

Swaffham Bulbeck Neighbourhood Plan

Basic Conditions Statement

Prepared on the behalf of the Swaffham Bulbeck Neighbourhood Plan Steering Group

June 2022

Contents

1	Introduction	3
2	An overview of the Swaffham Bulbeck Neighbourhood Plan (SBNP).....	5
3	How the SBNP policies are appropriate having regard to national policies and guidance	10
4	How the SBNP contributes towards the achievement of sustainable development	24
5	General conformity with the strategic policies of the Local Plan.....	28
6	Compatibility with EU Obligations and Legislation	42
7	How the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017	44

List of Tables

Table 1:	A description of the SBNP planning policies	9
Table 2:	SBNP objectives and the NPPF goals they seek to address.....	13
Table 3:	NPPF Primary Principles and how the SBNP planning policies are appropriate having regard to these.	23
Table 4:	How the SBNP contributes towards the achievement of sustainable development (as defined by the NPPF).....	26
Table 5:	An analysis of the SBNP policies against the sustainable development goals.	27
Table 6:	SBNP planning policies which provide an additional level of detail/a distinct local approach to that set out in the Local Plan policies.....	29
Table 7:	How do the SBNP planning sit alongside the East Cambridgeshire 2015 Local Plan policies.....	41
Table 8:	Assessment of NP against protected characteristics.....	43

1 Introduction

- 1.1 This Basic Conditions Statement has been prepared by Modicum Planning Ltd. on the behalf of the Swaffham Bulbeck Neighbourhood Plan (SBNP) steering group to accompany the submission of the Swaffham Bulbeck Neighbourhood Plan (SBNP) by Swaffham Bulbeck Parish Council to the local planning authority, East Cambridgeshire District Council (ECDC).
- 1.2 The SBNP is being submitted under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended), referred to in this document as “the Regulations”.
- 1.3 The NP has been prepared by Swaffham Bulbeck Parish Council (SBPC), a qualifying body, for the neighbourhood area. The Swaffham Bulbeck neighbourhood plan area was formally designated by ECDC on 7 January 2019 and corresponds with the boundary of Swaffham Bulbeck parish.
- 1.4 The policies described in the SBNP relate to the development and use of land in the designated neighbourhood area. The plan period of the SBNP is 2022 to 2037 and it does not contain policies relating to excluded development in accordance with the Regulations.
- 1.5 The statement addresses each of the ‘basic conditions’ required by the Regulations and explains how the submitted NP meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.
- 1.6 Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 states that a draft neighbourhood development order meets the basic conditions if:
- a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order;
 - b) the making of the order contributes to the achievement of sustainable development;
 - c) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - d) the making of the order does not breach and is otherwise be compatible European Union (EU) obligations (the existing body of environmental regulation is retained in UK law); and
 - e) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.
- 1.7 Schedule 2 to the Regulations also confirms that the following basic condition is prescribed for the purpose of paragraph 8(2) (g) of Schedule 4B to the 1990 Act.
- *The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017”*
- 1.8 An overview of the SBNP is provided in section 2 of this report.

1.9 This document addresses the requirements of the basic conditions in five sections:

- section 3 demonstrates the policies in the SBNP are appropriate having regard to national policies;
- section 4 shows how the SBNP will contribute towards achieving sustainable development;
- section 5 demonstrates the conformity of the SBNP with the ECDC 2015 Local Plan policies;
- section 6 demonstrates compliance with the appropriate EU obligations including the SEA Directive and obligation relating to Human Rights. and
- section 7 gives details of how the 'making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017'.

2 An overview of the Swaffham Bulbeck Neighbourhood Plan (SBNP)

2.1 The SBNP plan area is shown in Figure 1.

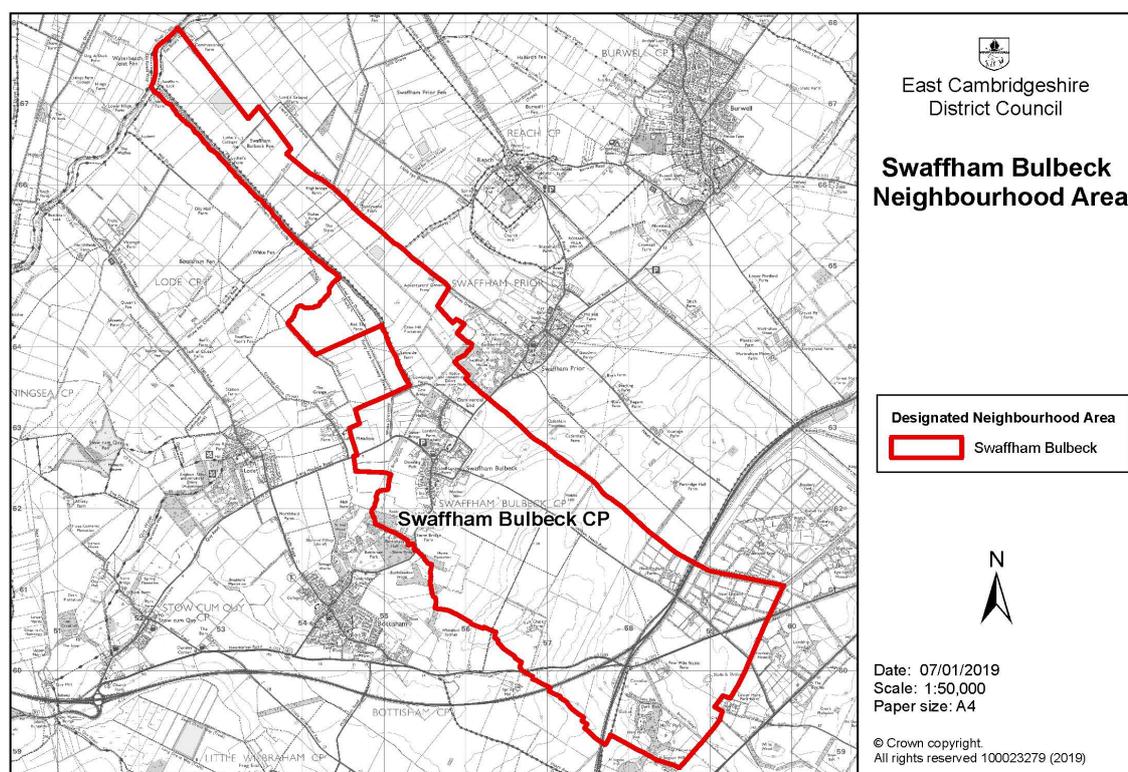


Figure 1: The Swaffham Bulbeck neighbourhood plan area as designated by East Cambridgeshire District Council Jan 2019

2.2 The SBNP contains an overall vision statement set out below:

To ensure that Swaffham Bulbeck, set in a parish of varied rural landscapes, remains a village whose diversity, community spirit, distinctive and attractive built heritage and green spaces can be enjoyed, protected and enhanced whilst seeking to achieve carbon-neutrality, promote biodiversity and enable proportionate development to meet local needs.

2.3 The vision is supported by three overriding objectives as follows:

Objective 1: Retain and enhance the existing and distinctive village character by:

- a) Maintaining a dispersed but cohesive settlement with open, green spaces and corridors.
- b) Protecting the Cambridge Green Belt and village conservation areas.
- c) Protecting the wider landscape character and setting of the village.
- d) Securing a diverse stock of housing.
- e) Ensuring that the density of any new dwellings is appropriate to its context and proportionate to site and location.

Objective 2: Promote a positive approach to growth delivery that provides at least the minimum number of dwellings required by East Cambridgeshire District Council by:

- f) Increasing housing stock accessible to younger families by building affordable houses and low-cost market houses.
- g) Ensuring that new development takes into account size, affordability, design, layout and tenure to meet local needs.
- h) Ensuring that new development is proportionate to the size of the village.

Objective 3: Encourage a thriving village that retains a diverse range of age groups within a community which promotes sustainability by:

- i) Supporting Swaffham Bulbeck primary school as a key element of the social structure of the community.
- j) Retaining and enhancing facilities, services and employment opportunities as required.
- k) Active promotion of low carbon emission strategies with an aim of achieving carbon neutrality through, for example, building construction, retrofitting existing housing stock, generating heat and power through solar or other community energy schemes, provision of car charging points and enhanced cycling and walking routes.
- l) Conservation initiatives and the active promotion of new biodiversity schemes to enhance the parish's natural habitat, for example by tree planting, restoring hedgerows, protecting peatlands, and encouraging wildflower areas.

2.4 There are fifteen planning policies in the Swaffham Bulbeck Neighbourhood Plan organised under five themes.

Theme and policy	Summary of the policy ¹
Spatial Strategy (Theme 1)	
Planning Policy SWB 1 – Swaffham Bulbeck development envelope	This policy provides an up-to-date development envelope which will replace the development envelope provided in the 2015 Local Plan. During the plan period, development will in principle be supported inside the development envelope (subject to being compliant with other policies in this plan and the Local Plan) and resisted outside it (excluding the exceptions set out in this policy).
Parish Character (Theme 2)	
Planning Policy SWB 2 – Swaffham Bulbeck village centre landscape character	This policy ensures existing important landscape characteristics in Swaffham Bulbeck Village are fully recognised, protected accordingly and, where applicable, enhanced when new development proposals come forward. The policy is accompanied by maps identifying views in the village centre to be protected.
Planning Policy SWB 3 – Swaffham Bulbeck parish-wide landscape character	This policy applies parish-wide. As well as protecting key landscape features, the policy seeks opportunities to enhance landscape character when development proposals come forward. The policy is informed by the evidence set out in the Swaffham Bulbeck Landscape Character Assessment.
Planning Policy SWB 4 – Swaffham Bulbeck built environment character	This policy requires a design-led approach to be taken for all development proposals. This will require applicants to be guided by the existing Swaffham Bulbeck built environment and to deliver high quality schemes allowing residents to live healthy lives. The policy also emphasises the importance of protecting and enhancing the principal village gateways.
Planning Policy SWB 5 – Swaffham Bulbeck Local Green Spaces	This policy gives strong protection to existing valued open spaces in the parish.
Housing (Theme 3)	
Planning Policy SWB 6 - Swaffham Bulbeck housing mix	This policy seeks a mix of housing types to help facilitate a vibrant and mixed community. This will reflect existing needs of a growing older population but also the needs of new households seeking to find their first home.
Planning Policy SWB 7 – community-led development	This policy supports in principle (but also subject to a series of criteria) small scale community-led residential development for people with a Swaffham Bulbeck connection on the edge of the existing settlement. The

¹ See NP for wording of the policy

Theme and policy	Summary of the policy ¹
	policy also supports other non-residential and small-scale community-led development schemes.
Development sites (Theme 4)	
Planning Policy SWB 8 – Cemetery/pony field site	This policy allocates land for development on the Cemetery/Pony field site provided that the community benefits of the scheme will be significantly greater than what would be delivered on an equivalent open market site. This includes the delivery of affordable housing that meets parish needs. In addition, it is essential that any scheme is design- and landscape-led.
A cohesive and environmentally friendly community (Theme 5)	
Planning Policy SWB 9 – Swaffham Bulbeck Primary School	This policy supports in principle development proposals which will help facilitate the continued success of the school as both a primary school and as a community meeting space.
Planning Policy SWB 10 – Community Pavilion	This policy allocates the site of the community pavilion for the provision of an improved building which delivers enhanced facilities to support the current outdoor sports uses and which delivers a purpose-built community meeting space.
Planning Policy SWB 11 – Swaffham Bulbeck community infrastructure priorities	This policy identifies priorities in the parish for the delivery of community infrastructure improvements. The policy seeks contributions towards infrastructure from new development.
Planning Policy SWB 12 – Delivering sustainable design	<p>A comprehensive policy:</p> <ul style="list-style-type: none"> - seeking innovative approaches to the construction of low carbon homes and buildings which demonstrate sustainable use of resources and high energy efficiency levels - requiring proposals to be accompanied by a sustainability statement and setting out what information should be included in that statement - requiring the installation of charging points where car parking provision is proposed - requiring SuDs <p>The policy clarifies that new homes or buildings heated through oil or bottled gas will not be permitted.</p>
Planning Policy SWB 13 – Protecting and improving walking and cycling connectivity	This policy expects development proposals to maintain or enhance the provision and quality of the

Theme and policy	Summary of the policy ¹
	walking and cycling network and infrastructure in the parish.
Planning Policy SWB 14 – The Swaffham Bulbeck rural footpath network	The intent of this policy is to ensure the existing rural footpath network is not adversely affected when new development proposals come forward and that opportunities are utilised to improve the network.
Planning Policy SWB 15 – Natural environment in relation to planning and development	The policy applies the mitigation hierarchy to managing the impact development has on the natural environment in the parish. The policy identifies parish assets which should be protected or enhanced. (e.g. woodland, waterways and droves) and requires proposals to deliver net gains in biodiversity,

Table 1: A description of the SBNP planning policies

Non planning community aspirations

- 2.5 To complement the 15 planning policies, the submission SBNP includes a set of aspirations for Swaffham Bulbeck Parish Council which can be actioned even without new development coming forward. These are set out in Chapter 6 of the plan.

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

- 3.1 National planning policy is principally provided by the National Planning Policy Framework (NPPF) published in 2021. National planning guidance is provided by planning practice guidance available online at: <https://www.gov.uk/government/collections/planning-practice-guidance>
- 3.2 The NPPF provides a framework within which local communities can produce neighbourhood development plans for their area and sets out how planning should help achieve sustainable development.
- 3.3 This section demonstrates that the SBNP has regard to the relevant policies in the NPPF in relation to:
- Achieving sustainable development (NPPF Chapter 2)
 - Plan-making (NPPF Chapter 3)
 - Delivering a sufficient supply of homes (NPPF Chapter 5)
 - Building a strong, competitive economy including Supporting a prosperous rural economy (NPPF Chapter 6)
 - Ensuring the vitality of town centres (NPPF Chapter 7)
 - Promoting healthy and safe communities (NPPF Chapter 8)
 - Promoting sustainable transport (NPPF Chapter 9)
 - Supporting high quality communications (NPPF Chapter 10)
 - Making effective use of land (NPPF Chapter 11)
 - Achieving well-designed places (NPPF Chapter 12)
 - Protecting Green Belt land (NPPF Chapter 13)
 - Meeting the challenge of climate change, flooding and coastal change (NPPF Chapter 14)
 - Conserving and enhancing the natural environment (NPPF Chapter 15)
 - Conserving and enhancing the historic environment (NPPF Chapter 16)
- 3.4 Table 2 demonstrates how the SBNP objectives and policies relate to the principal goals set out in the NPPF.

Table 2: SBNP objectives and the NPPF goals they seek to address.		
NP Objective	Relevant NP policies	Relevant NPPF chapters
<p>Objective 1: Retain and enhance the existing and distinctive village character by:</p> <p>a) Maintaining a dispersed but cohesive settlement with open, green spaces and corridors.</p> <p>b) Protecting the Cambridge Green Belt and village conservation areas.</p>	<p>Policy SWB 1 – Swaffham Bulbeck development envelope</p> <p>Policy SWB 2 – Swaffham Bulbeck village landscape character</p> <p>Policy SWB 3 – Swaffham Bulbeck parish-wide landscape character</p>	<p>Objective 1 is consistent with Chapters 2, 3, 5, 8, 12, 13, 15 and 16 of the NPPF 2021.</p> <p>Chapter 2: Achieving sustainable development. Paragraph 11 a) states that “all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area...”</p> <p>Chapter 3: Plan-making. Paragraph 15 states that the “planning system should be genuinely plan-led. Succinct and up-to-date plans</p>

Table 2: SBNP objectives and the NPPF goals they seek to address.

NP Objective	Relevant NP policies	Relevant NPPF chapters
<p>c) Protecting the wider landscape character and setting of the village.</p> <p>d) Securing a diverse stock of housing.</p> <p>e) Ensuring that the density of any new dwellings is appropriate to its context and proportionate to site and location.</p>	<p>Policy SWB 4 – Swaffham Bulbeck built environment character</p> <p>Policy SWB 5 – Swaffham Bulbeck Local Green Spaces</p> <p>Policy SWB 8 – Cemetery/Pony field site</p>	<p>should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings”</p> <p>Chapter 5: Delivering a sufficient supply of homes. Paragraph 62 states that the “size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies”.</p> <p>Chapter 8: Promoting healthy and safe communities. Paragraphs 101 and 102 provide a mechanism for designating Local Green Spaces.</p> <p>Chapter 12: Achieving well-designed places. Paragraph 127 states that “Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development...”.</p> <p>Chapter 13: Protecting Green Belt land. Paragraph 147 states that “Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”.</p> <p>Chapter 15: Conserving and enhancing the natural environment. Paragraph 174 b) states that “Planning policies and decisions should contribute to and enhance the natural and local environment by b) recognising the intrinsic character and beauty of the countryside.”</p> <p>Chapter 16: Conserving and enhancing the historic environment. Paragraph 190 states that “plans should set out a positive strategy for</p>

Table 2: SBNP objectives and the NPPF goals they seek to address.		
NP Objective	Relevant NP policies	Relevant NPPF chapters
		the conservation and enjoyment of the historic environment”
<p>Objective 2: Promote a positive approach to growth delivery that provides at least the minimum number of dwellings required by East Cambridgeshire District Council by:</p> <p>f) Increasing housing stock accessible to younger families by building affordable houses and low-cost market houses.</p> <p>g) Ensuring that new development takes into account size, affordability, design, layout and tenure to meet local needs.</p> <p>h) Ensuring that new development is proportionate to the size of the village.</p>	<p>Policy SWB 6 - Swaffham Bulbeck housing mix</p> <p>Policy SWB 7 – Swaffham Bulbeck community-led development</p> <p>Policy SWB 8 – Cemetery/Pony field site</p>	<p>Objective 2 is consistent with Chapters 5, and 11 of the NPPF 2021</p> <p>Chapter 5: Delivering a sufficient supply of homes. Paragraph 62 states that the “size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies”.</p> <p>Chapter 11: Making effective use of land. Paragraph 121 states that “Local planning authorities, and other plan making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs...”. Paragraph 124 states that “Planning policies and decisions should support development that makes effective use of land, taking into account a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it b) local market conditions and viability c) the availability and capacity of infrastructure and services d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change and e) the importance of securing well-designed, attractive and healthy places.</p>
<p>Objective 3: Encourage a thriving village that retains a diverse range of age groups within a community that promotes sustainability by:</p> <p>i) Supporting Swaffham Bulbeck</p>	<p>Policy SWB 8 – Cemetery/Pony field site</p> <p>Policy SWB 9 – Swaffham Bulbeck primary school</p>	<p>Objective 3 is consistent with Chapters 2, 8, 14 and 15 in the NPPF 2021</p> <p>Chapter 2: Achieving sustainable development. Paragraph 11 states that “all plans should ... align growth and infrastructure”.</p>

Table 2: SBNP objectives and the NPPF goals they seek to address.		
NP Objective	Relevant NP policies	Relevant NPPF chapters
<p>primary school as a key element of the social structure of the community.</p> <p>j) Retaining and enhancing facilities, services and employment opportunities as required.</p> <p>k) Active promotion of low carbon emission strategies with an aim of achieving carbon neutrality through, for example, building construction, retrofitting existing housing stock, generating heat and power through solar or other community energy schemes, provision of car charging points and enhanced cycling and walking routes.</p> <p>L) Conservation initiatives and the active promotion of new biodiversity schemes to enhance the parish's natural habitat, for example by tree planting, restoring hedgerows, protecting peatlands, and encouraging wildflower areas</p>	<p>Policy SWB 10 – Community Pavilion</p> <p>Policy SWB 11 – Swaffham Bulbeck community infrastructure priorities</p> <p>Policy SWB 12 – Delivering sustainable design</p> <p>Policy SWB 13 – Protecting and improving walking and cycling connectivity in our parish</p> <p>Planning Policy SWB 14 - The rural footpath network</p> <p>Planning Policy SWB 15 – Natural environment in relation to planning and development.</p>	<p>Chapter 8: Promoting healthy and safe communities.</p> <p>Paragraph 98 states that “access to a network of high quality open spaces and opportunities for sports and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change”</p> <p>Paragraph 92 c) states that planning policies should aim to achieve healthy, inclusive and safe places which “enable and support healthy lifestyles, especially where this would address identified local health and well being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling”.</p> <p>Chapter 14: Meeting the challenge of climate change, flooding and coastal change. Paragraph 167 states that “When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Paragraph 155 states “To help increase the use and supply of renewable and low carbon energy and heat, plans should a) provide a positive strategy for energy from these sources...”</p> <p>Chapter 15: Conserving and enhancing the natural environment states “Planning policies should contribute to and enhance the natural and local environment by...d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”</p>

Table 2: SBNP objectives and the NPPF goals they seek to address.

3.5 Table 3 identifies the NPPF primary principles and explores how the NP policies are appropriate having regard for these.

Table 3: NPPF Primary Principles and how the SBNP planning policies are appropriate having regard to these.		
NPPF primary principles	Relevant SBNP policies	How the submission SBNP has regard to the NPPF
<p>Chapter 2: Achieving sustainable development.</p> <p>Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:</p> <ul style="list-style-type: none"> - an economic objective; - a social objective; and - an environmental objective <p>Chapter 2: Achieving sustainable development. Paragraph 11 a) states that “all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area...”</p> <p>Paragraph 13 states that “Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies, and should shape and direct development that is outside of these strategic policies”</p>	All	<p>Policy SWB 1: Swaffham Bulbeck development envelope focuses development during the plan period within a defined development boundary as well as through the proposed site allocation policy SWB 8: Cemetery/Pony field site. The policy allows for a sustainable pattern of development allowing limited growth whilst protecting the natural, built and historic environment in the parish and whilst ensuring the protection or enhancement of well-being of parish residents.</p> <p>The spatial strategy in the NP is consistent with the spatial development strategy in the adopted Local Plan (2015) which, via Policy GROWTH 2: Locational Strategy focuses the districts’ growth in the market towns of Ely, Soham and Littleport and envisages more “limited development to take place in villages which have a defined development envelope, thereby helping to support local services, shops and community needs”</p>
<p>Chapter 3: Plan Making.</p> <p>Planning should be genuinely plan-led. Succinct and up to date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.</p>	All	As above
<p>Chapter 5: Delivering a sufficient supply of homes.</p>	Policy SWB 1 Swaffham Bulbeck	As at June 2022, ECDC have indicated, the housing requirement for Swaffham

Table 3: NPPF Primary Principles and how the SBNP planning policies are appropriate having regard to these.

NPPF primary principles	Relevant SBNP policies	How the submission SBNP has regard to the NPPF
<p>“strategic policies should also set a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations” (paragraph 66)</p> <p>“Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium sized sites (of a size consistent with paragraph 69a) suitable for housing in their area” (paragraph 70)</p> <p>“In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.” (paragraph 78)</p>	<p>development envelope</p> <p>Policy SWB 6 Swaffham Bulbeck housing mix</p> <p>Policy SWB 7 community led development</p> <p>Policy SWB 8 Cemetery/Pony field site</p>	<p>Bulbeck parish is currently zero. The development planned for in the neighbourhood plan is however consistent with the overall locational strategy set out in the 2015 Local Plan.</p> <p>Through Policies SWB 8, the NP is particularly consistent with paragraph 70.</p> <p>Policy SWB 7 is consistent with paragraph 78.</p>
<p>Chapter 6: Building a strong, competitive economy.</p> <p>Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. (paragraph 81)</p> <p>Planning policies and decisions should enable:</p> <p>a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;</p> <p>b) the development and diversification of agricultural and</p>	<p>Policy SWB 1 Swaffham Bulbeck development envelope</p> <p>Policy SWB 8 Cemetery/Pony field sites</p> <p>Policy SWB 9 Swaffham Bulbeck primary school</p> <p>Policy SWB 10 Community Pavilion</p> <p>Policy SWB 11 Swaffham Bulbeck</p>	<p>Policy SWB 1 defines an up to date development envelope for the village and with this provides clarity as to where development will be supported and where it will not be supported.</p> <p>The growth planned for as part of SWB 1 and SWB 8 will support existing village infrastructure such as the primary school and assist with the delivery of improved community infrastructure. This is consistent with paragraph 84 (d) of the NPPF.</p>

Table 3: NPPF Primary Principles and how the SBNP planning policies are appropriate having regard to these.

NPPF primary principles	Relevant SBNP policies	How the submission SBNP has regard to the NPPF
<p>other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside; and d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship (paragraph 84)</p>	<p>community infrastructure priorities.</p>	
<p>Chapter 7: Ensuring the vitality of town centres</p> <p>Planning policies and decisions should support the role that town centres play at the heart of local communities</p>	<p>Policy SWB 1 Swaffham Bulbeck development envelope</p> <p>Policy SWB 8 Cemetery/Pony field sites</p> <p>Policy SWB 9 Swaffham Bulbeck primary school</p> <p>Policy SWB 10 Community Pavilion</p> <p>Policy SWB 11 Swaffham Bulbeck community infrastructure priorities.</p>	<p>The parish doesn't have a town centre as such. Nevertheless, the plan recognises the importance of having key village services and business focused in one area. New development and improved community infrastructure is proposed at the Cemetery/Pony field site and the Denny respectively, both of which are in walking distance to key village facilities including the school, the church, the shop and the pub.</p>
<p>Chapter 8: Promoting healthy and safe communities.</p> <p>"Planning policies and decisions should aim to achieve healthy, inclusive and safe places which a) promote social interaction... b) are safe and accessible.... and c) enable and support healthy lifestyles especially where this would address identified local health and well being needs – for example through the provision of safe and accessible green</p>	<p>Policy SWB 5 Swaffham Bulbeck Local Green Spaces</p> <p>Policy SWB 8 Cemetery/Pony field site</p> <p>Policy SWB 9 Swaffham Bulbeck primary school</p>	<p>Policy SWB 8 is consistent with paragraph 92 c) by allocating a site well related to the existing settlement, requiring good pedestrian connectivity as part of this together with increased and enhanced open space provision.</p> <p>Policies SWB 5, SWB 13 and SWB 14 are consistent with paragraph 98</p>

Table 3: NPPF Primary Principles and how the SBNP planning policies are appropriate having regard to these.

NPPF primary principles	Relevant SBNP policies	How the submission SBNP has regard to the NPPF
<p>infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling”.</p> <p>“Access to a network of high quality open spaces and opportunities for sports and physical activity is important for health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change” (paragraph 98)</p> <p>Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks... (paragraph 100)</p> <p>The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. (paragraph 101)</p>	<p>Policy SWB 10 Community Pavilion</p> <p>Policy SWB 11 Swaffham Bulbeck community infrastructure priorities. walkable and well connected village</p> <p>Policy SWB 13 Protecting and improving walking and cycling connectivity</p>	<p>Policy SWB 5, as evidenced by the supporting open spaces assessment work is consistent with paragraph 101.</p>
<p>Chapter 9: Promoting sustainable transport.</p> <p>Transport issues should be considered from the earliest stages of plan-making and development proposals so that:</p> <ol style="list-style-type: none"> a) the potential impacts of development on transport networks can be addressed b) opportunities from existing or proposed transport infrastructure, and in 	<p>Policy SWB 1 Swaffham Bulbeck development envelope</p> <p>Policy SWB 8 Cemetery/Pony field sites</p> <p>Policy SWB 13 Protecting and improving walking and cycling</p>	<p>Policy SWB 1 focuses new development within the boundaries of an up to date development boundary thereby ensuring new development is located close to existing village infrastructure, thereby reducing the need for journeys to be made by motorised vehicles.</p> <p>Policy SWB 8 allocates a site for development which is well related to the existing settlement</p>

Table 3: NPPF Primary Principles and how the SBNP planning policies are appropriate having regard to these.

NPPF primary principles	Relevant SBNP policies	How the submission SBNP has regard to the NPPF
<p>changing transport technology and usage, are realised- for example in relation to the scale, location or density of development that can be accommodated</p> <p>c) opportunities to promote walking, cycling and public transport are identified and pursued;</p> <p>d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and</p> <p>e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places (paragraph 104)</p>	<p>connectivity in our parish</p> <p>Policy SWB 14 The rural footpath network</p>	<p>and requires good pedestrian connectivity to be provided as part of this. In addition, the growth from Policy SWB 8 will result over time in a larger proportion of existing pupils at Swaffham Bulbeck primary school to live in the village which itself will result in more sustainable transport movements. This is consistent with paragraph 104 (c, d and e).</p> <p>Policy SWB 13 emphasizes the importance of new development being designed to facilitate better walking and cycling connectivity, again consistent with Paragraph 104 c.</p>
<p>Chapter 10: Supporting high quality communications.</p>	<p>None</p>	<p>There are no policies in the NP which are directly applicable to Chapter 10 in the NPPF.</p>
<p>Chapter 11: Making effective use of land.</p> <p>Paragraph 121 states that “Local planning authorities, and other plan making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs...”.</p> <p>Paragraph 124 states that “Planning policies and decisions should support development that makes effective use of land, taking into account a) the identified need for different types of housing and other forms of development, and the availability</p>	<p>Policy SWB 4 Swaffham Bulbeck built environment character</p> <p>Policy SWB 8 Cemetery/Pony field site.</p>	<p>Policy SWB 4 requires a designed approach to be taken for all proposals and to be guided by the existing parish context including the existing low densities. The policy is accompanied by Map 11 which shows the densities in the different parts of the parish.</p> <p>Policy SWB 8 is consistent with paragraph 121.</p>

Table 3: NPPF Primary Principles and how the SBNP planning policies are appropriate having regard to these.

NPPF primary principles	Relevant SBNP policies	How the submission SBNP has regard to the NPPF
<p>of land suitable for accommodating it b) local market conditions and viability c) the availability and capacity of infrastructure and services d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change and e) the importance of securing well-designed, attractive and healthy places</p>		
<p>Chapter 12: Achieving well-designed places. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve.</p> <p>Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.</p> <p>Paragraph 130 states "Planning policies and decisions should ensure that developments a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and</p>	<p>Policy SWB 2 Swaffham Bulbeck village landscape character</p> <p>Policy SWB 3 Swaffham Bulbeck parish-wide landscape character</p> <p>Policy SWB 4 Swaffham Bulbeck built environment character</p> <p>Policy SWB 8 Cemetery/Pony field site</p>	<p>The SBNP has been informed by the Swaffham Bulbeck Landscape Character Assessment. The parish is a rural parish where the built environment is largely characterised by the landscape in which it is set. This evidence on landscape character and sensitivity has played a key role in building a shared understanding of the special qualities of each settlement fringe area. The work has then underpinned the spatial strategy as a whole, and led to the identification of the Cemetery/Pony field site as a suitable site for development and to the specific requirements set out in Policies SWB 3 and SWB 4.</p> <p>Policy SWB 4 is consistent with Paragraph 130 by requiring:</p> <ul style="list-style-type: none"> • a design-led approach to be taken for all proposals where all schemes should be guided by the existing Swaffham Bulbeck context (the supporting text provides parish specific detail) • Special care to be taken for proposals in the conservation area

Table 3: NPPF Primary Principles and how the SBNP planning policies are appropriate having regard to these.

NPPF primary principles	Relevant SBNP policies	How the submission SBNP has regard to the NPPF
<p>distinctive places to live, work and visit;</p> <p>e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”</p>		<ul style="list-style-type: none"> • Proposals to protect or enhance village gateways • Major residential development proposals to be accompanied by a Building for a Healthy Life assessment
<p>Chapter 13: Protecting Green Belt land.</p> <p>Paragraph 147 states that “inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances” Paragraph 149 sets exceptions where the construction of new buildings would not be considered inappropriate in the Green Belt.</p>	<p>Policy SWB 1 Swaffham Bulbeck development envelope</p>	<p>The NP spatial strategy has regard to the status of the Green Belt in the parish.</p>
<p>Chapter 14: Meeting the challenge of climate change, flooding and coastal change.</p> <p>Paragraph 152 states the that the planning system should “support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including conversion of existing buildings, and support renewable</p>	<p>Policy SWB 12 Delivering sustainable design</p>	<p>The NP takes account of the areas of the parish that are at risk from flooding. Through Policy SWB 12, the NP seeks the delivery of sustainable development through:</p> <ul style="list-style-type: none"> • seeking innovative approaches to the construction of low carbon homes and buildings which demonstrate sustainable use of resources and high energy efficiency levels • requiring proposals to be accompanied by a sustainability statement

Table 3: NPPF Primary Principles and how the SBNP planning policies are appropriate having regard to these.

NPPF primary principles	Relevant SBNP policies	How the submission SBNP has regard to the NPPF
<p>or low carbon energy and associated infrastructure”</p>		<ul style="list-style-type: none"> • setting out what information should be included in the sustainability statement • requiring the installation of charging points where car parking provision is proposed • requiring SuDs <p>Importantly for the Swaffham Bulbeck context, the policy clarifies that new homes or buildings heated through oil or bottled gas will not be permitted (the village does not benefit from being connected to mains gas).</p>
<p>Chapter 15. Conserving and enhancing the natural environment. Planning policies and decisions should contribute to and enhance the natural and local environment by b) recognising the intrinsic character and beauty of the countryside.” (paragraph 174 b)</p> <p>To protect and enhance biodiversity and geodiversity, “plans should identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks” and “promote the conservation, restoration and enhancement of priority habitats, ecological networks and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity” (paragraph 179)</p>	<p>Policy SWB 1 Swaffham Bulbeck development envelope</p> <p>Policy SWB 8 Cemetery/Pony field site.</p> <p>Policy SWB 15 Natural environment in relation to planning and development</p>	<p>Policy SWB 1 defines an up to date development envelope providing clarity to applicants and helping to protect the open countryside surrounding the village.</p> <p>As a whole the NP seeks to protect and enhance biodiversity. Specifically, Policy SWB 8 requires that to limit the impact of increased recreational pressure on nearby sensitive sites (in particular the Devil's Dyke Site of Special Scientific Interest) development at the Cemetery/Pony field site will be expected either to make provision for a minimum of 1.8ha of informal open space suitable for general recreation and leisure use, or include alternative mitigation measures (in agreement with Natural England).</p> <p>Furthermore, Policy SWB 15 requires the application of the mitigation hierarchy to managing the impact development has on the natural environment in the parish. The policy identifies parish assets which should be</p>

Table 3: NPPF Primary Principles and how the SBNP planning policies are appropriate having regard to these.

NPPF primary principles	Relevant SBNP policies	How the submission SBNP has regard to the NPPF
		protected or enhanced. (e.g. woodland, waterways and droves) and requires proposals to deliver net gains in biodiversity. This is consistent with Paragraph 179 of the NPPF.
<p>Chapter 16. Conserving and enhancing the historic environment.</p> <p>Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. (paragraph 189)</p> <p>The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. (paragraph 203)</p>	<p>Policy SWB 2 Swaffham Bulbeck village centre landscape character</p> <p>Policy SWB 3 Swaffham Bulbeck parish-wide landscape character</p> <p>Policy SWB 4 Swaffham Bulbeck built environment character</p> <p>Policy SWB 8 Cemetery/Pony field site</p>	<p>Policy SWB 2 requires proposals to conserve or enhance heritage assets in the village centre and as part of this identifies specific views to be protected.</p> <p>Policy SWB 3 highlights sensitive heritage assets in the settlement fringe areas</p> <p>Policy SWB 4 requires proposals to conserve or enhance the Conservation Area.</p> <p>Policy SWB 8 requires the undertaking of a heritage statement as part of bringing this site forward. This is consistent with paragraph 189 of the NPPF.</p>
<p>Chapter 17. Facilitating the sustainable use of minerals.</p> <p>It is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be</p>	Plan as a whole	The Cambridgeshire and Peterborough Minerals and Waste Local Plan was adopted by Cambridgeshire County Council and Peterborough City Council on 28 July 2021. This plan indicates that the mid and southern section of the Swaffham Bulbeck NP area, including the site of the

Table 3: NPPF Primary Principles and how the SBNP planning policies are appropriate having regard to these.		
NPPF primary principles	Relevant SBNP policies	How the submission SBNP has regard to the NPPF
made of them to secure their long-term conservation		<p>Cemetery/Pony field is located within a Minerals Safeguarding Area for chalk and the northernmost area of the parish is in the Minerals Safeguarding area for gravel. Policy 5 in the Minerals and Waste Local Plan states that the Minerals Planning Authority must be consulted on all development proposals which are not already inside a settlement boundary.</p> <p>The County Council were consulted on the NP at regulation 14 stage.</p>

Table 3: NPPF Primary Principles and how the SBNP planning policies are appropriate having regard to these.

4 How the SBNP contributes towards the achievement of sustainable development

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

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

- 4.3 Table 4 below provides an overview as to how the plan as a whole contributes towards the sustainable development goals as defined in the NPPF.

Table 4: How the SBNP contributes towards the achievement of sustainable development (as defined by the NPPF)	
The Sustainable Development Goals	SBNP Dimension
Economic	<p>Objective 2 in the SBNP promotes a positive approach to growth. The spatial strategy (see SWB 8) focuses developing within a defined settlement boundary and allocates the Cemetery/Pony field site for up to 45 new residential homes.</p> <p>This modest level of growth will help sustain vital village services, such as the primary school, and local businesses. This is a desired outcome of the plan identified through Objective 3 (Sustainability), sub paragraph i) (supporting Swaffham Bulbeck Primary School as a key element of the social structure of the community) and j) (retaining and enhancing facilities, services and employment opportunities).</p>

Table 4: How the SBNP contributes towards the achievement of sustainable development (as defined by the NPPF)	
The Sustainable Development Goals	SBNP Dimension
Social	<p>Objective 1 of the SBNP seeks to 'retain and enhance the existing and distinctive village character'. As part of this, the SBNP recognises and seeks to protect and enhance features of social and cultural value (the conservation area, the landscape character, built environment character, valued open spaces and the current diverse stock of housing). Through planning policies linked to this objective, the plan will help maintain and strengthen a thriving community in the parish.</p> <p>The SBNP has a strong focus on increasing the housing stock accessible to younger families and the delivery of affordable homes for households with a local connection. This is reflected in:</p> <ul style="list-style-type: none"> • Objective 2 (Housing), sub paragraph f) (increasing housing stock accessible to younger families by building affordable houses and low-cost market houses and g) (ensuring that new development takes into account size, affordability, design, layout and tenure to meet local needs. • Policy SWB 8 (Cemetery/Pony field site) <p>Objective 3 encourages "a thriving village that retains a diverse range of age groups within a community which promotes sustainability". As part of this wider objective, the SBNP focuses on</p> <ul style="list-style-type: none"> • supporting the primary school 'as a key element of the social structure of the community' • seeks improved village infrastructure to be provided as part of the Community Pavilion • protecting and improving walking and cycling connectivity within the settled areas and also the wider rural footpath network <p>The Objective 3 aspects are key to supporting a strong, healthy and vibrant community consistent with the social dimension of delivering sustainable development.</p>
Environmental	<p>Objective 3 (Sustainability) encourages 'a thriving village that retains a diverse range of age groups within a community that promotes sustainability and biodiversity'. Sub paragraph k) and l) clarifies the plan seeks to achieve this by:</p> <ul style="list-style-type: none"> • Active promotion of low carbon emission strategies with an aim of achieving carbon neutrality through, for example, building construction, retrofitting existing housing stock, generating power and heat through solar or other community energy schemes, provision of car charging points and enhanced cycling and walking routes.

Table 4: How the SBNP contributes towards the achievement of sustainable development (as defined by the NPPF)	
The Sustainable Development Goals	SBNP Dimension
	<ul style="list-style-type: none"> Conservation initiatives and the active promotion of new biodiversity schemes to enhance the parish's natural habitat, for example by tree planting, restoring hedgerows, protecting peatlands, and encouraging wildflower areas.

Table 4: How the SBNP contributes towards the achievement of sustainable development (as defined by the NPPF)

- 4.4 Table 5 below provides an analysis, policy by policy, as to how the SBNP contributes towards achieving the sustainable development goals in the NPPF.

Table 5: An analysis of the SBNP policies against the sustainable development goals.			
NP policies	Economic goal	Social	Environmental
SWB 1: Swaffham Bulbeck development envelope	✓	✓	✓
SWB 2: Swaffham Bulbeck village landscape character		✓	✓
SWB 3: Swaffham Bulbeck parish-wide landscape character		✓	✓
SWB 4: Swaffham Bulbeck built environment character		✓	✓
SWB 5: Swaffham Bulbeck Local Green Spaces			✓
SWB 6: Swaffham Bulbeck housing mix		✓	
SWB 7: Swaffham Bulbeck community-led development	✓	✓	
SWB 8: Cemetery/Pony field site	✓	✓	✓
SWB 9: Swaffham Bulbeck Primary School		✓	
SWB 10: Community Pavilion		✓	
SWB 11: Swaffham Bulbeck community infrastructure priorities		✓	
SWB 12: Delivering sustainable design		✓	✓
SWB 13: Protecting and improving walking		✓	✓

Table 5: An analysis of the SBNP policies against the sustainable development goals.			
NP policies	Economic goal	Social	Environmental
and cycling connectivity in our parish			
SWB 14: The rural footpath network.		✓	✓
SWB 15: Natural environment in relation to planning and development			✓

Table 5: An analysis of the SBNP policies against the sustainable development goals.

5 General conformity with the strategic policies of the Local Plan

5.1 Within East Cambridgeshire District, the statutory development plan comprises:

- the East Cambridgeshire Local Plan adopted in 2015
- the Cambridgeshire and Peterborough Minerals and Waste Local Plan adopted in July 2021; and
- made neighbourhood plans.

5.2 Local Plan

5.2.1 The adopted policies in the Local Plan 2015 have been summarised in Table 7 below, together with a brief assessment of their relevance to the Swaffham Bulbeck NP and consideration as to whether the NP policies are in broad conformity with these policies.

5.2.2 As can be seen from Table 7, there is a comprehensive set of adopted planning policies that apply to the SBNP area. Key points are:

- Green belt designation in the southern part of the parish.
- A defined development envelope around the village, which focuses development within the boundary.
- Policy GROWTH 2 'Locational Strategy' which focuses the district's planned housing growth in the market towns of Ely, Soham and Littleport and establishes that more limited development will come forward in villages where there are defined development envelopes (such as Swaffham Bulbeck).

5.2.3 National planning policy guidance provides a definition of what is meant by 'general conformity':

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

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

Paragraph: 074 Reference ID: 41-074-20140306

Revision date: 06 03 2014

5.2.4 The assessment finds that there are a number of areas where the SBNP provides an additional level of detail to that set out in the Local Plan.

Table 6: SBNP planning policies which provide an additional level of detail/a distinct local approach to that set out in the Local Plan policies	
2015 Local Plan Policy	SBNP planning policy
GROWTH 3 Infrastructure Requirements	Policy SWB 11 Swaffham Bulbeck community infrastructure priorities complements Local Plan Policy GROWTH 3 but provides parish specific context through identification of parish priorities as set out in Schedule 11.1.
GROWTH 6 Community Led Development	Policy SWB 7 Swaffham Bulbeck community-led development complements the approach at the Local Plan level by confirming the parish-led support for community led development and linking this with the work of the Swaffham Bulbeck Community Land Trust.
HOU1 Housing Mix	Policy SWB 6 Swaffham Bulbeck housing mix complements the approach and provides local detail. It also requires all residential development to be suitable for independent living and built to the accessible and adaptable dwellings (M4(2)) standard
ENV1 Landscape and Settlement Character	Supported by its own Landscape Appraisal, the Swaffham Bulbeck NP provides a parish specific landscape-led approach to development (via Policies SWB 1 Swaffham Bulbeck development envelope, SWB 2 Swaffham Bulbeck village centre landscape character and SWB 3 Swaffham Bulbeck parish-wide landscape character).
ENV2 Design	Policy SWB 4 Swaffham Bulbeck built environment characteristics is a parish-specific design policy in broad conformity with the Local Plan approach.
ENV 4 Energy and water efficiency and renewable energy in construction	Policy SWB 12 Delivering sustainable design provides a parish-specific policy which is informed by up to date national guidance and the District Council's 2021 Climate Change Supplementary Planning Document (SPD).
ENV7 Biodiversity and Geology	Policy SWB 15 Natural environment in relation to planning and development provides a parish specific policy which is informed by up to date national policy on biodiversity and the District Council's 2020 Natural Environment SPD.
COM3 Retaining community facilities	Policy SWB 9 Swaffham Bulbeck Primary School complements the approach taken at Local Plan level by identifying the primary school as highly valued infrastructure to support during the plan period. The site allocation policy (SWB 8) supports the school through delivering additional housing suitable for young families.
COM4 New community facilities	Policy SWB Swaffham Bulbeck community pavilion allocates the current site of the pavilion for improved and expanded facilities. This complements the Local Plan policy.

Table 6: SBNP planning policies which provide an additional level of detail/a distinct local approach to that set out in the Local Plan policies

- 5.2.5 The assessment also identifies two areas where there is a degree of conflict. This applies to a Local Plan Policy Growth 2 and to the Village Vision for Swaffham Bulbeck as set out in Part Two of the Local Plan.

Local Plan Policy Growth 2

- 5.2.6 This is an overarching spatial strategy for the district establishing where development will come forward. The policy takes a restrictive approach to development coming forward outside the defined development envelope. The Swaffham Bulbeck NP also takes a restrictive approach to development outside the defined development envelope. However, the Swaffham Bulbeck NP updates the development envelope to include the development site that has been permitted on the Hillside Mill site. In addition, the NP allocates the Cemetery/Pony field site for development (an allocation which is aligned with Local Plan Policy GROWTH 6) without including this site in the development envelope. The site is deliberately not included in the development envelope as the NP intends for the site to come forward only as community-led development and in line with Policy SWB 8 in the plan. The approach to development in the Swaffham Bulbeck NP is considered an appropriate departure from the 2015 Local Plan for the following reasons:
- i. The Swaffham Bulbeck development envelope reflects consents that have been granted.
 - ii. The Cemetery/Pony field site (which is outside the development envelope) aligns with Local Plan Policy GROWTH 6.
 - iii. The overall scale of growth anticipated in the plan is in broad conformity with the Local Plan which focuses the district's overall growth in the three settlements of Ely, Soham and Littleport and supports "more limited development" in villages which have a development envelope (such as Swaffham Bulbeck) "thereby helping them to support local services, shops and community needs") and will assist in supporting vital village infrastructure including the primary school.

Local Plan Village Vision for Swaffham Bulbeck

- 5.2.7 This policy is specific to the village of Swaffham Bulbeck and is therefore not considered to be a strategic policy for the purpose of testing general conformity of the SBNP.
- 5.2.8 Nevertheless, it is helpful to acknowledge the tension between the approach in this section of the 2015 Local Plan to growth in Swaffham Bulbeck and the approach in the submission SBNP.
- 5.2.9 Under 'Key Statistics' in paragraph 8.35 of the 2015 Local Plan, the plan estimates that 7 new dwellings will be built between 2013 – 31, where as the submission SBNP is anticipated to deliver at least 45 new homes. Here, it is important to recognise that the approach in the 2015 Local Plan has been undermined through planning permission having been granted for the delivery of 19 homes on the Hillside Mill site in January 2018. The approach taken in the submission SBNP is considered appropriate given:
- the development pressures that have been present in the parish since the adoption of the Local Plan.
 - the submission SBNP covering the period up to 2037 (beyond that of the 2015 Local Plan)

- a key objective of the submission SWNP in supporting local services and infrastructure including the primary school.

5.3 The Cambridgeshire and Peterborough Minerals and Waste Local Plan

- 5.3.1 The Cambridgeshire and Peterborough Minerals and Waste Local Plan was adopted by Cambridgeshire County Council and Peterborough City Council on 28 July 2021. This plan indicates that the mid and southern section of the Swaffham Bulbeck NP area, including the site of the Cemetery/Pony field is located within a Minerals Safeguarding Area for chalk and the northern most area of the parish is in the Minerals Safeguarding area for gravel. Policy 5 in the Minerals and Waste Local Plan states that the Minerals Planning Authority must be consulted on all development proposals which are not already inside a settlement boundary. The County Council is a statutory consultee for the SWNP and was first consulted on the NP at Regulation 14 stage.

Table 7: How do the SBNP planning policies sit alongside the East Cambridgeshire 2015 Local Plan policies.			
Plan Policy	Description (where applicable to Swaffham Bulbeck)	Specific implication to Swaffham Bulbeck NP area?	Comment regarding broad conformity
GROWTH 1	Policy establishes level of housing, retail and employment growth planned to come forward during the plan period 2011 to 2031. This includes a commitment for delivering 11,500 homes across the district		
GROWTH 2	An overarching spatial strategy for the district establishing where development will come forward.	Policy takes a restrictive approach to development outside existing Swaffham Bulbeck development envelope.	The NP supports the approach taken in Policy GROWTH 2 subject to revisions being made to the extent of the development envelope. Policy SWB 1 in the NP designates an updated development envelope. The difference between the extent of this development envelope and the one shown in the 2015 Local Plan is the inclusion of a plot referred to as Hillside Mill on Quarry Lane. This reflects the granting of planning consent for market led housing on this site (17/01231).
GROWTH 3 Infrastructure Requirements	Policy clarifies that development proposals will be required to make contributions towards infrastructure in accordance with the Council's adopted Community Infrastructure Levy Charging Schedule and that proposals will be expected to provide (or contribute towards the costs of providing) infrastructure and community facilities made necessary by the		Policy SWB 11 complements the approach in the strategic policy by setting out parish specific priorities.

Table 7: How do the SBNP planning policies sit alongside the East Cambridgeshire 2015 Local Plan policies.			
Plan Policy	Description (where applicable to Swaffham Bulbeck)	Specific implication to Swaffham Bulbeck NP area?	Comment regarding broad conformity
	development, where this is not provided through the CIL.		
GROWTH 4 Delivery of growth	This policy provides details on locations in the district where residential, employment, retail and community facilities will come forward.	No allocations in Swaffham Bulbeck plan area.	
GROWTH 5 Presumption in favour of sustainable development	Generic policy in line with NPPF		Policy will sit alongside the NP. No conflict.
GROWTH 6 Community Led Development	A policy clarifying support of community led housing even where this could come forward outside development envelopes		Policy SWB 7 in the NP confirms parish level support for community-led development and provides a parish specific policy to complement the approach at the strategic level.
HOU1 Housing Mix	A district wide housing mix policy establishing that residential developments of over 10 units should provide an appropriate mix of dwelling types and sizes that contribute towards meeting current and future housing needs; developments of over 50 units are expected to provide a proportion of dwellings that are suitable or easily adaptable for occupation by the elderly or people with disabilities; and		Policy SWB 8 Swaffham Bulbeck <i>housing mix</i> complements approach and provides local detail. It also requires all residential development to be suitable for independent living and built to the accessible and adaptable dwellings (M4(2)) standard.

Table 7: How do the SBNP planning policies sit alongside the East Cambridgeshire 2015 Local Plan policies.			
Plan Policy	Description (where applicable to Swaffham Bulbeck)	Specific implication to Swaffham Bulbeck NP area?	Comment regarding broad conformity
	developments of over 100 units are expected to provide 5% self-build properties.		
HOU2 Housing Density	States density of a scheme will be judged on a site-by-site basis taking account of, inter alia, existing character, need to make efficient use of land...		Policy SWB 4 <i>Swaffham Bulbeck built environment</i> character complements the approach at the strategic level by requiring a design-led approach to be guided by the Swaffham Bulbeck context including the existing low densities. To assist with implementation, the NP includes a map which demonstrates existing densities in the built-up areas.
HOU3 Affordable Housing Provision	Establishes that on schemes of more than 10 units, 40% affordable housing shall be sought on schemes in south of the district; 30% affordable housing shall be sought on schemes in the north of the district	40% affordable housing will be required in Swaffham Bulbeck as it falls in the south of the district.	Policy will sit alongside the NP. No conflict.
HOU4 Affordable Housing Exception Sites	Allows, subject to criteria the delivery of affordable housing proposals outside the existing settlement envelope. Policy also allows for some market housing where this is required to make a scheme viable.		Policy SWB 1 <i>Swaffham Bulbeck development envelope</i> and Policy SWB 7 <i>Community-led development</i> are consistent with Policy HOU4.
HOU5 Dwellings for Rural workers	A policy allowing in exceptional circumstances and subject to criteria dwellings for rural workers in the countryside.		Policy SWB 1 <i>Swaffham Bulbeck development envelope</i> is in broad conformity with this approach.

Table 7: How do the SBNP planning policies sit alongside the East Cambridgeshire 2015 Local Plan policies.			
Plan Policy	Description (where applicable to Swaffham Bulbeck)	Specific implication to Swaffham Bulbeck NP area?	Comment regarding broad conformity
HOU6 Residential Care Accommodation	A policy supporting new residential care homes in suitable locations subject to criteria.		Policy will sit alongside the NP. No conflict.
HOU7 Mobile homes and residential caravan parks	The plan recognises the importance of these as providing low cost market housing for local people. Policy resists the loss of them.		Policy will sit alongside the NP. No conflict.
HOU8 Extension and replacement of homes in the countryside	A policy allowing extensions and replacement of homes in countryside subject to criteria.		Policy would sit alongside NP. Policy SWB 1 <i>Swaffham Bulbeck development envelope</i> is in broad conformity with this approach.
HOU9 Gypsies, Travellers, and Travelling Showpeople Sites	A policy providing for needs of gypsies, travellers and traveling show people during plan period		Policy will sit alongside the NP. No conflict.
EMP1 Retention of existing employment sites and allocations	A generic policy protecting in principle existing employment uses.		Policy will sit alongside the NP. No conflict.
EMP2 Extensions to existing businesses in the countryside	Permits, in principle, proposals for small scale business in countryside subject to criteria.		Policy will sit alongside the NP. No conflict..
EMP4 Reuse and replacement of existing buildings in the countryside	A policy guiding when proposals involving reuse and replacement of existing countryside buildings would be supported.		Policy would sit alongside the NP. No conflict.
EMP5 Equine development	A policy applicable to applications for equestrian development.	Yes. Equine development currently in plan area and there may be more applications.	Policy would sit alongside the NP. No conflict.
EMP6 Development affecting the horse racing industry	Not applicable.	Not applicable.	

Table 7: How do the SBNP planning policies sit alongside the East Cambridgeshire 2015 Local Plan policies.			
Plan Policy	Description (where applicable to Swaffham Bulbeck)	Specific implication to Swaffham Bulbeck NP area?	Comment regarding broad conformity
EMP7 Tourist Facilities and Visitor Attractions	Limited relevance to Swaffham Bulbeck plan area.		
EMP8 Tourist accommodation	Development management policy setting out approach to be applied for proposals providing new tourist accommodation or leading to loss of.		Policy will sit alongside the NP. No conflict.
EMP9 Holiday and seasonal occupancy conditions	Establishes when occupancy conditions will be applied to holiday accommodation. Limited relevance.		Policy will sit alongside the NP. No conflict.
ENV1 Landscape and Settlement Character	<p>A policy applicable to most development types. Establishes criteria which proposals must meet in terms of impact on landscape and settlement character.</p> <p>The policy requires development to protect, conserve and where possible enhance key views into and out of settlements and specifically states “<i>this includes quintessential views of Ely Cathedral and the setting of the City as a historic ‘isle’ settlement close to the fen edge and the valley of the River Great Ouse.</i>”</p>	.	Supported by its own Landscape Character Assessment, the Swaffham Bulbeck NP provides (through policies SWB 2 <i>Swaffham Bulbeck village landscape character</i> and Policy SWB 3 <i>Swaffham Bulbeck parish-wide landscape character</i>) a plan specific approach which complements the district wide policy.
ENV2 Design	A policy applicable to most development types. Establishes criteria which proposals must meet in terms of design.		Policy SWB 4 <i>Swaffham Bulbeck built environment character</i> complements the approach at the strategic level and provides parish-specific detail.
ENV3 Shop fronts and advertisements	A generic policy establishing approach to be taken on new shop front proposals.		Policy will sit alongside the NP. No conflict.

Table 7: How do the SBNP planning policies sit alongside the East Cambridgeshire 2015 Local Plan policies.			
Plan Policy	Description (where applicable to Swaffham Bulbeck)	Specific implication to Swaffham Bulbeck NP area?	Comment regarding broad conformity
ENV4 Energy and water efficiency and renewable energy in construction	A policy establishing what standards will be required and which seeks all proposals to aim for reduced or zero carbon development in accordance with the zero carbon hierarchy..		The NP support this approach at the strategic level. Policy SWB 12 <i>Delivering sustainable design</i> complements the approach at the strategic level and provides parish-specific detail.
ENV5 Carbon offsetting	A policy applicable when policy ENV4 can not be adhered to.		Policy will sit alongside the NP. No conflict.
ENV6 Renewable energy development	A policy supporting renewable energy proposals		Policy will sit alongside the NP. No conflict.
ENV7 Biodiversity and Geology	Establishes approach which proposals must take in terms of managing impact on biodiversity. The policy specifically identify County Wildlife Sites, Ancient Woodland, aged and veteran trees, Local Nature Reserves, Protected Roadside Verges, other irreplaceable habitats and green corridors or important species as sites where development proposals which would harm them would normally not be permitted.	There is one County Wildlife Site in the parish but a further three County Wildlife Sites fall partly within the parish. In addition there is one Protected Roadside Verge along Heath Road which has been identified.	Policy SWB 15 <i>Natural environment in relation to planning and development</i> complements the approach taken in the Local Plan whilst also providing an up to date policy context in line with the ECDC adopted Natural Environment SPD and in light of the 2021 Environment Act which requires the delivery of biodiversity net gain when development takes place.
ENV8 Flood Risk	A development management policy establishing that all proposals should contribute to an overall flood risk reduction. For fluvial flooding the policy establishes approach consistent with NPPF focusing development in areas of Flood Zone 1. With regard to surface water flooding, the policy requires new development to demonstrate that appropriate surface water drainage	Parts of the parish (following the Swaffham Bulbeck Lode and its feeder streams) fall within areas of fluvial flood risk. Some areas also at low risk of surface water flooding.	The policy will sit alongside the NP. Policy SWB 12 <i>Delivering sustainable design</i> includes parish specific requirements relating to Sustainable Drainage systems.

Table 7: How do the SBNP planning policies sit alongside the East Cambridgeshire 2015 Local Plan policies.			
Plan Policy	Description (where applicable to Swaffham Bulbeck)	Specific implication to Swaffham Bulbeck NP area?	Comment regarding broad conformity
	measures can be accommodated. Policy also requires, subject to exceptions, the use of Suds.		
ENV9 Pollution	Policy clarifying standards to be expected from new development.		Policy will sit alongside the NP. No conflict.
ENV10 Green Belt	The Cambridgeshire Green Belt covers the southern part of the parish and wraps around the southern part of Swaffham Bulbeck village.		The NP takes account of existing Green Belt designations and is consistent with both national policy and the Local Plan in this respect.
ENV11 Conservation Areas	Two of the village clusters (most of Commercial End and a large part of the southern cluster) falls in the Swaffham Bulbeck conservation area.		The NP is consistent with the approach taken at the strategic level. Policy SWB 4 <i>Swaffham Bulbeck built environment character</i> in particular takes account of this.
ENV12 Listed Buildings	Establishes approach which must be taken in managing impact on listed buildings.	There are 41 listed properties in the parish. In addition there are a further four scheduled monuments	Policy will sit alongside the NP. No conflict.
ENV13 Local register of buildings and structures	Establishes approach which must be taken in managing impact on buildings on local register.		Policy will sit alongside the NP. No conflict.
ENV14 Sites of archaeological interest	Establishes approach which must be taken in managing impact on sites of archaeological interest.	There are five scheduled monuments in the parish which have archaeological in interest. They are i) the Swaffham Bulbeck moated site ii) the earthworks at the Abbey iii) Five bowl barrows 270 m north of Hare Park Stud and iv) Three bowl barrows 640m north west of Hare Park Stud and v) Long barrow 650 m NNW of Lythel's Farm	Policy will sit alongside the NP. No conflict.

Table 7: How do the SBNP planning policies sit alongside the East Cambridgeshire 2015 Local Plan policies.			
Plan Policy	Description (where applicable to Swaffham Bulbeck)	Specific implication to Swaffham Bulbeck NP area?	Comment regarding broad conformity
ENV15 Historic Parks and Gardens	The Historic Park and Garden at Swaffham Prior falls partly within the parish.		Policy will sit alongside the NP. No conflict.
ENV16 Enabling development associated with heritage assets	A policy which allows for development to take place where this helps to enhance heritage assets		Policy will sit alongside the NP. No conflict.
COM1 Location of retail and town centre uses	Establishes development management approach towards new retail uses across the district.		Policy will sit alongside the NP. No conflict.
COM2 Retail uses in town centres	Not applicable to Swaffham Bulbeck		
COM3 Retaining community facilities	Policy resisting the loss of community facilities		The NP supports the approach taken in the Local Plan. Policy SWB 9 <i>Swaffham Bulbeck primary school</i> is consistent with the Local Plan and provides parish specific detail with respect to the school specifically.
COM4 New community facilities	Establishes approach for new community facility proposals		Policy SWB 10 <i>Community Pavilion</i> allocates the existing site of the community pavilion for delivery of improved community meeting space. The policy is consistent with the Local Plan.
COM5 Strategic green infrastructure	Policy ensuring no development undermines strategic green infrastructure in district.	Appendix 4 of the Local Plan 2015 indicates the parish does not fall within strategic green infrastructure corridor.	
COM6 Telecommunications	Establishes approach for new telecommunications proposals		Policy will sit alongside the NP. No conflict.

Plan Policy	Description (where applicable to Swaffham Bulbeck)	Specific implication to Swaffham Bulbeck NP area?	Comment regarding broad conformity
COM7 Transport impact	Establishes that development should be designed to reduce the need to travel, particularly by car. Also states opportunities should be maximised for increased permeability and connectivity to existing networks.		Policy SWB 8 <i>Cemetery/Pony field</i> site and Policy SWB 14 <i>Protecting and improving walking and cycling</i> connectivity in our parish are and pedestrian routes are both policies which complement Local Plan approach and identify local opportunities for improvement.
COM8 Parking provision	Policy is accompanied by parking standards which schemes should comply with.		Policy will sit alongside the NP. No conflict.
Local Plan 2015 Part Two – Village visions. Note: Not a strategic policy.	There are forty-six village/town visions in Part Two of the Local Plan. Vision 8.35 is the one for Swaffham Bulbeck	This 3-page section describes Swaffham Bulbeck as a small village which is likely to grow at a slow rate of over the plan period. The section estimates there will be 7 dwellings built during the period 2013 to 2031.	The plan period for the Swaffham Bulbeck NP extends beyond that for the Local Plan up to the year 2037. The growth proposed in the Swaffham Bulbeck NP is beyond that required by the 2015 Local Plan (which covers 2013 to 2031). The growth proposed is however consistent with the district wide spatial strategy (which focuses the district's growth in Ely, Soham and Littleport and supports "more limited development" in villages which have a development envelope "thereby helping them to support local services, shops and community needs") and will assist in supporting vital village infrastructure including the primary school. The NP takes a proactive approach to growth seeking to

Table 7: How do the SBNP planning policies sit alongside the East Cambridgeshire 2015 Local Plan policies.			
Plan Policy	Description (where applicable to Swaffham Bulbeck)	Specific implication to Swaffham Bulbeck NP area?	Comment regarding broad conformity
			influence where and how future homes are built. This approach is appropriate response to development pressures that have been present in recent years and which could once again occur should the 5 year land supply in the district be lost again.

Table 7: How do the SBNP planning sit alongside the East Cambridgeshire 2015 Local Plan policies.

6 Compatibility with EU Obligations and Legislation

- 6.1 European Union Directive 2001/42/EC requires a Strategic Environmental Assessment (SEA) to be undertaken for certain types of plans or programmes that would have a significant environmental effect. The EU Directive has been transposed into UK legislation through the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations). Regulation 9 states that the responsible body (the local planning authority) shall determine whether or not a plan is likely to have a significant effect and that before making such a determination it shall take into account the criteria set out in Schedule 1 of the Regulations and consult the consultation bodies (Natural England, Historic England and the Environment Agency).
- 6.2 In June 2021, East Cambridgeshire District Council (ECDC) determined that the SBNP required a full Strategic Environmental Assessment (SEA) (*screened in*), but did not require a full Habitats Regulations Assessment (*screened out*). ECDC reached these conclusions following assessment of the plan's potential for likely significant effects on the environment. Since the SBNP had been screened in, no separate screening report had been produced. The reasons for the screening determination are set out in the SEA scoping report which is available to view <http://swaffhambulbeckpc.org.uk/np-documents/>. ECDC consulted the three statutory consultees Natural England, Historic England and the Environment Agency for period of 5 weeks on the SEA scoping report.
- 6.3 An SEA Environmental Report was subsequently prepared and made available for public consultation alongside the Regulation 14 draft of the SWNP.
- 6.4 An updated SEA Environmental Report is published alongside the submission version of the SBNP

Human Rights and Equalities

- 6.5 The Neighbourhood Plan has been prepared having regard to the fundamental rights and freedom guaranteed under the European Convention on Human Rights
- 6.6 An assessment has been carried out to assess the potential impacts of the SBNP in relation to the protected characteristics as identified in the Equality Act 2010. This assessment is shown in Table 8 and shows that the SBNP is not likely to lead to increased inequalities or discrimination in the plan area. Some of the policies are identified as having positive impacts on people who may experience disadvantage by virtue of their age or disability. This applies to SWB 6, SWB 7, SWB 8, SWB 10, SWB 11, SWB 13 and SWB 14.

Table 8: Assessment of SBNP against protected characteristics		
Protected Characteristic	Impact	Commentary
Age	+ Positive	<p>Policy SWB 7 Community-led development and SWB 8 Cemetery/Pony field site are focused on delivering affordable housing for those with a parish connection. This is likely to benefit younger adults in the parish who may be having difficulties starting their first home. Policy SWB 8 will also assist in securing the future of Swaffham Bulbeck Primary School, thus benefitting children and their families.</p> <p>Policy SWB 11 Swaffham Bulbeck community infrastructure priorities is linked to Schedule 11.1, which identifies a improvements to footpath between Commercial End and High Street so children and carers dependent on prams have access to the route..</p> <p>Policy SWB 13 Protecting and improving walking and cycling connectivity requires proposals to utilise available opportunities to improve footpath infrastructure. This may benefit older residents and younger residents who tend to have have reduced access to private motor transport.</p>
Disability	+ Positive	<p>Policy SWB 6 Swaffham Bulbeck housing mix specifies that housing should be built to the accessible and adaptable M4 (2) standard. This is likely to benefit residents with limited mobility.</p> <p>Policy SWB 10 Community Pavilion allocates the current site of the pavilion for improved facilities including the provision of an accessible and user-friendly building. This will benefit residents with existing disabilities.</p> <p>Policy SWB 11 Swaffham Bulbeck community infrastructure priorities is linked to Schedule 11.1, which identifies a improvements to footpath between Commercial End and High Street so wheelchair users can use the route.</p> <p>Policy SWB 14 The Swaffham Bulbeck rural footpath network requires that any new gates or stiles on the rural footpath network to meet accessibility standards.</p>
Gender Reassignment	Neutral	
Marriage and civil partnership	Neutral	
Pregnancy and maternity	Neutral	
Race	Neutral	
Religion or belief	Neutral	
Sex	Neutral	
Sexual orientation	Neutral	

Table 8: Assessment of NP against protected characteristics

- 7 How the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017
- 7.1 The SEA/HRA scoping report available to view at <http://swaffhambulbeckpc.org.uk/np-documents/> confirms at paragraph 4.45 that the SBNP is screened out for the purposes of Habitats Regulation Assessment.
- 7.2 Natural England was consulted on the SEA/HRA scoping report in June 2021. In its response, Natural England concurred with the HRA findings and made some recommendations in relation to the SEA work. The response from Natural England is appended to the SEA Environmental Report, available to view at <http://swaffhambulbeckpc.org.uk/np-documents/>
- 7.3 It is concluded that the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.