

West Wickham Neighbourhood Plan - submission version, West Wickham Neighbourhood Plan - submission version

59389

Support

Respondent: Mr Andrew Morris

Date received: 28/01/2022 via Web

Summary:

■ A good solid plan that supports the views of the residents of West Wickham.

Full text:

■ A good solid plan that supports the views of the residents of West Wickham.

Attachments: None

59411

Support

Respondent: ESP Utilities Group LTD

Date received: 27/01/2022 via Email

Summary:

■ We don't have any networks in this area so we are not affected by your works.

Full text:

Good afternoon,

We don't have any networks in this area so we are not affected by your works.

Kind regards,

Plant Responses Team

ESP Utilities Group

Attachments: None

59412

Support

Respondent: Natural England

Date received: 26/01/2022 via Email

Summary:

■ Natural England does not have any specific comments on this public consultation submission

Full text:

■ -

Attachments: Consultation Response - <https://cambridge.oc2.uk/a/3v5ty>

Date: 26 January 2022
Our ref: 381123
Your ref: West Wickham Neighbourhood Plan



BY EMAIL ONLY

M J Dixon
Greater Cambridge Shared Planning
Neighbourhood.Planning@greatercambridgeplanning.org

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Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Mr Dixon

West Wickham Neighbourhood Plan – Submission public consultation

Thank you for your consultation on the above dated 18 January 2022

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this public consultation submission.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely

Joanne Widgery
Consultations Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](#)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)⁵ website and also from the [LandIS website](#)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/807247/NPPF_Feb_2019_revised.pdf

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 171. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <http://publications.naturalengland.org.uk/publication/35012>

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) ¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

59413

Support

Respondent: Sport England**Date received:** 21/01/2022 via Email**Summary:**

Provides advice on role of Sport England in planning.

Full text:

Thank you for consulting Sport England on the above neighbourhood plan.

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 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.

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 98 and 99. 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

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

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 99 of the NPPF, this takes the 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.

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>

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.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

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.

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.

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 and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/activedesign>

(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.)

Attachments: None

59414

Support

Respondent: Transport for London

Date received: 18/01/2022 via Email

Summary:

Thank you for consulting Transport for London (TfL). I can confirm that we have no comments to make on the West Wickham Neighbourhood Plan

Full text:

Thank you for consulting Transport for London (TfL). I can confirm that we have no comments to make on the West Wickham Neighbourhood Plan

Attachments: None

59415

Object

Respondent: Mr P Coulson**Agent:** Richard Markland Architects**Date received:** 11/03/2022 via Web**Summary:**

The current plan identifies there is an imbalance of homes in the area and that smaller more homes suitable for older residents need to be provided. However the plan does not identify where these homes could be delivered, therefore the plan does not meet it's objectives. South Cambs Local Plan suggests it is the responsibility of the neighbourhood plan to identify suitable sites. We would propose amending the Development Framework Boundary to include the garden area adjacent to 104 High Street as a site suitable for smaller housing for downsizers.

Full text:

The current plan identifies there is an imbalance of homes in the area and that smaller more homes suitable for older residents need to be provided. However the plan does not identify where these homes could be delivered, therefore the plan does not meet it's objectives. South Cambs Local Plan suggests it is the responsibility of the neighbourhood plan to identify suitable sites. We would propose amending the Development Framework Boundary to include the garden area adjacent to 104 High Street as a site suitable for smaller housing for downsizers.

Attachments: RMA D32 P R1 - Proposed Extension to West Wickham Development Framework Boundary.pdf - <https://cambridge.oc2.uk/a/3v5tz>
(Redacted) RMA D32 P L1 - Response to West Wickham Neighbourhood Plan - <https://cambridge.oc2.uk/a/3v534>

11 March 2022

Dear Sir/Madam

D32/Response to West Wickham Neighbourhood Plan

We are writing on behalf of our Clients who own White Gables, 104 High Street, West Wickham in response to the West Wickham Neighbourhood Plan. The owners of White Gables are a family who have been in the village for many years and are hoping to stay in the village for many years to come. However they are looking to downsize from their existing property as it is becoming too big and unmanageable and at the time of writing there is nothing suitable in the village.

As members of the village community who love and care for the village, they fully support the vision of the Neighbourhood Plan to “enhance the lives of current and future residents” and particularly the main objective of “sustaining a diverse and thriving community with policies that support and facilitate improvements in the provision of community facilities and that 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.” It is this last sentence that is the reason we are contacting you as part of the Neighbourhood Plan consultation.

As highlighted in 2.5 of the Neighbourhood Plan there is an “imbalance of our housing stock that is not perceived to meet the needs of local people. Community support is focused on delivering a mix of homes including affordable, smaller family homes and opportunities for downsizing for local people.” The owners of White Gables are a prime example of this issue.

Section 4.4 of the Neighbourhood Plans states that the “housing requirement figure to be met during the period 2018 to 2031. This figure is 3 dwellings. This number has already been exceeded, in part, through the delivery of 4 affordable dwellings as part of a rural exception site.” Whilst the number of units required may have been exceeded, the plan identifies there is still need for a better mix of housing. The plan does not go on to suggest how this need will be met.

It is unclear as to who is responsible for identifying suitable sites to meet housing need;

“Outside development frameworks, only allocations within Neighbourhood Plans that have come into force... will be permitted.”

South Cambs Local Plan Policy S/7 Development Framework

This would suggest that the South Cambridge Local Plan views it the role of Neighbourhood Plans to suggest suitable sites, however the Neighbourhood Plan for the area does not look at housing allocations sites to meet local need. Both plans are being developed at the same time, so it is unclear which comes first or how they work together in this instance. As we understand it dwellings in Streetly End outside of the development framework were approved to the detriment of the village without the support of the Parish Council. We would suggest it is therefore important that the Parish identifies suitable sites for new homes to prevent this from happening again.

The Neighbourhood Plan states it needs to “redress the imbalance in our current housing stock” and suggests there is an opportunity for “small scale development that can be tailored to local need,” yet it does not go on to identify where these small scale developments could occur. It does not appear if a call for sites was undertaken as

rma

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part of this Neighbourhood Plan consultation.

The Neighbourhood Plan also highlights concerns “If the imbalance in the housing mix is not improved the community will continue to lose diversity.” Our clients are interested in sustaining a diverse and thriving community and wish to help address the housing mix balance through an approach that protects and enhances the best characteristics of the village.

As it currently stands we do not feel that the Neighbourhood Plan successfully meets its Objective 2 - “Sustain a diverse and thriving community with policies that support and facilitate improvements in the provision of community facilities and that 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.”

We feel that it is really important that the Neighbourhood Plan considers sites suitable for small scale development specific to local needs in order to meet its objective and we would propose the land adjacent to White Gables as such a suitable plot.

The report that accompanies this letter illustrates the characteristics of the site that would suggest it is a suitable site for a small home(s). If incorporated into the Neighbourhood Plan & Development Framework, it would mean a local family can downsize and remain in the village. Additionally it would allow a new growing family to move into the village, to care for and ensure the long life of a heritage asset and the continued diversity of the village, thus helping the Neighbourhood Plan meet its objectives. We would welcome the opportunity to discuss this with you in more detail.

Yours Sincerely,

A black rectangular redaction box covering the signature of Alex Ball.

Alex Ball

Proposed Extension to West Wickham Development Framework Boundary

104 High Street, West Wickham
CB21 4SB



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RMA D32 R1 - Proposed Extension to WW NH Plan
11 March 2022
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Introduction

The owners of White Gables wish to downsize and they are currently unable to find a suitable smaller property in the village to downsize to. As identified in the Neighbourhood Plan there is “imbalance of our housing stock” and that it does not “meet the needs of local people” and there needs to be “smaller family homes and opportunities for downsizing for local people.” The owners of White Gables wish to resolve both this issue and the Neighbourhood Plan not meeting its objectives by putting forward the land adjacent to their property as a site suitable for a small home(s) for consideration as part of the consultation.

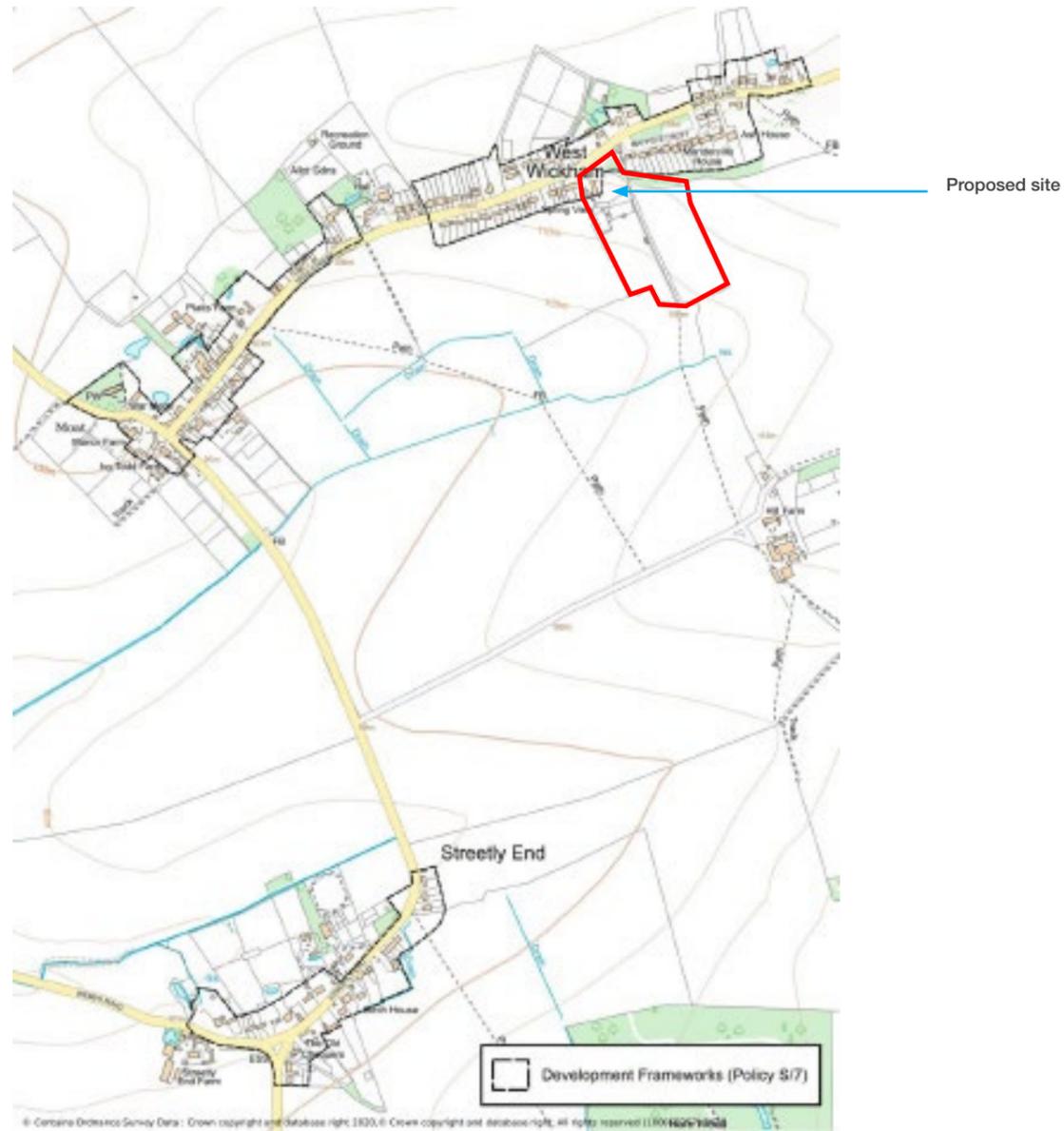
This document establishes the principle of the site adjacent to White Gables (104 High Street) as a suitable site for one to two small homes for older residents of the village and the inclusion in the Development Framework boundary. Development of said homes on this site would ensure the Neighbourhood Plan achieves its objective;

“Sustain a diverse and thriving community with policies that support and facilitate improvements in the provision of community facilities and that 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.”

As it currently stands the Neighbourhood Plan identifies the need for smaller homes yet does not identify how or where these would be delivered and thus does not meet its objectives.

Wider Site

White Gables (104 High Street) is located towards the Eastern end of the village on the SW corner of Character Area 3 (Burton End).

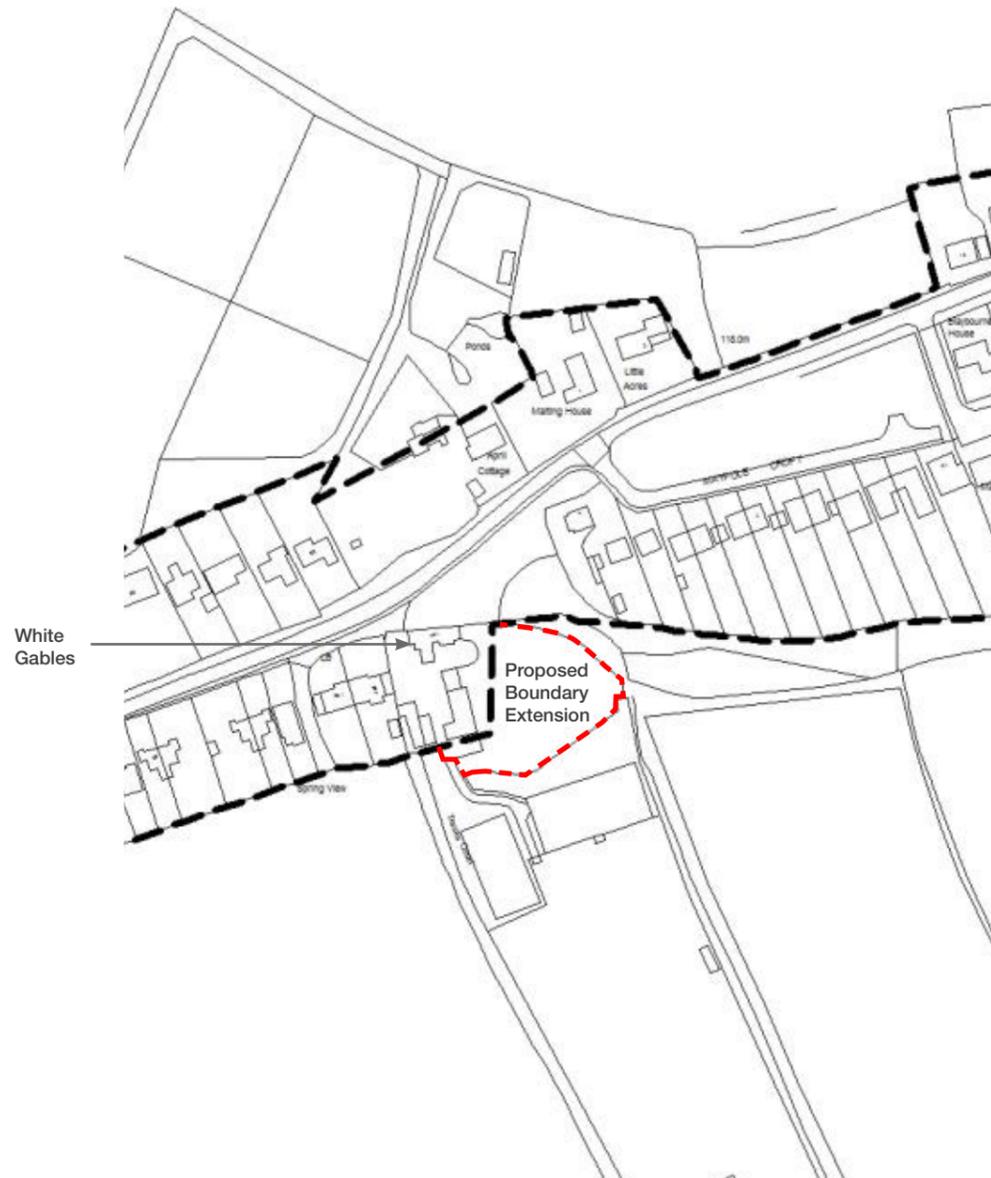


White Gables sits on a large plot and consists of a the main house (Grade II listed), a number of stables/outbuildings, a tennis court and a riding paddock.



Development Boundary

Currently the Development Framework Boundary kinks in to exclude the garden of White Gables. The existing boundary line does not follow any naturally occurring or man made line on the site. We would propose amending this line follow the existing fence line on the site. This would be consistent with the other properties in the area (eg. Argyll Cottage directly north of the site) who's gardens are included in the Development Framework Boundary. This line does not impact the important copse.



Character Assessment Area

Whilst currently outside of the Development Framework it is already included in the WWK /2 Character Assessment Area (purple area).



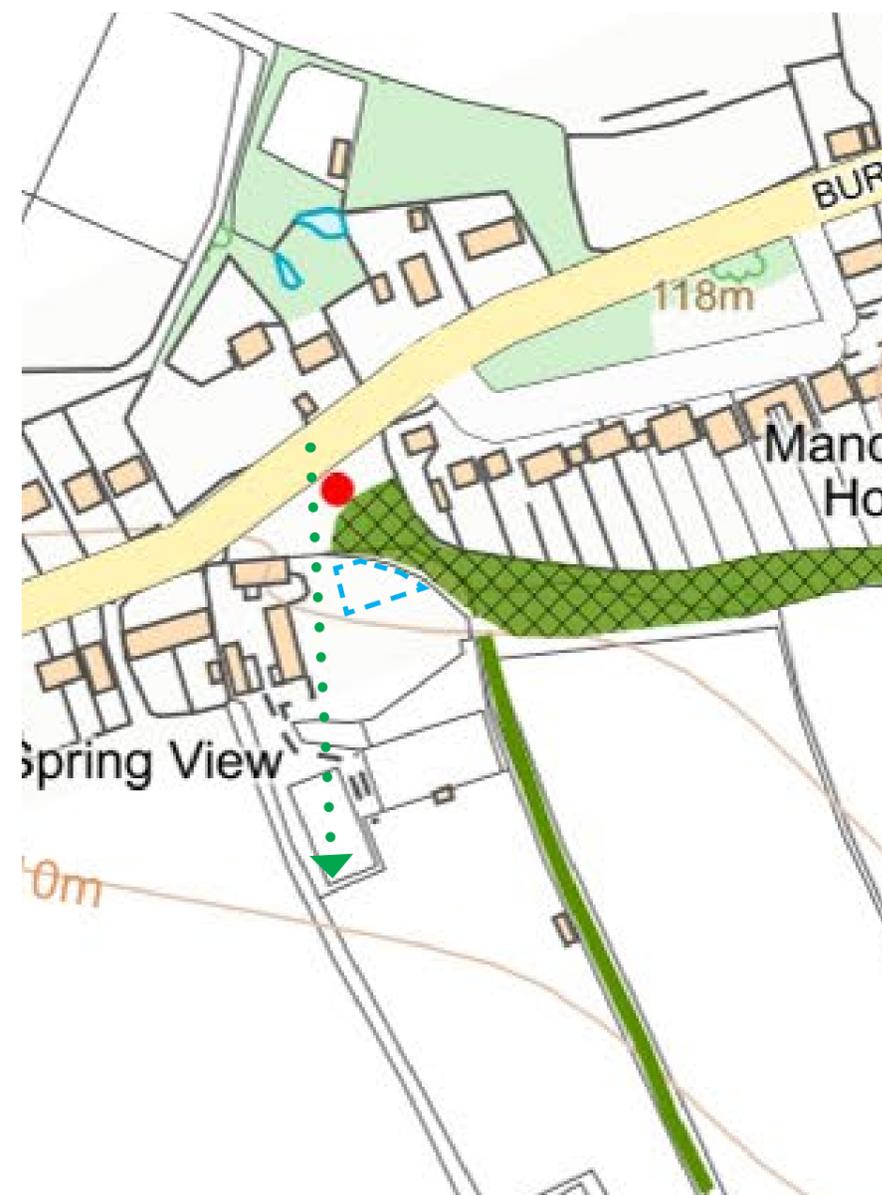
Settlement Pattern

As noted in section 2.4 “Development in the village has not consistently respected the character of the village, the historic linear settlement pattern and surrounding historic buildings”. This would not be the case for this site. A proposal here would continue the linear settlement pattern meeting Policy WWK/1 and WWK/2.



Important Copse & Hedge

The Neighbourhood Plan Identifies that there is an important copse and hedge adjacent to the proposed site. A building here could comfortably sit in the zone marked blue and not impact either meeting Policy WWk/2 and WWK/7. Additionally a key view out to the countryside beyond (green arrow) would not be impacted thus maintaining one of the main principles of the greenbelt, openness. The copse itself would act as cover for a building located here meaning the visual impact of a building would be minimal.



Summary

Home(s) here would be a natural fit for the village as the site is not an outlying site and the buildings would continue the characteristic linear style of the village, filling a gap between two sets of houses. Development here would be significantly more suitable than backfill development and it would be of a size and scale that the Neighbourhood Plan supports.

The proposed site could accommodate one to two small units, providing much needed homes to older residents downsizing thus meeting policies WWK/9 & WWK/10 and helping meet the objectives of the Neighbourhood Plan. It would allow a family who have been in the village for years to remain in the village for many years to come and allow a new younger family into the village thus ensuring the diversity and vitality of the village for many years.

A proposal here would be driven by a local family who love and respect the area and want to create something that will enhance the village they have called home for many years. A proposal here would be of the highest design quality and sustainability standards and would respect the character the area. Additionally the bio-diversity of the area could be enhanced through careful landscape design. A thorough application containing heritage and ecological reports (to name but two) would be submitted to ensure that a proposal here would only be of benefit to the area. However we feel that the principle of a small home(s) on this site should be considered as part of this consultation. Without it, we feel that the Neighbourhood Plan does not meet its objectives and therefore urge the parish to consider this site as a route to meeting its objectives as set out in the Neighbourhood Plan.

We therefore propose that the Framework Boundary be extended to allow for a small development providing suitable accommodation for downsizing, which would support the objectives set out in the Neighbourhood Plan.

59417

Support

Respondent: Cambridgeshire Local Access Forum

Date received: 10/03/2022 via Email

Summary:

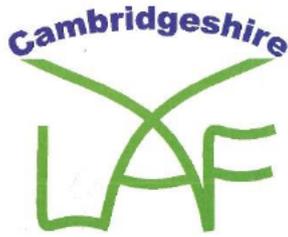
The Cambridgeshire Local Access Forum welcomes opportunity to provide input into West Wickham Neighbourhood Plan and how it might be revised and improved to better reflect the existing and potential future use of the non-motorised transport network across the Parish of West Wickham.

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.

Full text:

-

Attachments: Consultation Response - <https://cambridge.oc2.uk/a/3v5tp>



Cambridgeshire Local Access Forum

Chair: Mary Sanders
c/o Cambridgeshire County Council
Biodiversity & Greenspaces Team
New Shire Hall
Emery Crescent
Enterprise Campus
Alconbury Weald
PE28 4YE

Tel: [REDACTED]

Email: claf@cambridgeshire.gov.uk

Thursday 10th March 2022

West Wickham Neighbourhood Plan Consultation

To whom it may concern:

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.

The Cambridgeshire LAF welcomes this opportunity to provide input into the West Wickham Neighbourhood 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.

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.

The CLAF would be happy to discuss further and of the points raised and how we might provide further guidance.

Yours sincerely,

[REDACTED]

Mary Sanders (Chair)

59418

Support

Respondent: South Cambridgeshire District Council

Date received: 14/03/2022 via Email

Summary:

Figure 8 West Wickham policy map overview – The wording of the allotment gardens and the recreation ground on the map are barely visible because of the dark green local green space background layer. It would help future users of the Plan who are not familiar with the parish to be able to read these locations. We see this as a minor amendment outside the Basic Conditions

Full text:

-

Attachments: West Wickham NP Decision Report 23 February 2022 Final inc Appendix 1.pdf -

<https://cambridge.oc2.uk/a/3v5tn>

Consultation Response - <https://cambridge.oc2.uk/a/3v5tq>

Consultation Response - <https://cambridge.oc2.uk/a/3v53r>

59419

Support

Respondent: South Cambridgeshire District Council

Date received: 14/03/2022 via Email

Summary:

WWK/1 Settlement patterns and identity

This policy and its supporting text have been much revised since the Regulation 14 consultation which we welcome as this makes for a clearer policy with the justification set out in the supporting text illustrated by photographs and diagrams.

Bullet d – We had previously suggested additional wording to this policy which we still consider would help in its implementation – ‘...not adversely impact the key features of locally distinctive and locally valued views....’

Full text:

-

Attachments: West Wickham NP Decision Report 23 February 2022 Final inc Appendix 1.pdf -

<https://cambridge.oc2.uk/a/3v5tn>

Consultation Response - <https://cambridge.oc2.uk/a/3v5tq>

Consultation Response - <https://cambridge.oc2.uk/a/3v53r>

59420

Support

Respondent: South Cambridgeshire District Council

Date received: 14/03/2022 via Email

Summary:

Policy WWK/2 Built environment characteristics.

A full description has been added to the supporting text to this policy about the different character areas within the parish. We support this inclusion.

However, our historic environment team remains of the view that the Platts Farm site is sufficiently prominent in the core section of the village that it merits a more specific reference in the description of Character Area 1.

Second part of policy - We welcome the references to new boundary treatments and to paving, which are absolutely consistent with policy NH/14 of the local plan and the objective of protecting the historic environment. However, we consider that the wording of the policy could place greater emphasis on the specific issue of the impact inappropriate kerbstones, kerb heights and footways might have on the settings of listed buildings and the character of the conservation area. It would have been helpful to have more explanation within the supporting text on this issue.

For clarity we suggest that the following wording is added to the final sentence of the policy '...incorporating where necessary, appropriate boundary treatment to mitigate detracting impacts on to the street scene and public realm.'

Full text:

-

Attachments: West Wickham NP Decision Report 23 February 2022 Final inc Appendix 1.pdf -

<https://cambridge.oc2.uk/a/3v5tn>

Consultation Response - <https://cambridge.oc2.uk/a/3v5tq>

Consultation Response - <https://cambridge.oc2.uk/a/3v53r>

59421

Support

Respondent: South Cambridgeshire District Council

Date received: 14/03/2022 via Email

Summary:

Policy WWK/3 Heritage Assets

We suggest that the policy refers to preserve or enhance as is used in the NPPF.

Our historic environment team considers that the reference to non-designated assets should not limit the application of the policy to those identified on Policy Map 4. Other assets might be identified in the future and the policy would have greater strength if it left open the possibility of other buildings or features being considered to be NDHAs.

The justification for the NDHA's identified would probably benefit from being still more robust. Some of the assets have been given explanations of their architectural or historic significance, but for others the comment is still only a statement of age and function.

Policy Map 4 – This identifies the non-designated heritage assets in the parish which are numbered. We consider that it may be helpful for future users of the plan if the key included a list of these assets.

The Roman Road is included in the policy, but it is not shown on Policy Map 4. The extent of the feature is shown in Policy Map 8- this could be referenced in this policy to help those not familiar with the 'road'.

Full text:

-

Attachments: West Wickham NP Decision Report 23 February 2022 Final inc Appendix 1.pdf -
<https://cambridge.oc2.uk/a/3v5tn>
Consultation Response - <https://cambridge.oc2.uk/a/3v5tq>
Consultation Response - <https://cambridge.oc2.uk/a/3v53r>

59422

Support

Respondent: South Cambridgeshire District Council

Date received: 14/03/2022 via Email

Summary:

Policy WWK/4 Local Green Space

We welcome that Policy Map 6 now clearly shows the boundary of the Local Green Space and that safeguarded for future development of the village hall.

Full text:

-

Attachments: West Wickham NP Decision Report 23 February 2022 Final inc Appendix 1.pdf -

<https://cambridge.oc2.uk/a/3v5tn>

Consultation Response - <https://cambridge.oc2.uk/a/3v5tq>

Consultation Response - <https://cambridge.oc2.uk/a/3v53r>

59423

Support

Respondent: South Cambridgeshire District Council

Date received: 14/03/2022 via Email

Summary:

Policy WWK/7 Biodiversity and green infrastructure

Paragraph 4.76 – The council’s ecologist has indicated that species rich and /or important hedgerows can be referred to as Habitats of Principal Importance under S41 of the Natural Environment and Rural Communities Act 2006. We see this as a minor amendment outside the Basic Conditions.

We welcome that the terms used in the earlier version of this policy have now been defined in the glossary. As regards ‘notable trees’ the council’s ecologist has checked the Ancient Trees Inventory and there do not appear to be any veteran trees logged in West Wickham as is suggested in paragraph 4.77.

Paragraph 4.81 - Within this supporting text mention could be made to the new Environment Act 2021 which makes 10% biodiversity net gain mandatory on all developments from November 2023. In February 2022 SCDC adopted the Biodiversity Supplementary Planning Document and it would be useful to reference this in the Plan to provide support to the delivery of Policy WWK/7

Second section of policy – We suggest that in the first sentence ‘them’ is changed to the identified asset or similar for clarity. Also, within this sentence the term ‘substantially outweigh’ should be defined so that a development management officer would know how to determine a planning application using this policy.

Full text:

-

Attachments: West Wickham NP Decision Report 23 February 2022 Final inc Appendix 1.pdf -

<https://cambridge.oc2.uk/a/3v5tn>

Consultation Response - <https://cambridge.oc2.uk/a/3v5tq>

Consultation Response - <https://cambridge.oc2.uk/a/3v53r>

59424

Support

Respondent: South Cambridgeshire District Council

Date received: 14/03/2022 via Email

Summary:

Policy WWK/8 Access to the countryside

We suggest that there needs to be an indication of what scale of development proposals would need to take account of this policy – as currently written it would expect all development including extensions. Should it be only those above a certain size? We would also suggest that it should perhaps relate to the development of new dwellings because they would result in potential increased usage.

Full text:

-

Attachments: West Wickham NP Decision Report 23 February 2022 Final inc Appendix 1.pdf -

<https://cambridge.oc2.uk/a/3v5tn>

Consultation Response - <https://cambridge.oc2.uk/a/3v5tq>

Consultation Response - <https://cambridge.oc2.uk/a/3v53r>

59425

Support

Respondent: South Cambridgeshire District Council

Date received: 14/03/2022 via Email

Summary:

Policy WWK/9 Delivering smaller homes in West Wickham

Figure 34 shows the number of bedrooms in dwellings sold within the parish indicating there were none sold that were one bedroomed. As there are no one bedroomed dwellings in the parish as is explained in paragraph 4.93 we consider that the graph could highlight that such dwellings have not been available as an option. We see this as a matter that could be addressed in the Plan without impacting on the Basic Conditions.

We would suggest in the second part of the policy that rather than '... through reference to...' the following words are added '... through having regard to...'

Full text:

-

Attachments: West Wickham NP Decision Report 23 February 2022 Final inc Appendix 1.pdf -

<https://cambridge.oc2.uk/a/3v5tn>

Consultation Response - <https://cambridge.oc2.uk/a/3v5tq>

Consultation Response - <https://cambridge.oc2.uk/a/3v53r>

59426

Support

Respondent: South Cambridgeshire District Council

Date received: 14/03/2022 via Email

Summary:

Policy WWK/11 The Village Hall site

It is noted that Policy WWK/11 covers the area identified in red on Policy Map 11 and that it does not include the existing recreation space which is designated Local Green Space in Policy WWK/4. On this basis it is presumed that criterion a) does not apply? Further, does "adjacent to the existing Village Hall" mean only that area identified in red?

Bullet (a) - If the open space is retained or re-provided elsewhere this would be good but if it is to be only enhanced could this not lead to the loss of this space? What enhancement would be acceptable?

Full text:

-

Attachments: West Wickham NP Decision Report 23 February 2022 Final inc Appendix 1.pdf -

<https://cambridge.oc2.uk/a/3v5tn>

Consultation Response - <https://cambridge.oc2.uk/a/3v5tq>

Consultation Response - <https://cambridge.oc2.uk/a/3v53r>

59427

Support

Respondent: South Cambridgeshire District Council

Date received: 14/03/2022 via Email

Summary:

Glossary

We had previously suggested that the definition of affordable housing within the glossary be expanded so that it more closely aligns with that in the NPPF which covers a wider range of tenure types, as well as the changes to Government Planning Policy requiring First Homes as part of the delivery of affordable housing. The definition has remained in a shortened view.

Full text:

-

Attachments: West Wickham NP Decision Report 23 February 2022 Final inc Appendix 1.pdf -

<https://cambridge.oc2.uk/a/3v5tn>

Consultation Response - <https://cambridge.oc2.uk/a/3v5tq>

Consultation Response - <https://cambridge.oc2.uk/a/3v53r>

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL
RECORD OF CHIEF OFFICER/HEAD OF SERVICE DECISION**

This form should be used to record key and other decisions made by Chief Officers and Heads of Service. The contact officer will ensure that the signed and completed form is given to Democratic Services as soon as reasonably practicable after the decision has been taken.

A key decision shall not be taken unless notice of the item has been published at least 28 days before the decision is to be taken except where:

- a General Exception notice has been published under Rule 15 of the Access to Information Procedure Rules and the Chairman of Scrutiny and Overview Committee has been informed in writing; or
- where a Special Urgency notice has been published under Rule 16 of those Rules and the Chairman of Scrutiny and Overview Committee has agreed the decision is urgent.

Unless permission has been obtained from the Chairman of Council and the Chairman of the Scrutiny and Overview Committee that a key decision may be treated as a matter of urgency under Rule 12.19 of the Scrutiny and Overview Committee Procedure Rules, any key decision will come into force, and may then be implemented, on the expiry of five working days after the publication of the decision, unless called in under Rule 7 of the Budget and Policy Framework Procedure Rules or Rule 12 of the Scrutiny and Overview Committee Procedure Rules. Where consent has been obtained to exempt the decision from call-in, this will be specified below. Only key decisions of an officer are subject to call-in.

Decision Taker	Lead Cabinet Member for Planning
Subject Matter	West Wickham Neighbourhood Plan - response to consultation on the submission plan
Ward(s) Affected	Balsham
Date Taken	23 February 2022
Contact Officer	Alison Talkington Senior Planning Policy Officer Contact: Alison.Talkington@greatercambridgeplanning.org / 01954 713182 / mobile 07514 926521
Date Published	23 February 2022
Call-In Expiry/Exempt from call-in	
Key Decision?	No
In Forward Plan?	No – delegated decision for Lead Cabinet Member for Planning
Urgent?	Decision must be made by 15 March 2022

Purpose / Background

Purpose

1. The purpose of this report is to agree the Council's response to the public consultation on the submission version of the West Wickham Neighbourhood Plan. The consultation runs from 18 January 2022 until 15 March 2022..

Background

2. The West Wickham Neighbourhood Area was designated on 17 November 2015. The neighbourhood area is for the whole parish of West Wickham.
3. Officers have met with the steering group ahead of the submission consultation process and recognise the hard work that those on the steering group of the neighbourhood plan have put into preparing the Plan. This group has strived to ensure that the whole village had an opportunity to have an input into the final Plan.
4. A Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) screening was undertaken on a draft version of the Neighbourhood Plan, and a screening determination was published in May 2021.
5. Pre-submission public consultation on the draft Neighbourhood Plan was undertaken by the Parish Council from 1 May until 30 June 2021. Officers provided a formal response to the consultation, providing constructive comments about the Neighbourhood Plan to assist the neighbourhood plan group with finalising the Neighbourhood Plan. Officers have met with the steering group to discuss these comments and are aware that the submission version of the plan has taken upon board many of the suggested changes.
6. On 3rd December 2021, West Wickham Parish Council submitted their Neighbourhood Plan to SCDC. Officers have confirmed, as set out in the Legal Compliance Check for the Neighbourhood Plan that the submitted version of the Neighbourhood Plan and its accompanying supporting documents comply with all the relevant statutory requirements at this stage of plan making.
7. We therefore were able to carry out a consultation on the West Wickham Neighbourhood Plan from 18 January 2022 until 15 March 2022. This period of consultation is slightly longer than set in the regulations to take into account that the Covid 19 pandemic is still impacting how we can carry out consultations. We wished to ensure everyone had an opportunity to comment on the Plan.
8. Officers, in conjunction with West Wickham Parish Council, are in the process of appointing an independent examiner to consider this Neighbourhood Plan. All comments submitted during the public consultation on the submission version of the Neighbourhood Plan will be provided to the examiner for their consideration.

Considerations

9. The West Wickham Neighbourhood Plan has been prepared by West Wickham Parish Council to provide planning policies for development in the area, with the aim of providing greater clarity when determining planning applications in the area. The Neighbourhood Plan includes 11 planning policies that cover a range of issues including:
 - (i) Protecting the village character and heritage assets

- (ii) Local green spaces, protected village amenity areas and important countryside frontage
- (iii) Protecting and enhancing the natural environment
- (iv) Housing
- (v) The village hall site

10. To successfully proceed through its examination to a referendum, a Neighbourhood Plan must meet a number of tests known as the 'Basic Conditions'. These tests are different to the tests of soundness that a Local Plan must meet. The Basic Conditions are set out in national planning guidance and are summarised as follows:
- (a) having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the Neighbourhood Plan.
 - (b) the making of the Neighbourhood Plan contributes to the achievement of sustainable development.
 - (c) the Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area.
 - (d) the making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations; and
 - (e) prescribed conditions are met in relation to the Neighbourhood Plan, including that the making of the neighbourhood plan is not likely to have a significant effect on a European wildlife site or a European offshore marine site either alone or in combination with other plans or projects.
 - (f) the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

Our Neighbourhood Planning Toolkit includes Guidance Note 11 (What are the Basic Conditions and How to Meet Them), which sets out further details on each of the Basic Conditions. When a Neighbourhood Plan is submitted to the local planning authority it must be accompanied by a Basic Conditions Statement that sets out how the Parish Council considers that their Neighbourhood Plan meets the Basic Conditions.

11. When considering a Neighbourhood Plan, the examiner will assess whether or not the Neighbourhood Plan meets the Basic Conditions. When an examiner recommends that the Neighbourhood Plan should proceed to referendum (if it meets the Basic Conditions, with or without modifications), the examiner's report must also set out whether the referendum area should be extended beyond the neighbourhood area. Comments made during the current consultation on the submission version of the Neighbourhood Plan, which will be provided to the examiner for their consideration, should therefore address whether the submitted Neighbourhood Plan meets the Basic Conditions and can also address whether the referendum area should be extended beyond the neighbourhood area.
12. SCDC is fully supportive of Parish Councils bringing forward Neighbourhood Plans for their areas, including West Wickham Parish Council's decision to prepare a Neighbourhood Plan, and officers have been supporting the Parish Council in the plan's preparation. The Council's proposed response to this public consultation on the submission version of the Neighbourhood Plan is set out in Appendix 1.
13. SCDC is supportive of the aims of the West Wickham Neighbourhood Plan and our comments are intended to help the Plan to be successful at examination as well as delivering policies that are clear in their meaning and are unambiguous in their

interpretation. SCDC recognise the achievement of West Wickham PC in reaching this stage of submitting their Plan to us for examination.

14. If the examiner is minded to recommend that the Neighbourhood Plan should proceed to referendum, the Council does not feel that the referendum area needs to be extended beyond the designated Neighbourhood Area as the planning policies included in the plan would not have a substantial, direct or demonstrable impact beyond the parish.

Declaration(s) of Interest

Record below any relevant interest declared by any executive Member consulted or by an officer present in relation to the decision.

None

(s)

In respect of any conflict(s) of interest declared above, record below any dispensation(s) granted by the Council's Standards Committee.

None

Consultation

Record below all parties consulted in relation to the decision.

Ward Councillors

Other Options Considered and Reasons for Rejection

The option of not sending a response from SCDC was rejected as this Council has a duty to provide advice and assistance to groups preparing neighbourhood plans.

Final decision

To agree the response from SCDC set out at Appendix 1

Reason(s)

The response is intended to provide the independent examiner with SCDC's comments on the West Wickham Neighbourhood Plan.

Signed	Name (CAPITALS)	Signature	Date
Lead Cabinet Member (where required by the Constitution)	Cllr Tumi Hawkins		23 February 2022
Chief Officer/Head of Service	Stephen Kelly		23 February 2022

Further Information

Appendix 1: SCDC response to the West Wickham Submission Neighbourhood Plan

Background documents

[West Wickham Neighbourhood Plan page on SCDC website](#)

Appendix 1

South Cambridgeshire District Council's response to the consultation on the submission version of the West Wickham Neighbourhood Plan

1. South Cambridge District Council (SCDC) is taking the opportunity, through the Regulation 16 consultation, to comment further on the West Wickham Neighbourhood Plan.
2. SCDC has worked with West Wickham Parish Council (PC) during the preparation of the plan. We appreciate the hard work that has gone into getting their neighbourhood plan this far along the process. There have been some meetings with the neighbourhood plan team to discuss the plan as it has evolved. This plan made good progress during the lockdown period.
3. SCDC notes that the Submission version of the West Wickham Neighbourhood Plan has been revised since the Regulation 14 consultation. SCDC submitted a number of comments during this earlier consultation the majority of which have been taken on board during the review which we welcome.
4. The comments we make now concentrate on matters that relate directly to whether, in our opinion, the Plan meets the Basic Conditions.

Comments on the draft Plan in plan order

5. The following comments are made working our way through the document.
6. Figure 8 West Wickham policy map overview – The wording of the allotment gardens and the recreation ground on the map are barely visible because of the dark green local green space background layer. It would help future users of the Plan who are not familiar with the parish to be able to read these locations. We see this as a minor amendment outside the Basic Conditions.

Policy WWK/1: Settlement patterns and identity

7. This policy and its supporting text have been much revised since the Regulation 14 consultation which we welcome as this makes for a clearer policy with the justification set out in the supporting text illustrated by photographs and diagrams.
8. Bullet d – We had previously suggested additional wording to this policy which we still consider would help in its implementation – ‘...not adversely impact the key features of locally distinctive and locally valued views....’

Policy WWK/2: Built environment characteristics

9. A full description has been added to the supporting text to this policy about the different character areas within the parish. We support this inclusion.
10. However, our historic environment team remains of the view that the Platts Farm site is sufficiently prominent in the core section of the village that it merits a more specific reference in the description of Character Area 1.
11. Second part of policy - We welcome the references to new boundary treatments and to paving, which are absolutely consistent with policy NH/14 of the local plan and the objective of protecting the historic environment. However, we consider that the wording of the policy could place greater emphasis on the specific issue of the impact inappropriate kerbstones, kerb heights and footways might have on the settings of listed buildings and the character of the conservation area. It would have been helpful to have more explanation within the supporting text on this issue.
12. For clarity we suggest that the following wording is added to the final sentence of the policy ‘...incorporating where necessary, appropriate boundary treatment to mitigate detracting impacts on to the street scene and public realm.’

Policy WWK/3 Heritage Assets

13. We suggest that the policy refers to preserve or enhance as is used in the NPPF.
14. Our historic environment team considers that the reference to non-designated assets should not limit the application of the policy to those identified on Policy Map 4. Other assets might be identified in the future and the policy would have greater strength if it left open the possibility of other buildings or features being considered to be NDHAs.
15. The justification for the NDHA’s identified would probably benefit from being still more robust. Some of the assets have been given explanations of their architectural or historic significance, but for others the comment is still only a statement of age and function.
16. Policy Map 4 – This identifies the non-designated heritage assets in the parish which are numbered. We consider that it may be helpful for future users of the plan if the key included a list of these assets.
17. The Roman Road is included in the policy, but it is not shown on Policy Map 4. The extent of the feature is shown in Policy Map 8- this could be referenced in this policy to help those not familiar with the ‘road’.

Policy WWK/4: Local Green Space

18. We welcome that Policy Map 6 now clearly shows the boundary of the Local Green Space and that safeguarded for future development of the village hall.

Policy WWK/7: Biodiversity and green infrastructure

19. Paragraph 4.76 – The council’s ecologist has indicated that species rich and /or important hedgerows can be referred to as Habitats of Principal Importance under S41 of the Natural Environment and Rural Communities Act 2006. We see this as a minor amendment outside the Basic Conditions.
20. We welcome that the terms used in the earlier version of this policy have now been defined in the glossary. As regards ‘notable trees’ the council’s ecologist has checked the Ancient Trees Inventory and there do not appear to be any veteran trees logged in West Wickham as is suggested in paragraph 4.77.
21. Paragraph 4.81 - Within this supporting text mention could be made to the new Environment Act 2021 which makes 10% biodiversity net gain mandatory on all developments from November 2023. In February 2022 SCDC adopted the Biodiversity Supplementary Planning Document and it would be useful to reference this in the Plan to provide support to the delivery of Policy WWK/7
22. Second section of policy – We suggest that in the first sentence ‘them’ is changed to the identified asset or similar for clarity. Also, within this sentence the term ‘substantially outweigh’ should be defined so that a development management officer would know how to determine a planning application using this policy.

Policy WWK/8: Access to the countryside

23. We suggest that there needs to be an indication of what scale of development proposals would need to take account of this policy – as currently written it would expect all development including extensions. Should it be only those above a certain size? We would also suggest that it should perhaps relate to the development of new dwellings because they would result in potential increased usage.

Policy WWK/9: Delivering smaller homes in West Wickham

24. Figure 34 shows the number of bedrooms in dwellings sold within the parish indicating there were none sold that were one bedroomed. As there are no one bedroomed dwellings in the parish as is explained in paragraph 4.93 we consider that the graph could highlight that such dwellings have not been available as an option. We see this as a matter that could be addressed in the Plan without impacting on the Basic Conditions.
25. We would suggest in the second part of the policy that rather than ‘... through reference to...’ the following words are added ‘... through having regard to...’.

Policy WWK/11: The Village Hall site

26. It is noted that Policy WWK/11 covers the area identified in red on Policy Map 11 and that it does not include the existing recreation space which is designated Local Green Space in Policy WWK/4. On this basis it is presumed that criterion a) does not apply? Further, does "adjacent to the existing Village Hall" mean only that area identified in red?

27. Bullet (a) - If the open space is retained or re-provided elsewhere this would be good but if it is to be only enhanced could this not lead to the loss of this space? What enhancement would be acceptable?

Glossary

28. We had previously suggested that the definition of affordable housing within the glossary be expanded so that it more closely aligns with that in the NPPF which covers a wider range of tenure types, as well as the changes to Government Planning Policy requiring First Homes as part of the delivery of affordable housing. The definition has remained in a shortened view.

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Decision Taker	Lead Cabinet Member for Planning
Subject Matter	West Wickham Neighbourhood Plan - response to consultation on the submission plan
Ward(s) Affected	Balsham
Date Taken	23 February 2022
Contact Officer	Alison Talkington Senior Planning Policy Officer Contact: Alison.Talkington@greatercambridgeplanning.org / 01954 713182 / mobile 07514 926521
Date Published	23 February 2022
Call-In Expiry/Exempt from call-in	
Key Decision?	No
In Forward Plan?	No – delegated decision for Lead Cabinet Member for Planning
Urgent?	Decision must be made by 15 March 2022

Purpose / Background

Purpose

1. The purpose of this report is to agree the Council's response to the public consultation on the submission version of the West Wickham Neighbourhood Plan. The consultation runs from 18 January 2022 until 15 March 2022..

Background

2. The West Wickham Neighbourhood Area was designated on 17 November 2015. The neighbourhood area is for the whole parish of West Wickham.
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7. We therefore were able to carry out a consultation on the West Wickham Neighbourhood Plan from 18 January 2022 until 15 March 2022. This period of consultation is slightly longer than set in the regulations to take into account that the Covid 19 pandemic is still impacting how we can carry out consultations. We wished to ensure everyone had an opportunity to comment on the Plan.
8. Officers, in conjunction with West Wickham Parish Council, are in the process of appointing an independent examiner to consider this Neighbourhood Plan. All comments submitted during the public consultation on the submission version of the Neighbourhood Plan will be provided to the examiner for their consideration.

Considerations

9. The West Wickham Neighbourhood Plan has been prepared by West Wickham Parish Council to provide planning policies for development in the area, with the aim of providing greater clarity when determining planning applications in the area. The Neighbourhood Plan includes 11 planning policies that cover a range of issues including:
 - (i) Protecting the village character and heritage assets

- (ii) Local green spaces, protected village amenity areas and important countryside frontage
- (iii) Protecting and enhancing the natural environment
- (iv) Housing
- (v) The village hall site

10. To successfully proceed through its examination to a referendum, a Neighbourhood Plan must meet a number of tests known as the 'Basic Conditions'. These tests are different to the tests of soundness that a Local Plan must meet. The Basic Conditions are set out in national planning guidance and are summarised as follows:
- (a) having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the Neighbourhood Plan.
 - (b) the making of the Neighbourhood Plan contributes to the achievement of sustainable development.
 - (c) the Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area.
 - (d) the making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations; and
 - (e) prescribed conditions are met in relation to the Neighbourhood Plan, including that the making of the neighbourhood plan is not likely to have a significant effect on a European wildlife site or a European offshore marine site either alone or in combination with other plans or projects.
 - (f) the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

Our Neighbourhood Planning Toolkit includes Guidance Note 11 (What are the Basic Conditions and How to Meet Them), which sets out further details on each of the Basic Conditions. When a Neighbourhood Plan is submitted to the local planning authority it must be accompanied by a Basic Conditions Statement that sets out how the Parish Council considers that their Neighbourhood Plan meets the Basic Conditions.

11. When considering a Neighbourhood Plan, the examiner will assess whether or not the Neighbourhood Plan meets the Basic Conditions. When an examiner recommends that the Neighbourhood Plan should proceed to referendum (if it meets the Basic Conditions, with or without modifications), the examiner's report must also set out whether the referendum area should be extended beyond the neighbourhood area. Comments made during the current consultation on the submission version of the Neighbourhood Plan, which will be provided to the examiner for their consideration, should therefore address whether the submitted Neighbourhood Plan meets the Basic Conditions and can also address whether the referendum area should be extended beyond the neighbourhood area.
12. SCDC is fully supportive of Parish Councils bringing forward Neighbourhood Plans for their areas, including West Wickham Parish Council's decision to prepare a Neighbourhood Plan, and officers have been supporting the Parish Council in the plan's preparation. The Council's proposed response to this public consultation on the submission version of the Neighbourhood Plan is set out in Appendix 1.
13. SCDC is supportive of the aims of the West Wickham Neighbourhood Plan and our comments are intended to help the Plan to be successful at examination as well as delivering policies that are clear in their meaning and are unambiguous in their

interpretation. SCDC recognise the achievement of West Wickham PC in reaching this stage of submitting their Plan to us for examination.

14. If the examiner is minded to recommend that the Neighbourhood Plan should proceed to referendum, the Council does not feel that the referendum area needs to be extended beyond the designated Neighbourhood Area as the planning policies included in the plan would not have a substantial, direct or demonstrable impact beyond the parish.

Declaration(s) of Interest

Record below any relevant interest declared by any executive Member consulted or by an officer present in relation to the decision.

None

(s)

In respect of any conflict(s) of interest declared above, record below any dispensation(s) granted by the Council's Standards Committee.

None

Consultation

Record below all parties consulted in relation to the decision.

Ward Councillors

Other Options Considered and Reasons for Rejection

The option of not sending a response from SCDC was rejected as this Council has a duty to provide advice and assistance to groups preparing neighbourhood plans.

Final decision

To agree the response from SCDC set out at Appendix 1

Reason(s)

The response is intended to provide the independent examiner with SCDC's comments on the West Wickham Neighbourhood Plan.

Signed	Name (CAPITALS)	Signature	Date
Lead Cabinet Member (where required by the Constitution)	Cllr Tumi Hawkins		23 February 2022
Chief Officer/Head of Service	Stephen Kelly		23 February 2022

Further Information

Appendix 1: SCDC response to the West Wickham Submission Neighbourhood Plan

Background documents

[West Wickham Neighbourhood Plan page on SCDC website](#)

Appendix 1

South Cambridgeshire District Council's response to the consultation on the submission version of the West Wickham Neighbourhood Plan

1. South Cambridge District Council (SCDC) is taking the opportunity, through the Regulation 16 consultation, to comment further on the West Wickham Neighbourhood Plan.
2. SCDC has worked with West Wickham Parish Council (PC) during the preparation of the plan. We appreciate the hard work that has gone into getting their neighbourhood plan this far along the process. There have been some meetings with the neighbourhood plan team to discuss the plan as it has evolved. This plan made good progress during the lockdown period.
3. SCDC notes that the Submission version of the West Wickham Neighbourhood Plan has been revised since the Regulation 14 consultation. SCDC submitted a number of comments during this earlier consultation the majority of which have been taken on board during the review which we welcome.
4. The comments we make now concentrate on matters that relate directly to whether, in our opinion, the Plan meets the Basic Conditions.

Comments on the draft Plan in plan order

5. The following comments are made working our way through the document.
6. Figure 8 West Wickham policy map overview – The wording of the allotment gardens and the recreation ground on the map are barely visible because of the dark green local green space background layer. It would help future users of the Plan who are not familiar with the parish to be able to read these locations. We see this as a minor amendment outside the Basic Conditions.

Policy WWK/1: Settlement patterns and identity

7. This policy and its supporting text have been much revised since the Regulation 14 consultation which we welcome as this makes for a clearer policy with the justification set out in the supporting text illustrated by photographs and diagrams.
8. Bullet d – We had previously suggested additional wording to this policy which we still consider would help in its implementation – ‘...not adversely impact the key features of locally distinctive and locally valued views....’

Policy WWK/2: Built environment characteristics

9. A full description has been added to the supporting text to this policy about the different character areas within the parish. We support this inclusion.
10. However, our historic environment team remains of the view that the Platts Farm site is sufficiently prominent in the core section of the village that it merits a more specific reference in the description of Character Area 1.
11. Second part of policy - We welcome the references to new boundary treatments and to paving, which are absolutely consistent with policy NH/14 of the local plan and the objective of protecting the historic environment. However, we consider that the wording of the policy could place greater emphasis on the specific issue of the impact inappropriate kerbstones, kerb heights and footways might have on the settings of listed buildings and the character of the conservation area. It would have been helpful to have more explanation within the supporting text on this issue.
12. For clarity we suggest that the following wording is added to the final sentence of the policy ‘...incorporating where necessary, appropriate boundary treatment to mitigate detracting impacts on to the street scene and public realm.’

Policy WWK/3 Heritage Assets

13. We suggest that the policy refers to preserve or enhance as is used in the NPPF.
14. Our historic environment team considers that the reference to non-designated assets should not limit the application of the policy to those identified on Policy Map 4. Other assets might be identified in the future and the policy would have greater strength if it left open the possibility of other buildings or features being considered to be NDHAs.
15. The justification for the NDHA's identified would probably benefit from being still more robust. Some of the assets have been given explanations of their architectural or historic significance, but for others the comment is still only a statement of age and function.
16. Policy Map 4 – This identifies the non-designated heritage assets in the parish which are numbered. We consider that it may be helpful for future users of the plan if the key included a list of these assets.

17. The Roman Road is included in the policy, but it is not shown on Policy Map 4. The extent of the feature is shown in Policy Map 8- this could be referenced in this policy to help those not familiar with the 'road'.

Policy WWK/4: Local Green Space

18. We welcome that Policy Map 6 now clearly shows the boundary of the Local Green Space and that safeguarded for future development of the village hall.

Policy WWK/7: Biodiversity and green infrastructure

19. Paragraph 4.76 – The council's ecologist has indicated that species rich and /or important hedgerows can be referred to as Habitats of Principal Importance under S41 of the Natural Environment and Rural Communities Act 2006. We see this as a minor amendment outside the Basic Conditions.
20. We welcome that the terms used in the earlier version of this policy have now been defined in the glossary. As regards 'notable trees' the council's ecologist has checked the Ancient Trees Inventory and there do not appear to be any veteran trees logged in West Wickham as is suggested in paragraph 4.77.
21. Paragraph 4.81 - Within this supporting text mention could be made to the new Environment Act 2021 which makes 10% biodiversity net gain mandatory on all developments from November 2023. In February 2022 SCDC adopted the Biodiversity Supplementary Planning Document and it would be useful to reference this in the Plan to provide support to the delivery of Policy WWK/7
22. Second section of policy – We suggest that in the first sentence 'them' is changed to the identified asset or similar for clarity. Also, within this sentence the term 'substantially outweigh' should be defined so that a development management officer would know how to determine a planning application using this policy.

Policy WWK/8: Access to the countryside

23. We suggest that there needs to be an indication of what scale of development proposals would need to take account of this policy – as currently written it would expect all development including extensions. Should it be only those above a certain size? We would also suggest that it should perhaps relate to the development of new dwellings because they would result in potential increased usage.

Policy WWK/9: Delivering smaller homes in West Wickham

24. Figure 34 shows the number of bedrooms in dwellings sold within the parish indicating there were none sold that were one bed roomed. As there are no one bed roomed dwellings in the parish as is explained in paragraph 4.93 we consider that the graph could highlight that such dwellings have not been available as an option.

We see this as a matter that could be addressed in the Plan without impacting on the Basic Conditions.

25. We would suggest in the second part of the policy that rather than '... through reference to...' the following words are added '... through having regard to...'

Policy WWK/11: The Village Hall site

26. It is noted that Policy WWK/11 covers the area identified in red on Policy Map 11 and that it does not include the existing recreation space which is designated Local Green Space in Policy WWK/4. On this basis it is presumed that criterion a) does not apply? Further, does "adjacent to the existing Village Hall" mean only that area identified in red?
27. Bullet (a) - If the open space is retained or re-provided elsewhere this would be good but if it is to be only enhanced could this not lead to the loss of this space? What enhancement would be acceptable?

Glossary

28. We had previously suggested that the definition of affordable housing within the glossary be expanded so that it more closely aligns with that in the NPPF which covers a wider range of tenure types, as well as the changes to Government Planning Policy requiring First Homes as part of the delivery of affordable housing. The definition has remained in a shortened view.

59428

Support

Respondent: Cambridgeshire County Council**Date received:** 15/03/2022 via Email**Summary:**

Requesting that neighbourhood plan should include mention of flood risk or surface water management. Provides information on all the links to relevant policies and documents.

Full text:

Thank you for consulting us on the Draft v4.0 West Wickham Neighbourhood Plan, I have reviewed the plan and have the following comments:

- The Neighbourhood Plan does not include any detail relating to surface water flood risk or surface water management, with reference to new developments and how to mitigate this going forward. Information on surface water flood risk can be found in the Strategic Flood Risk Assessment for South Cambridgeshire and reference should also be made to the Cambridgeshire Flood and Water Supplementary Planning Document (SPD). This information should be included to ensure that development coming forward is considered in all aspects, including flood risk and strive to further promote sustainable drainage techniques (SuDS).
- We advise that policies such as CC/7 - Water Quality, CC/8 - Sustainable Drainage Systems and CC/9 - Managing Flood Risk of the 2018 South Cambridgeshire District Council (SCDC) Local Plan are referenced within the Neighbourhood Plan.
- In relation to the Cambridgeshire Flood and Water SPD, which has been adopted by South Cambridgeshire District Council, reference should be made regarding the principle of designing surface water drainage into a development.
- The neighbourhood plan should particularly reference water quality and quantity, to protect chalk streams, and to ensure development does not increase flood risk within the parish.
- Reference should be made to Chapter 14 of the NPPF, as this relates to flood risk.
- With reference to the flood risk, it is noted that the Parish of West Wickham is made up of areas of low, medium and high risk of surface water flood risk. There is some useful information on the gov.uk website on surface water flood risk, as well as in the South Cambridgeshire Strategic Flood Risk Assessment.

In addition to the above, links to documents referenced and other useful information have been included below:

o Cambridgeshire Flood and Water SPD: https://www.cambridgeshire.gov.uk/asset-library/imported-assets/Cambridgeshire_Flood_and_Water_Supplementary_Planning_Document.pdf

o Surface water and sustainable drainage systems (SuDS) planning webpage:
<https://www.cambridgeshire.gov.uk/business/planning-and-development/flood-and-water/flood-risk-management/sustainable-drainage-systems-suds>

o Surface Water Drainage Guidance for Developers: <https://www.cambridgeshire.gov.uk/asset-library/imported-assets/SWGFDFINAL%20-%20November%202019.pdf>

o Surface water flood maps: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

o South Cambridgeshire Strategic Flood Risk Assessment: <https://www.scambs.gov.uk/planning/local-plan-and-neighbourhood-planning/the-adopted-development-plan/stages-in-the-preparation-of-the-local-plan-2018/strategic-flood-risk-assessment-september-2010/>

Attachments: Consultation Response - <https://cambridge.oc2.uk/a/3v53s>

From: [FR Planning](#)
To: [Neighbourhood Planning](#)
Subject: respondent 8242 Rep 59428 West Wickham Neighbourhood Plan – LLFA Formal Comments
Date: 15 March 2022 16:04:19
Attachments: [image002.jpg](#)
[image003.jpg](#)

Dear Jonathan,

Thank you for consulting us on the Draft v4.0 West Wickham Neighbourhood Plan, I have reviewed the plan and have the following comments:

- The Neighbourhood Plan does not include any detail relating to surface water flood risk or surface water management, with reference to new developments and how to mitigate this going forward. Information on surface water flood risk can be found in the Strategic Flood Risk Assessment for South Cambridgeshire and reference should also be made to the Cambridgeshire Flood and Water Supplementary Planning Document (SPD). This information should be included to ensure that development coming forward is considered in all aspects, including flood risk and strive to further promote sustainable drainage techniques (SuDS).
- We advise that policies such as CC/7 - *Water Quality*, CC/8 - *Sustainable Drainage Systems* and CC/9 - *Managing Flood Risk* of the 2018 South Cambridgeshire District Council (SCDC) Local Plan are referenced within the Neighbourhood Plan.
- In relation to the Cambridgeshire Flood and Water SPD, which has been adopted by South Cambridgeshire District Council, reference should be made regarding the principle of designing surface water drainage into a development.
- The neighbourhood plan should particularly reference water quality and quantity, to protect chalk streams, and to ensure development does not increase flood risk within the parish.
- Reference should be made to Chapter 14 of the NPPF, as this relates to flood risk.
- With reference to the flood risk, it is noted that the Parish of West Wickham is made up of areas of low, medium and high risk of surface water flood risk. There is some useful information on the [gov.uk website](#) on surface water flood risk, as well as in the South Cambridgeshire Strategic Flood Risk Assessment.

In addition to the above, links to documents referenced and other useful information have been included below:

- Cambridgeshire Flood and Water SPD: https://www.cambridgeshire.gov.uk/asset-library/imported-assets/Cambridgeshire_Flood_and_Water_Supplementary_Planning_Document.pdf
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- Surface Water Drainage Guidance for Developers:
<https://www.cambridgeshire.gov.uk/asset-library/imported-assets/SWGFED%20FINAL%20-%20November%202019.pdf>
- Surface water flood maps: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>
- South Cambridgeshire Strategic Flood Risk Assessment:
<https://www.scambs.gov.uk/planning/local-plan-and-neighbourhood-planning/the-adopted-development-plan/stages-in-the-preparation-of-the-local-plan-2018/strategic-flood-risk-assessment-september-2010/>

If you require any clarification, please do not hesitate to contact me.

Kind regards,

Joely Norris

Senior SuDS and Flood Risk Officer



Flood Risk Team

Upcoming annual leave:



From: Neighbourhood Planning <Neighbourhood.Planning@greatercambridgeplanning.org>

Sent: 18 January 2022 09:14

Subject: West Wickham Neighbourhood Plan – Submission public consultation

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Dear Sir / Madam

West Wickham Parish Council submitted the Neighbourhood Plan for its parish to us (South Cambridgeshire District Council, SCDC) on 3 December 2021, along with its supporting documents. You have received this email because you are a consultee or have asked to be notified.

We are now seeking your views on the West Wickham Neighbourhood Plan before it is considered by an examiner and can proceed towards a referendum.

Comments can be submitted to SCDC between 9am on Tuesday 18 January and 5pm on Tuesday 15 March 2022.

We are extending the usual period of 6 weeks when comments can be submitted to ensure that everyone can have access to the planning documents.

[How can I make comments?](#)

There are a number of ways that you can comment:

- By using the online consultation system:
<https://consultations.greatercambridgeplanning.org/>
- By emailing us at neighbourhood.planning@greatercambridgeplanning.org
- By writing to us at Planning Policy Team, SCDC, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

Please include your name, and both your postal and email addresses with any comments so we can keep you informed on the progress of the Neighbourhood Plan.

Where can I view the Neighbourhood Plan and its supporting documents?

To view the Neighbourhood Plan and its supporting documents, visit:

<https://www.scambs.gov.uk/planning/local-plan-and-neighbourhood-planning/west-wickham-neighbourhood-plan/>

To meet the national regulatory requirements, we would normally have a hard copy of the West Wickham planning documents available to inspect in our offices in Cambourne. Due to the ongoing impact of the Covid-19 pandemic our offices currently are not open to the public. We are having to adapt the way we carry out consultations to ensure everyone's safety whilst still complying with current national regulations. Therefore, during the consultation, a request can be made to the Policy Team for a hard copy of these documents by

- **Telephoning us at 01954 713000**
- emailing us at neighbourhood.planning@greatercambridgeplanning.org.

Within West Wickham parish copies of the documents will be available within the Community telephone boxes in the parish. The locations of these boxes in West Wickham are as follows:

- In front of the Old School, 22 High Street, West Wickham CB21 4RY, and
- Opposite Westview, 47 Streetly End, West Wickham CB21 4RP.

What is the West Wickham Neighbourhood Plan?

A Neighbourhood Plan is a way for communities to take a proactive approach to deciding the future of the places where they live and work. Once 'made' (adopted) a Neighbourhood Plan has the same legal status as the district wide Local Plan, and alongside the Local Plan will be used in deciding planning applications that fall within its area. Further information is available on our website: <https://www.greatercambridgeplanning.org/emerging-plans-and-guidance/neighbourhood-planning/>

The West Wickham Neighbourhood Plan sets out a range of planning policies which cover many issues that are considered important to the local community.

We look forward to receiving your comments on the West Wickham Neighbourhood Plan.

Receiving future updates

You can opt-in or opt-out of receiving future mailings in relation to public consultations or notifications on planning policy documents by logging in to the Greater Cambridge Shared Planning Service [consultation database](#) and choosing the 'topics' that you would like future mailings about. When you log in, you will find the list of 'topics' under 'My Details'. You can also find our privacy notice on the Council's website via the above link.

Yours faithfully

Jonathan Dixon

Jonathan Dixon

Planning Policy Manager

Greater Cambridge Planning Policy, Strategy & Economy Team



<https://www.scambs.gov.uk/planning/>

<https://www.cambridge.gov.uk/planning>

<https://www.greatercambridgeplanning.org>

Greater Cambridge Shared Planning: a strategic partnership between Cambridge City and South Cambridgeshire District Councils

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