

West Wickham Neighbourhood Plan

Basic Conditions Statement

Prepared on the behalf of the West Wickham neighbourhood plan group

December 2021

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1 Introduction

- 1.1 This Basic Conditions Statement has been prepared by Modicum Planning Ltd on behalf of the West Wickham neighbourhood plan group to accompany its submission to the local planning authority, South Cambridgeshire District Council (SCDC), of the West Wickham Neighbourhood Plan ("the NP") under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations").
- 1.2 The NP has been prepared by the neighbourhood plan group on the behalf of West Wickham Parish Council (WWPC). WWPC is the qualifying body for the West Wickham neighbourhood plan area. The area includes the entirety of the civil parish of West Wickham. See Figure 1 for a map of the designated NP area.
- 1.3 On 17 November 2015, the planning portfolio holder for planning at SCDC approved, via approved delegated powers, the designation of the plan area for the West Wickham NP.
- 1.4 The submission version of the West Wickham NP was agreed by West Wickham Parish Council on 22 November 2021
- 1.5 The policies in the neighbourhood plan relate to the development and use of land in the plan area. The plan period is 2021 to 2031. The NP does not contain policies relating to excluded development in accordance with the Regulations.
- 1.6 This statement addresses each of the 'basic conditions' required by the Regulations and explains how the submitted neighbourhood plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.
- 1.7 Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 states that a draft neighbourhood development order meets the basic conditions if:
 - i. having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order;
 - ii. the making of the order contributes to the achievement of sustainable development;
 - iii. the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - iv. the making of the order does not breach, and is otherwise compatible with, EU obligations (the existing body of environmental regulation is retained in UK law). and
 - v. prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.
- 1.8 Schedule 2 to the Regulations also confirms that the following basic condition is prescribed for the purpose of paragraph 8(2) (g) of Schedule 4B to the 1990 Act (included as item v. above).

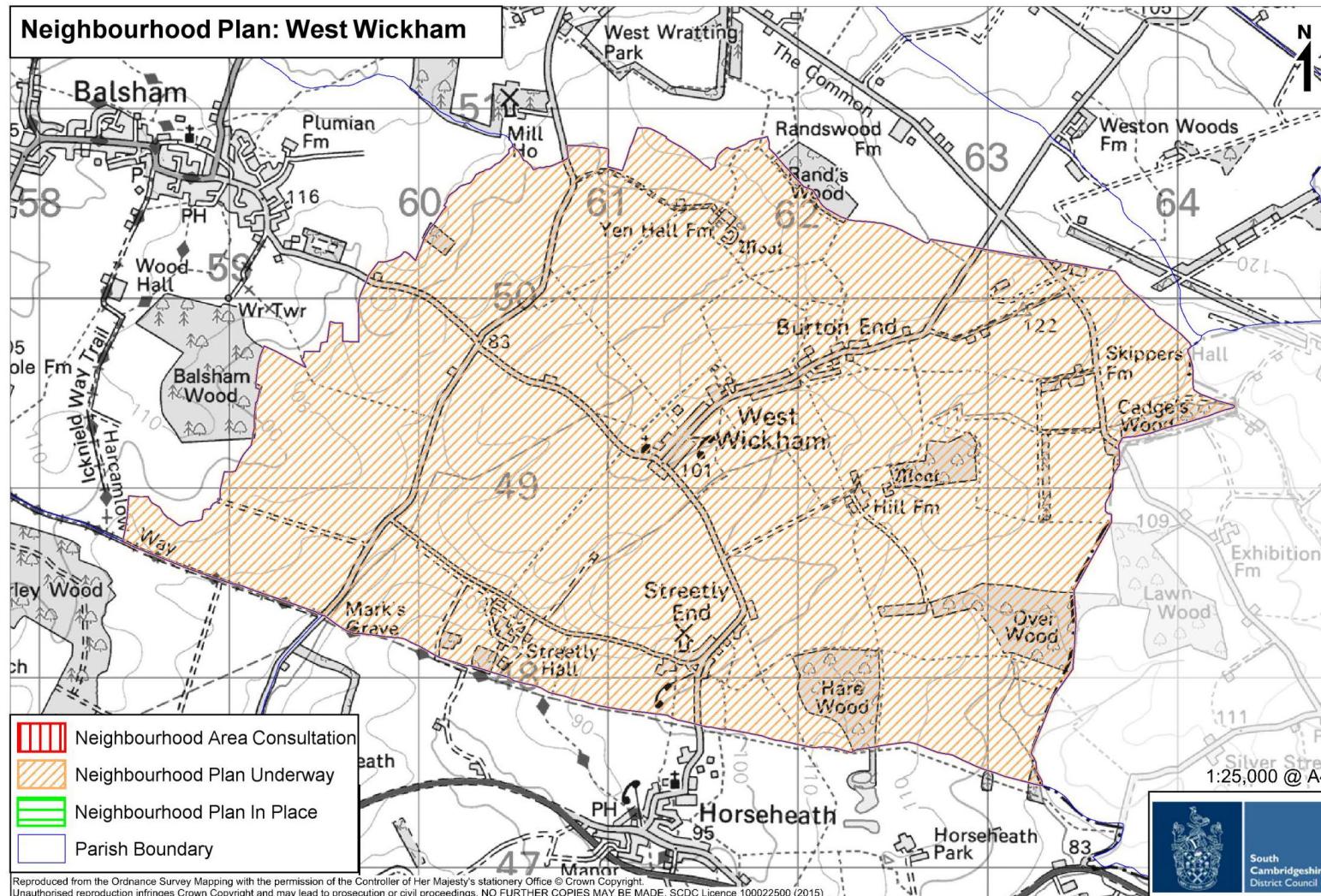
- *The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017"*

1.9 An overview of the neighbourhood plan is provided in section 2 of this report.

1.10 This document outlines how the plan meets all of the above basic conditions and addresses these requirements in five sections:

- Section 3 demonstrates the policies in the NP are appropriate having regard to national policies;
- Section 4 shows how the plan will contribute towards achieving sustainable development;
- Section 5 demonstrates the conformity of the plan with the Local Plan policies applicable in South Cambridgeshire district;
- Section 6 demonstrates compliance with the appropriate EU obligations including the SEA Directive, HRA and obligations relating to Human Rights; and
- Section 7 gives details of how 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*

Figure 1: The West Wickham NP area.(Source: greatercambridgeplanning.org.uk accessed 22 November 2021)



2 An overview of the Neighbourhood Plan

2.1 The neighbourhood plan contains a vision, two objectives, eleven planning policies and three community aspirations set out in standalone chapter 5.

2.2 The neighbourhood plan vision is:

"to enhance the lives of current and future residents by protecting the rural character of the Parish of West Wickham, the balance of built, agricultural and natural landscapes, its diverse wildlife and its tranquillity."

2.3 The two objectives are:

Table 2.1: NP objectives

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.
Objective 2: Sustain a diverse and thriving community with policies that support and facilitate improvements in the provision of community facilities and which 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.

2.4 Table 2.2 lists the 11 planning policies and a summary of these.

Table 2.2: The West Wickham neighbourhood plan policies and a summary of what they do

Ref.	Title.	What does this policy do?
WWK/1	Settlement patterns and identity.	The intent of Policy WWK/1 is to provide local specific context to Local Plan Policy HQ/1: Design Principles. It does this by highlighting the importance of the key characteristics which new proposals should be consistent with. These are the historic linear settlement pattern 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 into and out of the settlement and across the wider landscape that is enjoyed from the roads and public footpaths.
WWK/2	Built environment characteristics	The intent of Policy WWK/2 is to provide further local specific context to Local Plan Policy HQ/1: Design Principles by requiring applicants to be guided by the West Wickham Character Assessment which itself describes these aspects (e.g. scale, density, mass etc) in the Parish.
WWK/3	Heritage assets	The intent of Policy WWK/3 is to work alongside Local Plan Policy NH/14 and to provide added context by providing clarity on the locally important heritage assets (non-designated and designated) in the Parish.
WWK/4	Local Green Spaces	This policy identifies two areas of open space for protection as Local Green Space as per the NPPF.

Ref.	Title.	What does this policy do?
WWK/5	Important Countryside Frontages	This policy recognises the value of and accordingly protects a stretch of undeveloped countryside frontage south of the High Street opposite the village hall. It does this by applying a Local Plan designation called the Important Countryside Frontage to this break in the West Wickham built up area.
WWK/6	Dark Landscape	This policy recognises the value of the existing dark skies in West Wickham and seeks to safeguard this important parish characteristic.
WWK/7	Biodiversity and green infrastructure	This policy highlights the features of biodiversity value in the parish and requires their importance to be recognised that and protected accordingly. The policy requires development schemes to delivery net gains in biodiversity and provides examples as to how this could be done in the parish.
WWK/8	Access to the countryside	This policy recognises the importance of existing rural footpaths. It seeks protection of the existing network and seeks improvements to this network where opportunities to do so arises through new development.
WWK/9	Delivering smaller homes in West Wickham	Where residential development is otherwise proposed on suitable sites, this policy encourages the proposals to address the current low stock of two bedroom homes in the parish. The policy states a preference for smaller homes over larger homes.
WWK/10	West Wickham exceptional circumstances	This policy provides added context to the Local Plan policy S/11 which allows for schemes of 2 to 8 to come forward in the village under exceptional circumstances. Policy WWK/10 states such developments would only be supported where the identified positive overall benefit to the village includes the delivery of smaller and affordable homes or other types of dwelling identified as a priority for West Wickham in an up to date assessment of parish-specific housing needs.
WWK/11	The Village Hall site	This policy supports in principle development needed to improve or expand the current village hall subject to specific criteria.

3 How the NP policies are appropriate having regard to national policies and guidance

3.1 It is required that the neighbourhood plan policies are appropriate having regard to national planning policy and guidance. This is principally provided by the National Planning Policy Framework (NPPF) published in 2021 but also provided by planning practice guidance.

The NPPF 2021

3.2 The NPPF provides a framework within which local communities can produce neighbourhood development plans for their area and sets out how planning should help achieve sustainable development.

3.3 This section demonstrates that the plan has regard to the relevant policies in the NPPF in relation to:

- Achieving sustainable development (NPPF Chapter 2)
- Plan-making (NPPF Chapter 3)
- Delivering a sufficient supply of homes (NPPF Chapter 5)
- Building a strong, competitive economy including Supporting a prosperous rural economy (NPPF Chapter 6)
- Promoting healthy and safe communities (NPPF Chapter 8)
- Promoting sustainable transport (NPPF Chapter 9)
- Supporting high quality communications (NPPF Chapter 10)
- Making effective use of land (NPPF Chapter 11)
- Achieving well-designed places (NPPF Chapter 12)
- Meeting the challenge of climate change, flooding and coastal change (NPPF Chapter 14)
- Conserving and enhancing the natural environment (NPPF Chapter 15)
- Conserving and enhancing the historic environment (NPPF Chapter 16)

3.4 Firstly, Table 3.1 runs through the West Wickham neighbourhood plan objectives and policies and explores how these relate to applicable paragraphs in the NPPF. Secondly, and following this, Table 3.2 lists out the primary principles in the NPPF (in order of the NPPF) and explains how the West Wickham neighbourhood plan policies relate to them.

Table 3.1: Neighbourhood Plan objectives and the NPPF goals they seek to address.

NP Objective and relevant NP policies	Relevant NPPF chapters
1. 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. - Policy WWK/1: Settlement patterns and identity.	Chapter 8. Promoting healthy and safe communities. Policy WWK/4: Local Green Spaces is consistent with paragraph 101 and 102 of the NPPF which provides the basis for the designation of Local Green Spaces Policy WWK/6: Access to the countryside is consistent with paragraph 92 c) in the NPPF which states that planning policies should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles. Chapter 12 – Achieving well-designed places.

NP Objective and relevant NP policies	Relevant NPPF chapters
<ul style="list-style-type: none"> - Policy WWK/2: Built environment characteristics. - Policy WWK/3: Heritage assets - Policy WWK/4: Local green spaces - Policy WWK/5: Important Countryside Frontages - Policy WW/6: Dark landscape - Policy WW/7: Biodiversity and green infrastructure - Policy WW/8: Access to the countryside 	<p>Paragraph 126 in the NPPF asserts that the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 127 states that design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. It also states that neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.</p> <p>The West Wickham NP group have worked hard on preparing the West Wickham Character Assessment which has been subject to consultation with both the local community and the local planning authority. They have both been consulted on.</p> <p>The content of this group of policies has been informed by the characterisation undertaken as part of the West Wickham Character Assessment.</p> <p>Chapter 15. Conserving and Enhancing the natural environment.</p> <p>Paragraph 174 of the NPPF states that planning policies should contribute to and enhance the natural and local environment by, amongst other things, "<i>a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils...</i>"</p> <p>Policy WWK/1: Settlement patterns and identity, together with Policy WWK/5: Important countryside frontages and Policy WW7: Protecting and enhancing the natural environment are consistent with this.</p> <p>Chapter 16. Conserving and enhancing this historic environment.</p> <p>Paragraph 189 clarifies that heritage assets range from sites and building of local historic value to those of the highest significance. It states that all assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Policy WWK/3 in the NP is consistent in this approach</p>
<p>2. Objective 2: Sustain a diverse and thriving community with policies that support and facilitate improvements in the provision of community facilities and which deliver a housing mix that meets the needs of local people. This means providing smaller dwellings for the</p>	<p>Chapter 5: Delivering a sufficient supply of homes.</p> <p>Policies WWK/9: Smaller homes and Policy WW10: Brownfield sites are appropriate having regard to paragraph 62 of the NPPF which states that "<i>the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).</i>"</p>

NP Objective and relevant NP policies	Relevant NPPF chapters
<p>young and old who wish to remain in the Parish.</p> <ul style="list-style-type: none"> - Policy WW9: Delivering smaller homes in West Wickham - Policy WW10: West Wickham exceptional circumstances - Policy WW11: The Village Hall site 	<p>Chapter 8. Promoting healthy and safe communities Policy WWK/11: The village hall site is particularly consistent with paragraph 93 of the NPPF which states that planning policies and decisions should "<i>plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments</i>"</p>

3.5 Table 3.2 identifies the NPPF primary principles and explores how the NP policies are appropriate having regard for these.

Table 3.2: NPPF Primary Principles and how the Neighbourhood Plan Policies are appropriate having regard to these.

NPPF primary principles	Relevant NP policies	How the draft NP has regard to the NPPF
<p>Chapter 2 – Achieving Sustainable Development Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:</p> <ul style="list-style-type: none"> - an economic objective; - a social objective; and - an environmental objective <p>"The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies"</p>	All	<p>Economic Goal: The West Wickham NP is brought forward under the spatial framework in the Local Plan which establishes a district wide settlement hierarchy placing West Wickham parish at the lowest level in this hierarchy.</p> <p>The West Wickham NP is supportive of development within this context.</p> <p>Social Goal: Objective 2 of the West Wickham NP articulates clearly the social goals of the NP "<i>Sustain a diverse and thriving community with policies that support and facilitate improvements in the provision of community facilities and which 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</i>"</p> <p>Environmental Goal: Objective 1 of the West Wickham NP articulates the environmental goal goals: "<i>Protect the valued characteristics of West Wickham through locally targeted policies that protect and enhance the Natural and Historic environment of the Parish.</i>"</p>
<p>Chapter 3 Plan Making: "The planning system should be genuinely plan-led. Succinct and up</p>	All	<p>The NP includes a positive vision for the plan area and provides a framework which identifies the need for smaller homes, a</p>

NPPF primary principles	Relevant NP policies	How the draft NP has regard to the NPPF
to date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.		priority to protect important natural and historic assets, alongside a strategy for delivering developments which will contribute positively and sensitively to the existing environment.
Chapter 3: Plan Making. “Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.”	All	The community has been fully involved in developing the NP vision and objectives. The West Wickham NP seeks to shape new development in a way which reflect community priorities as expressed in the consultation process and is appropriate having regard to the evidence supporting it.
Chapter 5: Delivering a sufficient supply of homes “strategic policies should also set a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations” “...the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies”	WWK/9 WWK/10	The 2018 Local Plan does not include a housing requirement number for the parish. However, it establishes a district wide settlement hierarchy placing West Wickham parish at the lowest level in this hierarchy. The approach in the West Wickham NP is consistent with strategic growth requirements provided at the local authority level. Policies WW9 and WW10 are consistent with paragraph 62 in the NPPF which states “... <i>the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies</i> ” The policy itself is supported by locally collected information on housing needs as published in the 2017 Housing Needs Survey.
Chapter 6: Building a strong, competitive economy “Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.”	NA	This context is provided in the Local Plan policies with respect to the rural economy. The West Wickham NP is consistent with this approach.

NPPF primary principles	Relevant NP policies	How the draft NP has regard to the NPPF
<p>Chapter 8. Promoting healthy and safe communities</p> <p>“Planning policies and decisions should aim to achieve healthy, inclusive and safe places which a) promote social interaction... b) are safe and accessible.... and c) enable and support healthy lifestyles...”</p> <p>“Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities.”</p> <p>“Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks...”</p> <p>“The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.”</p>	WWK/4 WWK/8 WWK/11	<p>Policy WWK/11: <i>the Village Hall site</i> adopts a positive approach towards delivering expanded village hall facilities.</p> <p>Policy WWK/4 is consistent with paragraph 101 and 102 of the NPPF which provides the basis for the designation of Local Green Spaces.</p> <p>Policy WWK/8 <i>Access to the countryside</i> protects existing footpath routes but also seeks opportunities to enhance the overall network.</p>
<p>Chapter 9: Promoting sustainable transport</p> <p>“Transport issues should be considered from the earliest stages of plan-making and development proposals so that:</p> <ul style="list-style-type: none"> a) the potential impacts of development on transport networks can be addressed b) opportunities from existing or proposed transport infrastructure, and in changing transport technology and usage, are 	Community aspirations	<p>The plan identifies a number of transport issues including its very limited public transport services road safety issues (with respect to pavements and speeding traffic through the village). In addition, the NP identifies as a key issue the lack of a safe non-motorised route from West Wickham to Streetly End and then on to Horseheath. Improving non-motorised user access to Horseheath would in turn provide access to Haverhill as there is a public transport service from Horseheath to Haverhill.</p>

NPPF primary principles	Relevant NP policies	How the draft NP has regard to the NPPF
<p>realised- for example in relation to the scale, location or density of development that can be accommodated</p> <p>c) opportunities to promote walking, cycling and public transport are identified and pursued;</p> <p>d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and</p> <p>e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places”</p>		The NP does not anticipate anything beyond modest growth in the village (in line with its status as an infill village in the Local Plan) and therefore doesn't include planning policies relating to transport. Chapter 7 in the plan however include two applicable aspirations to work towards; village speed reduction initiatives and a commitment to secure better pavements between West Wickham and Horseheath.
Chapter 10: Supporting High Quality Communications		Whilst the NP policies do not conflict with the policies set out in Chapter 10 of the NPPF, the policies are not generally directly applicable to this chapter.
Chapter 11: Making effective use of land “Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.”	WWK/10	Policy WWK/10: <i>West Wickham exceptional circumstances</i> Supports the approach established in the Local Plan (to support in exceptional circumstances development of 2 to 8 homes on brownfield sites) subject to the development including smaller homes and homes suitable to addressing parish specific needs.
<p>Chapter 12: Achieving well-designed places “The creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.”</p> <p>Paragraph 127 states that design policies should be developed with local communities so they reflect local aspirations and are grounded in</p>	WWK/1 WWK/2 WWK/3 WWK/4 WWK/5 WWK/6	<p>Chapter 12 – Achieving well-designed places.</p> <p>The West Wickham NP group have worked hard on preparing the West Wickham Character Assessment which has been subject to public consultation.</p> <p>Policies WWK/1, WWK/2, WWK/3, WWK/4, WWK/5, WWK/6, WWK/7 in particular have been informed by the characterisation work.</p>

NPPF primary principles	Relevant NP policies	How the draft NP has regard to the NPPF
an understanding and evaluation of each area's defining characteristics. It also states that Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.		
<p>Chapter 14: Meeting the challenge of climate change, flooding and coastal change</p> <p>" The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including conversion of existing buildings, and support renewable or low carbon energy and associated infrastructure."</p>	None	<p>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 Wickham alongside the NP policies. This includes Local Plan policy CC/1: mitigation and adaptation to climate change, Local Plan policy CC/2: renewable and low carbon energy generation, Local Plan policy CC/3: renewable and low carbon energy generation in new developments, Local Plan policy CC/4: water efficiency, Local Plan policy CC/6: construction methods, Local Plan policy CC/7: water quality, Local Plan policy CC/8: sustainable drainage systems, Local Plan policy CC/9: managing flood risk.</p>
<p>Chapter 15. Conserving and enhancing the natural environment</p> <p>Paragraph 174 of the NPPF states planning policies should contribute to and enhance the natural and local environment by protecting and enhancing (inter alia) sites of biodiversity value and minimise impacts on and provide net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.</p>	WWK/7	<p>Policy WWK/7: protecting and enhancing the natural environment, identifies particular sites in the parish as having importance for biodiversity. The policy also identifies opportunities for delivering net gain in biodiversity in the parish and includes the restoration and enhancement of existing networks as one of these. The policy is supported by evidence on the identified biodiversity assets which highlights the existence of a coherent network as well as opportunities to improve this network.</p>
<p>Chapter 16. Conserving and Enhancing the historic environment</p> <p>"Heritage assets range from sites and buildings of local historic value</p>	WWK/3	<p>Policy WWK/3 identifies locally valued and locally important heritage assets and seeks to conserve and enhance the significance of these assets in line with the approach taken in the NPPF.</p>

NPPF primary principles	Relevant NP policies	How the draft NP has regard to the NPPF
to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”		

Planning Practice Guidance

- 3.6 In May 2021, the government introduced via a ministerial statement a requirement for plans to include policies for First Homes. First Homes are described in planning practice guidance as “a specific kind of discounted market sale housing and should be considered to meet the definition of ‘affordable housing’ for planning purposes”¹. Planning practice guidance clarifies that First Homes should comprise at least 25% of all affordable housing units which are secured through developer contributions². In addition, planning practice guidance allows for First Homes to come forward as part of a First Homes exception site³.
- 3.7 The West Wickham NP does not refer to First Homes although Policies WWK/g and WWK/10 do recognise existing and anticipated need for further affordable homes in the parish. The policy context provided by the Local Plan 2018 (under Policy S/11 residential infill development for up to 2 homes are, in principle, supported and under exceptional circumstances up to about 8 homes are allowed on brownfield sites) means that affordable homes are unlikely to be secured in West Wickham via developer contributions. With regards to exception sites, these could (and indeed have) come forward in the parish under Local Plan policy H/11 Rural Exception Site Affordable Housing.
- 3.8 It is expected the emerging Greater Cambridge Local Plan will incorporate the government’s requirements for First Homes at the strategic level.
- 3.9 Taking the above into account, together with the fact Greater Cambridge Planning have yet to finalise their approach in incorporating government policy requirements on First Homes, there is considered to be little value in adding a specific policy in relation to First Homes into the West Wickham NP.
- 3.10 Furthermore, the West Wickham NP falls under the transitional arrangements set out under Paragraph 18 of the planning practice guidance since the Regulation 14 consultation on the draft NP took place during the period 1 May to 30 June 2021.

¹ Paragraph 001 Reference ID: 70-001-20210524 accessed 23 November 2021 from <https://www.gov.uk/guidance/first-homes>

² Paragraph 012 Reference ID: 70-12-20210524

³ Paragraph 024 Reference ID: 70-024-20210524

- 4 How the Neighbourhood Plan contributes towards the achievement of sustainable development
- 4.1 The NPPF states in paragraph 11 that plans and decisions should apply a presumption in favour of sustainable development.
- 4.2 Paragraph 8 of the NPPF explains that to achieve sustainable development the planning system has three overarching objectives (economic, social and environmental) which are interdependent and need to be pursued in mutually supportive ways.

The three overarching objectives in the planning system as defined in the NPPF:
An economic objective <i>to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure</i>
A social objective <i>to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and</i>
An environmental objective <i>to contribute to protecting and enhancing our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</i>

- 4.3 Table 4.1 below provides an overview as to how the plan as whole contributes towards the sustainable development goals as defined in the NPPF.

Table 4.1 How the Neighbourhood Plan contributes towards the achievement of sustainable development (as defined by the NPPF)

The Sustainable Development Goals	NP Dimension
Economic	<p>The West Wickham NP is brought forward under the spatial framework in the Local Plan which establishes a district wide settlement hierarchy placing West Wickham parish at the lowest level in this hierarchy.</p> <p>The parish of West Wickham is not regarded as a sustainable place to deliver growth beyond the parameters provided by the existing development framework (settlement boundary) and the Local Plan policies which allows for development outside the development framework under certain circumstances.</p> <p>The table below shows that none of the NP policies contribute directly to achieving the economic goal. In the context of West</p>

The Sustainable Development Goals	NP Dimension
	Wickham however, the economic goal is met through the higher level Local Plan.
Social	<p>Objective 2 of the West Wickham NP articulates clearly the social goals of the NP "<i>Sustain a diverse and thriving community with policies that support and facilitate improvements in the provision of community facilities and which 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</i>"</p> <p>The policies which sit under Objective 1 of the NP however also contribute to delivering to the social goal of sustainable development as defined in the NPPF (...<i>by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being</i>)</p>
Environmental	Objective 1 of the West Wickham NP articulates the environmental goals: " <i>Protect the valued characteristics of West Wickham through locally targeted policies that protect and enhance the Natural and Historic environment of the Parish.</i> "

- 4.4 Table 4.2 below provides an analysis as to how individual NP policies contribute towards achieving the sustainable development goals in the NPPF.

Table 4.2 An analysis of the NP policies against the sustainable development goals.

NP policies	Economic goal	Social	Environmental
WWK/1: Settlement patterns and identity		✓	✓
WWK/2: Built environment characteristics		✓	✓
WWK/3: Heritage assets		✓	✓
WWK/4: Local green spaces		✓	✓
WWK/5: Important countryside frontages		✓	✓
WWK/6: Dark landscape		✓	✓
WWK/7: Biodiversity and green infrastructure			✓
WWK/8: Access to the countryside		✓	✓
WWK/9: Delivering smaller homes in West Wickham		✓	
WWK/10: West Wickham exceptional circumstances		✓	
WWK/11: The Village Hall site.		✓	

5 General Conformity with the Strategic Policies of the Local Plan

- 5.1 The adopted Development Plan for South Cambridgeshire comprises
- The 2018 South Cambridgeshire Local Plan;
 - The Cambridgeshire and Peterborough Minerals and Waste Plan (2011 and 2012);
 - The Northstowe Area Action Plan 2007;
 - Cambridge East Area Action Plan 2008;
 - Cambridge Southern Fringe Area Action Plan 2008;
 - North West Cambridge Area Action Plan 2009; and
 - Great Abington Former Land Settlement Association (LSA) Estate Neighbourhood Plan 2019
- 5.2 The development plan is also supported by Supplementary Planning Documents:
- Cambridgeshire Flood and Water SPD 2017
 - Waterbeach New Town SPD 2019
 - Cambridge East North of Cherry Hinton SPD
 - Bourn Airfield New Village SPD 2019
 - Sustainable Design and Construction SPD 2020; and
 - A number of Village Design Statement SPDs.
- 5.3 Of the above, it is the 2018 South Cambridgeshire Local Plan which is of most relevance to the West Wickham NP. The Cambridgeshire Flood and Water SPD and the Sustainable Design and Construction SPD 2020 also provide useful planning guidance for West Wickham although they don't have development plan status.

Emerging Greater Cambridge Local Plan

- 5.4 Cambridge City Council and South Cambridgeshire District Council are working together to create a joint Local Plan for the 2 areas – which the two authority areas refer to as Greater Cambridge. The plan is expected to cover a plan period over the next 20 years. However, the plan is at an early stage of development. Greater Cambridge Planning published their *First Proposals* in August 2021 and are undertaking consultation on these during the period 1 November 2021 to 13 December 2021. The First Proposals stage sets out the preferred approach by Greater Cambridge Planning to the level of growth that should be planned for and where it should be planned. The submission West Wickham NP is consistent with the emerging development strategy set out in the *First Proposals*.

2018 South Cambridgeshire Local Plan

- 5.5 The Local Plan vision is set out in Policy S/1. It is a concise vision:

Policy S/1: Vision *South Cambridgeshire will continue to be the best place to live, work and study in the country. Our district will demonstrate impressive and sustainable economic growth. Our residents will have a superb quality of life in an exceptionally beautiful, rural and green environment.*

- 5.6 The Local Plan objectives are set out in Policy S/2. This presents six overriding objectives:

Policy S/2: Objectives of the Local Plan *'The vision for the Local Plan will be secured through the achievement of 6 key objectives:*

- a. *To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.*
- b. *To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.*
- c. *To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.*
- d. *To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.*
- e. *To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.*
- f. *To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.'*

5.7 The spatial strategy set out across the two planning authority areas (Cambridge City and South Cambridgeshire District) is for Cambridge to remain the focus of development (comprising 54% of the housing requirement of both Councils 2011 to 2031) (see paragraph 2.24 of the Local Plan 2018). For South Cambridgeshire, the spatial strategy can be summarised as:

- Maintaining a green belt around Cambridge with the intent of defining the urban edge (See Local Plan Policy S/4: Cambridge Green Belt).
- Delivering development that will facilitate provision during 2011 to 2031 for 22,000 additional jobs to support the Cambridge cluster and 19,500 new homes including affordable homes (see Local Plan Policy S/5: Provision of new jobs and homes).
- Focusing development in order of preference on a) the edge of Cambridge b) at new settlements and c) in the rural area at Rural Centres and the Minor Rural Centres (see Local Plan Policy S/6: The Development Strategy to 2031).

5.8 The settlements of West Wickham and Streetly End are at the very lowest level in the district wide settlement hierarchy. They are both infill villages. Group villages are the next level up but still lower than rural centres and minor rural centres.

General Conformity

5.9 The National Planning Policy Guidance provides a definition of what is meant by 'general conformity':

5.10 "When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:

- whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with
- the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy
- whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy

- the rationale for the approach taken in the draft neighbourhood plan or order and the evidence to justify that approach.”

Paragraph: 074 Reference ID: 41-074-20140306
 Revision date: 06 03 2014

5.11 Appendix E to the adopted South Cambridgeshire Local Plan 2018 provides a list of Local Plan policies considered to be strategic by SCDC. Each of these strategic policies is considered in Table 5.1 (below) in terms of how the West Wickham NP conforms to them. The assessment finds:

- Many Local Plan policies are directly relevant to the West Wickham plan area and these policies will sit alongside the West Wickham policies as part of the statutory development plan for the area;
- Some Local Plan policies are directly relevant to the West Wickham plan area and the West Wickham specifically supports the principle that the strategic policy is concerned with;
- Some Local Plan policies are directly relevant to the West Wickham plan area and the West Wickham NP provides an additional level of detail or a distinct approach to that set out in the strategic policy; and
- Some Local Plan policies have no impact or relevance to the West Wickham area or the WNP.

5.12 Local Plan policies where the WNP is found specifically to support strategic principles:

- S/1: Vision
- S/2: Objectives of the Local Plan
- S/7: Development frameworks
- S/11: Infill villages

5.13 Local Plan policies where the West Wickham NP is found to provide an additional level or a distinct approach are:

- HQ/1: Design principles
- NH/2: Protecting and enhancing landscape character
- NH/4: Biodiversity
- NH/5: Sites of biodiversity or geological Importance
- NH/6: Green infrastructure
- NH/7: Ancient woodland and veteran trees.
- Non-strategic Policy NH12: Local Green Space
- Non-strategic Policy NH/13: Important countryside frontage
- NH/14: Heritage assets
- H/9: Housing mix
- SC/8: Protection of existing recreation areas, allotments and community orchards
- SC/9: Lighting proposals

5.14 In the assessment, no area of tension has been found.

Table 5.1: How do the West Wickham NP policies site alongside the adopted Local Plan?

Strategic Policy	Subject	Relevance to NP/NP area	How the NP conforms with the policy
S/1 Vision	Overarching vision for the plan	Yes	The vision is a high-level vision for the district as a whole. The approach taken in the NP upholds the approach taken here.
S/2 Objectives of the Local Plan	Overarching objectives of plan	Yes	The West Wickham NP as a whole (the vision, objectives and policies) is in broad conformity with the six Local Plan objectives. The NP upholds the approach taken by the Local Plan.
S/3 Presumption in Favour of Sustainable Development	Policy reflecting presumption in favour of sustainable development as set out in NPPF	Yes	A high-level strategic policy that will apply alongside NP policies. The West Wickham NP is consistent with this approach.
S/4 Cambridge Green Belt	Strategic policy regarding the green belt.	No.	NA
S/5 Provision of New Jobs and Homes	Strategic policy to deliver homes and jobs	Yes	A high-level strategic policy that will apply alongside NP policies. The West Wickham NP is consistent with this approach
S/6 The Development Strategy to 2031	Policy setting out an overarching spatial strategy for the district	Yes	A high-level strategic policy that will apply alongside NP policies. The West Wickham NP is consistent with this approach
S/7 Development Frameworks	A district wide policy which allows in principle development within the development framework and resists development outside.	Yes.	This is an important strategic policy for the West Wickham NP. The Local Plan uses the term development frameworks to define boundaries where policies for the built-up areas of settlements give way to policies for the countryside. There are three development frameworks in the Parish (two in West Wickham and one in Streetly end) The policy will sit alongside the policies in the NP. The West Wickham NP does not promote any development outside the development framework other than development already permitted through the Local Plan.

Strategic Policy	Subject	Relevance to NP/NP area	How the NP conforms with the policy
S/8 Rural Centres	Policy concerning the rural centres in the district	No. No part of the NP area is a defined rural centre.	NA
S/9 Minor Rural Centre	Policy concerning the minor rural centres in the district	No. No part of the NP area is a defined minor rural centre	NA.
S/10 Group Villages	Policy concerning group villages in the district	No. No part of the NP area is a defined a group village.	NA
S/11 Infill Villages	Policy concerning infill development in villages.	Yes.	<p>West Wickham and Streetly End are identified as infill villages. The local plan states that development on any scale would be unsustainable in these villages, as it would generate a disproportionate number of additional journeys outside the village. Development will not be permitted on sites capable of accommodating scheme sizes significantly larger than 2 or exceptionally 8 dwellings in Infill Villages. The policy clarifies that exceptional circumstances (where up to 8 dwellings could be permitted) would only apply to brownfield sites bringing positive overall benefit to the village.</p> <p>The West Wickham NP is consistent with this strategic context.</p>
S/12 Phasing, Delivery and Monitoring	Policy regarding strategic monitoring	Not directly	NA
S/13 Review of the Local Plan	Policy commits district to early review of the Local Plan with submission to Secretary of State anticipated summer 2022	Yes	No reference to review of Local Plan in NP.

Strategic Policy	Subject	Relevance to NP/NP area	How the NP conforms with the policy
Site Allocations SS/1 – Orchard Park	Strategic site allocation just south of the plan area	No	NA
Strategic Site allocation SS/2 – Land between Huntingdon Road and Histon Road	Strategic site allocation just south of plan area	No	NA
Strategic site allocation SS/3 – Cambridge East	Strategic site allocation outside the plan area	No	NA
Strategic site allocation SS/4 – Cambridge Northern Fringe East and Cambridge North Railway Station	Strategic site allocation outside the plan area	No	NA
Strategic site allocation SS/5 – Northstowe Extension	Strategic site allocation outside the plan area	No	NA
Strategic site allocation SS/6 Waterbeach New Town	Strategic site allocation outside the plan area	No.	NA
Strategic site allocation SS/7 New Village at Bourne Airfield	Strategic site allocation outside the plan area	No	NA
Strategic site allocation SS/8 Cambourne West	Strategic site allocation outside the plan area	No	NA
CC/1 Mitigation and Adaptation to Climate Change	A policy requiring all proposals to embed the principles of climate change mitigation and adaptation	Yes	Policy will apply alongside the NP policies.
CC/2 Renewable and Low Carbon Energy Generation	A policy providing a decision-making framework for renewable and low carbon energy generation.	Yes	Policy will apply alongside the NP policies.
CC/3 Renewable and low carbon energy in new developments	A policy requiring on site renewable generation for larger schemes	Yes	Policy will apply alongside the NP policies.

Strategic Policy	Subject	Relevance to NP/NP area	How the NP conforms with the policy
CC/4 Water Efficiency	A policy setting water efficiency standards and BREAM standards for non-residential.	Yes	Policy will apply alongside the NP policies
CC/5 Sustainable Show Homes	A policy regarding show homes on larger schemes.	No	NA
CC/6 Construction Methods	A policy concerning construction standards across the country	Yes	Policy will apply alongside the NP policies
CC/7 Water Quality	A policy establishing standards for water supply, drainage and sewerage.	Yes	Policy will apply alongside the NP policies
CC/8 Sustainable Drainage Systems	A policy establishing the standards that will be expected regarding the management of surface water run off.	Yes	Policy will apply alongside the NP policies
CC/9 Managing Flood Risk	A policy establishing approach to flood risk.	Yes.	Policy will apply alongside the NP policies
HQ/1 Design Principles	Contains generic design principles which all development should comply with	Yes.	The following policies in the West Wickham NP add local specific context to the district wide Local Plan Policy HQ/1. WWK/1, WWK/2, WWK/3, WWK/4, WWK/5, WWK/6 and WWK/7.
NH/1 Conservation Area and Green Separation at Longstanton	A policy specific to Longstanton	No.	NA
NH/2 Protecting and enhancing Landscape Character	A policy establishing that proposals will only be supported where it respects, retains or enhances the local character and distinctiveness of the local landscape.	Yes	West Wickham NP Policy WWK/1 and WWK/5, and WWK/6 provide added locally specific context to the district wide Local Plan Policy NH/2.
NH/3 Protecting agricultural Land	States that permission will not be granted for development which would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land unless: a. Land is allocated for development in the Local Plan;	Yes	Policy will apply alongside the NP policies.

Strategic Policy	Subject	Relevance to NP/NP area	How the NP conforms with the policy
	b. Sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land.		
NH/4 Biodiversity	A policy providing the decision-making framework regarding biodiversity and development	Yes	West Wickham NP Policy WWK/7 provides local specific context to Local Plan Policy NH/4 which will apply alongside the NP.
NH/5 Sites of Biodiversity or Geological Importance	A policy providing a decision-making framework for proposals affecting sites of biodiversity or geological importance.	Yes. 4 areas in West Wickham as being of biodiversity or geological importance (Over Wood Site of Special Scientific Interest (SSSI), Hare Wood County Wildlife Site (CWS), Leys Wood CWS and Cadge's Wood CWS)	This policy explains how development proposals affecting sites of biodiversity or geological importance will be determined. This policy will apply alongside the NP policies. The NP complements this policy through the identification of further sites which are of local value to biodiversity (see WGI19)
NH/6 Green Infrastructure	A policy providing a strategy for maintaining and improving green infrastructure	Yes. The South Cambridgeshire Strategic Green Infrastructure Strategy Area sweeps through West Wickham.	West Wickham NP Policy WWK/7 identifies opportunities for delivering net gain in biodiversity in the parish and includes the restoration and enhancement of existing networks as one of these. The policy builds on the extent of the South Cambridgeshire Strategic Green Infrastructure Strategy Area as part of this.

Strategic Policy	Subject	Relevance to NP/NP area	How the NP conforms with the policy
NH/7 Ancient Woodlands and Veteran Trees	A policy providing a decision-making framework for proposals affecting ancient woodlands and veteran trees	Yes. 4 areas of ancient woodland (Hare Wood, Over Wood, Leys Wood and Cadge's Wood) are recorded at www.magic.gov.uk	This policy states that planning permission will be refused for development resulting in the loss or deterioration of ancient woodland. There are four areas of ancient woodland (Hare Wood, Over Wood, Leys Wood and Cadge's Wood) in West Wickham parish shown on the Local Plan Policies Map. West Wickham NP Policy WWK/7 complements the approach in the Local Plan.
NH8: Mitigating the Impact of Development in and Adjoining the Green Belt	A policy focused on ensuring that no proposals will have an adverse impact on the rural character and openness of the green belt. Policy requires proposals on the edge of green belt to include careful landscaping and design measures of a high quality.	No	NA
Policy NH/9: Redevelopment of Previously Developed Sites and Infilling in the Green Belt	A policy providing a decision-making framework for GB sites.	No	NA
Policy NH/10: Facilities for Recreation in the Green Belt	Policy allows for development in GB where this support recreation facilities where development will not (either individually or cumulatively) harm the openness of the Green Belt and the purposes of including land within it.	No	NA
Non-strategic Policy NH/11: Protected Village Amenity Area	A non-strategic policy identifying village amenity area in the plan area	Yes. There are two in the plan area in Streetly End	Policy will apply alongside the NP policies.
Non-strategic Policy NH12: Local Green Space	A non-strategic policy identifying Local Green Spaces in the plan area.	Yes.	The West Wickham NP designated two areas as Local Green Spaces in the plan area (Maypole Croft and the Village Hall Recreational Area)

Strategic Policy	Subject	Relevance to NP/NP area	How the NP conforms with the policy
Non-strategic Policy NH13: Important Countryside Fringes	A non-strategic policy identifying important countryside fringes in the plan area.	Yes. Local Plan Policies Map identifies one Important Countryside Frontage in Streetly End	The West Wickham NP designates one additional area as Important Countryside Frontages in the plan area.
NH/14 Heritage Assets & NH/15 Heritage Assets and Adapting to Climate Change	Policies providing a decision-making framework for heritage assets.	Yes. The plan area is rich in heritage assets.	Policy will apply alongside the NP policies. West Wickham NP policy WWK/3 adds context by identifying locally important heritage assets.
H1 – Allocations for Residential Development at Villages	Includes allocations in villages. None in Waterbeach parish.	No	NA.
H2 Bayer CropScience Site, Hauxton	Allocations not applicable to NP area.	No	NA
H/3 Fulbourn and Ida Darwin Hospitals	Allocations not applicable to NP area.	No	NA
H/7 Residential Moorings	Allocations not applicable to NP area.	No.	NA
H/8 Housing Density	Policy requires minimum density of 30 dph to be achieved in minor rural centres. Policy allows for rural densities to be varied to reflect site context.	Yes.	Policy will apply alongside the NP policies
H/9 Housing Mix	A district wide housing mix policy:	Yes.	Local Plan Policy H/9 Housing Mix provides a generic requirement regarding housing type and size for market schemes. West Wickham NP policy WWK/9 adds local context through highlighting the need and encouraging the delivery of smaller homes.
H/10 Affordable housing	Affordable housing policy	Yes.	Policy will apply alongside the NP. However, Local Plan policy does not provide a framework for

Strategic Policy	Subject	Relevance to NP/NP area	How the NP conforms with the policy
			delivering schemes of a size that would result in S106 affordable housing.
H/11 Rural Exception Site Affordable Housing	Policy allows for sites adjoining development framework boundaries to deliver rural exceptions housing	Yes	Policy will apply alongside the NP.
H/12 Residential Space Standards for Market Housing.	A district wide policy providing minimum internal space standards for new housing.	Yes	Local plan policy will apply alongside the NP policies.
H/13 Extensions to Dwellings in the Countryside.	A district wide emerging policy (similar to adopted policy) allowing for extensions to dwellings in the countryside	Yes.	Policy will apply alongside the NP
H/14 Replacement Dwellings in the countryside	A district wide emerging policy (similar to adopted policy) allowing for replacements dwellings in the countryside.	Yes	Policy will apply alongside the NP
H/15 Countryside Dwellings of Exceptional Quality	A district wide emerging policy allowing for new residential proposals of exceptional quality in the countryside subject to a strict criterion.	Yes.	Policy will apply alongside the NP
H/16 Development of Residential Gardens	A district wide policy providing an approach for residential garden development. The policy allows for this in countryside locations in line with Local plan policy H7	Yes.	Policy will apply alongside the NP
H/17 Re-use of Buildings in the Countryside for Residential use.	A district wide policy providing an approach for re-use of buildings in the countryside for residential use.	Yes	Policy will apply alongside the NP
H/18 Working at homes	A district wide policy allowing for alterations in a rural home in order to facilitate home working.	Yes	Policy will apply alongside the NP policies
H/19 Dwellings to support a rural-based enterprise	A district wide policy that allows, if special circumstances can be demonstrated for,	Yes.	Policy will apply alongside the NP

Strategic Policy	Subject	Relevance to NP/NP area	How the NP conforms with the policy
	countryside dwellings where this is essential to support a rural-based enterprise.		
H/20 Provision for Gypsies and Travellers and Travelling Showpeople	A district wide approach to planning for housing for Gypsies and Travellers	Possibly.	Policies will apply alongside the NP policies
H/21 Gypsy and Traveller Provision at new Communities	A policy concerning planning for needs of gypsies and travellers at new communities locations	No	NA
H/22 Proposals for Gypsies, Travellers and Travelling Showpeople sites on unallocated land outside development frameworks & H22 Design of Gypsy and Traveller Sites	Policies providing a decision making framework for proposals in countryside for gypsies, travellers and travelling show people and for all proposals in terms of design.	Possibly.	Policy will apply alongside the NP policies
E/1 New Employment Provision near Cambridge – Cambridge Science Park	Employment allocation	No	NA
E/2 Cambridge Biomedical Campus Extension	Employment allocation	No	NA
E/3 Fulbourn Road East (Fulbourn)	Employment allocation	No	NA
E/4 Allocations for Class B1 Employment Uses	Employment allocations outside plan area	No	NA
E/5 Allocations for Class B1, B2 and B8 Employment Uses	Employment allocations outside plan area	No	NA
E/6 Papworth Hospital	Employment allocation outside plan area	No	NA
E/7 Imperial War Museum at Duxford	Employment allocation outside plan area	No	NA

Strategic Policy	Subject	Relevance to NP/NP area	How the NP conforms with the policy
Non Strategic Site Allocation: E/8 Mixed-use development in Histon & Impington Station area	Non strategic site allocation in the plan area. Not in NP area.	No	NA
E/9 Promotion of Clusters	A policy which supports new employment provision where this will assist with clusters.	No	NA
E/10 Shared Social Spaces in Employment Areas	Allows for leisure, eating and social hub facilities in employment areas.	Yes	NA
E/11 Large Scale Warehousing and Distribution Centres	Does not permit large scale warehousing or distribution centres in the district.	Yes	NA
E/12 New Employment Development in Villages	Allows new employment development within development frameworks within villages.	Yes	Policy will apply alongside the NP policies
E/13 New employment on the edges of villages	Policy allows for new employment on edges of villages subject to criteria	Yes.	Policy will apply alongside the NP policies
E/14 Loss of employment land to non-employment uses.	Policy preventing the loss of employment within and on the edge of villages.	Yes.	Policy will apply alongside the NP policies.
E/15 Established Employment areas	Applicable to defined employment areas	No	NA
E/16 Expansion of existing businesses in the countryside	This allows for expansion of employment uses in the country subject to criteria	Yes.	The policy will apply alongside the NP policies.
E/17 Conversion or Replacement of Rural Building for Employment	Policy allows, subject to criteria, conversion of rural buildings for employment use.	Yes	Policy will apply alongside the NP policies
E/18 Farm Diversification	Policy provides a framework for determining applications involving farm diversification	Yes	Policy will apply alongside the NP policies

Strategic Policy	Subject	Relevance to NP/NP area	How the NP conforms with the policy
E/19 Tourist Facilities and Visitor Attractions	Policy providing a framework for tourist facilities in the countryside	Yes	Policy will apply alongside the NP policies
E/20 Tourist Accommodation	Policy providing a framework for applications providing tourist accommodation	Yes	Policy will apply alongside the NP policies
E/21 Retail Hierarchy	Identifies infill villages third tier in the district retail hierarchy.	No. No retail in plan area	NA
E/22 Applications for new Retail Development	Applies to new retail proposals within development frameworks.	No.	NA
E/23 Retailing in the countryside	Provides a framework for determining countryside proposals for retail	Yes.	Policy will apply alongside the NP policies
<u>Non-strategic policy SC/1 Allocation for Open Space</u>	Non strategic policy that allocates land for future open space requirements	No	NA
SC/2 Health Impact Assessment	Policy applicable to larger schemes (20 or more homes or more than 1000 sq m floorspace).	No	NA
SC/3 Protection of village services and facilities	Policy protecting village services and facilities	Yes	Policy will apply alongside the NP policies.
SC/4 Meeting Community Needs	A policy requiring all proposals to contribute towards community infrastructure	Yes	Policy will apply alongside the NP policies.
SC/5 Hospice Provision	A policy supports community healthcare facilities in development frameworks	Yes.	Policy will apply alongside the NP policies.
SC/6 Indoor Community Facilities.	A policy requiring contributions towards new indoor community facilities as part of larger development proposals. Applies a standard of 111 sq metres per 1,000 population	No. As larger development is very unlikely.	NA
SC/7 Outdoor Play Space, Informal Open Space and New Developments	A policy requiring all development proposals to contribute towards outdoor play space and informal recreation space. Policy includes standards for all types of open	Yes.	Policy will apply alongside the NP policies

Strategic Policy	Subject	Relevance to NP/NP area	How the NP conforms with the policy
	space. Policy states that only informal open space will be required on site for schemes of less than 10 units.		
SC/8 Protection of existing recreation areas, allotments and community orchards	A policy protecting existing spaces	Yes	Policy will apply alongside the NP policies. West Wickham Policy WWK/4 adds to the context by designating two local green spaces.
SC/9 Lighting proposals	A policy providing an approach towards proposals involving lighting	Yes	Policy will apply alongside the NP policies. West Wickham Policy WWK/6 complements the approach with a NP specific approach that is focused on protecting the dark nighttime landscape in West Wickham.
SC/10 Noise pollution	A policy managing impact of noise from development	Yes	Policy will apply alongside the NP policies.
SC/11 Contaminated Land	A policy managing new development and contamination	Yes	Policy will apply alongside the NP policies
SC/12 Air Quality	A policy managing new development and air quality	Yes	Policy will apply alongside the NP policies
SC/13 Hazardous Installations	A policy specific to hazardous installations	Yes	Policy will apply alongside the NP policies
SC/14 Odour and other fugitive emissions to air	A policy specific to fugitive emissions to air	Yes	Policy will apply alongside the NP policies
T1/1 Chesterton Rail Station and Interchange	Site specific	No	NA
T1/2 Planning for Sustainable Travel	District wide policy providing an approach to planning applications	Yes	Policy will apply alongside the NP policies.
T1/3 Parking Provision	District wide policy providing an approach to planning applications	Yes	Policy will apply alongside the NP policies.
T1/4 Rail Freight and Interchanges	Allow for new freight interchange facilities and safeguards existing sidings	No	NA
T1/5 Aviation-Related Development Proposals	A decision making framework for new aviation related proposals	No.	NA

Strategic Policy	Subject	Relevance to NP/NP area	How the NP conforms with the policy
T1/6 Cambridge Airport Public Safety Zone	Restricts development in Cambridge Airport public safety zone	No.	NA
T1/7 Lord's Bridge Radio Telescope	Essential to protect operation of internationally important telescope	No	NA
T1/8 Infrastructure and New Development	A district wide policy stating that planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the schemes acceptable in planning terms. The policy indicates that this could be via CIL or planning obligations and that any contributions need to be related to the form of the development and its impact upon the surrounding area.	Yes	This policy will apply alongside the NP policies.
T1/9 Education Facilities	Strategic policy regarding education infrastructure	Yes	Policy will apply alongside the NP policies.
T1/10 Broadband	Strategic policy regarding broadband infrastructure	Yes	Policy will apply alongside the NP policies.

6 Compatibility with EU obligations and legislation

SEA (Strategic Environmental Assessment)

- 6.1 European Union Directive 2001/42/EC requires a Strategic Environmental Assessment (SEA) to be undertaken for certain types of plans or programmes that would have a significant environmental effect. The EU Directive has been transposed into UK legislation through the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations). Regulation 9 states that the responsible body (the local planning authority) shall determine whether or not a plan is likely to have a significant effect and that before making such a determination it shall take into account the criteria set out in Schedule 1 of the Regulations and consult the consultation bodies (Natural England, Historic England and the Environment Agency).

HRA (Habitats Regulation Assessment)

- 6.2 The UK's EU Obligations also relate to European Sites which are protected by the Conservation and Species Regulations 2017 as amended and known as the Habitats Regulations.

SEA/HRA screening assessment

- 6.3 The NP steering group submitted a formal screening request to SCDC/Greater Cambridge Planning in March 2021 regarding the need for a SEA and HRA. Subsequently, in April 2021, Essex Place Services prepared an SEA/HRA screening report on the behalf of SCDC/Greater Cambridge Planning.
- 6.4 With respect to SEA, the report concluded the policies of the plan can be considered to determine the use of small areas at local level commensurate with their status in determining local planning applications and that the NP could be screened out for its requirement of SEA in line with the SEA Directive.
- 6.5 With respect to HRA the report stated that the West Wickham NP is not predicted to have likely significant effects on any Habitats site, either alone or in combination with other plans and projects and that the requirement for the Plan to undertake further assessment under the Conservation of Habitats and Species Regulations 2017 (as amended) is therefore screened out.
- 6.6 SCDC/Greater Cambridge Planning consulted the statutory consultees (Historic England, Natural England and the Environment Agency) on the SEA screening report in April 2021 and subsequently prepared an SEA determination report, taking into account responses received from the statutory consultees. This report was published on the SCDC/Greater Cambridge Planning website at: <https://www.scambs.gov.uk/planning/local-plan-and-neighbourhood-planning/west-wickham-neighbourhood-plan/>
- 6.7 In line with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) the SEA determination report is also submitted alongside the Neighbourhood Plan.

Human Rights and Equalities

6.8 The Neighbourhood Plan has been prepared having regard to the fundamental rights and freedom guaranteed under the European Convention on Human Rights.

Understanding different needs in the community

6.9 A key starting point is grasping the demographic make-up in the plan area. In 2017, the NP group commissioned a Housing Needs Survey. The purpose of the report was to understand existing needs in the parish for affordable housing. The report also provided a helpful demographic profile of the parish including information on age, household composition, and householder wealth across the parish. In the process of drawing conclusions on the affordable housing needs and needs on the open market, the report also took account of specific householder needs such as for single level accommodation (bungalows).

How groups likely to be affected by proposed policies have been consulted or involved in the process

- 6.10 The NP group have sought from the outset to consult and engage all members of the resident and stakeholder community in the development of the plan. Principal methods of communication were via a monthly village newsletter, the Village Voice which is delivered to every household and is also available online on the parish council website at www.westwickham.org. In addition, the two NP surveys and green spaces consultation were personally delivered to every household. Exhibitions and drop-in sessions were also held at the Village Hall in the early stages of plan development.
- 6.11 Organisations which are regarded as being representative of people's views and interests were directly contacted as part of early community engagement work. This included the Anglican ministry team, the Granta Medical Practice, the AGE UK warden Nurse, clubs, societies and youth groups.
- 6.12 At the more advanced plan development stage, at regulation 14 stage, the NP group directly contacted an extensive list of groups including voluntary groups in and around the parish as well as bodies representing the interests of different racial, ethnic, and religious groups including the following:
- 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
- Cambridge Ethnic Community Forum
- Cambridge Race Equality & Diversity Service
- The Equality and Human Rights Commission
- The Kite Trust
- Cambridge Inter-Faith Group
- Cambridgeshire Ecumenical Council
- Church Commissioners
- Ely Diocesan Board
- Friends of St Mary's Church
- Granta Vale Churches
- 3CT (Haverhill Community Transport)
- Community Transport Balsham Helping Hands
- Cambridge Dial a Ride
- Cambridge Forum of Disabled People
- Disability Cambridgeshire
- The Varrier Jones Foundation

- 6.13 An assessment has been carried out to assess the potential impacts of the West Wickham NP in relation to the protected characteristics as identified in the Equality Act 2010. This assessment is shown in Table 6.1 and shows that the draft NP is not likely to lead to increased inequalities or discrimination in the plan area. Two of the policies are identified as having positive impacts on people who may experience disadvantage by virtue of their age.

Table 6.1: Assessment of NP against protected characteristics

Protected Characteristic	Impact	Commentary
Age	+ Positive	Policies WWK/9: <i>Delivering smaller homes in West Wickham</i> encourages the delivery of 2-bedroom homes as part of new development and Policy WWK/10: <i>West Wickham exceptional circumstances</i> seeks both smaller homes and affordable homes. If these policies deliver smaller and affordable homes, then this is likely to benefit younger adults looking to start their first home and older adults seeking to downsize but stay in the village.
Disability	o Neutral	
Gender Reassignment	o Neutral	
Marriage and civil partnership	o Neutral	
Pregnancy and maternity	o Neutral	
Race	o Neutral	
Religion or belief	o Neutral	
Sex	o Neutral	
Sexual orientation	o Neutral	

- 7 How 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
- 7.1 As part of the SEA and HRA screening exercise undertaken in 2021 by SCDC it was determined that the making of the neighbourhood development plan would not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017. Please see the SEA/HRA screening determination report described above in section 6.