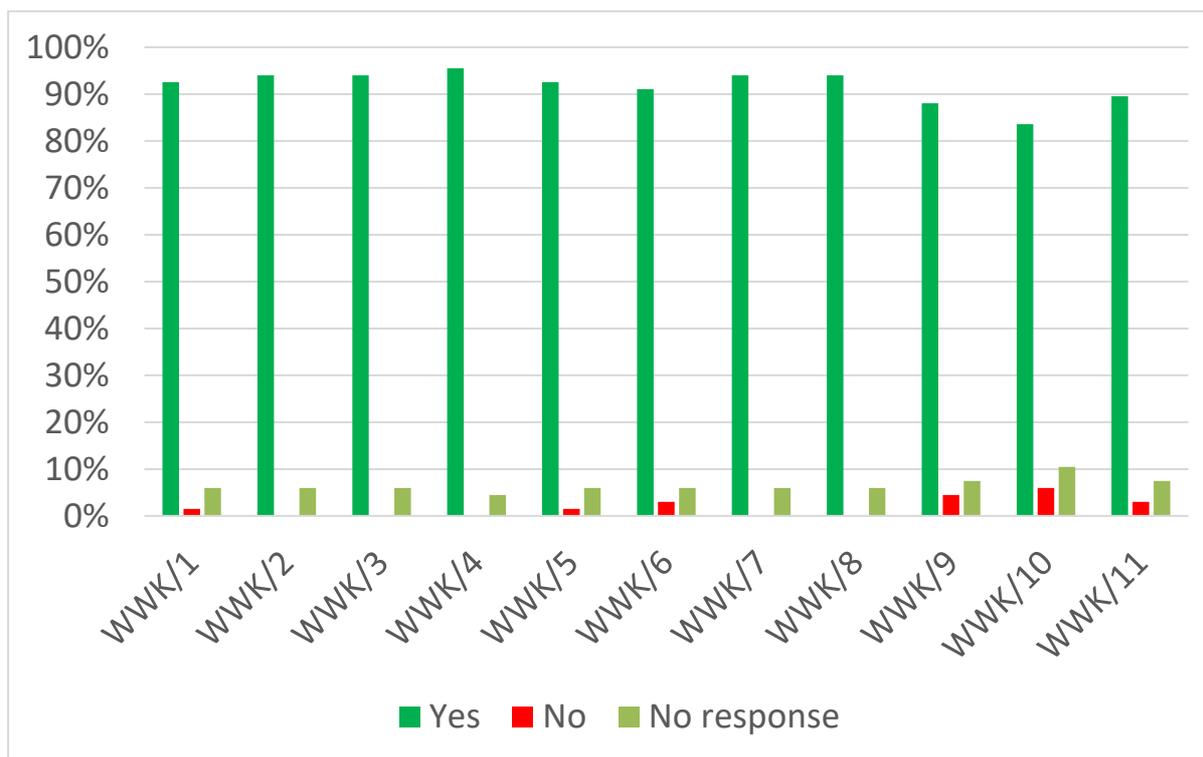


Figure 9: Resident's responses to 'Do you agree to Policy X?'

7.10 42 residents also made comments as part of their responses. A complete list of all the comments received from residents and the Neighbourhood Plan group's response to the comments is in Appendix 14.

7.11 Further communication with the SCDC trees officer in October 2021 helped to clarify the use of the terms 'ancient tree', 'veteran tree', 'notable tree' and 'important hedgerow'.

7.12 In response to specific concerns from consultees the working group made changes to the pre-submission draft in the following broad areas:

1. **Improving the Plan's structure:** The plan was reorganised to aid the reader, with polices logically grouped together. Maps that were directly referred to in a policy were renamed 'Policy Maps'.
2. **Improving the clarity of the maps:** Improvements were made to the scale, orientation, legend and colour schemes of the maps.
3. **Making the plan stand on its own:** More evidence from supporting documents like the Character Assessment was incorporated into the text supporting the policies.
4. **Supporting equestrians:** In response to the British Horse Society, the Local Access Forum and a resident references to walkers and cyclists were broadened to 'non-motorised users' or 'active-travel' to be inclusive of horse riders.
5. **Improve tree, hedgerow and pond classification:** In response to comments from SCDC Trees Officer the plan adopted and defined the term 'notable tree'. The working group confirmed that all identified hedgerows met the criteria as 'important' as defined by the Hedgerow Regulations 1997. The term 'notable pond' was also adopted and defined.

6. **Policy wording changes:** In response to specific concerns from South Cambridgeshire District Council planning policy officers many of policies were slightly reworded. The working group was greatly assisted by Rachel Hogger (Modicum Planning Ltd) in making these technical changes. The intent and strategic direction of the individual policies was unchanged.

7.13 Areas where consultee comments were not accepted by the Working Group were:

1. **Contrary to national planning policy:** Some consultees did not understand the restrictions that the Neighbourhood Plans must be compatible with national policy and promote sustainable development. For example 'further development is unsustainable' and 'we need no other new development for at least 10 years' could not be supported in the Neighbourhood Plan.
2. **Not in general conformity with the Local Plan:** One landowner proposed levels of development that would not be in general conformity with the strategic aims of the Local Plan.
3. **Outside the scope of a neighbourhood plan:** Some consultees requested the upgrading of existing footpaths to bridleways; or the imposition of maintenance regimes on existing boundaries outside of the planning process.
4. **Minority views:** A small number of consultee comments expressed views that were reasonable but evidence gathered in the plan making process made it clear that they were in a minority. The Working Group's terms of reference state that the plan must be capable of passing a local referendum so after careful consideration these comments were set aside.

7.14 The complete schedule of the 79 changes made to the draft Neighbourhood Plan before submission are detailed in Appendix 15.

7.15 On 31 October a draft of the plan was made available to South Cambridgeshire District Council incorporating the changes resulting from the Regulation 14 consultation. On 9 November 2021 members of the Working Group and Rachel Hogger (Modicum Planning) met with SCDC Senior Policy Officer Alison Talkington and Ian Poole (Places4People Planning). No major issues of concern were reported but the Working Group agreed to make the following minor revisions:

1. Make it clearer which maps are an overview of all site-specific policy areas and which maps are 'Policy Maps' referenced by an individual policy.
2. Update references to the National Planning Policy Framework 2021.

7.16 The submission draft plan was distributed to West Wickham Parish councillors and approved for submission at their meeting on 22 November 2021.

Appendices

Appendix 1 – Example Village Voice Neighbourhood Plan Report

VILLAGE VOICE

NEWS FROM WEST WICKHAM & STREETLY END

FEBRUARY 2014

ISSUE 130

VILLAGE DIARY

Sat	1	Farmers Market. 9.00 - 12.00 Linton Village College
Sun	2	Holy Communion. 9.15, St Mary's Church
Tue	4	Black wheeled bin collection
Wed	5	Carpet Bowls Club. 7pm, Village Hall
Sun	9	Holy Communion. 9.15, St Mary's Church
Mon	10	Local History Club. <i>Where there's a will: probate records.</i> Talk by Sue Sampson, Cambs Archives. 7.30pm, Village Hall
Tue	11	Blue & green wheeled bin collection
Wed	12	Carpet Bowls Club. 7pm, Village Hall
Sun	16	Holy Communion. 9.15, St Mary's Church Deadline for items to go in the March Village Voice
Mon	17	Gardening Club. <i>Veteran Trees, Trees and the Law, Pests and Diseases, Right Tree- Right Place.</i> Talk by David Mitchell. 7.30pm, Village Hall
Tue	18	Black wheeled bin collection
Wed	19	Carpet Bowls Club. 7pm, Village Hall
Sun	23	Family Service. 9.30, St Mary's Church
Tue	25	Blue & green wheeled bin collection
Wed	26	Carpet Bowls Club. 7pm, Village Hall
Fri	28	Daisy Chains Pre-School Quiz. 7.30pm, Village Hall. See ad on back page.

Daisy Chains Pre-School meets Monday to Friday 9.30 – 12.30 in the Village Hall

THE VILLAGE HALL

is available to hire at the rates below, it also offers the following equipment: Badminton, Short Tennis and 3 Table Tennis tables.

Village Hall rates (for Village use):

Sport Hire	day or evening	£5.00 per hour.
Meeting Room	day (9.00 – 19.00)	£5.00 per hour.
	evening	£7.00 per hour.
Main Room	day (9.00 – 19.00)	£7.00 per hour
	evening	£10.00 per hour.
Complete Hall	day (9.00 – 19.00)	£12.00 per hour
	evening	£18.00 per hour
Children's party		£30.00 daytime
		£43.00 evening
Adult's party/disco		£60.00
Wedding reception		£150.00

To book the Village Hall contact Louise Salter
T: 01223 291226
or visit www.westwickham.org

The Village Voice is sponsored by West Wickham Parish Council and delivered free to all households in West Wickham and Streetly End. The views expressed herein are those of the contributors.

WEST WICKHAM - PARISH PLAN REVISITED

In June 2009 I proposed that the village should look into the possibilities of developing a Parish Plan. After a few meetings and discussions with the Parish Council it was decided to undertake a Village Survey instead, to gather information from residents to see what issues they needed the Parish Council to address.

The most common responses submitted were the importance of the bus service; the need for improved village facilities and the need for smaller and more affordable housing in the Parish. There has been limited success in two of these areas with the transport budget coming under severe pressure an acceptable bus service has been devised; a new playground has been built but unfortunately, the development of houses within the Parish concentrated on larger and more expensive dwellings.

At the last Parish Council meeting in December it was decided to look at developing a Parish Plan to give the Parish Council a means of formally outlining how the residents wish the village to be developed or provided with improved services such as: roads and footpaths repairs, better drainage and faster broadband.

Village Plans are a recognised document which local government have to take into consideration when making decisions and is a powerful tool in establishing the residents' expectations; it is not a wish list but a formal statement of expectation. The scope of such a Plan does not have to be all encompassing but as County Councillor Roger Hickford pointed out at the Parish Council meeting, it can be very limited in its scope and made to reflect the residents' main concerns.

I have been asked to start the process once more and would like people to contact me if they are interested in taking part in an initial working group to outline proposals for what could be in our Parish Plan. I would particularly welcome participants who would welcome access to affordable housing within the village and young people as their needs are very important in producing a document of this kind. I will put the previous information for what makes a Parish Plan on the Village Hall website. Anyone interested in contributing to the project should contact me before the end of February on Cambridge 290559 or by e mail to: trevor.hall@btinternet.com

Trevor Hall

OUR BUSES ARE THREATENED ONCE AGAIN!

This time it is the Service 46 Tuesday bus to Newmarket, which is subsidised by Cambridgeshire County Council. Cambridgeshire Future Transport has produced a short survey to help them understand how the local community uses bus services and how the services could be changed to better meet needs. The County Council has less funding available to subsidise buses, therefore this is an important process in deciding what local transport will look like in the future. The questionnaire is available to fill in electronically at www.smartsurvey.co.uk/s/CambsFT2

If you would like a paper copy of the questionnaire, please contact me. Return your completed questionnaire by Friday 28 March to the CFT Team directly or via me.

What happens next with the survey? I'm told that after the deadline, all responses received by the CFT team will be collated and a report prepared. The report will be shared with you via a Working Group Meeting. Hopefully this is the same working group of which Janet & I are members!

Andrew Morris, 21 High Street, T: 290863

When answering the next question, please be aware of the present planning guidance for small villages like West Wickham and Streetly End which are classed as "Infill Villages". The criteria for development in an Infill Village are described in the Explanation Note accompanying this survey document.

13 If future housing development within the Parish were required, where should it be sited?

- Adjacent to existing housing
- Brownfield (previously developed) sites, including gardens
- Greenfield sites within the village's extremities but outside the Development Framework

Please indicate on the map(s), at the end of the questionnaire, potential sites you may think suitable for housing. Please make sure your markings are clearly visible.

14 If future housing development within the Parish were required, where should it NOT be sited?

15 Business

- Do you run a business from the village? Yes No
- Do you own/manage commercial land in the village? Yes No
- Would you consider starting a business in the village? Yes No

16 Amenities

- Would you support additional facilities at the Village Hall? Yes No
- 1. Bar Yes No
 - 2. Café Yes No
 - 3. Senior Lunch club Yes No
 - 4. Youth club Yes No
 - 5. Any other, please state _____

17 Computer Access

- Do you have a computer? Yes No
- Do you have access to the Internet? Yes No
- Is your broadband speed adequate? Yes No
- Do you know your broadband speed? Yes No

Speed can be checked at www.speedtest.net

18 Would you support having a mobile telephone mast in the Parish?

- Yes No

If Yes, please suggest a location _____

19 Roads, Pavements, Footpaths, Bridleways and Traffic

Do you have any concerns/suggestions on any of these issues? Yes No

Please state _____

20 Communication

Have the articles in the Village Voice provided you with enough information on the usefulness of a Neighbourhood Plan? Yes No

21 Village Hall Website

Do you know that all Neighbourhood Plan activity is published on the Village Hall website at www.westwickham.org Yes No

22 Are there any conservation or environmental issues (including the historic environment) you would like to be addressed in the Plan?

23 Please add any suggestions on Planning issues you would like to be addressed in the Plan

24 Would you like to attend a meeting in the Village Hall to discuss issues regarding a Neighbourhood Plan?

- Yes No

25 Do you support the idea of West Wickham having a Neighbourhood Plan?

- Yes No

SCDC 2018 Local Plan maps 97 (Streetly End) and 106 (West Wickham) were also distributed for Question 13.

Appendix 3 – 2015 Community Survey Report

West Wickham Community Engagement Survey 2015

Introduction

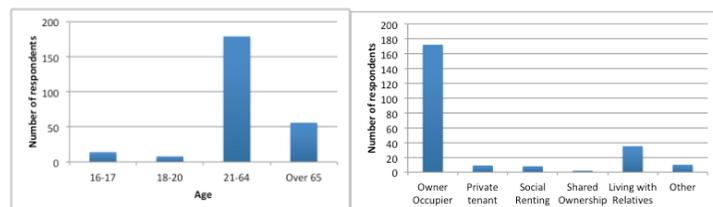
This report summarises the results of the survey of the parishioners of West Wickham Cambridgeshire carried out by West Wickham Parish Council in Spring 2015. The aims of the survey were:

- 1) Establish whether there was support for developing a Neighbourhood Plan.
- 2) Assess the housing need in the village and the support for providing additional housing.
- 3) Gather feedback on which new amenities and improved services would benefit the community.

97% of respondents supported developing a Neighbourhood Plan for the Parish.

The surveys were hand delivered and 253 completed forms were collected representing a response rate of approximately 57%.

The age and current residential status is summarised below:



Housing Need

Seven respondents indicated that while they were currently living with others they wished to have a home of their own in the Parish. The majority cited cost, a lack of suitably sized houses and a lack of rented properties as barriers to finding a suitable home.

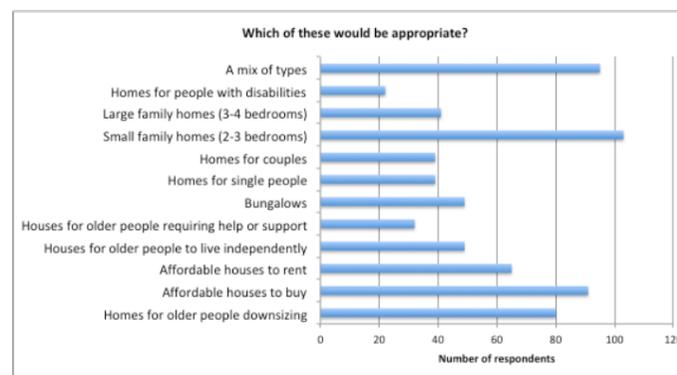
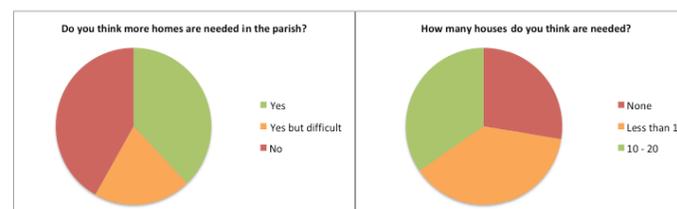
A further seven respondents indicated that they were currently living in the Parish but wished to move to a smaller dwelling. Over half indicated a lack of suitable houses available to purchase or rent were available.

Four respondents indicated they were currently on the local authority Housing List.

Support for Building More Houses

Residents were asked for their assessment of housing need, how many and what sort of new houses they would support being built in the Parish.

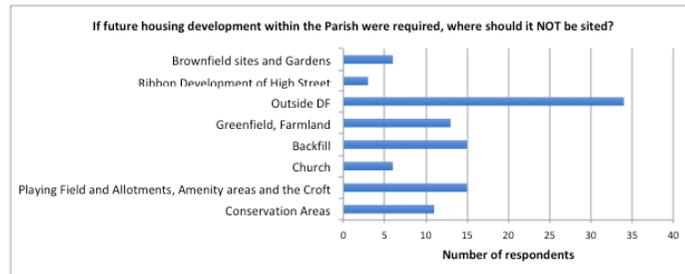
The majority view was that less than 10 houses should be built. The most popular view was that they should be a mix of types including affordable small family homes with 2-3 bedrooms and homes for older people.



Many comments emphasised that any new housing should be to provide housing for local people to enhance the sustainability of the community. There was particular support for providing accommodation for young families and the elderly wishing to stay in the Parish.

Regarding *where* future development should be sited the most popular view was that development should be constrained to inside the development framework with a majority preferring sites adjacent to existing development.

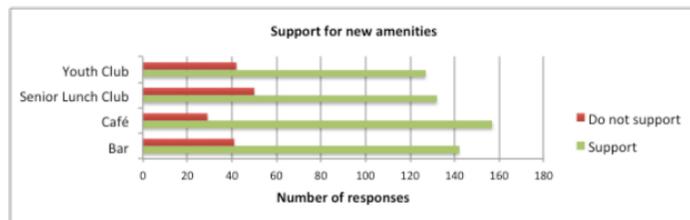
Since the survey was carried out in 2015 8 dwellings have been built in the Parish or are under construction. This includes 2 affordable houses and 2 bungalows for the elderly.



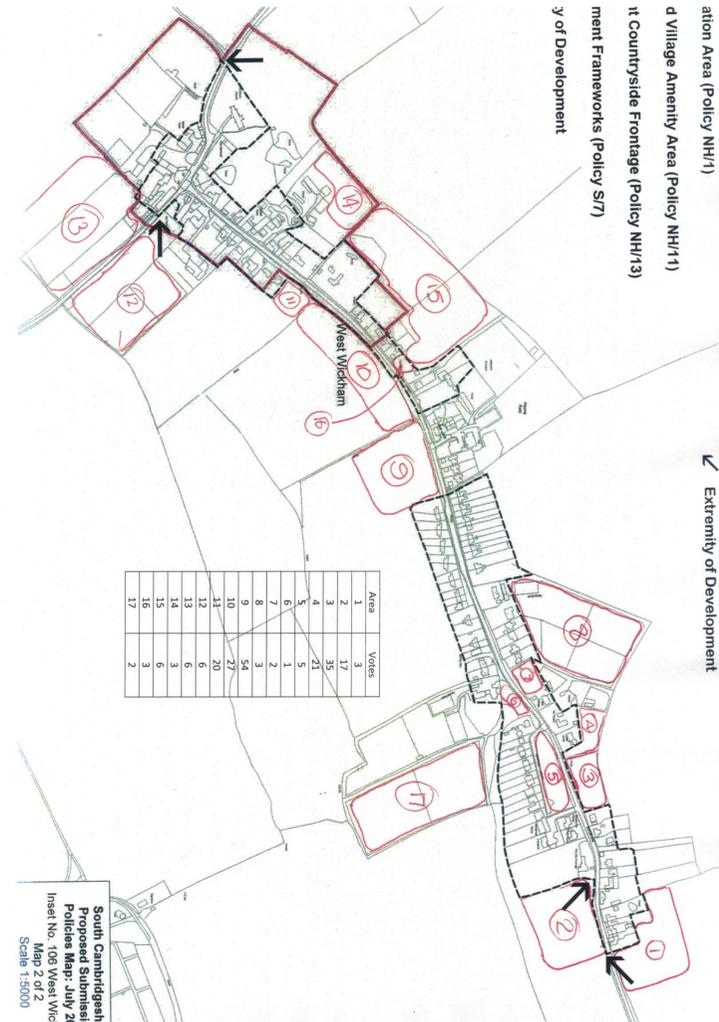
Businesses, Amenities & Broadband Access

12% of respondents run a business and a further 10% have considered doing so. Only 3% own or manage commercial land.

85% of responses supported the delivery of additional amenities in the Parish. The majority support for only small-scale development does not indicate widespread support for delivering amenities through development.



In 2015 when the survey was completed 91% of parishioners owned a computer, with 92% connected to the Internet. At the time of the survey the broadband connectivity was widely felt to be inadequate but has been substantially upgraded since. 95.9% of properties in the Parish can now access 'superfast' broadband services. 64% of responses supported having a mobile phone mast to improve mobile network coverage.



Example Comments

Q.22) Conservation or Environmental Issues to address in the Plan	Q.23) Planning Issues to address in the Plan.
"Decline in the quality of the conservation area."	"Protection of village character"
"More care to be given to look of new development – totally out of place homes have been built."	"The character of the hamlets needs to be retained and not become ribbon development."
"Maintain as many trees as possible."	"No development outside the development framework and village envelope."
"Important to keep green corridors and wildlife areas."	"We need sensitive development in harmony with existing structures."
"New woodland should be protected."	"Keep footpaths clear and open for walking."
"Preserve the character of the village"	"Houses should retain rural character with decent garden size."
"Retain no street lighting to keep light pollution down."	"Encourage traditional looking materials for building."
"Local wildlife sites, our village is a Natural England priority area for farmland birds."	"We need formal protection for amenity green space in the village."
"The countryside around supports a lot of wildlife essential to the environment."	"Development to limited sites in the village and community needs."
"Protect the church and other historically important buildings."	"A housing estate would not be appropriate in this village."
"Protect wildlife habitats and views."	"No backfill allowed behind existing housing."
"Consider conservation and environmental issues carefully."	"Secure the croft so that it cannot be built upon."
"Conserve important hedgerows."	"The footprint of the village should not increase."
"Keep Roman Road open and green for future generations."	"Any housing should not be added to the ends of the village."
"Field frontages with hedges need to be protected."	"Future homes should blend in better than those built recently"
"Land opposite Burton End should be protected."	"Review speed limits."
"Improve habitat for wildlife"	"Better cycle paths."
"Retain trees, provide habitat for wildlife."	"Houses to be built with materials and style in keeping rural surrounds."
"I think conserving areas for wildlife is important."	"Conservation area should be retained and protected."
"West Wickham is fortunate to have relatively rich diversity of flora and fauna."	"Respect for darkness - clear support to reduce light pollution."
"Any development has to reflect the rural nature of the village."	"Protect the church and allotments"

Appendix 4 – Housing Need Survey



November 2016

Dear Householder

West Wickham Housing Needs Survey

West Wickham Parish Council has asked us to carry out an independent survey of housing need in West Wickham parish. The aim of the survey is to identify whether there is a shortage of housing for local people who cannot afford to rent or buy a suitable home at current prices. The results will feed directly into the West Wickham Neighbourhood Plan.

You can find out more about how we deliver affordable homes for local people in rural communities by visiting <https://cambsruralhousing.wordpress.com/> or reading the enclosed FAQ sheet.

It is important that you return your questionnaire. The Parish Council want to know the views and the needs of their community. The survey is anonymous but if you have a housing need and would like to be kept informed of the application process for any potential housing scheme please complete the slip below and return it with your survey.

Once completed, please return your questionnaire to the envelope. It will be collected by a member of the Neighbourhood Plan Steering Group on 16 January 2017 or shortly afterwards.

Yours sincerely

Mark Deas
Rural Housing Enabler
E-mail: mark.deas@camsacre.org.uk ; Tel: 01353 865035

Please complete and return this slip if you have a housing need and want to be kept informed of any potential affordable housing scheme.

NAME (Mr/MRS/ MS/Other):
ADDRESS:
TELEPHONE:
EMAIL:

Please visit http://www.camsacre.org.uk/downloads/resources_housing_data_protection_131205165046.pdf for details of our Data Protection policy



HOUSING NEEDS SURVEY FOR WEST WICKHAM

PART ONE – TO BE COMPLETED BY ALL HOUSEHOLDS

We are interested in your views on the principle of providing affordable homes for local people in your parish. Please use the comments section to explain your response.

Q1. Would you be in favour of a small development of affordable homes specifically for people with a local connection to your parish? *(Any potential development would be wholly or largely affordable homes – rental or shared ownership – and would be built on a site where development would not normally be allowed. Any private homes would be the minimum required to make the scheme economically viable.)*

Yes No

Please add any comments you would like to make here *(These may be included, anonymously, in our report):*

Please indicate whether you or any member of your household (eg. older children or other dependents) is in housing need by answering Q2. You should look ahead up to the next five years when answering this question.

Q2. My current home is suitable for my household? Yes No

If no, please tick all boxes that apply to your household:

Too small (overcrowded)	<input type="checkbox"/>	Too expensive	<input type="checkbox"/>
Too large	<input type="checkbox"/>	In the wrong place	<input type="checkbox"/>
Needs repairing	<input type="checkbox"/>	Medical problem	<input type="checkbox"/>
Can't manage the stairs	<input type="checkbox"/>	Needs adapting to suit needs	<input type="checkbox"/>
Need own home	<input type="checkbox"/>	Family circumstances are changing	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	Want to move but there are no suitable homes available locally	<input type="checkbox"/>

If you answered 'No' to Q2 please continue and complete Part Two. If you answered 'Yes' to Q2 you do not need to complete Part two. Please return the form to us in the FREEPOST envelope provided.

PART TWO – ONLY TO BE COMPLETED BY HOUSEHOLDS WITH A HOUSING NEED

Q3a. Do you live in West Wickham? (tick):

Yes
No

Q3b. If yes, how long have you lived in West Wickham?

Years Months

Q4. Do you or another member of your household have close family (parents, children or siblings) living in West Wickham?

Yes
No

Please specify the relationship:

.....

Q5. Is West Wickham your preferred place to live?

Yes
No

Please tell us more about your reasons for needing to move. If your reason is work related please tell us how long you have worked in West Wickham.

Q6a. Who lives in your home? Please provide details of everyone living in your home at present including yourself

Relationship to self, eg. partner, son	Gender	Status	Please specify age if under 25	Age							
				25-29	30-39	40-49	50-54	55-59	60-64	65+	
Self											

¹ Economically inactive includes: looking after home/ family, temporary or long term sick

Q6b. Who would be in the new household?

Please tick this box if the household will be the same as above.
If not, please complete the table below.

Relationship to self, eg. partner, son	Gender	Status	Please specify age if under 25	Age							
				25-29	30-39	40-49	50-54	55-59	60-64	65+	

Q7a. What type and size of property do you currently live in?

Type	1 bed	2 bed	3 bed	4 bed	5+ bed
House					
Bungalow					
Flat/maisonette/ apartment/ bedsit					
Sheltered/ retirement housing					
Caravan/ mobile home/ temp. structure					
Other (please specify):					

Q7b. What type of property would best suit your new household's needs?

Type	1 bed	2 bed	3 bed	4 bed	5+ bed
House					
Bungalow					
Flat/maisonette/ apartment/ bedsit					
Sheltered/ retirement housing					
Other (please specify):					

Q8a. What are your current living arrangements?

Live with parents	<input type="checkbox"/>	Rent from Housing Association	<input type="checkbox"/>
Rent from Local Authority	<input type="checkbox"/>	Live in tied accommodation	<input type="checkbox"/>
Rent from private landlord	<input type="checkbox"/>	Shared ownership (part own/ rent)	<input type="checkbox"/>
Own with or without mortgage	<input type="checkbox"/>	Other (please specify below)	<input type="checkbox"/>

Q8b. What living arrangements are you looking for? (You can choose more than one)

Buy on the open market	<input type="checkbox"/>	Buy in shared ownership	<input type="checkbox"/>
Buy a 'starter home'	<input type="checkbox"/>	Rent from a Housing Association or	<input type="checkbox"/>
Rent from a private landlord	<input type="checkbox"/>	Local Authority	<input type="checkbox"/>

Q9a. Have you been accepted onto the local Housing Register?

Yes No

Q9b. If yes, what priority banding have you been given?

Band A Band B Band C Band D

Q9c. Have you been approved for Shared Ownership or any other Low Cost Home Ownership scheme by the Help to Buy Agent?

Yes No

When designing affordable housing schemes it is helpful to understand what people can afford. It is therefore important that you complete the following questions. This information is confidential and will not be published in any public report.

Q10a. What is your planned household's combined annual income (before tax)? Tick one box only

Less than £10,000	<input type="checkbox"/>	£25,000 - £29,999	<input type="checkbox"/>
£10,000 - £14,999	<input type="checkbox"/>	£30,000 - £39,999	<input type="checkbox"/>
£15,000 - £19,999	<input type="checkbox"/>	£40,000 - £59,999	<input type="checkbox"/>
£20,000 - £24,999	<input type="checkbox"/>	£60,000 or over	<input type="checkbox"/>

Q10b. What is the maximum monthly payment your planned household can afford for housing? Tick one box only

Less than £200	<input type="checkbox"/>	£400 - £599	<input type="checkbox"/>
£200 - £399	<input type="checkbox"/>	£600 or over	<input type="checkbox"/>

Q10c. What is the maximum initial payment your planned household can afford as a deposit on a property? (Please include any equity you have in your current home)

None	<input type="checkbox"/>	£10,000 - £19,999	<input type="checkbox"/>
Below £1,000	<input type="checkbox"/>	£20,000 - £29,999	<input type="checkbox"/>
£1,000- £4,999	<input type="checkbox"/>	£30,000 - £49,999	<input type="checkbox"/>
£5,000 - £9,999	<input type="checkbox"/>	£50,000 or over	<input type="checkbox"/>

Thank you for taking the time to complete this survey. Please put your completed questionnaire in your envelope. A member of the West Wickham Neighbourhood Plan Steering group will collect it from you on 16th January or soon afterwards.



Appendix 5 – Housing Need Survey Report

Cambridgeshire ACRE

Housing Need Survey Results Report for West Wickham

Survey undertaken in January 2017



St Mary's Church, West Wickham © Copyright Keith Edkins and licensed for reuse under this Creative Commons Licence



Findings from the Housing Needs Survey

The Housing Needs Survey conducted in West Wickham identified six households in need of affordable housing. Only one of these households stated that they were already on the Housing Register. However, this household was considered a more appropriate candidate for shared ownership. To avoid double counting this household is included in both the Housing Register and shared ownership tables but is only counted once in the aggregate table.

Five of these households would require a property let out through a Housing Association. The properties that would need to be built to accommodate these households are as follows:

1 bed		2 bed		3 bed		4 bed		5+ bed		Total
F/H	B	F/H	B	F/H	B	F/H	B	F/H	B	
1	1	1	2							5

Only one is considered a suitable candidate for shared ownership. This household could potentially purchase a 3-bed property:

1 bed		2 bed		3 bed		4 bed		5+ bed		Total
F/H	B	F/H	B	F/H	B	F/H	B	F/H	B	
				1						1

Open market housing

Although the primary purpose of the survey was to identify need for affordable housing, a by-product of the exercise was the identification of households seeking to meet their housing needs in West Wickham through the open market. Rural exception schemes are increasingly likely to include a small element of market housing on viability grounds. Although any market housing sales will not be restricted to local buyers it is worth considering the nature of this need in preparing a scheme.

The survey identified relatively little need for market housing from within the community. Some respondents did not provide sufficient information for an assessment to be made and other were seeking to leave the parish. One respondent has addressed their need by securing planning permission for a larger home and another respondent is seeking a bungalow.

Conclusion

A household included on the Housing Register as needing a 2 bed house has also been considered a suitable candidate for shared ownership through the survey. They have only been included in the following aggregate table of need as a 3 bed shared ownership household. As a result, there are nine households identified as being in need of affordable housing who either live in, or have a local connection to, West Wickham:

1 bed		2 bed		3 bed		4 bed		5+ bed		Total
F/H	B	F/H	B	F/H	B	F/H	B	F/H	B	
2	1	2	2	2						9

Recommendation

To fulfil all current and immediate housing need in West Wickham, nine new affordable homes would have to be built. A smaller scheme, of say six dwellings (plus any necessary market homes), would help to ensure all properties are let to local people.

Furthermore, the scale, design and location of any scheme will need to adhere to the planning policy contained within the Local Development Framework for South Cambridgeshire District Council on rural exception sites. Further discussions between the parish council, Hastoe Housing Association and South Cambridgeshire District Council should help inform the proposals for any potential scheme and to ensure that local lettings are maximised.

Appendix 6 – Character Assessment Proforma

CHARACTER ASSESSMENT PRO FORMA

Character Area..... Assessor(s)..... Date.....

Topography	Land Uses	Layout	Roads, streets, routes
Landscape setting / gradient of the local area (flat, sloping, valley, plateau, hilltop, etc)	Residential, Retail, Leisure and Recreation, Commercial, Employment, Community, etc	Relationship between buildings, spaces and routes, and how these elements are arranged in relation to each other. Building plots (wide narrow, long, short, etc)	Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, alleyways, etc

Spaces	Buildings	Landmarks	Green and natural features
Parks, playing fields, allotments, cemeteries, village greens, car parks, market squares, etc	Building heights, arrangement (detached, semi-detached, terraced or apartments), materials, construction era, roof types, distinct / predominant architectural features, window types, condition, etc	Distinct and instantly recognisable local features (including buildings, statues and monuments, and other locally significant features of the local area, both built and natural)	Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas, etc

Streetscape	Views	Summary of Key defining characteristics / other observations
Lamp posts, benches and seating, street surfacing materials, signage, boundary treatments, etc	Important views in and out of the character area (record location of viewpoint, and direction and extent of view)	

Appendix 7 – Green Spaces Consultation Survey

West Wickham Neighbourhood Plan 2019 Green Spaces Consultation

Previous village questionnaires have indicated that the rural nature of the village, green open spaces and views to and from the surrounding countryside are valued. The aim of this questionnaire is to find out what you think about the Neighbourhood Plan giving extra protection to green spaces and sites where the countryside meets built-up areas.

Please return the completed form to 17 Burton End or to a box in the telephone boxes in West Wickham and Streetly End by 30 September. Please contact Andrew Morris on 290863 if you need to have the form collected. If you have any questions or would like help completing the form please contact Dave Sargeant (davidjsargeant@googlemail.com or 290048).

Where do you live?	<input type="checkbox"/> Streetly End	<input type="checkbox"/> West Wickham High Street	<input type="checkbox"/> Home Close	<input type="checkbox"/> Maypole Croft	<input type="checkbox"/> Burton End
	<input type="checkbox"/> Other:				

Q1) Do you support protecting the green spaces in Burton End?



- A) The historic village green**
- Strongly support
 - Support
 - No opinion
 - Do not support
 - Strongly do not support
- Why? Is it: (tick all that apply)**
- Historically important
 - A wildlife habitat
 - Recreational Use
 - Gives the village its character
- B) In front of Maypole Croft**
- Strongly support
 - Support
 - No opinion
 - Do not support
 - Strongly do not support
- Why? Is it: (tick all that apply)**
- Historically important
 - Wildlife habitat
 - Recreational Use
 - Gives the village its character

Q2) Do you support protecting the undeveloped frontage east of the Old Vicarage in Burton End?



- Strongly support
 - Support
 - No opinion
 - Do not support
 - Strongly do not support
- Why? Is it: (tick all that apply)**
- Historically important
 - A wildlife habitat
 - Recreational Use
 - Gives the village its character

Q3) Do you support protecting the undeveloped frontage south of the High Street?



- Strongly support
 - Support
 - No opinion
 - Do not support
 - Strongly do not support
- Why? Is it: (tick all that apply)**
- Historically important
 - A wildlife habitat
 - Recreational Use
 - Gives the village its character

Q4) Do you support protecting the green spaces around the Village Hall?



- Strongly support
 - Support
 - No opinion
 - Do not support
 - Strongly do not support
- Why? Is it: (tick all that apply)**
- Historically important
 - A wildlife habitat
 - Recreational Use
 - Gives the village its character

Q5) Do you support protecting the following green spaces in Streetly End?

<p>A) Between Nos 11 & 31 (an already existing Protected Village Amenity Area. See below).</p> <p><input type="checkbox"/> Strongly support</p> <p><input type="checkbox"/> Support</p> <p><input type="checkbox"/> No opinion</p> <p><input type="checkbox"/> Do not support</p> <p><input type="checkbox"/> Strongly do not support</p> <p>Why? Is it: (tick all that apply)</p> <p><input type="checkbox"/> Historically important</p> <p><input type="checkbox"/> A wildlife habitat</p> <p><input type="checkbox"/> Recreational Use</p> <p><input type="checkbox"/> Gives the village its character</p>	<p>C) Nos 32 to Mill House (an already existing Protected Village Amenity Area. See below).</p> <p><input type="checkbox"/> Strongly support</p> <p><input type="checkbox"/> Support</p> <p><input type="checkbox"/> No opinion</p> <p><input type="checkbox"/> Do not support</p> <p><input type="checkbox"/> Strongly do not support</p> <p>Why? Is it: (tick all that apply)</p> <p><input type="checkbox"/> Historically important</p> <p><input type="checkbox"/> A wildlife habitat</p> <p><input type="checkbox"/> Recreational Use</p> <p><input type="checkbox"/> Gives the village its character</p>
<p>B) In front of the bungalows.</p> <p><input type="checkbox"/> Strongly support</p> <p><input type="checkbox"/> Support</p> <p><input type="checkbox"/> No opinion</p> <p><input type="checkbox"/> Do not support</p> <p><input type="checkbox"/> Strongly do not support</p> <p>Why? Is it: (tick all that apply)</p> <p><input type="checkbox"/> Historically important</p> <p><input type="checkbox"/> A wildlife habitat</p> <p><input type="checkbox"/> Recreational Use</p> <p><input type="checkbox"/> Gives the village its character</p>	<p>D) The frontage between Streetly End Farm and opposite No. 49 (an already existing Important Countryside Frontage. See below).</p> <p><input type="checkbox"/> Strongly support</p> <p><input type="checkbox"/> Support</p> <p><input type="checkbox"/> No opinion</p> <p><input type="checkbox"/> Do not support</p> <p><input type="checkbox"/> Strongly do not support</p> <p>Why? Is it: (tick all that apply)</p> <p><input type="checkbox"/> Historically important</p> <p><input type="checkbox"/> A wildlife habitat</p> <p><input type="checkbox"/> Recreational Use</p> <p><input type="checkbox"/> Gives the village its character</p>

The areas indicated above in Streetly End have been designated as a *Protected Village Amenity Area* or *Important Countryside Frontage* in the current South Cambridgeshire Local Plan.

PROTECTED VILLAGE AMENITY AREA (PVAA) Policy NH/11: where development will not be permitted within or adjacent to these areas if it would have adverse impact on the character, amenity, tranquillity or function of the village. A PVVA will be in the village development framework and does not necessarily have public access.

IMPORTANT COUNTRYSIDE FRONTAGE (ICF) Policy NH/13: land with strong countryside character which either penetrates or sweeps into the built-up area providing significant connection to the surrounding rural area or where it provides an important rural break between two nearby but detached parts of the development framework.

ANY OTHER COMMENTS (if about a particular area please indicate):

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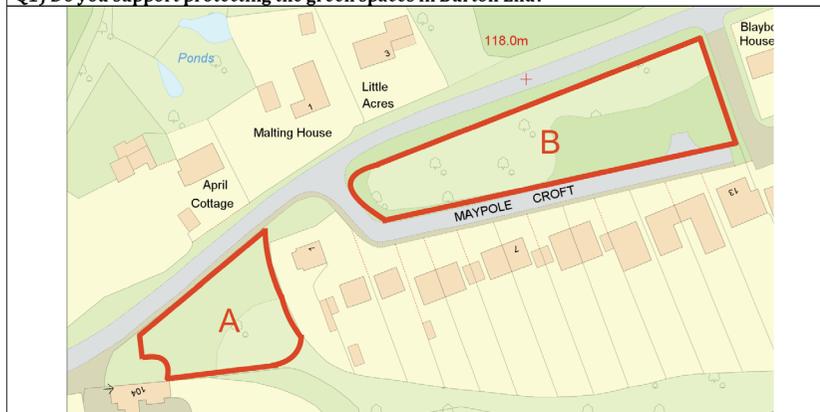
Appendix 8 – Green Spaces Consultation Survey Report

West Wickham Neighbourhood Plan 2019 Green Spaces Consultation Results

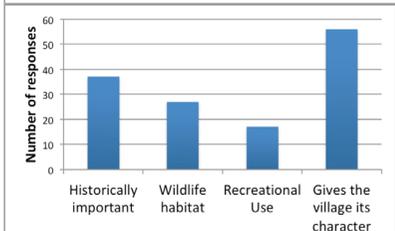
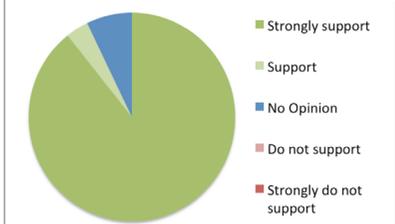
Previous village questionnaires have indicated that the rural nature of the village, green open spaces and views to and from the surrounding countryside are valued. The aim of this questionnaire was to find out what the community think about the Neighbourhood Plan giving extra protection to green spaces and sites where the countryside meets built-up areas.

The survey was distributed with the September edition of the Village Voice community newsletter and delivered to every household in the Parish. 56 survey forms were returned representing about a 33% response rate.

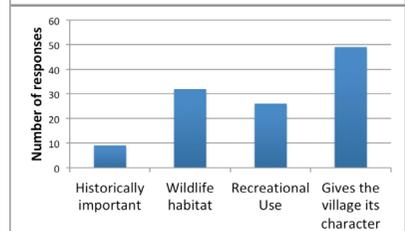
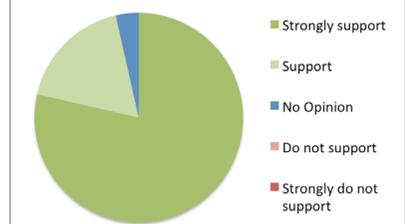
Q1) Do you support protecting the green spaces in Burton End?



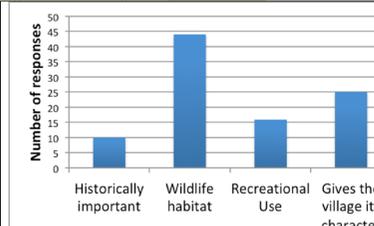
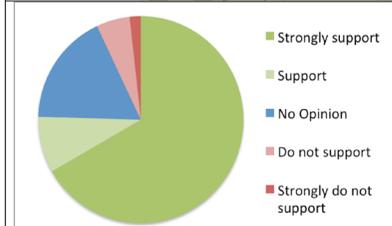
A) The historic village green



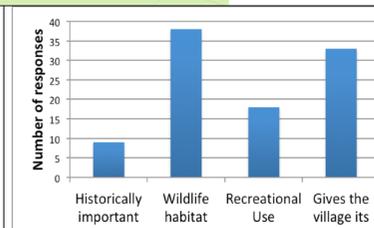
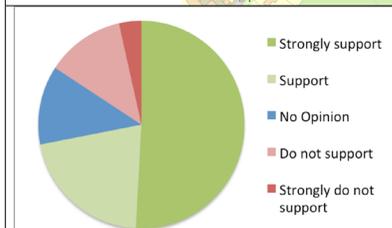
B) In front of Maypole Croft



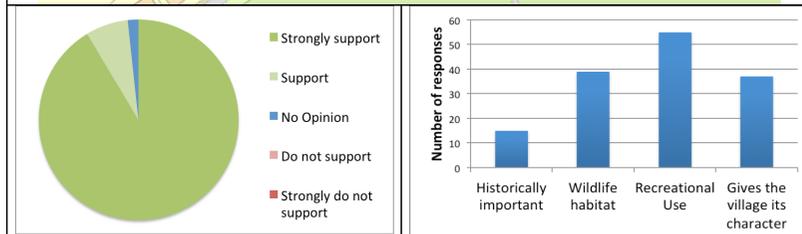
Q2) Do you support protecting the undeveloped frontage east of the Old Vicarage in Burton End?



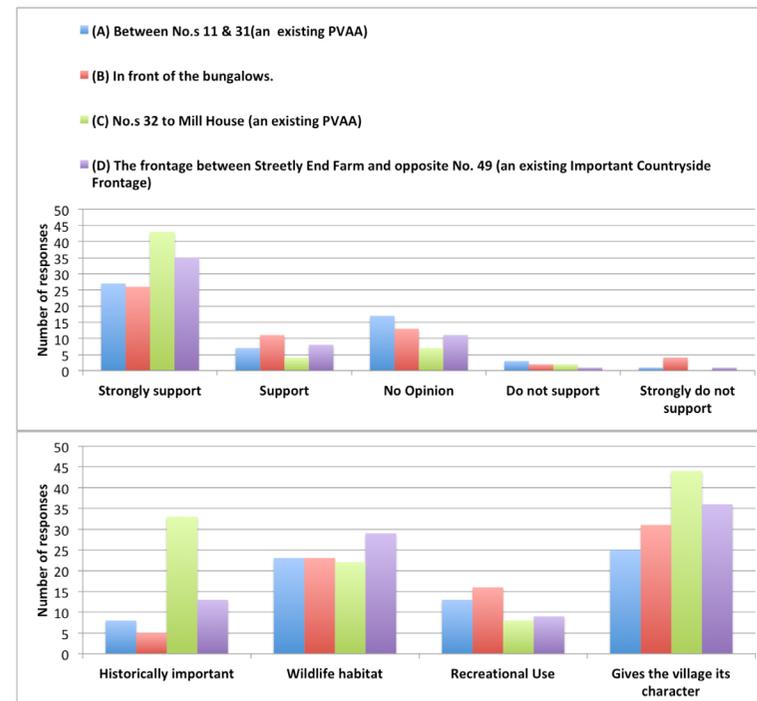
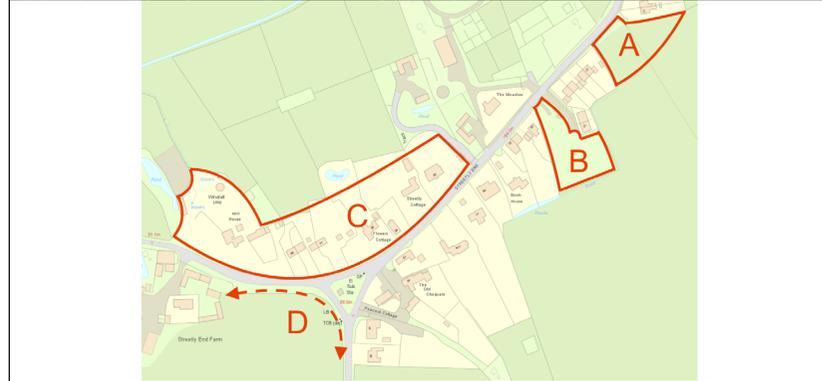
Q3) Do you support protecting the undeveloped frontage south of the High Street?



Q4) Do you support protecting the green spaces around the Village Hall?



Q5) Do you support protecting the following green spaces in Streetly End?



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Appendix 9 – Regulation 14 Plan Summary Leaflet



West Wickham Parish Council

A consultation on the West Wickham Neighbourhood Plan in line with Regulation 14 of the Neighbourhood Planning Regulations (2012), will run from **1st May 2021 to 30th June 2021**.

What is a Neighbourhood Plan?

Our Neighbourhood Plan is a community-led framework to guide the future development and conservation of the Parish. It becomes part of the statutory development plan for the Parish. This means the local planning authority must consult the polices in our Neighbourhood Plan when determining planning applications.

What is the Regulation 14 Consultation?

This is a legally required stage in creating our Neighbourhood Plan. It is the opportunity for the community and other bodies to comment on our draft Plan.

What happens next?

The responses to the consultation will be considered by the Neighbourhood Plan Working Group. This may result in changes to the draft Plan. The revised draft will then be sent for examination by an independent qualified planner before finally being put to referendum in the Parish.

Where can I see the Plan?

- Download the Plan from www.westwickham.org/plan
- Collect a copy from the red telephone boxes on the High Street or by the triangle in Streetly End. To save printing costs please only take a paper copy if you can not access the Plan online.
- If you need a copy delivered or need a large print version contact Dave Sargeant on 290048.

How do I comment on the Plan?

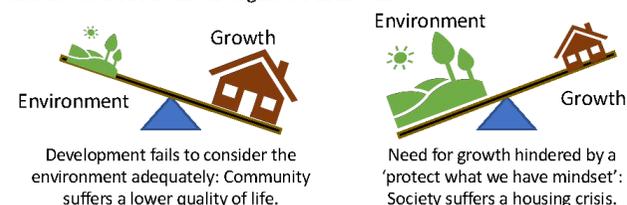
- Complete the response form delivered with the May *Village Voice* and return it to a Neighbourhood Plan letterbox in either of the red telephone boxes. If you need your form to be collected please contact Andrew Morris on 290863.
- Alternatively download the response form from www.westwickham.org/plan and email your completed form to plan@westwickham.org.

Responses must be received by midnight on 30th June 2021



Sustainable Development

Our Plan has to balance allowing the development of a sustainable and thriving community with conserving and protecting important aspects of the Parish for the future. We cannot have a plan that specifies less development than that allowed in the district-wide South Cambridgeshire Local Plan.



West Wickham is a small Parish with few amenities and transport links. This means only small amounts of growth are considered sustainable by South Cambridgeshire District Council. *Sustainable development* means meeting the needs of the present without compromising future generations' ability to meet their needs.

Our Plan seeks to:

- Preserve and protect the most important aspects of the village's character, heritage and biodiversity.
- Focus such house building as occurs on meeting the needs of the Parish though delivering smaller (and cheaper) dwellings.

Our Plan's polices:

The Plan is a long document that has to assume that the reader has never been to West Wickham and knows nothing about the Parish. The most important bits of the plan are the *policies*. Our Plan has 11 policies; they have a WWK prefix assigned by South Cambridgeshire District Council:

WWK/1: Settlement patterns and identity

- Keep West Wickham and Streetly End basically the same shape as they are today.
- Resist losing the views that connect local landmarks to the countryside.
- Conserve the entrances to the settlements.



Listed buildings in Burton End



St. Mary's Church



The windmill tower in Streetly End

WWK/2: Built environment characteristics

- This policy seeks to ensure new development is in keeping with the eclectic variety of buildings and street scenes in the village. This is described in detail in the Parish’s Character Assessment document which is also available on the website and in the telephone boxes.



WWK/3: Heritage Assets

- This policy protects our listed and unlisted heritage assets. These include buildings and street furniture.

WWK/4: Local Green Spaces

- This policy designates the recreation ground and the green in front of Maypole Croft as **Local Green Spaces**. This nationally recognised classification affords a high level of protection against development.



WWK/5: Important Countryside Frontages

- This policy retains the protected frontage by the triangle in Streetly End and designates a new important frontage south of the High Street between numbers 26 and 64. This makes it less likely this area will be developed.



WWK/6: Dark Landscape

- The Parish is largely unlit and has remarkably dark skies for South Cambridgeshire. This policy seeks to minimise light pollution from any new development in the Parish.

WWK/7: Protecting and Enhancing the Natural Environment

- This policy protects the most important wildlife habitats in the Parish. This includes ancient hedgerows, veteran trees and copses and large ponds. This policy makes it harder for developers to remove these habitats and says that new development must deliver a net gain in biodiversity.

WWK/8: Access to the countryside

- This policy protects our rights of way, footpaths and bridleways and requests that where appropriate new development improves the network.

WWK/9: Smaller Properties

- The Parish has an unusually high percentage of large detached properties. Only 14% of dwellings have 2 or fewer bedrooms compared to 30% in South Cambridgeshire. Community consultation showed that for development to have local support it should meet the needs of local people wishing to stay in or return to the Parish. Where development occurs, this policy encourages it to deliver small properties with 2 bedrooms for young families or older people downsizing.

WWK/10: Brownfield Sites

- South Cambridgeshire Local Plan allows for the development of up to about 8 dwellings on previously developed land or brownfield sites in ‘very exceptional circumstances’. Our policy says that these developments must bring a positive overall benefit to the village by delivering smaller affordable (i.e. below market rate) properties that meet the identified needs of people in the Parish.

WWK/11: The Village Hall Site

- The Village Hall is outside of the development framework. This means that further community facilities on this site could face problems gaining planning permission. This policy ensures that any improvements to community facilities on this site would be permitted.



You can read the full text and supporting evidence at www.westwickham.org/plan or by picking up a copy in the red telephone boxes.

Whether you approve of our Plan or not please complete a response form and tell us. This is the best way to make sure your views are incorporated into the final Plan. Thank you.

Appendix 10 – Example Business/Landowner Owner Letter

West Wickham Neighbourhood Plan Working Group
c/o Cllr. David Sargeant
Wickham House
17 Burton End
West Wickham
Cambridge
CB21 4SD

1st May 2021

Mr A Landowner
Somewhere Road
West Wickham
Cambridge
CB21 XXX

Dear Mr A. Landowner,

West Wickham Neighbourhood Plan Regulation 14 Consultation

As a landowner in the Parish, I am writing to inform you that the West Wickham Neighbourhood Plan Working Group, on behalf of West Wickham Parish Council, is consulting on the pre-submission draft of the West Wickham Neighbourhood Plan. The consultation is in accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 14(a)-(c).

A copy of the draft plan can be viewed at www.westwickham.org/plan along with other documents relating to the plan's development.

The consultation period runs from 1 May to 30 June 2021. Your comments and representations¹ can either be sent by email to plan@westwickham.org or to the address above.

Yours sincerely,



Cllr. David Sargeant
West Wickham Neighbourhood Plan Working Group &
West Wickham Parish Council

¹ All information collected and processed by the Parish Council at this stage is by virtue of our requirement under the Neighbourhood Planning (General) Regulations 2012 (as amended). Please note: All comments received will be made publicly available and may be identifiable by name/organisation. All other personal information provided will be protected in accordance with the Data Protection Act 2018. For more information on how we do this and your rights with regards to your personal information, and how to access it, please visit the Parish Council Website or speak to the Clerk. Personal information may also be shared with South Cambridgeshire District Council as part of the Regulation 16 consultation.

Appendix 11- Example Regulation 14 Publicity Posters



West Wickham Parish Council

Have your say on the Neighbourhood Plan



Regulation 14 Consultation 1 May - 30 June 2021

Read the Plan at www.westwickham.org
(copies also available from the telephone boxes)

Have your say: plan@westwickham.org
(or use letter boxes in the telephone boxes)



West Wickham Parish Council

Important Countryside Frontage in the Neighbourhood Plan



Read the Plan at www.westwickham.org
(copies also available from the telephone boxes)

Have your say: plan@westwickham.org
(or use letter boxes in the telephone boxes)

Regulation 14 Consultation 1 May - 30 June 2021



West Wickham Parish Council

Proposed Local Green Space in the Neighbourhood Plan



Read the Plan at www.westwickham.org
(copies also available from the telephone boxes)

Have your say: plan@westwickham.org
(or use letter boxes in the telephone boxes)

Regulation 14 Consultation 1 May - 30 June 2021



West Wickham Parish Council

Important Village Gateway in the Neighbourhood Plan



Read the Plan at www.westwickham.org
(copies also available from the telephone boxes)

Have your say: plan@westwickham.org
(or use letter boxes in the telephone boxes)

Regulation 14 Consultation 1 May - 30 June 2021

Appendix 13 – Statutory Consultees Regulation 14 Consultation Log

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
S1	Plan overall	<p>Once your neighbourhood plan has been successful through examination and received a favourable vote at referendum it will become part of the statutory development plan for South Cambridgeshire. The Plan will then be used in determining planning applications in your parish. The on-line national planning practice guidance states that policies in a neighbourhood plan should be clear and unambiguous and be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications¹. Developers, members of the local community and others submitting planning applications; development management officers and members at South Cambridgeshire District Council considering these must be able to know through the policies in your plan what the aims and objectives are and what you wish to achieve through your plan. Your policies must be workable and clear.</p> <p>In reading through your plan, we are aware that there are some policies which do not have this clarity. There is a risk that if planning permissions were to be shaped and determined in line with these policies the future development may not achieve what the parish council in preparing the plan had intended. There should not be room for a reasonable person to be able to misinterpret your aspirations. There is also the possibility of legal challenges to the exact wording of policies where they fail to provide clarity.</p>	Noted.

¹ (Paragraph: 041 Reference ID: 41-041-20140306)

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
S1	Plan overall	To test the usability of your policies you may wish to look at recent planning applications within your parish and see whether you are able to assess these applications against your policies. Are they implementable? It may help to have others who have not been involved in writing a particular policy to carry out this task.	Noted
S1	Plan overall	Any documents that are published in future on the South Cambridgeshire website must be accessible to all. We can share with you the current guidance that has been provided to us by our Communications Team at South Cambridgeshire. The current Regulation 14 consultation of your Plan is available from your website. But you will need to be aware of the accessibility requirements once your Plan and all its associated documents is submitted to South Cambridgeshire as they will all need to be published on our website and therefore all need to be accessible.	Noted
S1	Plan overall	We welcome the fact that you have included a glossary in your draft as this a good idea to help to explain any planning jargon. It may be easier to find this if it were included as an appendix on its own. You might like to consider expanding the definition of affordable housing so that it more closely aligns with that in the NPPF, which covers a wider range of tenure types, as well as the recently published changes to Government Planning Policy requiring First Homes as part of the delivery of affordable housing.	Noted. See <i>Recommended Change #73</i> .
S1	Plan overall	All policies included in your Neighbourhood Plan must have proportionate and appropriate evidence to back them up. You may wish to include more evidence to help to tell the story of the area. It is a delicate balance between providing too much detail in the Plan but then	Noted

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		not having an explanation as to why a policy has certain criteria within it that a planning application would have to be determined against	
S1	Plan overall	<p>The best neighbourhood plans tell a story. It helps if it highlights your overall vision and objectives from which the policies will flow.</p> <p>The Contents page is the first full page that users are likely to see. You might like to consider just having the chapter headings here rather than so many sub-headings? Again, this is just about making the document inviting to read.</p> <p>It may make it easier to navigate the plan if you had chapters for groups of policies rather than them being in one big chapter. Having the three maps that form the Policies Map at the start of Chapter 4 does not seem to flow correctly / read right. Most local plans would have the policies map at the back of the document. This makes it easier for future users of your plan.</p> <p>The overall appearance of your Plan is pleasing to a user and you have obviously given this much thought creating a document that people will want to read. It has a distinct style</p>	Noted
S2	Plan overall	It is extremely disappointing to read that horse riders/equestrians have not been included at all in West Wickham NP. Unless I am mistaken I could find no mention of horse riders/equestrians. Chapter 5 of the plan on Cycling and Walking Routes' mentions cyclists and walkers, but not horse riders. As such the plan fails to meet the requirements of the Cambridgeshire and Peterborough Local Transport Plan (LTP), as Active	Noted. See revisions to non-motorised users in <i>Recommended Changes #8, #11, #12, #14, #68, #69, #70, #71 and #72.</i>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>Travel is defined in the plan as pedestrians, cyclists and equestrians. Sorry but this is unacceptable and the complete omission of equestrians needs to be corrected. Everywhere in the document where cyclists and pedestrians are mentioned it should also mention equestrians, namely, but not exclusively, sections 5.5, 5.6, 5.7 and 5.8.</p>	
S2	Plan overall	<p>Any creation of new off road access should include equestrians as part of the Non Motorised User (NMU) group. Care should be taken not to put any user group, such as equestrians, at risk, in the provision of access for others, possibly endangering equestrians with potential fatal consequences. Roadside verges which have been covered in tarmac to become Cyclepaths, excluding horse riders, have created a situation where horse riders are effectively sandwiched between fast moving road traffic on the outside and speeding cyclists on the inside. This is an extremely dangerous position in which to put the horse riders and is completely unacceptable. Shared paths should be NMU paths in all but the very urban paths. Crossings, tunnels and underpasses should also include all NMUs.</p>	<p>Noted. See <i>Recommended Changes</i> #8, #11, #12, #14, #68, #69, #70, #71 and #72.</p>
S6	Plan overall	<p>The Cambridgeshire Local Access Forum (CLAF) was established through the statutory provisions of the Countryside and Rights of Way Act 2000 and its remit is to advise relevant bodies as defined in Section 94(4) of the Countryside and Rights of Way Act 2000 on matters relating to access to the countryside. Section 94(4) bodies are required by the legislation to take the views of the Local Access Forum into account.</p> <p>The Cambridgeshire LAF welcomes this opportunity to provide input into the West Wickham Neighbourhood</p>	<p>Noted.</p>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>Plan and how it might be revised and improved to better reflect the existing and potential future use of the non-motorised transport network across the Parish of West Wickham.</p> <p>We recognise that it's a very comprehensive plan, with a lot of concern for biodiversity, historical sites, and conservation. We are also pleased to see and support policies that aim to protect, enhance and develop the rights of way network providing a network of routes to promote walking, cycling and riding and to point out that circular routes, or routes that link with others, are particularly recommended.</p>	
S3	Transport generally	<p>Thank you for the opportunity to comment on the Development Plan for West Wickham. Having reviewed the documentation I believe that the material aligns to the strategic direction of the Combined Authority in relation to the transport issues, opportunities and measures. The documentation aligns to the Local Transport Plan.</p> <p>As the work of the Combined Authority continues to develop in relation to the overarching strategies (including a LTP refresh) it is important that due consideration to this framework.</p>	Noted.
S4	Surface water generally	I note that surface water management is not considered within this document. It is important to include this information to ensure that the sustainable management of water is considered under all proposals which may come forward in the future. I have outlined the general concepts below, and provided some links to documents which may assist in producing a section regarding management of surface water.	<p>Noted. Whilst there are areas of flood risk in the NP area, there are no specific flood related policies in the NP and instead, applications will need to comply with Local Plan and NPPF policies with respect to flood risk.</p> <p>A suite of policies relating to climate change apply at the Local Plan level which will apply in West</p>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>- Surface water management from development is vital to control to ensure that new development does not increase the risk of flooding as the impermeable areas are increased. This should be considered at all levels of development, ensuring that the design of the sites surface water network does not instigate or exacerbate any flooding in the vicinity of the site. Developments are expected to manage surface water in a way which represents as close as possible the natural drainage from the site.</p> <p>- Infiltration should only be used in areas where it can be demonstrated it is a feasible discharge point for surface water. This includes infiltration testing in line with BRE365, and demonstration that there is a minimum of 1.2m between the base of any infiltration feature and peak groundwater levels. The minimum infiltration rate we would permit is 1.0×10^{-6} m/s.</p> <p>- If infiltration is not feasible, discharge should be to the surrounding surface water network. This should be to a watercourse, and if failing that a sewer. The discharge rates and volumes from any site should be the same or as close to the pre-development (greenfield) rates, to ensure that the receiving network has the ability/capacity to receive the flows.</p> <p>- SuDS should be promoted on all schemes to ensure surface water is managed close to source. This ensures water is treated within the network, ensuring there is minimal risk of pollution to surrounding water bodies. All SuDS schemes should be designed in line with National and best practice guidance.</p>	<p>Wickham alongside the NP policies. This includes Local Plan policy CC/1: mitigation and adaptation to climate change, Local Plan policy CC/7: water quality, Local Plan policy CC/8: sustainable drainage systems, Local Plan policy CC/9: managing flood risk.</p>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
S1	Mapping	The maps in your Plan are well presented but some are too small scale to clearly show the designations within the parish especially for those unfamiliar with the settlements. The nature of your parish is that there are separate built up areas which mean that a map showing the whole parish quickly becomes small scale even if it is over a whole page of your Plan. The inset maps (Figure 8 and 9) do help to allow for considering the built up areas of the parish especially for the Policy Map but even with these they are not of a sufficient scale to clearly show the boundaries of some designated sites. The heritage assets are included in the key for the Policy Map but do not appear to be shown on the maps?	<p>Figures 7,8 & 9 are only intended as an overview and detailed policy maps appropriately scaled are available for each individual policy. A note will be added to make this clear.</p> <p>Maps relating directly to policies will be renamed Policy Maps, photographs and maps that provide supporting context will remain labelled as Figures. See <i>Recommended Changes #19, #24, #36, #41, #42, #56, #67</i></p>
S1	Mapping	You may wish to consider having larger scale maps to cover the whole of your parish to provide a comprehensive Policies Map – maybe at A3 scale so that it is easy to read. Alternatively, you could consider the approach used in our Local Plan Policies Map where individual villages can be covered by several A4 maps at legible and easy to read scales. This format has the added advantage of having maps of the village in a portrait format which is easier to read than having landscape ones for any future user of the plan.	<p>The use of mixed paper sizes will make the document much harder to print for users that need a hard copy for accessibility reasons.</p> <p>The group acknowledge the orientation of the maps is potentially confusing and thus these pages will be rotated to landscape and a north arrow added. See <i>Recommended Change #56</i>.</p>
S1	Mapping	<p>The NPIERS guidance on examinations also mentions the importance of mapping in a neighbourhood plan. It sets out that the qualifying body should check the following prior to submitting a Plan to the local planning authority (Page 29):</p> <p>1.7.2. Plans should be supported by clear mapping, including:</p> <ul style="list-style-type: none"> • Accurate delineation of the boundaries of the plan 	Noted.

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<ul style="list-style-type: none"> The boundaries of any site allocations, and designations made in the plan (preferably including street names). 	
S1	Mapping	All maps need to include keys to indicate what the symbols shown on the maps are. There are a number of maps in your Plan that do not include a key. For example Figure 18 has numbers which presumably are the non-designated heritage assets and Figure 21 shows the local green space (LGS) around the village hall but without a key it is difficult to know which green shading shows the LGS.	Key will be inserted. See <i>Recommended Change #36 and #42</i> .
S1	Mapping	All maps need to ensure that they have the required copyright permissions which needs to be correctly worded especially when you are using OS maps- the copyright and licence information must be clearly readable.	Noted. All maps will be audited for the presence of the copyright statement.
S1	Equality Impact Assessment	When you submit your Plan to SCDC it will need to be accompanied by a Basic Conditions Statement which will have to set out how you Plan meets these conditions – one of which is the need to comply with the public sector equality duty. SCDC consider this an important part of your plan making and in our online toolkit we have a template for carrying out an equality impact assessment which we would encourage you to use and include when you submit your Plan to us. The template is included as Appendix 2 in guidance Note 11 What are the Basic Conditions and How to Meet Them.	Noted, the basic conditions statement includes an Equality Impact Assessment
S1	Introduction	About West Wickham – wondered if this should be called Then and Now as it tells the story of the development of the parish to the modern day? The historic development of the built elements of the parish is a key feature that	Noted

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		your Plan wishes to preserve and it would be good to show this on an old map for those that are not as familiar with the structure of the settlements. Figure 2 does show the settlements but is there a historical map to help tell the story at this point?	
S1	Para 1.3	Paragraph 1.3 – The last sentence references in a footnote Cambridgeshire County Council as the source – is there a more precise reference?	Yes. All references are listed in full at the back of the document.
S1	Figure 1	Figure 1 showing the location of the parish in West Wickham needs a key and wondered if it would be better to have the parish in the middle of the map to show how it relates to surrounding councils not just South Cambridgeshire as it is near the edge of the district. This may give a better context to the parish location.	Noted. Figure 1 has been redrawn with the Parish placed more centrally and key is now included. See <i>Recommended Change #3</i> .
S1	Paragraph 1.11	Planning context – paragraph 1.11 – By providing a list of only some Local Plan policies the implication is that others are not important which of course is not the case. If you are summarising what is within these policies, it is always safest to use the actual policy wording as using other words can imply a different meaning.	Noted. Paragraph 1.11 states that this is a summary of Local Plan policies with site-specific implications for the NP area. Paragraph 1.12 of the pre-submission version of the plan also did explain the importance of all the Local Plan policies applicable to the parish. As a follow up to this comment the NP group wrote to SCDC to seek further clarification of the concern. As a result of this the NP group have sought to make this clearer through emphasising the important of all application Local Plan policies before setting out the site-specific policies. See <i>Recommended Change #5</i> .
S1	2.11 (Key Issues)	Conclusions from Community Engagement and Analysis – There is a lack of paragraph numbering or referencing here that may make referring to elements shown here difficult. For example, if during a consultation someone may wish to comment on a particular strength or at a future date refer to a particular opportunity in these lists	Noted. See <i>Recommended Change #9</i> .

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		of strengths, weaknesses, opportunities etc they will have to count the bullet points to do this.	
S1	2.11 (Key Issues)	Strengths / Concerns for the future- Was the local community wanting to protect the unique historical layout of the settlements within the parish? Does this come under interesting built environment?	Paragraph 2.4 in the NP identifies past inappropriate development as an issue. This includes development not respecting the historic linear settlement pattern. Changes have been made to improve clarity. See <i>Recommended Changes #7 and #10</i> to paragraph 2.4 and 2.11 (first bullet point under Strengths).
S1	3.1	You may wish to make the overall vision clearer within the text – is it the wording in paragraph 3.1?	Noted. The formatting has been improved to make the vision statement stand out. See <i>Recommend Change #15</i> .
S1	3.1	Writing a vision unique to a particular area is very difficult – is it possible to revise this to be more unique to West Wickham mentioning the unique historical development?	Noted.
S1	3.2	We support objective 1 and recognise that it is in accordance with local plan policy and government guidance.	Noted
S1	The table under 3.3	The chart showing the objectives needs to have a title – Chart under paragraph 3.3. Also, the table of policies needs one too and there appear to be two paragraphs labelled as 3.3!	Noted. See <i>Recommended Changes #16 and #17</i> .
S1	Chapter 4	This section could be divided into groups of policies based on themes (landscape, heritage, etc) to make it easier to navigate.	Noted. Chapter 4 will be restructured into the following areas. See <i>Recommended Change #18</i> . The Spatial Strategy for the West Wickham NP area (No planning policies)

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
			<p>Neighbourhood Plan Working Group response</p> <p>Protecting Village Character and Heritage Assets (This would include Policy WWK/1, WWK/2, WWK/3)</p> <p>Local Green Spaces, Protected Village Amenity Areas and Important Countryside Frontages (This would include WWK/4, WWK/5,</p> <p>Protecting and Enhancing the Natural Environment (This would include WWK/6, WWK/7, WWK8,)</p> <p>Housing (This would include WWK/9, WWK/10)</p> <p>The village hall site (WWK/11)</p>
S1	Chapter 4	For the benefit of future users of your plan we would prefer if all the maps were orientated northwards, although we do appreciate that it is difficult to create a map showing the whole parish at just A4 size.	Noted.
S1	4.5	Protecting village character etc Paragraph 4.5 – This paragraph does not sit comfortably in this section of the plan. This is an important piece of your evidence base and deserves a better introduction earlier in the plan to help tell the story of your parish – maybe near the planning context in the introduction you could include the main findings of the study.	Noted. The restructuring in <i>Recommended Change #18</i> makes it clearer this is the introduction to a policy section.
S1	WWK/1	<p>All four key points in this policy are consistent with the aim of protecting and enhancing the historic environment and with local plan policy in this respect.</p> <p>Conserving gateways in bullet c / Views mentioned in bullet d: Have each of the gateways and views been</p>	<p>Noted</p> <p>Paragraph 4.10 describes the character of the four village gateways. This text has now been</p>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>assessed and this work included in the evidence base for this policy? You will need to identify what makes the gateways to the village distinctive and worthy of protection – are there key landmarks? Examiners are now looking to ensure that this work is done to add weight to such designations. Figure 11 refers to important village gateways – are these the same as the views referred to in bullet d in Policy WWK/1? To avoid confusion, you may wish to decide which term to use and then consistently cross refer to it or if they are distinctly different make this clear. The Policy Map seems to refer to gateways when showing these views. The policy title may benefit from including gateways in it too.</p> <p>These views and gateways will need to be clearly shown on a map and the orientation of the view clearly indicated. Are the gateways as you come into the village or as you go out with views towards countryside? Or both? Your policy should not be open to interpretation.</p> <p>Bullet d: Suggest that the followed is added ‘...not adversely impact on the key features of views from public areas into</p> <p>Paragraph 4.11 – The draft plan is correct to emphasis the importance of the historic linear settlement pattern.</p>	<p>expanded to cover this. See <i>Recommended Change #23</i>. The evidence informing this policy is provided by analysis undertaken in preparing the neighbourhood plan including that set out in the West Wickham Character Assessment.</p> <p>Figure 11 is a policy map which accompanies policy WWK/1. It will be renamed as a policy map to make this clear. The village gateways are not the same as views referred to in WWK/1 d). Policy WWK/1 then should refer to that policy map.</p> <p>The gateways are perceived in arriving and departing the village.</p> <p>A views map showing views into the settlements has been prepared. The supporting text provides an explanation of each of the views. To improve clarity, Clause D of the policy has been redrafted to focus only on these views. Views out of the settlements to the wider countryside is also a key characteristic, as is the far-reaching views from the public footpath network. The requirement to consider these defining characteristics is now separate out into Clause e) and Cause d). See <i>Recommended Changes #25, #26 and #27</i>.</p>
S1	WWK/2	It would help the implementation of the policy if you specified more clearly the features in each character area	This information on each of the character areas was provided in the supporting text in the pre-

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>that makes them distinctive that you wish through this policy to be reflected in new developments. How would a planning officer determining a planning application know what to look for in a new scheme to ensure it reflected the character of the local built environment in that part of the parish.</p> <p>Both our Development Management officers and urban design officers making comments on this policy has said it would be preferable if this policy was more specific in its wording. The policy wording refers to how local built environment characteristics (building lines, density, height and building materials), as described in the 'West Wickham Character Study', should be reflected in new development. It would be preferable to be more specific in the policy wording e.g. how high, how dense, what materials built form should be in particular locations (within the Parish) in the different character areas that are mentioned in that study. It would make the policy wording stronger and provide clarity to the reader.</p> <p>For the last sentence in the policy wording, where it writes "Trees, walls and hedges which contribute to the street scene should be retained and enhanced", we suggest that it may be better to write "which contribute positively to the street scene.."</p> <p>Paragraphs 4.18-4.20. Our conservation officer has noted that neither these paragraphs nor the Character Assessment makes any specific reference to the Platts Farm site. As this site is so prominent in the core section of the village, it perhaps merits more specific consideration either here or elsewhere in the plan.</p>	<p>submission version of the plan. In response to this comment however, more detail has now been provided. See <i>Recommended Changes #28, #29, #30 and #31.</i></p> <p>The policy now refers to the detail set out in the supporting text (which now includes more detail from the character assessment). See <i>Recommended Changes #28, #29, #30 and #31.</i></p> <p>Agreed. See <i>Recommended Change #32.</i></p> <p>See <i>Recommended Change #28.</i> More detail is now provided on the character of the separate character areas. The contribution of working</p>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>This policy is consistent with policy NH/14 of the local plan and the objective of protecting the historic environment.</p> <p>Policy – The last sentence about trees, walls and hedges is important, but the policy is silent on the issue of new boundary treatments. Possibly it should be explicit about how new boundary treatments have an important role in the appearance of the village. This policy is also silent on the issue of roads, pavements and drives. The muted treatment of hard surfaces and their edges is important to the character of the village, especially in the historic core, Streetly End and Burton End. The absence of footways and kerbstones and the low height of kerbs where they do exist, are positive features of the conservation area and the setting of many of the listed buildings. Insensitive or aggressive engineering, both in the public highway, and on private drives, and the points where they meet the highway, could cause harm to the historic environment. The policy might make reference to this.</p>	<p>farms to the significance of the conservation areas is now mentioned as part of this.</p> <p>The West Wickham character assessment does explain the importance of boundary treatments and the supporting text to the Policy WWK/2 did provide information on this. The supporting text to the policy has now been expanded and now provides more detail on current boundary treatment as well as the character of the village roads. The policy has been amended to relate back to this supporting detail. The policy has also been amended to detail expectations with respect to the importance of maintaining the rural character of the village roads. See <i>Recommended Change #32</i>.</p>
S1	Policy WWK/3	<p>Figures 17 and 18 – We suggest that these maps would benefit from being at A4 / whole page size to ensure they are more easily read by future users of the Plan. Figure 17 needs OS copyrights adding to it.</p> <p>In the light of recent examination experience, we would suggest some slight amendments. The non-designated assets will need firming up and their location identifying on the Policies Map – whilst the key of the set of policies maps includes heritage assets they do not appear to have been plotted on the maps or if they are there it is not clear as the scale of the maps is quite small to show small</p>	<p>The non-designated heritage assets are firmed up. The text has been made clearer. See <i>Recommended Changes #36 and #46</i>.</p> <p>The description of the separate heritage assets has been broken up in order to improve clarity. A fuller description has been provided of the Roman Road. See <i>Recommended Change #36</i>.</p>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>features. Examiners are now looking closely at the evidence to support the identification of non-designated heritage assets and it is suggested that, should you wish to identify them, a separate assessment is made to demonstrate the qualities of each non-designated asset and that this is included in the evidence documents for your Plan.</p> <p>Second part of policy - We suggest the following amended wording - Where proposals have any impact, a balanced judgement will be applied having regard to the significance and scale of any harm or loss..</p> <p>The policy considers non designated heritage assets, the Roman Road and archaeological remains of value. We consider that these separate features should be clearly described in the supporting text and their value cleared stated as to why they are worthy to be included in the policy. At present paragraph 4.24 mentions them all together. It would help to give a paragraph to each feature so that it is clear why each is within the policy. The non-heritage assets are given a fuller description and the Roman Road would benefit from having such a description rather than just a mention.</p> <p>Also, if these three features are to be included in the policy, they must be marked on the Policies Map or reference made in the policy to the relevant maps showing their extent. This has been done for the non-heritage assets but not the other two. Is the extent of the Roman Road shown on any map in the Plan? Clearly the archaeological remains are important too but from Figure</p>	<p>Noted. See <i>Recommended Change #39</i>.</p> <p>The Roman Road was shown on Figure 29 of the pre submission version of the NP. See <i>Recommended Change #59</i>. The NP will show the Roman Road extent shown as a Policy Map accompanying this policy.</p> <p>Figure 17 is not a policy map and is for information only. See <i>Recommended Change #34</i>. Which credits parish mapping online for this map. For improved clarity Figure 17 will be increased in size.</p>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>17 it is unclear whether the location of each test pit is the key locator for the remains? Should there be a map indicating an area within which remains may be found and it is within this area that finds may occur and so development be aware of and not disturb / allow time for excavations?</p> <p>Our conservation officer has commented that the list of non-designated heritage assets suggested here is reasonable. Possibly other buildings and structures might be included. No.3 High Street (Former White Horse PH) is one example.</p> <p>Policy – Our conservation officer considers that the second part of the policy might read more unambiguously if it were worded as follows:</p> <p>Where proposals would have a harmful effect on any of the following, a balanced judgement will be applied having regard to the significance of the asset and the scale of the harm.</p> <ol style="list-style-type: none"> 1. A non-designated heritage asset as shown in Figure 18 2. The Roman Road 3. Archaeological remains of value identified by Cambridgeshire Historic Environment Record <p>You may wish to consider the approach taken in the recently made Histon & Impington Neighbourhood Plan which looks to review the list of non designated heritage assets included in its plan – See Policy HIM02 -</p>	<p>Figure 18 will be renamed as a Policy Map and increased in size for clarity. See <i>Recommended Change #36</i>.</p> <p>We note SCDC are content with the identified non-designated heritage assets. The NP group do not currently consider No. 3 High Street as meeting the requirements of a non-designated heritage asset. See <i>Recommended Change #38</i>, which allows for future additions as part of a review of the Neighbourhood Plan.</p> <p>This change has been made. See <i>Recommended Change #39</i>.</p>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>https://www.scamb.gov.uk/media/17547/made-histon-impington-np.pdf</p>	<p>Noted.</p>
S8	WWK/3	<p>We welcome the production of this neighbourhood plan, and are pleased to note that it contains a number of policies aimed at conserving and enhancing the parish's historic environment and related aspects of West Wickham's character.</p> <p>In particular we are pleased to note that non-designated heritage assets are afforded specific consideration, but would suggest that policy WWK/3 is strengthened to require any application for development proposals that affect those non-designated assets, or is anywhere within the conservation areas, to be accompanied by a heritage statement setting out how harm has been avoided or minimised or the significance of those assets more effectively revealed for the community to appreciate.</p> <p>We would refer you to our detailed guidance on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/.</p> <p>For further locally specific advice regarding the historic environment and how to integrate it into your</p>	<p>This change has been made. See <i>Recommended Change #39</i>.</p>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Cambridgeshire County Council	
S1	WWK/4	<p>The Local Green Spaces are shown on the Policy Maps and this should be referred to in the Policy.</p> <p>Have you included more full analysis of the assessment of these sites in the evidence documents for the Plan? You will need clear justification as to why some have remained as PVAAAs and others are worthy of LGS designation. We can find that Green Spaces Consultation results but not further assessment work which will be needed.</p> <p>Paragraph 4.32 – It may benefit the assessment of this site to use some of the terms from the NPPF – that the land is considered to be demonstrably special by the local community. We could share with you the assessment forms we used for considering the potential local green space sites in the local plan. It is likely that the Examiner will want to assess how these spaces meet the criteria in Para 66 of the NPPF.</p> <p>Paragraph 4.32 - It might be helpful to refer to White Gables (The former White Hart PH) also as 104 High St – it is easier to locate on maps that way. It might also be helpful to identify the extent of the registered village green in front of this building on Figure 20.</p> <p>Paragraph 4.33 – You will need to clearly show boundaries of the LGS to ensure that this does not conflict with your village hall policy and the desire to expand this</p>	<p>The Green Spaces consultation is a key piece of evidence demonstrating the value that residents attach to the various spaces. A green spaces assessment has also been completed providing the rationale for the various designations.</p> <p>Note on White Gables Agreed. <i>See Recommended Change #40.</i> Agreed to identify the extent of the registered village green on Figure 20 too. <i>See Recommended Change #41.</i></p>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>facility. LGS protection is intended to last beyond the lifetime of a plan so not to be amended within a few years. We suggest that your LGS boundary does not cover land that may at a future date be needed for the village hall project. (Policy WWK/11)</p> <p>Policy WWK/4 –It may be easier to see which of the sites mentioned in the supporting text are to be proposed as LGS if they were added into the policy as bullet points.</p> <p>You have successfully included photographs of the important countryside frontages and the gateways which helps to explain your policies. It may help to include photographs of the local green spaces.</p>	<p>Agreed. The LGS boundary does not cover land that comes under the village hall policy WWK/11. This is made clearer through an amended Map. See <i>Recommended Changes #21 and #42</i>.</p> <p>Agreed. The two sites are to be shown as bulleted points. See <i>Recommended Change #43</i>.</p> <p>Agreed to provide images of Local Green Spaces. See <i>recommended Change#44</i>.</p>
S1	WWK/5	<p>Policy WWK/5 – Your policy does not need to repeat that it wishes to be retained the Important Countryside Frontage designated in the Local Plan within the parish.</p> <p>Did the Character Assessment carried out to support the Plan include mention of the value of the new ICF or was it concentrating on the built form of the parish?</p> <p>Figures 23 and 24 are very helpful in showing the views – would it be possible to mark on the relevant map which direction these views are from for those who may not be as familiar with your parish.</p> <p>Has an assessment been carried out to justify why this important countryside frontage is important? Are there</p>	<p>The Policy has been amended accordingly. See <i>Recommended Change #47</i>.</p> <p>See the open spaces assessment accompanying this plan (Reference [14]). Also see the content of paragraph 4.36. To improve clarity the content of paragraph 4.26 has been split out into several paragraphs and wording has been tightened. See <i>Recommended Change #46</i>.</p> <p>Noted. See <i>Recommend Change #45</i>.</p>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		any particular landscape features or landmarks that can be seen from views from the High Street?	Yes. See reference [14] and <i>Recommended Change #46</i> .
S1	WWK/6 Dark Landscape	<p>Paragraph 4.41 – Reference is made in this paragraph to planning practice guidance – what is this? You need to identify which guidance.</p> <p>We are unclear as to how would planning officers be expected to implement this policy.</p> <p>Bullet 1 – how would a planning officer determine that the lighting proposed is the minimum necessary – how would this be measured?</p> <p>Bullet 3 – How would this be calculated or measured? What is a significant adverse effect? Does this require more guidance for developers to comply and for planning officers to determine?</p> <p>Second part of policy: How would a developer know what a lighting scheme looks like?</p>	<p>The planning practice guidance being referred to is Light Pollution by Ministry of Housing, Communities & Local Government (Published 6 March 2014) Paragraph: 003 Reference ID: 31-003-20191101 Revision date: 01 11 2019. See <i>Recommended Change #48</i>.</p> <p>This is about ensuring light is not used when it is not needed. See <i>Recommended Change #48</i>.</p> <p>This is about avoiding light spillage to areas not intended to be lit. See <i>Recommended Change #48</i>.</p> <p>See <i>Recommended Change #48</i>.</p>
S1	Paragraph 4.43	Paragraph 4.43 and Figure 27 –it is helpful to have maps showing particular features being described in the plan alongside the supporting text or policy.	Noted See <i>Recommended Change #50</i> , which amends Figure 27 to ensure it reflects the content of paragraph 4.43 more comprehensively.
S1	Figures 29 and 30	Figures 29 and 30 – We note that many of the features listed as ‘other important wildlife sites in paragraphs 4.49 – 4.56 are plotted on these two maps. Have you included justification in the evidence to accompany the plan as to why all these features should be protected under the policy? In our meeting we mentioned the possibility of	Yes. Paragraph 4.57 explains how the NP seeks to enhance the wildlife corridor provided by the Strategic Green Infrastructure Area and broaden it through policies that promote the protection and creation of natural habitats. The sites we have included provide staging posts throughout the

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>providing linkages between the different elements to create a green infrastructure but recognise that many sites are isolated.</p> <p>What is a notable tree or notable pond as shown in the key for figure 30? Are all the ponds shown on the map shown on an Ordnance Survey base? Are they always with water in? Is a notable tree different from a veteran tree? Who has decided what is notable for both these features? You would need to justify their inclusion.</p>	<p>Parish, linking on to existing ancient woodlands (including SSSIs). The information is in paragraphs 4.49 to 4.54, together with the information set out in Chapter 7. See <i>Recommended Change #79</i> which results in this information being in its own appendix rather than part of current Chapter 7.</p> <p>See also <i>Recommended Change #59</i>, which amends Policy WWK/7 to refer specifically to the broadened wildlife corridor in Figure 32.</p> <p>See also <i>Recommended Change #51</i>, which signposts more clearly paragraphs 4.52, 4.53 to 4.54 to the detailed information in the appendix.</p> <p>Notable ponds are identified and described in the appendix. See <i>Recommended Change #76, #77 and #78</i>.</p>
S1	Paragraph 4.54	<p>Paragraph 4.54 - Our Trees officer has suggested that it may be useful in your glossary clearly to define the differences between notable, veteran and ancient trees as many find this confusing. Also to define what is meant by ancient hedgerow as this differs from an 'important hedgerow' (as defined by the Hedgerow Regs '97). In the glossary the term aged tree is noted but this is not used in the document. Also, the Trees Officer checked the Ancient Tree Inventory (managed by Woodland Trust) for ancient and veteran trees in relation to your parish and found that currently there are none registered for your parish on this database. You could look on the Tree Register of the British Isles, which although less rooted in planning designations may include trees for their more cultural</p>	<p>The glossary has been amended in order to provide clarity and consistency with all the terms used. See <i>Recommended Change #54</i>.</p> <p>Yes. All the identified hedgerows qualify as important hedgerows. This is clarified through improvements to wording used. See <i>Recommended Change #53</i>.</p> <p>The trees identified as notable, ancient or veteran have been assessed by NP group members. We note the relevance of the Ancient Tree Inventory but note that this inventory is dependent on volunteers submitting information, followed by</p>

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		recognition. Magic Maps is a useful source of information and if the designations are now out of date, let Natural England know and they may update the registers	assessment. We will provide information on to the Ancient Tree Inventory.
S1	Figures 29, 30, 31.32	Figures 29, 30, 31 and 32 - The scale of these maps is quite small to show exact lines and boundaries. It would be better to include larger scale maps to show these features.	Noted. See <i>Recommended Change #56</i> . These maps have been amended to address this concern.
S1	Policy WWK/7	<p>Policy – Bullet 4 – Is it all ponds or just the notable ones shown in the figures?</p> <p>Third part of policy – first sentence – It is not usual to provide examples in the policy wording. Could the policy say ‘Development should provide a net gain in biodiversity which could include :.....’</p>	<p>The policy applies to the ponds shown in Figures 30 and 31</p> <p>Agreed to amend the policy to rename them notable ponds. See <i>Recommended Change #59</i>.</p> <p>Noted, See <i>Recommended Change #59</i>.</p>
S10	Policy WWK/7	<p>New development could have an adverse impact on nearby sites such as Roman Road and Fleam Dyke SSSIs. The notified grassland plant communities of these nationally important sites are at risk from the effects of recreational pressure. The Cambridgeshire Recreational Pressure SSSI Impact Risk Zone (IRZ) is available to view at www.magic.defra.org.uk. The Plan should consider identifying deliverable opportunities for the creation or enhancement of biodiversity-rich public open space and for the implementation and management of this to be funded (at least in part) through new development. Secured through relevant Plan policies this could help new development to demonstrate no adverse impact on the SSSIs. Plan policy should also ensure that any new</p>	<p>Noted. Policy NH/5: Sites of Biodiversity or Geological Importance in the Local Plan explains how development proposals affecting sites of geological importance will be determined. This applies SSSIs in West Wickham and the neighbouring parishes. The Neighbourhood Plan focuses on more local sites which themselves are important to supporting the areas of ancient woodland and SSSIs identified as part of the Local Plan.</p>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		development will not have any adverse effect on Balsham and Over and Lawn Woods SSSIs.	Figure 27 amended to clearly show all designations (not just ancient woodland) and SSSIs. See <i>Recommended Change #50</i> .
S2	Paragraph 4.60	<p>I read with interest your plans in Section 4.6:</p> <p><i>'Although the PROW network is accessible from all the settlement areas and relatively well connected, there are areas where connectivity could be improved, for example, by providing new access to the ROW network through any development or by linking ROW laterally and parallel to the linear settlement patterns. This would provide greater access and more possibilities for use over both short and long distances.'</i></p> <p>This is highly commendable as improving the ROW network is always good news. West Wickham seems to be blessed with many ROW, I counted at least 27, only 1 of which is a Bridleway! This would be an excellent opportunity to upgrade some of the ROW footpaths to Bridleways. It would not only benefit horse riders, but also cyclists too. In consultation with local equestrians we have put together a list of suggestions for Bridleway upgrades, as seen at the end of this report. This would also be a great opportunity to help to link up the disjointed Bridleway network and provide safer routes for horse riders.</p> <p>The creation of any new paths or links to the current ROW network should include all users (Non Motorised Users) to get the most economic benefit. Public money needs to be spent inclusively.</p> <p>Whilst West Wickham is well served for the most restrictive form of access, footpaths, there is only 1 Bridleway which is inclusive providing access for cyclists and horse riders as well as pedestrians. Opportunities</p>	<p>It is outside the scope of this plan to mandate the upgrading of existing footpaths to bridleways unless under policy WWK/8 and directly related to a planning application.</p> <p>Noted: all references to cyclists and pedestrians will be revised to non motorised users, NMUs or 'active travel'. See <i>Recommended Changes #8, #11, #12, #14, #68, #69, #70, #71 and #72</i> in paragraphs 2.8, 2.11-13, 5.5-8.</p>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>should be sought to upgrade existing access and to create a safe off road network for all vulnerable road users. Hopefully emphasis will also be put on providing ROW links to other villages, which again should benefit all users.</p>	
S6	4.60	<p>4. Reference the plans in Section 4.6: 'Although the PROW network is accessible from all the settlement areas and relatively well connected, there are areas where connectivity could be improved, for example, by providing new access to the ROW network through any development or by linking ROW laterally and parallel to the linear settlement patterns. This would provide greater access and more possibilities for use over both short and long distances.' This is highly commendable as improving the ROW network is always good news. West Wickham seems to be blessed with many ROW, at least 27, only 1 of which is a Bridleway! This would be an excellent opportunity to upgrade some of the ROW footpaths to Bridleways. It would not only benefit horse riders, but also cyclists. Local equestrians have put together a list of suggestions for Bridleway upgrades, as seen at the end of this report. This would also be a great opportunity to help to link up the disjointed Bridleway network and provide safer routes for horse riders and to meet the requirements of the Cambridgeshire Rights of Way Improvement Plan which states that the bridleway network is inadequate, fragmented and in need of improvement. The creation of any new paths or links to the current ROW network should include all users (Non-Motorised Users) to get the most economic benefit. Public money needs to be spent inclusively.</p>	<p>It is outside the scope of this plan to mandate the upgrading of existing footpaths to bridleways unless under policy WWK/8 and directly related to a planning application.</p> <p>Noted: all references to cyclists and pedestrians will be revised to non motorised users, NMUs or 'active travel'. See <i>Recommended Changes #8, #11, #12, #14, #68, #69, #70, #71 and #72</i> in paragraphs 2.8, 2.11-13, 5.5-8.</p>

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		Hopefully emphasis will also be put on providing ROW links to other villages, which again should benefit all users	
S1	Figure 33	Figure 33 – This is hard to read which are footpaths and there is no key to help – is it the blue or green lines?	Map has been redrawn with a black and white back ground. Noted. See <i>Recommended Change #60</i> .
S1	Policy WWK/8	A suggestion has been made that the policy may be more likely to be used if it stated that enhancement is encouraged from development within 300m of a public right of way.	Noted. See <i>Recommended Change #61</i> .
S1	Table 1	Table 1 (page 47) We suggest that you add that the Housing needs survey was carried out in January 2017.	This is already stated in the title of the table.
S1	Table 2	Table 2 – You may wish to include the completion month of Burton End Development – November 2020.	Agreed. See <i>Recommended Change #62</i> .
S1	Paragraph 4.69	Paragraph 4.69 – The last sentence of this paragraph on page 48 appears to have created a new paragraph 4.70 (formatting error)	Noted. See <i>Recommended Change #63</i> .
S1	Policy WWK/9	Policy title - It might be better to re-name the policy title ‘Smaller dwellings in development proposals’ to be clearer as the policy wording is not about non-residential properties	Noted. See <i>Recommended Change #65</i> .
S1	Policy WWK/9	Much of the last sentence of the policy is repeating the thrust of the first. We suggest that it be revised to say: <i>Residential development proposals <u>within the development framework on suitable sites which help address the current low stock of two bedroom homes will be supported. in the parish are strongly encouraged</u></i> <i>To be supported, all residential development proposals <u>Proposals that create a new dwelling must demonstrate</u></i>	Noted. Some of these changes have been incorporated. See <i>Recommended Change #65?</i> The intention is for Policy WWK/9 to operate within the scope of Local Plan policies S/7 Development Frameworks and S/11 Infill Villages. Policy S/7 focuses development inside development frameworks but clause 2 in the policy provides for circumstances when development may be suitable outside the

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<i>(through reference to the most up to date evidence on parish housing stock and local needs) how the dwelling size, type and mix proposed is appropriate <u>while having regard to local site-specific circumstances. prioritising wherever possible the delivery of smaller homes over larger homes</u></i>	development framework. It is therefore not considered necessary to restrict clause 1 in Policy WWK/9 to apply to within the development framework. SCDC proposed changes to clause 2 of Policy WWK/9 removes the approach specific to West Wickham which is to prioritise the delivery of smaller homes over larger homes. To improve clarity, the policy has reworded so as to expect smaller homes unless the applicant can point to up to date evidence or site specific context which justifies an alternative mix. See <i>Recommended Change #65</i> .
S1	Policy WWK/9	Where would the most up to date information that sets out the need for smaller homes be found? Will it be possible to provide evidence annually on such housing need? If up to date information is not available, it makes the implementing of this policy challenging.	As set out in Chapter 6, the Parish Council will monitor the stock of smaller homes in the parish. However, an applicant who proposes a housing mix that doesn't prioritise smaller homes can justify this through reference to available up to date evidence.
S1	WWK/10 Brown field sites	Policy Title - it might be better to re-name the policy title "Consideration of Parish specific housing needs" for more clearly representing the content of the policy. The policy is generally well aligned with Local Plan Policy S/11. There is likely to be an issue with the delivery of "smaller affordable homes" as these are specifically defined in the NPPF. It may be that the policy will have to lose the word "affordable" to make its intent clear. Planning officers who consider planning applications are concerned about the inclusion of the term affordable.	See <i>Recommended Change #66</i> . It is intentional that the policy refers to affordable housing as defined in the NPPF 21. The neighbourhood plan would only support larger development proposals coming forward under Policy S/11 of the Local Plan (where exceptional circumstances apply) if it included the delivery of affordable suitable for meeting local needs or smaller homes suitable for meeting local needs.

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		We are concerned again with the inclusion of the term 'an up to date assessment' unless this can be provided as evidence annually.	Noted. The term has been removed. See <i>Recommended Change #66</i> .
S1	Figure 37	Figure 37 – It is a bit difficult to see the boundary of the development framework	Noted. See <i>Recommended Change #67</i> .
S1	Figure 37	<p>We would suggest that you are very clear about boundaries and the extent of any proposed expansion so that this policy does not conflict with the proposed local green space designation of the recreation ground. It would help if Figure 37 were to show the clear boundaries of the LGS.</p> <p>Figure 37 does not show the full extent of the recreation ground area to the north. You could annotate the map with details about access, soft and hard landscaping to provide more information about the current site and add a photograph of the site to better inform the reader.</p>	Agreed. See <i>Recommended Change #67</i> .
S1	WWK/11	You could write more in the context about pedestrian access considerations from the High Street to the hall, the play area, allotments, recreation ground and pond and the track path (next to 65. High Street) which seems to run close to the hall, shown in fig 37.	A revised map has been provided which clarifies pedestrian access to the village hall..
S13	WWK/11	<p>West Wickham Village Hall Management Committee supports the proposed Neighbourhood Plan particularly WWK/11 which provides for the possible extension to the Village Hall.</p> <p>The Committee would like to point out that the accompanying plan Fig 37 (in the draft NP) does not</p>	<p>Noted.</p> <p>Noted, an updated plan has been provided. See <i>Recommended Change #67</i></p>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>reflect the actual boundary of the Village Hall Curtilage. A revised plan is provided as a separate document.</p> <p>Re WWK/11 b) It is not envisaged that any extension to the village hall will result in the need for additional parking as the rear car park is seldom used under normal circumstances.</p>	
S1	Chapter 5	Cycling and Walking Routes/ Road safety – We are aware that the groups promoting horse riding often request consideration of additional bridleways within a parish. They may wish to be considered under these headings.	Noted.
S6	Chapter 5	<p>1. It is extremely disappointing to read that horse riders/equestrians have not been included at all in West Wickham NP. No mention can be found of horse riders/equestrians. Chapter 5 of the plan on Cycling and Walking Routes’ mentions cyclists and walkers, but not horse riders. As such the plan fails to meet the requirements of the Cambridgeshire and Peterborough Local Transport Plan (LTP), as Active Travel is defined in the plan as pedestrians, cyclists and equestrians. This is unacceptable and the complete omission of equestrians needs to be corrected. Everywhere in the document where cyclists and pedestrians are mentioned it should also mention equestrians, namely, but not exclusively, sections 5.5, 5.6, 5.7 and 5.8.</p> <p>2. Any creation of new off-road access should include equestrians as part of the Non-Motorised User (NМУ) group. Care should be taken not to put any user group, such as equestrians, at risk, in the provision of access for others, possibly endangering equestrians with potentially fatal consequences for all road users. Roadside verges</p>	The challenges faced by those travelling by horse is recognised in the Chapter 2 of the pre submission Neighbourhood Plan. All references to cyclists and pedestrians will be revised to non motorised users, NMUs or ‘active travel’. See <i>Recommended Changes #8, #11, #12, #14, #68, #69, #70, #71 and #72</i> in changes in paragraphs 2.8, 2.11-13, 5.5-8.

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		<p>which have been covered in tarmac to become cycle paths excluding horse riders, have created a situation where horse riders are effectively sandwiched between fast moving road traffic on the outside and speeding cyclists on the inside. This is an extremely dangerous position in which to put the horse riders and is completely unacceptable.</p> <p>3. Shared paths should be NMU paths in all but the very urban paths. Crossings, tunnels, and underpasses should also include all NMUs.</p>	
S2	Para 5.5	<p>Section 5 mentions '<i>Cycling and Walking Routes</i>'</p> <p><i>5.5 The village has a good footpath network and it is well used for recreation. However, it was felt that access from West Wickham to Streetly End, and on to Horseheath is currently unsatisfactory. Currently walking and cycling options are unpaved paths and field edges, or a narrow unlit, national speed limit section of rural road. The conditions underfoot and the dangers of walking and cycling on the Highway present substantial barriers to sustainable travel between Streetly End and West Wickham.</i></p> <p><i>5.6 This is also a significant problem for people wishing to access the public transport services available in Horseheath. Access to frequent bus services to Haverhill and Cambridge would be considerably improved by providing safe walking and cycling access to Horseheath.</i></p> <p><i>5.7 It is proposed that it should be a priority for the Parish Council to provide a paved walking and cycling route from West Wickham to Streetly End and in</i></p>	<p>The challenges faced by those travelling by horse is recognised in the Chapter 2 of the pre submission Neighbourhood Plan. All references to cyclists and pedestrians will be revised to non motorised users, NMUs or 'active travel'. See <i>Recommended Changes</i> #8, #11, #12, #14, #68, #69, #70, #71 and #72 in changes in paragraphs 2.8, 2.11-13, 5.5-8.</p>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p><i>conjunction with Horseheath Parish Council on to Horseheath.</i></p> <p><i>5.8 Sections of the Parish do not currently have pavements and sharing the Highway with motorised vehicles presents a barrier to walking and cycling for some residents. This is exasperated by vehicles travelling in excess of the 30mph speed limit. Opportunities to lower the speed limit in the Parish have community support.</i></p> <p>In sections 5.5/6/7/8 the NP mentions the dangers for walkers and cyclists of using the Highway between West Wickham, Streetly End and on to Horseheath, however there is no mention of horse riders who are also included in Active travel, are the most vulnerable road user and should be included in any plans for a safer route between these villages. It is proposed in the NP that a safe route be provided by the Parish Council for walkers and cyclists, however the route needs to be a Non Motorised User (NMU) route to get the most economic benefit. Public money needs to be spent inclusively.</p> <p>(November 2018 at the Parliamentary Debate on Road Safety in Westminster, the Under Secretary of State for Transport, Jesse Norman said: 'We should be clear that the cycling and walking strategy may have that name but is absolutely targeted at vulnerable road users, including horse-riders.'</p> <p>Cycling and Walking Investment Strategy Safety Review states, 'But safety has particular importance for vulnerable road users, such as walkers, cyclists and horse riders' Jesse Norman Road Safety debate 5 November 2018 – Jesse Norman)</p>	

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
S2	Chapter 5 / bridleways	<p>Equestrians are the most vulnerable road user group. Because of the fragmented nature of the bridleway network in this country, equestrians have no choice but to use the roads, which of course are becoming more and more busy as new houses are built, and with this brings more accidents and near misses on the roads affecting equestrians. Horse riders are one of the most vulnerable road users.</p> <p>Equestrian accident statistics In the UK the period November 2010 to March 2019 road incidents involving horses :</p> <p>43 humans died 315 horses died 3757 incidents were reported to the British Horse Society (BHS) although it is believed that this represents only 10% of the actual incidents. The East of England is one of the regions with the highest accident rates.</p> <p>Horse riders currently only have access to 22% of public rights of way. The provision of safe off road hacking for equestrians has many benefits. Horse riders are mostly female and a lot of older women also ride, two groups who are known not to take regular exercise. However horse riding and all the related horse care provides regular exercise, along with the benefits of mental well-being, as horse therapy is well known for relieving stress. We should therefore be encouraging this group, along with all other horse riders to get out into the countryside and enjoy this rural pursuit, however this</p>	<p>All references to cyclists and pedestrians will be revised to non motorised users, NMUs or 'active travel'. See <i>Recommended Changes #8, #11, #12, #14, #68, #69, #70, #71 and #72</i> in changes in paragraphs 2.8, 2.11-13, 5.5-8.</p> <p>It is outside the scope of this plan to mandate the upgrading of existing footpaths to bridleways unless under policy WWK/8 and directly related to a planning application.</p>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>becomes less attractive if the only place to ride is on the roads.</p> <p>Some comments and suggestions for new Bridleways from local riders:</p> <p>Footpath 253/29, which leads to 253/16, which takes us to 131/1 which joins to the Roman Road. Request upgrade of 253/29 and 253/16 to Bridleways.</p> <p>Upgrade 253/17 to Bridleway status to form a loop with 253/16, 253/21 and 253/29.</p> <p>Footpath 253/29 also connects to 253/21, which takes us to Cadges Wood and the permitted tracks of Thurlow Estate. Request upgrade of 253/29 and 253/21 to Bridleways.</p> <p>Another way to get to Weston Colville would be 253/10, 253/30, 253/10, (254/15, 254/12, 251/12). Request upgrade of 253/10 and 253/30 to Bridleway status. <i>Liaise to provide links to other parishes.</i></p> <p>Footpath 253/11 had been used by horse riders for years. It means we can avoid using Dene Road which is bendy and has fast traffic. Request upgrade of 253/11 to Bridleway status.</p> <p>Footpath 253/12 would provide a link onto Bridleway 131/21 and avoid some roadwork. It would also link to 253/11. Request upgrade of 253/12 to Bridleway status.</p>	

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>If 253/2 was a Bridleway, it would join with Byway 14/19. Request upgrade of 253/2 to Bridleway status.</p> <p>Links to other villages Currently bridleway 131/21 becomes a footpath 131/1 when it crosses the back road from Horseheath to West Wickham. <i>Liaise with Horseheath PC to upgrade 131/1 to Bridleway status.</i></p> <p>If 14/20, 14/18 and 14/15 were also Bridleways this would provide a link between Byway 14/19 and Byway 14/16, which makes a good loop round. <i>Request upgrade of 14/20, 14/18 and 14/15 to Bridleways, which would require agreement with the Parish of Balsham.</i></p> <p>Currently Bridleway 253/19 is not linked to any other ROW. If it linked to 254/16 and 251/22, we could ride the next bit up the road, then join 251/21, 251/17, then link to 251/15, which is a Byway. <i>Liaise to provide links to other parishes.</i></p> <p>The needs and ambitions of equestrians and their riders is a specialised knowledge area. The BHS Cambridgeshire Access Team, together with the local bridleway groups, are able to provide this specialised knowledge. We would be very happy to provide you with any information you need.</p> <p>Lesley Golding BHS Access & Bridleways Officer</p>	
S6	5.5, 5.6, 5.7, 5.8	Section 5 mentions 'Cycling and Walking Routes'	The challenges faced by those travelling by horse is recognised in the Chapter 2 of the pre

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		<p>5.5 The village has a good footpath network and it is well used for recreation. However, it was felt that access from West Wickham to Streetly End, and on to Horseheath is currently unsatisfactory. Currently walking and cycling options are unpaved paths and field edges, or a narrow unlit, national speed limit section of rural road. The conditions underfoot and the dangers of walking and cycling on the Highway present substantial barriers to sustainable travel between Streetly End and West Wickham.</p> <p>5.6 This is also a significant problem for people wishing to access the public transport services available in Horseheath. Access to frequent bus services to Haverhill and Cambridge would be considerably improved by providing safe walking and cycling access to Horseheath.</p> <p>5.7 It is proposed that it should be a priority for the Parish Council to provide a paved walking and cycling route from West Wickham to Streetly End and in conjunction with Horseheath Parish Council on to Horseheath.</p> <p>5.8 Sections of the Parish do not currently have pavements and sharing the Highway with motorised vehicles presents a barrier to walking and cycling for some residents. This is exasperated by vehicles travelling in excess of the 30mph speed limit. Opportunities to lower the speed limit in the Parish have community support. In sections 5.5/6/7/8 the NP mentions the dangers for walkers and cyclists of using the Highway between West Wickham, Streetly End and on to Horseheath, however there is no mention of horse riders</p>	<p>submission Neighbourhood Plan. All references to cyclists and pedestrians will be revised to non motorised users, NMUs or 'active travel'. See <i>Recommended Changes #8, #11, #12, #14, #68, #69, #70, #71 and #72</i> in changes in paragraphs 2.8, 2.11-13, 5.5-8.</p>

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		<p>who are also included in Active travel, are the most vulnerable road user and should be included in any plans for a safer route between these villages. It is proposed in the NP that a safe route be provided by the Parish Council for walkers and cyclists, however the route needs to be a Non Motorised User (NMU) route to get the most economic benefit. Public money needs to be spent inclusively.</p> <p>During November 2018 at the Parliamentary Debate on Road Safety in Westminster, the Under Secretary of State for Transport, Jesse Norman said: 'We should be clear that the cycling and walking strategy may have that name but is absolutely targeted at vulnerable road users, including horse-riders.' Cycling and Walking Investment Strategy Safety Review states, 'But safety has particular importance for vulnerable road users, such as walkers, cyclists and horse riders' Jesse Norman Road Safety debate 5 November 2018 – Jesse Norman)</p>	
S6	Chapter 5	<p>Equestrians are the most vulnerable road user group. Because of the fragmented nature of the bridleway network in this country, equestrians have no choice but to use the roads, which of course are becoming more and more busy as new houses are built, and with this brings more accidents and near misses on the roads affecting equestrians. Horse riders are one of the most vulnerable road users.</p> <p>Equestrian accident statistics In the UK the period November 2010 to March 2019 road incidents involving horses: 43 humans died 315 horses died</p>	<p>It is outside the scope of this plan to mandate the upgrading of existing footpaths to bridleways unless under policy WWK/8 and directly related to a planning application.</p> <p>The challenges faced by those travelling by horse is recognised in the Chapter 2 of the pre submission Neighbourhood Plan. All references to cyclists and pedestrians will be revised to non motorised users, NMUs or 'active travel'. See <i>Recommended Changes #8, #11, #12, #14, #68, #69, #70, #71 and #72</i> in changes in paragraphs 2.8, 2.11-13, 5.5-8.</p>

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		<p>3757 incidents were reported to the British Horse Society (BHS) although it is believed that this represents only 10% of the actual incidents.</p> <p>The East of England is one of the regions with the highest accident rates.</p> <p>Horse riders currently only have access to 22% of public rights of way. The provision of safe off-road hacking for equestrians has many benefits. Horse riders are mostly female, and a lot of older women also ride, two groups who are known not to take regular exercise. However, horse riding and all the related horse care provides regular exercise, along with the benefits of mental well-being, as horse therapy is well known for relieving stress. We should therefore be encouraging this group, along with all other horse riders to get out into the countryside and enjoy this rural pursuit, however this becomes less attractive if the only place to ride is on the roads.</p> <p>Some comments and suggestions for new Bridleways from local riders:</p> <p>Footpath 253/29, which leads to 253/16, which takes us to 131/1 which joins to the Roman Road. Request upgrade of 253/29 and 253/16 to Bridleways.</p> <p>Upgrade 253/17 to Bridleway status to form a loop with 253/16, 253/21 and 253/29.</p>	

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		<p>Footpath 253/29 also connects to 253/21, which takes us to Cadges Wood and the permitted tracks of Thurlow Estate. Request upgrade of 253/29 and 253/21 to Bridleways.</p> <p>Another way to get to Weston Colville would be 253/10, 253/30, 253/10, (254/15, 254/12, 251/12). Request upgrade of 253/10 and 253/30 to Bridleway status. Liaise to provide links to other parishes.</p> <p>Footpath 253/11 had been used by horse riders for years. It means we can avoid using Dene Road which is bendy and has fast traffic. Request upgrade of 253/11 to Bridleway status.</p> <p>Footpath 253/12 would provide a link onto Bridleway 131/21 and avoid some roadwork. It would also link to 253/11. Request upgrade of 253/12 to Bridleway status.</p> <p>If 253/2 was a Bridleway, it would join with Byway 14/19. Request upgrade of 253/2 to Bridleway status.</p> <p>Links to other villages Currently bridleway 131/21 becomes a footpath 131/1 when it crosses the back road from Horseheath to West Wickham. Liaise with Horseheath PC to upgrade 131/1 to Bridleway status.</p> <p>If 14/20, 14/18 and 14/15 were also Bridleways this would provide a link between Byway 14/19 and Byway 14/16, which makes a good loop round. Request upgrade of 14/20, 14/18 and 14/15 to Bridleways, which would require agreement with the Parish of Balsham.</p>	

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		<p>Currently Bridleway 253/19 is not linked to any other ROW. If it linked to 254/16 and 251/22, we could ride the next bit up the road, then join 251/21, 251/17, then link to 251/15, which is a Byway. Liaise to provide links to other parishes.</p> <p>The CLAF would be happy to discuss further our concerns and how we might resolve these issues.</p>	
S1	Chapter 7	It is not usual in structuring a document to have the appendices as a chapter. The different elements of 'Chapter 7' could be separate appendices. I am not sure how credits are usually added to figures – under the maps? This seems to be a stray bit of information. The glossary is valuable enough to be on its own in the document.	Noted. See <i>Recommended Changes #73</i> .
S1	Chapter 7	Important Wildlife Sites in Streetly End and West Wickham – Has this section been referenced in the main body of the document. It was a surprise to find these maps and assessment work in chapter 7. The photographs help explain the hedgerows your Plan wishes to protect and may be better placed next to the relevant policy WWK/7	The appendix to be clearly referenced in main body of text. See <i>Recommended Change #53 and #79</i> .
S1	Chapter 8	Again, it is not usual to include references as a separate chapter but rather usually it is an appendix.	Noted.
S5	Plan generally and safe design	<p><i>Thank you for the opportunity to comment on the above document – in regards to Policy we would wish to mention:</i></p> <p><i>NPPF s.12 Para 127 which states: -</i></p> <p><i>Developments should create places that are safe, inclusive and accessible and which promote health and well-being,</i></p>	<p>Noted. this comment is applicable to Policy WWK/6: Dark Landscape and Policy WWK/2: Built environment characteristics</p> <p>The Local Plan Policy HQ/1: Design Principles includes five applicable requirements of new development already:</p>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p><i>with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.</i></p> <p><i>In regards to design and layout regarding new commercial and residential development we would wish to make the following comment:</i></p> <p><i>Crime prevention should be considered as an integral part of any initial design for a proposed development. It should incorporate the principles of 'Secured by Design'. In particular to demonstrate how their development proposal has addressed the following issues, in order to design out crime to reduce the opportunities for crime:</i></p> <ul style="list-style-type: none"> <i>• Natural Surveillance of public and semi-private spaces, in particular, entrances to a development, paths, play areas, open spaces and car parks.</i> <i>• Defensible space and the clear definition, differentiation and robust separation of public, private and semi-private space, so that all the spaces are clearly defined and adequately protected in terms of their use and ownership.</i> <i>• Consideration for some lighting, in particular shared parking courts and footpaths.</i> <i>• Design and layout of pedestrian, cycle and vehicle routes into and within the site, including how these integrate with existing patterns in the village.</i> <i>• Landscaping and planting, in particular, potential hiding places and dark or secluded areas should not be created.</i> 	<p>f) Achieve a permeable development with ease of movement and access for all users and abilities, with user friendly and conveniently accessible streets and other routes both within the development and linking with its surroundings and existing and proposed facilities and services, focusing on delivering attractive and safe opportunities for walking, cycling, public transport and, where appropriate, horse riding</p> <p>g) Provide safe and convenient access for all users and abilities to public buildings and spaces, including those with limited mobility or those with other impairment such as of sight or hearing;</p> <p>h. Ensure that car parking is integrated into the development in a convenient, accessible manner and does not dominate the development and its surroundings or cause safety issues;</p> <p>i) Provide safe, secure, convenient and accessible provision for cycle parking and storage, facilities for waste management, recycling and collection in a manner that is appropriately integrated within the overall development;</p> <p>o) Design-out crime and create an environment that is created for people that is and feels safe, and has a strong community focus.</p>

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		<p><i>In practice this means that Secured by Design status for new housing developments can be achieved through careful design and the use of a limited number of through routes, so that they are well used, effectively lit and overlooked, thereby creating a safe and secure atmosphere. Developers should, at an early stage, seek advice from the Police Designing out Crime Officers at Cambridgeshire Police Headquarters on designing out crime.</i></p>	
S7	Plan generally and trees.	<p>Unfortunately we do not have the resources to respond to individual plans but we have some key points to make relevant to all neighbourhood plans.</p> <p><u>Forestry Commission and Neighbourhood Planning</u></p> <p>Existing trees in your community</p> <p>The Forestry Commission would like to encourage communities to review the trees and woodlands in their neighbourhood and consider whether they are sufficiently diverse in age and species to prove resilient in the face of tree pests and diseases or climate change. For example, if you have a high proportion of Ash, you are likely to see the majority suffering from Ash Dieback. Some communities are proactively planting different species straight away, to mitigate the effect of losing the Ash; you can find out more here. Alternatively, if you have a high proportion of Beech, you may find they suffer particularly from drought or flood stress as the climate becomes more extreme. There are resources available to help you get ideas for other species you can plant to diversify your tree stock and make it more resilient.</p> <p>Ancient Woodland</p> <p>If you have ancient woodland within or adjacent to your boundary it is important that it is considered within your plan. Ancient woodlands are irreplaceable, they have great value because they have a long history of woodland</p>	<p>Noted.</p> <p>Figure 27 has been improved to show all the areas of ancient woodland, county wildlife sites and Special Sites of Scientific Interest. See <i>Recommended Change #50</i>.</p> <p>See above.</p>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>cover, with many features remaining undisturbed. This applies equally to Ancient Semi Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS). It is Government policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland, unless “there are wholly exceptional reasons and a suitable compensation strategy exists” (National Planning Policy Framework paragraph 175).</p> <p>The Forestry Commission has prepared joint standing advice with Natural England on ancient woodland and veteran trees. This advice is a material consideration for planning decisions across England and can also be a useful starting point for policy considerations.</p> <p>The Standing Advice explains the definition of ancient woodland, its importance, ways to identify it and the policies that relevant to it. It provides advice on how to protect ancient woodland when dealing with planning applications that may affect ancient woodland. It also considers ancient wood-pasture and veteran trees. It will provides links to Natural England’s Ancient Woodland Inventory and assessment guides as well as other tools to assist you in assessing potential impacts.</p> <p>Deforestation</p> <p>The overarching policy for the sustainable management of forests, woodland and trees in England is a presumption against deforestation.</p> <p>Woodland Creation</p>	

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>The UK is committed in law to net zero emissions by 2050. Tree planting is recognised as contributing to efforts to tackle the biodiversity and climate emergencies we are currently facing. Neighbourhood plans are a useful mechanism for promoting tree planting close to people so that the cultural and health benefits of trees can be enjoyed alongside their broader environmental benefits. Any planting considered by the plan should require healthy resilient tree stock to minimise the risk of pests and diseases and maximise its climate change resilience, a robust management plan should also be put in place.</p>	<p>Noted, Policy WWK/7 explicitly recommends planting of trees to provide a net gain in biodiversity.</p>
S9	Plan overall and national grid implications	<p>National Grid has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Grid</p> <p>National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.</p> <p>National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a</p>	Noted.

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>clean energy future for consumers across the UK, Europe and the United States.</p> <p>Response We have reviewed the above document and can confirm that National Grid has no comments to make in response to this consultation.</p> <p>Further Advice National Grid is happy to provide advice and guidance to the Council concerning their networks. Please see attached information outlining further guidance on development close to National Grid assets. If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us</p> <p>To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect their assets. Please remember to consult National Grid on any Development Plan Document (DPD) or site-specific proposals that could affect National Grid's assets.</p> <p>We would be grateful if you could add our details shown below to your consultation database, if they are not already included:</p>	
S11	Plan overall and sport	Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal	Noted. South Cambridgeshire Local Plan 2018 Policies for 'outdoor play space' SC/7; and protection of recreation area and playing fields SC/8 are considered appropriate for West Wickham.

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 96 and 97. It is also important to be aware of Sport England’s statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England’s playing fields policy is set out in our Playing Fields Policy and Guidance document. https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</p> <p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded. https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 97 of the NPPF, this takes the</p>	<p>Our plan strengthens the protection of village recreation ground by designating it a Local Green Space in Policy WWK/4.</p> <p>The Village Hall currently provides the principal facility for indoor sport in the Parish and its</p>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England’s guidance on assessing needs may help with such work. http://www.sportengland.org/planningtoolsandguidance</p> <p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.</p>	<p>potential expansion to deliver additional facilities in supported by Policy WWK/11.</p>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government’s NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England’s Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design</p>	

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p> <p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England's Active Design Guidance: https://www.sportengland.org/activedesign</p> <p><i>(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</i></p>	
S11	Suffolk County Council	We have reviewed the plan and are in support of the policies. We do not foresee any cross-boundary issues that could impact Suffolk in the neighbourhood plan.	Noted.

Appendix 14 – Residents and Landowners Regulation 14 Consultation Comments Log

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
R3	Plan overall	Impressive amount of work to develop the plan. Good that heritage is fully recognised. Sooner we have the plan fully ratified and in place the better.	Noted.
R21	Plan overall	Thank you for this excellent Neighbourhood Plan I fully support all of the changes proposed.	Noted.
R23	Plan overall	Sadly, all the hard work of the Parish Council will be ignored by the planning authority, as will the wishes of the residents of West Wickham.	Once made the Neighbourhood Plan will be part of the statutory planning policy framework for the Parish.
R30	Plan overall	The plan reflects my views. I have no concerns.	Noted.
R32	Plan overall	We did not get this with the Village Voice, this is a reprint. How many others did not get it?	The Neighbourhood Plan group have checked the Village Voice deliveries and are confident the overwhelming majority of households received the information. The Village Voice also included information on how to obtain consultation insert and response form if missing.
R34	Plan overall	Firstly, thank you to the team for all the hard work that it must have taken to produce such a comprehensive plan.	Noted.
R39	Plan overall	Just a short note thanking you and your team for all the hard work involved in producing the W.W. Neighbourhood Plan.	Noted.
R47	Plan overall	The guidance given to people producing Neighbourhood Plans SCDC was provided by someone who was involved in reviewing plans on behalf of District Councils. He was very clear on keeping Plans clear and focused on the Policies and supporting documentation and also gaining knowledge on the format of existing	Noted. Early reviews of the draft plan by the Local Planning Authority advised that the plan needs to be comprehensive its own right. It must tell the story of the Parish and support the plan policies, making no assumptions that the reader has any familiarity with the Parish.

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>approved plans. At the start of the Working Group an example was used of the Strumpshaw Plan which was approved in July 2014, this consisted of 10 Policies in 31 pages and contained many of the aspirations of the West Wickham Plan. I find the West Wickham plan includes information which is either irrelevant to what it is trying to achieve or is contained fully in the published and approved Housing Needs Survey and Character Assessment and could be removed from the Neighbourhood Plan itself.</p>	
R52	Plan overall	<p>A comprehensive document providing good background and policies I support.</p>	Noted.
R55	Plan overall	<p>We have lived in the village for only 7 years and it is very easy to be ignorant and/or complacent about the wealth of natural beauty, and the facilities that the countryside brings to our doorstep every morning. It is not until it is detailed so well, as it is in The Plan, that you begin to understand the importance of maintaining this inherent quality of life, not just selfishly for ourselves today but more for sake of The Village itself, so it may be enjoyed as it is by future generations of villagers.</p> <p>I grew up a few miles outside of Liverpool, small towns and villagers galore with miles of countryside between them. Within 30 years the landscape had changed completely; housing estates everywhere and the only areas of greenery that were were embankments created as the M62 and M57 slashed their way through</p>	Noted.

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		the parks, open areas, golf courses. It reminds me a little of the Balsham, Linton, Abington and Babraham with the little ones like Hadstock, Bartlow and ourselves. Hopefully the future holds something different than being one big, happy family of ex-villagers.	
R56	Plan overall	Overall I appreciate the thoroughness and hard work that has gone into the development and creation of this plan.	Noted.
R57	Plan overall	Thank you for the time and effort in producing this plan. We chose to live here because of the countryside and appreciate the chance to preserve the villages qualities.	Noted.
R61	Plan overall	I see no reference to new developments requiring high levels of energy efficiency (insulation, heating etc) in addition to environmental aspects with regard to bio-diversity.	This is largely governed by national Building Regulations. In addition, the adopted 2018 SCDC Local Plan includes a number of policies which apply to development in the parish. This includes Policy CC/1: Mitigation and Adaptation to Climate Change, Policy CC/4: Water Efficiency, Policy CC/1 states that planning permission will only be granted for proposals that demonstrate and embed the principles of climate change mitigation and adaptation into the development. The Parish does not have special local circumstances that justify additional regulations.
R67	Plan overall	Overall I think the plan is comprehensive and well considered and very much needed.	Noted.
L2	Plan overall	First, many congratulations on the hard work that has clearly been put into developing a professional neighbourhood plan. It is well structured and carefully considered and makes good sense. We are happy to confirm that we generally support the plan.	Noted.

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
R67	Chapter 1	In chapter one Introduction, does the plan need to include a point about its use by the local planning authority? They have to consult our Neighbourhood Plan when determining planning applications. This point was expressed in the information sent with the Village Voice but not in the plan itself.	It is not a requirement to state this in the plan as the role of the Neighbourhood Plan is defined by chapter 3 and Schedule 9 of the Localism Act 2011.
R4	Chapter 2	I know there have been very poor quality trees/hedging removed where new houses was built and a much better hedge and trees planted in its place. It seems there are very hypocritical people who talk of protecting trees and in their garden/land they do the opposite. We need to listen to what is being proposed and mitigating actions which may well improve the setting.	Noted.
L2	Paragraph 2.11	One point that we did note and would like to see amended is a small one in paragraph 2.11 on page 10 concerning the quality of broadband in the neighbourhood. The statement is that “the broadband provision is good”. We would suggest that that should be amended to read: “Although the broadband provision is generally good, some of the outlying farms, including Yen Hall, suffer from poor and unreliable broadband which makes working from home difficult and occasionally impossible, a problem exacerbated by poor mobile signal.”	Noted. The strengths bullet has been updated to ‘Broadband provision is generally good in the High Street and Burton End’ and a weakness added ‘Broadband provision is insufficient at some outlying properties and in Streetly End.’ See <i>Recommended Changes #10 and #11</i> .
L1	Chapter 3	I generally feel that the two objectives set out in the plan are good, as far as they go, but that the policy actions are inadequate, contradictory and clearly skewed towards the first objective and that the plan	West Wickham Neighbourhood Plan must be in general conformity with the strategic policies contained in the South Cambridgeshire Local Plan 2018. This means it must uphold and support the general principles in the strategic policies contained within the Local Plan

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		itself falls short of highlighting under what conditions economic development could take place or how the village will become more sustainable. In my opinion the plan will put in place significant barriers to anything other than single dwelling developments and will not enable more smaller homes, despite this being an avowed core objective.	<p><i>(MHCLG Guidance Neighbourhood Planning, Paragraph: 065 Reference ID: 41-065-20140306 & Paragraph: 074 Reference ID: 41-074-20140306).</i></p> <p>West Wickham is designated as infill village in Local Plan policy S/7 and the Local Plan states 'Development on any scale would be unsustainable in these villages, as it is will generate a disproportionate number of additional journeys outside the village.'</p> <p>South Cambridgeshire Local Plan 2018 contains policies for economic development appropriate to West Wickham and our plan does not contradict, reproduce or supersede them.</p> <p>Our plan supports Local Plan Policy S/7 Infill villages which supports up to 2 dwellings on infill sites or exceptionally up to 8 on the sustainable recycling of a brownfield site.</p> <p>Neighbourhood Plan policies WWK/9 and WWK/11 will support the delivery of smaller homes, working in conformity with Local Plan Policies S/7 and S/11.</p>
L1	Chapter 3	Objective 1 "Protect the valued characteristics of West Wickham through locally targeted policies that protect and enhance the Natural and Historic environment of the Parish" (8 policy statements) is being given undue and unfair precedence over Objective 2 "Sustain a diverse and thriving community with policies to deliver a housing mix that meets the needs of local people. This means providing smaller dwellings for the young and old who wish to remain in the Parish" (3 policy statements).	<p>The balance of our plan reflects the low level of development in the Parish envisaged by the South Cambridgeshire Local Plan 2018.</p> <p>Our plan has to sustain our community, accepting that significant growth of West Wickham would not be in general conformity with South Cambridgeshire Local Plan. This means we have chosen to focus the limited development permitted with meeting the unmet needs of the local community.</p>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
			This approach has widespread community support, as evidenced by the responses received in Regulation 14 consultation.
L1	Chapter 3	It is unclear what parts of this plan form the policy against which future development proposals are to be assessed (para 6.3 notwithstanding) and what is guidance and does not form part of the formal planning framework. I suggest it should be made absolutely clear that the policies that form part of the planning framework are those contained within statements WWK/1 through WWK/11 only (assuming that is correct).	The plan policies and referenced policy maps become part of statutory framework against which future applications will be assessed. However, the supporting text for the policies provides important supporting information and context. To improve clarity the Plan will be updated, renaming figures directly referenced in Plan policies to 'Policy Map'. See <i>Recommended Change #18</i> .
R65	Chapter 3	Given the lack of serviceable public transport from the village and limited local amenities, I agree that development in the village has to be limited, small in scale and sustainable.	Noted.
R4	Objective 2	There needs to be housing provided for young/old who want to remain but equally not such small houses are also required for those who want more space and a growing family. Old people often want/need greater convenience i.e. shops, bakery, cafe, post office.	Noted. The Parish has an above average percentage of 3 and 4 bedroom semi-detached and detached properties, therefore our plan has focussed on the delivery of smaller properties.
R7	Objective 2	Strongly Support Objective 2 and WWK/9	Noted.
R8	Objective 2	I personally support providing local housing that meets the needs of local residents, I am not confident that 'affordable' housing is now affordable to the those that have a local connection with the village. Would support a small development of social housing, perhaps on a brown-field site.	Noted. 'Affordable housing' is defined in Annex 2 of the National Planning Policy Framework 2021.
R20	Objective 2	We absolutely support the need for more affordable houses for local families but also very	Noted.

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		keen that these rural villages that we have all chosen to live in be preserved, and the natural environment protected.	
R22	Objective 2	I agree that small houses being built is very important but once built they must not be allowed to become large by giving permission for large extensions.	Noted. The Neighbourhood Plan cannot restrict permitted development rights that, where applicable, allow the extending of existing properties without requiring planning authority approval.
R28	Objective 2	Market forces should dictate type and size of property.	National legislation and the local planning authority recognise that market forces alone have failed to deliver smaller more affordable homes that meet the needs of the local community.
R41	Objective 2	Over the last several years, there has been housing development throughout West Wickham (including Streetly End) some of which has been anything but sympathetic to the area. Any further development would adversely affect the environment, local amenity and is generally unsustainable through lack of all necessary support services in the area.	Noted.
R42	Objective 2	Over the last couple of years we have seen housing development both in West Wickham and Streetly End, any additional development would impact the environment and is not sustainable due to lack of support services nearby.	Noted.
R52	Objectives	I agree with the plan's objectives in Chapter 3 to preserve West Wickham's rural characteristics and to provide small dwellings that meet the needs of local people. As noted most people commute to work in Cambridge, Haverhill or further afield. Smaller dwellings could also attract younger people who work in Cambridge but wish to live in a rural setting. New young	Noted.

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		people that appreciate the rural characteristics of the village would ensure that it is preserved in future.	
R55	Objective 2	If the village changed not a jot then I don't think that would be a bad thing. The creation of a couple of quality two-bedroomed 'affordable' properties with appropriate off-road parking is unlikely make a difference to the dynamics of the village so why bother risking the predatory eyes of developers by sowing these seeds of possibilities.	Noted.
R64	Objective 2	Providing they are not sold out of the public sector. If housing in smaller properties is to be encouraged then you may need to consider the introduction of a community shop to support peoples daily needs.	It would not be appropriate for the Neighbourhood Plan to attempt to impose such a restriction on future housing ownership. The disposal of public sector housing is a matter for national and local government. The Neighbourhood Plan does not preclude the delivery of community services.
R12	WWK/1	A recent application to build a private house was refused. The reason for this was because it was backfill and therefore out of the building line. Has any consideration been given to this problem?	Policy WWK/1 (a) emphasises the historic linear settlement patterns.
R24	Mapping	Fig 11 listed buildings marked doesn't include ours nor several others further west. Is this because they don't count as a gateway?	Correct, R24's property is not in the proposed village gateway area.
R43	WWK/1	The rural and agricultural character of West Wickham and Streetly End is a very important aspect for many of its residents, along with its heritage and easy access to the countryside. The half-dozen or so remaining working farms within the Parish also enforce the agricultural ties of the Parish and its community.	Noted.

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
R44	Mapping	The Maps also exclude Cllr Cornish's new development, as does the picture on P23.	Noted. The maps will be updated. Regrettably it will not be possible to update the aerial photographs.
R45	WWK/1	West Wickham is a small village with very few facilities. As such, it can only support a very limited amount of development. Since the start of the process to develop the Neighbourhood Plan, several new houses have been added to the village (seven or more?). I feel the issue of the total quantity of development over the years should be reflected in policy WWK/1, which expresses support for development.	Noted. The lack of facilities in the Parish is reflected in the 'infill village designation' within the Local Plan. Development in the Parish, with 1 exception, has been in accordance with Local Plan Policies. Our plan must be in broad conformity with Local Plan policies applicable to the Parish. A Neighbourhood Plan is not able to mandate that no further development should occur based on the number of dwellings constructed in the past.
R47	WWK/1	I support parts a, b and c. The protection of countryside views has been included under this section and will impact on possible future exception sites within the village extremities. The 2015 survey asked residents to identify possible acceptable sites and the main 3 identified were Burton End (now developed), the SCDC land in Streetly End and an area between the former social housing on the East side of the High Street, between 66 High Street and the PC owned track to the former sewerage site. Whilst protecting the views of open countryside is commendable, a blanket application of this as a possibility could limit future affordable/social housing in the village during the period of the next Local Plan (2023). The latter site is opposite the village hall and is in the heart of the village. The view over this landscape has not been enjoyed for many years due to the high hedge which has not been effectively maintained.	Noted. The working groups' Terms of Reference demand that any plan developed should be "reflecting the wishes of residents which will be capable of passing a local referendum." The question in the 2015 asked ' <i>If future housing development within the Parish were required, where should it be sited?</i> ' A clear majority of 58% of responses did not indicate any sites were suitable. In addition there was evidence that consultees were confused by the meaning of 'needed' and 'required' as 17 responses stated no development was needed but indicated suitable sites while 85 did not. In the 2019 Green Spaces Consultation 72% of responses thought the undeveloped frontage south of the High Street should be protected from development. There are sufficient sites in the Parish for affordable housing remaining to meet the modest unmet affordable housing need in the Parish of 5 households when assessed using the

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>Whilst it is necessary to retain some views over the countryside, the new designated/proposed locations should be reviewed.</p>	<p>Housing Needs Survey and the delivery of an exception site in Burton End of 4 affordable dwellings.</p> <p>South Cambridgeshire Local Plan 2018 period is from 2011 to 2031. The development of a new Local Plan is underway and the anticipated plan period would be from 2024 to 2041. The 'First Proposals' stage of the Greater Cambridge Local Plan rejected the proposed sites south of the High Street (site references 40053 & 40051), primarily due to distances to access services and facilities. The committee stage 'First Proposals' policies 'S/SH Settlement hierarchy' and 'S/SB Settlement boundaries' appear to be highly compatible with Policy WWK/1 and our plan in general.</p> <p>The current height of the hedgerow does not stop this area meeting the criteria for an Important Countryside Frontage as it sweeps into the built up area and provides a significant rural connection between the street scene and surrounding rural area.</p>
R67	WWK/1	<p>I would like to raise one particular point of concern which is presently happening concerned the Burton End Gateway. Reference to Policy WWK1 Settlement Patterns and Identity. The Village Plan mentions conserve and enhance and not adversely impact on views from public areas into and out of the settlement.</p> <p>Historically the Burton End Gateway was known as South View Cottages. Presently the view from the Cottages is disappearing fast. This is due to the land owner neglecting to manage properly the roadside boundary of his land by not cutting</p>	<p>Noted. The Neighbourhood Plan cannot impose controls on the maintenance of existing sites or boundaries unless they are related to a planning application.</p>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		the hedge to a reasonable height. The cottages could always be seen clearly when viewing from Leys Wood.	
R7	WWK/2	Making judgements on WWK/2 as to whatever development is 'in keeping' may be difficult given the variety of buildings.	Noted. The Character Assessment has been developed to give detailed assessment of the existing character, acknowledging the rich variety of the Parish's built environment. The supporting text to Policy WWK/2 has been expanded add further detail on the variation of character throughout the Parish. See <i>Recommended Changes #28 to #31</i> .
R21	WWK/2	Built Environment Characteristics. A recent new build has no resemblance to the built characteristics of Streetly End.	Noted.
R23	WWK/2	Streetly End has been spoilt by the recent (past 20 years) development. Also the level of traffic has spoilt the atmosphere - quite unpleasant to walk through the hamlet.	Noted.
R6	WWK/3	Amendment. K6 telephone box is now a library.	Noted. The description has been updated to 'book library'. See <i>Recommended Change #37</i> .
L1	WWK/1, WWK/2 and WWK/3	On these policies themselves, I have particular concerns that the placement of the Village gateways, protected frontages, protection of the natural environment and policies WWK/1, WWK/2 and parts of WWK/3 are incompatible with any significant development of smaller low cost affordable housing that is noted as desired under Objective 2. The impact of restricting to linear development yet striving to avoid ribbon development are fundamentally incompatible to almost any economic development, to the detriment of young and old	West Wickham Neighbourhood Plan must be in general conformity with the strategic policies contained in the South Cambridgeshire Local Plan 2018. This means it must uphold and support the general principles in the strategic polices contained within the Local Plan (<i>MHCLG Guidance Neighbourhood Planning, Paragraph: 065 Reference ID: 41-065-20140306 & Paragraph: 074 Reference ID: 41-074-20140306</i>). West Wickham is designated as an infill village in Local Plan policy S/7 and 'Development on any scale would be unsustainable in these villages, as it is will generate a disproportionate number of additional journeys outside the village.' (<i>South Cambridgeshire Local Plan 2018, para 2.63</i>)

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>who, as noted within the plan, are currently poorly served and are essentially forced out.</p> <p>The mechanics of this are already clearly contained in the report itself, which quotes just 14% of homes with 2 or fewer bedrooms (para 1.7). Given the 180 houses (para 1.3) in the Parish, to achieve the average for South Cambs of 30% (para 1.7), assuming no existing dwellings are to be demolished or subdivided, would require building around 41 new properties. That would equate to an increase of 23% of current housing stock - building a new 2 bedroom house for every 4.4 houses that currently exist. The plan as outlined (and in particular para 4.63) falls woefully short of recommending any policy approaching that level of development or how anything even remotely close to it could be achieved within the constraints outlined. This leaves no identified way of achieving the required level of development (as noted in para 4.71). If adopted, this plan will lead to at best a very small improvement in the availability of smaller homes and at worst an entrenching or even a potential worsening of the current situation.</p> <p>As well as being a requirement on strategic policy making authorities to establish the real level of housing need within their plans (which this plan clearly fails to do) it is also necessary to demonstrate how they intend to achieve that</p>	<p>It is accepted that our plan cannot bring the ratio of 2 bedroom dwellings in the Parish into line with the wider district due to the volume of development required, which would be unsustainable according to the Local Plan. Instead, our plan seeks to influence sustainable development, where it occurs, to deliver smaller properties.</p> <p>The Housing Requirement figure provided by South Cambridge District Council in December 2020 is the delivery of 3 dwellings in the plan period 2018 to 2031. This number has already been exceeded, including the delivery of 4 affordable dwellings as part of a rural exception site.</p> <p>South Cambridgeshire Local Plan Policy H/11 allows for rural exception sites only “to meet identified local housing needs”. The identified housing need considering the 2017 Housing Need Survey and subsequent affordable housing development in the Parish is 5 dwellings. It is considered that sites in the Parish, allowed by the Neighbourhood Plan can meet this requirement in a sustainable manner during the plan period.</p> <p>Allowing arbitrary growth to support those ‘who may want to move in to or return to the area’ is not supported by the strategic policies of the Local Plan. Thus it cannot be delivered by a Neighbourhood Plan, that must be in general conformity with the Local Plan. Instead, our plan focuses development on meeting the needs of residents and those with a connection through family or employment within the Parish.</p>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>level of development as a minimum - it is preferable for additional sites to be identified in order to provide flexibility should circumstances change. It is therefore imperative that the plan includes both a realistic target figure (based not on a simplistic survey of those already living within the area, but also on a direct survey of those who may want to move in to or return to the area) and potential site allocations for a significant number of mostly small dwellings which will be required to meet the objective of genuinely improving the number of smaller houses within West Wickham Parish over the next 10 years. Indeed the plan as it stands appears to focus on ruling sites out of development rather than identifying how the necessary housing could be provided and itself acknowledges that it will be generally uneconomic to build a small number of small dwellings (para 4.73), identifies no brownfield sites (other than the disused chalk quarry, which it seeks to protect) and yet acknowledges demand from the local populace to redress the housing balance (para 4.69). It is difficult to see how this plan is intended to achieve it's second objective.</p>	
L1	WWK/3	<p>Whilst protection of listed buildings and archaeology on building sites is clearly important, WWK/3 seeks to go much further by proposing protection of non-designated heritage assets, the Roman road, remains arbitrarily</p>	<p>Revised policy WWK/3 does not seek to prevent development. It states that development proposals should conserve the significance of designated heritage assets and requires the application of a balanced judgement where non designated heritage assets are affected, having regard to the significance of the asset and the scale of the harm.</p>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>considered to be valuable by Cambridgeshire Historic Environment Record, as well as surrounding gardens, grounds and through views. This is unreasonable, goes well beyond the protections set out in law, risks creating a system that essentially prevents development even of generally desirable new dwellings as well as setting up an unelected and unaccountable organisation in a position to arbitrarily prevent planning permission. It is unclear what is meant by some of these terms and others are clearly taking protection of historic assets in to areas which are both unnecessary and potentially harmful to the village. This policy is clearly too wide to the point of being damaging.</p>	<p>Consultation responses from the local planning authority conservation officer confirmed the list of non-designated heritage assets was 'reasonable'.</p> <p>This policy had 94% support from residents that responded to our Regulation 14 consultation and from the owners of the ancient scheduled monument at Yen Hall.</p> <p>West Wickham Parish Council are "relevant body" as authorised under 61G (2,a) of the Town and Country Planning Act 1990. The Parish Council are authorised to form an advisory committee under the terms of their standing orders. The Neighbourhood Plan working group is accountable to West Wickham Parish Council under its approved Terms of Reference.</p> <p>All major steps in Neighbourhood Plan development have been reviewed and accepted by West Wickham Parish Council.</p>
R34	WWK/4	<p>The area around the village hall and Maypole Croft needs to be protected from development. Residents in Maypole Croft since 2008, we benefit greatly from having this green resource and 'buffer zone' from the road through the village. It was a deciding factor in buying the property, as it was a safe place for cats and small children, as well as being visually appealing. It is well-maintained, trees are habitat for insects and birds. Deer, hedgehogs, foxes, and rabbits are visitors; there are protected wild flowers such as bee orchids. It is used by residents as a place to gather socially outdoors, and there is a well-worn path across it too. Since there has been</p>	Noted.

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		development in Burton End, it also offers some natural visual screening of the building, now the countryside views are gone. The area around the village hall is also an important resource for the village, offering play space for families with children, space for sports and activities, a nature area and the allotments which are well maintained and used daily.	
R7	WWK/5	I would urge that this policy be frequently reviewed as there may be other frontages (e.g. land next to the Old Vicarage).	Designation of Important Countryside Frontages can only be made when making a Neighbourhood or Local Plan. We are able to review these in an updated Neighbourhood Plan.
R34	WWK/5	I strongly support the protection of the countryside frontages, they offer far-reaching views, habitat for flora and fauna and break up the solidity of buildings along these stretches. They greatly add to the visual appeal of both villages, and are in keeping with their rural character.	Noted
R39	WWK/5	<p>I'm particularly pleased to see the Neighbourhood Plan appears to be against any suggestion to develop the frontage south of the High Street. The lungs of the village so to speak. I would strongly oppose any such development.</p> <p>At the risk of appearing to be the classic "NIMBY" the thought that my wonderful view would be lost forever. Furthermore the noise, pollution and general upheaval accompanied by any development across the road fills me with dismay and alarm.</p>	Noted.
R40	WWK/5	The Undeveloped land on the south side of High Street (between numbers 26 - 64 High Street; West Wickham) is an important break in the	Noted.

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		linear housing development in the village and is important for both scenic/character considerations and also as a hedgerow habitat. Any planning to develop this area would be completely unacceptable as it will negatively impact the villages character and wildlife. All support I register for additional development etc [policies WWK9-WWk11] is contingent on this piece of land remaining undeveloped.	
R46	WWK/5	I would like to see the frontage between 26 & 64 kept as a relatively low hedge so that the vista can be appreciated.	Noted.
R48	WWK/5	The 3 most important policies to me and preserve the characteristics that attracted me to settle in the village are: Important Countryside Frontages , Dark Landscape Access to the countryside	Noted.
R66	WWK/5	Strongly support the new designation of a undeveloped frontage south of the High Street as Important Countryside Frontage.	Noted.
R21	WWK/6	A new build is excessively lit up every night.	Noted.
R22	WWK/6	Yes please keep our village dark. One street light at the entrance to the Village Hall suffices.	Noted.
R34	WWK/6	We are extremely lucky to have such dark skies in West Wickham. Unfortunately, some residents still leave lights on unnecessarily, and sensor lights that are not directed downwards or do not have a hood can be a real problem when driving. The development in Burton End had a very bright sensor light shining directly through our bedroom curtains in the night, and that unpleasant experience made us realise how much we value the dark landscape we have.	Noted.

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		Similarly, the Jelly Warehouse on Skippers Lane has massive very bright lights which are not properly directed or hooded, are hazardous for drivers, and will be disrupting and causing stress for wildlife nearby. As an amateur photographer, being able to photograph the moon is a great privilege, as is star-gazing. The dark landscape also gives wildlife the best possible chance to thrive, and to have natural breeding cycles and behaviour.	
R53	WWK/6	Street Lights?	Meaning unclear.
R56	WWK/6	In particular I am concerned that the dark skies will impacted by other planning laws that require streetlights if a certain number of houses are built.	Noted. We believe our Dark Skies policy is compatible with local and national planning regulations.
R6	WWK/7	<p>In order to protect and enhance the Natural Environment attention needs to be given to the timing of mowing the adjoining footpath verge along the Roman Road. This occurs yearly at peak flowering time of the wildflowers, particularly down the Roman Road hill. Flowers cut back include scabious, cow parsley, dandelion, soapwort, selfheal, plantain and bee orchids all who host a huge variety of summer butterflies and moths. The same happens down Webb lane.</p> <p>The hedgerows are also cut back along the Roman Road in September/October and all remaining blackberries removed, depleting birds of their winter stores.</p>	The Neighbourhood Plan polices are used to determine planning applications and cannot directly control the actions of landowners and the Local Authority's actions in maintaining footpaths, hedgerows and verges.

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
R7	WWK/7	Strongly support WWK/7 - again to be kept under review as new sites/locations may be identified.	Noted. The policy can only be changed as part of making a new plan at the end of the period.
R11	WWK/7	There are some very valuable patches of land around the village that are slowly rewilding. These provide habitat for discerning farmland birds (e.g. yellowhammer and reed bunting) and lots of other wildlife. For example, the Millenium Woodland in the countryside frontage identified in policy WWK/5; the patch of land sound of Burton End, east of the Old Vicarage has been naturally rewilding for >10 years and is thriving. It would be great to also protect this in some way.	Noted. The land east of the Old Vicarage is designated as an important village gateway because this undeveloped frontage and land behind it is important to the character of this part of the village. The area of woodland noted is not an officially designated Millennium Woodland.
R19	WWK/7	Attention needed to address pavements & drainage. Timing of verge cutting to preserve wild flowers and diversity.	The Neighbourhood Plan polices are used to determine planning applications and cannot directly control the actions of landowners and the Local Authority's actions in maintaining footpaths, hedgerows and verges.
R21	WWK/7	An ancient hedge which included veteran trees was pulled out. ii. A pond drained to the a third of its original size.	Noted. Actions of landowners outside the scope of planning applications would not be controlled by a Neighbourhood Plan which is only used for the determination of planning applications.
R24	WWK/7	Bee Orchids - we have about a dozen on our lawn and the numbers are increasing. Sadly they are not in the wildflower patch. I can confirm the presence of common frog and toad, great crested newt and other newt species I have not identified within the last year. It may be of interest that the large oak 52 7'23.45"N, 0 22 22'1.91"E out in the middle of the field is the last survivor from an old hedge line. I have not been able to date the removal of	Noted.

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		the hedge except that it was still there in the 1950s.	
R34	WWK/7	Protecting and enhancing the natural environment: Protecting the biodiversity in the villages is of utmost importance. As a walker and nature enthusiast, I am privileged to be able to appreciate extensive wildlife and wildflowers daily in the local area. I am saddened when wildflower verges which are wildlife corridors, and homes to ground nesting birds, are mown short by residents to make them "look nice", or hedgerows flailed by farmers, even where they are not encroaching on their fields or blocking drainage channels. Unmown areas significantly increase pollinating insects which are in global decline. Conserving our natural environment will help to maintain mental health and emotional and physical wellbeing of residents and visitors. I believe residents have benefited greatly during the Covid pandemic from having green spaces, and being able to access the countryside so easily to exercise or meet outdoors in a socially distanced way. While the lack of public transport can be an issue for some, the lack of traffic most of the time definitely means we benefit from good air quality and less noise pollution in comparison to busier villages such as Balsham, Linton or Horseheath.	Noted.
R56	WWK/7	I would like to see it go further in regard to protecting dark skies and historic hedgerows, meadows and trees.	Noted. The Neighbourhood Plan must balance these aims with national legislation which seeks to support sustainable development.

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
R66	WWK/7	Notable trees and important copses has not identified the small plantation of trees opposite Cobwebs and next to 26 High Street.	The working group assessed this group of young trees and felt that at this time it was not significant enough to identify. Additionally, this area is already protected by virtue of being in the Important Countryside Frontage proposed in Policy WWK/5.
L1	WWK/7	<p>Moving on to WWK/7, as you will no doubt be aware, in 2015 we proposed to develop our site at Burton End in to an ecological touring caravan and camping site with various improvements to habitat, amenity and biodiversity. At the time the village was, it is fair to say, "up in arms" about the proposed development despite the clear benefits, including a shop, additional amenity space and the local employment opportunities that such a proposal would bring - all of which are highlighted as missing in the draft plan (but with no proposed policy remedy being offered). Despite potential avenues which could have been explored and some quiet support for which I was grateful, I noted at the time that I would not attempt to impose something clearly not desired by some and I stand by that approach. As a relatively local resident, with friends and many acquaintances in the village, how could I do otherwise? However, the lack of income means the maintenance, particularly of the hedge, cannot be as comprehensive as I and the neighbours would prefer.</p> <p>As part of this abortive venture we commissioned an ecological survey from JP Ecology, which I am happy to</p>	<p>The referenced application (S/2492/13/FL) was refused by the local planning authority on the grounds that it was an 'inappropriate unsustainable location'. The site was acknowledged to 'significantly contribute to the rural character of the setting of the village and a group of listed buildings'. Our plan and policies support and provide further evidence for these conclusions.</p> <p>Since the 2015 ecological survey the site has significantly rewilded providing increased habitat value.</p>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>share if useful, which noted no significant protected or rare species, no wildlife sites (including no nesting bats) and no habitat of significant interest with the exception of the hedgerow, which it was proposed to enhance and maintain. The hedgerow is clearly a biodiversity asset but I would like to point out that there are two significant gaps in the continuity of that hedgerow which should be indicated on the plan as these provide important and historically available access to our site. The first is related to the footpath right of way. The second, larger break, is at the bus stop near the 30 mph sign. Failure to retain the ability to maintain the future access through the hedge would risk us being unreasonably denied the opportunity to improve vehicular entry to the site from the highway should we wish to do so. I therefore respectfully request the inclusion of references to the existing gaps in the hedgerow in the maps within the plan (Figure 30).</p>	<p>The two breaks in the hedgerow are noted and Figure 30 will be revised to indicate their presence. See <i>Recommended Change #57</i>.</p>
L2	WWK/7	<p>You may not feel it necessary to say so but, in the context of the section on Protecting and Enhancing the Natural Environment, you may like to be aware that we have planted approximately half a mile of traditional hedgerows on our farm, in consultation with The Woodland Trust, and currently have approximately half our arable land taken out of arable production and into countryside stewardship schemes, with a view to encouraging bio-diversity. We are pleased to</p>	<p>Noted. Whilst the Neighbourhood Plan does not seek to control the actions of landowners outside of the scope of the planning system, actions that increase the biodiversity and green infrastructure in the Parish are very compatible with the Neighbourhood Plan's aims.</p>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		report that we now have several breeding pairs of grey partridge as well as tawney, barn, little owls and kestrels and a thriving population of brown hares. The recent increase in red kites has had an adverse impact on the partridges and field mice and have noticeably reduced the numbers of buzzards, although we still retain a few. Other predators are a constant threat to the wild ducklings and, sadly, to hedgehogs who we now see very rarely.	
R57	WWK/8	Where comments are made regarding cyclists, horse riders should also be included. There is a significant number of horses in the village (including two racing yards) but they are not being represented. Footpaths should be upgraded to allow cyclists and horse riders to get off the roads and connect to other villages	Noted: all references to cyclists and pedestrians will be revised to non motorised users, NMUs or 'active travel'. See <i>Recommended Changes #8, #11, #12, #14, #68, #69, #70, #71 and #72.</i> It is outside the scope of this plan to mandate the upgrading of existing footpaths to bridleways unless under policy WWK/8 and directly related to a planning application.
R5	WWK/9 WWK/10	Very small accommodation is ideal for single parents; mentally disadvantaged; the homeless; people in desperate need of help. A small village with no shop; employment and not on a town bus route, without a car, is a very lonely place for them. Whilst small accommodation is badly needed, a small village is not a suitable place for it.	Noted. The Housing Need Survey indicated that there is a need for smaller accommodation for those already living in, or with a connection to the Parish.
R41	WWK/9 WWK/10	There has been development (some decidedly unsympathetic to the area) in the recent past throughout the Parish of West Wickham (including Streetly End). Any further development is unsustainable due to lack of necessary support services in the area. There has also been a prejudicial effect on the Parish in	Noted.

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>terms of the environment, wild life and the general amenity of the area (eg considerable increase in parked cars with the attendant pollution, impeding traffic progress, parking on pavements impeding pedestrians and endangering cyclists and horses). As a result, the rural character and general amenity of the Parish as a whole has changed prejudicially.</p> <p>Brownfield site development is unsustainable for the same reasons identified above (eg lack of necessary support services, prejudicial impact on environment, wild life and general amenity of the Parish).</p>	<p>The conditions for the redevelopment of brownfield sites are set out in national and local planning legislation. The Neighbourhood Plan must be in general conformity with this.</p>
R42	WWK/9	Development has already taken place both in West Wickham and Streetly End, further development is unsustainable.	The Local Plan determines the sustainable level of development for the Parish.
R22	WWK/9	We need affordable housing. Recently only very large homes in Streetly End have been given planning permission. This is destroying the character of the hamlet.	Noted.
R23	WWK/9	Housing requirement: Cllr Cornish's development has provided 4 new small houses as well as his own market property. This exceeds the 3 required in 4.63 for the 2018-2031 time period. This would seem to mean that we need no other new development for at least 10 years.	<p>The housing requirement figure represents Parish's assumed contribution to the local planning authority's 5 year housing land supply. It is not a limit on the number of applications for development that could be deemed sustainable during the plan period.</p> <p>The Neighbourhood Plan must be in general conformity with the local plan which allows low levels of infill development.</p>
R39	WWK/9	I appreciate there maybe a case for more houses in the village, but hopefully they can be	Noted.

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		accommodated in an attractive setting, and as you say, on a small scale.	
R66	WWK/9 WWK/10	The plan does not mention parking in the criterion for new housing development. Parts of the High Street do not have off road parking and other areas are congested with roadside parking even when off road parking is available. No new development should increase congestion and should have enough off road parking for the size of the household.	Policy WWK/2 has been strengthened with respect to requirements for well-designed on plot parking in <i>Recommended Change #32</i> . The Neighbourhood Plan recognises that on street parking is an issue several areas in the Parish. Local Plan policy TI/3 already specifies that car parking provision will take into consideration the site location, car ownership levels, availability of local services, facilities and public transport. The Local Plan policies specify that parking provision within the curtilage of a development is provided. West Wickham does not have unique circumstances to warrant policies beyond those envisaged by the Local Plan.
R67	WWK/9	Only if kept in the public sector.	It would not be appropriate for the Neighbourhood Plan to attempt to impose such a restriction on future housing ownership. The disposal of public sector housing is a matter for national and local government.
L1	WWK/9	It is clear that there has already been precedential development in both West Wickham and Streetly End which falls well outside of what could be considered normal linear development. Maypole Croft (a cul-de-sac) and the developments of Blaybourne House, Field House, Mandeville House, Lanyards and Ash House at Burton End are infill and not at all consistent with simple linear development. Similar developments within Streetly End can also be observed. Again, I would maintain that it is inconsistent with Objective 2 to put in place requirements that would prevent best use of available land, especially where a number of smaller properties are a primary policy objective	<p>The orientation of Maypole Croft is aligned with the road through Burton End and the green space between the two mean the area retains its linear character. The layout of more recent developments in Burton End are recognised as out of character with respect to the predominant linear character of the Parish. Consultation with the local community repeatedly emphasised the desire to avoid further backfill development.</p> <p>In addition backfill development would be incompatible with the Local Plan policies for infill villages.</p> <p>The recent development at Burton End delivered 4 affordable dwellings in a linear layout and are in character with the surrounding area.</p>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>- the only way to sustainably and reasonably achieve these outcomes providing room to grow will be to allow higher density, non-linear housing. Setting out WWK/9 without noting where these developments would be acceptable risks developments being proposed in areas which are not appropriate. I believe part of the consultation a few years ago asked residents about where would be acceptable to develop and I suggest the results of that effort should be published within the plan.</p>	<p>WWK/9 sets out clear criteria for 'suitable sites' as those that comply with existing Local Plan polices.</p> <p>The 2015 survey question asked "If future housing development within the Parish <i>were required</i> where should it be sited?" A summary of the 2015 survey is published with this document.</p>
R7	WWK/10	<p>WWK/10 needs to be monitored as some landowners/developers may wish to define brownfield site to suite their own ends.</p>	<p>Brownfield land, or previously developed land is precisely defined by the National Planning Policy Framework. Landowners or developers cannot change this definition.</p>
R22	WWK/10	<p>Farm buildings eg. barns should be kept as farm buildings, not converted into inappropriate houses. This spoils the character of the village. It would be better to for the farm buildings to be used as work places that would give employment to local people.</p>	<p>Local and national policies define the criteria when change of use is allowed. These polices do consider the preservation of employment. It was not considered that locally specific polices in this regard were required for West Wickham.</p>
R23	WWK/10	<p>Brownfield sites in a rural area like ours, this means development of farmyards and farm buildings. Each application should be considered separately - not as block plan multi-housing, as we seen in Balsham.</p> <p>Why not reserve farmyards and barns as accommodation for small (preferably local) businesses? This would better preserve the original purpose and perhaps invigorate the community by providing services and facilities for local people.</p>	<p>This is incorrect. The National Planning Policy Framework defines brownfield land, or previously developed land, to exclude "land that is or was last occupied by agricultural or forestry buildings."</p> <p>Local and national policies define the criteria when change of use is allowed. These polices do consider the preservation of employment. It was not considered that locally specific polices in this regard were required for West Wickham.</p> <p>The summary of the character areas has been improved to recognise the importance of farm buildings in conservation areas. See <i>Recommended Change #28</i>.</p>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
R42	WWK/10	Development on any identified Brownfield sites would be unsustainable due to lack of support services and would impact the environment and wild life.	Any development of brownfield sites would have to meet national, local and neighbourhood policy criteria for the protection of wildlife and habitats.
R4	WWK/11	I don't believe we need a youth bar, there are pubs in Balsham & Horseheath.	Noted. The 2015 community survey demonstrated support for both a youth club and a bar in the Parish.
R50	WWK/11	I do not feel that the Village Hall needs to be extended as it has very little use.	<p>The Regulation 14 consultation took place in the COVID-19 pandemic when restrictions limited its use. In normal times the village hall is well used.</p> <p>The 2015 survey indicated a desire for more activities in the hall which might require more facilities.</p> <p>Policy WWK/11 does not judge the demand or future viability for any extension of the Village Hall, which would be a matter for the Village Hall Management Committee and Parish Council. The policy seeks to ensure that any future provision would be supported from a planning perspective considering the designation of the surrounding site as a Local Green Space.</p>
R18	WWK/11	<p>If there is any further expansion of the Village Hall it should be to the rear of the hall, away from the adjacent residential houses. It should provide appropriate noise suppression and not interfere adversely with the quality of life (light & noise) to the residents in the adjacent properties. Currently the hall doesn't appear to be used very much so the comment in 5.4 is not understood.</p> <p>Suggest criteria is given to the suitable extension of the Village Hall and whether it has met the village's requirements and & also those of the</p>	<p>Any future planning application at the Village Hall would be judged according to existing local and national policies considering loss of residential amenity to neighbouring properties. This would include the provision of mitigation measures where considered appropriate.</p> <p>Policy WWK/11 does not judge the demand or future viability for any extension of the Village Hall, which would be a matter for the Village Hall Management Committee and Parish Council. The policy seeks to ensure that any future provision would be supported from a planning perspective considering the designation of the surrounding site as a Local Green Space.</p>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		local residents. For noise intrusion as a the current structure is not built to support events with loud music due to not having any acoustic attenuation elements in its construction.	The current Village Hall layout and construction includes measures to attenuate noise.
R4	Chapter 5	Chapter 5 proposes a paved walking/cycling route from West Wickham to Streetly End & Horseheath. A paved path would/could make the area look very suburbia. I would like to see the path not directly adjoining the road but have a grass verge next to the road and then the proposed path which should be shingle and preferably not tarred.	Noted. The Neighbourhood Plan does not seek to determine the details of any future active travel route between West Wickham, Streetly End and Horseheath. Neighbourhood Plan policy WWK/2 ensures that development would consider the impact on the character of the area, as defined by the Character Assessment. The methods and standards of construction of such a pathway would be guided by local and national guidelines.
R22	Chapter 5	There is no mention of connecting parts of the village together and no mention of connecting the village to Horseheath, where there is a regular bus service. The roads between Streetly End and West Wickham main village are between Streetly End and Horseheath are very dangerous for pedestrians and cyclists.	Meaning unclear. The section 'Cycling and Walking Routes' in Chapter 5 refers explicitly to this issue, and Figure 35 demonstrates the route connecting to Horseheath. Paragraph 5.6 explicitly references the availability of public transport services in Horseheath. Paragraph 5.5 discusses the dangers and problems of the current route.
R59	Chapter 5	We strongly support items 5.6, 5.6 and 5.7 as well as road safety.	Noted.
R62	Chapter 5	A safe walking and cycle route to connect the villages but in particular to frequent bus services would be a real benefit.	Noted.
L1	Process	I do want to express some disappointment and frustration that I have been involved in this process at such a late stage despite engaging in good faith with the Parish Council on various matters over the years and volunteering in writing to be involved in the Working Group (an offer which was, so far as I can tell, ignored). It is a requirement on Parish councils to engage with stakeholders who may be impacted by	L1 was notified in writing regarding the proposal to designate the plan area in 2015. He also attended an open meeting in 2016. He was also written to regarding the results of the Green Spaces consultation in January 2019. He was also notified in writing of the Regulation 14 consultation. L1 does not live or work in the Parish. L1's interest in the Parish is in relation to a single modest land holding which

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>development of neighbourhood plans. It is also a requirement that any advisory committee or sub-committee have formal terms of reference and produce minutes of meetings and for both to be made available to the public. The West Wickham internet page (https://westwickham.org/directory/parish-council/neighbourhood-plan/) has no terms of reference or minutes and does not mention the draft plan nor does it link to where the draft plan actually resides (https://westwickham.org/plan/). Some due process has clearly not been performed in this case, potentially calling in to doubt the legal validity of the entire enterprise.</p>	<p>was subject of a planning application in 2015, which was subsequently refused. It was considered by the Parish Council that working group members should 'live, work or carry on business' in the Neighbourhood area and that L1's narrow scope of interest constituted an overriding conflict of interest. Membership of the working group is at the discretion of the Parish Council, exercised through the chairman of the working group, who is a serving parish councillor.</p> <p>The legal requirements to engage with stakeholders while developing a plan are described in The Neighbourhood Planning (General) Regulations 2012.</p> <p>Terms of reference and working group meeting minutes are available on the village website. Whilst desirable, this is not a legal requirement. Problems locating these documents are noted and the website has been updated to give them more prominence.</p>
L1	Other	<p>I would also like it noted that I have been approached on numerous occasions (including informally by a Parish Council member as well as by one of the neighbours opposite) with regards to sale for potential development of the land. I have said before that one of the motivations for the purchase was to do what I could to protect local space from inappropriate development. A sale to the PC may be acceptable if the intended use were to be clearly supported by the local plan, but otherwise the site will remain as a dormant investment at least for the time being.</p>	<p>Noted.</p> <p>None of the Neighbourhood Plan Working Group members have expressed an interest, informally or otherwise, in the purchase of this land.</p> <p>The Parish Council have no recorded interest in the purchase of this land.</p>

Ref.	Para. Etc...	Comment	Neighbourhood Plan Working Group response
		<p>I therefore welcome a plan, but believe it could make a much stronger case for development of somewhere to buy simple necessities, enhance local employment and offer other opportunities to the Parish. I think the plan is currently weak in this regard - essentially considering the Parish as an unserved, dormitory satellite of Cambridge and Haverhill, with an in-built need for car transport, rather than setting out policies which would encourage development of the local area to become a more self-sustaining environment for future generations. The loss of Daisy Chains pre-school calls in to doubt the sustainability of even current levels of use of the village hall, for example, as well as creating an ever more car-centric "school run" to neighbouring villages even for very young children - highlighting the urgent need to offer something to attract young people back to the village before they have children and to be able to support them with the basics of a pint of milk and a pre-school without the need for a car journey.</p> <p>In conclusion, I do not agree with WWK/1 (with the exception of part b, which I do support), WWK/2, WWK/3 or WWK/7, the maps as noted or that the policy plan goes far enough in terms of economic development, employment or sustainability. I have no opinion on (and neither support nor reject) the other proposed policies.</p>	<p>The scale of development to allow the Parish to become more 'self-sustaining' with respect to shops, schools and employment would</p> <ol style="list-style-type: none"> 1) Not be in general conformity with the South Cambridgeshire Local Plan. 2) Not be permitted under the Neighbourhood Plan Working Group terms of reference that states the plan produced must reflect the wishes of residents and will be capable of passing a local referendum. 97% of responses received in the Regulation 14 consultation indicated support for the pre submission draft plan.

Appendix 15 – Schedule of Recommended Changes resulting from the Regulation 14 Consultation.

Number	Item Ref (and New)	Change
1.	Front cover	Replace May 2021 Pre-Submission Draft with November 2021 Submission Draft
2.	Foreword	Update the Foreword to reflect updated position: This is the pre -submission draft of the West Wickham Neighbourhood Plan, prepared by West Wickham Neighbourhood Plan Working Group, on behalf of West Wickham Parish Council. <u>Following submission, South Cambridgeshire District Council will publish the Plan for a further round of consultation and appoint an independent examiner. Subject to a successful examination, the Plan will then be subject to a parish-wide consultation with the community and stakeholders it will be subject to independent examination and referendum.</u> Should the community endorse the Plan through a simple majority at referendum, it will be become a key document in the planning process for West Wickham.
3.	Figure 1	Redraw to place the Parish more centrally and show West Wickham in context of other districts to the south and east.
4.	Paragraph 1.6	Remove reference to 'a pre-school', which closed down in 2021.
5.	Paragraph 1.11	Insert the following sentence before the sentence that starts with "A summary of the main..." <u>"In the preparation of this Neighbourhood Plan and in the preparation of a development proposal in the Parish, it is important to consider the full range of Local Plan policies applicable to West Wickham parish (for example, Policy HQ/1: Design Principles). The relevance of each planning policy to a planning application will, in each case, depend on the nature and location of the development being proposed.</u> A summary of the main Local Plan policies that have..." Delete paragraph 1.12 as it is now covered in the above amendment.
6.	Paragraph 1.13 (Paragraph 1.12)	Update sentence in line with latest guidance from Greater Cambridge Local Plan development: "...will be adopted in 2023/ <u>2024</u> with a plan end date of 204 <u>01</u> ..." Our plan aims to be compatible with the emerging themes <u>First Proposals</u> of the Greater Cambridge Plan appropriate to the Parish.
7.	Paragraph 2.4	2.4 Development in the village has not consistently respected the character of the village, <u>the historic linear settlement pattern</u> and surrounding historic buildings. For example:

Number	Item Ref (<i>and New</i>)	Change
		- Backfill development has been allowed in Burton End contrary to the predominately linear historic growth. - Some properties have been built that are out of scale with their surroundings.
8.	Paragraph 2.8	Opportunities for walking and cycling <u>non-motorised users</u> are limited by the need to use national speed limit roads between West Wickham, Streetly End and Horseheath.
9.	Paragraph 2.11	Replace bullets with letters a., b., c. etc.
10.	Paragraph 2.11; Strengths	Amend first bullet point as follows: The Parish has a varied, high quality and interesting built environment. <u>This includes a characteristic layout of historic linear settlements (broken down into four distinct areas in the West Wickham Character Assessment).</u> Amend final bullet point as follows: The broadband provision is good <u>in the High Street and Burton End.</u>
11.	Paragraph 2.11; Weaknesses	Amend final bullet as follows: The roads are perceived to be unsafe for walking and cycling <u>non-motorised users</u> due to... Add final Weakness bullet: <u>'Broadband provision is insufficient at some outlying properties and in Streetly End.'</u>
12.	Paragraph 2.11; Opportunities	Amend final bullet as follows: The aspirations for improving walking and cycling <u>routes for non-motorised users</u> and...
13.	Paragraph 2.12	Add bullet 5: <u>The re-classification of existing rights of way is not within the scope of the Neighbourhood Plan unless directly related to new development. There are legal implications and it would involve extensive consultation with statutory authorities, landowners and users.</u>
14.	Paragraph 2.13; bullet 3	A safe walking & cycling <u>route for non-motorised users</u> between...
15.	Paragraph 3.1	Change formatting to make the plan vision stand out.
16.	Paragraph 3.3; charts	Add title to charts.
17.	Paragraph 3.3 (<i>Paragraph 3.4</i>)	Renumber duplicate paragraph numbered 3.3
18.	Chapter 4	Restructure polices into groups: The Spatial Strategy for the West Wickham NP area

Number	Item Ref (and New)	Change
21.	Paragraph 4.6 (Paragraph 4.9)	Correct this paragraph as follows: 4.9 West Wickham is in a regional landscape classified by Natural England <u>in the East of England Typology classification system (by Landscape East)</u> as Wooded Village Farmlands. This is defined as a gently rolling elevated landscape with ancient woodland blocks and is an open landscape with long distance views.
22.	Paragraph 4.8 (Paragraph 4.11)	Amend as follows: 4.8 Chapter 3 of the District's Design Guide adopted as Supplementary Planning Document (SPD) in 2010, provides an analysis of village landscape and settlement for the different character areas in the district including the South-East Claylands where West Wickham lies ⁹ . <u>The SPD provides the following description for overall landscape character in the South-East Claylands. The description is fitting for our parish:</u> <i><u>"This is an undulating area reaching 100 – 120 meters in height on the hilltops. A scattering of farmsteads and small settlements interspersed with farm woodlands, contribute to landscape character. The field sizes are mostly large, but are united by the gently rolling landform and woodland. Smaller fields, landscape and woodlands closer to edges of settlements give a more intimate scale. An historic irregular field pattern remains; Earthbanks are a distinctive feature along with some roadsides, reflecting ancient hedge and bank field boundaries; a few still retain their hedges. Long open views extend to wooded skylines, and sometimes village rooftops and church towers. The area has a surprisingly remote, rural character."</u></i> <i><u>South Cambridgeshire District Council Design Guide SPD, 2010</u></i> Insert paragraph break. 4.9 <u>In terms of settlement character, This analysis the SPD</u> notes that in this character area, most small villages and hamlets are sited on valley sides or on ridgetops, often having a linear form. ...
23.	Paragraph 4.10 (Paragraph 4.14)	Expand the information relating to this village gateways as follows: 4.14 Every entrance <u>The entrances shown on Policy Map 1</u> into West Wickham village and the hamlet of Streetly End provides a strong rural and historic setting to the settlements which is <u>are recognised in the 2018 Character Assessment and as identified on Figure 11.</u> This is largely provided by the location of Listed Buildings on the edges, including the landmark Grade II* St Mary's Church (Figure 12), the tower windmill in Streetly End (Figure 13) and an attractive grouping of houses in Burton End (Figure 14), as well as the rural landscape of large agricultural fields and small closes in which they are set.

Number	Item Ref (<i>and New</i>)	Change
	<p data-bbox="421 280 618 347"><i>(Paragraphs 4.15,4.16,4.17)</i></p> <p data-bbox="421 995 654 1031"><i>(Paragraph 4.18)</i></p> <p data-bbox="421 1222 654 1257"><i>(Paragraph 4.19)</i></p>	<p data-bbox="741 280 2011 536">4.15 Village Gateways 1 and 2 – St Mary’s Church. <u>These two gateways lie in the West Wickham Conservation Area. The landmark Grade II* listed St Mary’s Church (Figure 10) is located at the western entrance to West Wickham village and in the heart of the Conservation Area. Both church and Conservation Area as a whole provide a strong setting of great character at both entering and leaving the village. With its foreground of fields and its surrounding lime trees, the church is a major landmark that can be seen for some distance around and from approach roads into the village.</u></p> <p data-bbox="741 544 2011 799">4.16 Village Gateway 1 <u>provides the entrance into West Wickham village from the north along the Balsham Road to St Mary’s Church and its landscaped setting dominates the entrance to the village on the left side; the trees and established hedgerow dominate the entrance and hide the church the closer the approach towards the village (when travelling from the north). On the right-hand side, arrival at the settlement edge is marked by the characteristic flint, field stone and brick wall and boarded barn along the boundary to the Grade II listed Manor Farm.</u></p> <p data-bbox="741 807 2011 951">4.17 Village Gateway 2 <u>provides the entrance into the village from the south .As the junction with the High Street is approached through small fields on either side, the village gateway is framed with views of the St Mary’s Church ahead, to the left the Grade II listed barn at Ivy Todd Farm and the turning into the High Street on the right (Figure 11).</u></p> <p data-bbox="741 999 2011 1174">4.18 Village Gateway 3 – Streetly End Windmill. <u>This village gateway lies in the Streetly End Conservation Area. The Grade II listed tower windmill is a strong landmark at the village gateway into Streetly End from the west along Webbs Road (Figure 12). Adjacent meadows, mature trees (including a rare elm) add to this to make a strong feature on entering and leaving the village.</u></p> <p data-bbox="741 1222 2011 1366">4.19 Village Gateway 4 – Burton End <u>When travelling into the village from the east along Burton End, as well as departing the village, a group of Grade II Listed cottages on the northern side overlooking open countryside and the Grade II Listed Old Vicarage to the south, provide an attractive village gateway (Figure 13 & Figure 14).</u></p> <p data-bbox="741 1414 2011 1477">Insert photo from page 13 of the Character Assessment to show the row of cottages at Burton End as Figure 13.</p>

Number	Item Ref (and New)	Change
		Insert photo from page 9 of the Character Assessment to show village gateway 2 as Figure 14.
24.	Figure 11: Map of important village gateways (Policy Map 1)	Rename as Policy Map 1 to make clear this ties in with the village gateways as per Policy WWK/1 c).
25.	New paragraph 4.20	<p>4.20 Policy Map 2 shows the following four distinctive and locally valued views looking into the settlements of Streetly End and West Wickham from the surrounding area.</p> <ul style="list-style-type: none"> • <u>View 1 is from the West Wickham Road on the northern approach towards the village. The view is shown on Figure 15. The Grade II* Listed Church of St Mary's is a prominent feature in this view. The attractive treed skyline and the open space in the foreground provides an attractive setting to this approach. They also contribute to the setting of the Listed Building. A series of similar views can be enjoyed along the length of West Wickham Road on the northern approach. The view shown on Policy Map 2 is illustrative of a long series of views.</u> • <u>View 2 is from the public right of way near Hill Farm to the south of the High Street. As can be seen in Figure 16, this is a long open view. The linear village of West Wickham appears intermittently but is mostly nestled comfortably in amongst a largely wooded skyline. A significant feature in this view is St Mary's Church located at the western gateway into the village. Similar views can be enjoyed along this footpath. The view shown on Policy Map 2 is illustrative of a long series of views.</u> • <u>View 3 is from the road between West Wickham and Streetly End. The view is shown on Figure 17. Again, this view is long and open. The linear village of West Wickham appears intermittently and the buildings are mostly comfortably nestled in amongst the trees. Built development along the southern side of the High Street is more intrusive on the sky line. This demonstrates the visual sensitivity of the existing gap in the building line to further development. This view is taken in when departing Streetly End to head north towards Balsham. It demonstrates the intervisibility between the two settlements of the Parish. Similar views can be enjoyed along the road. This view is therefore a representative view.</u> • <u>View 4 is from the same point as View 3 above but instead looking in a south-westerly direction towards Streetly End. The view is shown on Figure 18. The settlement of</u>

Number	Item Ref (and New)	Change
		<p><u>Streetly End is mostly hidden in amongst the largely wooded skyline. Where buildings are seen they are nestled comfortably in the trees and the settlement contributes to landscape character. The view is taken from the only motorised route linking the two settlements. As with View 3 it demonstrates the close connection and intervisibility between the two settlements. Similar views are enjoyed along a short stretch of the road. The view shown on Policy Map 2 is illustrative of a short series of views.</u></p>
26.	<p>Paragraph 4.11 (policy intent paragraph to Policy WWK/1) (Paragraph 4.21)</p> <p>(Paragraph 4.22)</p> <p>(Paragraph 4.23)</p> <p>(Paragraph 4.24)</p>	<p>Amend as follows:</p> <p>4.21 Local Plan Policy HQ/1: Design Principles states, amongst other things, that new proposals must preserve or enhance the character of local urban and rural areas and respond to their context in the wider landscape. The intent of Policy WWK/1 is to provide local specific context to this strategic policy by highlighting the importance of the key characteristics which new proposals should be consistent with.</p> <p>Insert paragraph break:</p> <p>4.22 These are the <u>Defining characteristics of the Parish are the historic linear settlement pattern (described above) in the Parish, the separate identities of West Wickham and Streetly End (with respect to West Wickham as well as Horseheath), the conservation of the setting of the historic village gateways, and the many distinctive and far reaching views in to into and out of the settlements and as well as the views across the wider landscape that is which are enjoyed from the roads and public footpaths.</u></p> <p>Insert paragraph break:</p> <p>4.23 <u>Policy WWK/1 requires that development proposals do not adversely impact the locally distinctive and locally valued views looking into both settlements. Clause d) of the policy specifically refers to the views on Policy Map 2. These are views of principal importance. However, the intention of this clause is not to negate the importance of the other attractive views in the Parish, for example the many long and open views across the wider landscape from the extensive network of public rights of way. As part of complying with Local Plan policies HQ/1 (Design Principles) and NH/2 (Protecting and Enhancing Landscape Character) as well as e) and f) in Policy WWK/1 these will be important considerations when both preparing and considering a development proposal.</u></p> <p>Insert new text into remainder of the paragraph.</p> <p>4.24 <u>West Wickham is a linear settlement along a ridge with gently sloping valleys on either side and Streetly End is a linear settlement on the side of a valley to the south of West</u></p>

Number	Item Ref (<i>and New</i>)	Change
		Wickham. <u>The location and linear nature of the built form means there is a strong visual connection between settlement and open countryside including, for example, frequent extensive views out to the wider landscape from the village roads. The intention of clause e) is to ensure this strong connection is retained.</u> The protection of Important Countryside Frontages which are identified, <u>later in this plan,</u> in Policy WWK/5 are <u>is</u> an important part of maintaining landscape character, settlement pattern and identity in the parish.
27.	Policy WWK/1: Settlement patterns and identity	<p>Amend as follows:</p> <p><u>To be supported, Development proposals that must recognise, maintain and where possible enhance the existing landscape and settlement character in West Wickham parish, will be supported:</u></p> <p>Specifically, development proposals shall:</p> <p>a) respect and retain the historic linear settlement patterns;</p> <p>b) maintain the visual and physical separation which currently exists between the main village and the hamlet of Streetly End and between the hamlet of Streetly End and Horseheath;</p> <p>c) conserve or enhance the setting of the historic village gateways as shown on the Policies Map; and</p> <p>d) not adversely impact on <u>locally distinctive and locally valued</u> views from public areas into and out of, . the settlements, <u>including the key views defined on Policy Map X and described in the supporting text towards local landmarks (including heritage assets) and across the wider countryside where these views are locally distinctive or key contributors to sense of place;</u></p> <p><u>e) maintain or reinforce the strong connection between settlement and the surrounding rural landscape through the sensitive treatment of the settlement edges and through the protection of Important Countryside Frontages (see Policy WWK/5); and</u></p> <p><u>f) respect, retain or enhance the character and distinctiveness of West Wickham’s rural landscape as described in the District’s Design Guide SPD (or any document that supersedes it) and as described in the supporting text to this policy.</u></p>
28.	Paragraphs 4.14	Provide more detail on the key characteristics in the individual character area as follows (keep the paragraph 4.14 but add the table and additional paragraph):

Number	Item Ref (and New)	Change												
	<p data-bbox="421 277 656 316">(Paragraph 4.29)</p> <p data-bbox="421 507 656 545">(Paragraph 4.30)</p>	<p data-bbox="745 240 1373 279">Character Area 1 (Church End/High Street)</p> <p data-bbox="745 279 2007 464">4.29 This Area is the historic core of the village and reflects its agricultural nature. The majority is within the Conservation Area and the 11 Listed Buildings include the oldest standing building, St Mary's Church, as well as farmhouses, barns and cottages. Many buildings have been converted to residential use from public or commercial use (for example the school, schoolhouse, chapel, public house).</p> <p data-bbox="745 507 1910 576"><u>4.30. The key characteristics of this character area are drawn from the West Wickham Character Assessment and summarised below.</u></p> <table border="1" data-bbox="745 616 2013 1450"> <tr> <td data-bbox="745 616 1066 807">Settlement Pattern:</td> <td data-bbox="1066 616 2013 807">Predominantly linear (although refer to layout) and ribbon development just below and south of the ridgeline. A small cluster of former farmhouses and associated agricultural buildings around the junction of the High Street and the Balsham/Horseheath Road.</td> </tr> <tr> <td data-bbox="745 807 1066 882">Land Use:</td> <td data-bbox="1066 807 2013 882">Predominantly residential, one working farm and an active Anglican Church.</td> </tr> <tr> <td data-bbox="745 882 1066 922">Topography:</td> <td data-bbox="1066 882 2013 922">Elevated. Settlement located just below and south of the ridgeline.</td> </tr> <tr> <td data-bbox="745 922 1066 1038">Building layout (including density):</td> <td data-bbox="1066 922 2013 1038">Housing plots are irregular in size and generally inconsistent reflecting development over a long period. Almost all have garden frontages to the road.</td> </tr> <tr> <td data-bbox="745 1038 1066 1302">Roads and routes:</td> <td data-bbox="1066 1038 2013 1302">The High Street is a minor country road although just wide enough for two way traffic. Some of the older houses do not have off-street parking. There are pavements on both sides where there are residential buildings. The agricultural land is bordered by a grass verge, ditch and hedge. A number of public rights of way lead off the High Street and Balsham/Horseheath road.</td> </tr> <tr> <td data-bbox="745 1302 1066 1450">Boundary treatment:</td> <td data-bbox="1066 1302 2013 1450">Most buildings are bounded by hedges, walls or fences. Some buildings have additional grass verges. The small closes and fields which back them are bounded by hedges.</td> </tr> </table>	Settlement Pattern:	Predominantly linear (although refer to layout) and ribbon development just below and south of the ridgeline. A small cluster of former farmhouses and associated agricultural buildings around the junction of the High Street and the Balsham/Horseheath Road.	Land Use:	Predominantly residential, one working farm and an active Anglican Church.	Topography:	Elevated. Settlement located just below and south of the ridgeline.	Building layout (including density):	Housing plots are irregular in size and generally inconsistent reflecting development over a long period. Almost all have garden frontages to the road.	Roads and routes:	The High Street is a minor country road although just wide enough for two way traffic. Some of the older houses do not have off-street parking. There are pavements on both sides where there are residential buildings. The agricultural land is bordered by a grass verge, ditch and hedge. A number of public rights of way lead off the High Street and Balsham/Horseheath road.	Boundary treatment:	Most buildings are bounded by hedges, walls or fences. Some buildings have additional grass verges. The small closes and fields which back them are bounded by hedges.
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		Views:	The elevated position and undeveloped southern side of the High Street allows for extensive views of the wider countryside.
		Notable landmarks:	Grade II* listed St Marys Church, its tower and surrounding lime trees. Village war memorial in the churchyard. George V letter box in brick pillar A redundant red K6 telephone box
		Streetscape:	Streetscape is dark at night with no lighting. Utility poles on both sides of the road with many crossing wires. Some public seating and litter bins of mixed design George V letter box in brick pillar and a redundant red K6 telephone box, both regarded as locally important landmarks.
		Open space and green infrastructure:	The churchyard is a well-kept open space. Many mature and maturing trees, mostly native species but including a fine blue cedar. Two large spring-fed ponds near the church
		Building (height, form, age and materials):	Majority of houses are detached and 1 ½ or 2 storeys in height. Their ages range from the 17th century (although some may have older internal features) to date. Older properties are timber-framed, either rendered and painted or fronted with the local red brick (notable examples being Cobwebs and Ivy Todd farmhouse). Former Victorian public buildings, such as the school and school house and the Mission Hall (later a Methodist chapel) are of red brick in Gothic style and have been sympathetically converted for residential use. Houses from the same Victorian period are of Cambridgeshire yellow brick. More modern houses are a mix of a Cambridgeshire yellow brick equivalent or are rendered. Many have been extended in some way. Roofing materials are also varied, usually dependent on the age of the property, and include thatch, pantiles, peg tiles, slate and concrete tiles. Windows also vary with casement, sash and horizontal sliding sash.

Number	Item Ref (and New)	Change								
		Farm buildings within the Conservation Area make an important contribution to its significance.								
29.	<p>Paragraph 4.15</p> <p><i>(Paragraph 4.31)</i></p> <p><i>(Paragraph 4.32)</i></p>	<p>Provide more detail on the key characteristics in the individual character area as follows (keep the paragraph 4.15 but add the table and additional paragraph):</p> <p>Character Area 2 (High Street East)</p> <p>4.31 Virtually all the development in this Area has been built in the last ninety years and on land which was previously in agricultural use. The majority of housing was built by the local authority but there are individually designed houses as well. The Area also contains a large open space devoted to public recreational and amenity use which includes the Village Hall.</p> <p><u>4.32. The key characteristics of this character area are drawn from the West Wickham Character Assessment and summarised below.</u></p> <table border="1" data-bbox="741 770 2013 1452"> <tbody> <tr> <td data-bbox="741 770 1066 922">Settlement Pattern:</td> <td data-bbox="1066 770 2013 922">Predominantly linear and ribbon development just below and south of the ridgeline. There is a small L-shaped housing association development in Home Close which is an exception to this pattern.</td> </tr> <tr> <td data-bbox="741 922 1066 1038">Land Use:</td> <td data-bbox="1066 922 2013 1038">Residential A Village Hall, village car park, playing field, children's playground, allotments and nature reserve.</td> </tr> <tr> <td data-bbox="741 1038 1066 1230">Topography:</td> <td data-bbox="1066 1038 2013 1230">Elevated. Settlement on both sides of the road is located just below and south of the ridgeline. The area is at the eastern end of the ridge and the land rises slightly more steeply in an easterly direction. The land is appreciably higher than that to the south.</td> </tr> <tr> <td data-bbox="741 1230 1066 1452">Building layout (including density):</td> <td data-bbox="1066 1230 2013 1452">Housing plots are fairly regular in shape, mostly long and thin but vary in size. Housing density is greater here than elsewhere in the village. The building line is set back from the road in a consistent building line. Houses have generous front and back gardens. Some gardens have been surfaced for car parking.</td> </tr> </tbody> </table>	Settlement Pattern:	Predominantly linear and ribbon development just below and south of the ridgeline. There is a small L-shaped housing association development in Home Close which is an exception to this pattern.	Land Use:	Residential A Village Hall, village car park, playing field, children's playground, allotments and nature reserve.	Topography:	Elevated. Settlement on both sides of the road is located just below and south of the ridgeline. The area is at the eastern end of the ridge and the land rises slightly more steeply in an easterly direction. The land is appreciably higher than that to the south.	Building layout (including density):	Housing plots are fairly regular in shape, mostly long and thin but vary in size. Housing density is greater here than elsewhere in the village. The building line is set back from the road in a consistent building line. Houses have generous front and back gardens. Some gardens have been surfaced for car parking.
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Number	Item Ref (<i>and New</i>)	Change	
		Roads and routes:	<p>There are pavements on both sides except for two short lengths at either end where the road is narrower and there is only room for a pavement on one side.</p> <p>The local authority housing was not originally provided with off-street parking space and a layby was constructed on the south side in the 1980s to help alleviate problems associated with growing car ownership.</p> <p>Public footpaths run alongside and through the playing field give access to the footpath network in the countryside to the north.</p>
		Boundary treatment:	<p>A wide grass verge in front of some of the houses on the south side. Gardens on both sides are mostly bounded by hedges, fences or walls.</p>
		Views:	<p>The elevated position allows for views to the south to the wider landscape.</p>
		Notable landmarks:	<p>The hedged agricultural land adjoining the south side of the High Street opposite the Village Hall contributes to the rural character of the village and provides extensive views to the countryside beyond. The Village Hall and the village sign.</p>
		Streetscape:	<p>This whole area around the Village Hall is hedged and its road frontage is grassed with trees and shrubs. There is a relatively small frontage of hedged agricultural land adjoining the south side of the High Street opposite the Village Hall.</p> <p>There is one litter bin, a post-mounted ER letter box and a broadband cabinet.</p> <p>Utility poles on both sides of the road with a crossing wirescape. The only two streetlights in the village are in this area, one opposite the Village Hall drive and the other on the drive opposite the entrance to Home Close</p>

Number	Item Ref (and New)	Change			
		Open space and green infrastructure:	A large area of recreational and amenity land behind the Village Hall on the northern side of the High Street. Mature trees around the playing field, allotments and nature reserve. Nature reserve and a small pond.		
		Building (height, form, age and materials):	With the exception of one cottage (Listed), all the development in this area has been built in the last ninety years. The majority of the housing is semi-detached, 2 storey and originally built by the local authority. The area is more uniform in appearance than elsewhere in the village. Houses are mainly built of brick in a variety of colours; some houses are rendered and painted. Roofs are mostly tiled or slated with one thatched cottage. Properties are in good condition and well- maintained.		
30.	Paragraph 4.16 (Paragraph 4.33) (Paragraph 4.34)	Provide more detail on the key characteristics in the individual character area as follows (keep the paragraph 4.16 but add the table and additional paragraph): Character Area 3 (Burton End) 4.33 This residential Area has a mix of old and modern houses. Seven houses are Listed. There are two open spaces – the green, a registered common, in front of the former White Hart public house (104 High Street) and that in front of the housing development in Maypole Croft – which help to give this Area its distinct rural character. The latter creates an open space in front of the housing, which is well set back but still accords with the village’s linear settlement pattern. <u>4.34 The key characteristics of this character area are drawn from the West Wickham Character Assessment and summarised below.</u> <table border="1" data-bbox="741 1337 2018 1447"> <tr> <td data-bbox="741 1337 1064 1447">Settlement Pattern:</td> <td data-bbox="1064 1337 2018 1447"> Linear development. The cul-de-sac development of Maypole Croft runs parallel to Burton End and maintains the linear pattern. </td> </tr> </table>		Settlement Pattern:	Linear development. The cul-de-sac development of Maypole Croft runs parallel to Burton End and maintains the linear pattern.
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Number	Item Ref (<i>and New</i>)	Change	
		Land Use:	Residential. Two open spaces – a village green in front of White Gables (104 High Street) and land in front of the Maypole Croft development. Both are grassed with amenity tree planting. Housing is backed by small paddocks and woodland.
		Topography:	Land flattens out towards east as the ridge joins the plateau which is the watershed between the Stour and Colne valleys.
		Building layout (including density):	A mixture of regular and irregular plots. Most are long and thin and all with generous gardens. Building line to north is inconsistent with some of the older houses which are very close to the road. Building line of Maypole Croft has been extended which gives an overlap with building line of houses to south of Burton End and consequently an untypical appearance of backfill.
		Roads and routes:	Burton End is rather narrow. Although a continuation of the High Street and a through route, it has the appearance of a country lane. Except for a small length on the south side, there are no pavements. Footpaths lead off both sides of the road giving access to footpath networks and the wider countryside.
		Boundary treatment:	Most properties are hedged or fenced.
		Views:	There are views of the countryside to the south and to east of the village gateway. The small paddocks and strip of woodland which back the settlement prevent wider views to and from the adjacent countryside.
		Notable landmarks:	The village green in front of White Gables, the former White Hart public house (104 High Street), was the site of the annual village fair. The Old Vicarage (10 Burton End) was once the home of Rev J R Wollaston who emigrated to Western Australia in 1840 where he helped establish the Anglican church.

Number	Item Ref (<i>and New</i>)	Change			
		Streetscape:	Utility poles on both sides of the road with a crossing wirescape. There is no street lighting		
		Open space and green infrastructure:	Village green in front of White Gables(104 High Street) with amenity tree planting and crossed by a public footpath. Open space in front of Maypole Croft with amenity tree planting.		
		Building (height, form, age and materials):	Houses are mainly 1½ or 2 storey and a mixture of semi-detached and detached with one terrace (27-33 Burton End, part Listed, part modern). Houses cover a wide range from the 17 th c to date. The Maypole Croft development was built in the 1970s. A small development opposite was completed in 2021. The older buildings are timber-framed, rendered and painted with mainly thatched roofs. The more modern houses are of brick in a range of colours with tiled roofs. Some of the houses in Maypole Croft have tile facings. The houses in the recent development opposite Maypole Croft are rendered and painted or boarded with tile roofs. Properties are in good condition and well-maintained.		
31.	Paragraph 4.17 <i>(Paragraph 4.35)</i> <i>(Paragraph 4.36)</i>	Provide more detail on the key characteristics in the individual character area as follows (keep the paragraph 4.17 but add the table and additional paragraph): Character Area 4 (Streetly End) 4.35 Streetly End is a hamlet to the south of the main village. Nearly half the houses (twelve) are Listed, as is the landmark tower windmill, and within the Conservation Area which covers most of the hamlet. This makes it particularly attractive. <u>4.36 The key characteristics of this character area are drawn from the West Wickham Character Assessment and summarised below.</u> <table border="1" data-bbox="741 1337 2018 1457"> <tr> <td data-bbox="741 1337 1070 1457">Settlement Pattern:</td> <td data-bbox="1070 1337 2018 1457">Settlement pattern is predominantly linear except for two local authority built bungalows (29,31 Streetly End)at right angles to the road.</td> </tr> </table>		Settlement Pattern:	Settlement pattern is predominantly linear except for two local authority built bungalows (29,31 Streetly End)at right angles to the road.
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Number	Item Ref (<i>and New</i>)	Change	
		Land Use:	Residential with small paddocks with stabling for horses and fields.
		Topography:	The hamlet is at the head of a shallow valley which drains into the Granta valley to the west. The land slopes gently to the north.
		Building layout (including density):	The majority of plots are irregular in shape with no consistent building line. Local authority built housing has smaller, more regular plots with a more consistent building line. Density of housing is low.
		Roads and routes:	Sharp bend where Streetly End is entered from the north east and gentler bends to the west on both Webb's Road and the Horseheath road. The road is two way but narrow and only has pavements on one side switching from the south side to north. Several public footpaths give access to the countryside and connect with wider networks.
		Boundary treatment:	Properties predominantly hedged or fenced.
		Views:	Views to the surrounding country side from both the east and west extremities of Streetly End.
		Notable landmarks:	Brick built tower windmill dated 1802. Rare Victorian letter box in brick pillar alongside redundant K6 telephone box.
		Streetscape:	No street lighting and utility poles on both sides with crossing wirescape. Former K6 telephone box and adjacent Victorian letter box. Electricity sub-station on triangle between Streetly End and Webb's Road.
		Open space and green infrastructure:	Triangle of land formed by junction of Streetly End and Webb's Road has shrubs and mature trees. Green space in front of local authority built bungalows (29, 31 Streetly End) has amenity tree planting and is crossed by public footpath.

Number	Item Ref (<i>and New</i>)	Change
		<p>Building (height, form, age and materials):</p> <p>All Listed buildings are within the Conservation Area. Mostly 1 or 2 storeys and detached. These date from the 17th century, although many have earlier internal features, and are timber-framed, rendered and painted. The majority are thatched.</p> <p>Local authority built housing is 2 storey and semi-detached except two bungalows which are detached. These are brick built in different colours and date from the 1930s to the 1970s.</p> <p>Other housing is 2 storey with age range from 1920s to date. Many have attempted to replicate the vernacular architecture and are rendered and painted. Roofs are mainly tiled.</p> <p>Both the tower windmill and redundant agricultural buildings contribute to the significance of the Conservation Area.</p>
32.	Policy WWK/2	<p>Amend policy as follows:</p> <p>Policy WWK/2: Built environment characteristics</p> <p>The local built environment characteristics, as described in the West Wickham Character Assessment 2018 <u>and summarised in the supporting text to this policy (including tables 4 to 7)</u>, of building lines, density, height, <u>boundary treatment</u> and building materials should be reflected in any new development. High quality design incorporating materials that reflect and complement the character of the locality will be expected. Trees, walls and hedges which contribute <u>positively</u> to the street scene should be retained and enhanced.</p> <p><u>All proposals will be expected to maintain or reinforce the rural character of the village roads through ensuring any new boundary treatment and, where applicable, paving and signage are all sympathetic to the street scene. On-plot parking should be provided in line with Local Plan policy and designed to avoid or minimise a detracting impact on the rural character of the village roads, incorporating where necessary, appropriate boundary treatment to mitigate detracting impacts.</u></p>
33.	Paragraph 4.24 (Paragraph 4.41)	Amend as follows:

Number	Item Ref (and New)	Change
	<p data-bbox="421 395 656 427">(Paragraph 4.42)</p> <p data-bbox="421 587 656 619">(Paragraph 4.43)</p> <p data-bbox="421 882 656 914">(Paragraph 4.44)</p>	<p data-bbox="741 244 2004 347">4.41 Listed Buildings: The historic Listed Buildings are spread across the whole settlement area and are the first buildings encountered from all approach roads. This is a distinct part of village identity as are much valued historic landscapes.</p> <p data-bbox="741 395 2004 539">4.42 Historic landscapes: The hedged churchyard with its many mature lime trees surrounding St Mary’s church provides a unique, identifiable landmark. The registered village green in front of the former White Hart public house (<u>104 High Street</u>) in Burton End was the site of the annual village fair which survived into the twentieth century.</p> <p data-bbox="741 587 2004 842">4.43 The Roman Road (Wool Street), aThe <u>A section of the Roman Road which is within the Parish</u> forms the entire southern boundary of the Parish. <u>In its entirety the Roman Road is an archaeological site of national importance and large stretches are a Scheduled Ancient Monument. It is also environmentally important for its rare chalk grassland with parts designated as Sites of Special Scientific Interest (SSSI). Originating as a prehistoric trackway, the Roman Road has long been used by walkers and horse riders as a route between Cambridge and Suffolk although today this is importantly more for recreational purposes.</u></p> <p data-bbox="741 882 2004 1401">4.44 Archaeological remains: The conclusion from the first of a series of community archaeology projects undertaken within village settlement areas between 2013 and 2017 stated that new evidence had been provided about the likely extent of surviving archaeological evidence under the streets, gardens and houses which would be of use in managing this resource in the future. There is ‘a clear indication of how very great the potential of the buried archaeological evidence is in and around West Wickham¹⁰. Archaeological work during the community projects covered the whole extent of the settlement areas in the village and uncovered artefacts, mainly in the form of pottery sherds, from the prehistoric era through to the 20th century in all locations from the prehistoric era through to the 20th century (Figure 19)¹¹. <u>Any development, particularly within the development frameworks, should recognise that it provides the opportunity to learn more about the history of the village and its former residents and take this into account. Development proposals should allow for proper archaeological assessment, evaluation and possible excavation.</u></p>
34.	Figure 17 (Figure 19)	Ensure Parish Mapping Online is credited in this non-policy map. Amend caption to read:

Number	Item Ref (and New)	Change
		Archaeological test pit locations excavated between 2013 to 2017 <u>show the extent of archaeological remains within and adjacent to the development frameworks.</u>
35.	Paragraph 4.25 (Paragraph 4.45)	Amend as below. Also renumber the paragraph to follow on from previously formatted paragraph 4.24. 4.45 Whilst the designated historic assets represent the more ancient past, there are a number of non-designated <u>other</u> structures from the 19th and 20th centuries which signify more recent but historically important changes within the village community and help give character and promote a sense of place. <u>The Neighbourhood Plan identifies these as non-designated heritage assets. Shown in Policy Map 4, these are: The most significant non-designated heritage assets are shown in Figure 18 and described below.</u>
36.	Figure 18 (Policy Map 4)	Rename to Policy Map. Increase in size, add key.
37.	Paragraph 4.25, sub paragraph 7. (Paragraph 4.45)	7. K6 telephone box (c 1936) – Streetly End: This is now used as a an information point <u>book library after being purchased by the Parish Council.</u>
38.	Paragraph 4.26 (Paragraph 4.46)	Add a third sentence to the policy intent paragraph to clarify intent with regards to possible future contenders. <u>“If, during the Plan period, additional structures in the Parish are identified as being of local historical importance, these will be considered as potential non-designated heritage assets in a future review of the Neighbourhood Plan.”</u>
39.	WWK/3: Heritage Assets	Amend the policy as follows: Policy WWK/3: Heritage assets Development proposals should conserve the significance of designated heritage assets such as Listed buildings, Conservation Areas, the scheduled ancient monument at Yen Hall and their respective settings. <u>Development proposals that affect non-designated heritage assets or are located in the Conservation Areas, are required to be accompanied by a heritage statement setting out how harm has been avoided or minimised or the significance of those assets more effectively revealed for the community to appreciate.</u>

Number	Item Ref (<i>and New</i>)	Change
		<p><u>Where proposals would have a harmful effect on either of the following, a balanced judgement will be applied having regard to the significance of the asset and the scale of the harm:</u>A balanced judgement will be applied, having regard to the significance and scale of any harm to:</p> <ol style="list-style-type: none"> 1. A non-designated heritage asset identified in Policy Map 4. 2. The Roman Road (Wool St) 3. Archaeological remains of value identified by Cambridgeshire Historic Environment Record. <p><u>Applicants will be expected to take into account the potential of buried archaeological evidence in and around West Wickham and consult the Cambridgeshire Historic Environment Record in order to establish the potential of a development site to include artefacts of archaeological interest. The submission of an appropriate desk-based assessment and field evaluation will be required where necessary and in line with the NPPF.</u></p>
40.	Paragraph 4.32 (<i>Paragraph 4.52</i>)	Amend the first sentence as follows: 4.52 This piece of land is adjacent to the registered village green in front of White Gables (<u>104 High Street and</u> formerly the White Hart PH) and may well have been part of a much larger green at one time.
41.	Figure 20 (<i>Policy Map 5</i>)	Amend Figure 20 so that it shows the extent of the registered village green too. Amend title to Policy Map
42.	Figure 21 (<i>Policy Map 6</i>)	Amend title to Policy Map and make sure both LGS and the Village Hall policy boundary shown so it is clear the two policy designations do not overlap.
43.	WWK/4: Local Green Spaces	Amend as follows (to bullet point the spaces). <u>“The following sites, as shown on Policy Map 5 and Policy Map 6 are designated as Local Green Spaces:</u>

Number	Item Ref (and New)	Change
		Development on these sites will not be acceptable other than in very special circumstances in line with national policy for the Green Belt.
44.	Policy WWK/4 supporting text (Figures 21,22 & 23)	Include images of Local Green Spaces.
45.	Figures 24 and 25	Include a Map in the NP which shows where these views are taken from.
46.	Paragraph 4.36 (Paragraph 4.56) (Paragraph 4.57) (Paragraph 4.58)	Amend as follows: <p><u>“4.56 The land behind this frontage (see Policy Map 7) penetrates into the built-up area and provides a strong connection sing between West Wickham it to and the surrounding rural countryside beyond. †This countryside frontage- also provides a distinct break between two built-up areas in the linear settlement softening the effect of ribbon development and reflecting the historic development of the village. This frontage is an important interface between the built-up area in the village out into the open countryside.</u></p> <p>Insert paragraph break: <u>4.57. Through gaps in the street and village landscaping, extensive views out to the agricultural landscape and the treed skyline can be enjoyed from the public bench located on higher ground in the grounds of the Village Hall. (See Figure 24) Shorter views can be enjoyed through gaps in the hedgerows from the High Street itself. Just south of the High Street at the entrance to the public footpath the views are more open (see Figure 25) There are extensive views (see Figure 24) out to the agricultural landscape and the treed skyline and the views into this area from the surrounding countryside and roads provide the village with one of its defining, and highly valued, visual characteristics.</u></p> <p>4.58 Topography plays an important part in the importance of this frontage. The High Street is on higher ground than the land to the south (although this land rises again at Hill Farm and Leys Wood). This means the views enjoyed from the High Street including and more so from the site of the Village Hall are particularly far reaching and extensive. Conversely, †From Streetly End (which itself is on a valley side) the settlement of West Wickham stands on higher ground. <u>There are extensive views into this frontage across the agricultural landscape from the surrounding public footpath network and roads. This provides the village with one of its defining, and highly valued visual characteristics (See view 3 on Policy Map 2 and Figure 17).</u> The row of houses to the east of the Important Countryside Frontage (ICF) stands out, highlighting the visual and landscape sensitivity of this frontage.</p>

Number	Item Ref (<i>and New</i>)	Change
	<i>(Paragraph 4.59)</i>	Insert paragraph break: <u>4.59</u> Two rights of way joining the footpath network are accessed from the frontage. The hedgerow along the frontage is valued for its habitat provision and as a green corridor for wildlife.
47.	WWK/5: Important Countryside Frontages	Amend policy title and policy wording as follows: Policy WWK/5: Important Countryside Frontages The area shown on Figure 24 <u>Policy Map 10</u> is identified as an Important Countryside Frontage and the area shown in Figure 24 is retained as an Important Countryside Frontage , where land has a strong countryside character because it penetrates or sweeps into the built-up area providing a significant connection between the street scene and the surrounding rural area, or where it provides an important rural break between two nearby but detached parts of the development framework. Where a development proposal compromises these purposes, planning permission will be refused Both areas are also shown on the Policies Map.
48.	Paragraph 4.41 <i>(Paragraph 4.64)</i>	Amend as follows including the insertion of a footnote to clarify which planning practice guidance is being referred to: 4.64 It is appropriate therefore to either avoid new external lighting schemes or minimise the adverse impacts of any new lighting (when it is found to be necessary for the purposes of any associated development). Planning practice guidance ² lists the adverse impacts of light intrusion (when light spills over from the site intended to be lit) to include safety impacts caused through distraction (e.g. when driving vehicles), health impacts through impaired sleep, cause annoyance to people, compromise an existing dark landscape and adversely impact natural eco-systems. Planning practice guidance asserts that these adverse effects can usually be avoided with careful lamp and luminaire selection and positioning. This would include avoiding artificial lighting near or above the horizon and ensuring any required lighting is directed precisely and downwards to the area that needs to be lit. ¹ Light Pollution by Ministry of Housing, Communities & Local Government (Published 6 March 2014) Paragraph: 003 Reference ID: 31-003-20191101 Revision date: 01 11 2019

Number	Item Ref (<i>and New</i>)	Change
49.	Policy WWK/6: Dark Landscape	<p>Amend the policy as follows: Proposals for development will be supported where it is demonstrated that, if external lighting is required, it protects the night sky from light pollution through:</p> <p>Policy WWK/6: Dark landscape <u>Development proposals which include external lighting will only be permitted if the night sky is protected from light pollution.</u></p> <p>Proposals will be permitted provided that the lighting proposed: <u>This means the proposed lighting:</u></p> <ol style="list-style-type: none"> 1. Is the minimum appropriate for its purpose (<u>for example turned off when it is not needed</u>) ; 2. Is designed such that lighting is directed downwards to avoid spill up into the sky or out of the site (for example with a beam angle below 70 degrees); 3. <u>Avoids light spillage beyond the area intended to be lit, Will have no significant adverse effects individually or cumulatively to the character of the area, the residential amenity of local residents, the safety of vehicle users and pedestrians or the diurnal/seasonal rhythms of the Parish's biodiversity assets.</u> <p>Proposals where external lighting is required should include a full lighting scheme that provides information about layout and beam orientation, a schedule of the light equipment proposed including luminaire type, mounting height, aiming angles and lumen unit levels.</p>
50.	Figure 27 (<i>Figure 28</i>)	Amend and retitle Figure 28 so it shows all Local Plan wildlife designations in the Parish (ancient woodland, SSSIs, county wildlife sites).
51.	Paragraph 4.52 (<i>Paragraph 4.75</i>)	Amend this paragraph to explain that “Notable ponds are identified in Figures 30 and 31 and described in more detail in the appendix.
52.	Paragraph 4.53 (<i>Paragraph 4.76</i>)	<p>Amend the first sentence to: Ancient <u>Important</u> and/or species rich hedgerows survive along some field boundaries.</p> <p>Change the penultimate sentence to: The hedgerows highlighted in this plan have been assessed by the Neighbourhood Plan Working Group as <u>Important</u> as defined by the 1997 Hedgerow Regulations because they are <u>part of field systems that pre-date the enclosure acts and/or</u> of contain a minimum of 7 different tree or shrub species.</p>

Number	Item Ref (and New)	Change
53.	Paragraph 4.53 (Paragraph 4.76)	Add the last sentence of this paragraph as follows: “The hedgerows highlighted in this plan have been assessed by the Neighbourhood Plan Working Group and contain a minimum of 7 different tree or shrub species. <u>Further detail is provided in the appendix to this plan.</u> ”
54.	Paragraph 4.54 (Paragraph 4.77)	Amend this paragraph as follows: <u>Notable Trees & Important Copses: Notable trees are defined in this plan as trees providing locally important landmarks due to their visual, wildlife or cultural impact. Some of these notable trees are also classified as veteran. Because of its age, size and condition, a veteran tree is of exceptional biodiversity, cultural or heritage value. There are notable (some veteran and/or ancient) trees across the Parish, are often associated with ancient hedges and woodland edges, some are within or on the edges of West Wickham and Streetly End and are therefore at risk from damage or removal during development. There are also important copses linked by wildlife corridors throughout the Parish that form an important part of the Parish’s green infrastructure. Further detail is provided in the appendix to this plan.</u>
55.	Paragraph 4.56 (Paragraph 4.79)	Amend the first sentence to: The Neighbourhood Plan work has identified: the Roman Road, the disused chalk-pit, wide, floristically diverse roadside verges, ponds and species rich/ <u>important ancient</u> hedges as sites of particular biodiversity value in the Parish.
56.	Figures 29, 30, 31 and 32 (Policy Maps 8,9 & 10)	Amend scale of these maps in response to SCDC comment.
57.	Figure 30 (Policy Map 9)	Revise the roadside hedgerow in Burton End to indicate breaks for (a) Footpath No. 18, (b) Vehicular access opposite 31 Burton End, near the start of the 30mph limit.
58.	Figure 31 (Policy Map 10)	Remove the section of hedgerow protruding behind the line of gardens at the eastern edge of the settlement.
59.	WWK/7: Protecting and Enhancing the Natural Environment	Amend this policy as follows: Development proposals will be expected to retain features of existing biodiversity value including the following which are locally valued and contribute to the Parish and wider district’s strategic green infrastructure. 1. The Roman Road (Policy Map 8) 2. The disused chalkpit (Policy Map 8) 3. Wide, floristically diverse roadside verges (Policy Map 8)

Number	Item Ref (<i>and New</i>)	Change
		<p>4. <u>Notable</u> Ponds (Policy Map 9 and Policy Map 10)</p> <p>5. Species rich and/or ancient <u>important</u> hedgerows (Policy Map 9 and Policy Map 10)</p> <p>6. Notable trees and important copses (Policy Map 9 and Policy Map 10)</p> <p>Any development proposals which cause loss or harm to them will not be permitted unless the need for and benefits of the development demonstrably and substantially outweigh any adverse impacts and where replacement habitats are provided as part of the proposal.</p> <p>Development should provide a net gain in biodiversity through for example which could <u>include:</u></p> <ol style="list-style-type: none"> 1. The creation of new natural habitats appropriate for important wildlife species. 2. The planting of additional trees and hedgerows. 3. Restoring and enhancing existing biodiversity networks (<u>see the broadened wildlife corridor in Figure 30</u>) which in turn will supporting support the Cambridgeshire Green Infrastructure Strategic area.
60.	Figure 33 (<i>Figure 31</i>)	Redraw map making sure the footpath network is clearly distinguished from the background.
61.	WWK/8: Access to the countryside	<p>Amend as follows:</p> <p>The existing network of public rights of way, footpaths and bridleways will be retained and enhancements to this network will be encouraged <u>from development proposals located within 300metres of a public right of way</u>. Proposals which will impact adversely on the public enjoyment of rights of way will not normally be supported. Opportunities to link two or more public rights of way or enhance existing rights of ways as part of a development will be supported.</p>
62.	Table 2 (<i>Table 9</i>)	Include the completion month and year of the Burton End Development.
63.	Paragraph 4.69 (<i>Paragraph 4.92</i>)	Amend the paragraph to show all the intended text (correct the formatting error).
64.	Paragraph 4.74 (<i>Paragraph 4.96</i>)	<p>Amend the last two sentences.</p> <p>“Policy WWK/9 refers to the term ‘suitable’ sites. These are sites which comply with existing Local Plan policies (e.g. <u>in the existing Local Plan this is within the development framework or outside where this complies with Clause 2 of Policy S/7 in the Local Plan</u>).”</p>
65.	Policy WWK/9: Smaller Properties	<p>Rename policy title and policy as follows:</p> <p>Policy WWK/9: Smaller properties <u>Delivering smaller homes in West Wickham</u></p>

Number	Item Ref (and New)	Change
		Residential development proposals on suitable sites which help address the current low stock of two bedroom homes in the Parish will be supported are strongly encouraged. To be supported, all residential Development proposals that create a new dwelling must prioritise the delivery of smaller homes over larger homes, unless an alternative dwelling size, type and mix can be justified through reference to demonstrate (through reference to the most up to date evidence on parish housing stock and local needs) how the dwelling size, type and mix is appropriate or to local site-specific circumstances, prioritising wherever possible the delivery of smaller homes over larger homes.
66.	Policy WWK/10:Brownfield sites	Rename policy title and policy as follows: Policy WWK/10: Brownfield sites West Wickham exceptional circumstances Larger residential development schemes coming forward under the exceptional circumstances set out in Policy S/11 of the Local Plan (more than 2 and up to 8 dwellings on brownfield sites) will only be supported where the identified positive overall benefit to the village includes the delivery of smaller <u>affordable homes which meet the needs of local people whose needs are not met by the market and smaller homes which will help to address the low stock of two-bedroom homes in the Parish.</u> add or other types of dwelling identified as a priority for West Wickham in an up to date assessment of parish-specific housing needs.
67.	Figure 37 (Policy Map 11)	Amend the figure to include the local green space designation on here as well. Correct the Village Hall area to that provided by the Village Hall Management Committee. Rename to Policy Map
68.	Paragraph 5.5	Amend item as follows: Current walking & cycling options <u>for non-motorised users</u> are unpaved paths and field edges or a narrow, unlit, national speed limit section of rural road. The conditions underfoot and the dangers of walking or cycling <u>to non-motorised users</u> on the highway present substantial barriers to sustainable travel between Streetly End and West Wickham.
69.	Paragraph 5.6	Amend second sentence as follows: Access to frequent bus services to Haverhill and Cambridge would be considerably improved by providing safe walking and cycling <u>access for non-motorised users</u> to Horseheath.
70.	Figure 38 (Figure 35)	Amend description to: Current cycle-route <u>for non-motorised users</u> from West Wickham to Horseheath.
71.	Paragraph 5.7	It is proposed that it should be a priority for the Parish Council to provide a paved, walking and cycling <u>route for non-motorised users</u> from West Wickham to Streetly End and in conjunction with Horseheath Parish Council, on to Horseheath.

Number	Item Ref (and New)	Change
72.	Paragraph 5.8	Amend first sentence to: Sections of the Parish do not currently have pavements and sharing the highway with motorised vehicles presents a barrier to walking and cycling for some residents .
73.	Chapter 7 Glossary	Promote the Glossary to a top level chapter.
74.	Chapter 7 Glossary	Amend item as follows: Aged Ancient or Veteran Tree: A tree which, because of its great age, size or condition is of exceptional <u>biodiversity cultural or heritage value for wildlife, in the landscape, or culturally.</u> <u>All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.</u>
75.	Chapter 7 Glossary	Replace Affordable Housing entry with the definition from the National Planning Policy Framework 2021: Affordable housing: <i>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</i> <i>Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.</i> Add glossary entries: Social rented housing: <i>Housing owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.</i> <i>Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).</i> Intermediate Housing: <i>Homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can</i>

Number	Item Ref (<i>and New</i>)	Change
		<i>include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.</i>
76.	Chapter 7 Glossary	Add an item to define notable tree: Notable tree: <u>A tree which is considered by the NP to provide a locally important landmark due to its visual, wildlife or cultural impact</u>
77.	Chapter 7 Glossary	Add an item to define a notable pond: Notable pond: Permanent or seasonal standing water bodies which meet one or more of the criteria specified by the UK Biodiversity Action Plan Priority Habitat Descriptions.
78.	Chapter 7 Glossary	Add an item to define Import hedgerow. Important Hedgerow: A hedgerow or that meets the criteria for ‘importance’ under The Hedgerow Regulations 1997, made under Section 97 of the Environment Act 1995. In West Wickham most of our important hedgerows qualify because they are part of a field system that existed before 1845. Some newer hedgerows qualify because of the number of species present.
79.	Chapter 7 Information currently on pages 59 (Important wildlife sites in Streetly End) and 62 (Important wildlife sites in West Wickham.	Put this information in a self –standing appendix with its own title. “Additional information on important wildlife sites in the Parish “ Insert map at the beginning of section on Streetly End. Tidy wording throughout to improve consistency. Add information on hedgerows to note criteria as important hedgerow with respect to Hedgerow Regulations 1997.