

A watercolor illustration of a village scene. In the foreground, there are green fields with a path leading towards a cluster of houses. The houses have various roof colors, including red and brown. A church with a prominent steeple is visible in the middle ground. The background shows a hazy landscape with more buildings and a body of water. The overall style is soft and painterly.

Reach Neighbourhood Plan

Consultation Statement

March 2023

Reach Parish Council

Prepared for Reach Parish Council by
Places4People Planning Consultancy
March 2023



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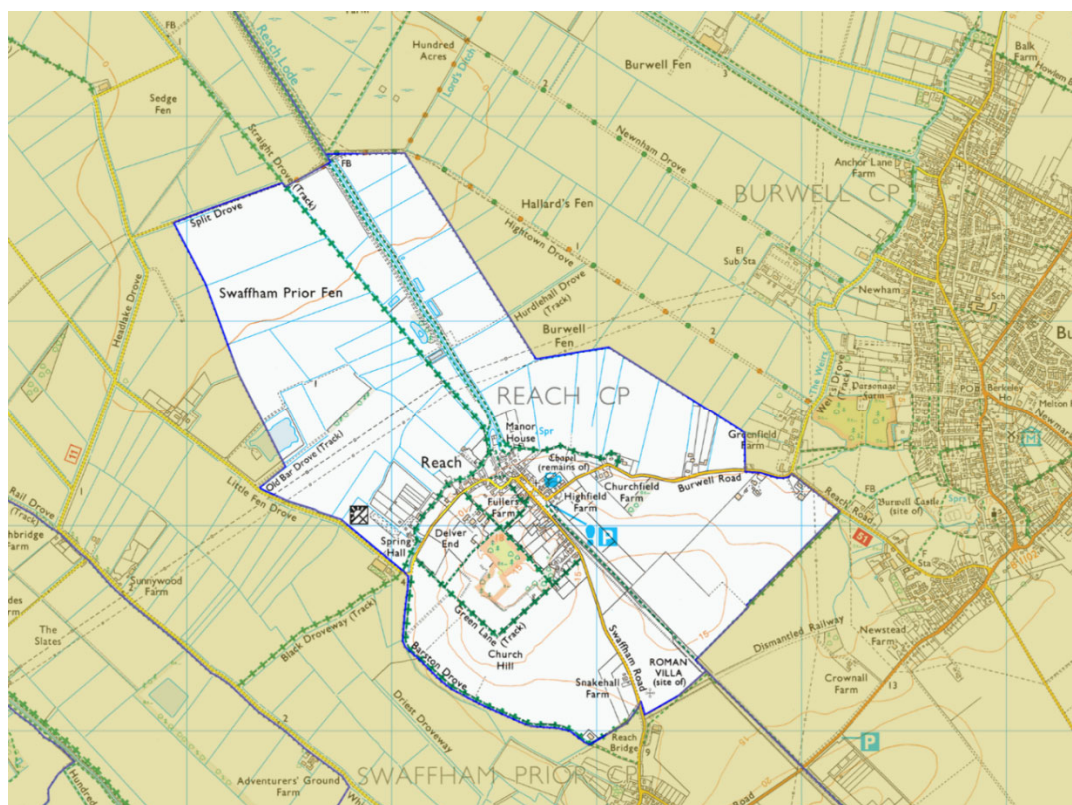
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1. Introduction

- 1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Reach Neighbourhood Plan.
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
- contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - explain how they were consulted;
 - summarise the main issues and concerns raised by the persons consulted; and
 - describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.
- 1.3 The policies contained in the Neighbourhood Plan are the culmination of extensive engagement and consultation with residents of Reach as well as other statutory bodies. This has included a household survey and consultation events at appropriate stages during the preparation of the Plan.

2. Background to the preparation of the Neighbourhood Plan

- 2.1 Reach Parish Council made the decision to produce a Neighbourhood Plan for the parish in January 2021, establishing a Project Group of Parish Councillors and volunteers to oversee its preparation while the Parish Council retained the overall decision-making responsibilities.
- 2.2 On 18 February 2019 East Cambridgeshire District Council designated the parish as a Neighbourhood Area under Regulation 5 of the Neighbourhood Planning (General) Regulations 2012 (as amended). The designated area is that illustrated on Map 1 below.



3. How the Neighbourhood Plan has been prepared

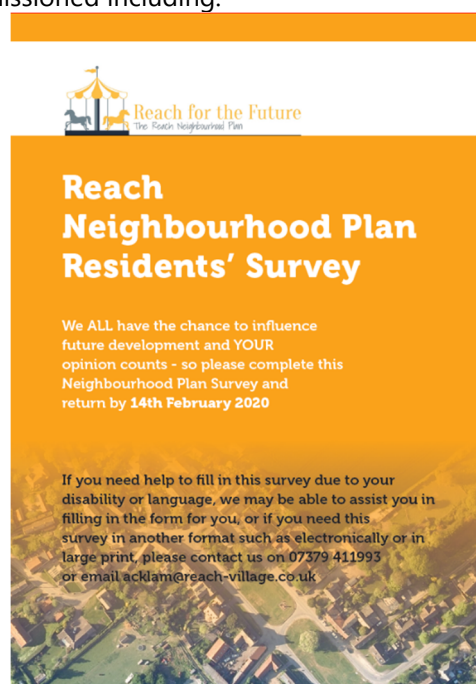
- 3.1 The Neighbourhood Plan has been prepared in accordance with the requirements of the Government's Neighbourhood Planning Regulations and, in particular, has involved considerable local community engagement to gather evidence for the content of the plan and later inform the plan's direction and policies. The content of the Neighbourhood Plan has been generated and led by the community and shaped by results of surveys, drop-in events and externally sourced evidence reports as appropriate and proportionate to the content of the Plan and the matters it addresses.
- 3.2 A dedicated page on the Reach Parish Council website was created and can be viewed at http://www.reach-village.co.uk/neighbourhood_plan.html Minutes of the Neighbourhood Plan Project Group are available to view, including the first meeting held on Wednesday 16th January 2019 which provides the details of the Group's Terms of Reference. In September 2019 the Parish Council approved the appointment of Places4People Planning Consultancy to support the Group in the preparation of the Plan.
- 3.3 In the early stages of preparation, the following key events were held:
- An information stall at Reach Fair in May 2019
 - A launch event in Reach Village Hall in June 2019
 - A village walkabout also in June 2019 led by a local history, archaeology, ecological, hydrology and geology experts resident in the village.

Progress reports, including requests for feedback and information, in 'Within Reach' the parish magazine which is delivered bimonthly to every household in the village

- 3.4 A number of key evidence projects were also commissioned including:
- Residents' Survey
 - Landscape Character Appraisal
 - Design Guidance
 - Assessment of Local Green Spaces
 - Ecology Survey
 - Identification of Buildings of Local Significance
 - Appraisal of Important Views

Reports on all these projects are available to download on the Neighbourhood Plan pages of the Parish Council website.

- 3.5 Work to finalise the draft Plan was hampered by the onslaught of the COVID-19 Pandemic but in April 2021 the Parish Council considered the draft and approved it for the purposes on Pre-Submission consultation in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended).



4. Regulation 14 Pre-Submission Consultation

- 4.1 Consultation commenced on Monday 14 June 2021 and ran until Friday 31 July. Given the constraints on holding public events at the time it was decided to print and distribute a copy of the Neighbourhood Plan to every household and known business in the parish. An explanatory letter was attached to the Plan to summarise the process and content. The letter is attached at Appendix 1 of this Consultation Statement.
- 4.2 An open-air Question and Answer session was held at the village play area in the evening of Thursday 1 July.
- 4.3 The Neighbourhood Plan pages of the website provided a copy of the Draft Neighbourhood Plan, links to the supporting evidence documents and details on how to comment on the Plan. An online comments form was made available, linked from the Neighbourhood Plan pages. It was also made available in paper form should respondents be unable or unwilling to submit comments online.
- 4.4 The District Council provided a list of statutory consultees, as listed in Appendix 2, and these were notified of the consultation by email on Monday 14 June 2021. A copy of the consultation email content is included as Appendix 3.
- 4.5 Details of the responses received during the pre-submission consultation period are detailed later in this Consultation Statement.

5. Pre-Submission Consultation Responses

5.1 A total of 56 people or organisations responded to the Pre-Submission Consultation as listed below.

Residents

M Allen	S Elliott	C & R Moseley
P Avery	H Fielding	M Newman
H Baldwin	C Gibson	T Oldfield
C Bartlett	Dr M Goodchild	H Oliver
R & C Bateman	P Greenhill	B Pearson
Blockstage	C Halpin	T Quilter
S Boreham	J Halpin-McDonald	G Radford
N Bridgeman	J Herring	O Rausch
D Burgess	J Holmwood	J & J Reed
C Cane	A & S Jordan	J Riches
D Cane	D & P King	A Rickard
J Cane	J Latchford	D & F Scott
K Cane	J Lewis	E Tabecki
J Clarke	A Lingley	C Tayleur
S Clifton	D Lingley	A Trump
J Cotsikoros	G Lingley	M Waithe
R Crump	H Lingley	R Wood
K Day	T McDonald	
R Earl	D McMillan	

Plus comments from one person that did not provide a name

Organisations and Developers

Avison Young on behalf of National Grid
Cambridgeshire County Council Flood Risk and Biodiversity Team
East Cambridgeshire District Council
Environment Agency
Freckenham Parish Council
Historic England
National Trust
Natural England
Swaffham Internal Drainage Board

5.2 Appendix 4 of this Statement provides a summary of responses to the consultation questions while the schedule of comments and the responses of the Parish Council are set out in Appendix 5. As a result, the Submission version of the Neighbourhood Plan has been appropriately amended as identified in the "changes made to Plan" column of the Appendix. Further amendments were made to the Plan to bring it up-to-date as well as reflecting the outcome of the Screening of the Plan carried out for Babergh District Council and published in September 2022. Appendix 6 provides a comprehensive list of all the modifications to the Pre-Submission Plan following consultation.

Appendix 1 – Pre-Submission Consultation Explanatory Letter

Welcome to Reach's Neighbourhood Plan. Please DO NOT put these documents in the bin! We believe it is vital for the



future of our village that you read and comment on this draft version of the Neighbourhood Plan. The issues it covers will affect life in our village over the next 20 years.

The Plan looks like an imposing document and we can't deny that some of the language is dense and detailed. That's the difficulty with documents that, ultimately, have an official purpose – their key messages can be obscured by semi-legal language that can be off-putting to ordinary people while delighting council officials and those who read this sort of stuff for a living.

If nothing else, please read this note. It gives the background on how we have got to this point, highlights the key proposals of the Plan and should help you to make a decision about whether you wish to support this Plan when we come to a village-wide vote later in 2021. Hopefully, though, you will be intrigued enough to delve into the draft Plan itself and discover much more about our lovely, fen-edge village. Whether you agree or disagree with our proposals, please **comment, preferably online at http://www.reach-village.co.uk/neighbourhood_plan.html or using the enclosed Response Form** and attend one of our on-line drop in sessions, the details of which will be announced shortly.

Why have a Neighbourhood Plan for Reach?

So why has a team of villagers spent two years holding meetings, gauging opinions at a drop-in event, organising surveys, researching the cultural and natural history of Reach and engaging independent experts? Well, we believe that it is residents rather than planners in Ely or Whitehall who have the best perspective on the way that Reach should develop. After all, we live here. A Neighbourhood Plan, approved by a majority in the village, gives us the best chance of achieving this. Under current legislation our Plan will form part of the statutory development plan and East Cambridgeshire District Council and Planning Inspectors must take note of what it says when considering development proposals.

Our Plan's Themes



The key messages of the Plan

Housing

- Acknowledges that there are unbuilt permissions across the village that cannot be overturned
- Does not identify any new sites for housing
- Continues the current principle that would allow new homes to be considered within the Development Envelope
- Seeks to get a better mix of housing by encouraging new homes to have 3 bedrooms

Employment and Tourism

- Supports small-scale business development and farm diversification provided it is not detrimental to the environment
- Is generally welcoming of the Wicken Vision but identifies issues, especially parking, that will require resolution

Natural Environment

- Seeks to protect and enhance the landscape, natural habitats and rural character of Reach
- Promotes the protection and improvement of the network of natural and artificial features such as open spaces, woodlands, meadows, footpaths and waterways across the parish
- Protects important green spaces

Historic Environment

- Celebrates and protects our listed buildings and Devil's Dyke scheduled monument
- Identifies a number of buildings that have historic significance but are not protected
- Gives overdue recognition to the Hythe in shaping the evolution of Reach

Sustainable Development and Design

- Sets out a range of criteria that need to be taken into account when considering any development
- Identifies measures to prevent new development causing surface water flooding
- Identifies how development should make provision to reduce energy consumption
- Limits light pollution arising from development

Infrastructure and Services

- Protects existing facilities from being lost

Travel

- Promotes new or improved vehicle-free walking, cycling and equestrian routes to neighbouring villages

Next steps

The important thing is that your voice is heard. So please comment!

After the consultation closes, all comments will be considered and any necessary amendments to the Plan will be made before the Parish Council submits the Plan to East Cambridgeshire District Council. At that stage there will be further consultation followed by an independent examination of the Plan. This will then be followed by a Parish Referendum to decide whether the Neighbourhood Plan should be approved.

Over to you. The public consultation period runs until 31 July 2021. Comments cannot be received after that date. Please let us have your comments by 31 July 2021. Even if you agree with the Plan, we'd still very much like to hear from you. All supporting documents, can be found at our Neighbourhood Plan webpage http://www.reach-village.co.uk/neighbourhood_plan.html.

If you can't complete the comment form online, please return it to one of the following addresses:

15 Fair Green

34 Swaffham Road

5 Burwell Road

Reach Neighbourhood Plan Project Group - June 2021

Appendix 2 – Statutory Consultees Consulted at Pre-Submission Stage

Cambridgeshire & Peterborough Combined Authority	Bottisham Parish Council
Fenland District Council	Brinkley Parish Council
Huntingdonshire District Council	Burrough Green Parish Council
East Cambridgeshire District Council	Burwell Parish Council
King's Lynn and West Norfolk	Cheveley Parish Council
Greater Cambridge Shared Planning	Chippenham Parish Council
West Suffolk Council	City of Ely Council
Cambridgeshire County Council	Coveney Parish Council
The Coal Authority	Dullingham Parish Council
Homes England	Fordham Parish Council
Homes England	Haddenham Parish Council
Natural England	Isleham Parish Council
Environment Agency	Kirtling Parish Council
Historic England	Little Downham Parish Council
Network Rail	Little Thetford Parish Council
Network Rail	Lode Parish Council
Highways England	Mepal Parish Council
Marine Management Organisation	Snailwell Parish Council
BT Openreach	Soham Town Council
Mobile Operators Association	Stetchworth Parish Council
Anglian Water Services Limited	Stretham Parish Council
Cambridgeshire & Peterborough NHS Foundation Trust	Sutton Parish Council
Cambridgeshire County Council (LLFA)	Swaffham Bulbeck Parish Council
Cambridgeshire PCT	Swaffham Prior Parish Council
Ely Group of Internal Drainage Boards	Wentworth Parish Council
National Grid	Westley Waterless Parish Council
National Grid	Wicken Parish Council
NHS Cambridgeshire and Peterborough CCG	Wilburton Parish Council
NHS Property Services Ltd	Witcham Parish Council
UK Power Networks	Witchford Parish Council
Western Power Distribution	Wooditton Parish Council
Ashley Parish Council	Beck Row, Holywell Row and Kenny Hill Parish Council
Ashley Parish Council	Carlton Parish Council

Chatteris Parish Council
Colne Parish Council
Cottenham Parish Council
Cowlinge Parish Council
Dalham Parish Council
Earith Parish Council
Exning Parish Council
Feltwell Parish Council
Fen Ditton Parish Council
Freckenham CP
Great Bradley Parish Council
Herringswell Parish Council
Hilgay Parish Council
Hockwold cum Wilton Parish Council
Horningsea Parish Council

Kentford Parish Council
Lakenheath Parish Council
Lidgate Parish Council
Little Wilbraham Parish Council
Manea Parish Council
Moulton Parish Council
Newmarket Town Council
Ousden Parish Council
Red Lodge Parish Council
Southery Parish Council
Stow cum Quy Parish Council
Waterbeach Parish Council
Welney Parish Council
West Row Parish Council
Willingham Parish Council

Appendix 3 – Statutory Consultees Notification

Dear Sir / Madam

REACH (EAST CAMBRIDGESHIRE) NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION
(REGULATION 14)

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2015 (as amended), Reach Parish Council is undertaking a Pre-Submission Consultation on the Draft Reach Neighbourhood Plan. East Cambridgeshire District Council has provided your details as a body/individual we are required to consult and your views on the Draft Neighbourhood Plan would be welcomed.

The full plan and supporting documents can be viewed [here](#) together with information on how to send us your comments.




This Pre-Submission Consultation runs until **Friday 31 July 2021**.




We look forward to receiving your comments. If possible, please submit them online at <https://www.smartsurvey.co.uk/s/ReachNP/> or, if that is not possible, please send them in a reply to this email.




Reach Parish Council

Appendix 4 - Summary of comments



Reach Neighbourhood Plan Consultation June 2021

1. Do you support the content of Sections 1, 2 and 3?				
Answer Choices			Response Percent	Response Total
1	Yes		89.29%	50
2	No		3.57%	2
3	No opinion		7.14%	4
			answered	56
			skipped	1




2. Do you support the Vision and Objectives in Section 4?				
Answer Choices			Response Percent	Response Total
1	Yes		83.93%	47
2	No		10.71%	6
3	No opinion		5.36%	3
			answered	56
			skipped	1

3. Do you support Policy RCH1 – Spatial Strategy?				
Answer Choices			Response Percent	Response Total
1	Yes		73.21%	41
2	No		21.43%	12
3	No opinion		5.36%	3
			answered	56
			skipped	1




4. Section 5. Planning Strategy - Not including Policy RCH 1, do you support Section 5?

Answer Choices		Response Percent	Response Total
1	Yes		80.00%
2	No		20.00%
		answered	55
		skipped	2



5. Do you support Policy RCH2 – Housing Development?

Answer Choices		Response Percent	Response Total
1	Yes		75.93%
2	No		22.22%
3	No opinion		1.85%
		answered	54
		skipped	3




6. Do you support Policy RCH3 - Housing Mix?

Answer Choices		Response Percent	Response Total
1	Yes		71.43%
2	No		25.00%
3	No opinion		3.57%
		answered	56
		skipped	1




7. Section 6 – Housing. Other than Policies RCH2 and RCH3 do you support the remaining contents of Section 6?

Answer Choices		Response Percent	Response Total
1	Yes		82.14%
2	No		17.86%
		answered	56
		skipped	1



8. Do you support Policy RCH4 – New Businesses and Employment?

Answer Choices			Response Percent	Response Total
1	Yes		81.82%	45
2	No		9.09%	5
3	No opinion		9.09%	5
			answered	55
			skipped	2




9. Do you support Policy RCH5 – Farm Diversification?

Answer Choices			Response Percent	Response Total
1	Yes		89.29%	50
2	No		3.57%	2
3	No opinion		7.14%	4
			answered	56
			skipped	1



10. Section 7 – The Local Economy and Tourism. Other than Policies RCH4 and RCH5 do you support the remaining contents of Section 7?

Answer Choices			Response Percent	Response Total
1	Yes		82.14%	46
2	No		17.86%	10
			answered	56
			skipped	1




11. Do you support Policy RCH6 – Landscape Quality?

Answer Choices			Response Percent	Response Total
1	Yes		85.45%	47
2	No		12.73%	7
3	No opinion		1.82%	1
			answered	55
			skipped	2



12. Do you support Policy RCH7 – Green Infrastructure?

Answer Choices			Response Percent	Response Total
1	Yes		91.07%	51
2	No		8.93%	5
3	No opinion		0.00%	0
			answered	56
			skipped	1



13. Do you support Policy RCH8 - Biodiversity?

Answer Choices			Response Percent	Response Total
1	Yes		89.29%	50
2	No		5.36%	3
3	No opinion		5.36%	3
			answered	56
			skipped	1




14. Do you support Policy RCH9 – Local Green Spaces?

Answer Choices			Response Percent	Response Total
1	Yes		88.89%	48
2	No		11.11%	6
3	No opinion		0.00%	0
			answered	54
			skipped	3




15. Section 8 – Natural Environment. Other than Policies RCH6 to RCH9 do you support the remaining contents of Section 8?

Answer Choices			Response Percent	Response Total
1	Yes		89.29%	50
2	No		10.71%	6
			answered	56
			skipped	1




16. Do you support Policy RCH10 – Heritage Assets?

Answer Choices		Response Percent	Response Total
1	Yes 	85.45%	47
2	No 	12.73%	7
3	No opinion 	1.82%	1
		answered	55
		skipped	2



17. Do you support Policy RCH11 – Buildings of Local Significance?

Answer Choices		Response Percent	Response Total
1	Yes 	85.71%	48
2	No 	10.71%	6
3	No opinion 	3.57%	2
		answered	56
		skipped	1



18. Do you support Community Action 1 – Local Heritage Assets?

Answer Choices		Response Percent	Response Total
1	Yes 	80.00%	44
2	No 	7.27%	4
3	No opinion 	12.73%	7
		answered	55
		skipped	2



19. Section 9 – Services and Facilities. Other than Policies RCH 10 and RCH 11 do you support the remaining contents of Section 9?

Answer Choices		Response Percent	Response Total
1	Yes 	92.73%	51
2	No 	7.27%	4
		answered	55
		skipped	2




20. Do you support Policy RCH 12 – Design Considerations?

Answer Choices			Response Percent	Response Total
1	Yes		90.74%	49
2	No		9.26%	5
3	No opinion		0.00%	0
			answered	54
			skipped	3




21. Do you support Policy RCH13 - Mitigating the risk of flooding from development?

Answer Choices			Response Percent	Response Total
1	Yes		94.64%	53
2	No		0.00%	0
3	No opinion		5.36%	3
			answered	56
			skipped	1




22. Do you support Policy RCH14 – Sustainable Building?

Answer Choices			Response Percent	Response Total
1	Yes		89.29%	50
2	No		5.36%	3
3	No opinion		5.36%	3
			answered	56
			skipped	1




23. Do you support Community Action 2 – Community Energy Scheme?

Answer Choices			Response Percent	Response Total
1	Yes		83.33%	45
2	No		3.70%	2
3	No opinion		12.96%	7
			answered	54
			skipped	3



24. Do you support Policy RCH 15 – Community Energy Proposals?

Answer Choices		Response Percent	Response Total
1	Yes 	83.93%	47
2	No 	5.36%	3
3	No opinion 	10.71%	6
		answered	56
		skipped	1




25. Do you support Policy RCH 16 – Dark Skies?

Answer Choices		Response Percent	Response Total
1	Yes 	89.29%	50
2	No 	1.79%	1
3	No opinion 	8.93%	5
		answered	56
		skipped	1



26. Section 10 – Sustainable Development and Design. Other than Policies RCH12 to RCH16 do you support the remaining contents of Section 10?

Answer Choices		Response Percent	Response Total
1	Yes 	92.73%	51
2	No 	7.27%	4
		answered	55
		skipped	2



27. Do you support Policy RCH17 – Protecting Existing Services and Facilities?

Answer Choices		Response Percent	Response Total
1	Yes 	92.73%	51
2	No 	5.45%	3
3	No opinion 	1.82%	1
		answered	55
		skipped	2




28. Do you support Policy RCH18 – Open Space, Sport and Recreation Facilities?

Answer Choices		Response Percent	Response Total
1	Yes 	94.64%	53
2	No 	5.36%	3
3	No opinion	0.00%	0
		answered	56
		skipped	1



29. Section 11 – Infrastructure and Services. Other than Policies RCH17 and RCH18 do you support the remaining contents of Section 11?

Answer Choices		Response Percent	Response Total
1	Yes 	92.73%	51
2	No 	7.27%	4
		answered	55
		skipped	2




30. Do you support Policy RCH19 – New Vehicle-free Routes?

Answer Choices		Response Percent	Response Total
1	Yes 	92.45%	49
2	No 	1.89%	1
3	No opinion 	5.66%	3
		answered	53
		skipped	4



31. Section 12 – Travel. Other than Policy RCH19, do you support the contents of Section 12?

Answer Choices		Response Percent	Response Total
1	Yes 	88.68%	47
2	No 	11.32%	6
		answered	53
		skipped	4



32. Do you support the contents of the Policies Map?

Answer Choices			Response Percent	Response Total
1	Yes		72.22%	39
2	No		18.52%	10
3	No opinion		9.26%	5
			answered	54
			skipped	3

33. Appendices. Do you have any comments on the Appendices?

Answer Choices			Response Percent	Response Total
1	Yes		40.00%	22
2	No		60.00%	33
			answered	55
			skipped	2

34. Do you have any other comments on the Draft Neighbourhood Plan?

Answer Choices			Response Percent	Response Total
1	Yes		58.49%	31
2	No		41.51%	22
			answered	53
			skipped	4

Appendix 5 - Responses received to Pre-Submission Consultation, Responses to Comments and Proposed Changes

The tables in this appendix set out the comments that were received during the Pre-Submission Consultation Stage and the responses and changes made to the Plan as a result of the comments. The table is laid out in Plan order with the general comments following the comments on the policies. Where proposed changes to the Plan are identified, they relate to the Pre-Submission Draft Plan. Due to deletions and additions to the Plan, they may not correlate to the paragraph or policy numbers in the Submission version of the Plan.

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
Sections 1, 2 and 3				
C Bartlett		ALL FULLY SUPPORTED	Noted	None
M Waithe		My only query relates to Section 2: from the point of view of villagers' insurance policies, and given the absence of recent flooding, I wonder how much sense it makes to emphasise it as a major risk? I do see, however, that it might be a useful ward against insensitive development.	Noted. Insurance companies are unlikely to base premiums on the neighbourhood plan.	None
M Goodchild		The Introduction should include the following (i) timeframe, section 3 mentions 2031, (ii) details of the ownership of the document and who any future communications should be addressed to, (iii) review period and a mechanism for instigating a review in response to a specific event. There probably also needs to be details of a process of providing updates to the village i.e. Parish Council minutes,	Agree – Paragraph 1.6 will be amended Throughout the document it is stated that the Parish Council has prepared it There is no legal mechanism that requires the Neighbourhood Plan to be reviewed but it is likely that, as and when a new Local Plan is prepared, it will be necessary to	Amend Para 1.6 to refer to the end date of the Plan. None None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		(iv) village update meetings (annual) to feedback to the villagers how well the plan is working etc.	review and update the Neighbourhood Plan. It may be appropriate to address this at the Annual Parish Meeting.	None
J Clarke		6. Housing. Housing should be kept to infill sites in the village to stop building stretching along roads to other villages e.g. Burwell. We need to keep Reach separate.	The Plan does this	None
A Rickard		None	Noted	None
K Day		but Map 1 needs to be clearly identified to avoid confusion (para 1.4) ie see page 6. Fine but need to consider/consult what happens on the boundaries of the area ie - collaboration/consultation with neighbouring parishes. 1.11 Any implications from Brexit? Maybe some rewording to reflect 'aspirations rather than obligations' 2.6 Need to clarify 'current management'. Things change. 2.11 Call them BYWAYS - that is what some of them are!!	Map 1 is labelled. Neighbouring parishes were consulted as part of the pre-submission consultation. The EU requirements in terms of strategic environmental assessment and human rights remain in force for the UK. Noted Agree. Will amend	None None None None Amend Para 2.11 to provide correct reference to byways.
B Pearson		The section attempts to provide information and context... not sure that a request for 'support' is appropriate. However I've clicked 'no' as so much of this plan seems to be based on the Village	The resident's survey was one element of the evidence gathering exercise that was undertaken to inform the content of the Plan.	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		Survey undertaken at the outset of the exercise. This survey was so stilted in its questions as to provide many of the answers that the authors sought. If it had been for an academic study, the research would have been thrown out when it came to review. Its findings are not reliable and yet constantly it is being quoted as 'evidence' against recent planning applications as if adopted fact despite its entirely unofficial status.		
E Tabecki		I agree in principle with these sections but with reference to 3.3 The Development envelope, I feel that any changes made to the existing envelope should be identified and reasons given as to the benefits of doing so. I also think it is important that any residence who are affected by the changes should be consulted and advised on the impact of the changes.	Proposed changes to the Envelope are explained in Section 5. All households in the village have been consulted on the draft Plan and provided with an equal opportunity to comment. This is in accordance with the Government's Neighbourhood Planning regulations.	None
Vision and Objectives				
J Cotsikoros		Development Design Objectives 9. - Feel more than just promoting climate change and carbon footprint actions is required, it's very serious. Economy and Tourism Objectives 3. - This sounds like a very narrow definition and I'm struggling to think of any feasible business which would meet that criteria.	The Neighbourhood Plan is limited on what it can do due to Government imposed restrictions. Noted.	None
-		The wording of Objective 3 is not consistent with the related policy (RCH4). The Objective is to	It is considered that the objectives set a high level guide against which	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>'encourage' and no conditions are attached. Encourage is to be proactive. The policy is to 'support' where conditions are met - i.e. it is much more passive. I would support the policy wording, not the objective wording (i.e. 'Support small; scale...')</p> <p>Objective 9 focuses only on climate related as Objective 10 is not really an objective - it is more a strategy or policy through which to deliver Objective 9 and other objectives.</p> <p>Objective 10 currently refers only to climate aspects of the environment. I would like this to be expanded to promote other environment related objectives, e.g. relating to clean air, pollution, biodiversity, water quality and water conservation etc.</p>	<p>the policies in the Plan are framed and that no amendments are necessary.</p>	
J Riches		<p>Yes I believe careful consideration has been given around the vision of the village and surrounding area.</p>	<p>Noted</p>	<p>None</p>
D Burgess		<p>Vision point 8. Some concerns. We wholeheartedly support the statement 'the character of Reach is strongly influenced by the assemblage of old but unlisted buildings' (Make your voice count! supplementary document) and believe that the existence of the Reach conservation area supports this statement, however, as owners of one of the building listed in the 'inventory of buildings of historic significance' we can't wholeheartedly support the assertion that these "buildings of merit' should have been previously listed, we are</p>	<p>The inclusion of Buildings of Local Significance in the Plan is not a precursor of them meeting Historic England's criteria for formal "listing". However, the approach of identifying such locally important buildings is in accordance with the Historic England guidance and East Cambridgeshire District Council has already identified a Buildings of</p>	<p>None</p>

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		concerned by the inclusion of an inventory in this plan particularly if this is a precursor for a nomination for listing these buildings. We would prefer the point was made in this plan by giving a handful of examples of buildings and suggesting there may be others (perhaps some of the buildings on the list are indeed candidates for future listing and this is already being progressed with the owners support?)	Local Interest Register (February 2017) across the rest of the District.	
H Oliver		It is suggested that this objective is broadened as all tourism initiatives need managing to ensure maximum positive benefits and minimum negative (especially environmental) impacts. Suggested wording: Manage tourism initiatives. see also comment on question 8	It is considered that the natural and historic environment is so distinct in Reach that environmentally sensitive tourism is of high importance.	None
C Bartlett		GOOD VISION AND EXCELLENT OBJECTIVES	Noted	None
O Rausch		We support many of the objectives but are concerned about the large numbers of buildings assigned 'buildings of local significance' status, and the severe restrictions proposed to the improvement and alterations of these properties	The identification of these buildings does not place severe restrictions on improvement and alterations to them. Many are already in the Conservation Area where careful consideration on the impact of the proposal on the area is already made.	None
T Oldfield		Mainly supportive. However, Obj 1 It is not clear what the projected housing requirement is. The chapter on Housing does not make this clear either. The District Council identified no housing requirement. Obj 7. This should not exclude modern but sympathetic architecture.	This is addressed in the body of the Plan. The Plan does not preclude such development.	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
A Trump		Objective 9 should be front and centre for all future developments. The figure for CO2e on page 40 shows the village housing stock performs poorly Any new developments should seek to improve this metric.	Noted	None
R Wood		Fully supportive of these objectives!	Noted	None
C Tayleur		I would like the vision to include specific reference to improving biodiversity. I would like the travel objectives to include reference of need for non-motorised transport to local schools as well as Burwell	Agree. The vision will be amended to include reference to biodiversity. Agree. Objective will be amended to place emphasise on improved routes for non-motorised journeys to Burwell and Swaffham Prior	Amend the Vision to add: • increases levels of biodiversity Amend Objective 15 to 15 Improve opportunities for non-motorised travel, especially <u>the creation of vehicular traffic free routes to Burwell and Swaffham Prior.</u>
C Cane		I think it is very important that we protect our historic and natural environment	Noted	None
J Herring		Encouragement should be given to adaptations to existing stock to meet the challenges of the climate crisis.	The Plan does not preclude this	None
J Clarke		Objective 14. Bus services are very limited. Difficult to work in Cambridge and Newmarket and rely on buses. We need small regular buses perhaps linking at Quy to larger ones. We should be able to live in Reach without a car.	Noted	None
A Rickard		Particularly support Objective 15 - non-motorised travel, especially to Burwell, acknowledging that this is likely to require a significant amount of investment.	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
K Day		<p>but infrastructure 11) add 'appropriate' provision for new services.</p> <p>12) I would like to add a plea on the signage of infrastructure. We are in danger of a proliferation of signs and 'street furniture' which should be appropriately managed and in keeping so far as statute allows.</p> <p>14) and 15) Not within our control - we should seek to a) minimise the need to travel and b) contribute to the improvements</p>	<p>The provision of services and facilities is always likely to be determined on viability and demand. As such, inclusion of the word 'appropriate' is not considered necessary.</p> <p>Most signs do not require planning permission and are matters for the County Highways Department.</p> <p>The Parish Council has a lobbying role to seek such improvements when opportunities arise.</p>	None
B Pearson		<p>Given the intent to retain the village envelope there is nothing that needs to be added beyond that provided within the scope of the Local Plan. An NP with intent to further patrol this with its own unidentified raft of definitions of what constitutes acceptable development is simply unnecessary. The Local Plan has evolved over generations and manages such aspects much less controversially than any group of NIMBY's ever can.</p>	<p>The Neighbourhood Plan plays an important role in providing up-to-date and Reach specific policies against which all proposals that require planning permission can be considered.</p>	None
Policy RCH1 – Spatial Strategy				
J Cotsikoros		<p>Yes but, I think it's vital we as an oil dependent and somewhat remote village, come across as more enticing to green energy developments, that progress the national and therefore local</p>	<p>The Neighbourhood Plan does not preclude green energy development</p>	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		clean energy agenda, that as a country we are so far behind on.		
-		I suggest that the Development Envelope should exclude at least the 'greenfield' part of Hill Farm outline planning area. Elsewhere you raise the possibility that "should work on site not commence before permissions expire...". Given the strength of opinion (including the PC) in opposition to this development, the inconsistency with e.g. Policy RCH6 on Landscape Quality, and the compelling arguments against the development made by the Chief Planning Officer at the time, I would suggest that the NP leaves open the option for this plot to be taken outside the development envelope. To include it as within the development envelope in this way gives a signal that this plot is available for further development which as noted is inconsistent with other NP policies.	Agree that Development Envelope should be amended to exclude garden of Plot 2 in order to be consistent with the approach taken in the East Cambridgeshire Local Plan.	Amend Map 4 and the Policies Map to exclude garden of Plot 2 at Hill Farm.
J Riches		Yes this is a very pragmatic approach - we are in complete agreement with the Spatial Strategy outlined.	Noted	None
H&R Baldwin		It has been difficult to understand the envelope changes given the current envelope was not included as a point of comparison - at best a lazy omission and at worst deliberately misleading. Having sourced a copy of the current envelope we were interested to see that the site of a prior planning application, which was poorly handled and made extremely personal by a number of villagers) is the only exclusion. No doubt the claim will be that this is a site of particular beauty or	There has been no deliberate misleading intended. The Plan has rightly been prepared as if it is the final adopted Neighbourhood Plan. A number of changes have been made to the Development Envelope to bring it up-to-date and reflect planning decisions since it was adopted in the Local Plan in 2015.	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		historic interest but there is nothing to indicate that it is more or less relevant than other sites, including those of current applications, despite an apparently hastily produced leaflet circulated recently. We absolutely do NOT support the changes - it's hard to draw any conclusion other than this continues to be a personal issue continuing the unpleasant campaign against this particular application; it also removes any opportunity for fairness.		
G Radford		It seems that a section of the existing housing at the end of Chapel Lane has now been excluded from the original plans. As it existing development it should be re-instated.	The area that has been removed was refused planning permission for 2 dwellings in 2016 and a subsequent appeal to the Secretary of State was dismissed in 2017 due to it being contrary to policies in the adopted Local Plan and the National Planning Policy Framework. In particular it was considered by the Planning Inspector that development would "harm the views into the settlement and its intrinsic natural setting."	None
S Clifton		More discussion on the development envelope	Noted	None
H Oliver		The draft plan indicates that the envelope has been increased behind Fair Green in line with recent planning applications. However, there has been much recent discussion regarding the siting of the two bungalows to ensure they are on the 'brown field site' behind Hill Farm and not the	Agree that Development Envelope should be amended to exclude garden of Plot 2 in order to be consistent with the approach taken in the East Cambridgeshire Local Plan.	Amend Map 4 and the Policies Map to exclude garden of Plot 2 at Hill Farm.

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>'green field site' behind 5 Great Lane and 20 - 26 Fair Green. Planning was only approved on 15 July and the Officers Report dated 15 July states</p> <p>"Permitted development rights are removed by condition to safeguard the character and appearance of the area, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015. It is therefore considered that the proposal would not cause significant and demonstrable harm to the character and appearance of the area and accords with Policies ENV1 and ENV2 of the East Cambridgeshire Local Plan 2015. See https://pa.eastcambs.gov.uk/online-applications/files/847ED3723D6730389224F3F05CCOD877/pdf/21_00374_RMA-Officer_Report-1256370.pdf</p> <p>Will the envelope be revised to reflect this planning restriction?</p>		
C Bartlett		A VERY GOOD POLICY	Noted	None
J Halpin-McDonald		I want Reach to have the opportunity to grow and not become stagnant. It needs small scale development and the garden of No.16 Chapel Lane should not be removed from the development envelope	The area suggested was refused planning permission for 2 dwellings in 2016 and a subsequent appeal to the Secretary of State was dismissed in 2017 due to it being contrary to policies in the adopted Local Plan and the National Planning Policy Framework. In particular it was considered by the Planning Inspector that	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
			development would "harm the views into the settlement and its intrinsic natural setting."	
T McDonald		The garden of No.16 Chapel Lane should not be removed from the development envelope. The Planning Officer from East Cambs District Council did not think that the development of two houses would be harmful to the landscape setting of this part of the village, and I agree. The archaeological significance of the Hythe has been misrepresented. My wife, Claire Halpin, will be making a larger submission. I have read and support this submission.	The area that has been removed was refused planning permission for 2 dwellings in 2016 and a subsequent appeal to the Secretary of State was dismissed in 2017 due to it being contrary to policies in the adopted Local Plan and the National Planning Policy Framework. In particular it was considered by the Planning Inspector that development would "harm the views into the settlement and its intrinsic natural setting."	None
C Halpin		The garden of No.16 Chapel Lane should remain within the village Development Envelope I'm not sure that the online feedback form permits attachments and therefore I will be emailing my comments to the Chair of the Parish Council, and cc the Chair of the Neighbourhood Plan Project Group no later than Friday 30th July 2021.	The area that has been removed was refused planning permission for 2 dwellings in 2016 and a subsequent appeal to the Secretary of State was dismissed in 2017 due to it being contrary to policies in the adopted Local Plan and the National Planning Policy Framework. In particular it was considered by the Planning Inspector that development would "harm the views into the settlement and its intrinsic natural setting."	None
O Rausch		We object to the boundary of the development plan on Map 4 which runs straight through the middle of our property (Water Hall Cottage, 48	The division of properties by a development envelope is a common approach in policy	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		Great Lane). It also ignores the fact that an outline planning permission for a dwelling and garage submitted by the previous owners (Peter and Diana Ward) was approved in 2017 (Ref. No: 17/01336/OUT). This dwelling was located outside the proposed development plan. The development plan seems to ignore the recent erection of 48B and 50 Great Lane	<p>planning and the adopted Local Plan already does this.</p> <p>The Development Envelope in this location is the same as in the adopted Local Plan and includes the whole of the dwelling at 48 Great Lane.</p> <p>The planning permission referred to was approved in July 2017 and required an application for "the reserved matters" to be made within 3 years of the date of the permission. Such an application was made but withdrawn before a decision could be made. It therefore raises uncertainty over the validity of the 2017 permission, which was granted at a time when the District Council could not demonstrate a 5 years supply of housing land. That is not now the case and the site remains outside the adopted Development Envelope.</p>	
D McMillan		I support the change of the Development Envelope to protect the Hythe and fen views.	Noted	None
C Cane		I particularly like the protection for the Hythe.	Noted	None
K Day		but Can we identify amenity?	This is defined in Policy RCH12	None
B Pearson		Again, leave it to East Cambs District Council. They have standing rules with specific measurements etc on what constitutes (for instance) overlooking	The Neighbourhood Plan has a legitimate role, being part of the statutory development plan, to	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		of a neighbouring property etc. Unless you define (in detail) the parameters you wish to police, then don't get involved. The alternative will simply be further emotion-based decision making. Leave it to East Cambs, the envelope is defined; extending beyond is excluded in the Local Plan.	review and update the Development Envelope and set out new planning policies.	
E Tabecki		I do not feel that the proposals for development outside of the envelope can be restricted to stated points. Whilst in principle consideration should be given based on all suggestions, however the wording is not strong and suggests permission should only be given under certain circumstances. Should this not currently be the case, I feel it would be wrong to impose it. All projects should be assessed individually.	The approach is consistent with the adopted Local Plan and the National Planning Policy Framework.	None
S Cameron		I fail to see any good reason to have the current development envelope reduced. I can see where it has been expanded (and with fair reason) but it appears to only have been reduced, disadvantaging one property owner - this seems completely unreasonable, and I would challenge the motive behind this. I would also comment on the fact that the original plan should have been submitted within this document for comparison. It was very remiss not to do this.	A number of changes have been made to the Development Envelope to bring it up-to-date and reflect planning decisions (including refusals) since it was adopted in the Local Plan in 2015. The Plan has rightly been prepared as if it is the final adopted Neighbourhood Plan and existing adopted policies in the Local Plan are readily available to view on the East Cambridgeshire website.	None
	East Cambridgeshire District Council	The draft Reach Neighbourhood Plan proposes a new Development Envelope for Reach village, which reflects changes to the built area of the village as a result of recent planning decisions.	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>The new Development Envelope focusses development within Reach village, with limited opportunities for development outside the envelope. Once made, this new Development Envelope will, in effect, replace the current Development Envelope (as set by the Local Plan 2015).</p> <p>The Local Plan 2015's locational strategy [Local Plan 2015 policy GROWTH2] concentrates the vast majority of development in the market towns of Ely, Soham and Littleport. In addition, the Local Plan identifies a housing requirement for 'villages' and a rural windfall estimate. ECDC's monitoring of housing completions and committed sites shows that the Local Plan's housing 'target' for the villages and rural windfall has been exceeded. Consequently, there is no strategic requirement to make provision for further growth in the Reach Neighbourhood Area. ECDC therefore considers that policy RCH 1 makes adequate provision for Reach Neighbourhood Area's development needs over the plan period.</p>		
Section 5. Planning Strategy General Comments				
H Fielding		<p>point 5.3 It has not been made clear (i.e. map) what the previous Development Envelope looked like, in order to compare with the new. Any changes should have been open to full consultation, especially with the residents affected by any changes. (specifically the area adjacent to the</p>	<p>The Plan has rightly been prepared as if it is the final adopted Neighbourhood Plan and existing adopted policies in the Local Plan are readily available to view on the East Cambridgeshire website.</p>	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		Hythe) I do not support this change	The consultation on the Neighbourhood Plan represents the full and open consultation suggested.	
Blocksage		Do not agree with closing the envelope making it awkward for future generations to expand within this village that is in favour of promoting it's attractions and the likely possibility of it being a gateway to the National Trust	A number of changes have been made to the Development Envelope to bring it up-to-date and reflect planning decisions (including refusals) since it was adopted in the Local Plan in 2015. The Local Plan policies do not promote the significant development of Reach due to the village's lack of services and facilities.	None
S Clifton		Policy RCH1 ii this cannot be overstated enough. I am very concerned about pollution into the lode from chemicals eg swimming pool particularly. How did this get passed?	All planning proposals have to take into account how waste water will be disposed of.	None
C Bartlett		A VERY IMPORTANT SECTION WHICH SHOULD BE MONITORED	Noted	None
M Waithe		There does seem to be an increasing risk of Reach and Burwell joining up along the Burwell Road. New developments seem to spring up along there every year, and some of them have erected unsightly flood lights that can be seen across the landscape for miles. So 5.5 needs to be wached carefully. I'm also worried by the spread of private residences along the same route.	The Neighbourhood Plan seeks to manage this through the designation of the Development Envelope and restrictions on the type of development that will be allowed outside it.	None
M Goodchild		(i) the Development Envelope must not bisect any properties and should always respect existing property boundaries. In addition, this approach	The "bisection" of properties by a development envelope is a common approach in policy	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>may set a precedent, resulting in further disputes that might need to be resolved by the courts.</p> <p>(ii) clarity needed over the number of dwellings, Section 6 states 5, Appendix 1 states 8</p> <p>(iii) Map 4 shows two large areas of housing development which accounts for 5 dwellings. A lot of land and not very many dwellings. If Reach had to have more houses, where would they go? Perhaps some contingency required here.</p>	<p>planning and the adopted Local Plan already does this.</p> <p>It is not clear where the reference to 5 in Section 6 is. At 1 February 2021 there were planning permissions for 8 additional homes in the parish that had yet to be completed. These permissions are identified in Appendix 1.</p> <p>East Cambridgeshire DC have not identified a need for additional housing in the period to 2031.</p>	
J Lewis		<p>I feel that a parcel of land next to North View House should be allowed to have a single storey house on it if permission is requested. Please see copy of map attached at the back. The piece of land in question is shaded red. That area would be included in the envelope.</p>	<p>The area concerned was refused planning permission for 2 dwellings in 2016 and a subsequent appeal to the Secretary of State was dismissed in 2017 due to it being contrary to policies in the adopted Local Plan and the National Planning Policy Framework. In particular it was considered by the Planning Inspector that development would "harm the views into the settlement and its intrinsic natural setting."</p>	None
S Elliott		<p>Social housing in modest developments could be allowed if modest size of home so that this</p>	<p>Noted. Social (affordable) housing is not normally required as part of developments of under 10 houses.</p>	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		created terraced properties suitable for older and younger populations.		
T Quilter		It is not clear from this section that the development envelope had also been reduced to exclude the hythe area. However I do support this change as the hythe needs protecting from development.	Noted	None
O Rausch		The development plan should include the whole of our property (see above)	The exclusion of the gardens of properties from a development envelope is a common approach in policy planning and the adopted Local Plan already does this.	None
R Wood		Map 4; Development Envelope - I feel the development envelope which runs along the back gardens of 14 Chapel Lane and 16 Chapel Lane should be moved in so that it runs along the back of the houses at 14 and 16 Chapel Lane. This would then come in line with the boundary's where it positioned in relation to other houses along Chapel Lane and further up this side of the village, does not make sense to have the boundary at these two locations project out into country side (their back gardens). But the very important reason for doing this, is one section of the Hythe runs along the back Garden's of 14 and 16 Chapel Lane, although this section of the Hythe has been filled in, it is still an important part of the historic Hythe,	Such an approach would not be consistent with the adopted Local Plan.	None
P Avery		While we agree in principal with the development envelope suggested, we also recognise that defining the envelope in a way that ensures	Such an approach would not provide the certainty that the	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		everyone in the village is happy would be challenging, so there may need to be some flexibility when it comes to reviewing planning applications, perhaps on a case by case basis.	Government requires from planning policy documents.	
A Rickard		Map 4: Regret the recent extension northwestwards of existing housing planning permission to the south and west of Little Back Lane. Means that the whole row of listed dwellings and other homes on Fair Green no longer back onto open fields, albeit with fencing, hedgerows and some outbuildings already present.	The Neighbourhood Plan cannot rescind existing planning permissions.	None
K Day		Previous s106 agreements that sought to achieve 5.3 and 5.4 etc were ignored - retrospective planning permission being granted for conservatories and covenants being removed to allow extensions so...!!	Noted	None
M Allen		but I think 5.5 needs to clarify further that essential development is very rigorously defined and agricultural development especially is not treated as sacrosanct merely because it is convenient in the short term.	This is addressed in the National Planning Policy Framework and supporting Guidance.	None
B Pearson		Material planning considerations catered for within the District Plan can manage this process far better than this ill-defined supplementary emotion-based proposal. it is simply not fit for purpose.	The approach has been supported by East Cambridgeshire District Council in their comments on the Draft Plan.	None
E Tabecki		I am not in full agreement with the Development Envelope changes, I feel consultation should be offered to those whose properties are affected by the changes.	All residents have had an opportunity to comment during the consultation on the Plan	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
Policy RCH2 – Housing Development				
-		As noted elsewhere, for consistency in this document, I suggest this includes wording that allows for the possibility that developments may not go ahead before current permissions expire.	This would not be compliant with national planning regulations	None
H&R Baldwin		I don't think arbitrary limits should be imposed, and the village needs more life.	The development envelope is based on those in the adopted Local Plan	None
R&C Bateman		Providing current unbuilt permissions are taken into consideration for any new planning requests.	Noted	None
H Oliver		see previous comments	Noted	None
C Bartlett		THE HOUSING DEVELOPMENT SHOULD BE CAREFULLY MONITORED	Noted	None
M Waithe		On the basis that this is the most defensible strategy for preventing over development, I am happy.	Noted	None
M Goodchild		See question 4	Noted	None
S Elliott		More support for smaller 1/2 bedrooms and suitable disabled access properties for older and disabled people.	Noted	None
D&P King		WE are happy with 8 new dwellings - But with small properties with 2 - 3 bedrooms.	Noted	None
O Rausch		the wording and graph do not make sense. The data presented in the graph shows that Reach has more 3 bedroom properties than any other of the surrounding villages and fewer 1 and 2 bedroom houses. The narrative in 6.7 however concludes the opposite	Paragraph 6.7 and the graph will be amended to clarify the position	Amend Para 6.7 and House Size Comparison graph
T Oldfield		Although 8 planning permissions are current, there is no indication in the plan that this reflects a requirement for the village, therefore it should not be seen as a target if these are not fulfilled.	East Cambridgeshire District Council has indicated that there is no minimum requirement for a	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
			specific number of additional homes in Reach to 2031.	
C Cane		This is a small village and there isn't space for large developments	The Plan does not propose large developments	None
A Rickard		See above comment and quote on p18 regarding backing onto (open) countryside! This has been taken away from properties backing onto Little Back Lane.	The Neighbourhood Plan cannot rescind existing planning permissions.	None
K Day		Should we reiterate the desire to retain a greenbelt around the village and discourage linear development to neighbouring villages?	The designation of a Development Envelope has this effect	None
B Pearson		This is absurd. You asked about how many new homes people wanted... and now you are saying that properties already underway are to be a part of that number. You assess that the population has dropped by 10% in recent years. Reach is not a museum. Go back to letting ECDC call these shots and so long as they keep their land supply properly (and you say it is now) then the development envelope will be respected, and we don't need this faux layer of policing.	East Cambridgeshire District Council has identified that there is not a need for additional homes in Reach over and above those that have already been permitted. The Neighbourhood Plan updates the 2015 Local Plan but remains in conformity with the Local Plan strategy for the location of new homes across the district.	None
S Cameron		I think 8 houses in 10 years is unrealistic. I would support up to 15.	The Neighbourhood Plan identifies that there are currently 8 homes with planning consent. It does not say that this is the maximum and makes the provision for additional dwellings where they are in conformity with the Neighbourhood Plan and Local Plan.	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
Policy RCH3 - Housing Mix				
J Cotsikoros		Unless I'm very much mistaken, I interpret the 2011 census house size comparison, that Reach actually has a greater proportion of 3 bed houses, than any of our surrounding villages and East Cambs as a whole.	Paragraph 6.7 will be amended to clarify the position	Amend Para 6.7
-		Maybe I have misunderstood the graph, but to me it sows that in Reach there are 13% of 1 and 2 bedroom houses, compared to East Cambs with 33%. These are NOT similar. Reach already has more 3 bed houses than the District average. Based on these figures I believe we need more 1 and 2 bed houses for first time buyers.	Paragraph 6.7 will be amended to clarify the position	Amend Para 6.7
S Boreham		The data for Reach suggests there should be more two bedroomed and three bedroomed properties built.	Reach has a higher proportion of 3 bedroomed homes than other areas. Paragraph 6.7 position	Amend Para 6.7
H&R Baldwin		This seems to be an arbitrary policy.	Noted	None
J Holmwood		I support the policy in principle. But chart in section 6.7 does not appear to support conclusion that Reach has smaller proportion of 3 bed houses - quite the reverse. Prioity should be for one and two bedroom houses.	Paragraph 6.7 will be amended to clarify the position	Amend Para 6.7
S Clifton		I wonder if there is not a need for more 2 bedroom houses in any new developments both for starter homes and downsizing.	Paragraph 6.7 will be amended to clarify the position	Amend Para 6.7
C Bartlett		THIS IS VERY IMPORTANT ALL AGREED	Noted	None
O Rausch		see comments above in point 5 - the data does not support this claim	Paragraph 6.7 will be amended to clarify the position	Amend Para 6.7
C Cane		I think we should be looking for more starter/affordable homes	Policies in the adopted Local Plan provide mechanisms for the	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
			delivery of affordable homes to meet identified local needs	
P Avery		We found the conclusions and data here a bit confusing. From our reading of the graph, Reach has a disproportionately low number of 1-2 bedroom houses compared to the rest of East Cambs and a higher proportion of 3 bedrooms. Wouldn't this mean not building more 3 bedroom houses (and instead building smaller houses)? Apologies if we have misunderstood. Due to our confusion, we didn't feel we could answer this question.	Paragraph 6.7 will be amended to clarify the position	Amend Para 6.7
A Rickard		Reach has fewer ONE and TWO-bedroomed houses compared to the average for East Cambs and more three-bedroomed houses, according to the bar chart. so what we need is more one and two-bedroomed properties, and not more three-bedroomed properties!	Paragraph 6.7 will be amended to clarify the position	Amend Para 6.7
M Allen		6.7 The house size comparison seems to be at odds with the text . Reach has half the number of 1 and 2 bedroom houses as Burwell and twice as many 5 bedroom dwellings. 4 Bedroom (houses) seem roughly comparable across all 6 areas but Reach has comfortably more 3 bedroomed houses. Since the population of Reach has dropped by 10% over the last 20 years suggesting that single occupancy has risen I would have thought that if smaller dwellings were built , existing residents might have the option to downsize thus freeing up some of our large stock of 3-5 bedroom houses	Paragraph 6.7 will be amended to clarify the position	Amend Para 6.7

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
B Pearson		I can see no justification for this. Just look at the chart. Our percentage of one and two bedroom properties is LESS than the other comparisons.... and our percentage of three bedroom properties is the HIGHEST. So why do we want this restriction? Leave it to whatever fits best from a design perspective...	Paragraph 6.7 will be amended to clarify the position	Amend Para 6.7
E Tabecki		I am not entirely sure that the description of the housing types is illustrated in the House size comparison chart. I would suggest that the need is for more 1/2 bedroom houses and that three bedroomed houses that we have seem to be in line with East Cambridgeshire.	Paragraph 6.7 will be amended to clarify the position	Amend Para 6.7
Section 6 – Housing General Comments				
J Cotsikoros		As per comments to Policy RCH3 statement, if I'm correct, this means statements in section 6.7 and 6.8 are also incorrect.	Paragraph 6.7 will be amended to clarify the position	Amend Para 6.7
S Clifton		More mixed housing needs to be investigated.	Noted	None
M Waithe		Re 6.6: can we ensure that 'affordable' house is not shoddy housing? Even the expensive developments, as on Rogers Road, look shoddy, so I'm not very optimistic.	Any proposal for new housing, regardless of tenure, would need to demonstrate compliance with the Development Design policies of the Neighbourhood Plan.	None
M Goodchild		See question 4	Noted	None
T Oldfield		Section 6 does not express a requirement for housing by the village. We strongly disagree with point 6.4 that the current permissions indicate a principle held by the village. These permissions were granted for a fixed term and may not have been in line with the village's perspective on	The planning system, other than time limiting approvals, cannot compel a landowner to build the housing permitted. The permissions indicated on Map 4 have either commenced or have a recent	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		planning in the first place or in line with the principles now laid articulated in this plan. In general, we feel that if granted, development should happen within the timeframe rather than villagers "sitting" on permissions as a capital asset. Expressing that sites granted permission outside the Development Envelope will remain sites for development if planning expires indicates that there is potential to develop in these areas in the future and opens the door for higher density development.	detailed permission signifying an intent to commence.	
J Clarke		Decline in population. I have noticed that a number of houses in Reach that 20-30 years ago had families living in them now have just two people. Most of these houses are large 4 bedroomed properties. People are reluctant to move to smaller homes and indeed would not be able to be in Reach.	Noted	None
A Rickard		Query 6.7 and 6.8. See above	Paragraph 6.7 will be amended to clarify the position	Amend Para 6.7
K Day		but... Do we need to include something about extensions, garden studios, backfill here? Garden offices studios etc can make a significant difference to the nature and use of land within the village dev. envelope.	These matters are addressed in Policy RCH12. Many buildings of the nature identified do not require planning permission.	None
B Pearson		Or 'No Opinion... but that isn't an option. The remaining contents of this section are statements rather than proposals... not actions to support or reject	Noted	None
E Tabecki		I do feel that this policies should to be re-assessed every 3/5 years as much can change in a short	The Neighbourhood Plan as a whole will need to be reviewed	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		period of time and that may mean the needs of the local community will also change.	occasionally to ensure that it remains current.	
Policy RCH4 – New Businesses and Employment				
J Cotsikoros		Depending on the scale being used to class 'detrimental', I think it's fair to say there will always be some kind of impact for a new business development and therefore the RCH4 statement effectively excludes or as a minimum, is likely to strongly put off any would be small scale business applicants, which could well be to the actual detriment of the village.	The use of the word "detrimental" ensures that the policy is consistent with the Local Plan policies.	None
-		As noted under Q2, the wording needs to be consistent. I propose support suitable businesses, not encourage.	Noted	None
H&R Baldwin		Only no because there is no option for partially. Supportive in principle but given the status of many in hybrid working environments, self employment etc, is there not an opportunity to explore the opportunity of some kind of business centre, maybe in the village hall - providing a printer, drop ins to share advice & experiences, mentoring services leveraging the huge experience in the village to support those in the early stages of their career; maybe a business library (or any library for that matter	The policy does not preclude the establishment of such a centre and such a use of the village hall may not require planning permission	None
H Oliver		"The Wicken Fen Vision offers an opportunity to consider whether tourism in Reach is something to be developed or managed." The intention here is unclear. Any tourism development needs to be managed	The Neighbourhood Plan does not propose specific projects as it is considered that tourism is a matter that requires further careful consideration.	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>- in order to ensure minimum negative impacts (environment, socio-economic) and maximise potential benefits. I think the intention here is to consider whether tourism is something to be encouraged or discouraged? Whether we decide to proactively develop tourism or not, it will need to be managed.</p> <p>(This point is made clear in the last sentence of the same paragraph)</p>		
C Bartlett		EXCELLENT POLICY	Noted	None
S Elliott		Do not support provision for new employment opportunities within Reach village. Do support industrial units at edge of Burwell.	The policy specifies small scale business development of a nature that could be readily accommodated within a residential area.	None
D&P King		As long as these conditions are adhered to fully - but not otherwise.	Noted	None
D McMillan		I would like to emphasise the need for car parking in the village, especially with regard to tourism. This has been highlighted by the Pandemic increasing walkers, with and without dogs, to the village.	Agree but the provision of additional car parking needs to be balanced with managing the potential detrimental impact that resultant additional trips might cause.;	None
C Cane		The village needs employment opportunities	Noted	None
A Rickard		Fully support requirements that new developments take into account both sound and light pollution.	Noted	None
A&S Jordan		Any new businesses should favour local people and green initiatives to reduce damaging environmental impacts	Noted but planning permissions cannot restrict who operates or works at the business.	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
K Day		Might be worth discussion of signage here? Not currently an issue but one might imagine it could be.	This matter is addressed in Policy RCH12.	None
M Allen		Surely any new business development shouldn't be conditional on its merely not having detrimental impact but should required two demonstrate exactly what sustainable benefits it would bring to the village as a whole	Other policies in the Plan address sustainability.	None
B Pearson		I find this strange. Surely less commuting is much better? And again, if you want to be arbiters, then you'd better develop a workplan of definitions of what constitutes 'amenity' etc.	The policy does not promote commuting. Residential amenity is addressed in Policy RCH12.	None
Policy RCH5 – Farm Diversification				
R&C Bateman		Support should be provided to sustain any remaining farm buildings or businesses. Loopholes allow for opportunities that would allow false uses.	Noted	None
C Bartlett		A VERY GOOD IDEA	Noted	None
D&P King		But - considerations must be made as to whether these farm buildings are being used as nesting sites. Design should be made to allow nesting in large numbers.	Policy RCH8 addresses these matters.	None
C Cane		Employment uses are far more appropriate than dwellings	Noted	None
A Rickard		Strongly support retention of as much local farming as possible, based in the village.	Noted	None
A&S Jordan		Any diversification should favour local people and green initiatives to reduce damaging environmental impacts	Noted but planning permissions cannot restrict who operates or works at the business.	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
K Day		Bit vague - what do we mean by 'farming' and farming also changes. 'No longer viable' or 'needed' can easily be fabricated. No sure we have got to the heart of what we mean here. Personally I'd quite like to see cows grazing the Green again. 3 cattlegrids and done, including traffic calming!	Agricultural use is defined in planning regulations. Viability assessments are normally independently assessed as part of the process of determining planning applications.	None
M Allen		A definition of traditional farm buildings should exclude those erected within the last 50 years for agricultural use but whose construction and appearance is anything but vernacular. When the sheds at Swan Lake are no longer viable they should be demolished and not re-purposed.	Noted	None
B Pearson		Hurrah! Finally something that makes sense.	Noted	None
Section 7 – The Local Economy and Tourism General Comments				
-		Under paragraph 7.8: Bullet 1: What exactly does 'consider' mean? I wouldn't support promotion or encouragement. The wording needs to be tightened to make clear what the 'thoughts' are. 2. I suggest 'communicate' rather than 'promote'. We shouldn't be promoting it as a destination of any kind, it already gets enough visitors through social media etc promotion. 3. Definitely no car park. In fact I would suggest a policy which opposes a car park. Cars are not a sustainable form of transport so inconsistent with other policies. Having a car park just encourages car users to come here. 4. No, I would not support a cafe or cycle hire.	The comments are noted. The points in Para 7.8 are put forward for further investigation, involving the local community, at a later date. They are not proposals.	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>Again, this encourages people to come by car (if you are coming to hire a bike that implies that you have driven here)</p> <p>5. Interpretation boards yes, access to Hythe, no.</p> <p>6. Field centre/YHA - no</p> <p>7. Branding - why would we want to do this? Branding is linked to promotion, advertising, increased customers etc. I don't see why we need to or want that if we want to preserve the village character (which we say elsewhere we do)</p> <p>8. Provision of accommodation by who? Where? How does that fit with limits on the built environment? There is already nothing to stop people doing Air BnB. Are you proposing converting existing houses into hotels? I suggest take this out.</p> <p>9. I think well served by footpaths already, but some additional signage in some places, eg across Tubney fen, might be helpful.</p>		
J Holmwood		<p>I strongly oppose increase in tourism. Tourists bring nothing to the village, most do not even use the pub. Greatest problem is parking. The village is already parked up around the central area, particularly at weekends. The majority of village centre houses have no off street parking. In particular we should do everything possible to prevent Reach becoming a gateway to the Wicken Fen Vision. Even if more off street parking were made available, people would park in the streets to be nearer to the entry point. Traffic to and from such parking would be highly intrusive, spoiling the tranquillity of the village.</p>	<p>The comments are noted. The points in Para 7.8 are put forward for further investigation, involving the local community, at a later date. They are not proposals.</p>	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
S Clifton		7.7/7.8 The proposed restoration of the Hythe may also encourage visitors. Some very interesting ideas in 7.8 that need discussion. Car parking could become a major problem.	The comments are noted. The points in Para 7.8 are put forward for further investigation, involving the local community, at a later date.	None
H Oliver		<p>The idea of Reach as a 'gateway to Wicken Fen' with car park and/or cycle hire and/or cafe is likely to have significant negative social and environmental impacts on our community</p> <p>Cambridge manages its tourism through a programme of 'dispersal'. We need to avoid becoming a go-to destination by car for a cup of tea!</p> <p>NB Cambridge is a tourism hotspot with an approx. 1:32 resident to tourist ratio. The impacts on residents are significant. (4.6 million people visit Cambridge each year, contributing £334 million to the local economy and support over 6,500 full time equivalent jobs (10% of the resident workforce).) While clearly the stats for Reach are very different, lockdown has demonstrated that Reach has a significant appeal for day visitors, but the benefits to the community have been limited.</p>	The comments are noted. The points in Para 7.8 are put forward for further investigation, involving the local community, at a later date.	None
C Bartlett		THIS IS SUPPORTED AND AGREED WITH	Noted	None
M Waithe		I agree that promoting tourism needs to be handled with care in such a small village.	Noted	None
M Goodchild		Only comment here is that with the increasing levels of working from home, which may well continue, is there scope to support this within the village?	The comments are noted. The points in Para 7.8 are put forward for further investigation, involving the local community, at a later date.	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
S Elliott		Do not support tourism unless includes access by bicycle routes to Wicken Fen.	The comments are noted. The points in Para 7.8 are put forward for further investigation, involving the local community, at a later date.	None
T Oldfield		<p>It is not clear what benefits the projects put forward in para 7.8 for the development of tourism would have to the village. We have already seen significant additional visitors during Covid, creating increased traffic, demand for limited parking and loss of privacy. The village is a small, peaceful one, which for the majority of residence was the reason to move here.</p> <p>We would support considering the potential to develop the pub to include limited accommodation, which may increase the profitability of the pub and its ability to thrive as a village amenity and business - as well as securing local employment.</p>	The comments are noted. The points in Para 7.8 are put forward for further investigation, involving the local community, at a later date.	None
J Clarke		<p>Wicken Fen has its own 'gateway'. Reach is a small village and should not be used for visitors to Wicken with visitors cars etc. We do not need a car park!</p> <p>A community cafe possibly. No field centre and youth hostel! or overnight accommodation.</p>	The comments are noted. The points in Para 7.8 are put forward for further investigation, involving the local community, at a later date.	None
P Avery		We agree with most of this section, but we're not sure about building a youth hostel or investing in encouraging more tourists. As indicated in the report, Reach doesn't have the road or transport infrastructure to support more tourists. At the same time, Wicken is very close and well set up for supporting tourists, so we'd like to see	The comments are noted. The points in Para 7.8 are put forward for further investigation, involving the local community, at a later date.	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		continued investment in tourist management there instead.		
M Allen		Better signage and perhaps an information board/map might help visitors. Unless you are a local, for example, Reach Wood is terra incognita with the most unprepossessing and off-putting approach track that gives no idea of the attractiveness of the place. But it doesn't seem evident that tourism brings any benefits to Reach itself. There is no infrastructure that relies on visitors. The charm of the village is in its sense of self-containment	The comments are noted. The points in Para 7.8 are put forward for further investigation, involving the local community, at a later date.	None
B Pearson		This is precisely the sort of thing we should be considering... forget all the planning stuff better dealt with by ECDC. We do need to think how to adapt to the Wicken Vision. This is an issue not covered by Ely. We started discussing this 10 years ago on the PC...and it genuinely needs proper consideration and planning. Issues like this are where your energies would be well spent.	Noted. The Parish Council continues to liaise closely with the National Trust about the Wicken Vision, and is mindful of concerns about an increase in tourism and motorised vehicles. There is more work to be done in this area and the Neighbourhood Plan, as a live document, will be able to consider this at future reviews of the Plan. More consultation with the village is required before any proposals are put forward as the Residents' survey and subsequent comments show the village to be sharply divided on the issue of encouraging tourist and recreational visitors to Reach.	None
Policy RCH6 – Landscape Quality				

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
-		On the whole I do support this policy. However, there are some parts of the village where the landscape is sadly disfigured by abandoned agricultural machinery. Whilst generally affecting private land, and not withstanding that in some cases efforts are currently underway to clear up these areas, I wonder whether there needs to be a policy on this (environmental/landscape) issue?	This matter, while having a significant impact, is not something that a planning policy can address.	None
H Oliver		<p>it is interesting that all 'important views' are on the east side of Reach.</p> <p>The highest points in Reach are surely also worthy of mention? The 'hill' that runs along the track parallel to Fair Green and adjacent to 'Hilltop Farm' offers a significant view across the rooftops of Reach to Ely Cathedral.</p> <p>Is it the intention that 'gateways' only indicate access by car i.e. 'highways'? Should not the term include access by river, foot or cycle. (For example Clunch Pit Lane is a significant gateway to Reach for cyclists and walkers, and the Dyke for walkers.)</p>	<p>The Policies Map Inset will be amended to include this view.</p> <p>The identified gateways are those at which most people entering the village get a sense of arrival</p>	Amend Policies Map Inset to include the view from adjoining Reach Wood over village towards Ely Cathedral.
C Bartlett		A VERY GOOD IDEA	Noted	None
T Quilter		Table 1 modified as previous comment.	Addressed elsewhere	None
D McMillan		The section of the Reach Landscape Guidelines re. Solar Farms should not encourage use of Grade 1 Agricultural land for Solar Farms as this land is critical to reducing Food Miles in the quest for Sustainability.	It does not encourage the use of Grade 1 land but considers where landscape impacts might be acceptable.	None
C Cane		Reach has sensitive environments which developments must not be allowed to impair.	Agree	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
C Gibson		just a note to say I don't understand the following: P.24 in the box point 4 "as set out in the Local Plan in order to exclude land which forms an immediate setting"	The Landscape Appraisal noted that the Local Plan Settlement Boundary (Development Envelope) potentially enabled encroachment of development into The Hythe which could have an impact on the historic significance. It was therefore recommending a review of the Development Envelope which the Neighbourhood Plan has done.	None
K Day		8.3 Opportunity to note and promote 'dark skies' 8.7i Should include all byways as potential grassland habitats for enhancement. Dumping of hardcore on Barston Drove by local farmers/Meads in 1990s will make management tricky- more important to prevent encroachment on the legal width of these droves. Straight Drove would be much easier to get into good shape + Blackberry Drove. Add 8.14 Dark Skies - nighttime is as precious as daytime and needs to be protected	Policy RCH16 addresses dark skies	None
B Pearson		You seem to have an elevated view of what is a superb, but not fantastically beautiful village. There is a particular overstatement of the gateways which are not particularly unique in my view. I'd go along with avoiding further ribboning of the roads to Burwell and Swaffham Prior, and urban curtilage furniture. I don't see any definition of the 15m contour so no idea what you are asking about on that one. Solar farms need to be kept in their box... yes.	This is the view of the professional Landscape Consultant	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
Policy RCH7 – Green Infrastructure				
H Fielding		8.11 I would like to see a policy whereby the existing byways around the village are protected from damage by motor vehicles and repaired as necessary. Creating "restricted " byways would help with this, particularly where the byways are used regularly by farm vehicles and abused by "Off road " leisure vehicles.	This is not a planning policy matter. It is something that needs to be raised with the County Council Rights of Way team.	None
C Bartlett		REQUIRES A LOT OF CONSIDERATION	Noted	None
T Quilter		Small changes in green infrastructure that support other policies should be supported. E.g. Allowing residents to install discrete vehicle charging points on the green verges adjacent to their homes. or minor changes to the green verges to allow residents to create off-road parking spaces on their property to alleviate the identified challenge of parking such as around Fair Green and the Hythe.	This would need to be carefully managed so as not to damage the intrinsic quality of the green spaces that dominate the centre of the village.	None
J Herring		The existing cycleways are in need of repair and improvement, any new additions will also require adequate upkeep and maintenance.	Noted	None
K Day		Might be worth noting the statutory protections/designations that exist. And enforce these!	Noted	None
M Allen		8.18 Rather than the let out clause 'wherever possible we would expect to see existing features retained' this should be an absolute non-negotiable requirement of development	There may be instances where features cannot be retained but new legislation will require a 10% net gain in biodiversity as part of development proposals.	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
B Pearson		Again, it is all very vague and generalised to include anything and everything when and if an objection wants to be found. We all like green infrastructure, but much of what you signal as being special is very ordinary (the hedgerows around Churchill Farm for instance). You need to be far more specific, and be able to be flexible. Where a proposal might alter a hedgerow but compensate this with four times the amount of hedgerow somewhere significant close by, then weigh up the benefits. How can such a tiny village be given four different areas. A nonsense! Again... leave it to East Cambs District Council for objective judgements.	This approach and evidence has been informed by professional consultants.	None
Policy RCH8 - Biodiversity				
H&R Baldwin		Don't quite understand why this appears to be so linked only to development, rather than what we can do better with what we have now. For example there was a recent, well supported, proposal on the village Facebook page suggesting less mowing and more wildflower areas around the village. The NP committee responded that this was covered in the plan but I can't see where - perhaps it is wrapped in other elements but is not explicit.	The Neighbourhood Plan policies only apply to development proposals that require planning permission.	None
C Bartlett		THIS IS VERY NECESSARY	Noted	None
S Elliott		Did not support a planning application made by a householder in Great Lane for building a swimming pool which potentially could cause pollution to fen drainage sites	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
C Tayleur		There is an over reliance here on National policy for net gain and the use of the defra metric which has many limitations. The policy should include specific guidance on how to consider locally important habitats such as chalk grasslands. Losses in these habitats should be compensated like for like. Similarly when net gain cannot be delivered within the development any offsets should be delivered within Reach. The NP could identify suitable offset opportunities that would enhance biodiversity and the character of the village.	The Neighbourhood Plan has to be in general conformity with national planning policies. The DEFRA metric is the national benchmark that should be used. It is agreed that offsets should be delivered in Reach.	None
K Day		but Destroying natural habitat and substituting manmade bird boxes and bug hotels is pointless. This is not an alternative or substitute for making space for nature to do its own thing. Need more natural/wild areas	Noted	None
B Pearson		I am all for encouraging biodiversity, but what you outline goes far beyond what is needed. Much more could be achieved by holding monthly biodiversity meetings in the village hall and getting buy in to initiatives rather than making people spend silly money on things they haven't bought into and then finding that the birdboxes (or whatever) that people have been forced to put up are not actually being adopted because the owner has deliberately placed them in negative positions. The rule book you want is just not practicable.	The Government has recently introduced legislation that will require new development to provide a minimum 10% net gain in biodiversity as part of their scheme.	None
	East Cambridgeshire District Council	ECDC welcomes the inclusion of policy RCH 8 which seeks to enhance biodiversity in the	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>absence of a nationally mandated mechanism for biodiversity net gains.</p> <p>At present, national requirements for biodiversity net gain are set out in the Environment Bill, and are expected to come into effect when the Bill receives Royal Assent. The Environment Bill is currently progressing through the parliamentary process.</p> <p>Policy RCH 8 declares "If and when a nationally mandated mechanism to secure 'net gains' is introduced, then the following policy will not be implemented." Reach Parish Council should consider how the policy could be amended in the event that the national mechanism for biodiversity net gain is brought into effect before the plan reaches the referendum stage.</p>	<p>The Bill has since been given Royal Assent but the regulations have yet to come into force.</p> <p>We feel that this is a matter for consideration at the time of the examination of the Plan given that this is a "work in progress" situation.</p>	
Policy RCH9 – Local Green Spaces				
-		<p>It isn't clear to me why the Recreation Ground is an LGS and not a Recreational Space (like the menage and cricket ground)</p> <p>Item 7 (drying ground) not shown on the map.</p>	<p>The menage and cricket ground are sports facilities first and foremost whereas the Recreation Ground is primarily an informal recreation area that is more appropriate for identification as a Local Green Space.</p>	None
H&R Baldwin		<p>Same comment as above - why can't we divorce this from development; if we don't look after these spaces they simply become dead green spaces. Stop mowing everything to within an inch of its life every 5 minutes.</p>	<p>The day-to-day management of Local Green Spaces is something for the landowners to address.</p>	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
S Clifton		? The Plantation is not included?	The Plan will be amended to include the Plantation	Amend Policy RCH9, Map 7 and the Policies Map to include The Plantation.
C Bartlett		THESE NEED PRESERVING AT ALL COSTS	Noted	None
S Elliott		Strongly approve of provision of diverse Local Green Spaces to be enjoyed by all ages in the local community.	Noted	None
T Quilter		Small changes in green infrastructure that support other policies should be supported. E.g. Allowing residents to install discrete vehicle charging points on the green verges adjacent to their homes. or minor changes to the green verges to allow residents to create off-road parking spaces on their property to alleviate the identified challenge of parking such as around Fair Green and the Hythe.	This would need to be carefully managed so as not to damage the intrinsic quality of the green spaces that dominate the centre of the village.	None
C Cane		These are all important green spaces	Noted	None
K Day		These areas are already protected as registered village greens . The Parish Council has previously ignored these statutory protections so any further designations would appear to be pointless.	Not all the spaces are registered as village greens	None
K Day		Map 7 surely the Recreation Field should be yellow not green?	The menage and cricket ground are sports facilities first and foremost whereas the Recreation Ground is primarily an informal recreation area that is more appropriate for identification as a Local Green Space.	None
B Pearson		Pure common sense.	Noted	None

Section 8 – Natural Environment General Comments

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
C Bartlett		ALL AGREED	Noted	None
T Oldfield		Strongly agree with 8.6	Noted	None
D McMillan		But see my response to question 11.	Noted	None
J Clarke		Section 8.6 particularly important as stated previously. 8.7 particularly important to consider. Also 8.8.	Noted	None
A Rickard		8.6 Second sentence ends in 'which' 8.7 bullet point 4: area's 8.12 Sentence requires proofing. 8.17 We have lost nesting house martins on Fair Green (at no. 22) in recent years and turtle doves in Little Back Lane.	Paragraphs 8.6 and 8.12 will be reviewed for errors	Amend Paras 8.6 and 8.12 as necessary to correct errors
B Pearson		Not sure what is left to comment on....	Noted	None
T Quilter		Table 1. small scale solar farm development could still be discrete off the fen. With the removal of the text "should only occur on the fen" I support the other proposed restrictions.	The Landscape Consultant did not agree that this could be achieved.	None
S Cameron		I think more consideration needs to be given to the curtilage treatment in relation to the rural lanes coming into the village. These roads are maintained poorly and thus consideration should be given to making them more urban. Volume of traffic/buses, will not decrease, so trying to keep them as rural lanes is unrealistic.	This might have the effect of eroding the rural gap between the village and Burwell or Swaffham Prior.	None
Policy RCH10 – Heritage Assets				
D Burgess		Concerns as outlined above.	Noted	None
C Bartlett		DEFINITELY AGREE	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
T Oldfield		Mostly agree. But c does not allow for sympathetic but modern architecture and design. Recent new additions to the village show that this can be achieved.	It is not considered to be the case	None
D McMillan		Para. d should say mention that materials used should reflect local usage.	This is not considered necessary as the Plan requires proposals to respect local appearance, which would include materials.	None
C Cane		The village's historic assets need to be protected	Noted	None
P Avery		While we agree in principal with protecting listed buildings in Reach, as an owner of one, we feel there are already enough processes and measures in place to ensure buildings are protected. We feel the policy just adds potential complexity, additional steps and additional costs and that we'd recommend removing these.	The policy is no different than would be expected when dealing with such proposals.	None
A&S Jordan		More flexibility on environmentally sound green improvements for existing buildings, including those which are listed (Grade II etc). Eg double glazing to reduce heat loss and alternate heating schemes.	These matters are dealt with in Policy RCH12 – Design Considerations	None
K Day		Should we mention old Victorian village pumps? I think there are a couple in the village?	These are not designated Heritage Assets which Policy RCH10 refers to.	None
M Allen		If only these proposal had been in force 30 years ago we might have been spared the lumpen offensiveness of XXXXX an object lesson in how not to develop in an historic setting.	Noted	None
B Pearson		As is the status quo...	Noted	None
Policy RCH11 – Buildings of Local Significance				

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
-		... though quite surprised that 5 Great Lane is a Building of Local Significance!!	Noted	None
D Burgess		Concerns as outlined above that this is a precursor for listing.	The inclusion of Buildings of Local Significance in the Plan is not a precursor of them meeting Historic England's criteria for formal "listing". However, the approach of identifying such locally important buildings is in accordance with the Historic England guidance and East Cambridgeshire District Council has already identified a Buildings of Local Interest Register (February 2017) across the rest of the District.	None
C Bartlett		WHOLEHEARTEDLY AGREE WITHALL THIS	Noted	None
O Rausch		Before supporting the policy I would like reassurance that the proposal would not stop sensible improvements and extensions of these buildings - I would like this to be worded in a more positive sense along the lines that any alteration, improvements and extensions to these properties are possible but must retain the historic character of the buildings	The policy and designation does not stop such improvements but requires proposals to take into account the historic features of the building and its setting.	None
A Trump		Property owners should not be restricted from making alterations to their properties especially if such changes improve the energy efficiency of the property for example double glazing or re-roofing to improve insulation which should be encouraged. As climate crisis mitigation is encouraged through future policy actions a local designation should not hamper these changes.	The policy and designation does not stop such improvements but requires proposals to take into account the historic features of the building and its setting.	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
A Rickard		Appendix 3 4 Last sentence Fair Green, not fair Green 25 front wall, not font wall 28 storey not story Map p52 has two buildings numbered 25 and two numbered 26. 28 and 29 not indicated. Please check this labelling!	These errors will be corrected	Amend Appendix 3 to correct errors
A&S Jordan		See above.	Noted	None
K Day		Need to include the old Victorian water pumps? Appendix 3 so far as I am aware No.8 Swaffham Road was only ever one house. No.6 was two houses combined into one property in 1990.	Plan will be amended to include the remaining Victorian water pumps. The history of No 6 and No 8 Swaffham Road will be investigated and the Appendix will be amended if necessary.	Amend Appendix 3 to include Victorian water pumps and to amend the references to No 6 and No 8 Swaffham Road if necessary.
B Pearson		As is status quo	Noted	None
Community Action 1 – Local Heritage Assets				
D Burgess		Concerns as outlined above.	Noted	None
M Waithe		It would be good to supplement this designation with some information/education addressed to householders moving into/maintaining these properties. Clunch walls are perfectly solid when kept free of cement-based materials, and when lime-based mortars and renders are used for repairs. Unfortunately, many local builders have limited understanding of the vernacular style and materials in this area, as Burwell's collection of deteriorating clunch walls sadly confirms. We can't look after our 'heritage assets' if we are always and unwittingly doing the wrong thing by them.	East Cambridgeshire District Council provide support and guidance on looking after vernacular buildings.	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
A Trump		see above	Noted	None
A Rickard		See above comments under 17.	Noted	None
B Pearson		You need to apply some scientific process to identifying additional properties. My property is included on the list and yet it was completely rebuilt from the ground up in the early 1970s. The description is embarrassingly invalid	Historic England provide guidance on identifying and designating Non-Designated Heritage Assets.	None
Section 9 – Historic Environment General Comments				
-		SOMETHING WRONG WITH YOUR FORM NUMBERING AND CONTENT HERE	Noted	None
C Bartlett		ALL HERITAGE ASSETS SHOULD BE PROTECTED	Noted	None
A Rickard		Yes, with revisions suggested.	Noted	None
A&S Jordan		Yes with some reservations	Noted	None
K Day		RCH10 C + D add lighting or lack of it.	This is addressed elsewhere in the Plan	None
M Allen		9.3 The importance of the spaces between buildings must also be protected to try and preserve the texture of the village.	Agree, hence reference to the setting of the Heritage Assets in the policies	None
B Pearson		Again... silly question. You've asked questions about the section and I've answered. The other paragraphs are not yes/no or support/reject options!	Noted	None
Policy RCH 12 – Design Considerations				
-		I'm not sure whether this is the right place, but this policy is the only place that mentions electric charging (item I). It only refers to NEW parking spaces. With national policies on electric vehicles I think we need a policy that goes beyond only new	The sentiment of the comment is agreed but the policy can only be applied where development requires planning permission. The issue of on-street charging points is	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		parking spaces. In a few years from now and within the lifetime of this NP many people will have electric cars. Will we have cables running from houses to cars parked on the Green?	a matter that will need to be addressed outside the Plan.	
C Bartlett		AGREED TO THIS POLICY	Noted	None
O Rausch		point b - we don't see how any infills within the development plan can be possible with these restrictions. Surely any new building on an infill plot will lead to the loss of a garden or green space.	Opportunities do occur for infill development as circumstances change over time.	None
K Day		but 10.2 need to include lighting somewhere Need to include street electric charging given that many of the properties around the Green have no off-street parking I would suggest that another community action might be to pursue charging points on our 'beautiful' street lights.	Policy RCH 16 addresses light pollution The issue of on-street charging points is a matter that will need to be addressed outside the Plan.	None
B Pearson		Much of what you list makes absolute sense. But it is terribly broad brush, so I'd be much happier living under the existing ECDC template.	The Policy provides criteria based upon the Reach Design Guidance that has been prepared in support of the Plan. It is therefore not as "broad brush" as the Local Plan.	None
E Tabecki		I do feel point h is necessary as long as there is access, insisting on developments facing the road may not enhance the characteristics of the village the orientation should be decided on individual designs.	Noted	None
Policy RCH13 - Mitigating the risk of flooding from development				
C Bartlett		THIS IS VERY NECESSARYTHIS REQUIRES CONSTANT MONITORING	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
C Cane		As a fen edge village, water management is critical	Noted	None
A Rickard		Discourage hard landscaping of driveways and frontages	Some of these measures do not require planning permission and so cannot be controlled.	None
K Day		but 10.5 I would suggest that the very heavy rainfall in short sharp showers may well result in flash floods eg flow off byway onto the Green by John Cole's farm. Another community action might be to develop some more ponds/water storage areas to deal with flash floods.	Agree that heavy showers can cause localised surface water flooding. The Plan seeks to prevent new development making it worse.	None
M Allen		Personally there are areas of recent development in Reach that I would be happy to see twinned with Atlantis and Lyonesse.	Noted	None
	Swaffham Internal Drainage Board	Part of the Swaffham Internal Drainage District falls within the parish boundary. The Board maintains the Catchwater Drain that flows via gravity directly into Reach Lode. We also manage the Swan Lake Interline Drain which flows down to the Board's Upware Pumping Station, where water is pumped up to the River Cam. The Board supports Policy RCH13. The Board's system has no residual capacity to accept new flows over the existing greenfield run-off rate. New developments need to include surface water features that control the rate of discharge. It is also essential that these features are maintained in the future so they function to their design capacity.	Noted Noted Noted	None None None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>The Board maintains the watercourses it is responsible for on an annual basis. It is essential that we undertake these works to help reduce flood risk in the area. The works we undertake are in accordance with guidelines set out by the Board's Conservation Advisor.</p> <p>The Board recommend that the Parish Council refer to 'Future Fens – Flood Risk Management Report'. This is a baseline report of flood risk management in the fens and provides the foundation of a strategy looking at flood risk management in the area over the next one hundred years. A copy of the report can be found at the following link – www.ada.org.uk/knowledge/future-fens</p>	<p>Noted</p> <p>Paragraph 10.4 will be amended to refer to the project</p>	<p>None</p> <p>Amend paragraph 10.4 to refer to the Future Fens – Flood Risk Management project</p>
Policy RCH14 – Sustainable Building				
J Cotsikoros		Slight typo on the repeated use of C.	The error will be corrected	Amend Policy RCH14 to correct second c in list
-		<p>I think this should be much stronger.</p> <p>Under b. we should require all new build to be carbon neutral</p> <p>Under d. we should make integrated solar a requirement.</p> <p>As an additional note, it would be good if the figure of carbon footprint could include agriculture, fenland farms as well as livestock.</p>	<p>The Government places limits on the extent that planning policies can requires sustainable measures in new development. The Building Regulations are their preferred approach.</p> <p>The carbon footprint data is produced nationally and we cannot influence its content.</p>	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
R&C Bateman		Solar gain should be incorporated into any housing design.	Noted	None
C Bartlett		THIS REQUIRES CONSTANT MONITORING	Noted	None
A Trump		Pont C(1) should state "exclude fossil fuel based heating systems. Alternative technologies are suitably well developed that no new build should require fossil fuel heating.	It is believed that amendments to the Building Regulations are likely to require this.	None
J Clarke		Very important!	Noted	None
A&S Jordan		Does this apply to new build or existing housing stock ? - should be both	The policy cannot be applied where planning permission is not required.	None
K Day		Could be explicit about having good insulation/passive house standards for new builds.	The Government places limits on the extent that planning policies can make such requirements. The Building Regulations are their preferred approach.	None
B Pearson		So long as there is an accent on 'where feasible'. Sometimes it is not possible...	Agree	None
E Tabecki		A number of these development proposals may not be affordable to all, whilst these are desirable proposals I do not think they should not be imposed, maybe just suggested	Developers always have the opportunity to demonstrate, as part of their planning application, that such requirements would make the proposal unviable.	None
Community Action 2 – Community Energy Scheme				
H&R Baldwin		Not as they stand - the schemes need to be far more inclusive.	Noted	None
R&C Bateman		Retro fitted schemes are limited in successfully delivering adequate heating affordably - clear outlay, long term running cost must be transparent.	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
C Bartlett		THIS DEFINITELY NEED TO BE CONTROLLED	Noted	None
C Cane		We can learn lessons from the scheme in Swaffham Prior and see if we can implement a community scheme in Reach. This would move us from oil and bottled/tanked gas	Noted	None
B Pearson		Yes in principle, but it has to be something that can work and is evidence-based! The Swaffham Prior experiment is unlikely to work in anything other than new energy efficient housing. But let us see...	Noted	None
Policy RCH 15 – Community Energy Proposals				
H&R Baldwin		As above - not unless they are far more inclusive.	Noted	None
R&C Bateman		As above.	Noted	None
B Pearson		But does landscape over rule green efficiency? Not sure if I agree with that aspect...	This would be a consideration at the time of any planning application.	None
E Tabecki		Impossible to make a judgement without seeing mores details of what is proposed	Noted	None
Policy RCH 16 – Dark Skies				
Blocksage		Street lights erected by the Council must be maintained to ensure public safety - E.g. there is one along The Hythe that has not been working for a while now.	Noted	None
R&C Bateman		We are fortunate to have little light pollution. Any development submitted limits light pollution.	Noted	None
M Waithe		I'm very strongly in favour of this dark skies provision. There have been a number of changes to the nighttime landscape, caused by use of commercial floodlights. You can see them for	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		miles. Equally, we should keep residential lighting to a minimum.		
S Elliott		Strongly support RCH 16 - lower levels of street and house lighting should be encouraged.	Noted	None
A Rickard		10.12 Also discourage the continuous nighttime illumination of existing gardens and yards.	Some lighting does not require planning permission and so this may need encouragement from within the community.	None
M Allen		Where outside lighting to individual buildings is used that it be tailored to a precise function ie lighting a path or avoiding a hazard and not a great swathe of light indiscriminately applied.	Noted	None
Section 10 – Sustainable Development and Design General Comments				
C Bartlett		THIS REQUIRES CONSTANT MONITORING	Noted	None
M Waithe		I hope we will keep an eye on the Swaffham Prior community energy scheme. It seemed a shame that we couldn't make similar progress in Reach. I would like to get rid of my oil boiler, but the expense at present is prohibitive.	Noted	None
T Oldfield		The graph on page 40 needs more explanation - is the CO2e per person?	The figure is per household. This will be explained	Amend Carbon Footprint chart on page 40 to explain the figures are per household
J Clarke		10.9. Harrier House has solar panels that provide energy to heat the house and water. We also have all electric heating. In the summer months the solar panels provide all the energy required for electricity used in the house.	Noted	None
A Rickard		10.7 Fourth sentence: 'but it (is) unsustainable'	The sentence will be corrected.	Amend grammatical error in fourth sentence of paragraph 10.7
B Pearson		Silly question again...	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
Policy RCH17 – Protecting Existing Services and Facilities				
S Elliott		Strongly support current services and facilities. A recharging point for electric vehicles will be needed for properties unable to access adequate parking for access to charging point.	Noted	None
D&P King		We feel the church should be included in section 11.1.	Agree. The Plan will be amended to include the church	Amend Para 11.1 to include the Parish Church
J Herring		Existing cycleway facilities are in need of repair and improvement to the riding surface and potholes on shared highway dangerously narrow their effective width.	The County Council should be informed of such matters	None
K Day		11.4 Should consider future and ongoing maintenance costs of any new facilities eg the bigger and grander the facility the greater the ongoing maintenance cost. I do not think this was properly considered in the past and it needs to be considered collectively and not just for each individual facility.	Noted	None
B Pearson		As per the status quo	Noted	None
Policy RCH18 – Open Space, Sport and Recreation Facilities				
C Bartlett		A VERY NECESSARY REQUIREMENT	Noted	None
K Day		Sums for maintenance should be allocated as a planning condition for any developer funded facilities.	These can be added where such facilities are provided.	None
Section 11 – Infrastructure and Services General Comments				
J Clarke		11.2. Reach did have a shop and post office some years ago which was used greatly by village	Noted. Community shops are successful elsewhere but rely on	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		residents. At that time all people in the village did not own cars and needed village facilities. Perhaps Reach could support a part-time shop and post office in an existing building or business.	volunteers from within the community to set them up and run them.	
B Pearson		?	No comment made	None
Policy RCH19 – New Vehicle-free Routes				
D Burgess		It would be great if Swaffham Prior could be given equal weight and priority to Burwell as this is the location of the catchment primary school for the village. (The availability of the school bus, whilst very helpful for a regular school day, does not negate the need for children to attend/return from the school at multiple other times, whereby being able to walk/cycle safely to Swaffham Prior would be really useful).	Noted	None
R&C Bateman		Not sure how this could be successfully implemented without destruction of local landscape.	Any proposed routes would need to be carefully planned to minimise impact	None
M Waithe		I'm very much in favour of a footpath to Burwell, and also of road cycle routes to join Reach up with the Cambridge cycle path that terminates at Anglesey Abbey.	Noted	None
D&P King		4x4 vehicles are destroying our rides - this must be stopped. Ride in front of North View House should be re-opened and a route across farmland created to avoid using road to Burwell. No hedges need be removed. Country lanes were not - are not suitable for the high speed caravan of cyclists that we have today - they	This would be a matter for the County Council Rights of Way scheme to address. Any proposed routes would need to be carefully planned to minimise impact.	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		should learn the country code of travel and ride with thought for others.		
C Cane		For our health as well as the environment we need safe active travel routes. These will also allow non drivers to travel to facilities in nearby villages.	Noted	None
J Herring		But they must also be maintained after their creation.	Noted	None
J Clarke		<p>12.1. Burwell Road and Swaffham Prior Road as stated are now with no footpaths and dangerous to walk along. Traffic has increased along these roads and should not be encouraged from other villages.</p> <p>Previously stated in 10.2 public transport needs to improve, providing a regular transport system to Cambridge and Newmarket directly with small buses linking to larger ones at Quy or maybe Newmarket Road Park and Ride site. Students using bus services to Cambridge are poorly served, needing to leave at 6.55am.</p> <p>Bus services need to subsidised as in other parts of the country if Stagecoach will not run buses at a loss.</p> <p>New transport schemes in Cambridge seem to focus on connecting towns forgetting linking up villages between.</p> <p>12.6. Vehicles should not be encouraged into Reach creating the need for car parking. Most roads are at present filled with parking cars sometimes difficult to pass roads safely if at all!</p>	<p>Noted</p> <p>The provision of services tends to be a commercial decision of the operator based on potential demand and viability.</p> <p>Such schemes are frequently based on demand and viability.</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>
K Day		People say that they want more traffic free routes but that does not mean they will use them. Desires do not equal action/involvement. There	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		would be less traffic if all villagers drove less - we are part of the problem!!		
Section 12 – Travel General Comments				
S Boreham		The Reach to Burwell Road is dangerous and needs repair, straightening and widening in several crucial places. A separate pedestrian and cycle way should be provided as soon as possible.	Straightening and widening the road could result in faster traffic speeds and more danger to other users.	None
D&P King		Not happy with 12.4 there is no problem with off road cycling especially if the 4x4s are deterred from destroying perfectly good rides.	The paragraph does not infer that there is a problem but comments that there are a number of byways that allow for off-road cycling	None
T Quilter		To reduce car use cycling routes need to be supported beyond just Burwell and Swaffham Prior. E.g. a cycle route across the Cam at Waterbeach would allow access to the businesses to the North of Cambridge.	This would require further investigation and significant investment	None
D McMillan		Especially 12.6: parking.	Noted	None
A Rickard		12.2 Services east currently run to terminate at either Bury St Edmunds or Burwell, not Newmarket. 12.3 'collages' should be colleges	The Plan will be amended	Amend paras 12.2 and 12.3
K Day		Probably one of the biggest challenges for a rural village such as Reach. This issue and infrastructure cuts across all of the Plan and lives of residents. This section is OK for now but I would suggest we could and should do much more to develop a shared Travel Plan for the community going forward.	The idea is noted.	None
S Cameron		More detail needed.	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
Policies Map Comments				
H&R Baldwin		See comments on planning envelope & green spaces.	Noted	None
S Clifton		I think this needs more explanation. The bold black line seems to go through buildings and it is not clear why some buildings have been included and others omitted. The map needs more discussion (eg the development envelope).	The Development Envelope is based on that in the adopted Local Plan and has been reviewed to bring it up-to-date and reflect planning decisions (including refusals) since it was adopted in the Local Plan in 2015. The line does not go through dwellings.	None
H Oliver		See previous comment. "Important views' are limited to one side of the village. Views from the track running from Ditchields to Great lane should also be considered. There is a significant view from the track behind Hill Farm across the rooftops of Reach towards (and including) Ely cathedral	The Policies Map will be amended to include the described views	Amend the Policies Map to include two additional views as suggested
J Lewis		Please see comment in 4 section 5	Noted	None
J Latchford		Yes we support it, but We support the request for the house on chapel lane that isn't included in the envelope to be added in as well	All houses on Chapel Lane are included, but an area that was refused planning permission on appeal has been excluded.	None
O Rausch		see previous comments regarding the boundary of the development plan which cuts through our property (Water Hall Cottage) and ignores the previous approval of an outline planning permission for a dwelling in the grounds outside the proposed envelope (Ref. No: 17/01336/OUT). The development plan should recognise this and be inclusive of the boundaries property at Water	The division of properties by a development envelope is a common approach in policy planning and the adopted Local Plan already does this. The Development Envelope in this location is the same as in the adopted Local Plan and includes	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		Hall Cottage which is a part of the historic core of the village	the whole of the dwelling at 48 Great Lane. The planning permission referred to was approved in July 2017 and required an application for "the reserved matters" to be made within 3 years of the date of the permission. Such an application was made but withdrawn before a decision could be made. It therefore raises uncertainty over the validity of the 2017 permission, which was granted at a time when the District Council could not demonstrate a 5 years supply of housing land. That is not now the case and the site remains outside the adopted Development Envelope.	
R Wood		But, I provided comments earlier based on my concerns about the development boundary at 14 and 16 Chapel Lane, where it needs to be drawn in from their back garden boundary to the back of the houses at these two locations.	Noted. The amendments suggested would not be consistent with the adopted Local Plan	None
A Rickard		See comment regarding existing planning permissions south and west of Little Back Lane	Noted	None
K Day		I would add a gateway on the Lode. Recreation field should be yellow	The Lode is not thought to be a main entrance for most entering the village. The recreation field is coloured yellow on the Inset Map.	

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
B Pearson		It makes sense, but there are aspects... discussed earlier that I don't agree with. And to be picky... why does the 'important view' on Burwell Road peer into a hedgerow rather than looking out to the area of outstanding beauty?	Noted. The view is across the fields towards Swaffham Road B1102.	None
E Tabecki		The Development envelope may need to be adjusted after consultation with individual homeowners whose property may be affected by the change from the existing envelope.	A number of changes have been made to the Development Envelope to bring it up-to-date and reflect planning decisions (including refusals) since it was adopted in the Local Plan in 2015.	None
S Cameron		Development envelope - no reduction in existing envelope	The Development Envelope has been amended to bring it up-to-date and reflect planning decisions (including refusals) since it was adopted in the Local Plan in 2015.	None
Appendices Comments				
D Burgess		Comments on Inventory of Buildings of Significance as above.	Noted	None
D&P King		Would hope that already recognised lack of 2-3 bedroom size houses should be adhered to.	Noted	None
T Quilter		<p>The entry for 26 - Gallions is incorrect.</p> <p>The 19th-century facade incorporates an earlier 18th-century structure to the rear. The construction is brick and clunch. Jasmine Cottage occupied the gap between Gallions and no. 31 until demolition in the 1960s.</p> <p>Suggested revision:</p>	Noted. The entry will be amended.	Amend entry for Gallions in Appendix 3 as suggested

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		A predominately 19th Century house incorporating elements of earlier structures. Local brick façade, pantile roof, a clunch block gable to the West and a mixture of materials to the rear. Jasmine Cottage stood in the gap between Gallions and number 31 until it was condemned in the 1960s.		
O Rausch		Appendix 1 does not list outline planning permission Ref. No: 17/01336/OUT	It is believed that this application has lapsed as the "reserved matters" application has not been approved within the time limits	None
D McMillan		Appendix 2, I live at 17 Fair Green, not Square Green!	The Appendix will be corrected	Correct appendix 2
M Newman		Is it possible to list St John's Chapel with English Heritage?	This would be a separate exercise outside the Neighbourhood Plan process	None
A Rickard		Appendix 2 Add The White Horse to 24 High Street (24 Fair Green) Appendix 3 4. fair Green 25. Front walls not 'font' walls 28 Storey not 'story' p52 Map: two properties numbered 25 and two 26. None numbered 28 and 29. Appendix 4	The list in Appendix 2 is as recorded in the Historic England statutory list. The appendix will be amended to clarify this. The appendix will be corrected	Amend Appendix 2 to specify that the list is as published by Historic England and may not reflect local names. Make necessary corrections to Appendix 3

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		p54 Do, not "Does the new proposed materials respect'	The appendix will be corrected	Amend Appendix 4 grammar as noted
A&S Jordan		Land east of 11 Chapel Lane is the lane itself - housing application unclear	This is the description of the planning application	None
K Day		Appendix 3-5 8 Swaffham Road was ever only one house, so far as I know. No6 was two cottages combined into one house in 1990 - same construction as No8.	Thank you	None
M Allen		Appendix 3 The buildings marked on the map do not always correspond to the list (eg 25 which appears twice). Also there are surely other buildings that deserve to be included (eg Barn Conversion behind 17 (17 Great Lane) (unless this is listed building north of Fullers Farmhouse?) Appendix 4 I hope all the eminently sane and sensible checklist can be rigorously enforced and not be susceptible to self-interested special pleading.	Appendix 3 will be reviewed It is intended that the checklist will be used by East Cambs DC and those commenting on applications	Review Appendix 3 to ensure list and map references are correct
B Pearson		I remain unclear as to your view on new housing that you think will be reasonable... and the unbuilt but approved for planning properties. It can be read that you think no further housing should be allowed.	Policy RCH2 identifies that small windfall sites and infill plots with the Development Envelope will be supported.	None
E Tabecki		In the list of significant buildings number 29 is identified at Chapel Farm Cottage, it is in fact Chapel Farmhouse. It is also labelled number 26 on the map in duplicate with The Gallions	Noted. The entry will be corrected	Amend Appendix 3 entry 29 to Chapel Farmhouse
General Comments				

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
-		Only to say what a great bit of work - thanks and well done to all those involved.	Thank you	None
J Riches		It's an extremely thoughtful and comprehensive plan.	Thank you	None
H Fielding		Excellent document. congratulations to the Team.	Thank you	None
S Boreham		The operation and layout of large public events in the village, such as Reach Fair, needs to be addressed within the Neighbourhood Plan.	These matters do not require planning permission and are matters for the organisers to address.	None
H&R Baldwin		<p>This survey is very badly constructed - giving people only a binary response option (other than no opinion) is often not the most appropriate approach for this kind of survey.</p> <p>Key information was not shared, such as the current village envelope.</p> <p>There is no information on what will happen next - presumably the survey including all comments and responses will be shared - however I am not convinced that any changes will be made, not least because of the tone of the leaflet that was shared following the meeting on 1 July, which appeared to be justifying decisions made rather than being objective, although sharing the information widely was helpful. I also don't find it appropriate to receive texts from committee members 2 weeks before the deadline for</p>	<p>This approach has already been successfully used in 15 neighbourhood plans that have been adopted in the region.</p> <p>The Plan has rightly been prepared as if it is the final adopted Neighbourhood Plan and existing adopted policies in the Local Plan are readily available to view on the East Cambridgeshire website.</p> <p>Paragraph 1.14 identifies the remaining stages in the preparation of the Plan.</p>	<p>None</p> <p>None</p> <p>None</p>

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		submissions asking whether we will support the plan.		
J Holmwood		I would like to thank the Team working on this for an excellent piece of work. Your hard work and dedication is much appreciated.	Thank you	None
S Clifton		An amazing piece of work - well done!!	Thank you	None
R&C Bateman		Thank you to all involved in producing such a detailed plan. Extremely interesting and well considered.	Thank you	None
R Crump		It seems a very thorough proposal - entailing a lot of hard work. Thank you.	Thank you	None
H Oliver		Fantastic work!	Thank you	None
M Waithe		Just to reiterate that I'm very impressed by the level of work that has gone into this document, and that the village has cause to be very grateful to its authors.	Thank you	None
C Halpin		I'm not sure that the online feedback form permits attachments and therefore I will be emailing my comments to the Chair of the Parish Council, and cc the Chair of the Neighbourhood Plan Project Group no later than Friday 30th July 2021.	Noted and received	None
M Goodchild		A very professional document, well done and many thanks for all the time and energy you have invested in this.	Thank you	None
J Lewis		Thanks for all your work on this. Great stuff!	Thank you	None
S Elliott		This is an extraordinary document made possible by the extraordinary efforts of committed team of Reach Neighbourhood Plan. It is however far too lengthy and detailed to appeal to majority of those living in the village and a simplified shorter version would have been welcomed.	Thank you. Planning policy documents are used in the determination of planning applications and planning appeals. Unfortunately, this means	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
			that they can sometimes appear complex to many.	
D&P King		Thank you for this thorough piece of work	Thank you	None
T Quilter		Support for electric vehicle charging for existing properties especially those without off-road parking is a big omission given the radical change that is already starting.	Noted. Opportunities for electric vehicle charging will need to be explored.	None
O Rausch		<p>Whilst we are supportive of the plans ambition to preserve the characteristics of the village and encourage biodiversity and sustainable development, the plan includes too many restrictions that impact on individual ownership rights. In our case (Water Hall Cottage) no improvement to the property, however sensible and sustainable, seem possible given the restrictions proposed in the plan.</p> <p>The plan and proposed development envelope also ignore the recent erection of dwellings at 48B and 50 Great Lane, which should be accepted as the new boundaries of the village on Great Lane</p>	<p>The Plan does not impose such restrictions. It requires that the historic character of the building should be taken into account when considering any proposals.</p> <p>The purpose of the development envelope is not to include all residential properties in the village within it but to manage where the presumption in favour of development identified in Policy RCH1 applies.</p>	<p>None</p> <p>None</p>
T Oldfield		This plan demonstrates an incredible amount of work on an issue that is extremely complex and difficult to negotiate with wildly varying opinions. We would like to express our gratitude to Nick Acklam and all the NP team for their hard work on behalf of the village. A heart felt thank you.	Thank you	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
A Trump		Further improve the village broadband provision to allow for greater home-working and development of local businesses to reduce the need for commuting travel. Seek to improve the existing farm shop at Snakehall Farm to provide a genuine alternative to Burwell as a destination for shopping from both Reach and Swaffham Prior	Noted. The decision to invest in improved broadband is out of the Parish Council's hands. This is a matter for the Farm Shop operators	None None
D McMillan		Well done everybody!	Thank you	None
R Wood		Apart from, a big thank you to the Neighbourhood team, as the Reach Neighbourhood Plan is an excellent document and very detailed. Thank you to the team and those in the village for the contributions.	Thank you	None
C Tayleur		Well done to the team for all of your hard work!	Thank you	None
M Newman		Well presented and thought through. Fully support the proposals.	Thank you	None
J Clarke		As mentioned in the transport section it is very difficult to live in Reach without transport. Older people who may no longer be able to drive find it difficult to remain in Reach. As do younger people who want to work in Cambridge or Newmarket using public transport. Reach should be a place where people of all ages can live or work without the need for moving.	Noted	None
P Avery		Thanks to everyone involved for investing their time and energy to create the plan.	Thank you	None
A Rickard		Excellent production, comprehensive content and well illustrated.	Thank you	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		I could find no specific references to trees (other than the wood and orchard etc) and their conservation. We used to have a tree conservation officer on the Parish Council.	The protection and enhancement of trees and woodland is implicit in Policy RCH8 – Biodiversity.	
K Day		A fantastic and very professional piece of work - congratulations and thank you!	Thank you	None
M Allen		Just to express my thanks and admiration for all the hard work and thought that has gone into the Project. A practical example of good neighbourliness.	Thank you	None
B Pearson		<p>Sorry to be negative, but I really do not see the point of a NP for such a small village when you are not allowed to work outside the parameters set out in the Local Plan. Why not just sit within the LP and then look to advocate constructively on issues that you feel are important. For instance... if you had put your energy into researching and developing the Reach Port archaeology you would have energised a significant number of villagers. An educational initiative on biodiversity would be constructive and fun. As things stand, you are going to make it ever harder to find Parish Councillors because you are perceived by many as simply presenting your own interests.</p> <p>Rules have their place, but consensual understanding and collaboration is preferential if at all possible.</p>	<p>The Neighbourhood Plan provides an additional layer of policies that recognise the distinct nature of Reach and which a Local Plan cannot address. It also provides up-to-date planning policies that are not currently included in the Local Plan.</p> <p>The consultation on the Plan, as demonstrated in this appendix, has identified a high level of support for the content of the Plan.</p> <p>Noted</p>	None
D&F Scott		We support your plan as it stands and hope that enough other people in the village will also support it.	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
J&J Reed		Very complicated to follow	Planning policy documents are used in the determination of planning applications and planning appeals. Unfortunately, this means that they can sometimes appear complex to many.	None
	Freckenham Parish Council	Freckenham Parish council wish to inform you that they find the plan acceptable.	Noted	None
National Grid	Avison Young	<p>About National Grid</p> <p>National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland.</p> <p>National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.</p> <p>Proposed development sites crossed or in close proximity to National Grid assets:</p>	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.</p> <p>National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.</p> <p>National Grid provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> • www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/ <p>Please also see attached information outlining guidance on development close to National Grid infrastructure.</p> <p>Distribution Networks Information regarding the electricity distribution network is available at the website below: www.energynetworks.org.uk</p> <p>Information regarding the gas distribution network is available by contacting: plantprotection@cadentgas.com</p> <p>Further Advice Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets.</p>		
S Smith	General Manager, Fenland,	Thank you for sending this to me. As a stakeholder with specific interests in the plan I felt	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
	National Trust	<p>it more appropriate to email my feedback rather than fill out the online form. I hope this is ok.</p> <p>Thank you for recognition of the Wicken Fen Vision within the plan. The proposal of a gateway is welcome, recognising both the opportunities that this presents but also the sensitivities of attracting people (or more accurately their cars) to the area.</p> <p>With regard to employment and tourism I am particularly keen to support the non-motorised traffic alternatives to accessing the village. A Reach-Burwell greenway would be a great connection and I wonder whether there is an opportunity to promote Reach as a cycling destination. Cycling is growing and having the right infrastructure in place to welcome cyclists... racks, equipment and coffee... is relatively low investment, could offer a green transport solution as well as a small business opportunity within the village. At NT we could certainly make more of the routes out to Reach from Wicken and Anglesey Abbey. A car park outside the village may be an inevitable need but I'd be tempted to think greener and make it easier to access by cycle so this becomes the transport mode of choice.</p> <p>With regard to the natural environment I support the principles you outline to protect and promote the natural habitats and features of Reach. I know</p>	<p>Noted</p> <p>The support for cycling is a key element of Section 12 of the Plan and the ideas are noted.</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>you have been exploring connections you can make with other villages along the edge of the Wicken Fen Vision and would encourage this to progress. Any activity which allows areas of high biodiversity to connect with each other (or with Wicken Fen) would be most beneficial in making areas for nature bigger, better and more joined up and might help with prioritisation of activity in this area.</p> <p>I hope the above is useful. I look forward to seeing the plan progress.</p>		
	Environment Agency	<p>Thank you for consulting us on the Reach Neighbourhood Plan (RNP).</p> <p>We have reviewed the Plan and have no concerns with RNP. We support the natural environment and sustainable development objectives set out in the Plan.</p> <p>If you have any further queries please do not hesitate to contact us.</p>	Noted	None
	East Cambridgeshire District Council	<p>Evidence base</p> <p>It is encouraging that Reach Parish Council and its Neighbourhood Plan Working Group has commissioned and undertaken extensive evidence-collection and research which are cited throughout the draft Neighbourhood Plan document. ECDC requests that the complete</p>	Noted. The complete evidence base will be submitted.	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>evidence base be provided alongside the Neighbourhood Plan at the submission stage.</p> <p>Of particular note are the Local Green Spaces proposed for designation by policy RCH 9. The Neighbourhood Plan should be accompanied by an appraisal of each proposed green space against the criteria for Local Green Space designation, as set by the National Planning Policy Framework at paras. 101-102.</p> <p>Conformity with strategic policies The draft Neighbourhood Plan policies appear to be broadly aligned with the strategic policies contained within the Local Plan 2015 and national policy. ECDC is therefore satisfied that the draft Neighbourhood Plan does not undermine its strategic policies and is capable of meeting the requirement for 'general conformity'.</p> <p>Regard to national policy On 20 July 2021 government published a new National Planning Policy Framework (NPPF), replacing the previous version dated February 2019. The Reach Neighbourhood Plan should be amended to ensure that all references to the NPPF relate to the current 2021 version.</p> <p>Other obligations ECDC has undertaken a Strategic Environmental Assessment (incorporating Habitats Regulation Assessment) screening exercise of the draft</p>	<p>A separate Assessment will be published</p> <p>Noted</p> <p>The Neighbourhood Plan will be amended to take account of the July 2021 version of the NPPF.</p> <p>Noted</p>	<p>Publish Local Green Spaces Assessment</p> <p>None</p> <p>Amend, as necessary, the Neighbourhood Plan to refer to the July 2021 NPPF.</p> <p>None</p>

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>Neighbourhood Plan on Reach Parish Council's behalf. As a result of this screening exercise, ECDC considers that the draft Neighbourhood Plan has satisfied the requirements of relevant EU obligations incorporated into UK law, namely the SEA Regulations and Habitats Regulations.</p> <p>In conclusion, ECDC considers that the Reach Neighbourhood Plan is capable of satisfying the basic conditions and other relevant legal obligations. The Council would be happy to discuss with you the contents of this letter, should any clarification be required.</p>	Noted	None
	Cambridgeshire County Council Flood Risk and Biodiversity Team	<p>We welcome the surface water management recommendations set out in Policy RCH13 of the Reach Neighbourhood Plan. Other documents that could also be referenced as part of Policy RCH13 could include:</p> <ul style="list-style-type: none"> • Surface Water Drainage Guidance for Developers (Nov 2019 but will be releasing an updated version in the near future) - https://www.cambridgeshire.gov.uk/asset-library/imported-assets/SWGFD%20FINAL%20-%20November%202019.pdf • National Planning Guidance - https://www.gov.uk/guidance/flood-risk-and-coastal-change • National Planning Policy Framework - https://assets.publishing.service.gov.uk/governme 	<p>Noted</p> <p>It is not considered necessary to reference these documents.</p>	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>nt/uploads/system/uploads/attachment_data/file/810197/NPPF Feb 2019 revised.pdf</p> <p>Other sustainable drainage concepts that could be considered within Policy RCH13 could include:</p> <ul style="list-style-type: none"> • Infiltration should only be used in areas where it can be demonstrated it is a feasible discharge point for surface water. This includes infiltration testing in line with BRE365, and demonstration that there is a minimum of 1.2m between the base of any infiltration feature and peak groundwater levels. The minimum infiltration rate we would permit is 1.0×10^{-6} m/s. • If infiltration is not feasible, discharge should be to the surrounding surface water network. This should be to a watercourse, and if failing that a sewer. The discharge rates and volumes from any site should be the same or as close to the pre-development (greenfield) rates, to ensure that the receiving network has the ability/capacity to receive the flows. • Poor infiltration should not be a reason to rule out SuDS. • SuDS should be promoted on all schemes to ensure surface water is managed close to source. This ensures water is treated within the network, ensuring there is minimal risk of pollution to surrounding water bodies. All SuDS schemes should be designed in line with National and best practice guidance. 	<p>Such levels of detail are not considered necessary for inclusion in a planning policy.</p> <p>The Policy states that SuDS is the preferred method of surface water disposal.</p>	

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
	Historic England	<p>Thank you for inviting Historic England to comment on the above consultation.</p> <p>We welcome the production of this neighbourhood plan, but do not currently have capacity to provide detailed comments. We would refer you to our detailed guidance on successfully incorporating historic environment considerations into your plan, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/.</p> <p>For further advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate your local Historic Environment Record https://www.heritagegateway.org.uk/Gateway/CHR/.</p> <p>There is also helpful guidance on a number of topics related to the production of neighbourhood plans and their evidence base available on Locality's website: https://neighbourhoodplanning.org/, which you may find useful.</p> <p>To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may</p>	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.</p> <p>Please do contact me, either via email or the number above, if you have any queries.</p>		
	Natural England	<p>Thank you for your consultation on the above dated 14 June 2021.</p> <p>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.</p> <p>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.</p> <p>Natural England does not have any specific comments on the Regulation 14 of this neighbourhood plan.</p> <p>However, we refer you to the attached annex [not attached to this consultation statement] which covers the issues and opportunities that should</p>	Noted	None

Respondent	Organisation	Comment	Parish Council Response	Proposed Changes to Plan
		<p>be considered when preparing a Neighbourhood Plan.</p> <p>For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.</p>		

**REACH NEIGHBOURHOOD PLAN 'PRE-SUBMISSION' CONSULTATION. SUMMER 2021
CONSULTATION RESPONSE FORM.**

I do not support Policies RCH1 – Spatial Strategy; RCH2 – Housing Development; RCH 3 – Housing Mix; RCH6 – Landscape Quality; RCH7 – Green Infrastructure; RCH9 – Local Green Spaces; RCH10 – Heritage Assets; RCH11 – Buildings of Local Significance; RCH12 - Design Considerations; RCH17 – Protecting Existing Services and Facilities; and RCH18 – Open Space, Sport and Recreation Facilities.

Within the time available below is my reply, which primarily focuses on Policies RCH1 – Spatial Strategy; and RCH6 – Landscape Quality.

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- 2 Villagers' Support for the Garden of 16 Chapel Lane to remain within the Village Development Envelope**
- 3 Retention of the Garden of 16 Chapel Lane within the Village Development Envelope. A Reply to Identified Neighbourhood Plan Project Group Criticisms and Planning**
- 4 The Neighbourhood Plan Household Survey Results and Some Positive Suggestions**

1 Proposed Revision of the Village Development Envelope

1.1 Introduction

1.1.1 In mid June 2021, along with everyone else in Reach village, I received my copy of the Reach Neighbourhood Plan Pre-Submission Consultation Version (June 2021). A quick scan of the pages revealed that Map 4, titled Development Envelope, removes the gardens of 16 Chapel Lane and 14 The Hythe from being within the village Development Envelope. This was my first knowledge of this proposed revision with no prior consultation or engagement having taken place.

1.1.2 I immediately called at the house of Nick Acklam, the Chair of the Neighbourhood Plan Project Group, and asked why it is proposed to remove the garden of 16 Chapel Lane from the village Development Envelope, and he explained the rationale. If I wish to present a different view, I was given the advice that I could council the support of villagers and to this end I have spoken to villagers individually (Section 2 below).

1.1.3 In response to a question at the Open Evening on 1 July 2021, Nick Acklam said that the proposed revised village Development Envelope was compiled at the Reach Neighbourhood Plan Project Group meeting on 17 June 2020. I have examined how the

proposed revision of the village Development Envelope came about and its dissemination (Section 1.3 below)

1.2 Terms of Reference of the Neighbourhood Plan Project Group

The extracts below describe the actions and terms of reference by which the Neighbourhood Plan Project Group operates.

1.2.1 Extract from Neighbourhood Plan Web Page

Agendas and minutes of meeting [s] will be published here

1.2.2 Extract from Reach Neighbourhood Plan Project Group, Terms of Reference, Governance

The Project Group will operate in a democratic, transparent and fair fashion. Members will abide by the principles and practice of the Parish Council Code of Conduct and must declare when their personal interests are involved.

Decision making will be rigorous, recorded and evidenced.

The Project Group will place particular emphasis on communicating with members of the village, operating through a variety of channels to ensure that its activities are as visible to as many villagers as possible.

1.2.3 Extract from Government Guidance Neighbourhood Planning (www.gov.uk)

A qualifying body should be inclusive and open in the preparation of its neighbourhood plan or Order and ensure that the wider community:

- is kept fully informed of what is being proposed*
- is able to make their views known throughout the process*
- has opportunities to be actively involved in shaping the emerging neighbourhood plan or Order*
- is made aware of how their views have informed the draft neighbourhood plan or Order.*

Paragraph: 047 Reference ID: 41-047-20140306; Revision date: 06 03 2014

1.3 Formation and Dissemination of the Proposed Revision of the Village Development Envelope

1.3.1 Nick Acklam, the Chair of the Reach Neighbourhood Plan Project Group said that the proposed revised village Development Envelope was compiled at the Reach Neighbourhood Plan Project Group meeting on 17 June 2020. He added that, prior to the meeting an Agenda was sent out indicating that the village Development Envelope was to be the subject of discussion, and that the meeting was the opportunity for people to have their input.

- a) The Agenda for the 17 June 2020 meeting lists 'Housing' amongst other items but does not list 'Spatial Strategy' or 'Review of Village Development Envelope'. The Minutes of the Meeting (only made public in July 2021) include a record that 'the Consultant gave a PowerPoint presentation which summarised progress'. This

presentation contains the statement that the Neighbourhood Plan 'provides an opportunity to refine the Reach Development Envelope.' The Minutes record that '*The remainder of the meeting was spent in initial discussion of those areas of the Plan where there was outstanding evidence gathering and collation and/or where the Group had yet to identify an option or options for the Plan - namely housing allocation and revisions to the development envelope [etc]*'. No members of the public attended the meeting. A discussion of the village Development Envelope is not evident indeed it seems to have been identified as a future item for discussion. A discussion of the village Development Envelope is certainly not evident within the Minutes of the next meeting (29 July 2020, see Neighbourhood Plan web page) and no members of the public attended this meeting.

- b) The Minutes of the 17 June 2020 meeting and the following meeting (29 July) were not made public until 5 July 2021 when they were posted on the Neighbourhood Plan web page following a request from myself (dated 2 July 2021). The substantial gap when the Minutes were not posted is in contradiction to the statement contained on the Neighbourhood Plan web page that all Agendas and Minutes will be posted on the web page. In fact, up until 5 July 2021 the web page only contained the Minutes from meetings held in 2019. No Minutes were posted for one and half years, and no Agendas have ever been posted.
- c) The proposed revision comprising a proposed revised plan and an accompanying explanatory text was not reported to the Parish Council, and this is in contradiction to the commitment that a monthly report would be sent to the Parish Council.
- d) The proposed revision, again comprising a proposed revised plan and accompanying explanatory text, was not forwarded to the Editor of the village magazine, *Within Reach*. This is in contradiction to the fact that the magazine has been used as a vehicle of communication with an article titled Neighbourhood Plan contained within each issue.
- e) One year after the proposed revision of the village Development Envelope was compiled it is included in the document, Reach Neighbourhood Plan, Pre-Submission Consultation Version, June 2021, Reach Parish Council (Map 4. Development Envelope). Map 4 does not include any pictorial reference to the current Development Envelope (East Cambridgeshire District Council (ECDC) Policies Map (April 2015)) so the proposed changes are not apparent and cannot be understood. The document provides a minimal explanation for the proposed change: '*[The new Development Envelope] ... is based on that in the local plan but takes account of recent planning decisions and other changes in circumstances since the Local Plan was published*'. The word 'new' could be taken to refer to the inclusion of two new areas which have received planning permission and for the first time are included within the Development Envelope. The section of the document makes no reference to exclusion, and again the proposed changes are not apparent and cannot be understood.
- f) During the debate at the Open Evening (1 July 2021), which I attended, it was evident from the questions put by the attendees that the proposed revision to the village Development Envelope had not been satisfactorily presented, and an Explanatory Leaflet was circulated to each household and also emailed (15 July 2021).

- g) The proposed revision was drafted in June 2020, one year before the Pre-Submission Consultation document (dated June 2021), but no contact was made with the minimal number of individuals (two households) whose planning status it is proposed to reduce.
- h) How have the personal interests of the Neighbourhood Plan Project Group been managed in accordance with the Group's Terms of Reference and the Parish Council Code of Conduct? Nick Acklam, the Chair of the Neighbourhood Plan Project Group (and also the Deputy Chair of Reach Parish Council) and a Group Member (Catherine Gibson) made submissions to East Cambridgeshire District Council in opposition to the planning application submitted for 16 Chapel Lane in 2016. Not only did the individuals make submissions to East Cambridgeshire District Council opposing the planning application they actively took the lead to encourage others to do the same through numerous personal interviews with villagers; convening meetings; doorstep leafleting; posters displayed in the village pub; an interview with the media etc. They are also close neighbours to the property and have evident personal interests. Steve Boreham and Charles Moseley, who are also members of the Neighbourhood Plan Project Group, made significant contributions to opposition of the planning application. The current Chair of the Parish Council, Charlotte Cane, was also the Chair of the Parish Council at the time the planning application was made. The Chair withdrew from commenting on the application as she identified a conflict of interest. Where is the evidence that this conflict of interest has been reviewed?
- i) There is a tangible thread of opposition to the development of the garden of No.16 generated by the same people: commencing with the opposition to the planning application in 2016 including leaflet drops and the formation of Friends of Reach Port; to the questions posed in the Neighbourhood Plan Household Survey; to the proposed removal of the garden from the village Development Envelope contained within the Pre-Submission Consultation document; and (to date) information contained in the recent Explanatory Leaflet drop (Neighbourhood Plan Project Group dated 15 July 2021).
- j) The proposed revision of the village Development Envelope is a principal component of the Neighbourhood Plan, and it is presented first, Policy RCH1 – Spatial Strategy. At an early stage in the preparation of the Neighbourhood Plan it was recognised that 'as an almost exclusively residential settlement [housing] ... would almost certainly be the biggest issue in our Plan' (Neighbourhood Plan Minutes 13 February 2019). For the proposed revision not to have been fully explained and disseminated at the outset are significant omissions.
- k) In 2016 I made a valid planning application for 16 Chapel Lane which was professionally presented and open to the normal channels of scrutiny. My husband and I found ourselves at the centre of prolonged, exaggerated, and organised opposition which is still remembered by villagers today due to its ferocity. The significant anguish I and my husband felt during the progress of the planning application has been re-ignited by the actions of the Neighbourhood Plan Project Group. The lack of openness and engagement signals 'here we go again'. My husband suffers from poor health, and we recently decided to retire early (April 2021). Within the continued presence and effects of covid we are trying to plan and look forward to the next stage of our lives, the actions of the Neighbourhood Plan Project group are undermining this process and having an adverse effect on our mental health.

1.3.2 The above points represent a catalogue of failures to communicate, engage and be fair and transparent with respect to the preparation of the proposed revised village Development Envelope. They are in contradiction to the identified actions and Governance statement contained on the Neighbourhood Plan web page and government guidance, as out in Section 1.2 (above).

2 Villagers' Support for the Garden of 16 Chapel Lane to remain within the Village Development Envelope

2.1 From a meeting between myself and the Chair of the Neighbourhood Plan Project Group (Nick Acklam), occasioned on my receipt of the June 2021 document, the rationale of the Neighbourhood Plan Project Group for the proposed revised village Development Envelope was described. If I wish to present a different view, I was given the advice that I could council the support of villagers and to this end I have spoken to villagers individually.

2.2 When calling on people I explained that Map 4 contained in the Pre-Submission Consultation Version of the Plan proposes to remove the gardens of 16 Chapel Lane and 14 The Hythe from the village Development Envelope. Using a printed copy of the East Cambridgeshire District Council Policies Map (April 2015) which shows the current village Development Envelope I pointed out the difference between the two maps. Only two people had previously observed the proposed removal of the gardens of No.16 Chapel Lane and No.14 The Hythe before it was pointed out to them. I also described the thinking behind the proposal as described to me by Nick Acklam, for example, with the addition of plots with housing planning permissions the overall size of the development envelope will not be less; a planning application to build two houses in the garden of No.16 was refused; there is an ambition to inhibit future development on the historic Hythe and create an enlarged green space; and an aim to protect the open views on this side of the village. When talking to people I re-assured them that I would respect their opinion.

2.3 Once explained people understood the proposal and its rationale but based on their own thinking and choice the vast majority (88 people) readily signed a statement to the effect that the garden of 16 Chapel Lane should remain within the village Development Envelope (Appendix A). People gave a variety of reasons for their decision, for example, they said it was important for the village not to lose a potential development plot. If Reach is to remain vibrant and thrive as a community, and maintain its amenities, it needs some development. They expressed the opinion that small scale housing would not be harmful in this part of the village, and that the archaeological importance of the Hythe is hugely overstated. Some people said that, given the individuals involved, the proposal appeared to be a continuation of the opposition to the 2016 planning application re. No.16. It was common for people to describe the proposal as lacking respect for those affected and also lacking transparency. It was said that such a presentation was not appropriate for inclusion in a document titled Reach Neighbourhood Plan and issued on behalf of the Parish Council i.e., it is contrary to the nurturing of a positive sense of community within Reach.

2.4 People in Reach readily engage and communicate. We know each other. Reach has an exceptionally strong sense of community; we do things together and we support and respect each other. It would be difficult to list all the community events, initiatives and actions achieved by the community and the list is all the more remarkable for its length given the small number of people who live in the village – from the celebration of royal events and Christmas, harvest supper, Apple Day, curry nights, wine tastings, summer Sports Day and the New Year's day football match; the picnic celebrating the opening of the bridge; the planting of

woodlands, an avenue and an orchard; the creation of a solar farm; the holding of the annual Fair; the award winning village magazine; the re-modelling, decoration and maintenance of the village hall; the newly carved village sign; the impressive new play park; the imaginatively designed picnic area; the heritage street lights and electric on the green; the construction of the cricket pitch and the enthusiastic cricket team; the tennis court; the riding arena and the Reach Riders Group who constructed and maintain the arena through their own fund raising initiatives; the kind, remarkable and substantial support freely given through Covid (Reach Help Network) etc. We know each other through hard work and play, and for the Neighbourhood Plan Project Group and Parish Council not to fully consult the villagers and engage with the individuals who are significantly adversely affected by a proposed change, is inappropriate to say the least and certainly neglectful of their obligations to the community.

2.5 As stated in the Neighbourhood Plan documentation, 'Ultimately a Neighbourhood Plan for Reach will only succeed if it reflects what the majority of villagers want, feel comfortable with and crucially, are prepared to vote for'. Eighty eight villagers, informed of the facts, have stated categorically that they want the garden of No.16 Chapel Lane to remain within the village Development Envelope.

3 Retention of the Garden of 16 Chapel Lane within the Village Development Envelope. A Reply to Identified Neighbourhood Plan Project Group Criticisms and Planning

3.1 Archaeology

[It is] important to minimise the impact of development on Reach's historic environment and archaeological sites. Reach Neighbourhood Plan. Pre-Consultation Version. June 2021 (Page 11)

The Neighbourhood Plan Household Survey asked, How important is it to you minimise the impact of development on Reach's historic environment and archaeological sites? 81% replied, Very Important. Just eight comments were received from 146 returns suggesting these were largely 'Tick Box' answers, and the first comment rightly notes, 'There is protection for Reach's historic environment and archaeological sites'.

Context

3.1.1 Archaeological remains are protected from development by well established procedures contained within the planning process. When a planning application is made, however small or large, the Planning Officer will consult their Archaeological Advisor (for Reach, the Historic Environment Team at Cambridgeshire County Council), and advice is given as to how to best provide for archaeology. If a site is designated as nationally important and scheduled, Historic England will also be consulted. County-based archaeological data bases (Historic Environment Records) list all known archaeological finds by their precise location, date when found (anything from the 19th century to the present day), description etc. The Archaeological Advisor consults this data base when assessing planning applications. If the archaeological potential of a site is judged to be very high the Archaeological Advisor can require an archaeological evaluation, for example trial trenching, to be undertaken prior to the determination of the planning application. Ultimately planning may then be refused if highly significant archaeological remains are demonstrated to be present and the recommendation is that they should be preserved *in situ*. Alternatively, for less significant sites, planning

permission may be granted with a Planning Condition which requires an archaeological evaluation to be undertaken prior to the commencement of the development and the implementation of an appropriate mitigation strategy (excavation or monitoring), as required, thereafter.

3.1.2 Either prior to the determination of planning or by a Planning Condition, development sites will be evaluated and if archaeological remains are present an archaeological excavation will be undertaken, and the remains will be preserved by record. Further, the obligation lies with the developer to meet all the archaeological evaluation and excavation costs.

3.1.3 Archaeological evaluations have been undertaken at the solar farm; the community wood; land opposite 20 Burwell Road; Hill Farm, Fair Green; and 11 Chapel Lane.

Site Specific

3.1.4 The archaeological significance of the garden of No.16 Chapel Lane was fully presented and thoroughly scrutinised when the planning application was made in 2016.

3.1.5 The potential historical significance of the garden and its relationship with The Hythe, the area where a former inland port was known to have been located, was described in many of the comments received from local residents. This subject was also presented by members of Friends of Reach Port who carried out leaflet drops throughout the village and campaigned for the recognition of The Hythe.

3.1.6 The history of the Hythe and port are well documented and are known to the professional Archaeological Advisors, the Historic Environment Team at Cambridgeshire County Council. The original planning consultation response from the County Council (January 2016) stated that the Council did not object to development proceeding but considered that the site should be subject to a programme of archaeological investigation (evaluation and if appropriate, excavation) secured by a Planning Condition. The Council were re-consulted on the amended scheme and the Senior Archaeological Advisor confirmed that the amendments did not affect their previous advice.

3.1.7 Following further documentation from the Friends of Reach Port which sought to set out a case for recognising and preserving The Hythe, including the garden of No.16, a further response was sent. The professional Senior Archaeological Advisor repeated earlier advice that a Condition should be placed on any planning consent to enable archaeological investigations to take place.

3.1.8 The archaeological significance of the garden of No.16 was fully presented by the Reach residents, the Friends of Reach Port and accompanying documentation. Three consultation responses were received from three different members of the Historic Environment Team including their most Senior Officers. The latter stated that the site had archaeological potential but were satisfied that it could be dealt with by a Planning Condition. None of the Officers recommended that the grant of planning permission should be withheld to allow site investigation work to take place first and the professional archaeologists did not endorse the approach contained in the documentation prepared by residents. An appropriate Planning Condition was recommended and the reason for planning refusal does not raise concerns relating to archaeology.

3.1.9 In conclusion, having received ample representation and considering the evidence three times, while accepting that the garden of No.16 has archaeological potential the professional archaeologists at East Cambridgeshire District Council do not agree that the

calibre of the archaeology is such that it merits preservation *in situ* or investigation prior to the granting of planning permission.

3.1.10 One could say there is a fixation with the archaeology of the Hythe or that it is just being used as a vehicle of opposition (the Friends of Reach Port group was formed at the same time as the opposition to the planning application to build within the garden of No.16 was happening and by the same people who were leading the opposition). Sweeping statements about the archaeological importance of the Hythe have been made and not supported by facts. Archaeology is a science and evidence based. There have been very few archaeological investigations within Reach and in truth our specific knowledge is limited. The case for the importance of the Hythe has been put by a geologist, an ecologist, and a historian, but not an archaeologist, which probably explains why the case was not accepted by the Archaeological Advisors at East Cambridgeshire District Council. My husband and I both worked as professional contract archaeologists for over 30 years and are full Members of the Chartered Institute of Archaeologists (MCIfA). The archaeological potential of Reach extends throughout the village and a broader appreciation would be more valuable to the understanding and enjoyment Reach's past. Some ideas are set out below (Section 4).

3.2 Amenity and Landscape Quality of the Hythe

3.2.1 The Hythe is already an attractive setting, and this is depicted in the photographs contained in the Neighbourhood Plan Pre-Submission Consultation document (Pages 5, 26 and 39). Its historic location is captured in the road name and the older houses on the road are preserved; there is an information board; a 19th mooring post remaining; and an open green space with benches adjacent to the lode.

3.2.2 Yes, the sewerage works are an eyesore and without doubt would benefit from being removed but it has taken Anglia Water many years *to even listen* to a request for the management or removal of the redundant works, and no decision has been made (*Within Reach* Feb/March 2021). A figure of £100,000 has been quoted for the removal of the redundant infrastructure, and Anglia Water have certainly not agreed to meet these costs.

3.2.3 If the sewerage works are ever removed the open green space would be substantial comprising the current space, the area of the sewerage works and the current open green area to the rear (0.45 hectares or slightly larger than the minimum size of a football pitch). The comments within the Neighbourhood Plan Household Survey Results under Question 3, 'What makes Reach an attractive place to live?' include very many references to the current open green spaces such that clearly more open green spaces are not on people's 'wish list'. In fact, in recent years having so many open green spaces and amenities are causing concerns about the number of external visitors and cars being attracted to the village. I talked to a fisherman on the Hythe recently and he makes a 20-mile round trip to sit on the bank. I certainly do not begrudge him his day of pleasure, but the Hythe has been the focus of noise (loud music), wild camping and vandalism. A lot of people live within a 10-mile radius of Reach! I was advised by a member of the Neighbourhood Plan Project Group of an ambition to Compulsory Purchase the garden of No.16 and turn it into a car park – I kid you not!

3.2.4 Adjacent to the sewerage works is a stretch of woodland which is currently neglected and unmanaged. This needs to be provided for. This woodland, in addition to an eight-foot-high conifer hedge, separates the garden of No.16 from the Hythe, and together form a substantial natural boundary (Photograph 1).



Photograph 1. A substantial natural boundary separates the Hythe from the garden of No. 16 Chapel Lane

3.3 Views

3.3.1 The reason for planning refusal within the garden of No.16 states that the development will cause significant demonstrable harm to the open countryside.



Photograph 2. The Important View of No.16 Chapel Lane as identified in the Reach Neighbourhood Plan Pre-Submission Consultation Version Policies Map (Pages 46 – 47, and Photograph on Page 22). Any new dwellings in the garden of No.16 would barely be visible as due to the fall of the ground they would be some three metres lower than the existing dwelling. Further, if a new dwelling was single storey there would be no impact on the Important View.

3.3.2 Within the Neighbourhood Plan Pre-Submission Consultation document the Policies Map (Page 46) depicts the identified Important Views (RCH6 (Landscape Quality) and RCH 10 (Heritage Assets)), and one view is alongside the lode looking towards the village and the garden of No. 16. A photograph of this Important View is included in the document (Page 22) and here (Photograph 2). It is clear that any new dwellings in the garden of No.16 would barely be visible as due to the fall of the ground they would be some three metres lower than the existing dwelling, and if they were visible that would overlap with the existing dwelling. Further, if a new dwelling was single storey there would be no impact on the Important View.

3.3.3 The north-western garden boundary comprises an eight-foot-high conifer hedge which extends the full length of the boundary and blocks all views into and out of the garden.

3.3.4 There are unrestricted views into the garden from the public byway to the north as this is bounded by a timber rail fence with some natural vegetation. The planning officer advised that: 'The existing dwelling on the site is already fairly prominent and the addition of two additional dwellings within this garden land, which are lower in height and if sensitively designed, could be accommodated on the site without causing significant and demonstrable harm to the setting of the village or the wider landscape. In fact, additional planting could be incorporated along this boundary to enhance biodiversity and soften views from the public footpath and the fen beyond'. This eastern boundary is relatively open because very few people use the byway, obviously we could plant a substantial hedgerow of native species with hedgerow trees along this boundary. This would provide greater levels of privacy for the property and would soften this boundary between a rear garden and farmland as recommended by the Landscape Character Guidelines.

3.4 Refusal of Planning and Section 52 Agreement

Refusal

3.4.1 The planning application of 2016 for two two-storey houses was accepted by the Parish Council and also the East Cambridgeshire District Council Planning Officer. The Local Planning Authority refused permission, and this was supported by the Planning Inspectorate, on appeal. The planning refusal was based on the landscape sensitivity of the site. The latter has been addressed in Paragraphs 3.2 and 3.3 above.

3.4.2 A planning application, but not all planning, was refused. It could be that a single, single-storey dwelling is acceptable.

Section 52 Legal Agreement

3.4.3 A Section 52 legal agreement from 1989 takes away permitted development rights from No.16. As part of the planning application of 2016 discussions took place with the Planning Officer of East Cambridgeshire District Council and it was agreed that a variation to the agreement would be acceptable.

4 The Neighbourhood Plan Household Survey Results and Some Positive Suggestions

4.1 The Neighbourhood Plan Household Survey is largely a tick-box exercise and why would you not tick the box to indicate that you think that it is 'Highly Important' that lots of

'lovely fluffy things' are provided for in Reach, and that all the 'orrible things' are sited elsewhere.

4.2 Perhaps the really informative sections of the Survey are the Comments Sections. 146 Surveys were returned, and nine of the 47 questions attracted a large number of comments (between 30 and 108).

4.3 A much-repeated plea is to make use of the facilities we have, for example, the village hall and church, each could be hubs of activity. The Comments Section (Question 37) contains lots of items that people would like for the village; most common are a café and shop but also include: -

- A co-operative village shop or pop-up amenity for residents without transport (elderly/young mums) maybe combined with a cafe (open a few times a week).
- A club (organised activities) for older people and teenagers.
- Tea shop/Art/Community based craft activities
- Museum / historical information
- More information for tourists about the history (& the Neighbourhood Plan) the walks & amenities of the village, with a good map & guide & perhaps even a small display of photos etc, perhaps housed in the church plus more emphasis put on the wood as an amenity for visitors.
- Given the number of small businesses and professional people in Reach, could a community office with AV & internet etc be provided. Allowing for small group meetings.
- Using the Telephone Box as a history box (I think a book swap will not work due to condensation). We could record the history of the port/fair/village life/the geology of the Dyke/fenland stories/trades and a phone to hear them.
- Somewhere to buy a Sunday paper!

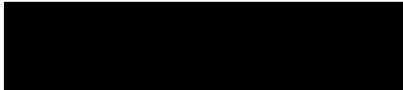
4.4 The refurbishment of the church will commence in the near future, and this is with very grateful thanks to the generosity of Maisie Whitehead's legacy. 'The church will still be very much a sacred place, used for church services, quiet days and retreats, a space where people can drop in for quiet contemplation and prayer. It will also have the flexibility to be used by the community for a variety of purposes, which could include coffee mornings, small meetings, concerts, and exhibitions; maybe a book swap area, a history display... and many other possibilities' (Pat Chalmers, *Within Reach*, June/July 2021).

4.5 The church could contain information about Reach's history and archaeology, and flora and fauna. This might be a video; computer-based info etc. The information contained in the Neighbourhood Plan could be a good start. Our knowledge of the Listed Buildings and Buildings of Local Interest could be extended through local knowledge and research. A new county-based archive centre has opened in Ely. I visited the centre when it was in Cambridge and read the Reach School Records. Sadly, we are losing our elderly villagers. Their photographs and memorabilia will be dispersed, and their thoughts and memories lost. Photographs could be digitised, and verbal histories recorded, and this exercise need not just be limited to the elderly. We could endeavour to create an archaeological deposit model for the village by undertaking a Big Dig Event: the hand excavation of one-metre square holes throughout village and mapping the archaeological features and finds revealed. Great for developing our knowledge and that of our children!

4.6 The above comments may relate to community rather than Neighbourhood Plan business but perhaps community initiatives and not planning initiatives should drive a

Neighbourhood Plan. Government thinking is to remove Planning as an item from Neighbourhood Plans. In the last five or so years planning applications and development seem to have driven wedges through our community to its detriment, and the way that our Neighbourhood Plan and its implementation are shaping up it seems to be a repetition of the work undertaken by the professionals at East Cambridgeshire District Council skewed by personal interests.

Claire Halpin



July 2021

PS I request a meeting with the Chair of the Parish Council and the Chair of the Neighbourhood Project Group (or appropriate personnel) when the feedback contained in the Consultation Response Forms has been collated, prior to publication of the Consultation Report for the Neighbourhood Plan and prior to the Plan being submitted to East Cambridgeshire District Council.

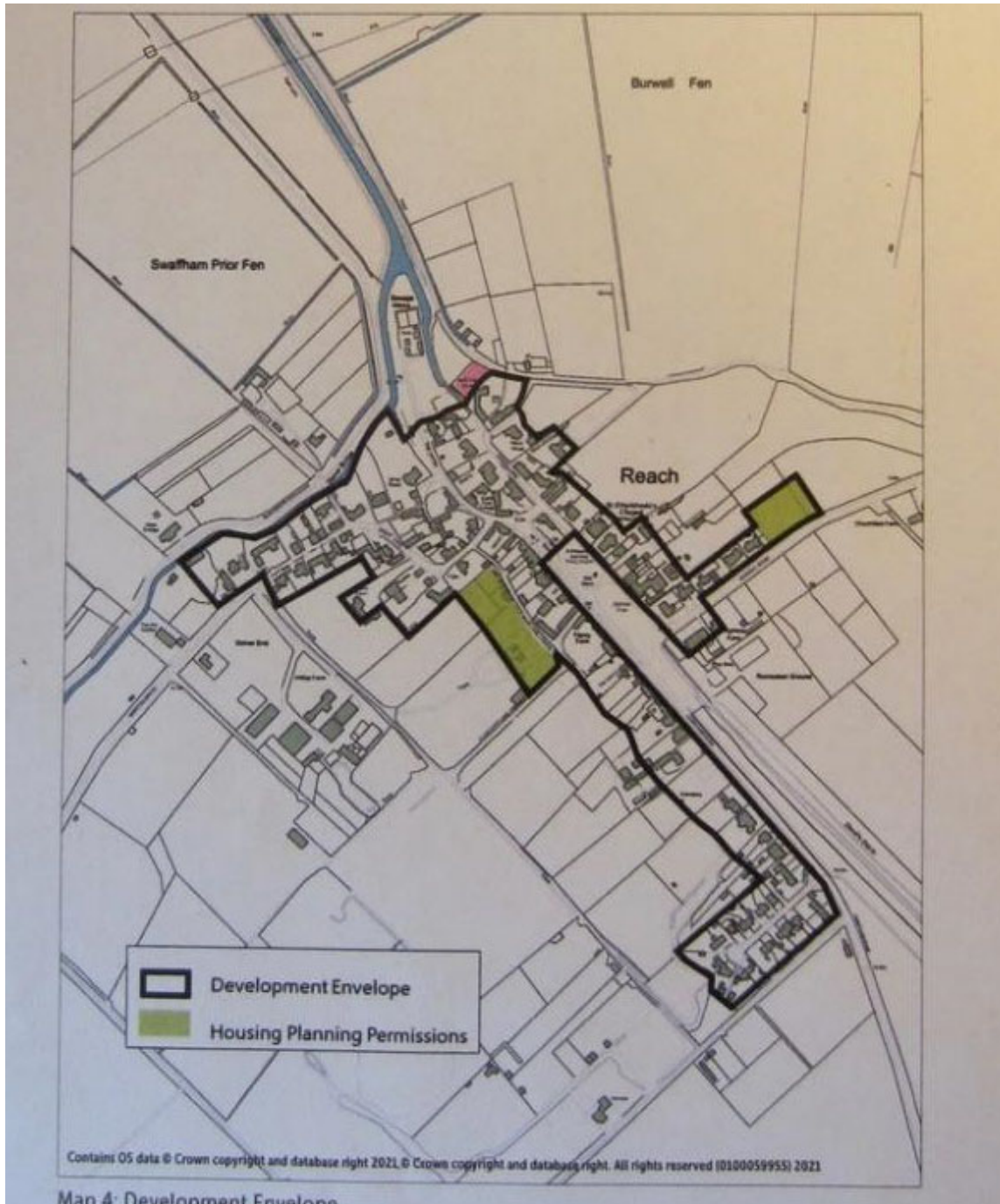
Please confirm that this meeting will be arranged when my Consultation Response Form has been received.

APPENDIX A

Within the time available I spoke to 93 villagers. Eighty-eight gave their name to the garden of No.16 Chapel Lane remaining within the village Development Envelope; four were undecided; and one declined.

Due to Data Protection legislation, the petition is not included here as there is no evidence that those signing it were made aware that their nsignatures would be shared and potentially published.

J Lewis
Development
Envelope
Suggestion



Appendix 6 - Schedule of Post Pre-Submission Consultation Modifications

The table below sets out the changes made to the Neighbourhood Plan following the Regulation 14 Pre-Submission Consultation and the reasons for the modifications. Changes subsequent to the deletion of paragraphs or policies are not identified in this schedule.

Deletions are shown by struck through text thus – ~~deletion~~ Additions are shown as underlined text thus – addition

Page	Paragraph or policy number	Proposed modification	Reason
Cover		Amend as follows: Pre-Submission Consultation Version <u>Submission Draft Plan</u> JUNE 2021 <u>JANUARY 2023</u>	To bring the Plan up-to-date
3		Amend Contents Page as a consequence of amendments in this table	To bring the Plan up-to-date
4	1.6	Add the following to the end of paragraph 1.6: <u>The Plan covers the period to 2031 to be in alignment with the adopted Local Plan.</u>	To clarify end date of Neighbourhood Plan
7	1.14	Amend paragraph 1.14 as follows: <u>In June 2021 the Parish Council undertook the “Pre-Submission” consultation on the draft Neighbourhood Plan. Details of that are contained in the Neighbourhood Plan Consultation Statement that accompanied the Plan when it was submitted to East Cambridgeshire District Council. Following the consultation on this Draft Neighbourhood Plan, it needs to</u> <u>The Neighbourhood Plan will now</u> follow the steps illustrated below before it can be adopted by East Cambridgeshire District Council and be used when considering planning applications across the Parish.	To bring the Plan up-to-date

Page	Paragraph or policy number	Proposed modification	Reason
7	Flow chart	Amend dates in flow chart as follows: Submit Plan to East Cambridgeshire DC Summer 2021 <u>Summer 2023</u> Further Consultation by East Cambridgeshire DC Autumn 2021 <u>Summer 2023</u> Independent Examination of Plan Winter 2021 <u>Autumn 2023</u> Village Referendum Winter 2021 <u>2023/24</u> Adoption by East Cambridgeshire DC Winter 2021 <u>2023/24</u>	To bring the Plan up-to-date
11	2.11	Amend second sentence as follows: There are many footpaths, droves, green lanes and byways bridleways through and around Reach, which are well-used and popular with locals and visitors, who value the tranquillity arising from limited and, on many routes, no vehicular traffic, views and variety of wildlife.	In response to comments
13	3.1	Amend paragraph as follows: The regulations governing the preparation of Neighbourhood Plans require that they conform with the National Planning Policy Framework (NPPF) and the strategic policies of the Local Plan. The most recent version of the NPPF was published by the Government in <u>July 2021</u> February 2019 . The Framework sets out a presumption in favour of sustainable development. Paragraph 11 of the NPPF states:	To bring the Plan up-to-date

Page	Paragraph or policy number	Proposed modification	Reason
		<p>Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:</p> <p>a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change <u>all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;</u></p> <p>b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:</p> <p>i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or</p> <p>ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole</p>	
13	3.2	<p>Amend paragraph as follows:</p> <p>For communities preparing Neighbourhood Plans the NPPF states that they should:</p> <ul style="list-style-type: none"> Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development <u>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.</u> 	To bring the Plan up-to-date

Page	Paragraph or policy number	Proposed modification	Reason
		<ul style="list-style-type: none"> Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan <p><u>Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan.</u></p> <p><u>Towards the end of December 2022 the Government published proposed changes to the NPPF for consultation, as well as a proposal to establish National Development Management Policies which would provide a standard approach to considering proposals relating to, for example, heritage assets. The draft Neighbourhood Plan will be brought up-to-date to reflect such changes should these be introduced before the Plan is put to a public referendum.</u></p>	
13	3.4	<p>Amend paragraph as follows:</p> <p><u>At the time the Neighbourhood Plan was submitted to East Cambridgeshire District Council prepared, the District Council had commenced work on they were progressing a "Single Issue Review" of the Local Plan. It had been submitted to the Secretary of State in July 2022 and examination hearing sessions had been conducted by the Planning Inspector. and in March 2021 consulted on options for the content of the Review.</u> The District Council stated that the need to review the Local Plan was "triggered by a number of factors including:</p> <ul style="list-style-type: none"> the need to re-examine the appropriate level of housing growth, to ensure there is sufficient housing land supply; to ensure the Local Plan remains up to date." 	To bring the Plan up-to-date
13	3.5	Amend paragraph as follows:	To bring the Plan up-to-date

Page	Paragraph or policy number	Proposed modification	Reason
		The March 2021 consultation document <u>Single Issue Review Submission Document</u> concludes there is no need to identify any further housing allocations across the district as the housing supply already comfortably exceeds the calculated requirement during the Local Plan period; identified that the District Council did not propose to identify any further housing allocation "on the simple basis that supply already meets the [housing] requirement; indeed, supply is almost double the requirement."	
14	Vision	Amend Vision by adding following bullet point to the end: <ul style="list-style-type: none"> • <u>increases levels of biodiversity</u> 	In response to comments
15	Travel Objectives	Amend Objective 15 as follows: 15 <u>Improve opportunities for non-motorised travel, especially the creation of vehicular traffic free routes to Burwell and Swaffham Prior.</u>	In response to comments
16	Map 4	Amend Map 4 to exclude garden of Plot 2 of recent planning permission at Hill Farm	In response to comments
20	6.7	Amend as follows: Research undertaken in preparing the Neighbourhood Plan identified that the proportion of one and two bedroomed homes in Reach is similar to <u>significantly lower than in neighbouring villages and in East Cambridgeshire</u> as a whole, based on the 2011 Census. There is, however, a smaller <u>higher</u> proportion of three <u>and five</u> bedroomed homes when compared with the district and neighbouring parishes.	To correct mistakes and in response to comments
21	RCH4	Amend Policy RCH4 as follows:	In response to comments

Page	Paragraph or policy number	Proposed modification	Reason
		Proposals for small scale business development, <u>including those that support the requirements of residents working from home, located</u> within the Development Envelope, as defined on the Policies Map, will be supported where there is no detrimental impact on the amenity of residents by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated or on the character or appearance of the built environment.	
24	8.6	Amend second sentence as follows: Over the course of time, and especially in recent years, individual developments have reduced what was once an open landscape which .	In response to comments
26	8.12	Amend paragraph as follows: For East Cambridgeshire, the Strategy sets a number of priorities but, given the varied nature of the landscape of the district, it <u>is</u> very generalised and is difficult to specifically apply them to Reach.	In response to comments
31	8.20	Amend fourth sentence as follows: Paragraph 400 <u>102</u> of the NPPF states that the designation should only be used where the green space is:	To bring the Plan up-to-date
31	8.21	Amend first sentence as follows: A separate Local Green Space Appraisal has been undertaken as part of the preparation of the Neighbourhood Plan, which demonstrates how certain local spaces meet the criteria in paragraph 400 <u>102</u> of the NPPF.	To bring the Plan up-to-date
31	RCH9	Amend as follows:	Correct error

Page	Paragraph or policy number	Proposed modification	Reason
		4. The Community Orchard and <u>woodland at the 24 Acres</u>	
32	Map 7	Amend Map 7 by extending coverage and identify The Plantation Annotate Map 7 to identify the Drying Ground (7)	Correct error and in response to comments
39	10.4	Amend paragraph by adding the following to the end: The Future Fens – Flood Risk Management initiative also provides an important resource for what the future flood risk management choices for the Great Ouse Fens might look like.	In response to comments
40	Carbon Footprint chart	Amend last line of explanation in chart as follows: It is expressed in tonnes <u>and is per household</u> .	In response to comments
40	10.7	Amend fourth sentence as follows: Oil is the most frequently used heating source in the village but it <u>is unsustainable</u> and polluting in its production, shipping, distribution and use.	In response to comments
41	RCH14	Amend criteria in policy as follows: c. avoid fossil fuel-based heating systems; e. d. incorporate current sustainable design and construction measures and energy efficiency measures, such as, where feasible, ground/air source heat pumps, solar panels, thermal and PV systems; and	Correct error
43	11.1	Amend the list of facilities to include the Parish Church	In response to comments
45	12.2	Amend first sentence as follows:	In response to comments

Page	Paragraph or policy number	Proposed modification	Reason
		The local bus service (part of that running from Cambridge to Newmarket) is sparse but does provide infrequent trips to Cambridge, Burwell, Newmarket and <u>Bury St Edmunds</u> . but there There is some provision for private transport to localities such as Burwell surgery.	
45	12.3	Amend first sentence as follows: Students attending further education colleges <u>colleges</u> in Cambridge use service buses but these stop running at 19.15 (Cambridge to Reach) and 18.23 (Reach to Cambridge) curtailing leisure activities.	Correct error
47	Inset Map	Amend Inset Map by: 1 – Amending Development Envelope at Little Back Lane to reflect area permitted for development in recent planning applications. 2 – Add additional view from track adjoining Reach Wood looking north over village towards Ely Cathedral.	In response to comments
49		Amend introductory text as follows: The buildings and features below are currently identified on Historic England’s statutory registry of listed buildings and monuments. <u>The addresses are as recorded on the register and, where necessary, the locally recognised address is stated in square brackets.</u>	In response to comments
49	Grade II Listed Buildings	Amend entry for The Post Office as follows: The Post Office High Street [17 Square <u>Fair Green</u>]	Correct error
50	Building 4	Amend last sentences as follows: As a group they are among the most attractive and distinctive on fair <u>Fair Green</u> .	Correct error
50	Building 5	Amend entry to delete reference to formerly two cottages	In response to comments

Page	Paragraph or policy number	Proposed modification	Reason
50	Building 10	Amend as follows: 10 - Vine House House of two storeys with white brick walls and pantiled gabled roof. The present exterior is early 19th century but an earlier G plan house may be incorporated. Amend Inventory of buildings of historic interest Evidence Document accordingly	In response to comments
51	Building 25	Amend first sentence as follows: An early 19th century one storey and attic house with side and back walls of clunch, and font <u>front</u> wall and dressings of brick.	Correct error
51	Building 26	Amend as follows: A 19th century house built in local brick with a pantile roof. Group value. <u>A predominately 19th Century house incorporating elements of earlier structures. Local brick façade, pantile roof, a clunch block gable to the West and a mixture of materials to the rear. Jasmine Cottage stood in the gap between Gallions and number 31 until it was condemned in the 1960s.</u>	In response to comments
51	Building 28	Amend second sentence as follows: Originally one storey and attic with dormer windows, the eaves were raised to create a second story <u>storey</u> in the 20th century, leaving its dentil cornice to reveal its old roof line.	Correct error
51	Building 29	Amend title as follows: 29 - Chapel Farm Cottage <u>House</u>	Correct error
51		Insert new entry for Victorian water pumps	In response to comments
52	Map	Amend annotations to ensure correct reference numbers	Correct error

Page	Paragraph or policy number	Proposed modification	Reason
54		Amend the question under "Building materials and surface treatment as follows: Does <u>Do</u> the new proposed materials respect or enhance the existing area or adversely change its character?	Correct error

MAP 3

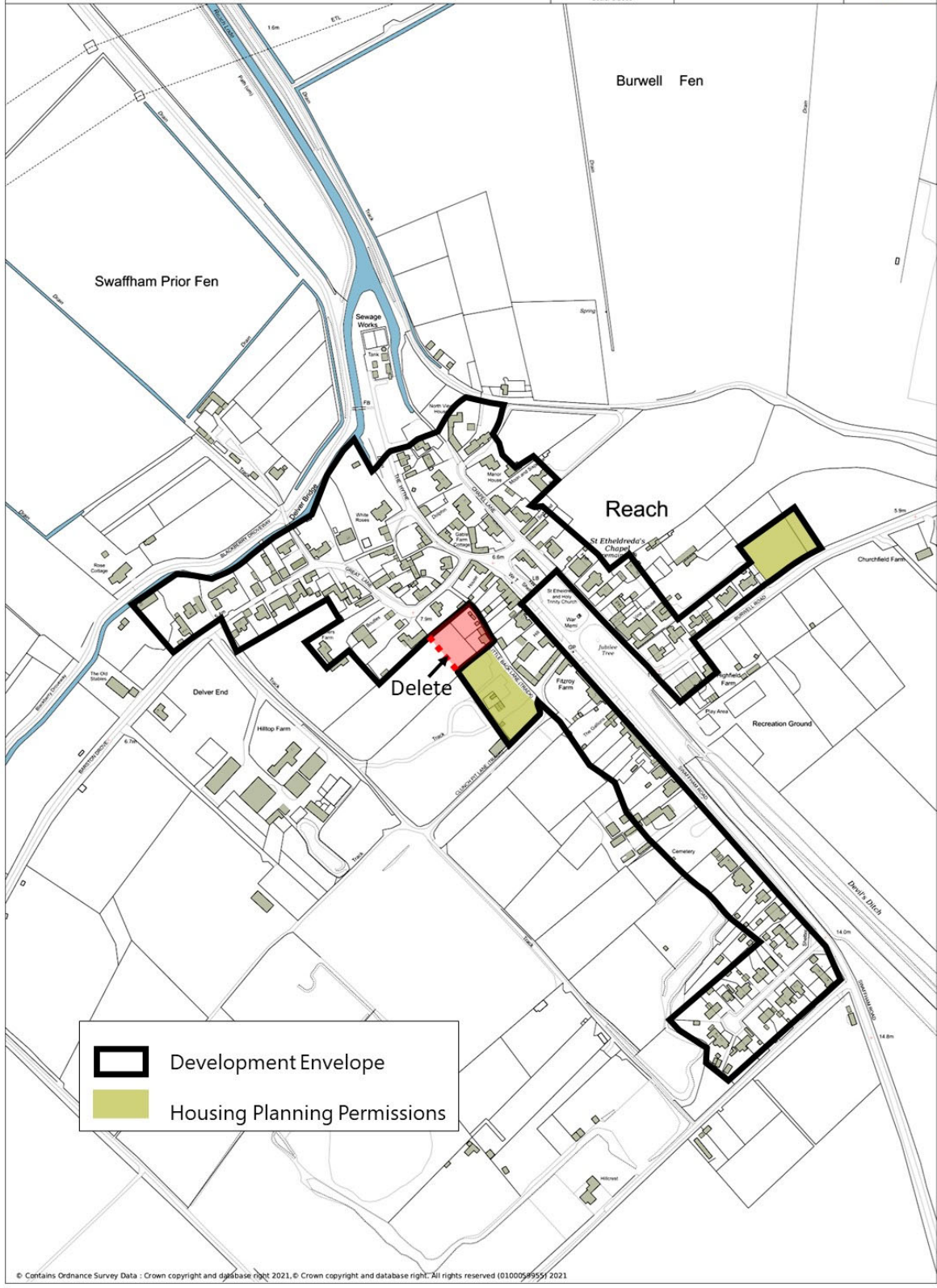
Reach CP

Author:

Date: 09/02/2021

ParishOnline

Scale: 1:3000



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Proposed Map 3 Amendment



Proposed Inset Map Amendments