

# ISLEHAM PARISH COUNCIL

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17<sup>th</sup> February 2022

Dear Penny,

Please find below our response to the questions raised by David Kaiserman

## [Isleham Parish Council's response to Examiner's Question 1](#)

### Context

The current Development Envelope for Isleham village is set by *Policy 2: Locational Strategy* of the East Cambridgeshire Local Plan (2015)<sup>1</sup>. The Development Envelope defines the extent of the built area of settlements. Local Plan Policy 2 explains how a decision-maker should react to a development proposal, based on its location within or outside the Development Envelope.

The current Development Envelope for Isleham includes the main extent of Isleham village, and also includes rows of dwellings which are physically separate from the main area of village (located to the north and south of Isleham village). The location of the current Development Envelope is shown on the Policies Map<sup>2</sup>.

During preparation of the Neighbourhood Plan, Isleham Parish Council reviewed the Development Envelope. The purpose of this review was to ensure the Development Envelope accurately reflects the extent of Isleham's built area, and include sufficient land is made available for development over the plan period.

Notably, the proposed changes to the Development Envelope extend its boundary to include recent new and planned developments. If the Neighbourhood Plan is 'made', it is anticipated that the updated Development Envelope will be applied in decision-making taking precedent over that set by the Local Plan 2015.

### Recreation Ground

The Neighbourhood Plan's proposed Development Envelope excludes Isleham Recreation Ground. The recreation ground is located outside the current Local Plan's Development Envelope. At time of preparing the Local Plan, the recreation ground was located at the edge of the village. However, development has recently taken place adjacent to the recreation ground, effectively enclosing it within Isleham's built area.

The review of the Development Envelope did not include the recreation ground since it remains an undeveloped open space. The Neighbourhood Plan proposes designation of Isleham Recreation Ground as a Local Green Space (Policy 3) and identifies it as a 'valued community facility' (Policy 8).

<sup>1</sup> Available at: [https://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover\\_0.pdf](https://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover_0.pdf)

<sup>2</sup> Available at: [https://www.eastcambs.gov.uk/sites/default/files/8\\_19\\_Isleham\\_JL.pdf](https://www.eastcambs.gov.uk/sites/default/files/8_19_Isleham_JL.pdf)

Isleham Parish Council considers that excluding the recreation ground from the Development Envelope offers no practical value - provided the recreation ground is afforded protection by *Policy 3: Local Green Spaces* and *Policy 8: Services and Facilities*.

#### Separate Development Envelope Areas

The smaller, physically separate, Development Envelope areas covering the rows of housing located north and south of Isleham village were designated by the Local Plan 2015. The *purpose* of those sections of Development Envelope is a matter for the District Council to clarify.

Opportunities within these areas are likely to be limited. Isleham Parish Council therefore supports the Examiner's suggestion that these areas be removed from the Development Envelope. The effect of this change would require future development proposals in these areas to be determined in accordance with policies for countryside development.

#### Question 2

Map 7 indicates the areas assessed for designation as 'Local Green Space'. Isleham Parish Council can confirm that the areas shaded green are those areas proposed for designation. Areas shaded red were assessed, but were not considered suitable for Local Green Space designation.

Isleham Parish Council suggests the map would benefit from the addition of a key to help readers to interpret the map.

#### Question 3

##### Part A

Policy 4 identifies the sensitive 'gap' between Isleham village and neighbouring Fordham village, and the need to maintain physical and visual separation between these settlements. On reflection, Isleham Parish Council considers that the policy should apply to proposals located between Isleham and Fordham only.

##### Part B

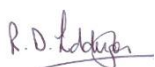
Map 8 is intended to show 'general locations of separation' between Isleham and Fordham. The three areas indicated on the map have been drawn following field boundaries and excluding some existing development and agricultural buildings.

The appearance of the three areas as 'clearly defined' is a symptom of the graphical software used to produce the map. It is intended that the areas should be interpreted in a more general and imprecise manner, to indicate that development proposals located south/south-west of Isleham should be subject to the requirements of Policy 4.

Isleham Parish Council suggests that the Map 8 should be amended to omit the clearly-defined boundaries, and provide a more general and imprecise area of separation to the south and south-west of Isleham village - for example, in proximity of Fordham Road and east of Station Road.

Isleham Parish Council is happy to provide further information to assist the examination of the Isleham Neighbourhood Plan, as required.

With kind regards



Richard Liddington Parish Clerk