

**Swaffham Bulbeck Neighbourhood  
Plan  
2022 to 2037  
Consultation Statement**

**June 2022**

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## 1. Introduction

1.1 This consultation statement has been produced to accompany the submission draft of the Swaffham Bulbeck Neighbourhood Plan (SBNP). The consultation statement is required under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) to include:

1. details of the people and bodies who were consulted about the proposed neighbourhood plan;
2. an explanation of how they were consulted;
3. a summary of the main issues and concerns raised by the people consulted; and
4. a description of how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood plan.

1.2 The consultation activity undertaken for the SBNP can be broken down into five key stages as follows.

NP Stage	Time
1. Inception	Autumn 2018
2. Initial plan development	Householder questionnaire. February 2019
3. Vision and objectives consultation	July and August 2020
4. Stakeholder engagement on open spaces assessment	Early 2021
5. Regulation 14 pre-submission consultation	14 September 2021 to 2 November 2021

1.3 This consultation statement provides an overview of the activity which took place at each of these stages.

## 2. The general approach to community and stakeholder engagement on the Swaffham Bulbeck Neighbourhood Plan (SBNP)

2.1 Throughout the process, the Swaffham Bulbeck Parish Council and the NP steering group have communicated information about the Neighbourhood Plan (NP) via two principal channels:

- a) regular updates about the SBNP in the Bulbeck Beacon which is a village magazine delivered to all households in the parish and with an online presence  
<https://www.bulbeckbeacon.org/>
- b) the Swaffham Bulbeck Parish Council website has hosted all published material, including online consultations, about the SBNP at  
<http://swaffhambulbeckpc.org.uk/np-documents/>

2.2. In addition, announcements have been made via the three parish council noticeboards, which are located at the school, opposite the shop and at Commercial End.

2.3 In January 2019, a direct email address ([sbulbecknp@gmail.com](mailto:sbulbecknp@gmail.com)) for the SBNP steering group had been set up, allowing residents and other interested parties to contact the steering group direct.

2.4 Engagement with the community and stakeholders have principally been via paper surveys, online surveys and community engagement events.

2.5 The SBNP steering group had its first meeting on 8 October 2018 and since then regular reports of the neighbourhood plan progress have been provided in the Bulbeck Beacon, alongside an open invitation for residents to be involved in its work.

2.6 Throughout the process, the SBNP has appeared as a standing agenda item at every parish council monthly meeting (with opportunity to ask questions) and councillors are provided with minutes of all meetings. Parish council minutes summarise the SBNP agenda item and are available on noticeboards and the website. The parish council produces an update for every edition of the Beacon which includes updates on the SBNP. There have also been specific SBNP reports for the Beacon.

### **3. Stage 1: Inception stage - Autumn 2018**

3.1 When the NP work started in 2018, the East Cambridgeshire District Council (ECDC) Local Plan being brought forward at the time had direct implications for Swaffham Bulbeck village. The draft Local Plan proposed to allocate three sites for development on the edge of the village envelope. These draft allocations were included in the submission stage of the plan in 2019 until the Local Plan was (for reasons not related to Swaffham Bulbeck) subsequently withdrawn in early 2020). This Local Plan context was a factor in the community engagement work (and results) undertaken in 2019 as well as a decision by the SBNP steering group to prioritise the commissioning of a Landscape Character Assessment in 2019 (which was then completed in January 2020).

3.2 Articles were placed in the July, August and September editions of the Bulbeck Beacon in 2018, indicating the parish council and community interest in preparing a neighbourhood plan for the parish. This article, appended at Appendix 1, invited readers to contact the parish clerk if they would be interested in being involved.

3.3 The first meeting of the SBNP steering group took place on 8 October 2018. However, Swaffham Bulbeck Parish Council continued to invite residents to join the SBNP steering group through an article in the December issue of the Bulbeck Beacon.

3.4 In the following months, the SBNP steering group progressed with:

- a) undertaking early engagement via a questionnaire from February 2019 to 15 March 2019 (see below)
- b) secured approval of terms of reference by the Swaffham Bulbeck Parish Council
- c) secured formal designation by ECDC of the NP area.

### **4. Stage 2: February 2019 Community Engagement**

4.1 This comprised a four-page questionnaire (see Appendix 2) which was distributed in paper format to residents via the Bulbeck Beacon in its February 2019 edition. Spare copies of the questionnaire were made available at the Black Horse pub. Residents also had the option of completing the form online at [swaffhambulbeckpc.org.uk](http://swaffhambulbeckpc.org.uk)

4.2 Residents were made aware of the February 2019 engagement via announcements made in the January and February editions of the Bulbeck Beacon. A reminder then appeared in the March edition.

4.3 The survey included 17 questions (3 relating to information about the respondent, 2 about what respondents liked most and least about the parish, 2 questions about what sort of housing residents considered was needed in the parish, 3 questions related to the location and design of new development, 5 questions related to transport issues, employment, community facilities, and open space. A final question allowed for respondents to make further comments.

4.4 A report of the results is available to view at Appendix 4.

4.5 In total there were 49 questionnaires were returned. The analysis at Appendix 4 illustrate that a disproportionate number of respondents came from older age groups in the parish. In terms of geographical representation, a disproportionate number of responses came from Commercial End, Station Road and Pound Way and no responses came from Heath Road and Maryland Avenue. One response was received from Quarry Lane.

4.6 As a follow up, members of the NP Group sought to increase awareness of the SBNP through door to door knocking in some areas. A shorter version of the questionnaire was used for this purpose.

4.7 Key messages from the engagement work can be summarised as:

- Housing: need more affordable, sustainable, smaller houses within or close to the village for those with a local connection – especially young people and those downsizing
- Transport issues: volume of traffic and speeding; frequency of bus service; improved links and quality of cycle routes and paths; parking outside school at the start and end of school day
- Open spaces: protection of green spaces including the Denny as a central area for sport, leisure, recreation and socialising; links between green spaces; increasing woodland, biodiversity and hedging
- History: protection of historical aspects of certain areas e.g. Commercial End
- Maintaining the rural nature of the parish (moderate growth and no large-scale development)

4.8 The feedback provided from the community at this stage resulted in the creation of the Parish Council Trees and Biodiversity Group with terms of reference. Key concerns raised at the 2019 engagement work which were not directly planning related were reported to the Swaffham Bulbeck Parish Council<sup>1</sup>. At the 2019 Annual Parish Meeting (advertised in the Beacon and by leafleting) a presentation on the outcomes of the questionnaire was given and the Annual Parish Report was in the centre 4 pages of the July edition of the

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<sup>1</sup> Relevant issues raised by residents to the parish council are also included as issues in the NP e.g. highway matters such as parking, dangerous junctions, speeding.

Beacon and included information that the outcomes of the questionnaire could be located on the website.

The NP group also progressed follow-on engagement work with stakeholders and residents including:

- A follow on meeting with the primary school head teacher for information sharing and also to understand school priorities
- Further events in 2019 included the village summer fair in June and the Christmas fair when the NP group had a stand at both events. Steering group members were on hand to answer questions and a comments form to complete and leave in a box. Minutes of a meeting on 9th Dec 2019 records: 'There was a steady flow of interested visitors and a key message that emerged was a 'thank you' that the group was taking time to carry out this work on their behalf.'



*Neighbourhood Plan stall, Christmas 2019*

### **5. Stage 3: Vision and objectives community engagement**

5.1 Alongside emerging evidence base work (including the Swaffham Bulbeck Landscape Character Assessment which was completed in January 2020), the results from the engagement work undertaken in 2019 informed the development of a draft vision alongside a set of objectives to underpin the emerging NP.

5.2 Engagement on the draft vision and objectives ran from July 2020 to the end of August 2020.

5.3 Due to covid restrictions being in place, no consultation meeting took place. However, information was circulated via the Bulbeck Beacon and via the Parish Council website at <http://swaffhambulbeckpc.org.uk/> The July 2020 edition of the Bulbeck Beacon included a detailed update (see Appendix 5) announcing:

- a) the completion of the Swaffham Bulbeck Landscape Character Assessment
- b) the completion of the Fringe Sensitivity Assessment
- c) and presenting the vision and objectives for the NP which the SBNP steering group had drafted.

5.4 Residents were invited to make comments via the parish clerk or via the SBNP email address at [sbulbecknp@gmail.com](mailto:sbulbecknp@gmail.com). All information was uploaded to the website at <http://swaffhambulbeckpc.org.uk/>

5.5 The August 2020 edition of the Bulbeck Beacon included a reminder to residents about the Neighbourhood Plan consultation on the vision and objectives.

5.6 Seven written responses were received in response to this engagement. These written responses indicated support for the topics listed below and for the approach on cutting carbon emissions, protecting biodiversity and supporting the school to be strengthened.

- affordable houses/proportionate development;
- public transport links;
- cycle and pedestrian links within the village and beyond;
- ensuring local amenities thrive - particularly strong views expressed about maintaining the village school;
- cutting carbon emissions/carbon neutrality;
- renewable energy, promoting biodiversity and addressing climate change.

5.7 Comments were also received indicating approval of the Landscape Character Assessment and Fringe Sensitivity Assessment.

#### **6. Stage 4: Stakeholder engagement on open spaces assessment**

6.1 In early 2021, the SBNP steering group wrote to five landowners of the open spaces (Parish Council, two private landowners, County Highways and Relief in Need Charity) which were being considered for Local Green Space designation. See Appendix 6 for a copy of this letter. County Highways and one private landowner did not respond to the letter. The responses from the other three were taken into account in the finalised list of Local Green Spaces.

#### **7. Regulation 14 pre-submission consultation**

7.1 At its meeting held on 7 September 2021, the Swaffham Bulbeck Parish Council formally agreed to publish the SBNP for a period of resident and engagement consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended). The consultation period started on 14 September and ended on 2 November 2021.

#### **Who was consulted and how were they consulted**

7.3 A village banner was displayed prominently in the village to announce the consultation and the drop-in events.



*Image 1: Banner advertising the drop-in events at Regulation 14 stage of the NP.*

7.4 A social media announcement was made on the Swaffham Bulbeck community group facebook page notifying members of the drop-in events.

7.4 A one-page flyer announcing the Regulation 14 engagement was inserted into the September issue of the Bulbeck Beacon (which is distributed on the first of each month). The same leaflet was then printed as part of the October issue of the Bulbeck Beacon (see Appendix 7). This leaflet provided information on the website address from which the plan could be viewed <http://swaffhambulbeckpc.org.uk/neighbourhood-planning/> and dates of open days (one evening session and one daytime session) where residents could come in and discuss the plan.

7.5 Paper copies of the plan were made available for residents to view and borrow from four locations in the village (Heath Road, Station Road, Commercial End phone box and the Church porch).

7.6 Consultees were invited to make comments using an online <http://swaffhambulbeckpc.org.uk/neighbourhood-planning/> or paper feedback form. It was also made clear that comments made in a different written format i.e. via email or via a letter would also be accepted.

7.7 A summary of the NP content was prepared to assist with the engagement work. This was provided at the four locations in the parish as well as at the drop events, alongside paper versions of the plan.

### **Drop in events**

7.8 The events were held at the village pavilion on Friday evening (5 to 7pm), and Saturday (11 am to 3pm). Contents of the Neighbourhood Plan were up on display around the room (for example, the vision and objectives, a map of the proposed Local Green Spaces, map of the proposed views, a map of the Cemetery/Pony field site together with the proposed policy). NP group volunteers were on hand to answer questions from visitors.

7.9 Paper versions of the Neighbourhood Plan were available to view and takeaway, together with the summary and comments form.

7.10 Due to Covid restrictions no refreshments were available. Visitors were asked to keep at a safe distance. The doors were kept open allowing discussion to take place outside as well.

7.11 In total, 21 number of people attended over the two sessions. Residents came from Pound Way, Station Road, Quarry Lane, Downing Court, Commercial End/Archers Close, and the High Street.

7.12 Two written responses were made at the actual events relating to the footpath links shown on the site allocation map for Policy SWB 8.



*Image 2: A display at the Regulation 14 drop-in event October 2021*



*Image 3: Engagement facilitator and visitors at the October 2021 drop-in event*



*Image 4: A visitor talking to a facilitator at the October 2021 drop-in event*

## Statutory consultee engagement

7.13 Regulation 14 b) of the Neighbourhood Planning Regulations stipulates that qualifying bodies should consult any consultation body set out in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan.

7.14 Accordingly, the following statutory bodies were notified by email of the consultation and were invited to respond to the plan.

<b>Consultation body set out in Schedule 1 of the Neighbourhood Planning regulations.</b>	<b>Individual contacted and method/date:</b>
Local Planning Authority	Richard Kay: East Cambridgeshire District Council ECDC Conservation Officer
Neighbouring Local Planning Authority	Greater Cambridge Shared Planning
County Council	Cambridgeshire County Council Cambridgeshire Highways Department Cambridgeshire County Council (LLFA) Cambridgeshire County Council Historic Buildings Record Centre  Also Cambridgeshire & Peterborough Combined Authority
Neighbouring Parish	Parish Clerk. Bottisham Parish Council
Neighbouring Parish	Parish Clerk, Brinkley Parish Council
Neighbouring Parish	Parish Clerk, Burwell Parish Council
Neighbouring Parish	Parish Clerk, Lode Parish Council
Neighbouring Parish	Parish Clerk, Reach Parish Council
Neighbouring Parish	Parish Clerk, Swaffham Prior Parish Council
The Coal Authority	Thecoalauthority@coal.gov.uk
Homes and Communities Agency	<a href="mailto:eastsoutheast@hca.gsi.gov.uk">eastsoutheast@hca.gsi.gov.uk</a> <a href="mailto:infogov@homesengland.gov.uk">infogov@homesengland.gov.uk</a>
Natural England	<a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a>
Environment Agency	<a href="mailto:Elizabeth.mugova@environment-agency.gov.uk">Elizabeth.mugova@environment-agency.gov.uk</a>
Historic Buildings and Monuments Commission for England	<a href="mailto:eastplanningpolicy@historicengland.org.uk">eastplanningpolicy@historicengland.org.uk</a>
Network Rail Infrastructure Limited	<a href="mailto:townplanningse@networkrail.co.uk">townplanningse@networkrail.co.uk</a> <a href="mailto:property@networkrail.co.uk">property@networkrail.co.uk</a>
a strategic highways company any part of whose area is in or adjoins the neighbourhood area;	<a href="mailto:planningee@highwaysengland.co.uk">planningee@highwaysengland.co.uk</a>
where the Secretary of State is the highway authority for any road in the area of a local planning authority any part of whose area is in or adjoins the neighbourhood area, the Secretary of State for Transport	Not applicable
Marine Management Organisation	<a href="mailto:consultations@marinemanagement.org.uk">consultations@marinemanagement.org.uk</a>
Any person i) to whom the electronic code applies by virtue of a direction given under section 106 (3) (a) of the Communications Act 2003; and ii) who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority	<a href="mailto:Newsitereceptioneastofengland@openreach.co.uk">Newsitereceptioneastofengland@openreach.co.uk</a> <a href="mailto:info@ukmoa.org.uk">info@ukmoa.org.uk</a>

<b>Consultation body set out in Schedule 1 of the Neighbourhood Planning regulations.</b>	<b>Individual contacted and method/date:</b>
<p>Where it exercises functions in any part of the neighbourhood area:</p> <ul style="list-style-type: none"> <li>• a clinical commissioning group established under section 14D of the National Health Service Act 2006;</li> <li>• the National Health Service Commissioning Board;</li> <li>• A person to whom a license has been granted under section 6 (1) (b) and (c) of the Electricity Act</li> <li>• A person to whom a license has been granted under section 1(2) of the Gas Act 1986</li> <li>• A sewage undertaker</li> <li>• A water undertaker</li> </ul>	<p>Cambridgeshire PCT NHS Cambridgeshire and Peterborough CCG Cambridgeshire &amp; Peterborough NHS Foundation Trust</p> <p>National Grid (Avison Young on the behalf of) National Grid UK Power Networks Western Power Distribution</p> <p>Planning Liaison Manager, Anglian Water Services Limited Swaffham Internal Drainage Board</p>
<p>Voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area</p>	<p>British Horse Society – Cambs branch Ramblers Association – Cambs branch Voluntary and Community Action East Red2green Towers and Hill Trust Relief in Need Swaffham Bulbeck cricket club Mitchell Lodge Bowls Club Swaffhams WI</p>
<p>Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area</p>	<p>National Trust – Wicken Wildlife Trust – Bedfordshire, Cambridgeshire and Northants</p>
<p>Bodies which represent the interests of different religious groups in the neighbourhood area</p>	<p>St Mary's Church PCC St Mary's Church Social Group</p>
<p>Bodies which represent the interests of persons carrying on business in the neighbourhood area</p>	<p>Swaffham Bulbeck Community Land Trust Laragh Homes Sanctuary Housing Association – East Bottisham Village College SP C of E Primary School Anglian Learning Trust Diocese of Ely Multi-Academy Trust Burwell Medical Practice Bottisham Medical Practice Patient Participation Group Saint Andrews Bureau Tavistock Private Client</p>
<p>Bodies which represent the interests of disabled persons in the neighbourhood area</p>	<p>Disability Cambridgeshire Dial a ride East Cambs Access Group</p>

7.15 In addition to the above, twelve local landowners (including a representative of two landowners of the Cemetery/Pony field site) in the parish were contacted and notified about the consultation.

### **SEA consultation**

7.16 The SEA Environmental Report was made available to view alongside the Regulation 14 NP. A separate response form was provided for the purpose of undertaking SEA consultation. The SEA consultation started on 21 September 2021 and ended at the same time as the NP consultation on 2 November 2021.

7.17 Statutory consultees (those listed in the table above) were notified of the SEA consultation directly via an email sent on 21 September 2021.

### Summary of the main issues and concerns raised:

#### Residents and local stakeholders

7.18 The NP received a good level of response from residents at this stage. Forty-four individual responses were received in response to the Regulation 14 consultation, comprising 23% from Pound Way, 20% from High Street, 18% from the Commercial End area, 18% from the Quarry Lane area, and the rest dotted around elsewhere.

7.19 A report giving a statistical analysis of the responses received from residents and local stakeholders is provided in Appendix 9. This provides a very useful summary of the overall level of support to the NP by the participating residents as well as for individual policies in the plan. The majority of participating residents supported each proposed planning policy. Of note, however is Policy SWB 8 which received a lower level of support. Here, 59% supported the policy, 3% chose not to say and 38% disagreed with the policy. Policy SWB 1 received the next lowest level of support with 67% supporting the policy, 6% choosing not to state and 26% disagreeing with the policy. This reflects a level of concern in the community with respect to the proposed site allocation and the amended development envelope (albeit this updated boundary reflects a consented scheme rather than any proposed new development).

7.20 A report of the open responses to the proposed plan is available to view at Appendix 8. As can be seen, detailed responses were received on every planning policy in the plan. Appendix 8 also reports on the deliberations by the NP group to each of these responses. This can be seen in the third column to each policy table. To minimise duplication in this work, the second page in Appendix 8 sets out the repeat responses from the NP group to recurring issues raised by residents. The table below provides a very broad summary of concerns raised by residents during the engagement work.

Topic of resident concern	Comment
Village infrastructure	Some residents expressed concern the village did not have enough infrastructure (such as primary school places) to support additional housing.
Housing growth	A number of residents were concerned that too much housing was being planned for.
CLT	A small number of residents raised concerns over the CLT itself.
Community Pavilion	A number of residents supported the plans to refurbish or replace the community pavilion, agreeing that facilities were in need of improvement. A small number of residents disagreed with the improvements to the pavilion being a priority.
Affordable housing	A number of residents raised concerns about the lack of affordable housing in the village.
Village traffic	A number of comments related to village traffic including traffic volume, on street parking near the school, dangerous junctions and speeding.
Cemetery/Pony field site	Some residents expressed nervousness at the plans to deliver a community-led development on the site of the Cemetery/Pony field. A key area of concern is the

Topic of resident concern	Comment
	proposed location of the proposed vehicular access for the site. Some residents wished for the site to be made a public open space.

### Statutory consultees

7.21 By the end of the consultation period, responses to the pre-submission Neighbourhood Plan had been received from eleven statutory consultees. In addition, as part of follow up work Bottisham Medical Practice, Burwell Surgery and Cadent Gas also engaged with the NP group with respect to the pre-submission plan. One statutory consultee, Natural England responded to the SEA consultation (see SEA environmental report). All comments have been logged in the table appended at Appendix 10.

7.22 Comments received from statutory consultees are summarised in the table below.

Summary of Regulation 14 comments from statutory consultees		
Consultee	Supportive overall?	Notes/Areas of concern/disagreement
ECDC	Yes	Most comments related to Policy SWB 1 and SWB 8. No major concerns other than advising the NP takes on board the recommendations in the SEA environmental report which was being consulted on alongside the NP.
Historic England	Yes	Requested a stronger approach to be taken on design and that a Heritage Statement be required as part of SWB 8.
Natural England		No specific comments.
National Grid		No areas of concern. Information only.
East Cambs Access Group	Yes	Requested some changes to Policy SWB 7 Community Pavilion
Wicken Fen/National Trust	Yes	General support and information
Local Landowner	Yes	General support for the plan with some minor comments
CLT	Yes	General support with some minor comments
Ely Drainage Board	Yes	Requested that the NP referred more fully to flood risk in the parish and made reference to the Fens Flood Risk Management Project.

### A description as to how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan:

7.23 Appendices 9 and 10 provide a report of all the responses received at pre submission stage, alongside a report of NP group responses to these concerns. Many of the representations have led to changes to the Neighbourhood Plan. All the changes made are reported in detail in Appendix 11. Over 70 changes were made to the plan in response to the comments raised. Most of the changes resulted in additional information being provided in the non-planning policy chapters or to the supporting text to the planning policies. A number of the planning policies were also amended, although the vast majority of these changes were made to improve clarity and no changes can be regarded as significantly altering the

direction of the plan. Key changes to the planning policies related to Policy SWB 8 and SWB 12 as follows:

### **Policy SWB 8**

- Further detail provided in the supporting text to Policy SWB 8 to provide improved context and clarity with respect to implementation
- Removal from the policy map of the indicative pedestrian routes. Clarity provided in the policy text that pedestrian routes will be identified following resident engagement by CLT.
- Added requirements into Policy SWB 8 for provision of a Heritage Statement
- In response to the SEA work, a specific quantitative requirement for open space provision or alternative mitigation with respect to recreational pressure on Devil's Dyke SSSI
- Further detail provided (via Appendix 3) of the rationale for allocating the Cemetery/Pony field site for development

### **Policy SWB 12**

- Strengthening the wording in Policy SWB 12 Delivering sustainable design in order to better reflect policy intention
- Incorporating the requirement to incorporate SuDs.
- Merging the Policy SWB 12 with former Policy SWB 13 (relating to electric charging facilities)
- Providing further policy context to assist with policy implementation.

In addition, the plan period was amended from 2021 to 2036 to 2022 to 2037. This change reflects the passage of time in the preparation of the Neighbourhood Plan whilst also retaining a 15 year plan period.

## Appendix 1: 2019 announcement regarding PC intentions to launch the NP



### **A Neighbourhood Plan for Swaffham Bulbeck?**

A Neighbourhood Plan can be a powerful tool in helping to shape the development of a village because an accepted plan would carry statutory weight. This means that future planning applications within our parish would be judged against both the East Cambridgeshire Local Plan and the village Neighbourhood Plan.

A Neighbourhood Plan will help the community to influence development in a way which is sympathetic to its surroundings. This influence could cover things such as the choice of sites for development, overall design considerations within approved sites, and the provision of affordable housing. However, a Neighbourhood Plan cannot be used to prevent any development within the area that it covers. The plan could also guide the provision of infrastructure such as pedestrian links and open spaces.

If a Neighbourhood Plan is to be created for Swaffham Bulbeck, it will be important that the community is involved from the start to ensure that the plan genuinely represents the range of views and needs in the village. The Parish Council has received expressions of interest in forming a Steering Group to consider the next steps, and the council believes that there must be community members on such a group. It should be noted that, if the village were to proceed with a plan, there is government advice and support available, including access to grant funding.

***If you are interested in the future of Swaffham Bulbeck and would like to be a member of a team to consider the creation of a village Neighbourhood Plan, please contact any Parish Councillor or the Clerk to the Parish Council [clerk@swaffhambulbeckpc.org.uk](mailto:clerk@swaffhambulbeckpc.org.uk) by the end of September.***

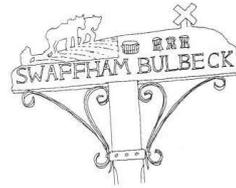
**Swaffham Bulbeck Parish Council**

Image 5: Article from Bulbeck Beacon, edition 624, September 2018

Appendix 2: 2019 Questionnaire

**Swaffham Bulbeck Parish Neighbourhood Plan**

Questionnaire for households February 2019



**Have your say and help shape the future of our village for 15-20 years**

**- your voice matters**

Your answers to this brief survey will form the basis of the plan – we therefore hope participation will be as wide as possible. If several members of a household wish to complete a questionnaire please make a copy. To complete online go to: <http://swaffhambulbeckpc.org.uk/neighbourhood-planning/>

Please return this questionnaire to either 1 Station Road, or 63 Commercial End (Ram Cottage) or the Black Horse by **March 15<sup>th</sup>** (spare copies will be placed with the Black Horse). Once all answers are collated a parish-wide event will be held to present the findings. All answers will be confidential and will only be used and presented in aggregated form. Thank you very much.

**Q1. How old are you?**

<18	19-24	25-34	35-49	50-64	65-74	75+
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**Q2. How many people are there in your household?**

1	2	3-5	6+
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**Q3. How many adults (over 18) in your household?**

1	2	3+
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**Q4 What is your postcode? (to check breadth of parish coverage in responses)**

**Q5. What do you most like about living in the parish? Please rank 1-10 with '1' being your most important choice.**

Sense of community	Peace and quiet	
Attractive/varied countryside	Mix of buildings (old/new)	
Green spaces in village	Local medical services/Hospitals	
Play/sporting facilities	Local educational provision	
Access to Cambridge/Newmarket	Range of community activities	
What other things do you love about Swaffham Bulbeck?		

**Q6. What do you least like about living in the parish? Please rank 1-8 with '1' being your greatest dislike.**

Too remote	Poor infrastructure/transport	
Too much car traffic	Poor local services	
Few community activities for young people	Limited employment options	
Not enough/unaffordable housing	No secondary education within village	
What other things do you dislike about Swaffham Bulbeck?		

**Q7. What type of housing do you consider is needed in the Parish?**

Single storey houses	Yes	No
Starter houses	Yes	No
Retirement houses	Yes	No
Family houses	Yes	No
Other (please specify)		

**Q8. What ownership/rental structures and number of bedrooms would be important for you to see as part of any new housing?**

	Very important	Important	Not important
Market housing for sale (1-2 beds)			
Market housing for sale (3+ beds)			
Market housing for rent (1-2 beds)			
Market housing for rent (3+ beds)			
Affordable housing* (1-2 beds)			
Affordable housing* (3+ beds)			
Social housing* (1-2 beds)			
Social housing* (3+ beds)			
Other (please specify)			

\* (Social rented housing is where the rent is linked to local incomes. Affordable rented housing, which may include shared ownership, is where the rent is set at up to 80% of the local market rate. These types of housing are provided to eligible households whose needs are not met by the market.)

**Q9 What features are important to you in relation to the design and quality of new homes?**

**Q10 Where do you think future developments could be located (see map if needed)? Please rank 1-4 with '1' being your strongest preference.**

Within the existing built area of the village (the 'village envelope')	On agricultural land away from the existing village
Outside the existing built area of the village but adjacent to it, extending the village as little as possible	In the long term, near any possible new transport infrastructure (e.g. metro stops)
Other (please specify)	

**Q11 Which areas should be protected from development? (see map if needed)?**

**Q12 What do you consider the main transport issues within the local area? Please rank 1-6 with '1' being the biggest issue**

Frequency of bus service		Parking	
Volume of traffic		Provision of footpaths	
Provision of safe cycle routes		Need for a metro/entirely new public transport into Cambridge	
Other (please specify)			

**Q13 Do you consider the parish needs greater employment opportunities within it?      a) Yes      b) No**

If 'yes' what kind?

**Q14 How often do you use these community facilities within the parish?**

Facility	Daily	Weekly	Monthly	Occasionally	Never
Bus service					
Shop/post office					
Pub					
Cycle routes					
Denny (village green)					
Playground					
Footpaths					
Church					
School					
Pavilion					
Gutterbridge Wood					

**Q15 What additional/improved community facilities would you like to see in the parish?**

**Q16 The parish includes numerous areas of outstanding environmental value e.g. banks of the lode, Gutter Bridge Wood. Are there any 'green areas' in the parish you would like to nominate for special protection?**

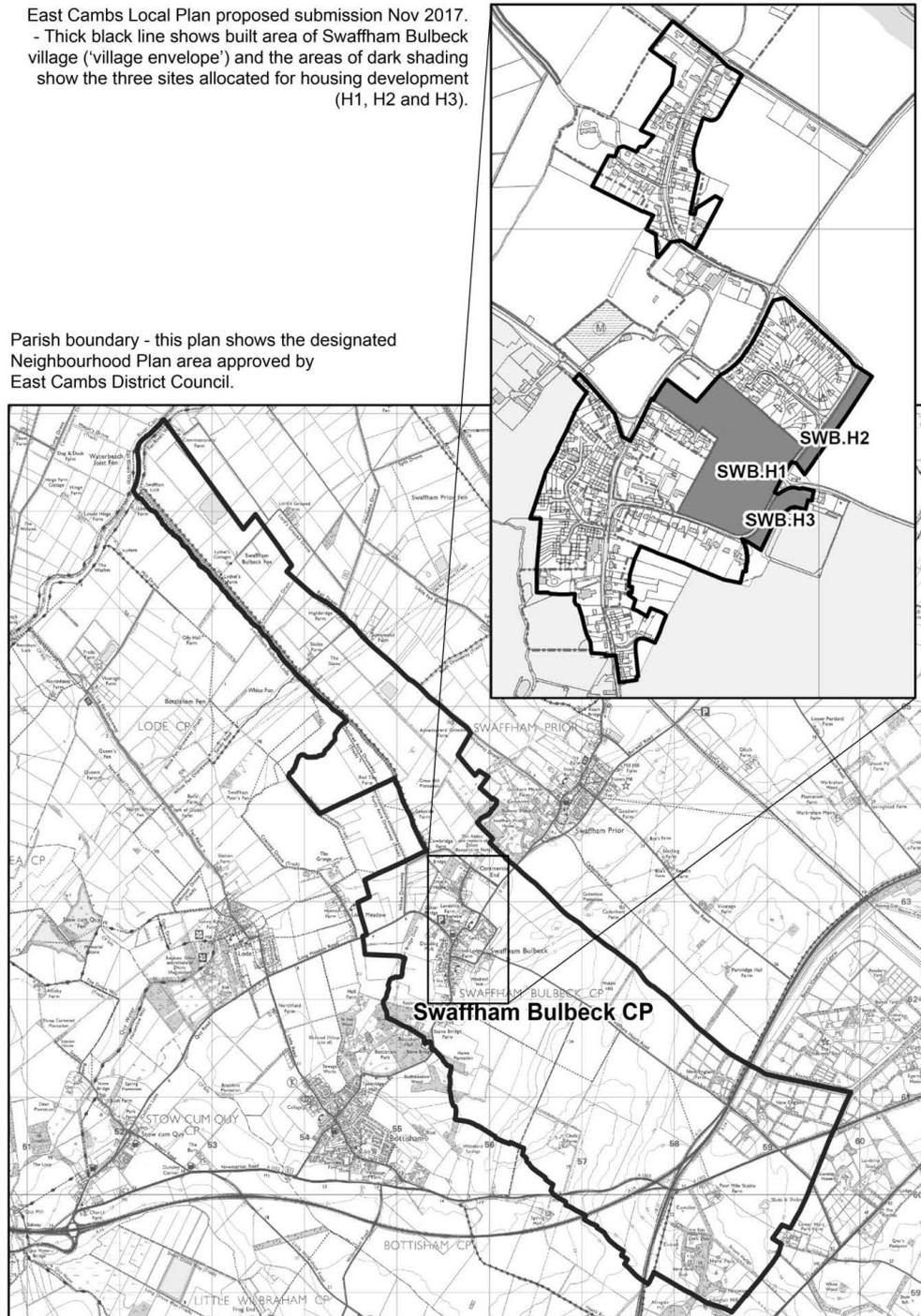
**Q17 Are there any further comments with regard to the parish's priorities for a prospective Neighbourhood Plan that you would like to make?**

**Q18 Optional information so that you can be kept up-to-date with the Neighbourhood Plan**

Name:  
Address:  
Email:

East Cambs Local Plan proposed submission Nov 2017.  
 - Thick black line shows built area of Swaffham Bulbeck village ('village envelope') and the areas of dark shading show the three sites allocated for housing development (H1, H2 and H3).

Parish boundary - this plan shows the designated Neighbourhood Plan area approved by East Cambs District Council.



### Appendix 3: Reminder to complete the first NP questionnaire

**Time is running out to contribute to our Neighbourhood Plan!**

Last month, the Beacon included a questionnaire asking for your input into the parish's Neighbourhood Plan. A Neighbourhood Plan is a powerful tool in helping to shape housing development in the parish because a plan carries legal weight. We can only make the most of this opportunity - and make sure our plan truly reflects the views of local people - if as many residents contribute as possible.

If you don't have last month's edition, you can pick up a spare copy of the questionnaire from the Black Horse pub. Alternatively, you can complete it online at <http://swaffhambulbeckpc.org.uk/questionnaire>

Please encourage all members of the household to participate - we are especially looking for the views of young people as development will most impact on their future housing prospects in the area. The deadline for completing the questionnaire is 15th March.

**Swaffham Bulbeck Parish Council**

*Image 6: Article published in Bulbeck Beacon, edition 630 March 2019*

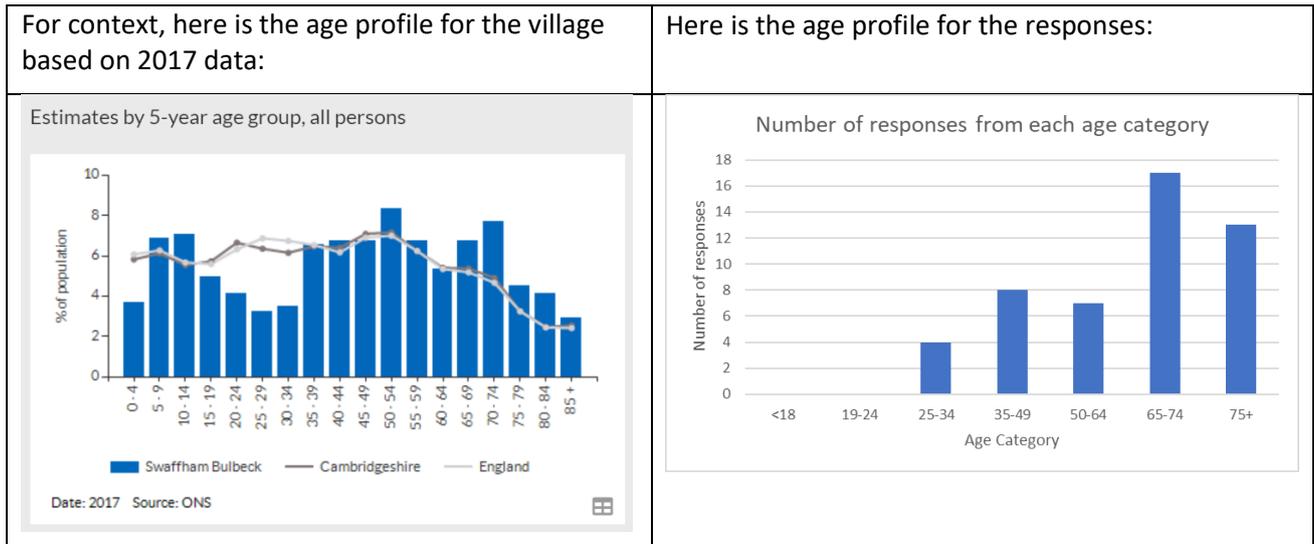
## Neighbourhood Plan Analysis

Total number of questionnaires returned was 49. Some respondents left one or more questions blank.

### Section 1: Age / num people / num adults / postcode

#### Q1: Age.

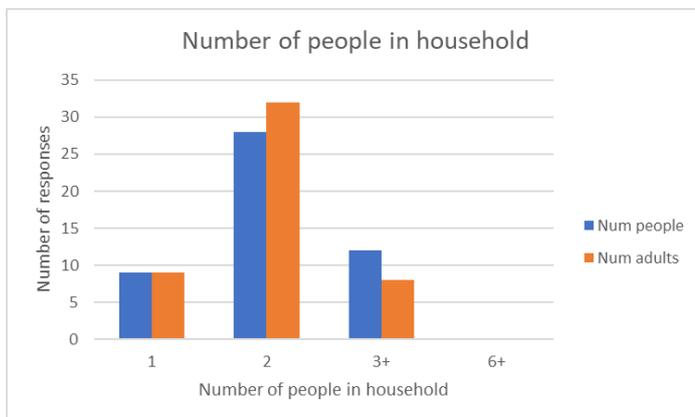
48 out of 49 respondents answered this question, with one respondent answering twice (once for each adult in the household)



There is a clear bias towards older people filling in the survey. Important to bear this in mind when reading responses to other questions.

#### Q2 / Q3: Number of people/adults in household.

All 49 respondents answered these two questions

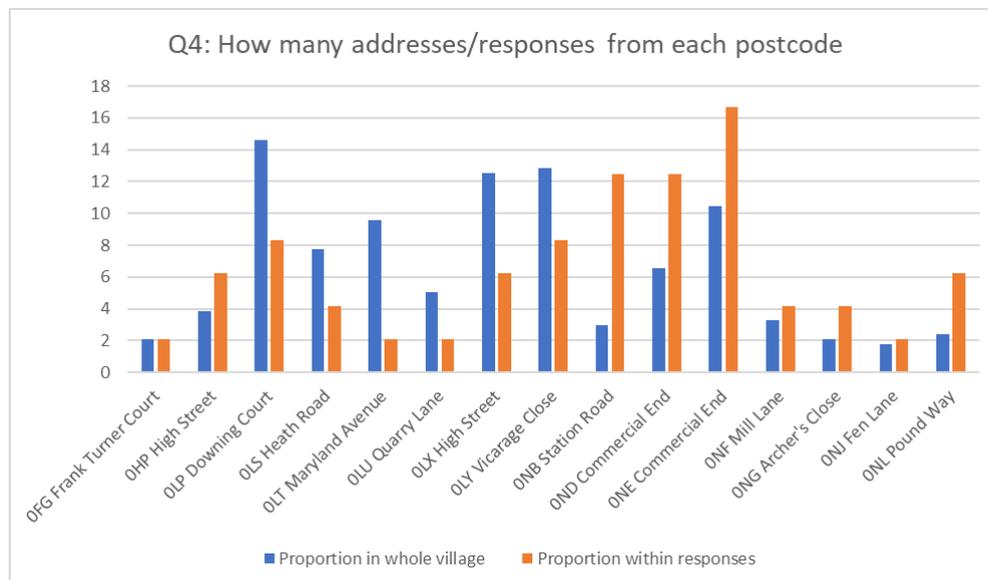


Looks like a good mix. Note that some households have completed one survey together, whereas some residents in a specific house will have completed one survey each. So sometimes a single response might actually indicate multiple people.

**Q4: postcodes**

48 out of 49 respondents answered this question

The graph below shows the comparison between the total number of addresses at each postcode, and the number of responses from each postcode. The values are given as a percentage of the total number of addresses / responses.



From this, we see that there was a disproportionately large number of responses from Commercial End, Station Road and Pound Way, and a disproportionately low number of responses from Heath Road / Maryland Avenue / Quarry Lane. This is particularly important since these last 3 roads are close to a potential new development site.

**Section 2: What do you like most / like least****Q5: What do you like most about living in the parish?**

All 49 respondents answered this question

**Q6: What do you like least about living in the parish?**

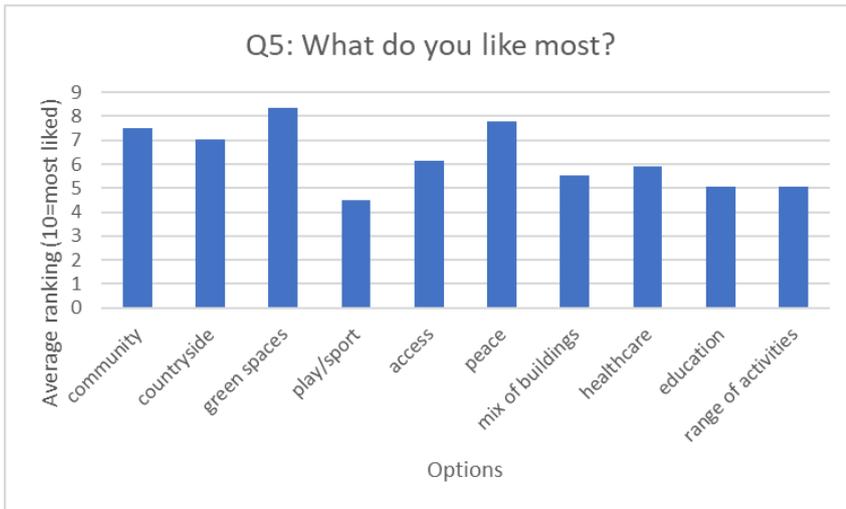
47 out of 49 respondents answered this question

In Q5, people were asked to rank 10 different options from 1 (favourite) to 10 (least favourite). In Q6, people were asked to rank 8 different options from 1 (favourite) to 8 (least favourite).

The graphs below assign a value to each option. This value is the average number that each respondent used when ranking that option (referred to here as “**average ranking**”), with the order switched so that the higher numbers indicate the higher preference.

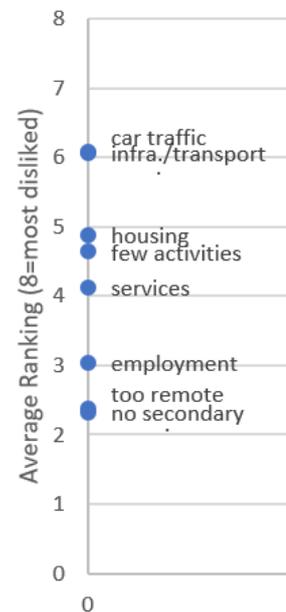
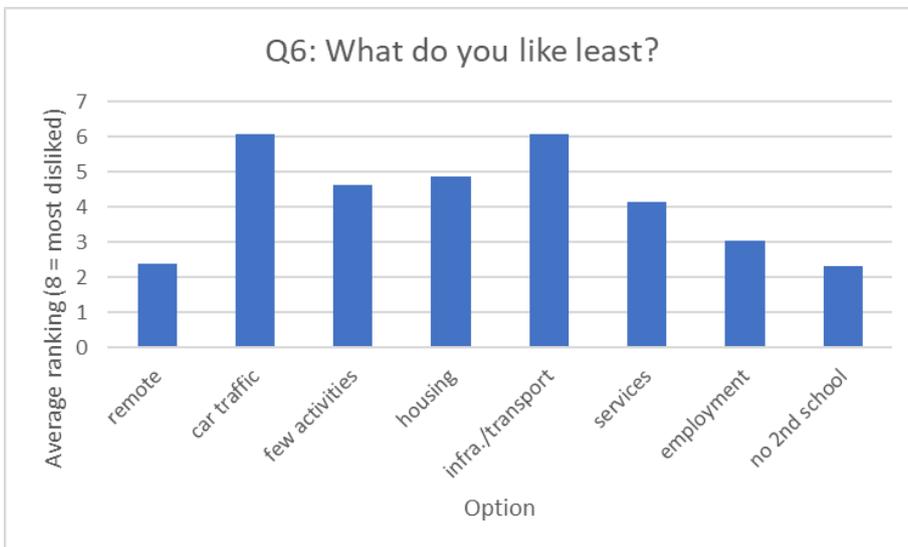
Notes:

- Since this was a question about ranking, the bars should only be considered relative to other bars, and NOT as independent scores.
- Some respondents misinterpreted the question and assigned each option a score instead of ranking them.
- Some respondents only ranked their top options and left the rest blank, so there are more higher values than lower values.



Note that “green spaces” and “healthcare” achieved the most consistent average ranking, whereas “education” and “play/sport” received the most varied average ranking.

OTHER: friendly supportive community / shop / rural past / location between fens and chalklands / mix of people and jobs / post office / church / buses / school / wildlife / footpaths / local theatre / allotments / Anglesey abbey / historical origins / affordable housing at time of buying / quiet without being too rural / born here / walking routes / Wicken Fen / different character from different directions / open spaces / friends live here / woodlands / thriving village life / access to other places and facilities



Note that “car traffic” achieved the most varied average rankings, whereas “limited employment options” achieved the most consistent average ranking.

OTHER: speeding / no gas / poor internet / lack of woodland / poor mobile / dog poo / narrow overgrown footpaths / no wildflower walks / shop is not as good as it was / heavy goods vehicles from Burwell / prospect of new housing / limited footpaths / not enough trees / poorly maintained pavements / loud motorbikes / location of crossing / lack of affordable housing / too much unaffordable housing / lack of evening and weekend bus services

### Section 3: Types of housing

47 out of 49 respondents answered this question

#### Q7: What type of housing do you consider is needed in the Parish?

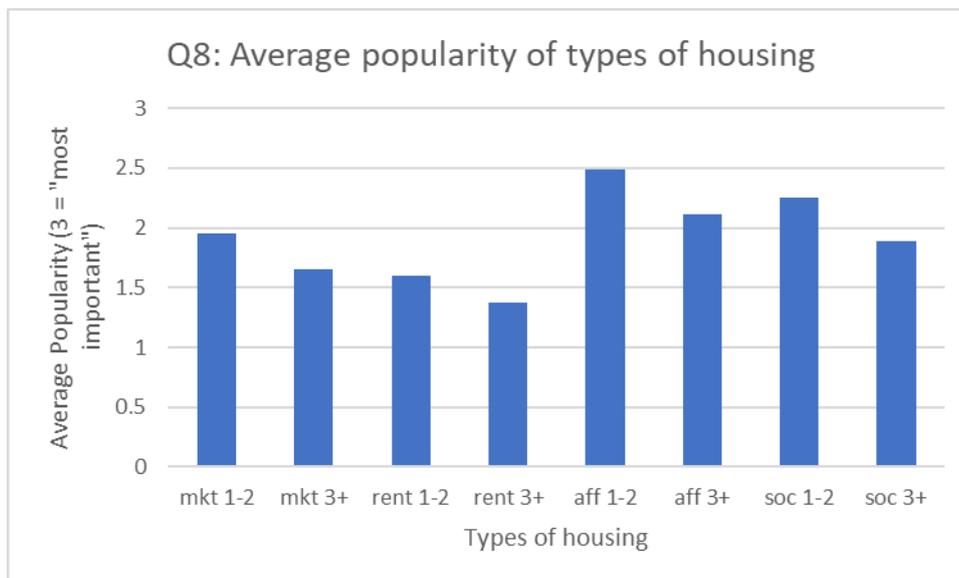
Starter houses are the most popular:

Single storey	21/47 said yes	45%
Starter houses	38/47 said yes	81%
Retirement houses	13/47 said yes	28%
Family houses	22/47 said yes	47%

OTHER: residential area for elderly + retired with creche and young people / don't want more housing / don't want large houses / care home

#### Q8: What ownership/rental structures and number of bedrooms would be important for you to see as part of any new housing?

44 out of 49 respondents answered this question



Note that "rent 3+" was ranked consistently low, "aff 1-2" was ranked consistently high, and "market 1-2", "aff 3+" and social housing received the most varied rankings.

OTHER: mixture needed / don't want any new homes / care home / no apartment blocks / only starter homes / ability to half-rent, half-buy / bungalows

**Q9: What features are important to you in relation to the design and quality of new homes?**

- Adequate parking
  - At least 2 spaces per household
  - Offroad
  - Carefully designed and unobtrusive
- Environmental [*mentioned several times*]
  - Solar panels
  - Low carbon footprint / carbon neutral
  - Environment
  - Sustainability (100 years+)
  - Not encroaching on existing green spaces
  - Thermal efficiency / well-insulated
  - Energy efficient
  - Cool and airy in summer
- Individual building design:
  - Good quality materials e.g. stock bricks and clay roof tiles
  - Durability
  - Outdoor spaces / gardens / space for trees
  - House design that reflects the local vernacular / in keeping with existing housing [*mentioned several times*]
  - Beautiful designs
  - Somewhere to put bins
  - Adequate storage space
  - Reasonable sized plots
  - Quality over quantity
- Overall design:
  - Environmentally sensitive landscaping
  - Sense of space
  - House grouping to enable community spirit
  - Variety of house types (including on same development site)
  - Materials chosen to blend with rest of village
  - Avoid “Poundbury” look
  - Compatibility with local traditions
  - Not too many, not too dense
  - Not extending village envelope
  - Not large scale houses like in Bottisham (which are not in keeping with this village)
  - Safe access to highways
  - Like “Laragh” homes (well designed, contemporary style) at Stretham Village.
  - Social housing should be as pleasing to look at as market housing, and fully integrated within market housing
  - All new housing estates should include community facilities
  - mix of contemporary and traditional and cottage style designs

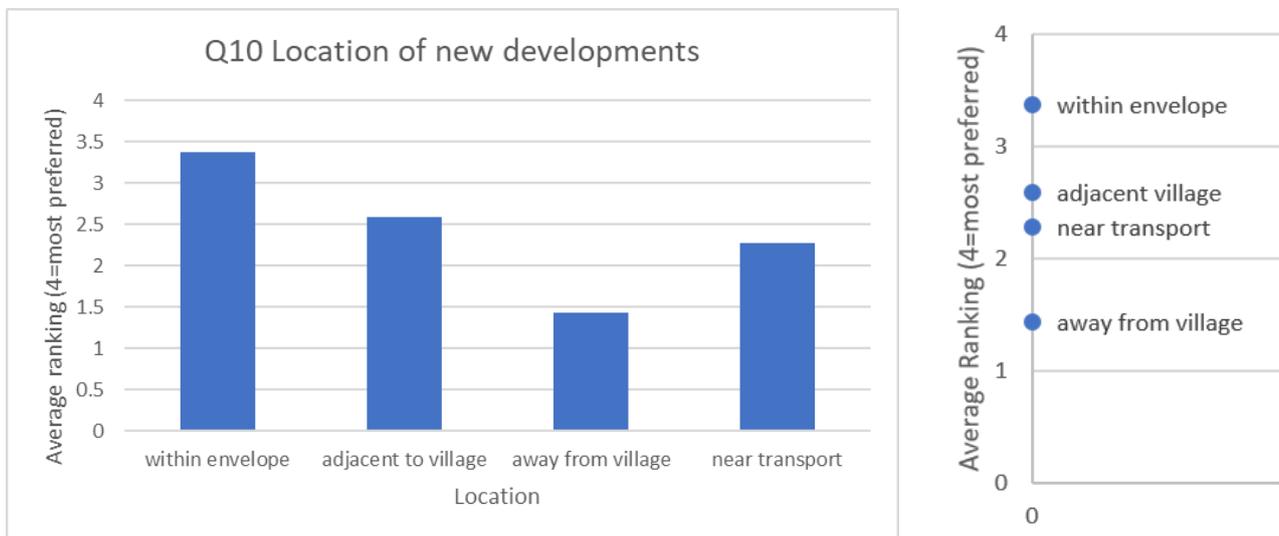
**Q10: Where should future developments be located?**

48 out of 49 respondents answered this question

The graph below assigns a value to each option. This value is the average number that each respondent used when ranking that option (referred to here as “**average ranking**”), with the order switched so that the higher numbers indicate the higher preference.

Notes:

- Since this was a question about ranking, the bars should only be considered relative to other bars, and NOT as independent scores.
- Some respondents misinterpreted the question and assigned each option a score instead of ranking them.
- Some respondents only ranked their top options and left the rest blank, so there are more higher values than lower values.



Note that “away from village” was consistently ranked last.

OTHER: not a big standalone development / moderate growth only / not on preserved areas / H2 and H3 but not H1 because of the views / don't breach village envelope / maintain open views / envelope will move but development must remain adjacent / no new housing / keep transport hubs close to village envelope / no building of any kind / on unused industrial land / close to employment eg. Studs and offices / on land between chapel house and B1102 at the Heath Road, B1102 crossroads / not near new build in Abbey Lane / not between Pound Way and graveyard / where in fill is possible

**Q11: Which areas should be protected from development?**

- [East of] Commercial End especially historical areas
- South of Mill Lane
- Area near Church and School
- Green spaces
- Between Commercial End and Abbey Lane
- Green corridors (link to N.T. Fen expansion project is crucial)
- Conservation / historical sites / near listed buildings
- Butler's meadow joining Commercial End to Denny and High Street (meadow in Lordship Farm)
- Pony Fields and land towards cemetery, if possible
- Keep Commercial End separated from rest of village – don't join up
- Denny
- Large gardens e.g. 103 Commercial End
- Allotments
- Agricultural Land / woodland / nature
- Anything outside village envelope
- Green land between Commercial End and cemetery
- The arable field between the B1102 and Commercial End.
- Green belts, along the Lode.
- SWB H1 [several responses] – For context, SWB H1 is the land off Heath Road and Quarry Lane - allocated site for development in East Cambs Draft Local Plan 2018 (now withdrawn)
- Abbey Lane
- Fen Lane
- The fields opposite to Downing Farm at the entrance to the village
- The crossroads of Commercial End, Heath Road and the road to Burwell
- The approaches to the villages from each direction
- Village centre
- North of Abbey Lane
- Along the B1102
- SWB 02 – For context, SWB H2 is the land fronting Heath Road - allocated site for development in East Cambs Draft Local Plan 2018 (now withdrawn)
- Anywhere where access is not good

**NOTE:**

The disproportionately large/small numbers of responses from different postcodes should be taken into account when looking at responses from particular areas, as we expect that respondents are more likely to want to protect the areas near to where they live.

## Section 4: Transport / employment / facilities

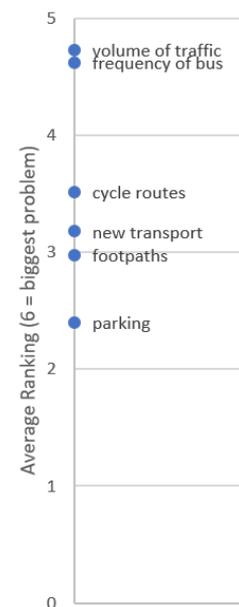
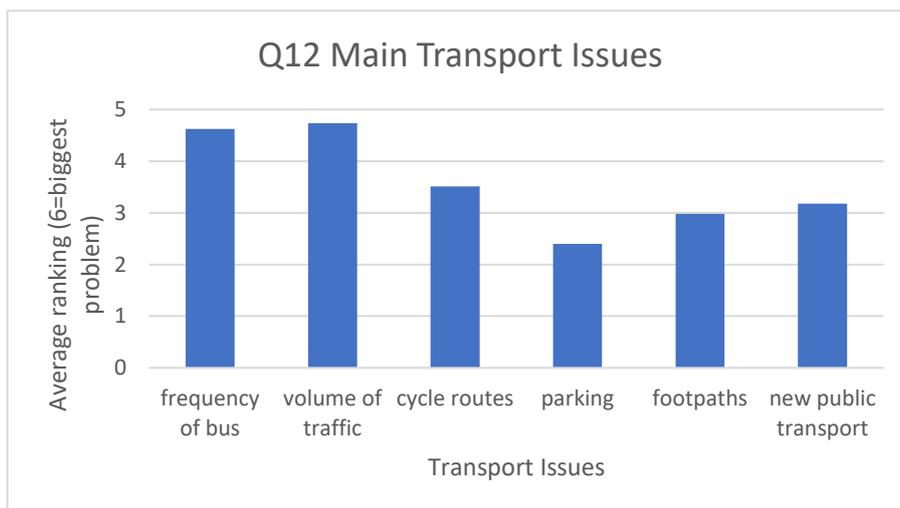
### Q12: What do you consider to be the main transport issues within the local area?

45 out of 49 respondents answered this question

The graph below assigns a value to each option. This value is the average number that each respondent used when ranking that option (referred to here as “**average ranking**”), with the order switched so that the higher numbers indicate the higher preference.

Notes:

- Since this was a question about ranking, the bars should only be considered relative to other bars, and NOT as independent scores.
- Some respondents misinterpreted the question and assigned each option a score instead of ranking them.
- Some respondents only ranked their top options and left the rest blank, so there are more higher values than lower values.



Note that “cycle routes”, “parking”, “footpaths” and “frequency of bus” all received fairly consistent average rankings, and “new public transport” received the most varied average ranking.

OTHER: Quay junction / people are too dependent on cars / move pedestrian crossing closer to shop / traffic lights at commercial end - heath rd crossroads / pollution monitors outside shop and school / late bus / bus on Sundays / rights of way in countryside is limited / community transport eg sharing / white lines on heath rd / speeding on station road and High St / speed bumps needed in High St / Heath Road is too narrow / Heath Road junctions with main Cambridge/Newmarket road need redesigning / potholes / speeding on Fen Lane where there are walkers / commuter traffic using Heath Road to access A14 / cycle route from Commercial End round Cemetery bend is dangerous / other traffic driving through village / parking outside school and nearby

**Q13: Do you consider the parish needs greater employment opportunities within it?**

44 out of 49 respondents answered this question

The answers were split fairly evenly:

YES	20	45%
NO	24	55%

Suggestions were:

- focus on transport to employment instead of local employment
- small office facilities
- startups
- small businesses
- community hub with wifi
- [small] workshops for crafts
- Like businesses in station road development by David Turner
- home-based businesses?
- small light manufacturing units
- small office units and care homes integrated within housing developments
- Community centres and local infrastructure
- encourage local commercial activity

**Q14: How often do you use these community facilities within the parish?**

All 49 respondents answered this question

Here are the average responses, along with how varied the responses were

Facilities	Average Responses	How varied the responses were
bus	Occasionally	Medium
shop/PO	Weekly	Medium
pub	Occasionally	Medium
cycle routes	Occasionally	<b>Varied</b>
Denny	Monthly	Medium
playground	Occasionally	Medium
footpaths	Weekly	<b>Varied</b>
church	Occasionally	Medium
school	Occasionally	Medium
pavilion	Occasionally/never	<b>Consistent</b>
Gutter Bridge Wood	Occasionally	Medium

**Q15: What additional/improved community facilities would you like to see within the parish?**

- Doctor's surgery
- Community allotments/gardens / more allotments
- Community library / book projects
- Benches along banks of the Lode
- New/renovated pavilion with community space of classroom size / kitchen and parking elsewhere
- More woodland within village
- Better transport - later bus service to/from Cambridge and Newmarket
- Proper Village Hall
- Tennis Court
- Parish redevelopment
- New school with larger outdoor spaces
- Accomodation for elderly
- Film club
- More use of community room at Downing Court?
- Active community centre / coffee shop / shared working areas / flexible community space / exercise
- More activities / clubs taking place at the Pavilion
- Village Hall – NOT pavilion extension
- Revamp the historical map on the Denny – currently unreadable
- More footpaths and resurfacing of some pavements (esp. between pub and shop)
- A loop walk from the Denny through Gutterbridge Wood to the village near the church. [3 people said this]
- Village Pond
- Wind turbines
- upgraded football/multiuse pitch
- Expansion of Gutter Bridge Wood
- A dog poo box at Cow Bridge, or at the entrance to the Green Drove up to Red Tile.
- Youth Club

**Q16: Green areas to nominate for special protection:**

- Gutterbridge Wood, Gutter stream and its banks [*several responses said this*]
- The Lode and its banks (should continue to liaise with National Trust) [*several responses said this*]
- The Denny and woodland [*several responses said this*]
- Abbey Lane, Fen Lane, Cowbridge, Abbey Meadows
- Green Drovers (e.g. 100 acre and 40 acre Drovers) + from Cow Bridge up to Red Tile.
- Green spaces around Lordship Cottage (Butler's meadow)
- Commercial End
- Arable land around village envelope
- Sanger Wood
- Green area between Commercial End and the cemetery / between Pound Way and graveyard
- The area around the Lode, Gutterbridge Wood and Newmarket Heath
- Any areas identified as ecologically important by a future landscape character assessment.
- SBW H2
- Wildlife corridor between Bottisham Hall/Gutter Bridge/fields towards direction of Wicken Fen,
- Plantation and agricultural spaces directly to the north and east.
- The open areas of woodland and fields between Swaffham Bulbeck and Bottisham and Swaffham Bulbeck and Swaffham Prior
- Abbey Lane to White Droveaway
- All hedgerows and trees
- the corridor behind the cemetery

**Q17: Further Comments:**

- Provision of hedgerow to provide screen and noise protection from B1102 Swaffham Road
- Disappointed that due to lack of capacity at Burwell substation, village solar park could not take place
- Speed reduction measures at entry and exit to village especially B1102. Speed bumps on Station Road both directions
- Parish Council to take back allotments from Sanctuary
- Disappointed by new build on Abbey Lane reducing rural feel
- New housing should be kept away from corner of graveyard to allow peace
- Preserve village school, church, Commercial End and other old buildings
- Fully support NP and holistic planning rather than piecemeal development
- Protect Commercial End with its great history
- No development in Abbey Lane
- Keep affordable housing + good public transport
- More involvement with other neighbouring villages to ensure existing facilities are used and shared
- Need good mix of high quality new housing to suit a range of tenures
- Sensitive development of appropriate sites in a rural and bespoke manner.
- Developments to include funding for community facilities and a wider look at transport infrastructure and education
- become an environmentally friendly village

## Appendix 5: Announcement regarding Vision and Objectives consultation

### Swaffham Bulbeck Neighbourhood Plan Update No5

#### Draft Vision and Objectives – consultation We need your help!

We welcome and need your views. All responses will be appreciated – whether to confirm that the Vision and Objectives are on the right track or by making suggestions.



As a reminder, a Neighbourhood Plan is a way of helping a community to influence the planning of the area in which they live. The plan is primarily about land use and can be used to develop a shared vision and associated objectives for the neighbourhood.

Consultants, funded by a government grant, have been used to support the development of Swaffham Bulbeck Neighbourhood Plan. Two reports have been drawn up by chartered Landscape Architect, Lucy Batchelor-Wylam: a *Landscape Character Assessment* of the parish and a *Fringe Sensitivity Assessment* of areas close to the built village (available on the website below). Members of Swaffham Bulbeck Neighbourhood Plan Steering Group have also gathered data about the village including, for example, on housing demand and current dwelling types.

All the information gathered from the Landscape Architect's studies, the community questionnaire and data assembled by the Steering Group was considered at a meeting led by planning consultants on the 4th March. The outcome enabled the development of a draft Vision and Objectives for the emerging Neighbourhood Plan.

Our Neighbourhood Plan has reached a stage where your views are essential before proceeding to the next stage. The Vision and Objectives for our parish will underpin any local policies drawn up. Local policies in an *approved Neighbourhood Plan* and policies within *East Cambs Local Plan 2015* are used by planning officers to judge whether a planning application should be permitted or refused.

#### Swaffham Bulbeck Neighbourhood Plan Draft Vision and Objectives

##### Draft Vision

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 supporting biodiversity and proportionate development to meet local needs.

##### Draft Objectives

Objectives within the Neighbourhood Plan are priorities which are above and beyond any priorities which are already covered by the policies of East Cambs Local

Plan 2015. Objectives will therefore need their own local policies.

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

- maintaining a dispersed but cohesive settlement with open, green spaces and corridors
- protecting the Cambridge Green Belt and village conservation areas
- protecting the wider landscape character and setting of the village
- securing a diverse stock of housing
- 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 which provides at least the minimum number of dwellings required by East Cambs through:

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

#### Objective 3 Encourage a thriving village which retains a diverse range of age groups and a community which promotes sustainability through:

- retaining and enhancing facilities, services and employment opportunities as required
- encouraging low carbon emission strategies such as in building construction and provision of car charging points
- conservation initiatives and the active promotion of new biodiversity schemes to enhance the parish's natural capital, for example by tree planting and wild flower areas.

#### Priorities which fall outside the Neighbourhood Plan:

These could be included as appendices in the Neighbourhood Plan to influence future changes:

- traffic volume
- public transport



#### How to comment

Your comments are very welcome. These should be emailed to the contact details below or posted to the Clerk to the Parish Council. Please include your name, address and contact details.

Plans to hold a drop-in weekend to view and comment on the work of the Neighbourhood Plan have been put on hold due to current restrictions.

Bulbeck Beacon July 2020

Contacts: [clerk@swaffhambulbeckpc.org.uk](mailto:clerk@swaffhambulbeckpc.org.uk)  
PO Box 3330, Ely, CB7 9GF or

Neighbourhood Plan [sbulbecknp@gmail.com](mailto:sbulbecknp@gmail.com)

Information: [www.swaffhambulbeckpc.org.uk](http://www.swaffhambulbeckpc.org.uk)

## Appendix 6: Local Green Space stakeholder engagement letter

Dear

As you are aware, Swaffham Bulbeck Parish Council is in the process of drafting a Neighbourhood Plan, which, if agreed, will be valid until the year 2036.

A Neighbourhood Plan allows a Parish Council to identify Local Green Spaces that have a particular significance for the Village, perhaps as a component of the village landscape, as a special site for wildlife, or for recreation, or simply to be appreciated as part of the view from a local footpath. There is no presumption of public access to sites in private ownership.

The National Planning Policy Framework 2019 (the NPPF) available to view at <https://www.gov.uk/government/publications/national-planning-policy-framework--2> specifies criteria (see paragraph 100) that all Local Green Spaces must meet. They must be:

- in reasonably close proximity to the community they serve;
- demonstrably special to a local community and hold a particular local significance; and
- local in character and not an extensive tract of land.

### **Swaffham Bulbeck Local Green Spaces being considered for designation:**

- a) The Denny and Denny Wood
- b) Gutter Bridge Wood
- c) Sanger Wood
- d) Charity lands/allotments between White Drove Way and footpath around Mill House
- e) Strip meadow west bank of Gutter Bridge
- f) Land in front of Cowbridge Farm
- g) Two small parcels of land in front of Swan House, Commercial End
- h) Triangle outside Black Horse pub (Stocks Hill)
- i) Green triangle at junction of Quarry Lane and High Street
- j) Parish land on the west side of the Lode, from the National Trust bridge to the Cam
- k) Green triangle at corner of Fen Lane/White Drove Way with chestnut tree

Development on these sites would not be acceptable other than in very special circumstances in line with national policy, or where it will enhance the function of the space without compromising the primary function of the space as a Local Green Space (for example providing a new community building on the site of the pavilion on the Denny).

More information about Local Green Spaces can be found on the website of the Open Spaces Society at <https://www.oss.org.uk/need-to-know-more/information-hub/local-green-space-designation/>

We would be very grateful if you would let us know your thoughts about the possibility of including c) highlighted in yellow on Swaffham Bulbeck's list of Local Green Spaces above. We would be very happy to discuss this with you at your convenience.

Yours sincerely

Sue

Sue Romero – on behalf of Swaffham Bulbeck Neighbourhood Plan Steering Group  
1 Station Road, Swaffham Bulbeck CB25 0NB 01223 813635  
chairman@swaffhambulbeckpc.org.uk

Appendix 7: Regulation 14 announcement made in Bulbeck Beacon

**Swaffham Bulbeck Neighbourhood Plan Pre-Submission Consultation**

## **HAVE YOUR SAY!**

Swaffham Bulbeck's Neighbourhood Plan is key to ensuring that any new development in our village brings with it a fair share of benefits.

The Neighbourhood Plan steering group has agreed a draft Neighbourhood Plan. We are now formally consulting on the plan before submitting it to East Cambridgeshire District Council for independent examination.

**This is your chance to contribute to the Neighbourhood Plan  
at this crucial consultation stage**

You can view the plan on our website at <http://swaffhambulbeckpc.org.uk/neighbourhood-planning/>. Supporting documents and the strategic environmental assessment are also available to view and comment on at this link.

Paper copies are available to view and borrow from the following locations in Swaffham Bulbeck:

- **1 Station Road**
- **23 Heath Road**
- **Telephone kiosk, Commercial End**
- **St Mary's Church**

**Your views are very important. There are a number of ways you can make comments:**

- 1) Completing a comments form online at <http://swaffhambulbeckpc.org.uk/neighbourhood-planning/>
- 2) Emailing your comments to [clerk@swaffhambulbeckpc.org.uk](mailto:clerk@swaffhambulbeckpc.org.uk)
- 3) Completing a paper comments form (available from the locations listed above) and dropping it into 1 Station Road or 23 Heath Road or posting it to Swaffham Bulbeck Parish Clerk, 41 Stow Road, Stow-cum-Quy, CB25 9AD

**In addition, you can come along to the DROP IN  
that the steering group is holding at the Pavilion on the Denny on:  
Friday 15th October 5-7pm and Saturday 16th October 11- 3pm**

**The consultation runs from 14<sup>th</sup> September to 2<sup>nd</sup> November 2021  
Comments must be received by 5pm on 2nd November 2021**

**'Footprints' Community Engagement Project**

To be clear:

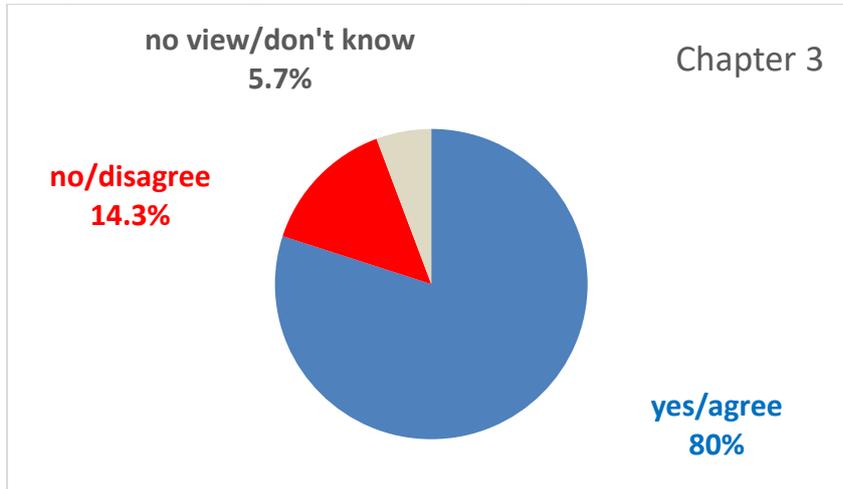
The Neighbourhood Plan is a long-term plan which contains policies about the use and development of land in the parish. It carries the same legal weight as plans drawn up by East Cambridgeshire District Council. Swaffham Bulbeck Community Land Trust is a not-for-profit organisation whose aim is to provide high-quality affordable housing for people with a local connection. Separate consultations will take place for the Neighbourhood Plan and the Community Land Trust housing project.

Appendix 8: Statistical report of the Regulation 14 consultation responses from residents and stakeholders

**Swaffham Bulbeck Neighbourhood Plan: Consultation statistics**

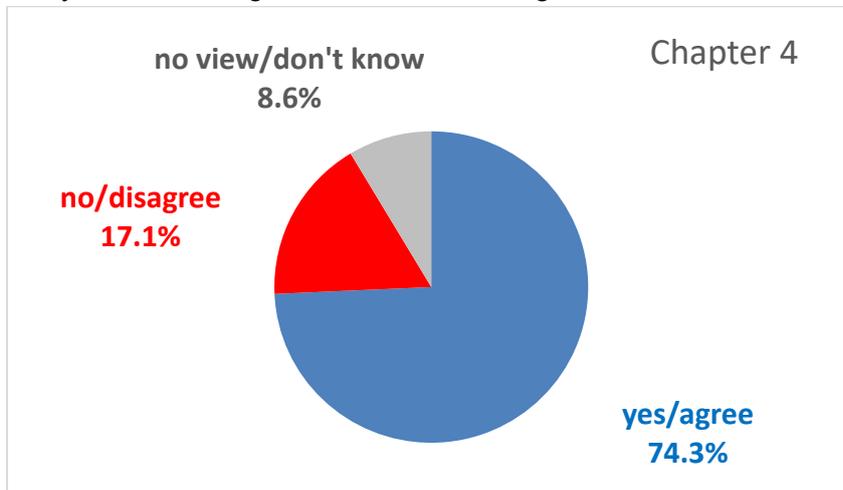
**Chapter 3 : Key Issues for Swaffham Bulbeck (35 responses)**

Are you in broad agreement with the key issues identified in Chapter 3?



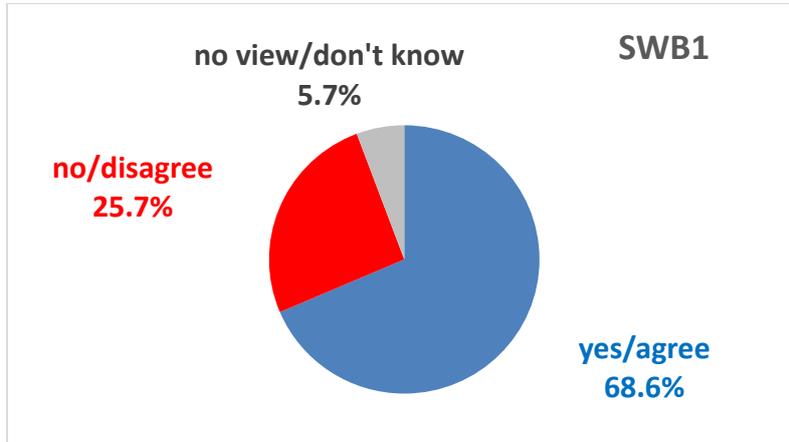
**Chapter 4: A Vision for Swaffham Bulbeck (35 responses)**

Are you in broad agreement with the Neighbourhood Plan vision set out in Chapter 4?

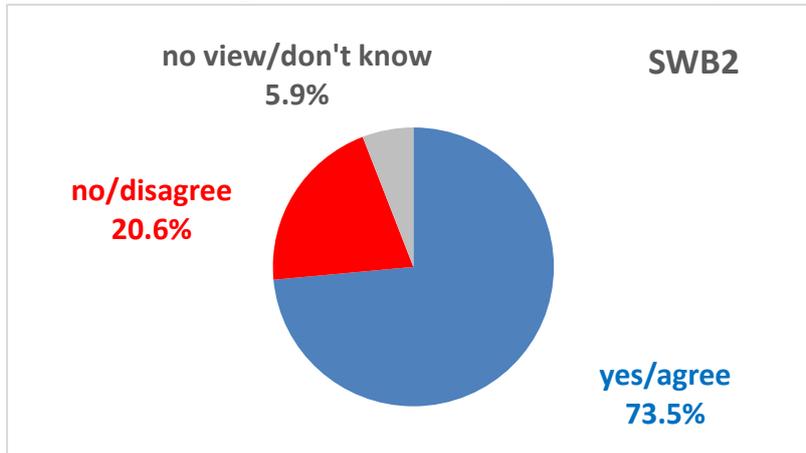


## SWB policies

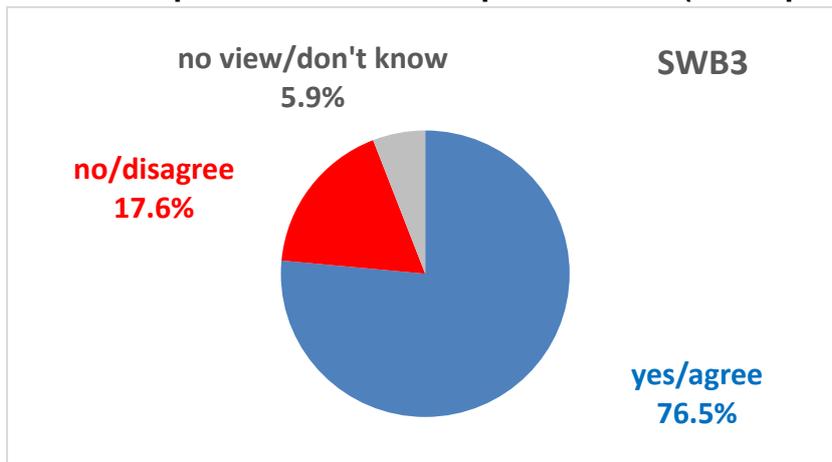
### SWB1: Swaffham Bulbeck development envelope (35 responses)



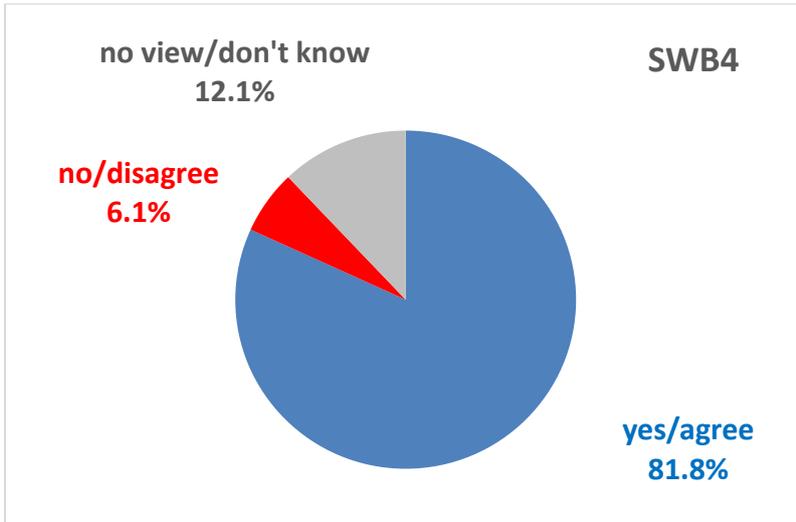
### SWB2: SB village centre landscape character (34 responses)



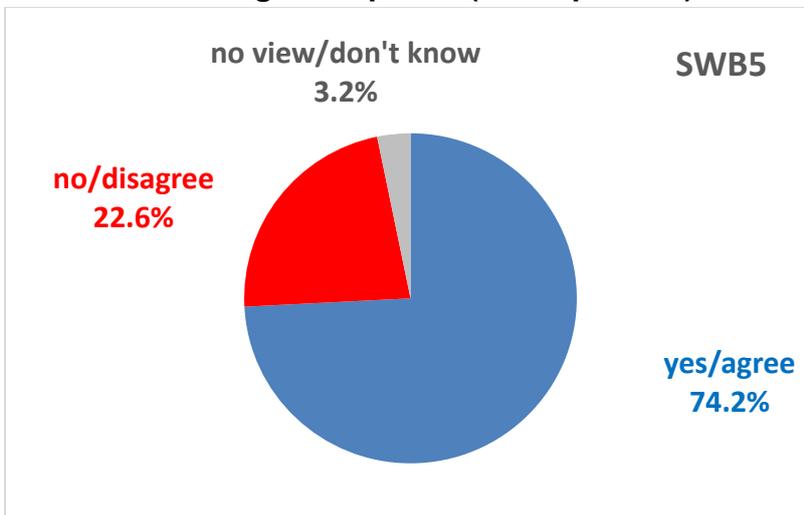
### SWB3: SB parish-wide landscape character (34 responses)



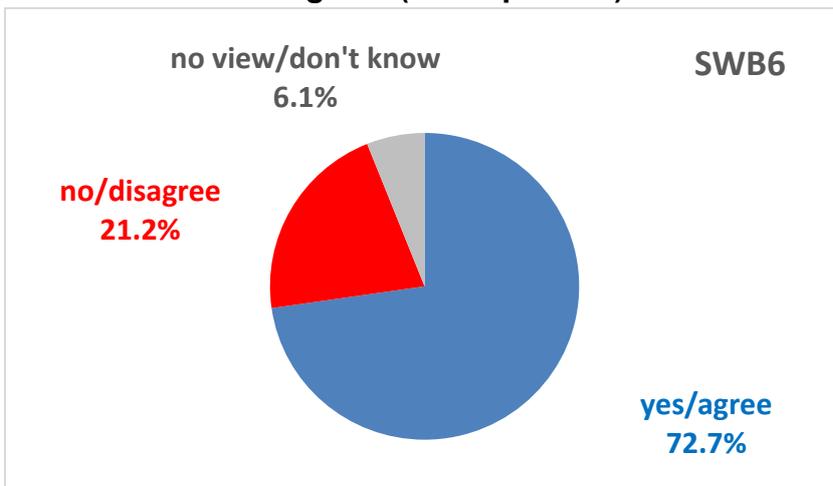
### SWB4: SB built environment character (32 responses)



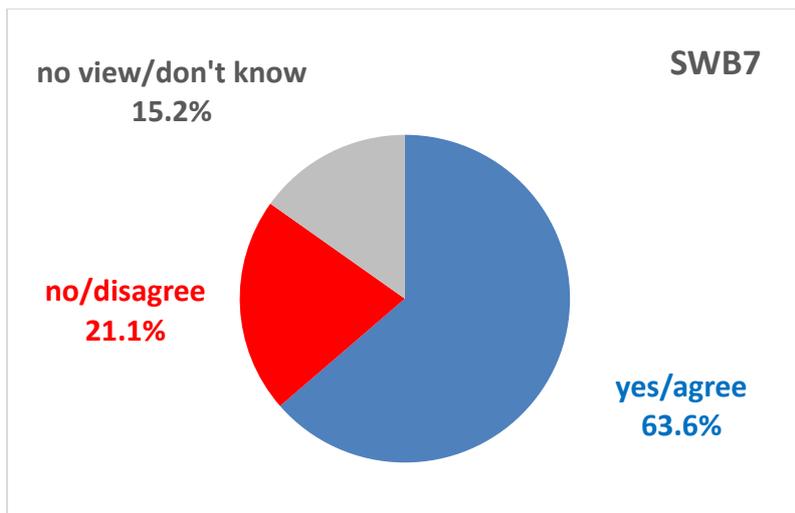
**SWB5: SB local green spaces (31 responses)**



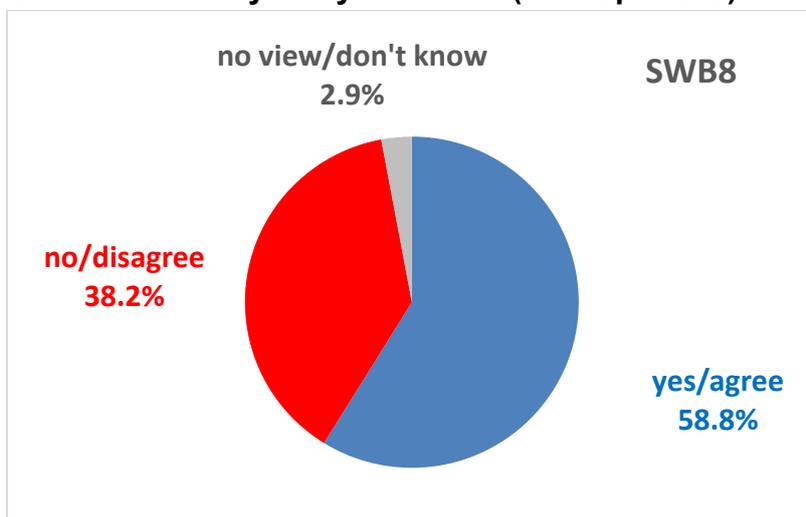
**SWB6: local housing mix (33 responses)**



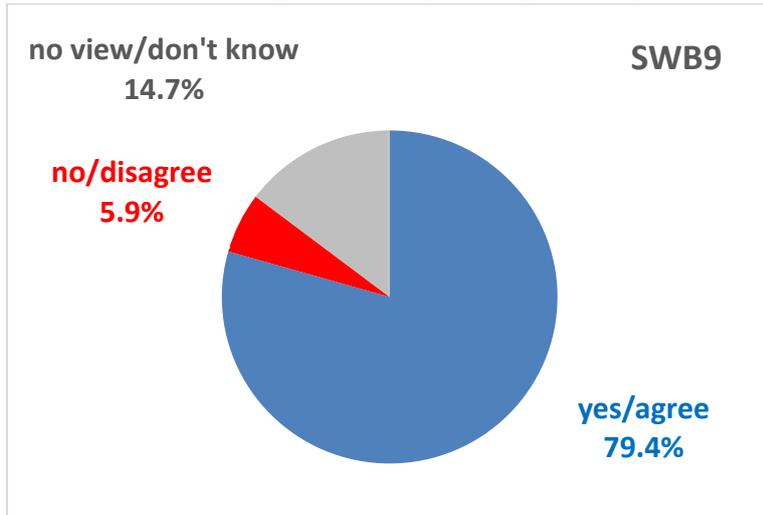
**SWB7: Community-led development (34 responses)**



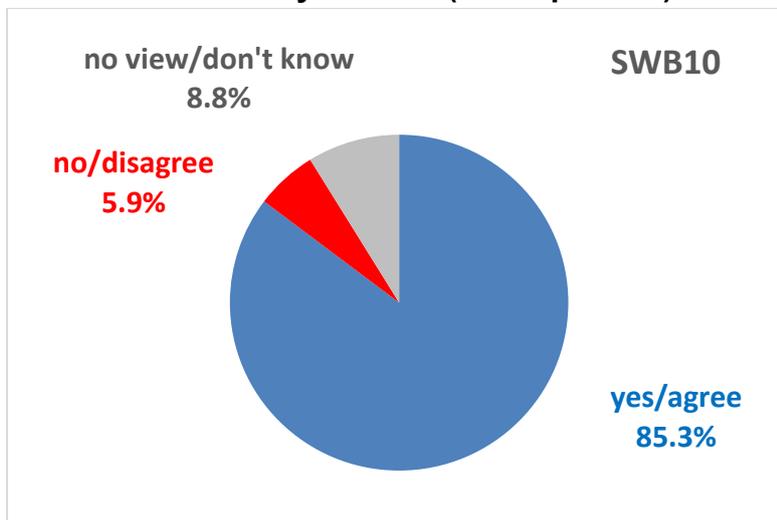
**SWB8: Cemetery/Pony Field site (34 responses)**



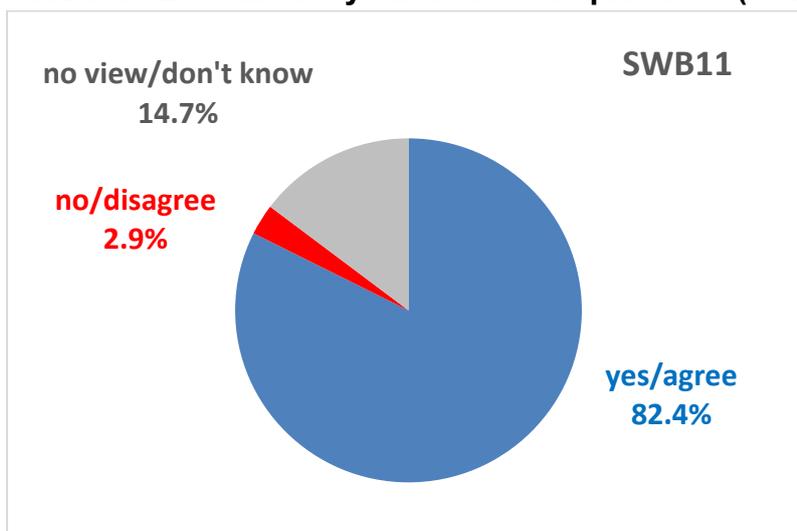
**SWB9: SB Primary School (34 responses)**



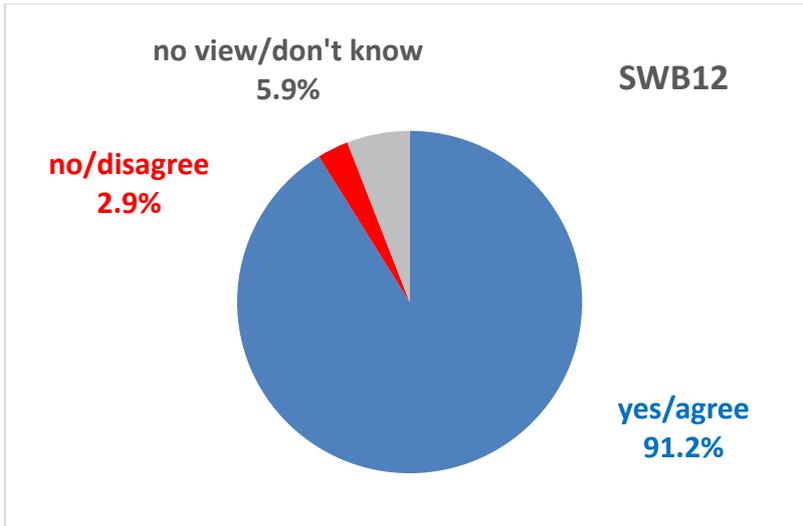
**SWB10: Community Pavilion(35 responses)**



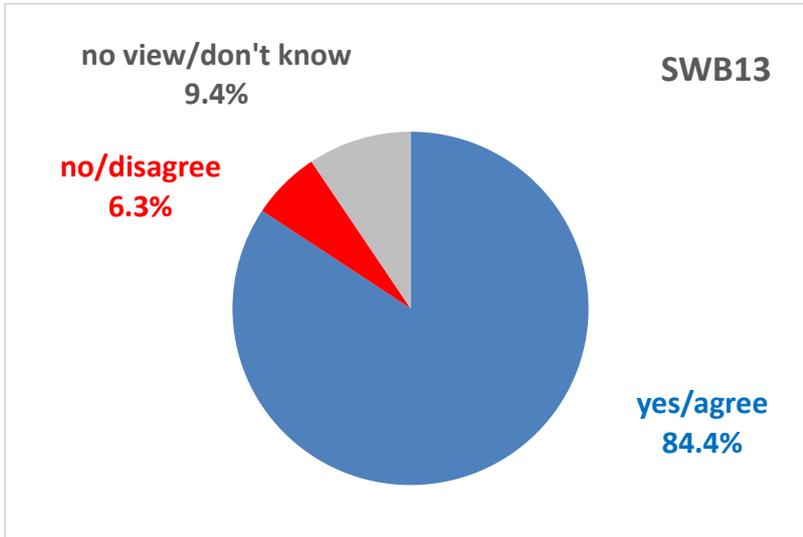
**SWB11: SB community infrastructure priorities (35 responses)**



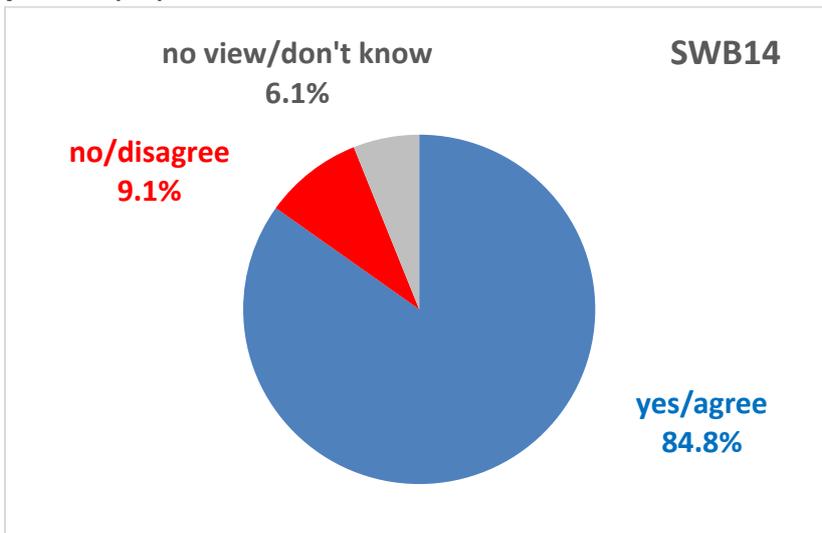
**SWB12: delivering sustainable design (34 responses)**



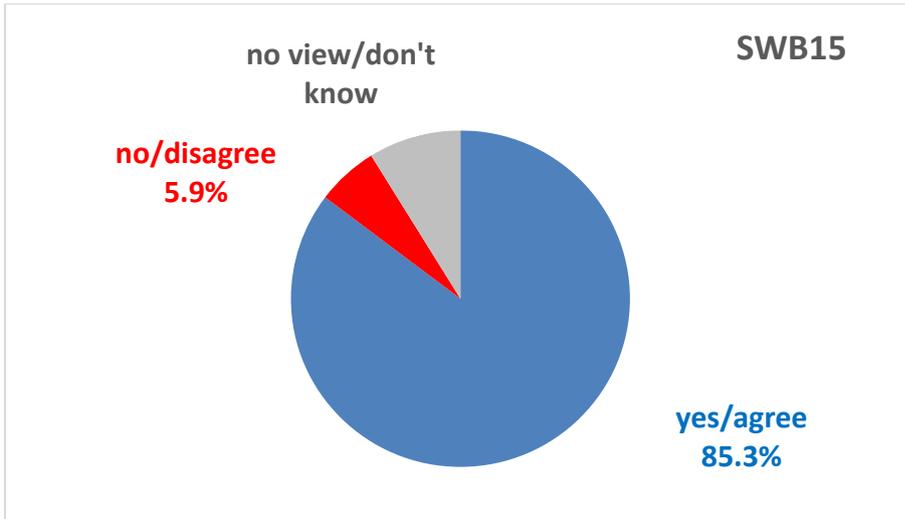
**SWB13: electric vehicle charging points (31 responses)**



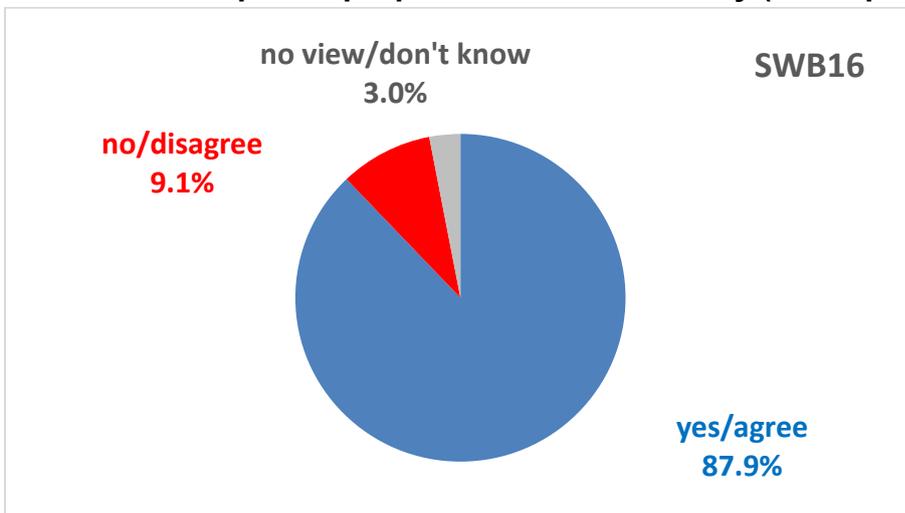
**SWB14: protecting and improving walking and cycling connectivity in our parish (33)**



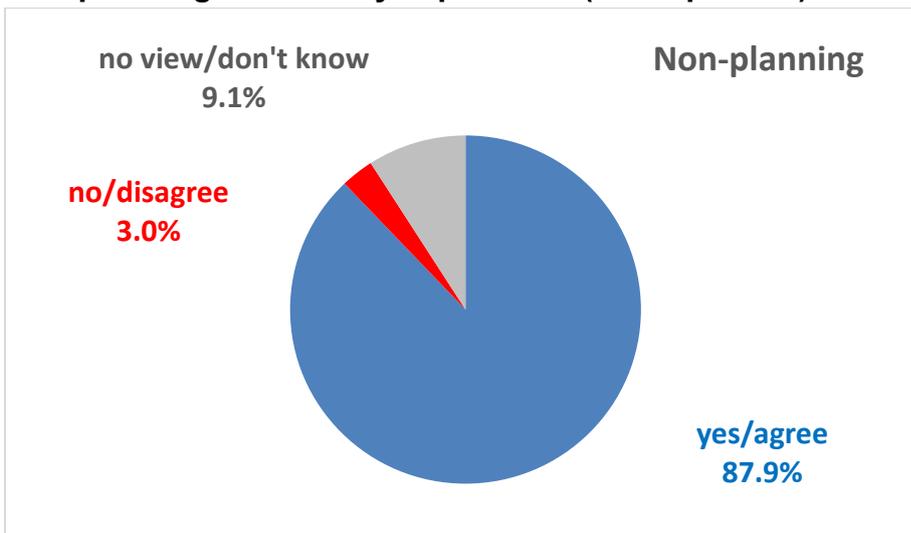
**SWB15: SB rural footpath network (34 responses)**



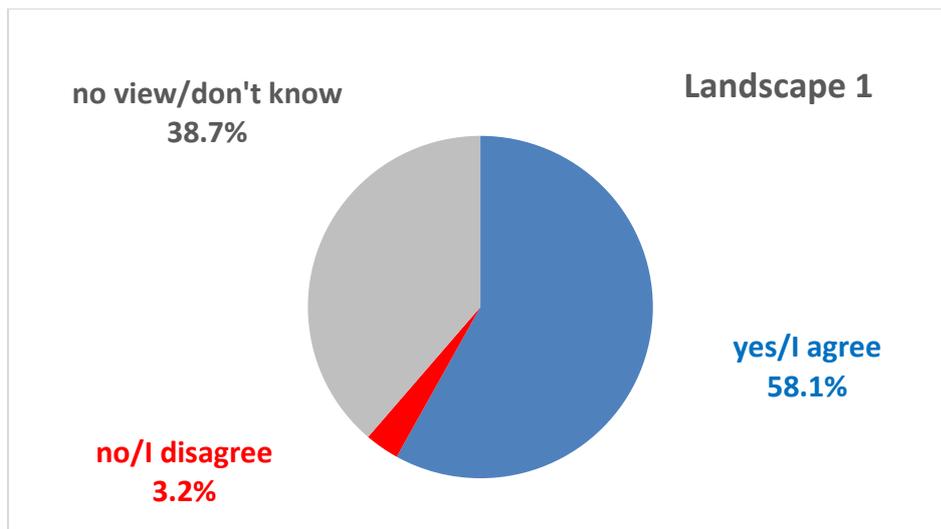
**SWB16: development proposals and biodiversity (33 responses)**



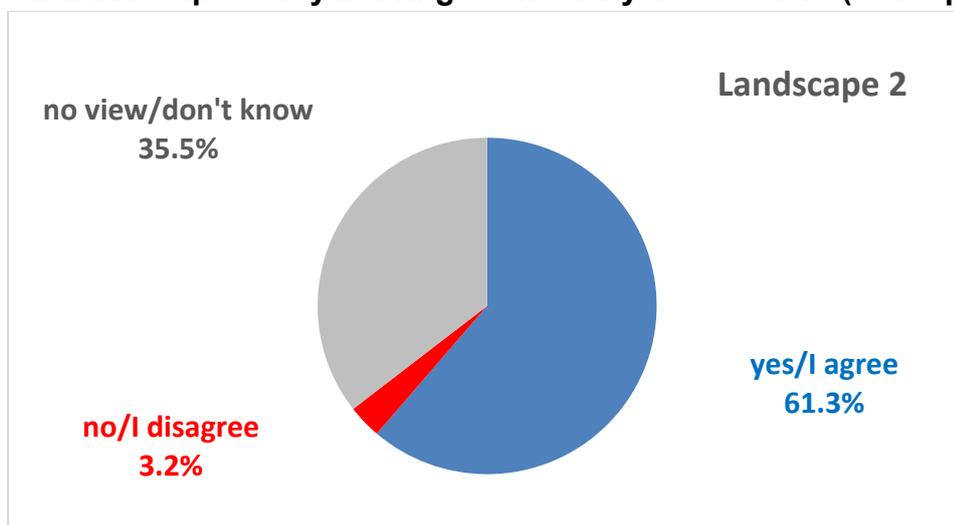
**Non-planning community aspirations (33 responses)**



**SB Landscape Study 1: Parish landscape character assessment (31 responses)**



**SB Landscape Study 2: Fringe sensitivity assessment (31 responses)**



## Appendix 9: A report of the written comments from residents and stakeholders at Regulation 14 consultation stage

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### Appendix 9: Introduction

In total 44 responses were made (not including the written comments made at the drop in) in response to the Regulation 14 consultation on the Swaffham Bulbeck Neighbourhood Plan (SBNP). A further two written responses were made at the drop-in events. Of these, 3 residents made two different responses – one online and one by email to the clerk. Responses came from 39 different households with a total of 46 individual names recorded.

This document is a report of the open responses made by residents to the sections in the Neighbourhood Plan (NP). The third column sets out the response to each comment from

the SBNP steering group. There are several recurring concerns expressed by residents and we have prepared repeat responses to these. These are set out below, Where changes have been made to the plan as a result of a resident response, this has been noted. The changes to the plan are set out in the Schedule of Recommended Changes to the plan.

### Appendix 9: Repeat responses to resident concerns

Number	Repeat responses to resident concerns
<b>Spatial Strategy and SWB 8</b>	
1.	The SBNP seeks to adopt a balanced approach whilst recognising the development pressure in the parish now and during the period up to 2037. By planning for a modest level of growth the NP seeks to protect the parish from inappropriate levels of development and development that would compromise biodiversity, our special landscape character and our social infrastructure etc. The level of growth planned for in our NP will help support a sustainable community including our primary school. Further information on school capacity has been provided in the plan.
2.	The current development envelope has very few places for building. In response to ongoing development pressures, the NP seeks to anticipate future requirements for growth and takes control over how and when this development comes forward. The NP has taken a landscape-led approach and prioritises the protection of views, local landscape character and visual amenity.
3.	The NP recognises the development that is likely to come forward during the 15 year plan period and is focused on ensuring this is done in the most sustainable way, keeping within the distinctive character of the village.
<b>Approach to community engagement</b>	
4.	From the outset we have sought to analyse and publish the responses to our engagement work (see our Consultation Statement) so that we understand the balance of opinion in the parish across a range of issues. For example, see the quantitative analysis of the February 2019 Neighbourhood Plan (NP) survey which was available on the website during the pre-submission consultation exercise.
5.	The SBNP steering group sought to raise awareness of the consultation via the village Beacon. The 2019 NP survey (which was in the form of a householder questionnaire <i>Swaffham Bulbeck Parish Neighbourhood Plan Questionnaire for households</i> ) was announced and publicised via the Beacon in the Jan., Feb., June, July and Sept. editions. A pull out 4-page questionnaire was distributed to all householders in the Feb, edition. Residents were able to respond online or in paper format. The NP group followed up the responses by targeting post code areas from which we had received no responses (Heath Road and Maryland Avenue). The survey work is reported in more detail in our Consultation Statement. We received 49 responses from the 2019 survey. Out of a total of 369 households (2011 Census), this represents 13% of households
<b>Swaffham Bulbeck primary school</b>	
6.	Swaffham Bulbeck primary school is a successful primary school which remains viable only because it attracts a number of children from out of catchment. County Council forecasts (last released in February 2022) tell us that primary school aged children in Swaffham Bulbeck catchment are due to fall from 56 in 2020/2021 to 32 in 2025/2026. The number of pupils on roll in October 2021 was 88 plus 6 children in the nursery. Over 20 of these will have come from out of catchment.

Number	Repeat responses to resident concerns
	<b>SWB 8</b>
7.	The housing proposed in the NP (the cemetery/pony field site) will be community led and at least 40% units will be affordable. A local connection policy will be applied to each of the affordable units, meaning households with a local connection will be offered the units on a preferential basis. The affordable homes will include a mix of rented and affordable routes to home-ownership
8.	The indicative pedestrian links will be removed from the map accompanying Policy SWB 8. Policy SWB has been amended to require the provision of a “publicly accessible green corridor <sup>2</sup> suitable for pedestrians through the site and to link this up with existing pedestrian links (for example those on the High Street, Heath Road and Quarry Lane) surrounding the site (to secure good pedestrian connectivity) The pedestrian links into and out of the site should be determined following resident engagement work.”
9.	Policy SWB 8 requires proposals to conserve the pattern of three settlement clusters in the village consistent through retaining a flow of open space and through retaining the long views through the land parcel – between the Denny to the west and valley sides to the east.
10.	<p>With regards to the Cemetery/Pony Field site and parking, it will be a requirement of any scheme that the site is provided with sufficient off-street parking and not exacerbate existing parking issues on surrounding streets.</p> <p>Much of the on-street parking on Quarry Lane is linked to parents dropping off and collecting school children. This will be less of an issue if a larger proportion of the children at the village school live within the village rather than out of catchment.</p>
11.	Development on the Cemetery field, with appropriate provision of green spaces and plantings would improve its environmental and wildlife value; the loss of the grassy area of the pony field would need to be mitigated by additional plantings. The developer will be required to deliver a net gain in biodiversity.
12.	It is acknowledged there will a loss of green space between the settlements as a result of any development on the Pony Field/Cemetery field, green corridors will be maintained. This Plan is an attempt to maintain an element of green corridor in perpetuity.
	<b>Landscape Character Assessment</b>
13.	The landscape assessment was commissioned to identify suitable areas. The Pony/Cemetery Field is least visually obtrusive and other sites could not be identified as more suitable. There is no ready supply of smaller sites that together could deliver the same number of houses as this single site. Affordable elements cannot be triggered in developments of fewer than 10 houses, so a single larger site delivers this aspiration while several small ones would not
14.	The NP has taken a landscaped-led approach in this plan and prioritises the protection of views, local landscape character and visual amenity. The plan is informed by the Swaffham Bulbeck Landscape Character Assessment
	<b>Local Green Space designation</b>
15.	A Local Green Space designation is a nationally recognised policy designation which can be given to locally important spaces. Paragraph 102 of the National Planning Policy Framework sets out the criteria and it is not considered that the pony field/cemetery site would meet the criteria. The open space which flows from the Denny in the village heart flows through the pony field/cemetery site from the northwest through to the south east. The visual amenity provided

Number	Repeat responses to resident concerns
	<p>is in terms of the wider landscape setting provided to the village rather than an attractive space to look into when walking past for instance. For this reason, the site is not considered to meet the requirements set out in paragraph 102 of the NPPF.</p> <p>Furthermore, it is a requirement of NPs to contribute to the achievement of sustainable development. Designating this site as a Local Green Space (even if it were to be deemed to meet the requirements under paragraph 102 of the NPPF) would result in ruling out future development on what is found to be the most sustainable option for the future growth in the village.</p> <p>This is not to deny the community value attributed to the land. Paragraph 5.8.4 in the Reg. 14 NP recognises the contribution the open area of land makes to the setting of the village.</p>
	<p><b>Challenging junctions</b></p>
16.	<p>The planners at East Cambridgeshire District Council are required to assess all development proposals in terms of impacts on road safety, taking into account existing issues. As part of this they engage the highways authority for their assessment.</p> <p>Revised Policy SWB 8 also now includes a reference stipulating the site will be provided with safe vehicular access to and from the site and the developers will be required to make sure this is to the satisfaction of the highways authority</p>
17.	<p>Dangerous Junction at Swaffham Heath Road/A1303. Please note that as at February 2022, county council have confirmed funding for providing a staggered junction at the Swaffham Heath Road/A1303.</p> <p>Section 3 of the plan has been updated to reflect this context</p>
18.	<p>Other dangerous junctions in the village. Section 3 now includes reference to the dangerous junctions at Quarry Lane/High Street junction, Commercial End/B1102 junction and Heath Road/Quarry Lane junction</p> <p>Chapter 6 of the plan (community aspirations) has been updated to include the issue of dangerous junctions. This includes junctions with poor visibility (Quarry Lane/High Street junction) and Heath Road/Quarry Lane junction) and where turning can be difficult due to volume and speed of traffic (Commercial End/B1102 junction).</p>

**Appendix 9: Chapters 1 – 4 comments**

Ref.	Comment	NP Group
1	The plan is clearly well thought out and meets the need of the village and hopefully will be upheld in future planning applications at District level who sometimes follow their own path which is away from the local level.	Noted.
2	Objection to the proposed pedestrian access on page 56 of the plan as they run right along my property border	See repeat response 7.
3	These visions are all very well however I would urge extreme caution that all this is not done at the expense of current residents. Utopia is a figment of the vivid imagination, everything has a cost!	Noted.
4	Would be really helpful to list brief note of main points at end of each chapter	Noted and agreed. This has been done.
6	I support development in the village	Noted
9	We support provision of affordable housing in the village. We support provision of biodiversity and the principle of 'net gain'. New developments should include wildlife provision (swift bricks/ nest boxes/ gaps in fencing for hedgehogs) and streetlighting, if wanted should be minimal and switched off midnight - 5am. Village streetlighting/ light pollution generally needs addressing. Access to indoor community space needs improving. The pavilion should be refurbished or replaced	Noted
10	Clear statement of the issues and concerns	Noted.
11	3.3-3.5 Requirement for housing: these figures appear to be somewhat unclear and without context: 31 households out of how many? 81% of how many responses? 253 out of how many, and out of how many choices? How is the 23 required new affordable houses figure produced?	Noted. Further clarity is now provided in the text.
11	Chapters 3 & 4 In general, it appears that the requirement for a great deal more building in the village is in complete contradiction with all the other stated key issues regarding protecting green space, the environment and wildlife, preventing increased traffic volume and pollution, over burdening the schools and GP surgery and ensuring that new development is proportionate to the size of the village.	The NP seeks to adopt a balanced approach whilst recognising the development pressure in the parish now and during the period up to 2036. By planning for a modest level of growth the NP seeks to protect the parish from inappropriate levels of development and development which would compromise biodiversity, our social infrastructure etc. The level of growth planned for in our NP will help support a sustainable community including our primary school. Further information on school capacity has been provided in the plan.
12	The term "Affordable Housing" is used extensively throughout the NP. The term needs to be clearly defined herein or cross-referenced to UK Government definition. All future development must be based on this clear definition. It is for developers to ensure schemes are commercially viable while providing the affordable house as	Noted. The Government's definition of affordable housing is now included in the NP. See glossary.

Ref.	Comment	NP Group
	stated. Developers must not be allowed to dilute affordable housing commitments within a development by donating into schemes elsewhere.	<p>It is agreed that it is for developers to provide the affordable housing as required by the Local Plan.</p> <p>Information on the Local Plan requirements is also now included in the NP. See Schedule of Recommended Changes.</p>
13	On the face of it, the requirement for a statement of the type 'Residents are concerned about...' to be true is just two residents. Whilst being broadly in favour of these chapters I do wonder if some of the opinions cited are not representative of many residents - maybe a vociferous few.	Noted. From the outset we have sought to analyse and publish (the responses to our engagement work(see our Consultation Statement) so that we understand the balance of opinion in the parish across a range of issues. For example, see the quantitative analysis of the February 2019 Neighbourhood Plan survey which was available on the website during the pre-submission consultation exercise.
14	3.1 - The Neighbourhood Plan Survey was low key, had little context and we were not made aware/given chance to comment.	<p>The text has been amended to provide more information on the earlier Neighbourhood Plan survey work referred to in paragraph 3.1</p> <p>We disagree with this. Householders were made aware of the 2019 Neighbourhood Plan survey (which was in the form of a householder questionnaire <i>Swaffham Bulbeck Parish Neighbourhood Plan Questionnaire for households</i>) via the Beacon in the Jan., Feb., June, July and Sept. editions. (A pull out 4-page questionnaire was distributed to all householders in the Feb, edition). Residents were able to respond online or in paper format. The NP group followed up the responses by targeting post code areas from which we had received no responses (Heath Road and Maryland). The survey work is reported in more detail in our Consultation Statement</p>
14	3.6 - Some members of the CLT appear to be conflicted through personal financial interest. The response from the CLT to concerns raised with ECDC by residents directly affected by the proposed access arrangements for the Pony Field development outline planning application were dismissive and insulting. The application plus the Hillside Quarry development application and subsequent approval were not managed well (by their own admission) in that the Hilkside permission was granted without any consideration of known future schemes in the immediate vicinity. I have little or no confidence that the CLT are appropriately representing the best interest of the village and care little for those directly affected.	We do not understand this concern. As explained in paragraph 3.6, the CLT is an independent non-profit charitable trust with its own set of governance rules. CLT membership is open to all adults who live, work or have family in the parish. However, landowners with developer interest are not trustees. Planning applications are made and considered by ECDC.

Ref.	Comment	NP Group
14	<p>3.? Local Facilities - no mention of Bottisham Medical Practice at or beyond capacity. No mention of loss of NHS Dental Service since the Bottisham facility closed.</p>	<p>Noted. Information regarding the Bottisham Medical Practice and Burwell Surgery serving parish residents has been added to Chapter 3. Please note that whilst both practices are busy, with Bottisham serving a very high number of older patients, no issues relating to this Neighbourhood Plan have been identified.</p>
14	<p>3.13 - The Pavilion has previously been the subject of renovation. In our time in the village (since 2007) I believe the number of events requiring and centered on the pavillion are single figures and most notably the summer fair (1 day a year and seasonal cricket matches). The words to this section are greater than the combined words of all other local facility issuesinc schools and medical care.</p> <p>3.17 - We are pleased to note that Traffic issues, inadequate road junctions, rat-runs, speeding and safety have been highlighted and should be emphasised further.</p> <p>3.? - No mention at all of services infrastructure. Electricity supply network is fragile, as highlighted by the many frequent power outages. &lt;uch of the electrical supply network on the village beyond the high street is overhead and possibly underrated for modern living with little diversity available. Water and waste services are borderline adequate and gas service non existent.</p> <p>4 Agree</p>	<p>The NP group disagree with this statement (that the Pavilion has only limited use by the community). Currently, the Pavilion is used by Forest School training and for private hire.</p> <p>Noted.</p> <p>Noted. The NP has been amended to include this context.</p>
17	<p>I have answered the above 2 questions, very much in the spirit of the fairly non-descript word 'broad' used, as opposed to specific. Clearly more housing will be needed in the future, and obviously this must be done the right way but my answers shouldn't be misinterpreted that I therefore am in agreement with, and accept the whole content. For example, section 1.2 claims "The Swaffham Bulbeck neighbourhood plan steering group have listened to parishioners and have drafted this plan which covers the entirety of the parish." and "community feedback from the neighbourhood plan survey". I don't know of this survey and don't recall being invited to contribute. Any information about the plan has been highlighted to me by my neighbours rather than the steering committee seeking input. Therefore, I'm sure chapters 1-4 set the picture clearly but I'm kind of late to the party here!</p>	<p>We are sorry that you were not aware of the 2019 survey work. The NP group sought to raise awareness of the consultation via the village Beacon. The 2019 Neighbourhood Plan survey (which was in the form of a householder questionnaire <i>Swaffham Bulbeck Parish Neighbourhood Plan Questionnaire for households</i>) was announced and publicised via the Beacon in the Jan., Feb., June, July and Sept. editions. A pull out 4-page questionnaire was distributed to all householders in the Feb. edition. Residents were able to respond online or in paper format. The NP group followed up the responses by targeting post code areas from which we had received no responses (Heath Road and Maryland). The survey work is reported in more detail in our Consultation Statement</p>

Ref.	Comment	NP Group
19	<p>3.9 - Cambridge is expanding its housing in a way that hasn't been seen in many years with the development of the Marshalls Aerospace site. They will have both the affordable housing and the public transportation, in addition the medical and educational provision, which is what is necessary to sustain further development. At this point, Swaffham Bulbeck is lacking the infrastructure to sustain large developments and furthermore putting the development before the infrastructure will only lead to further issues with traffic (3:17), The school which is currently full (3:12) and has a wait list of at least 1-2 years for village members to get their children admitted. This was a large reason why my own child didn't attend the village school. By the time she would have a place at the primary school she would have been in her final year - which a ridiculous time to move a child from schools.</p>	<p>We note concerns expressed with respect to infrastructure. The transport infrastructure (including cycling and public transport) is being considered at the strategic level, for example, the Greater Cambridge Partnership, the County Council and the Mayor of the Peterborough and Cambridgeshire Combined Authority.</p> <p>Swaffham Bulbeck primary school is a successful primary school which remains viable only because it attracts a number of children from out of catchment. County Council forecasts (last released in February 2022) tell us that primary school aged children in Swaffham Bulbeck catchment are due to fall from 56 in 2020/2021 to 32 in 2025/2026. The numbers of pupils on roll in October 2021 was 88 plus 6 children in the nursery. Over 20 of these will have come from out of catchment.</p>
19	<p>The current public transport provision from the village does not enable easy commuting to Cambridge for a 'regular' 8am-6pm job and the poor mobile phone signal, repeated internet, and power outages adds to the problems for working from home. Furthermore, a significant number of existing houses lack off road parking or are listed, therefore unable to put in either EV charging or ground source heat pumps. As Swaffham Prior has already experienced this, it behooves us to learn from their problems rather than repeating the exercise hoping for a different outcome. Looking at Sustainability (3.16) and Green Infrastructure (3.11) Building new housing without providing solar or wind power for the existing houses and a suitable number of EV charging points is not building within or for minimising impact on the environment. The addition of hardscape on grounds which then threaten the survival of historic homes and the character of the village is not in keeping with sustainability, green infrastructure, local facilities or the landscape and character.</p>	<p>These concerns are noted. We agree that we can learn from the practice in Swaffham Prior. This is something being sought via Community Aspiration 6.5.</p> <p>We have strengthened the approach in Policy SWB 12 (which now also incorporates Reg 14 policy SWB 13 which addresses electric vehicle charging points. We agree there is a need to look at community charging points. M See amended change also to include PC to explore the provision of community charging points in the village.</p>
19	<p>Looking at 2:12- there is an obvious reason for the 'under representation' of the 15-34 year old age group. Firstly, even the 'affordable' housing the village offers is well beyond the reach of a first time buyer. There is no indication in the current plan that the new affordable housing will be any more affordable - other than perhaps the social housing. However, without buy-to-own - a shared ownership scheme locks a family into a specific size of house and once they need to move to something larger,</p>	<p>We acknowledge the issues and challenges facing young people with respect to housing. These issues are not uncommon for settlements outside of Cambridge. The NP is seeking to address these issues as far as is within the scope of the plan.</p>

Ref.	Comment	NP Group
	<p>the amount they have saved is no longer adequate to purchase a house any larger than the one they are currently inhabiting, if one the same size is even possible. here is the average yearly salary in the uk:</p> <p>Ages 16-17: £10,910 Ages 18-21: £17,284 Ages 22-29: £24,600 Ages 30-39: £30,865 Ages 40-49: £33,477 Ages 50-59: £31,358 Ages 60+: £27,508 (<a href="https://occaminvesting.co.uk/average-uk-salary-by-age/">https://occaminvesting.co.uk/average-uk-salary-by-age/</a>)</p> <p>This feeds in to the issue of not having a lot of 15-34 year olds. If their average salary up until 30 is less than £30,000 - then there is no way without somehow having substantial savings of even managing a £200,000 mortgage or rental at the going market rate. A 2 bedroom house is over £700 PCM to rent. (I found a double bedroom to rent for £450pcm... just the bedroom! In Swaffham Bulbeck <a href="https://www.spareroom.co.uk/flatshare/cambridgeshire/swaffham_bulbeck/15928793">https://www.spareroom.co.uk/flatshare/cambridgeshire/swaffham_bulbeck/15928793</a>)</p> <p>So what is actually affordable is Essential for the Neighbourhood plan to fulfillit's needs. Pre-taxes someone on £24,600 has £2,050 pcm... most 3 beds are well over £1,000pcm and some are over £2,000 pcm - making this undaffordable unless a couple is working full time - in which case they probably don't have small kids or if they do they couldn't afford the rental here anyway (as is what happened to my friends who now have 2 kids and another on the way and they moved from here to Downham Market because a 2.5 bedroom house was more affordable). No where does the plan address the actual practical issues of the affordability of the houses. It would be far more practical for the village to own 14 of the hillside houses and rent them at a truly affordable cost to those on the waiting list within the village.</p> <p>Two - the 35-65 year olds have children in the 0-14 cohort who are not yet 15. Three- the average age for having a first child has gone up significantly (29.6 is the current age which is slightly higher than in 1938 - <a href="https://www.parliament.uk/business/publications/research/olympic-">https://www.parliament.uk/business/publications/research/olympic-</a></p>	<p>The housing proposed in the NP (the cemetery/pony field site) will be community led and at least 40% units will be affordable. A local connection policy will be applied to each of the affordable units, meaning households with a local connection will be offered the units on a preferential basis. The affordable homes will include a mix of rented and affordable routes to home-ownership. See recommended change to the policy which clarifies this position. Policy SWB 8 has been amended to clarify that the proportion of market housing will be dependent on a financial appraisal that demonstrates the market housing is essential to enable the delivery of affordable housing sought as part of this community-led scheme and the open space required as part of this site allocation</p> <p>This is consistent with Policy SWB 7 – Community-led development.</p>

Ref.	Comment	NP Group
	<p>britain/population/have-kids-settle-down/ ) due to the cost of raising a child a 34/35 year old first time parent is very normal especially among those with further education degrees who spent time securing their careers before having children. (See this from the Daily Mail... <a href="https://www.dailymail.co.uk/news/article-2220918/Women-graduates-wait-hit-35-having-child.html">https://www.dailymail.co.uk/news/article-2220918/Women-graduates-wait-hit-35-having-child.html</a>) The demographic of those being able to afford a £200,000 'starter' home and the commute to an appropriate job means that we will be 'behind' in the 15-34 year old category. Four, the demographic of the village has many professional people. The current average age in which professional women are having children is 35.</p>	
19	<p>With regards to current traffic issues and the impact new development - especially the Pony Field/Cemetary site will have on exisiting issues (3:17) - there are multiple concerns that are not addressed. Firstly, there is the extremely poor visibility at the junction of Quarry Lane and High street. It has been said that we need a fatality at the junction to make any changes - but it seems absurd and backwards thinking that we need death, a bereved family and community, (as the most likely demographic to be killed there are young children going to school) to make any sensible changes. The exisiting poor visibility is increased at school pick up and drop off with cars parking all along high street, quarry lane, and any available scrap of paving. I cannot fault the parents unwilling to allow their children to walk to the school due to the already unsafe junction- with them needing to cross the road at Quarry lane / high street where using the crosswalk is impossible (which would be the case for everyone on the Hillside and Pony field/cemetary site should they both be developed). In addition the junction of Heath Road / Quarry Lane is also dangerous. It is impossible to see the cars speeding up the hill or down the hill until it is too late. Having spoken with other mothers of school age children - they speak of how dangerous Quarry lane / heath road already is. The 18 dwellings on the hillside development will add at least 36 cars to the road - not including the delivery vehicles for everything from groceries through to Amazon and DHL. This will further reduce the safety of Quarry Lane and the junctions with Heath road and High Street.</p>	<p>1 Parking With regards to the Cemetery/Pony Field site and parking, it will be a requirement of any scheme that the site is provided with sufficient off-street parking and not exacerbate existing parking issues on surrounding streets. Much of the on-street parking on Quarry Lane is linked to parents dropping off and collecting school children. This will be less of an issue were a larger proportion of the children from the village.</p> <p>2 Difficult village road junctions We have added information into the plan with respect to the difficult road junctions. See paragraph 6.2 of the plan as well as Chapter 3 of the plan.</p> <p>Please also see repeat response numbers 16, 17 and 18.</p> <p>3. Traffic. Paragraph 6.2 in the plan acknowledges the traffic pressures in and around the village. This is primarily caused by traffic generated by developments elsewhere over which the NP has no control over.</p> <p>4. The Transport Assessment undertaken in 2019 to accompany the planning application (reference 19/00746/OUM) predicts the following traffic movements to be generated from the 45 new homes:</p>

Ref.	Comment	NP Group
		<ul style="list-style-type: none"> <li>• A maximum of 230 movements (in total for in and out trips) per day (07 am to 7pm), equating to 20 trips per hour on average. This is not rated as a severe traffic impact in the report.</li> <li>• 22 movements (in total) during the 8am to 9am peak</li> <li>• 26 movements (in total) during the 5pm to 6pm afternoon peak.</li> </ul>
27	Broadly agree - the vision and objectives represent the views expressed by the community	Thank you. Noted.
28	In general principle we agree, but 20% increase in the number of dwellings is too much.	The NP recognises the development that is likely to come forward during the 15 year plan period and is focused on ensuring this is done in the most sustainable way, keeping within the distinctive character of the village.
29	Providing the village is not overdeveloped and includes "low cost" housing	Noted. Thank you. This accords with the policies in the plan.
32	Local Facilities page 14. The church should be included. Strongly agree with 3.10 on page 13. Network links 3.18. The dangerous junction Swaffham Heath Road/A1303 requires management/construction scheme. Section 5.1.5 Isn't the planning permission for Hillside Mill for 18 dwellings?	<p>Further information has now been provided in the NP relating to the church.</p> <p>The County Council has confirmed funding for providing a staggered junction at the Swaffham Heath Road/A1303.</p> <p>Hillside Mill has permission for 19 dwellings, although we understand the developer is delivering 18.</p>
34	There is no access road shown on the plans. Quarry Lane is very narrow. Cars already speed along. Sheer volume of traffic would be horrendously loud and dangerous. The junction between Quarry Lane & the High Street is already dangerous. A significant amount of queuing would occur at peak times creating pollution and being detrimental to the village.	If this is a comment directed to Policy SWB 8, then policy (as amended) stipulates the site will be provided with safe vehicular access to and from the site and the developers will be required to make sure this is to the satisfaction of the highways authority.
35	Incidentally, I chaired the Village Plan Steering Group whose version was approved by the Parish Council in 2002. Paras 2.14-16 The 2002 Village Plan estimated that there were 270-280 dwellings in the village. If there are now 393, this is already a substantial increase, including affordable housing and small dwellings on the Vicarage Close/Downing Court site and the barn conversion adjacent to Quarry Lane Para 2.16 states that the parish already has a higher proportion of social housing than any other parishes. The existing policy to support appropriate infill and small exception sites should be adequate to meet most if not all needs. Para 3.17	According to the 2011 Census there were 383 dwellings in the parish. At the 2001 Census there were 362 dwellings recorded in the parish. It is understood the 2002 Village Plan refers to number of dwellings in the village and not the parish.

Ref.	Comment	NP Group
	<p>Insufficient weight is given to the problems of the Quarry Lane/High Street junction with its inadequate sight lines which will be substantially exacerbated if the amount of development proposed for the Pony field/cemetery site is permitted. Para 4.2 Objective 2 seems to be totally misconceived. See para 5.1 where it is stated that ECDC has NO specific housing requirement for this village and only allows for it within the existing development envelope. Indeed ECDC encourages growth in the market towns instead. If I am right the whole raison d'etre for the large scale development of the Ponyfield/cemetery site falls to the ground.</p>	<p>We consider the stock of affordable homes in the parish to be a strength and we recognise the importance of supporting more.</p> <p>Thank you. We have amended paragraph 3.17 to include this concern.</p> <p>Currently at this point in time (Feb 2022), ECDC have given the parish a zero housing requirement figure and this is linked to the 2015 Local Plan which will be reviewed and is likely to change in the near future. The NP anticipates development pressure over the next 15 years and responds to this context.</p>
36	<p>I disagree with some parts of these chapters, and agree with some parts, but there is no option above to state this. As a young adult, I don't think that lack of housing is the reason few people of that age range live here. It's that there isn't much to do - for work or leisure - in the village for people like me. I was never informed of the survey referred to in section 3.</p>	<p>Your points are noted. We are sorry that you were not aware of the 2019 survey work. The NP group sought to raise awareness of the consultation via the village Beacon. The 2019 Neighbourhood Plan survey (which was in the form of a householder <i>questionnaire Swaffham Bulbeck Parish Neighbourhood Plan Questionnaire for households</i>) was announced and publicised via the Beacon in the Jan., Feb., June, July and Sept. editions. A pull out 4-page questionnaire was distributed to all householders in the Feb, edition. Residents were able to respond online or in paper format. The NP group followed up the responses by targeting post code areas from which we had received no responses (Heath Road and Maryland). The survey work is reported in more detail in our Consultation Statement</p>
38	<ul style="list-style-type: none"> <li>• The neighbourhood survey was not representative – there were no responses from specific areas of the village. This is noted in the neighbourhood plan steering group minutes. There was a plan to interview residents in these areas but it appears to have never been carried out from the minutes. There was only a 13% response rate to the survey in total.</li> <li>• The housing needs assessment survey quoted is out of date. My personal knowledge is that some who needed affordable housing in the village in 2015 have now secured it.</li> <li>• I do not agree with the assessment of the need for housing. No valid, evidenced, figures of need are presented – just those who wish to live in the village.</li> </ul>	<p>The NP group sought to raise awareness of the consultation via the village Beacon. The 2019 Neighbourhood Plan survey (which was in the form of a householder <i>questionnaire Swaffham Bulbeck Parish Neighbourhood Plan Questionnaire for households</i>) was announced and publicised via the Beacon in the Jan., Feb., June, July and Sept. editions. A pull out 4-page questionnaire was distributed to all householders in the Feb, edition. Residents were able to respond online or in paper format. The NP group followed up the responses by targeting post code</p>

Ref.	Comment	NP Group
	<p>I might wish to live in New York – but that is a wish and not a need. The only figure that can be partly considered is the 14 applicants to the CLT – and this number needs to be only those who are eligible so should be revised downwards once these applicants have been assessed against appropriate criteria</p> <ul style="list-style-type: none"> <li>• In 2015, East Cambridgeshire District Council (ECDC) stated that there should be no development outside the village development envelope</li> <li>• In 2015 and in subsequent communications to the neighbourhood plan steering group, ECDC have suggested a proposed figure for new housing for Swaffham Bulbeck of 28 dwellings. Planning permission has since been granted for 18 on the Hillside Mill site at the top of Quarry Lane and the rest are likely to occur on agricultural or other rural business sites. So no large development is needed in Swaffham Bulbeck</li> <li>• ECDC have suggested the majority of development planned for the area should focus on the largest settlements – Ely, Littleport and Soham. They are not proposing large developments in villages</li> <li>• The village already has adequate social housing with 23% already being socially rented. There are already truly affordable shared ownership options in the existing properties in the village</li> <li>• The comments on traffic in section 3 do not address the two most challenging junctions in the village <ul style="list-style-type: none"> <li>o the junction of Quarry Lane with the High Street – the visibility to the north turning right from Quarry Lane is poor at all times and limited by the structure of Mitchell Hall which is a Grade 2 listed building. It is even worse when there are any cars parked near the junction. There have been countless near misses at this junction the junction of Quarry Lane with Heath Road and Swaffham Heath Road – there is again poor visibility to the north east when coming from Swaffham Heath Road in either direction. Vehicles commonly do not stop when coming from Swaffham Heath Road onto either Quarry Lane or Heath Road. Vehicles commonly travel at excessive speeds on the section of Quarry Lane &amp; Heath Road between the two 90 degree bends. There have been countless near misses at this junction as well</li> </ul> </li> </ul>	<p>areas from which we had received no responses (Heath Road and Maryland Avenue). The survey work is reported in more detail in our Consultation Statement. We received 49 responses from the 2019 survey. Out of a total of 369 households (2011 Census), this represents 13% of households</p> <p>Since the 2015 housing needs work, some households will have had affordable housing needs met. However, there will also be new households in need. As at Feb 2022, there were 27 households on ECDC’s housing waiting list with a local connection.</p> <p>Half of our affordable housing stock is designed for suitable for older people and not generally available to young people. There is a general shortage of social and affordable housing especially for young families in the district.</p> <p>With regards to comments on junctions, section 3 of the plan has now been updated to reflect these difficult junctions. Please also see repeat responses numbers 16, 17 and 18.</p> <p>Parish Council is aware of this and is looking the problem of speeding.</p>

### Appendix 9: Policy SWB 1 comments

Ref.	Comment	NP Group response
1	Building of any new housing should only happen within the envelope- where planning consent has been given- Hillside Mill, the actual type of housing	The current development envelope has very few places for building – only infill of three or four houses would be possible, so if in future

Ref.	Comment	NP Group response
	was totally not in keeping with the village and merely a brainwave by the developer and yet this was allowed to go forward. However, the developer has now had internal issues and so thankfully the concept of concrete houses is on the back burner!	we have to produce more houses than this, a site outside the development envelope would be needed. The Hillside Mill development came through at a time when there was no 5-year land supply plan - this is an example of how any development could come forwards if there is no NP – (if there is no NP, the village is open to speculative development.) The land supply is susceptible to change at any time.
2	I object to the proposed pedestrian access on page 56 of the plan as these directly impact me as they run along the border of my property at 14 pound way	Pedestrian access on map 5.9 is indicative only and subject to consultation in the planning process. These indicative paths will be removed from the map.
3	The choices given below are not relevant to my views therefore I have no choice but to disagree as my views, although I have them, will not agree with everything.	Noted
6	The proposed extra housing seems fine, despite being outside envelope	Noted
10	The updated development envelope protects the shape and character of the village.	Noted – thank you for this comment
11	It appears that SWB1 provides a way of obtaining permission for development outside the development envelope via "Community-led developments". On that basis the CLT actively undermines the protection of a large area of green space within the village in contradiction to stated key issues requiring that environment/wildlife be protected.  The choices below, agree/disagree/have no view are inadequate. How about "largely agree but there is a major glaring fault"?	There is little scope for development within the envelope.  Development on the Cemetery field, with appropriate provision of green spaces and plantings would improve its environmental and wildlife value; the loss of the grassy area of the pony field would need to be mitigated by additional plantings. The developer will be required to deliver a net gain in biodiversity.
12	Swaffham Bulbeck Development Envelope is clearly defined and is there for good reason. All development, however sympathetic, outside this envelope will have a drastic detrimental affect on view, amenity and landscape character of our village.	See repeat response 2. The current development envelope has very few places for building. In response to ongoing development pressures, the NP seeks to anticipate future requirements for growth and takes control over how and when this development comes forward. The NP has taken a landscaped-led approach in this plan and prioritises the protection of views, local landscape character and visual amenity.
14	The Local Plan identified a number of potential development sites to meet the needs. Some were dismissed for being outside the development envelope. SWB1 requires that development be proportional, but it should also be balanced. The natural shape of the development envelope means that granted development at the top of Quarry Lane and proposed development on the Pony Field and land to the north of Heath Rd opposite	The landscape assessment was commissioned to identify suitable areas. The Pony/Cemetery Field is least visually obtrusive and other sites could not be identified as more suitable. There is no ready supply of smaller sites that together could deliver the same number of houses as this single site. Affordable elements cannot be triggered in developments of fewer than 10 houses, so a single

Ref.	Comment	NP Group response
	Maryland are all at one end of the envelope. This is an imbalance and will naturally out excessive and unnecessary strain on already identified issues for the village, notably services infrastructure and the transport and roads network.	larger site delivers this aspiration while several small ones would not.
17	Is this policy and map 5.1 pages 19-21? Yes, all good as far as it goes, showing the permitted development area within the bold black lines - agree. I also note the exclusions to the 'resisted' category as offering potential 'ways around' the defined areas. However, I also note "All development proposals must be appropriate to the size and character of the settlement." which I will refer to later. Again, the question below with the 3 choices kind of forces a viewpoint without qualification!! Not the way to get balanced feedback and make you feel able to answer this question without being led down a path. I will answer 'agree' as it probably relates to established planning fact anyway (therefore answering 'disagree' is a bit silly), but conditionally, as there's not another option to choose below called 'I have views'.	Yes. The information on pages 19-21 of the pre-submission version of the plan relates to this policy. We note your input. We understand consultees will have comments on the policies which is why we have provided comments boxes such as this.
19	I do not feel that it is necessary to build 45 houses on the pony field / cemetery site which sits outside the development envelope. The land and it's views across the fens is an essential part of the character and landscape of the village. The wildlife (which includes foxes, owls, pheasants, birds, squirrels, and more) and history that inhabit the pony field are essential to the character and shape of the village -with large green spaces inside it - from the Denny through to the Cemetery Field and Pony field. Removing this green space destroys the wildlife's habitat - and does not adhere to the principals of building from within nature - rather than the lip service of trying to not harm nature as much as possible. In a world with climate change causing irreparable damage -and a climate crisis which includes rising water levels across the fens- removing this green space and all the nature within in it and its natural capacity to aid in minimising the potential for flooding in the fillage - putting in hardscaping seems to be irresponsible at best and uncaring for future generations who live here at worst.	See repeat response number 12  The plan includes provision of at least 1.8ha green space. Design would include green corridors, including a direct route to the High Street. While this would not immediately replace like-for-like the current habitats, new ones would develop.  Thank you for this comment on hardscaping – this is an important issue for drainage and water conservation and can be crucial on sloping sites. As the proposal comprises major development the development proposals will need to incorporate Sustainable Drainage Systems and be accompanied by a site-specific flood risk assessment which takes account of future climate change. These are required as part of adopted Local Plan policy ENV 8.  We have also inserted a section in Policy SWB12 to clarify requirements with regards to new development and Sustainable Drainage Systems.
27	Strongly agree	Thank you!
28	Again. We are not averse to development on the pony field, but we are concerned at the volume of housing proposed and the impact on traffic.	Your concerns are noted; the development is subject to approval by Highways. Please also see repeat response number 16.

Ref.	Comment	NP Group response
29	Since 2015 development in surrounding villages has already dramatically increased e.g. Bottisham, Burwell, Fordham and Soham.	Noted. We wish any development in Swaffham Bulbeck to be appropriate to the character of the village and that is the purpose of this NP
30	Agree in full	Thank you
33	Protect the village envelope.	Noted
34	I do not believe that there should be development outside the development envelope because it is detrimental to the village.	See repeat response number 2.
35	Following on from this I disagree that an additional 45 dwellings outside the village envelope are acceptable and therefore bullet point 4 should be omitted.	A footnote has been added to bullet point 4 to explain reasoning more clearly.
36	Building outside the development should be restricted to Rural exception housing in accordance with the local plan, and developments for agriculture, horticulture etc. which need to be located in the countryside. No other reasons should be allowed. The 'community-led developments' clause is unacceptably vague and should not be permitted.	Bullet point 2: Community-led developments are permitted by the Local Plan
38	<ul style="list-style-type: none"> <li>• I agree with the development envelope</li> <li>• The development envelope should apply to ALL proposed developments, including any proposed by the Community Land Trust (CLT). The CLT is not a democratically elected body and should not be given special privileges in this manner. There are a significant number of village residents that do not agree with its proposals</li> <li>• No single site should be proposed/allocated for development in the neighbourhood plan. This is discriminatory. It selects one landowner/one group of landowners who will benefit significantly financially. The only circumstance in which a site could be put forward would be if the whole of the site was donated free to the village for affordable housing.</li> <li>• There is also the issue that the landowner of the pony field site has publicly stated he wants the 4 proposed self build plots for his family. If planning permission is eventually granted for these on the back of a wider project, a cynical person might wonder if his commitment to other parts of the wider project may diminish and the affordable houses never come to fruition</li> </ul>	<p>Noted</p> <p>We note this. The CLT is a charitable organisation, set up for this purpose at the request of local residents. So is not elected, but anyone may join. Landowners are interested parties so would not be good practice for them to be trustees. The CLT has clear rules about conflict of interest.</p> <p>Community-led developments are subject to rules that prevent excessive profit.</p> <p>The provision of affordable housing is a requirement of this development.</p>

### Appendix 9: Policy SWB 2 comments

Ref.	Comment	NP Group response
1	The beauty and importance of the village is the character and this should be protected	We agree
2	I object to the proposed pedestrian access on page 56 of the plan as these directly impact me as they run along the border of my property at 14 pound way	See repeat response number 8
4	really useful to give page numbers where you can find this in plan	Agreed
6	I think proposed development won't have a major impact on overall village character.	Noted
9	Agree development proposals should respect the character of the 3 settlement clusters.	Yes we agree
11	Development will adversely affect (completely ruin) the open view between High Street area and Maryland Avenue area looking across the Pony Field from Quarry Lane. This view has been completely ignored in the survey. Viewpoint 7 is narrow and does not account for this at all.	The key feature of View 7 is considered to be the long view towards the Denny through a flow of open space. Development proposals will be expected to retain this key feature. The views on map 5.5 are taken from the road and from the Denny and are linked to the flow of green spaces between the settlements as in map 5.4. and the photographs. We acknowledge that there are other valued viewpoints in the village. We have amended policy wording in Policy SWB 2 to make the link between the views and the flow of open space in the village centre clearer. We have also provided more information in the description of the views to explain their key features.
12	Swaffham Bulbeck Development Envelope is clearly defined and is there for good reason. All development, however sympathetic, outside this envelope will have a drastic detrimental affect on view, amenity and landscape character of our village.  SWB2 (d) Map 5.5 (Page 30) View 7 and image View 7 of Appendix 1. Map5.5 must be edited and accompanying image must be replaced to correctly reflect the full aspect of the view. The arc of view should at least be 45 degrees to at least encompass the full extent of the treasured "Long view from Heath Road looking west across the pony field/ cemetery site towards the Denny". The new image should include the full view starting with the housing in Pound Way to the hedgerow bordering properties of Maryland Avenue. This will correctly show the full extent of the view being impacted by	Thank you. We have used the provided photograph in place of ours to depict View 7

Ref.	Comment	NP Group response
	development proposals. I have sent a replacement image to the Clerk of the Parish Council by 2nd November.	
14	There is much written in the Neighbourhood Plan (NP) regarding green space, green corridors and open aspect between settlement clusters. The proposed developments off Quarry Lane will become infill between 2 of the three clusters with the planned corridors paying lip service to the open aspect of land parcels	The development will include green space and the NP seeks to preserve the green corridor view shown on map 5.4. See repeat response 9.
17	I agree - it is statements of fact	Noted
26	More housing like the National Award Scheme 'Pound Way' is required in the village	Noted
27	Strongly agree	Noted
29	Proposed development already threatens SWB2	The NP seeks to maintain a green corridor through the site to keep separate the settlements
30	All points are noted and agreed with. We need more trees	Noted, thank you.
33	Open areas to be protected and any development should not impact on settlement.	See repeat responses numbers 1, 2 and 3.
34	It would be detrimental to the current residents or the village to lose the open views which are currently enjoyed if they are filled in by the development. The landscape character of the village will be lost.	The NP has taken a landscaped-led approach in this plan and prioritises the protection of views, local landscape character and visual amenity. The plan is informed by the Swaffham Bulbeck Landscape Character Assessment
35	The Parish Council over the years has been concerned to protect the open views between settlements from the approach from Newmarket. This would be greatly restricted if the proposed development of the ponyfield/cemetery site were allowed.	See repeat response number 13
36	I value the views across the green space between Heath road and Quarry Lane and the High Street, and these have been almost entirely omitted on map 5.5	See repeat response number 13
38	<ul style="list-style-type: none"> <li>• I agree with retaining the existing and distinctive village character – this cannot occur if the pony field/cemetery site is developed, the sense of openness will be lost and the village become one large unit with only a small separation between the main village and Commercial End</li> <li>• Only infill development of single dwellings should be allowed in SB5 to maintain the village character</li> <li>• The concept of “green corridors” is an attempt to disguise the massive</li> </ul>	It is acknowledged there will a loss of green space between the settlements as a result of any development on the Pony Field/Cemetery field, green corridors will be maintained. This Plan is an attempt to maintain an element of green corridor in perpetuity. External pressure to build would mean that infill alone could not meet this; planned development as in this Plan would give us greater protection against uncontrolled development.

Ref.	Comment	NP Group response
	<p>loss of views that will occur if development is allowed on the pony field/cemetery site.</p> <ul style="list-style-type: none"> <li>• Policy map 5.5 is fundamentally flawed. Several important expansive viewpoints are missing:                             <ul style="list-style-type: none"> <li>o the wide view from the top of Quarry Lane towards the Denny and the cemetery from the field entrance near the hedge between the two fields</li> <li>o the views all along the top part of Quarry Lane/Heath Road looking towards the Denny and cemetery where there are gaps in the hedging, or when the leaves have dropped in the winter</li> <li>o the views from the cemetery up towards the top of Quarry Lane/Heath Road – these are particularly appreciated by those mourning at difficult times in their lives</li> <li>o the view across the pony field as you walk up Quarry Lane from the village</li> </ul> </li> <li>• We are all meant to be walking more – at present the views and the safe footpath along the top of Quarry Lane/Heath Road form part of a lovely circular 1 mile walk with no major roads to cross at all. This will be a markedly less pleasant and more dangerous walk, with multiple road crossings, should there be development on the pony field/cemetery site</li> </ul>	<p>We acknowledge that there are other valued viewpoints in the village. We have amended policy wording in Policy SWB 2 to make the link between the views and the flow of open space in the village centre clearer. We have also provided more information in the description of the views to explain their key features</p> <p>A landscape architect was commissioned to assess the landscape characteristics of the parish and to consider where development might take place with minimal impact on the character and environment of the parish and village.</p> <p>This walk is indeed beautiful; this plan seeks to limit the impact of development on the fields; there will be additional footpaths and, at most only one additional road crossing.</p>

**Appendix 9: Policy SWB 3 comments**

Ref.	Comment	NP Group response
1	The open spaces actually join the village together- the Denny being the main part which the entire village uses and enjoys	Noted.
2	I object to the proposed pedestrian access on page 56 of the plan as these directly impact me as they run along the border of my property at 14 pound way	See repeat response number 8
6	I think proposed development won't have a major impact on overall village character	Noted
9	Maintain as far as possible views into open country from the village.	Yes
10	A sensitive balanced statement on the historic character of the village and the landscaping. Encouraging comments about preserving, maintaining and developing landscape.	Thank you
11	Development on the Pony Field site will surely impact adversely the landscape character of the village.	See repeat response numbers 3 and 12

Ref.	Comment	NP Group response
12	Swaffham Bulbeck Development Envelope is clearly defined and is there for good reason. All development, however sympathetic, outside this envelope will have a drastic detrimental affect on view, amenity and landscape character of our village.	See repeat response numbers 12 and 13.
13	I notice that some of these 'Fringe Areas' (fig.5.3) coincide or overlap with Conservation Areas (fig. 5.6). Does this overlap weaken or strengthen these areas' protection as conservation areas? I hope it's the latter.	The Landscape Character Assessment provides additional information relating to landscape and does not weaken the status of any land in the Conservation Area.
14	The proposed developments will significantly impact on the separation of 2 of the 3 settlement clusters which are key to maintaining parish wide landscape character.	Policy SWB 8 requires proposals to conserve the pattern of three settlement clusters in the village consistent through retaining a flow of open space and through retaining the long views through the land parcel – between the Denny to the west and valley sides to the east.
17	Agree with the full protection of existing views as they are. I am saying 'have no views' as I agree with this aspect but can't see the compatibility between what is said and the proposed pony field development - they don't fit together.	See repeat response number 9.
19	I believe that the pony field and cemetery site are also views of value within the village and do contribute to the 'three distinct settlement clusters'. The open views between Maryland Avenue and Quarry lane are essential to maintaining three separate clusters and filling in the Pony field/Cemetery site with 45 houses will make the two clusters of Maryland Avenue and Highstreet bleed together in to one big clump separated by a narrow strip of supposed greenery. When the cemetery expands - as it will have to due to the natural population flux in any location - the separation will be completely lost or people in the village will be forced to choose between being buried somewhere else, cremated (which not all religions allow and has a HUGE negative impact on the environment), or hoping that a plot becomes available. There is no space for green burial within the community - and the pony field /cemetery site would be ideal for that. In addition, green burial enhances the natural environment - and can be side by side with other green measures such as small Vent D'Arbres (wind generating power that looks like trees to blend in to nature), and green EV charging points to enhance the green value of the community. All of these options would enhance the existing green space (SB5) without compromising the 3 distinct settlement clusters.	See repeat response number 9  The Parish Council looked at the cemetery capacity and estimated a further 20-25 years' capacity.  This plan seeks to ensure that the development includes green spaces and a requirement for ev charging points with the housing, but green burial site is not currently under consideration. Consideration is being given to further communal ev charging points. This has been added to Chapter 6 and to Schedule 11.1
27	Strongly agree	Noted

Ref.	Comment	NP Group response
29	If current proposed development is realised the green corridor between Maryland Avenue Cluster and High St Cluster will be negated.	Please see repeat response number 9
30	Ditto SWB2	
33	Protect Commercial End with no development to North, West and East. Protect land features.	Noted; this is one of the aims of the plan.
34	because the development is so big and will fill in open spaces it will harm the character and landscape of the village.	Please see repeat response number 9
38	<ul style="list-style-type: none"> <li>There should be no significant development in any of the fringe areas with the exception of small affordable or socially rented housing developments (&lt;10 dwellings)</li> </ul>	The Local Plan and this NP supports through its policies the development of rural exception sites.

#### Appendix 9: Policy SWB 4 comments

Ref.	Comment	NP Group response
1	Quite a part of the village is in the conservation area and whilst this must be protected, it is actually hampering green issues of solar panels. The village does need major infrastructure if we are to be able to keep up with electric car charging. If the houses in the conservation area were permitted to have solar panels installed, this would offset the demand for National Grid power	<p>We acknowledge the difficulties in incorporating roof mounted solar panels on buildings in the conservation area. Please note, planning policies would in theory allow for this so long as they are placed in an unobtrusive position. For non-listed buildings this would mean positioning them on the rear elevation. ECDC's Supplementary Planning Document on Climate Change (adopted February 2021) provides guidance on this. We have also added this to our aspirations in Chapter 6 of the plan</p> <p>Please also note that this is also about improving energy efficiency and changing to a low carbon heat source. The supporting text to Policy SWB 12 (Sustainable Design) now references the Sustainable Traditional Buildings Alliance (STBA) and Historic England guidance called "Planning responsible retrofit of traditional buildings" as well as the Net Zero Carbon Toolkit prepared by Levitt Bernstein, Elementa, Passivhaus Trust and Etude and commissioned by West Oxfordshire District Council, in collaboration with Cotswold District Council and Forest of Dean District Council. It is aimed</p>

Ref.	Comment	NP Group response
		at small and medium sized house builders, architects, self-builders and consultants and is available to view here <a href="https://www.westoxon.gov.uk/netzerocarbontoolkit">https://www.westoxon.gov.uk/netzerocarbontoolkit</a>
2	I object to the proposed pedestrian access on page 56 of the plan as these directly impact me as they run along the border of my property at 14 pound way	See repeat response number 8
4	map 5.7 should stress these are EXISTING densities - could be misinterpreted	Agreed. The map has been amended.
5	Ensure consideration of car parking arrangements in developments (off road) to avoid potential dangers arising.	We believe this is covered by the 2015 Local Plan and it would not add value to include a specific approach in our NP. Policy COM 7: Transport Impact requires proposals to provide safe and convenient access to the highway network. Policy COM 8 Parking Provision in the ECDC 2015 Local Plan includes parking standards for all proposals in the district.
6	I think proposed development won't have a major impact on overall village character	noted
9	New build should use vernacular egclunch, pantiles and Cambridge bricks. Downing Court (build 2005) us an example, reflecting local styles such as boarding (as on the Downing Farm barn).	The village has many different styles of building, but this Plan can try to ensure that materials and style of developments are not out of character with the village (see Objective 2) and sustainability is promoted.
10	Clear statement preserving the character of the village into the future.	noted
12	None	?
14	Agree with policy	Thank you
17	Agreed as statements of fact again about what exists. I would say that the village gateway focus, while no doubt important, is somewhat secondary to the residents actually living there rather than passing through.	noted
19	I disagree with the writing in SB4 as it has neglected to mention any of the historical houses or buildings on Quarry Lane. First there is the main house for Turner's Farm at the corner of Quarry Lane and High Street. Second, is the large barn restoration at Frank Turner Court whose careful attention to detail enabled the restoration and repurposing of the barns as housing. Finally, there is the oldest house on Quarry lane - the Cottage, which is the only historical house of this age (pre1700s) and is unique to the entire village and surrounding villages being the only one set in a former active quarry within in the village. In addition, the land that the house sits on is rich in historical artifacts showing snapshots of village life from before the cottage was built.	Noted Paragraph 5.4.3 has been amended to include the information on the Quarry Lane cottage. The other buildings mentioned are in the conservation area.

Ref.	Comment	NP Group response
	I do agree that the current housing density is unique and essential to be maintained. The proposed development outside the village envelope on the pony field/cemetery site does not reflect the current nature of the village. Furthermore, the 18 houses on hillside also do not reflect the nature of the village. As this development is already approved, it is impossible now to change this - but to then add to it will cement the precedent for building houses in high density and erasing the green spaces within the village.	See comment on Hillside – had to be granted because of insufficient land supply.
27	Strongly agree	noted
28	Any development on the pony field must be LOW density. Subject to this - agree.	Noted; this is an aim of the plan
30	Ditto SWB2	Ditto
33	Support Building for Healthy Life assessment. Retain low density of housing per hectare.	Noted
38	<ul style="list-style-type: none"> <li>Whilst I agree a design led approach should be taken for all proposals, there seems to be an assumption that large scale development (&gt;10 dwellings or more) is going to occur in the village. I do not believe this is necessary or appropriate as evidenced by the ECDC advice that 28 dwellings will be needed by 2036 and 18 have now been granted planning permission</li> </ul>	This requirement can change at any point (and has changed since we started this plan); this plan attempts to take a reasonable planned view over the next 15 years.

#### Appendix 9: Policy SWB 5 comments

Ref.	Comment	NP Group response
1	Green spaces are wonderful, but need to be kept tidy so as to enable vision and stop litter	noted
2	I object to the proposed pedestrian access on page 56 of the plan as these directly impact me as they run along the border of my property at 14 pound way	See repeat response number 8
3	Should include the green corridor from Heath Road to the Denny also.	See repeat response number 9
6	I think green spaces are very important, but I also see a significant need for housing.	the plan seeks to maintain a balance between the need for green spaces and the need for housing.
9	We support this. An expansion of Gutterbridge Woods into adjacent field would be welcome.	agreed

Ref.	Comment	NP Group response
10	Important statements preserving local green spaces	Thank you
11	The Pony Field/Cemetery site should be included as Local Green Spaces.	<p>A Local Green Space designation is a nationally recognised policy designation which can be given to locally important spaces. Paragraph 102 of the National Planning Policy Framework sets out the criteria and it is not considered that the pony field/cemetery site would meet the criteria. This is not to deny the community value attributed to the land. Paragraph 5.8.4 in the Reg. 14 NP recognises the contribution the open area of land makes to the setting of the village. The open space which flows from the Denny in the village heart flows through the pony field/cemetery site from the northwest through to the south east. The visual amenity provided is in terms of the wider landscape setting provided to the village rather than an attractive space to look into when walking past for instance. For this reason, the site is not considered to meet the requirements set out in paragraph 102 of the NPPF.</p> <p>Furthermore, it is a requirement of NPs to contribute to the achievement of sustainable development. Designating this site as a Local Green Space (even if it were to be deemed to meet the requirements under paragraph 102 of the NPPF) would result in ruling out future development on what is found to be the most sustainable option for the future growth in the village.</p>
12	The Denny is a key hub for recreation with its well-maintained, but underused sports playing field. Open green space in future developments should be left to nature or enhanced for bio-diversity through "re-wilding", chalk-grassland habitat capture or native tree and hedgerow planting.	Noted
14	The green triangle on the junction of Quarry Lane and High Street is a protected green space (Policy Map 5.8 Item h). It is currently a fact that this junction and its protected format currently presents a significant road safety risk to traffic and pedestrians. The already permitted development at Hillside Mill and the proposed development on the Pony Field/Cemetery site both have access on Quarry Lane which will significantly increase (by up to 3 times) the amount of traffic using this junction. It is only a matter of time before a serious accident occurs and the risk will only increase proportional to development access.	<p>The Parish Council will discuss and may ask CC Highways department to look into the junctions.</p> <p>See also repeat response numbers 16 and 18</p>

Ref.	Comment	NP Group response
17	SWB 5 maps and designation of green space is insufficient - the large green space of field and pony field are left out but make a huge contribution to this aspect.	See repeat response number 15
19	I agree with the green spaces listed but I believe that the pony field/cemetery site is also an essential green space - and is also essential to keeping the three distinct clusters of the village truly separate and not bleeding into one another as they do in new developments.	See repeat response number 15
20	There should be no development allowed on any existing open spaces. Only brownfield sites should be developed.	<p>This is a one of the reasons why Hillside Mill was granted permission despite its Green Belt Location. A key other reason was the lack of a 5 year land supply at the time the proposal was being considered.</p> <p>There are limited brownfield sites in the village and insufficient to deliver sustainable development envisaged in this plan. The policies in the NP will sit alongside the ECDC Local Plan and the NPPF which both support the development of previously developed sites (also referred to as brownfield sites) in suitable locations. Please note the NPPF 2021 defines previously developed land as "<i>Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape</i>" (NPPF 2021)</p>
21	Unable to answer as "strong protection" is not definite	noted
23	I would like to see more green spaces identified and included	noted
27	Strongly agree	noted
30	The viewing angle from point 7 needs to be wider - see SWB8 below	noted
33	No development on any of the green spaces.	<p>A LGS designation is the strongest level of protection to be given to a space in the planning system.</p> <p>In addition, policies in the NPPF (see paragraph 99) and the Local Plan (see Policy ENV1) will apply to other open spaces.</p>

Ref.	Comment	NP Group response
34	The pony field should be designated as a local green space in the village to enjoy, preserving the wildlife, views and open spaces.	See repeat response number 15
35	The majority of the Ponyfield/cemetery site should be included as a local green space.	
36	The pony field must be included on the list of green spaces in SWB5. As identified on map 5.4, it is part of the flow of open space between the settlement clusters which should be preserved.	See repeat response number 15
38	<ul style="list-style-type: none"> <li>The pony field should be included on this list. It is a valued open area to walk around with an abundance of wildlife, at present there are muntjac deer there.</li> </ul>	See repeat response number 15

#### Appendix 9: Policy SWB 6 comments

Ref.	Comment	NP Group response
1	I have no problem with affordable housing being mixed in with everything else- BUT, we cannot have housing that does not visually fit in with the character of the village- no concrete or eco housing that looks like it has been plonked in amongst houses that have been there for over 50yrs- it simply is not in keeping. Where we do have planning applications in progress, the time taken is far too long and the need of the housing changes. I would also prefer that when a housing development is put forward, the a visual of the housing is also given- so as we know what the end result will be.	Noted; this is all part of the planning process; visuals are a part of the submission. The village has very mixed housing styles; here is no dominant style, but clusters of different styles.
2	I object to the proposed pedestrian access on page 56 of the plan as these directly impact me as they run along the border of my property at 14 pound way	See repeat response number 8
3	Do not agree with everything stated, "expressing an interest" in a particular housing category bears no relation to what is required, needed, or will be taken up. There needs to be an irrevocable commitment to support these statistics.	The statistics are from the census and ONS population estimates.
6	Housing mix proposal seems fine	noted
9	New homes should give consideration to climate change adaptation.	Agreed – this is in the Plan's Objectives
10	A much needed essential statement about housing mix that will enable a homogeneous community of ages and income within the village moving into the future.	Noted – we agree

Ref.	Comment	NP Group response
12	The term "Affordable Housing" is used extensively throughout the NP. The term needs to be clearly defined herein or cross-referenced to UK Government definition. All future development must be based on this clear definition. It is for developers to ensure schemes are commercially viable while providing the affordable house as stated. Developers must not be allowed to dilute affordable housing commitments within a development by donating into schemes elsewhere.	The term affordable housing is defined in the glossary.
14	There is no doubt that more homes with an appropriate mix of affordable properties are necessary. On that point we agree with the policy. However, it is as yet unclear what housing mix will ultimately appear on the Hillside development and the Pony Field site will be a small number of affordable properties together with larger properties which will mostly only be affordable from outside the village and will not meet the requirement of families from within the parish. The number of self build properties proposed for the Pony Field site are for the benefit of very few and do nothing to meet the needs of the plan and the community going forward.	We are endeavouring to secure as many affordable housing units as possible to meet the needs as shown by the various sources of evidence described in the plan (including the questionnaire survey).
17	I'd need to examine housing mix in more detail but the village already has a fairly good proportion of affordable homes from looking at the numbers.	Bulbeck has plenty of social housing but for a restricted demographic and only a small amount of affordable housing (see definitions)
19	I believe that the housing mix identified here is accurate - but should also include future planning with regards to the climate, EV usage, and water levels.	Noted
20	The mix of housing must include a substantial percentage of starter homes, suitable housing for the older population and housing association homes. There should be no, or very few large multi bedroomed houses.	We agree. Any future development will be based on need as evidenced by the data.
21	I agree in principle but percentages would be helpful	noted
25	Want to be ensured there really is a mix of housing for the older people and younger people. The ones in the village now - The housing for older people are old buildings and are not climate change friendly. So need new ones.	Noted
27	Strongly agree - affordable housing is essential for our village	Thank you
29	The term "affordable" is subjective. LOWCOST housing would provide starter homes and pensioner homes to buy.	This is a defined term used in planning – as defined in a glossary to the Plan.
33	Agree that more young are needed in the village so a mix of affordable so important.	Noted.

Ref.	Comment	NP Group response
34	The current proportion seems about adequate at 23%. It is not acceptable that the proposal plans on the pony field do not specify the number of affordable houses.	If this confuses social housing (currently 23% in SB) and affordable housing, please see glossary to Plan. Policy SWB 8 has been amended to clarify that market housing will only be allowed on the site if <i>it is demonstrated through a financial appraisal that the market homes are essential to enable the delivery of affordable housing sought as part of this community-led scheme and the open space required as part of this site allocation</i> This is consistent with Policy SWB 7 – Community-led development.
36	There should not be an exception to the application of the M4 (2) standard. If application of this standard would make a development proposal unviable, then that development should not be permitted.	Noted Please also note M4(2) (adaptability& accessibility) is now defined in the glossary.
38	<ul style="list-style-type: none"> <li>• Why is there such a passion to promote significant enlargement of our village? There are already 18 homes that have been passed for planning permission out of the 28 that ECDC feel we need by 2036.</li> <li>• The village already has a balanced housing stock with a high proportion of socially rented homes</li> <li>• We have 46% of semidetached homes compared to an average of 30%</li> <li>• All developments of &gt;10 dwellings should include a 50% proportion of small affordable or socially rented housing developments. They should also include at least 20% of bungalows suitable for older people or those with additional mobility needs</li> <li>• Any new developments of affordable or socially rented housing should be provided on no worse terms than existing homes in the village – the Sanctuary Housing at Downing Court, the original Burgh Hall Housing Association (now run by Eastlight Homes)</li> </ul>	See repeat response 1

#### Appendix 9: Policy SWB 7 comments

Ref.	Comment	NP group response
1	No problem with this, but as yet we have nothing built and so it is taking far too long from conception of the planning application to actually building anything. Pony field site is 3yrs almost and we are no closer to a hole being dug!	Noted

Ref.	Comment	NP group response
2	I object to the proposed pedestrian access on page 56 of the plan as these directly impact me as they run along the border of my property at 14 pound way	See repeat response 8.
3	Similar to that stated above.	Noted
9	Include solar panels/ ground source heating etc/ roof rainwater capture as above consideration for climate change adaptation and mitigation.	Policy SWB 12 would apply to proposals coming forward under Policy SWB 7
10	An important policy requiring such development to be designed by the needs of the community and not driven by profit.	We agree
11	The proposed CLT development is in breach of clause 5.7.4 and point b) "without causing harm to the landscape character or setting of the village". It clearly will cause harm.	We agree that building anywhere has an impact, but the landscape character assessment was commissioned to advise us on how to minimise the impact.
12	There is a high-risk that community-led developments may be voted through by trustees or committee members without fully listening to needs, wants and objections of those few objecting voices most closely impacted by future developments. These villager's voices must be given extra weight proportionate to the affect a new development may have on their home and quality of life. The purpose of the CLT is to deliver affordable housing - but not to the detriment of existing villagers' wellbeing. Ideally each road within the village which may be immediately impacted should have a representative voice on committee	All community led developments have to have community consultation and engagement on a regular basis in the development of any project.  There will be a further series of consultations on this.
14	Pleassee our comments regarding the CLT and its historical performance in our summary comments at the start of this response.  5.7.2 & 5.7.3 There has been little or no work carried out by the CLT to identify all available land parcels for development. Other available land parcels identified in the Local Plan have not been considered or ignored. The CLT by their own admission have not applied joined up thinking when failing to consider their preferred Pony Field site when the Hillside planning application was submitted and approved. The CLT have decided that the Pony Field site will go ahead, despite any consultation or reference to any Local Plan policies which they will now make 'fit' whatever comes out of this NP review.	This is a matter for the CLT; we will make the CLT aware of these comments
17	The principle of the CLT seems reasonable - my concern is that developer pressure doesn't overwhelm good intentions.	Noted; the Local Plan policy governs how CLTs proceed.

Ref.	Comment	NP group response
19	I believe that community led development is essential - and small scale to address the issue of affordable housing without adding commercially sold properties - would help the village retain existing families and would provide opportunities for people moving to the area through the houses that will naturally come up for sale through jobs moving and death.	We agree
20	We do not need any further housing on the periphery of Swaffham Bulbeck. The open space surrounding the village should remain farmland. The UK has a growing population and more farmland is needed to feed the population, not less.	Noted
25	not sure about this - is that more and different housing?	We are unsure what this question is addressing
27	Strongly agree - a CLT development is essential to take this forward	noted
28	Its aims are laudable, but we are concerned at the impact on traffic and parking in the High Street	See repeat response 10.
30	Strongly agree	noted
33	Allow for open market value housing if and when appropriate.	noted
34	It would be detrimental to the character of the village as a whole because it would fill in open spaces spoiling the landscape.	This is why we commissioned the landscape character assessment – to try to minimise the impact of new housing.
35	SWGB7/8 The scheme for 45 dwellings on the Ponyfield/cemetery site should not be permitted because (a) it adversely affects the landscape of the village; (b) it is disproportionate to the needs and size of the village following the development of the Hillside Mill site and infill development; and (c) it would create undesirable traffic problems on Quarry Lane. Particularly at the High Street and Heath Road junctions. I would support appropriate low rise development on the County Council land at Heath Road/ In addition the 2002 plan suggested land to the east of Burgh Hall Trust development as a potential housing site. Finally, the Sangosse site is an eyesore and if not attractive to office users could be a housing or village hall site.	See repeat response 1.  The County Council land was recently subject to a planning application which was subsequently refused.  We note this.
38	<ul style="list-style-type: none"> <li>• The CLT should not be preferentially allowed to build outside the village development envelope</li> <li>• The CLT is not a democratically elected body</li> <li>• A development being proposed by the CLT does not show that it has community support, simply that the trustees wish to pursue a specific plan. At present there are no trustees on the CLT from Quarry Lane or Maryland Avenue, both of which will be very adversely affected by the CLT's proposals</li> </ul>	The identification of this site arose from the call for sites 2016 – 6 were put forwards; ECDC assessed three as suitable for development. Further text has been added in the supporting text to the policy to explain the rationale for identifying the cemetery/pony field site as suitable for development. The landscape character and fringe sensitivity studies identify this site and most suitable while minimising the impact.

Ref.	Comment	NP group response
	<ul style="list-style-type: none"> <li>• Policy 5.7 a – it is not acceptable to allow development outside the village development envelope just because it is brought forward by the CLT. This is a small group of people who ignore the opposition of others who do not want this development. There are many others who oppose this scheme and have no arena in which their concerns are being heard</li> <li>• The village does not need a development this big – ECDC have suggested we need 28 homes by 2036 and 18 have already been granted planning permission on other sites</li> <li>• The neighbourhood plan should not be discriminatory in choosing a specific site for a CLT development. This potentially disadvantages other landowners</li> <li>• The Housing needs survey from 2015 is now out of date. Personal knowledge is that some of these households now have homes.</li> <li>• Section 5.7.8 does not define any allowable level of market housing. It is quite possible that clever developers could downgrade the amount of affordable housing with a financial appraisal and use this as an excuse to profiteer. There should be a clear definition of how much of a development should be small affordable or socially rented housing – I suggest 50% of any large development</li> <li>• Significant harm will be caused to the character of the village.</li> <li>• There should be a village referendum for support for a large scale housing development. The scale of this scheme is too large for the village - &gt;11% increase in dwellings in one fell swoop. An option would be to have a small affordable housing development on the pony field site, with no open market housing at all and incorporate the increase in desired tree cover desired in Section 6</li> </ul>	<p>The Housing Needs survey was indeed a snapshot at one time, but it is one of several, more recent sources of information and evidence of need.</p> <p>This is prevented by Local Plan and CLT policies, so cannot be downgraded (though it would be possible if the development were market housing).</p> <p>There will be a referendum for the Neighbourhood Plan as a whole.</p> <p>It would not be financially viable without some market housing</p>

### Appendix 9: Policy SWB 8 comments

Ref.	Comment	NP group response
1	It has been far too long in getting to where it is now and still the argument continues on access et alia and we are no closer to getting much needed housing. Paperwork dictates far too much	noted
2	I object to the proposed pedestrian access on page 56 of the plan as these directly impact me as they run along the border of my property at 14 pound way	See repeat response 8
3	The Green Space should be left as natural in order to promote local Flora & Forna. It should not be criss-crossed with footpaths & cycleways. Any thought that this will provide local access to	Noted.

Ref.	Comment	NP group response
	the shop etc should observe that people cannot park & walk to the shop now from the lay-by provided and hence use Pound Way opening to park.	
4	I'm sad to see this built on but understand the need. It would be great to see this development adopt and champion zero carbon heating and insulation to the highest possible standards (rather than just complying with the building guidelines. What chance a community heat project like in Swaffham Prior?	We aspire to low-carbon sustainable housing (see section 6) and the policies in the NP are aiming to promote this. We are watching the development in Swaffham Prior with interest.
5	Ensure consideration of traffic flows and impact of increased volumes on existing infrastructure.	Noted
6	This seems like a good site	noted
7	<p>Vehicular access for residents to the site is going to cause issues.</p> <p>a) Quarry Lane junction onto the High Street is a very difficult where several collisions have happened. At school drop off and pick up time this junction is a dangerous place both for vehicles and pedestrians (parents and children in particular). Farm vehicles, horseboxes and large lorries have difficulty with the turning causing blockages and damage to the infrastructure.</p> <p>b) Likewise the turning onto the Swaffham Prior Road from Heath Road is difficult with traffic travelling at a speed and quantity of traffic at rush hour times.</p> <p>c) The only other exit is from the Heath Road at the Newmarket Road cross roads. There have been fatalities here. Speed and the quantity of traffic using the Cambridge / Newmarket Road continually increases.</p> <p>Families living on this site will be transporting children either to secondary schools or to neighbouring primary schools causing so much increased traffic at these especially busy times.</p> <p>Therefore the access points to the site need very careful decisions, along with the number of houses. It is a valued green site at present with many people enjoying exercising around Quarry Lane / Heath Road (both from this village and from neighbouring villages) and this needs to also be taken into consideration.</p>	We note comments on these junctions. Please see repeat response numbers 16,17 and 18
8	In favour in principle but would prefer a lower housing density.	Noted, but it is already a low-density plan
9	Agree in principle but 45 dwellings is too many for the site. Suggest lower density with priority for affordable housing and fewer larger homes eg 5 bedroom. Ensure nature/ wildlife corridors are included and new village pond.	45 is considered low-density for the size of the site. We agree with the other comments
10	Could there be a statement about 'pepper pot' requirement so affordable houses are integrated into the whole 75metery75bl?	Noted. The policy has been amended to clarify that all housing types, including the affordable housing element must be designed to be integral to the development as a whole.
11	It is absolutely shocking that it would appear that such a loophole (CLT) is provided for building on land that is not inside the development envelope. We should be trying to conserve as much green as possible, not build on it.	See repeat response 1

Ref.	Comment	NP group response
	<p>Development of this site will increase school and traffic problems in the village as stated in 3.12 and 3.17. 45 houses in addition to the 18 at Hillside Mill is a huge increase and disproportionate to a village of this size.</p> <p>Development here would destroy a beautiful green space and habitat for wildlife and completely change the character of that part of the village. I very much hope that it will not go ahead and it will instead become a conservation area/nature reserve instead: a community resource.</p>	<p>We are not in a position to dictate to landowners how land is managed.</p> <p>NP policies do however apply when planning applications are being determined. The NP includes Policy SWB 8 which supports the development of the cemetery/pony field site for development subject to certain criteria. This includes requirements with respect to provision of accessible green space and delivering net gains in biodiversity.</p>
12	<p>Map 5.9 is misleading and must be replaced. The map Key shows several "Suggested pedestrian links to surrounding areas" in pink dashed lines. These must be removed. The NP must not include suggested routes of paths/ roads / access or otherwise which have no basis in truth. The Parish Council must not include misleading or provide details known to be incorrect at the time of submission, especially if the NP is a document cited as having the "same legal weight as plans drawn up by ECDC".</p>	<p>See repeat response 8</p>
14	<p>The lack of balanced development geographically across the Parish is notably determined by the Pony Field development site.</p> <p>In particular, this development will infill between 2 of the 3 main settlement clusters despite the separation offered by green 'corridors' which are just that, narrow strips of undeveloped land within the development.</p> <p>This development of 45 homes, together with the already approved Hillside development of 18 properties plus the potential for further local council supported development on land to the north of Heath Rd opposite Maryland Avenue will significantly imbalance the village in terms of green space, hard and soft infrastructure, road safety, noise, traffic flow and village access. This is unacceptable yet can be achieved through identification of appropriate sites. The CLT are wedded to the Pony Field site and we do not 76emeter this is in the best interests of the village and community when other as yet unexplored land parcels may be available which better meet the needs of the NP.</p> <p>We strongly disagree with SWB8</p>	<p>Noted; see repeat response 1</p>
15	<p>Overall agree. If possible, I think the policy should be more specify a higher threshold for larger homes (4 and 5 bedrooms). These take up a lot of space where other smaller homes could be built, and are more carbon/resource intensive which is inconsistent with other polices. I think</p>	<p>The mix of housing will be based on need as evidenced by data – mainly affordable and 2- &amp; 3- bedroomed houses</p>

Ref.	Comment	NP group response
	<p>the plan should prioritise those who are struggling to find appropriate housing and typically this is not those able to afford larger houses.</p>	
17	<p>I disagree with SWB 8 and it's assessment of the site. It is kind of portrayed as the 'obvious choice' but it just does not align with the following earlier points:</p> <ol style="list-style-type: none"> <li>1. Previous sections promote the protection of views. This development would destroy current views.</li> <li>2. Previous sections promote the protection of green spaces. This development removes massive green space.</li> <li>3. Previous sections promote the protection of the '3 settlements' of the village. This development joins 2 of them up into 1 mass development.</li> </ol> <p>Frankly, it has somewhat felt all the way through that this is a convenient piece of privately owned land for which a case is being built around to develop it instead of thinking outside the box and even expanding the village envelope with a broader village plan for the next 50 years and having a vision for even another settlement separated by further green space. It's a short term win which fundamentally changes the village with the feel of a positive spin on the surface.</p> <p>I am highly sceptical of the layout plan submitted. I have never seen a planned development like this in recent years with such generously spread out housing and 'green spaces' left, that doesn't eventually have a Phase 2 within a short space of time which fills out all the rest of the space with even more houses. Easy second win once the first planning hassles are done and local residents get used to the idea of having houses built! It is an old strategy to maximise a site. I have discussed with ECDC.</p>	<p>Please see repeat response number 8</p> <p>Noted – this NP covers 15 years, so planning for 50 years ahead is not in its brief.</p> <p>As a CLT, phase 2 would not occur.</p>
19	<p>I believe that the pony field and cemetery site are also views of value within the village and do significantly contribute to the 'three distinct settlement clusters'. The open views between Maryland Avenue and Quarry lane are essential to maintaining three separate clusters and filling in the Pony field/Cemetery site with 45 houses will make the two clusters of Maryland Avenue and Highstreet bleed together in to one big clump separated by a narrow strip of supposed greenery. When the cemetery expands – as it will have to due to the natural population flux in any location – the separation will be completely lost or people in the village will be forced to choose between being buried somewhere else, cremated (which not all religions allow and has a HUGE negative impact on the environment), or hoping that a plot becomes available. There is no space for green burial within the community – and the pony field /cemetery site would be ideal for that. In addition, green burial enhances the natural environment - and can be side by side with other green measures such as small Vent D'Arbres (wind generating power that looks like trees to blend in to nature), and green EV charging</p>	<p>See repeat response numbers 9, 12</p> <p>The Parish Council looked at the cemetery capacity and estimated a further 20-25 years' capacity.</p>

Ref.	Comment	NP group response
	points to enhance the green value of the community. All of these options would enhance the existing green space without compromising the 3 distinct settlement clusters.	
19	<p>Furthermore, the development of 45 houses would negatively impact the school (who has no room to expand), worsen the traffic throughout the village especially at the current stress points of high street/ Quarry Lane and Heath Road/Quarry Lane, overlook the existing houses, and do nothing to address the current transportation or green needs of the village.</p> <p>Being on the National Cycleway – Lode Way- we need to take in to account the large number of cyclists and walkers who use the way while enjoying the outdoors and nature. Building on this large open space would not only 78emetery78 the views that make this portion of the Lodes Way so breathtaking but also would add 78emetery78ble danger of cars driving well above the 30mph.</p>	<p>See repeat response number 10</p> <p>noted</p>
19	<p>Also, we desperately need an alternate power source to our existing oil and gas tanks on property that takes in to consideration how the historic homes of our village are unable to switch to ground source heat pumps or to install solar panels on their listed or fragile roofs.</p> <p>The pony field / cemetery site would be ideal for multiple community enhancement projects. Solar panels could easily be installed on portions of it- keeping the nature of the greenery and wildlife and providing the village with a local source of green energy. Vent D'arbres could be 'planted' to take advantage of the winds that regularly cross the field and generate further green energy without impacting the views.</p> <p>We also have a large need for EV charging points for all the houses without drives or are unable to put in EV chargers due to not having off road parking (commercial end, high street, and the historic homes on Heath road and Quarry lane). Finally, using the land for green burial would not only address the problems of the 78emetery being close to full, but would also enhance the green climate friendly nature of the village and provide the village with added value beyond the next 5-10 years.</p>	<p>Yes</p> <p>Note</p> <p>Where new development is proposed, Policy SWB 13(now part of SWB 12) requires the installation of charging points dedicated to individual dwellings or places of work. It is acknowledged there are existing properties in the parish which depend on on-street parking provision. Chapter 6 therefore includes a commitment for the Parish Council to explore community charging points to serve parish residents and visitors.</p>
21	I understand the benefits of having more control at this site but it comes at the cost of loosing open spaces and brings more traffic to the centre of the village	noted
26	Should be limited to 1- 1.5 storey houses like Pound Way	Some would be – to be in keeping with the height of the houses in Pound Way. This level of detail will be explored with residents and stakeholders at the pre-application consultation stagewhenthe

Ref.	Comment	NP group response
		design detail is being considered. Note the current application is for outline consent only.
27	Strongly agree	noted
28	Again the density of development is at issue - especially the fact that the development is OUTSIDE the development envelope	noted
29	Proposed development is too big for the village, too big to maintain effective green corridor and would provide too much traffic for the village.	See repeat response numbers 1, 2 and 3
30	The northern most parcel of land needs to be pushed back on its southern edge so that the viewing angle from point 7 is wider	Noted. The layout and design of houses, will be explored with residents and stakeholders at the pre-application consultation stage when the design detail is being considered.
32	Agree strongly with the overall policy SWB2 and map 5.4, but disagree strongly with the detail of the suggested footway links on map 5.9. These should not be shown in this document. They are not acceptable and would form part of specific planning proposals for the site. CERTAINLY NO LINK TO POUND WAY. Map 5.9 should not be in this document.	See repeat response number 8
33	I support this site development so attention to design must be followed.	The design and layout of the development including the streets will need to comply with the policy. There will be resident and stakeholder engagement on this level of detail at the design detail stage.
34	20% increase is disproportionate to the size of the village. The school is too small and no room to expand. The roads are too narrow. The facilities are inadequate. It would cause traffic problems. I feel it would be bad for the village.	See repeat response number 6.
35	As comment on SWB7	noted
36	45 additional dwellings would be a disproportionate addition to the village. There is no way to make this development without eliminating the distinct settlement clusters and flow of the green space described as important elsewhere in the report.	See repeat response number 9.
38	<ul style="list-style-type: none"> <li>• This proposed development would destroy the wider landscape character of the centre of the village contrary to Policy SWB2</li> <li>• There are not exceptional circumstances to allow development of this site outside the village development envelope</li> <li>• We already have a diverse housing stock and do not need this level of growth</li> <li>• ECDC have suggested the village needs 28 new homes by 2036. 18 have already been granted planning permission, so potentially there are only 8 further homes needing planning in the next 15 years</li> <li>• Any affordable houses and low cost market homes should be on no worse terms than other housing in the village - the Sanctuary Housing at Downing Court, the original Burgh Hall</li> </ul>	<p>See repeat response number 14.</p> <p>See repeat response number 2.</p> <p>See repeat response number 1</p> <p>See repeat response number 1</p> <p>We agree.</p>

Ref.	Comment	NP group response
	<p>Housing Association (now run by Eastlight Homes)</p> <ul style="list-style-type: none"> <li>• No consideration is given to the poor road access to this land and the consequent increase in traffic at 2 of the worst junctions for traffic in the village – Quarry Lane and the High Street, Quarry Lane/Heath Road with Swaffham Heath Road</li> <li>• Map 5.9 map is totally inaccurate. It implies there will be paths where may not be possible to build them. No road access to the development is shown. It is highly misleading.</li> <li>• The supposed green corridor views ignores the roads required to make the development function. This so called green corridor will be looking along the route of a road for nearly 50% of it's length</li> </ul> <ul style="list-style-type: none"> <li>• Part of this proposed new development is to allow the landowner to develop plots for his own family. As this land is outside the village development envelope, the only way he can achieve planning permission for these is to “piggy back” onto another scheme with supposed community benefit. He has stated in a public meeting that he will be retaining the 4 self build plots for him and his family. This is discriminatory</li> <li>• The proposed planning application puts all the small housing grouped together near the cemetery – presumably this is all the small affordable or socially rented housing – and this is against current planning guidance where they should be evenly interspersed throughout any development</li> </ul>	<p>See repeat response numbers 16,17 and 18</p> <p>See repeat response number 8</p> <p>The design and layout of the development including the streets will need to comply with the policy. There will be resident and stakeholder engagement on this level of detail at the design detail stage.</p> <p>Noted.</p> <p>The NP does not support the clustering of any one housing type. The houses have not been decided – this was part of a concept plan as part of an outline planning application. This Plan is to establish policy regarding the site, rather than a specific application.</p>

### Appendix 9: Policy SWB 9 comments

Ref.	Comment	NP group response
1	The school will grow once development commences, but the school cannot plan when it is unknown when new housing stock will come online. The timelines take far too long!	noted
6	The school is not populated with children from the village. It's important the school is full in order that it continues to stay open, but this will happen whether children are from the village or from further afield. There are also plenty of other good primary schools in the area, so I don't think this will be a problem	noted
10	I agree with the comments about the school. I have some concerns. There is evidence that the connection between the school and the Bulbeck community has been weakened by developments of the Diocese of Ely. Local people no longer are represented on the Board of Governors of the combined school. There is an expressed feeling that the school is less part of the community. It would be helpful for the text to evidence the current community use of the the school	Noted. We wish to include the School in this plan as a vital part of the village community  noted

Appendix 9: A report of the written responses from residents to the Regulation 14 Neighbourhood Plan.

Ref.	Comment	NP group response
11	The school is already full. Building more houses on the Pony Field/Cemetery site will not help facilitate its continued success but will cause other problems.	See repeat response number 6
16	We strongly support every endeavour to ensure the continuation of the village school, here in the village as it is fundamental to the substance of the village.	Noted
17	I disagree with SWB 9 as it doesn't state the obvious - the school could be quickly oversubscribed with more young families needing it. Is there an expansion plan for the school and a traffic plan for the additional traffic?	See repeat response number 6
19	The primary school is a Vital and Essential element of the village. Due to it's existing land constraints - it is essential that any development within the village seeks to preserve this resource as it stands and enables EVERY village child of primary school age to attend. As it currently stands, that is not possible - which is a huge shame. The school hall is a very useful resource for the community and the entire building and what it represents needs to be preserved and enhanced.	We agree. See repeat response number 6  The School Hall is a very useful resource – we agree. Community use of the Hall is in partial compensation for loss of the School Room as a village hall.
20	Does the school have the capacity for an influx pupils?	Yes, See repeat response number 6
21	There are no plans for the school at the moment. Will there be places for the children of the incoming families by the time the housing is finished?	Yes, See repeat response number 6
27	Very strongly agree - keeping our school is critical	noted
29	Families currently moving into the village have to wait for places at the school. Important for school to remain viable.	We agree
33	The school is an essential facility in the village.	We agree
34	The primary school is already full and occupies a small site with little or no room to build. If building was done the play area would be lost. Sending children outside the village increases traffic and bad for the environment.	See repeat response number 6
35	The scale of the developments proposed would cause problems as the school could not reasonably cope with the likely number of additional pupils.	See repeat response number 6
38	<ul style="list-style-type: none"> <li>• The school is already full. Families moving into the village report waits of up to a couple of years to gain places .</li> <li>• No evidence is given of how any large new development could benefit the school</li> </ul>	See repeat response number 6

## Appendix 9: Policy SWB 10 comments

Ref.	Comment	NP group response
1	The pavilion may be old, but it was built with funds raised by the village and replaced what was a chicken hut. Any new building would detract from the Denny openness. We forget that the hall at the school is also for the community and should be used much more than it is	Noted  noted
3	I think there are far more important facilities needed in the village than a new Pavilion if it is to expand as proposed.	noted
6	I'd like improvements to take place and the space be more available	noted
9	The existing building is no longer fit for purpose. An opportunity exists should funds be found for an exciting, multi-purpose community facility to be created.	agree
10	This is a policy that needs urgent implementation. At present it does not express its full potential for the community and for those drawn to the Denny.	agree
12	How can disabled parking be implemented without a driveway to the pavillion building?	It is possible to drive to the Pavilion exceptionally.
13	I am wary of providing bat boxes etc on a building, especially a new one. I'd want to be sure it won't lead to the amenity of the building being adversely affected later down the line, as has happened to the churches,	noted
14	As per our comments on SWB5. We fail to understand why so much of the NP is dedicated to the Pavilion in comparison with school, health and social infratsucture. Another example of imbalance in the NP for us. We do not think that this item attracted more attention in any past village consultation than schools, health services and hard/soft infrastructure.	noted
17	A new pavilion would be great.	agreed
19	I agree completely with the need for the development of the community pavillion so that it provides a much needed area for groups and members of the village to use. So many local villages (Prior, Lode, Bottisham) all have village halls which are able to be used for many events. The lack thereof here in Bulbeck is distinctly problematic and leads to events that might take place within the village being hosted outside the village (kids birthday parties and more).	agreed
22	Prefer to keep it as an updated sports pavilion	noted
24	No bird or bat boxes, but need more trees for birds	noted
27	We need to invest in a new Denny community pavilion - not a village hall somewhere else	noted
29	We need a community facility in an accessible location with parking. The darkest corner of the Denny on a dark, wet night in winter holds no attraction.	Noted
30	Must be largely self-funding	noted
33	I support the pavilion development provided sport returns to the Denny.	noted

Ref.	Comment	NP group response
34	Very costly but needed	noted
35	The pavilion site is not suitable for the purposes outlined. It is too small, has too many planning restrictions and is badly sited for access by other than able bodied pedestrians. The plan should be more ambitious and look for a suitable village hall site, particularly as there is no football club and the cricket pitch is used infrequently.	The Pavilion is used for outdoor activities (Forest Schools) as well as sport.  We are not looking at a village hall in this Plan.

#### Appendix 9: Policy SWB 11 comments

Ref.	Comment	NP group response
1	We need more funds to be sent on redoing pavements and paths. The sewage system needs to be upgraded if and when we have new housing. For the green revolution, we need increased power network to cope with car charging and we need to allow houses in the conservation area to have panels to help the National Grid.	Agreed
3	Footpath/Cycleway from Quarry Lane to green corridor from Heath Road to Denny is an unnecessary need. See my previous comment. It will present unwanted security issues for both the current residents of Pound Way plus the of the new development on the Pony Field. Total folly!	See repeat response number 8.
4	schedule 11.1 - presumably these aims are not ranked - if they were, which would be most important?	The priorities are not ranked. We will make this clearer in the document.
9	Improved/ widened cycle paths to Lode/ Swaffham Prior. Upgrade some footpaths to bridleways. Use old railway line as footpath/ cyclepath.	Agreed, noted. The old railway line is on private land and the PC may choose to explore options with the landowners at some point. See Chapter 6 for the community aspiration section.
10	A very useful statement of priorities.	Thank you
12	As a daily user the cycle path from between SB and Lode is very poor. Overgrown, narrow and in such poor repair it is dangerous. Even with good quality bike lights oncoming traffic can dazzle cyclists on this dark stretch. It should be segregated from the main road and lit, to similar design to the cycle path from Anglesey Abbey to Quy.	Noted. The Greater Cambridge Partnership is looking to deliver improved cycle and walking infrastructure through the Swaffham Greenway project. The NP steering group are keen to engage with the GCP on this.
17	No view - planning and local needs would define the priorities anyway if a prope framework is used.	noted

Ref.	Comment	NP group response
19	We do indeed need to look after our existing environment and make sure that any development or changes work from within the environment rather than just minimising the impact on the environment. As a village we already have lovely walks (around the pony field/ cemetery/ out towards Bottisham and Swaffham Prior). However, we are lacking one significant portion of infrastructure here in the village. We have no community accessible EV charging points and we have many historic houses and homes without drives who are unable to own and EV due to lack of charging facilities available for their EV at home. The current public transportation schedule only allows for a very narrow interpretation of a work day - which is one reason it is impossible for my partner to live in the village.	EV is covered in SWB13 which has now been merged into SWB 12. Please also note we have added a community aspiration in Chapter 6 committing the PC to explore the provision of community charging points in the village.
24	But: Retain the kissing gates by Lordship Farm	Noted; but an accessibility gate would be needed

#### Appendix 9: Policy SWB 12 comments

Ref.	Comment	NP group response
1	Hillside was supposed to be sustainable, but the developer back tracked from some of the green ideas due to the cost. But no more concrete housing should be put forward and building materials should come locally, not via the sea. If we want to be seen as being sustainable, then we need to be more locally minded.	Noted. Concrete houses are not now being built.
3	Carbon neutrality has to be a criteria not a wish!	
4	I'd like to see something much together and more ambitious here. Surely plans for local heat/energy projects come under 'planning'? Also should we make a clear statement that development on land lower than 5 m above (current) sea level will not be entertained (flood risk/ climate change resilience)	We have amended Policy SWB12 to provide a strengthened and more comprehensive approach. We agree about not allowing development in locations which are at risk of fluvial flooding but Local Plan and national planning policies are already in place with respect to this. The NP now incorporates more information, including maps, on flood risk in different parts of the parish.
8	Good in principle - very onerous for single developments (expensive to produce). Perhaps have a development size limit where this requirement kicks in?	Any size of development can be sustainable – the solutions might vary according to size and circumstances.
9	Proposals should embrace climate change and adaptation mitigation options. SWB12 focusses on mitigation but adaptation should be considered as well.	Adaptation needs to be part of sustainable development – adaptation of existing homes might not need planning permission. Policy SWB 12 has been amended to increase emphasis on climate change adaptation. The supporting text to Policy SWB 12 also now includes signposting to guides on retrofitting existing homes.

Ref.	Comment	NP group response
10	A policy that must be at the heart of the development of the village.	Agreed
12	If proven effective in Swaffham Prior, future development in SB should utilise ground source community heating. Domestic rain capture, solar PV, and regulation exceeding insulation should all feature in future buildings. SB Development should be a beacon of what is possible. Water quality with enhanced protection for our treasured chalk-stream is vital. I agree with the policy but it should go further	We agree. Chapter 6 includes a commitment for the PC to monitor the success of the scheme at Swaffham Prior and to act accordingly. NPs are restricted in how prescriptive we can be on the internal design and layout of buildings including how they are heated. But we have strengthened the policy wording.  We agree with the importance of protecting and improving water quality and biodiversity of the chalk stream.
16	Is the sewage/water infrastructure capable of supporting planned village expansion - particularly as we may anticipate increasing storm water	Noted, agreed
17	No comment - agree	
19	Building of houses with materials like concrete and brick negatively contribute to climate change - as the industry itself admits that it a heavy polluter and dependent on fossil fuels. Concrete never naturally disintegrates being a permanent blot on the environment. The building needs to be from within the existing environment rather than the superficial building to do as little damage to the environment. The addition of hardscaping will cause the water table to rise thereby adding to the rise which is inexorably coming from existing climate change even with current preventative measures. Whilst putting in solar panels and ground source heat pumps is a small measure towards sustainability- it does not address the existing needs of the village which need to be addressed before building is begun not after. In this case, putting the horse before the cart - dealing with the existing issues of the existing properties - would be forward thinking and innovative allowing for the village to expand in a way which creates us at the forefront of green thinking and development.	We note support for a range of sustainable designs. We have amended Policy SWB12 to provide a strengthened and more comprehensive approach. We have also provided more information in the supporting text.
20	No only low carbon builds, but rain water harvesting, solar panels, ground source heat pumps, wind turbines etc	We have amended Policy SWB12 to provide a strengthened and more comprehensive approach. We have also provided more information in the supporting text.
21	Agree in part but the world is aiming for ZERO emissions this is our chance to start working towards that.	noted
24	Does the last paragraph imply no use of wood?	The policy wording has been amended to increase clarity on this point. It does not imply no use of wood.
27	Strongly agree	noted
33	Design important as well as environmental factors.	agreed

**Appendix 9: Policy SWB 13 comments**

<b>Ref.</b>	<b>Comment</b>	<b>NP group response</b>
<b>1</b>	At present, we do not have the power infrastructure for every household to have a charging point and please remember that it is not 1 charger fits all cars!	Noted
<b>3</b>	Should be included as part of every new property!	Agreed. Noted. This is already the law
<b>9</b>	We agree but charging points must be on the road, not pavement.	Noted; Where new development is proposed, the policy requires the installation of charging points dedicated to individual dwellings or places of work. It is acknowledged there are existing properties in the parish which depend on on-street parking provision. Chapter 6 therefore includes a commitment for the Parish Council to explore community charging points to serve parish residents and visitors.
<b>10</b>	Sustainable development must include charging points	Agreed
<b>12</b>	Should Swaffham Bulbeck have a shared electric car scheme? This initiative should be included as a near-term discussion at Parish Council	Good idea, if there is demand.
<b>13</b>	Provided control of such charging points is not relinquished to predatory commercial interests, as seems to have happened with parking in this country.	Noted
<b>14</b>	Strongly agree but requires supporting infrastructure enhancement at village wide level due to imbalance and lack of electrical diversity.	Noted
<b>17</b>	No comment - agree	Noted
<b>19</b>	There is a real need to address the existing EV needs of the village given our large number of houses without drives or who have listed or historic status thereby preventing them from installing EV charging points on their property. Addressing future development is necessary as well but to address the new without addressing the existing villagers is another instance of putting the cart before the horse.	Where new development is proposed, the policy requires the installation of charging points dedicated to individual dwellings or places of work. It is acknowledged there are existing properties in the parish which depend on on-street parking provision. Chapter 6 therefore includes a commitment for the Parish Council to explore community charging points to serve parish residents and visitors.
<b>20</b>	Electric vehicle charging points should only be powered by renewable energy sources.	Ideally yes.
<b>23</b>	This policy might even be strengthened and made more ambitious	noted
<b>33</b>	Very important.	noted

Ref.	Comment	NP group response
34	Good idea but where will the charging points be? Traffic and congestion should be considered in their placement.	Noted , agreed

#### Appendix 9: Policy SWB 14 comments

Ref.	Comment	NP group response
1	Agree with it, but the current walking/cycling routes need to be maintained and kept clear from growth	agreed
2	I object to the proposed pedestrian access on page 56 of the plan as these directly impact me as they run along the border of my property at 14 pound way	See above
3	If cycleways ar provided it should be compulsory that cycles use them. Mixed cycle and pedestrian paths are a hazard.	agreed
6	Walking and cycling around here are great. Maintain and improve.	agreed
8	There already is a cycle route around the bends in the village (from Commercial End to the centre) but people choose not to use it. Perhaps ask why this is so before spending lots of money on an upgrade?	This is not part of the cycle route (it goes via Quarry Lane). The Swaffham Greenways project is also looking into this.
9	Agree. Cemetery Corner is dangerous/ unpleasant. Suggest alternative in field. Cycle link to Waterbeach station is important. Stop rat-running by drivers avoiding traffic calming at Quy using lane to Bottisham making it dangerous for cyclists and walkers. Widen cycle lanes to the same standard (width/ surface) as Lode to Quy. Improve all off road cycling infrastructure to give all residents safe, non motorised transport options.	Noted.  This is a matter for Highways Noted. The Greater Cambridge Partnership is looking to deliver improved cycle and walking infrastructure through the Swaffham Greenway project. We are keen to be involved in further discussion with Greenway project
10	A very important policy	Noted
12	Map 5.9 should be removed. See my comments under SWB8	See repeat response number 8
17	No comment - agree	Noted
19	I do not see how existing dangerous walking and cycling routes within the village will not be negatively impacted by the proposed cemetery/pony field development. The addition of 45 houses and the 18 at the top of Hillside will at a minimum put an additional 136 cars on the road in the village. Add to that the additional pedestrian and cycle traffic on paving and roads- it is unsustainable as proposed.	We acknowledge that there will be an increase in car movements, and there are also larger developments in neighbouring villages that cause increased traffic. The local planning authority will be required to assess the impacts on roads in liaison with county highways. We do not consider additional pedestrian and cycle movements triggered by this scheme to be unsustainable.

Appendix 9: A report of the written responses from residents to the Regulation 14 Neighbourhood Plan.

Ref.	Comment	NP group response
20	Existing footpaths and cycleways must not be affected at all by any development and further footpaths and cycleway should be added to the network.	We agree. Polices SWB 13 and 14 are consistent with this.
21	Much more maintenance than they get at the moment is needed if these are to be kept safe for purpose.	Noted
27	Strongly agree	Noted
33	Very important	Noted
34	Existing cycle paths are not easy to use. Should encourage the use of cyclists.	Noted, agreed
38	<ul style="list-style-type: none"> <li>There is again an assumption that significant development will occur in our village. Any development should not disrupt the circular walking route around our village with delightful views and safe pavement all the way around the 1 mile route</li> </ul>	Noted

**Appendix 9: Policy SWB 15 comments**

Ref.	Comment	NP group response
1	Rural footpaths should be signposted so as those of use who live out of the village do not end up with walkers thinking that they can walk wherever they want- private or non private!	Noted
2	I object to the proposed pedestrian access on page 56 of the plan as these directly impact me as they run along the border of my property at 14 pound way	See repeat response number 8
3	Footpaths should not be used by anything other than Pedestrians.	This is not always practicable
6	More please. SB seems to have less walking paths than other surrounding areas	Noted
9	Consider making some footpaths bridleways. Restore lost paths eg Fen Lane to Swaffham Prior station.	Noted – this is an aspiration, but landowner permission would be needed
10	A workable and enforced policy on footpaths would be a great asset. Footpaths are not maintained at he moment.	Noted
12	None	Noted
17	No comment - agree	Noted

Ref.	Comment	NP group response
19	The Policy here focuses on development of the land rather than enhancement and maintaining of the footpath network for the existing villagers and surrounding people who come from far away to enjoy the nature and walks the village provides. I know of multiple people from Cambridge who come out to enjoy the views from the hillside - and walk across the lodes and fens. In keeping with DofE environmental principles, one should seek to not leave a trail where one has walked so that no one can tell by the destruction of nature that you have passed. The current plan seems to be directed to encouraging new permanent marks on the landscape which carve up the existing green vistas with the goal of providing nature. This is a complete oxymoron - to destroy nature to enable people to enjoy it.	Noted. The planning policies can only apply in the event of a planning application for development being put forward. They are about the development of land. The policy is focused on ensuring that where development does come forward, the impacts on a PROW are fully considered, and the routes are either maintained or enhanced.
20	Again, rural footpaths must not be affected at all by any developments and further footpaths and bridleways should be added to the network.	Agreed. This is the intent of the policy.
27	Strongly agree	Noted
38	<ul style="list-style-type: none"> <li>But yet again there is an assumption that significant development will occur in our village. Any development should not significantly change existing views of rolling landscapes that make walking appealing around the top of Quarry Lane/Heath Road. The proposed green corridor will be largely made up of roads and houses</li> </ul>	The planning policies can only apply in the event of a planning application for development being put forward. They are by definition about the development of land. The policy is focused on ensuring that where development does come forward, the impacts on a PROW are fully considered, and the routes are either maintained or enhanced.

#### Appendix 9: Policy SWB 16 comments

Ref.	Comment	NP group response
1	Tree planting- agree with it, but it needs to be done responsibly and not causing a visibility issue or under power lines or anywhere close to them. Think before we plant.	Noted, agreed.
2	I object to the proposed pedestrian access on page 56 of the plan as these directly impact me as they run along the border of my property at 14 pound way	See repeat response number 8
3	All Development has an environmental COST!!	Agreed
6	Strongly support biodiversity. Can we have land for wildflower meadow and for a community space – orchard or similar	Chapter 6 (our non-planning planning community aspirations) include aspirations for the PC to strive towards outside the planning system. Policy SWB 16 is about what would be sought as a condition of granting planning permission.

Ref.	Comment	NP group response
8	Para 5.15.6 is already very out of date. The current metric used by almost everybody is 'Natural England Biodiversity Metric 3'. Perhaps reference this but caveat with 'or the latest version in use at the time'? So, SWB16 (b) should be ...'ideally using the latest (Natural England) metric.'	Paragraph 5.15.6 has been updated to reflect this and the policy now refers to the "latest available Defra metric"
10	Good to see biodiversity is enshrined in the document.	Thank you
12	Open green space in future developments should be left to nature or enhanced for biodiversity through "re-wilding", chalk-grassland habitat capture or native tree and hedgerow planting	Noted
17	No comment	Noted
19	None of the existing development proposals match the the local environmental planning needs. They also all seek to plan to minimise impact on the environment rather than work within the existing nature of the environment. One example of this is the topographical and geological nature of the pony field/cemetery which provides drainage for the rain we get and is diverse in elevation. In order to build on this site - one would need to infill and level substantial parts of it in addition to the hardscaping which comes with every new development. Together this does harm the environment. You state that we need to have a net gain in biodiversity but ousting existing biodiversity without any plan to add biodiversity (such as wetland drainage ponds to offset the hardscaping) is directly contrary to this.	All development proposals involving new build will need to accommodate surface water run off within the site. With regards to the cemetery/pony field site, this is classed as major development. Both national and Local Plan policy require major development to incorporate Sustainable Drainage Systems to manage water run-off and be accompanied by a Flood Risk Assessment. One of the SuDs 21 principles contained in Cambridgeshire's Flood and Water Management Supplementary Planning Document (SPD) is to design for wildlife and biodiversity. SuDs can be linked with existing habitats to create green corridors. Policy SWB 12 has been amended to refer to the requirements to incorporate SuDs as part of development schemes.
20	Bee highways and hedgehog doors/openings/tunnels must be mandatory in any new development.	Wildlife corridors are to be encouraged
21	We need to retain the established vegetation we have (habitats take a long time to become established) and add to it wherever possible.	Noted
24	Yes to hedges and increased tree cover, especially fruit and nut trees. Rest of SWB16 too complicated. Bird boxes etc!	SWB16 policy is specifically about planning and Biodiversity. We have renamed the policy to make this clearer.
27	Strongly agree	Noted
34	The environment should be protected.	Agreed
38	• The neighbourhood plan does not go far enough in defining how the biodiversity of our village should be improved.	Noted– see section 6

**Appendix 9: Further comments made on Chapter 5 of the Plan**

<b>Ref.</b>	<b>Comment</b>	<b>NP Group response</b>
1	The plan is very detailed and covers everything and once it is adopted- which I hope it is, the Parish Council will follow the plan...but District and County need to uphold the plan also- rather than ride roughshod over the views of the village!	noted
2	I object to the proposed pedestrian access on page 56 of the plan as these directly impact me as they run along the border of my property at 14 pound way	See repeat response number 8.
12	Map 5.5 Required edit to widen arc for View 7. Map 5.9 Is misleading as it shows information known to be incorrect Appendix 1 View 7 Image needs to be replaced to show the full, wider view. I have sent a more accurate image for inclusion to the Parish Council Clerk.	View 7 image has been replaced with photo provided. Map 5.9 has been amended. It does not contain misleading information.
17	No further comment other than a general nervousness at this local plan, as a neighbouring resident to the pony field. I may be overly sensitive here, but it has a feel that the pony field site proposal is having a case built up for it with gaining momentum and 'letters of intent' already changing hands (ref latest Bulbeck Beacon) and it's just a case of getting it through planning, keeping local residents placated and then the developer can get on with it. I apologise if this sounds cynical - it's not meant to be, it is just what it feels like from here that it's 'when, not if it happens' and we aren't exactly being given a choice here other than a nominal 'agree, disagree or no views'.	See repeat response number 1 and 2
19	I firmly believe that we can be a leader in green matters and address the housing needs without building outside the existing development envelope of the village. We need to be at the front of putting the horse before the cart - addressing and fixing existing issues before creating new ones. This sort of sustainability would preserve the village and it's historical nature and form for future generations.	Noted
33	Policy Map 5.5 - Views are so important and should if possible be protected and listed buildings recognised.	We agree
34	There are no roads shown on the map page 56. It is inappropriate to present this without roads as the access to the site will have a HUGE impact on the residents, traffic, and safety. I think it is misleading to omit this as many people may not consider these issues as a result.	The design and layout of the development including the streets will need to comply with the policy. There will be resident and stakeholder engagement on this level of detail at the design detail stage.
4	Let's go for a Carbon Zero Village within the next 10 years	This is a good aspiration

Ref.	Comment	NP Group response
9	We support local facilities including allotments, pub and shop. We support improved digital connectivity including mobile signal and internet speed.	noted
11	6.2 Don't exacerbate traffic problems by building on the Pony Field/Cemetery site. 6.7, 6.8 Increase trees - plant trees on the Pony Field/Cemetery site instead of building on it.	Noted. We are not in a position to dictate to landowners how land is managed. The NP policies do however apply when planning applications are being determined. The NP includes Policy SWB 8 which supports the development of the cemetery/pony field site for development subject to certain criteria. This includes requirements with respect to provision of accessible green space and delivering net gains in biodiversity.
12	If proven effective in Swaffham Prior, future development in SB should utilise ground source community heating. Domestic rain capture, solar PV, and regulation exceeding insulation should all feature in future buildings. SB Development should be a beacon of what is possible. Water quality with enhanced protection for our treasured chalk-stream is vital. Chapter 6 should be expanded further	We agree. Chapter 6 includes a commitment for the PC to monitor the success of the scheme at Swaffham Prior and to act accordingly. NPs are restricted in how prescriptive we can be on the internal design and layout of buildings including how they are heated. But we have strengthened the policy wording for Policy SWB 12.  We agree with the importance of protecting and improving water quality and biodiversity of the chalk stream.
13	As an ex-resident of High St I can attest to the the need of one or more relatively short rural walks at the south end of the village. I'm glad to see Park End ->Quarry Lane and Gutter Bridge -> Park End on the wish list.	Noted
14	Strongly agree with the specific traffic issues highlighted, the risk for which are further heightened by compoundinf developments around the Heath Road, Quarry Lane, High Street and Heath Road gateway areas.  We further raise concerns regarding infrastructure enhancement needs as a consequence of proposed development, strain on existing Health Services capacity and the change forever to the peace, tranquility and harmony afforded by the current village and community footptint.  The Pavilion does not need to be mentioned here again. It has been more than	Noted

Ref.	Comment	NP Group response
	adequately covered in numerous detailed policies elsewhere in this NP. Yes community space is important.	
17	Fine - great if you can get some community benefits like this.	Noted
19	<p>6.8 - the pony field/cemetery site is an ideal green space of current biodiversity which is not under arable cultivation. To destroy this area while seeking to enhance our green area and biodiversity are in direct contradiction with each other. Furthermore, in line with 6.7 the pony field is ideal for planting more trees and enhancing biodiversity - which is an aim of this plan.</p> <p>6.2 - the 'inconsiderate' parking by the school is a direct reflection on the lack of parking available within the village to allow parents to drop their children off at the school in a safe manner. It is also reflective of the density of population in the area surrounding the school and the heavy traffic nature of high street being the road which connects Bottisham, Swaffham Bulbeck, and Swaffham Prior. You have neglected to mention the speeding up and down Quarry Lane which is also a major problem for members of the village who walk their children to and from the school. Quarry Lane is almost impossible to traverse safely during the morning rush hour, evening rush hour, and school pick up times. It is also impossible to traverse when large village events occur- such as bonfire night or the faire on the denny - where cars usually park up the entirety of Quarry lane to the bend.</p>	<p>We are not in a position to dictate to landowners how land is managed. The NP policies do however apply when planning applications are being determined. The NP includes Policy SWB 8 which supports the development of the cemetery/pony field site for development subject to certain criteria. This includes requirements with respect to provision of accessible green space and delivering net gains in biodiversity.</p> <p>See repeat response number 10</p> <p>We note your concerns regarding parking issues when large village events occur. This is part of village life and these events are short-lived and occasional.</p>
27	I would like to see a 'community pond' developed on the "cemetery site" adjacent to the slope at the Heath Road side.	Noted
28	The aspirations are welcome, but it is difficult to see them compatible with the planned development.	Noted
29	In agreement - see comment in SWB10	Noted
30	Not sure how much use would be made of a bus route to Ely but otherwise in broad agreement	Noted

Ref.	Comment	NP Group response
34	Question is UNCLEAR. I can't see that traffic has been considered at all. 6.2 Traffic. I understand that the original traffic survey was carried out during the first covid lockdown. It is not surprising that there was not much traffic. It needs to be carried out during peak morning and evening travel observing particularly the junction between Quarry Lane/High Street.	It is not clear which traffic survey is being referenced here.
35	6.6. How many residents?	2015 questionnaire - ECDC Local Plan (also in 2021) – priorities identified by the Parish Council 32 residents responded to the August 2015 community questionnaire.
38	<p>Several issues that are important have not been addressed at all:</p> <ul style="list-style-type: none"> <li>No mention has been given in section 6.2 to the challenging junctions of Heath Road/Quarry Lane/Swaffham Heath Road and Quarry Lane/High Street. The latter is just bundled up in a comment about school inconsiderate parking. Both these junctions have poor visibility and frequent near misses already with the existing population and cannot support more through traffic</li> <li>Increase tree cover. The pony field could be planted as a wood as a village resource – the plan has identified this as a need</li> </ul> <p>In addition, the wish for greater biodiversity is not really explored fully. The pony field could be developed as a village nature reserve and woodland in a similar way to that which occurred in Reach wood</p>	<p>Junctions -Please see repeat response numbers 16 and 18.</p> <p>The landowner would have to donate the land</p> <p>ditto</p>

#### Appendix 9: Further comments on Landscape Study Part One

Ref.	Comment	NP group response
4	it's really hard to know what we are being asked to have an opinion on, exactly	Noted
8	This study makes a positive assessment for the disjuncted developed parts of the village but this has arisen from old policies of having the social housing separated from the "posher" parts of the village, or in other words, social apartheid. Your documents mention the good village mix, but in practice a whole area is separated physically and otherwise.	A new development in the cemetery field would go some way to providing a link between Maryland Avenue housing and the rest of the village – with a mixture of housing. But there would be a green corridor to preserve the open nature of the views across the site.
12	<p>Images on Page 27.</p> <p>A new image should be added to include the full view starting with the housing in Pound Way to the hedgerow bordering properties of Maryland Avenue. This will correctly show the full extent of the view</p>	

Ref.	Comment	NP group response
	being impacted by development proposals. See Policy SWB2 (d) Map 5.5 (Page 30) View 7 and image View 7 of Appendix 1.  The arc of view should at least be 45 degrees to at least encompass the full extent of the treasured "Long view from Heath Road looking west across the pony field/ cemetery site towards the Denny".	
13	Seems very focussed on the Denny area. Not sure if that matters. Maybe that was the brief?	Noted
19	I agree that we need to preserve the three distinct settlement clusters. I also agree that any new development needs to be within keeping of the existing nature of the village and that they shouldn't negatively impact the locally valued land - of which you have some significant omissions potentially due to how the survey of who found what pieces of land to be valuable was done.	Noted; these are the Findings of an independent Landscape architect
22	Very good report	Thank you
27	This is an impressive thoroughly researched document.	Noted
34	Don't know what this refers to. Unclear.	Noted
36	Pg 25-26 highlights the importance of protecting open spaces, and has photographs of views over the pony field. These must be protected.	Noted
38	<ul style="list-style-type: none"> <li>Quarry Lane has not been clearly assessed in this, the only photograph included is of what is now a building site and unrepresentative</li> <li>It clearly states that village views of open spaces should be preserved and shows a photo of the rolling field near Maryland Avenue as an example. But this has been totally ignored in the neighbourhood plan by proposing the pony field/cemetery site for development</li> </ul>	Noted

#### Appendix 9: Further comments on Landscape Study Part Two

Ref.	Comment	NP Group response
3	Respect what we have already!	noted
4	again, this needs a page number to know what we are being asked	noted
12	<p>Appendix 1 Page 30.</p> <p>The map Key shows several "New pedestrian links" in pink dashed lines. This map should not be used in the main NP document as it is wrong. I realise that the map author/ artist would not have local knowledge but there are several locations where the displayed links cross lines of restricted access, hug garden boundaries or create unsafe alleyways.</p> <p>Access points to this development are under review and subject to planning. The NP should include an alternative map free of these the known errors.</p> <p>The Parish Council must not include misleading or provide details known to be incorrect at the time of</p>	See repeat response number 8

Ref.	Comment	NP Group response
	submission, especially if the NP is a document cited as having the "same legal weight as plans drawn up by ECDC".	
13	Please see my comment on SWB3.	noted
19	We need to prioritise enhancing existing nature and biodiversity before any development.	We do need to prioritise existing nature, but we also have to plan for development
22	Very good assessment	Noted
27	This is an impressive thoroughly researched document.	Noted
34	Don't know what this refers to. Unclear.	Noted
36	Pg 13 suggests that the Pony Field development would not significantly impact the village's character. This is incorrect; that land is highly visible, and is one of the large green spaces that maintains the agricultural character of the village.	See repeat response number 13 and 14
38	<ul style="list-style-type: none"> <li>I disagree with the assessment of FA-A East/South as only being of moderate landscape and visual sensitivity. The views here are seen by all walkers, cyclists and motorists every day along Quarry Lane, Heath Road and the roads around the Denny. It is of at least high sensitivity and any changes to the use of the land would probably be seen by most village residents every day</li> </ul>	Noted

#### Appendix 9: What else people told us about the consultation

Ref.	Comment	NP group response
1	A job well done and here's hoping that all parties adopt our plan going forward.	Thank you
4	Thank you, everyone on the team	Thank you
9	We would like to thank the Parish Council and sub-committees for their hard work in developing this consultation.	Thank you
10	Thank you for a really professional and in depth analysis of the issues within the village and the vision expressed for the future. These policies will be so important to future development in the village and for biodiversity preservation.	Thank you
11	<p>This is a difficult document to navigate and I felt that much of it was obfuscating and confusing. It must have put off many people from reading it, much less attempting to fill in this questionnaire, which has taken hours.</p> <p>The most shocking pieces of information about the Development Envelope (and how to get round it) and designated green spaces seemed to be casually inserted and not really made clear when I feel they should be made totally obvious and transparent.</p>	<p>We are trying to make it easier To navigate</p> <p>This is not intended and we are seeking to make the information as clear as possible.</p>
12	I appreciate the considerable effort being made by the Parish Council and the Neighbourhood Plan Working Group. My comments should be perceived as constructive feedback. DO let me know if I can support with further images or explanation if any of the points I have raised are not clear. Thank you. Andrew	Thank you

Appendix 9: A report of the written responses from residents to the Regulation 14 Neighbourhood Plan.

Ref.	Comment	NP group response
	(Note: It is not clear if a copy of my comments submission will be available after submission).	
13	Lots of hard work in it. Well done, and thank you.	Thank you
17	While this consultation certainly hasn't been hidden, it would have gained more confidence from residents if a proactive measure had been taken to personally inform the most affected residents by the pony field etc at the start of this process by a letter drop to ask for input.	noted
21	I have included my age as this form asks for it but do not understand why this is necessary, my views are the views of one Swaffham Bulbeck resident. Are decisions to be made differently depending on which age group the answers come from. Thank you to all those that have worked on the Neighbourhood Plan.	Age is not considered in relation to individual responses. However, as a whole, it is important to us to monitor how representative of the community responses are.
27	I am grateful for the opportunity to respond to a very comprehensive document which I completely support. The additional houses are important to ensure our school is full with children from the village. Issues of sustainability should be strengthened as far as planning law permits.	Thank you Noted
28	N/A At the risk of repetition, it just seems much that is planned for the development, seems at odds with the SIZE of the development.	Noted
29	We found these documents difficult to navigate!	We are trying to make it easier To navigate
31	2.11.21 - sorry, forgot to complete the form - my only comments are: Where are all the children from these new houses going to go to school - ours is full? Local surgeries are full. Traffic down Quarry Lane would be too much for the junction to cope with, especially at school times. Pony Field site is outside the Development Envelope?? Understand that some affordable housing would be good for local first time buyers but 45 houses - plus the 19 at Hillside Mill is just too many -	Please see repeat response number 6
36	I wasn't made aware that the neighbourhood plan would endorse building outside the village development envelope to the level of that set out in SWB8 (pony field). This would be an extremely significant and intrusive development, and the intent to include it as something agreed by the whole village should have been made clear earlier.	Please see repeat response number 1 and 2
39	Hello regarding the neighbourhood plan, can I express my concerns. I have lived in Pound Way for over 20 Years and in the village for nearly 30. Since moving into this select cul de sac of award winning houses in Pound way, I have found that slowly but surely areas and buildings surrounding me are constantly being targeted for development, the shop next to me has has over 20 planning applications, some of which have been approved, others approved and then failed, thankfully the latest has been with drawn. Now the neighbourhood plan Policy Map 5.9 labelled SWB8 has along the edge of Pound Way "Suggested Pedestrian Links" also from the top of Pound Way to the Cemetery, not only that but the Existing vegetation along the edge of Pound Way has been removed to accommodate this path. I have attended meetings and on all plans I have seen at these meeting the vegetation at the bottom half of	Please see repeat response numbers 8 and 10

Ref.	Comment	NP group response
	<p>pound way was always in place.                      My concerns are:                      1) The plans the villagers have been shown will not be exactly what's built.                      2) The suggested link from Hillside down to the end of Pound Way, calls for the removal of existing vegetation which was never in the original plan.                      3) The suggested link to the cemetery will encourage cars to be parked in Pound Way. Pound way is already a narrow road, already over used by customers using the shop.                      In the light of climate change, COP26, and the public being asked in any small way to help save the planet, then please roads and walkways should be kept to a minimum and existing vegetation should be kept. Plant more trees if you need to.</p>	
21	<p>I am objecting to the suggested pedestrian links on the Cemetery/Pony Field site for the reasons listed below.</p> <ol style="list-style-type: none"> <li>1. The suggested pathway is sited uncomfortably close to the rear of existing properties at the top end of Pound Way. Pathways at the rear of properties are a proven safety risk.</li> <li>2. Having an access to the development from the top end of Pound Way would result in more foot traffic in a narrow cul-de-sac already heavily trafficked by shop customers cars and delivery vehicles and more vehicles parking close to a bend.</li> </ol> <p>Observations</p> <ol style="list-style-type: none"> <li>a) The proposed plan has a pathway running through it along the road this I would think will serve the residents on the development adequately.</li> <li>b) It seems that the vegetation at the High Street end of Pound Way is to be removed and not replaced. We need more greenery not less at that end of the road to absorb the fumes from all the manoeuvring and often parked with engines running, traffic.</li> </ol>	Please see repeat response numbers 8 and 10
40	<p>I would like to register my objection to the indicative routes for pedestrians on the site (p56). They wrap around our houses and, if adequately lit, would complete the urbanisation of Pound Way. Further the access to Pound Way rather than continuing down to the High Street would introduce a large volume of pedestrian traffic which would be another nail in the coffin of a quiet, rural, cul-de-sac.                      Pound Way is a narrow roadway with a narrow pavement and already cannot cope with incidental traffic to the shop. With the short cut proposed it could easily become an overflow car park for the new residential of the site.</p>	Please see repeat response numbers 8
41	<p>Please see this email as a formal objection to the proposed pathways highlighted on the neighborhood plan consultation document page 56 -                      The proposed walkway surrounds my house and garden in immediate proximity. This is not acceptable to me or anyone else who lives at 14 Pound Way. You cannot expect us to go from living next to arable fields and fallowed land to being surrounded by a Public footpath with all the lights and noise that that will entail. This is not consistent to living in a small village and there are no other properties apart from my neighbours who will have to endure a changed situation like this. It is totally unacceptable to consider this</p>	Please see repeat response numbers 8

Ref.	Comment	NP group response
	<p>plan as it stands as a local plan when it does not take into consideration all of the members of the parish. I am therefore asking that these paths be removed from the plan immediately, the proposed roads and footpaths associated with the building of the new houses on this land will suffice for what is essentially a housing estate. I am at your disposal for further discussion if necessary.</p>	
2	<p>I have a very strong objection to the proposed pedestrian links shown in this plan. These pass by the border of my property 14 Pound Way. They also are in conflict with the proposed building plan for the Pony field as there are private gardens along the edge denoted by the development parcel. I wish to be kept informed and updated on any of these proposed walking areas as they impact myself and other neighbors in Pound Way.</p> <p>I would also like to add to my email that these walkways do not just affect those properties bordering the walkways, of which there are several, and placing public walkways backing onto property lines is never a safe practice. But these walkways also bring more traffic of both people and cars into Pound way. Pound way is a residential no through road and is already subject to unacceptable levels of traffic due to the shop and people parking in pound way. These walkways would result in more of this traffic and distribution and potential danger to people walking in pound way when it was not designed for such volumes of human or vehicle movement. Additionally the proposed development plan has a road running through it with pathways along it to take people through this development- this addition of extra walkways adds far too many walkways and adds unnecessary hardcore to a site that is aiming to be a green corridor. So the walkways need to align with the development plan, the walkways that are cited in this neighbourhood plan are in conflict with the site outline development plan.</p>	<p>Please see repeat response numbers 8</p>
3	<p>Further to your recent consultation on the above which took place in the Denny pavilion 15/16 October 2021 I would like to make the following suggestions, observations (and a few criticisms):</p> <ul style="list-style-type: none"> <li>• Introduction – You should withdraw any reference to EU law and amend to UK Law (if UK Law is same as EU there is no problem however it then covers any future divergence between the two).</li> <li>• The Neighbourhood Area - Population - 2.12 is a very profound statement, and I do not agree with it. I would suspect that the 15-34 year group is under-represented in all parishes and we are much in line with others from that point of view and is probably due to the limited interest demonstrated by this group. Also, to extrapolate a housing need from such a statement seems somewhat tenuous to say the least. Key Issues - 3.5 Does registering imply a commitment of any kind? Should amend to “strong local connection” to bring it in-line with ECDC definition as laid out on Page 50 of the draft. 81% of responses is totally misleading. How many out of 393 current dwellings in the neighbourhood is more logical –if you only had 20 responses from all dwellings for instance this is not enough of a sample to extrapolate the current statement. 3.11 This section should be expanded upon with as much detail as the Development section. To gloss over this with a single paragraph under Key Issues, bearing in mind the current Global environmental priorities, explain to a large extent where the problems are. It would also provide a counterbalance to 3.9 (OR PERHAPS THERE IS A HIDDEN AGENDA HERE). Why dedicate six lines of script to 3.13 and only two to 3.14? Sections 2.11 and 2.13 surely imply this</li> </ul>	<p>Noted. But we are quoting the basic conditions which are set out in legislation and is consistent with the wording used by examiners.</p> <p>The notes on the population figures in paragraph 2.12 are noted. Please also note this information is accompanied by a helpful bar chart.</p> <p>We have amended and updated the information provided in paragraph 3.5 with the intention of improving clarity.</p>

Ref.	Comment	NP group response
	<p>requires more emphasis (or once again, are there other motives being implied?). 3.17 Could also be revised to add “inconsiderate parking near the shop using Pound Way access as a lay-by”. Location of the Bus Stop is also an issue.3.18 What about maintenance of roads especially potholes (for all road users) these need improvement as well.</p> <ul style="list-style-type: none"> <li>• Planning Policy – The overall Planning Policies need far more emphasis on biodiversity and carbon reduction. Since this appears to be the overall National emphasis now, the Parish should use this to influence central decision making at every opportunity.</li> </ul> <p>To this end; Policy SWB 1. Item 5.1 Would suggest you amend to “retain and enhance” the village character. 5.1.5 Surely if Hillside Mill site remained outside the defined envelope there would have to be a commitment on the part of the Developer to include Social Housing to enable it to go ahead; is that not one of the objectives (Ref: Community-led development under SWB1? 5.2.14).</p> <p>It seems obvious to me that the Fringe Sensitivity Assessment (FSA) started with an answer and then fitted the question. Why no mention of the extensive flora and fauna which exist within the confines of the non-cultivated area of FA-A, which, although not speciesthreatened as such, add to the village character and biodiversity? Much more important in many ways than visual sensitivity which, while important, is overplayed in the plan (to quote the words of the ECDC planning representative at a Parish Council meeting I attended, “nobody is entitled to a view”).</p> <p>How come the SWB 2 policy makes no mention of biodiversity as a key part of landscape character? Much more emphasis needed on the informal character of the village, then generally the Heritage assets will also be protected.</p> <p>Policy SWB3 – Absolutely no mention of area SB5, why? Have the local representatives forgotten about it apart from when it comes to populating it with additional village infrastructure – it does have a biodiversity character as well!</p> <p>(As a resident of Pound Way, I do have a particular interest in this area of the parish. While we, along with the Quarry Lane residents represent a minority of the overall population, we are the most affected by developments in question. I have to say that so far there has been very little consultation on our views from the Parish Council/Steering Group and zero from the CLT during the preparation of this draft).</p> <p>In my opinion Policies SWB 3 &amp; SWB 4 need to emphasise and protect the biodiversity within the village much more.This subject is very much the topic of Global discussion now and, rather than the visual aspects, far more likely to influence acceptance of the plan by the authorities. Emphasis should be on the informal rather than the formal approach to amenity land.</p> <p>Policy SWB 5 should also include the green strip of land which will remain, if or when, the Pony Field is developed. This runs from the Denny up to Heath Road Gateway 3 and remain “wilded” and therefore still be as far as possible the natural habitat it is now.</p> <p>Policy SWB 7 should replace the term “connection” wherever it occurs with “strong local connection” bringing it in line with the ECDC terminology as such and avoiding any remotely tenuous connection claims in the future. (ref. 5.7.7 item 3).</p> <p>Policy SWB 8 (and Map 5.9) The suggested pedestrian links shown should be removed from the Map, the</p>	<p>With respect to paragraph 3.17 we have added a bullet point relating to inconsiderate parking near the shop.</p> <p>With respect to Objective 1, thank you, we have amended the objective and updated throughout the NP.</p> <p>With respect to 5.1.5, planning permission for Hillside Mill has already been granted. Planning applications are determined in accordance with the adopted statutory development plan plus any material considerations. At the time of the decision being taken, the 2015 Local Plan was the adopted plan (as is the case now) and ECDC lacked a 5 year land supply which means, the presumption in favour of sustainable development set out in the National Planning Policy Framework (a material consideration) tipped the balance in favour of the development in that particular case at that particular time.</p> <p>With respect to comments on SWB 2, the NP group agree biodiversity is a key part of landscape character. Note also that biodiversity is a subject of separate policy in the NP.</p> <p>With respect to comments on SWB3, the sole focus of SWB 2 is about area</p>

Ref.	Comment	NP group response
	<p>proposed pedestrian access within the outline planning application provides more than adequate access on foot across &amp; through the site. Also, for reasons detailed in my comments to SWB 5 above, any Human activity should be kept to a minimum. (PUBLIC GREEN SPACE DOES NOT ALWAYS HAVE TO MEAN IT HAS TO BE A RECREATION OR PLAYGROUND).</p> <p>Policy SWB 8. Objective 3 should be amended to “promotes sustainability and biodiversity”.</p> <p>Policy SWB 10. Point 5.10.1 seems very presumptive to me. I don’t recall it being a “shared community aspiration at all”. As with many things in the village it is led by a small vocal group (mainly on the working party) who think it is a good idea. I do not necessarily disagree but feel, along with others, that there are far more important amenities lacking in the Parish. I believe there was a questionnaire circulated sometime ago on the subject and it would be interesting to see a quantified response to it rather than just the “wish list” identified by the Working Party in Point 5.10.4.</p> <p>Policy SWB 11. Schedule 11.1. On the above basis does “Provision of a community/village hall” still rank as No2 on the list of community priorities – ahead of enhanced local medical facilities (which do not even get a mention) or infrastructure improvements to support the additional weight of traffic via the village from developments in the pipeline both within our village and others along the route to Cambridge (e.g Burwell &amp; Fordham). Also, what about the A1303/Heath Road junction, again not a mention.</p> <p>How about a village bypass, any chance of putting that idea into the pot sometime in the next 30years? Schedule 11.1 is from 2015, should we not be re-prioritising the list and proposing additions as well as updates to the Local Plan in the 2021 (see above) Neighbourhood Plan? Surely, we have the opportunity.</p> <p>Policy SWB 12 &amp; 13 generally acceptable although I would like to see “carbon neutral” replacing “low carbon” in paragraph 1 of SWB 12.</p> <p>Policy SWB 14 General point, you should emphasise that cycle and pedestrian paths should separate in the interest of safety, the current mixed rights routes in the area are a shambles and result in cyclists forced to still use the roads. 5.13.7 Issue 3 is more than adequately covered in the proposed housing development, see my comments above on Map 5.9.</p> <p>Policy SWB15. Should include – Development Proposals will be expected to respect and minimise any impact on the current flora and fauna to protect the current biodiversity of the area.</p> <p>Policy SWB 16. This is very important and a pity it comes almost as an afterthought to the Planning Policy. Point 5.15.3 is important and developers should not be allowed to use planting a few trees and nest boxes as a “work around”. It also needs to respect and preserve what we already have. Point 5.15.7 is fine but preserving what we already have is tantamount, nature does not readily move house.</p> <ul style="list-style-type: none"> <li>• Non Planning Aspirations.</li> </ul> <p>Traffic.6.2 should include inconsiderate parking around the shop anytime of day but particularly early mornings and the re-positioning of the Bus Stop by the shop.</p> <p>Sustainability. 6.5 fine but not too much to learn from the Swaffham Prior project from comments I see apart from to avoid for now.(As someone with daily contact in this area I think there is a long way to go before we leap on this).</p> <p>Community Pavilion. 6.6 are you sure, when and how many?</p>	<p>SB5. Policy SWB 3 deals with all other areas.</p> <p>With respect to comments on Policy SWB 5 can only apply to existing spaces which qualify as Local Green Spaces. New spaces created as part of new development can be designated as Local Green Spaces at a future review of the plan.</p> <p>With regards to SWB 7, we have amended to refer to strong local connection.</p> <p>Thank you for your comments on Objective 3. We have accepted and updated throughout the NP. With regards to comments on SWB8 please refer to repeat response number 8.</p> <p>With regards to Schedule 11.1, they are not ranked. We have amended paragraph 5.11 of the Reg 14 plan to make this clearer.</p> <p>We have now included an additional priority relating to community renewable/green energy village infrastructure.</p> <p>Regarding Policy SWB12 and 13, please note these have now been merged and the first paragraph refers to net-zero carbon homes as well as low carbon homes.</p>

Ref.	Comment	NP group response
	<p>Trees and Biodiversity. 6.7 – 6.11 Agree, but do not just pay lip-service as usual. Footpaths. 6.12 Agree, but not at the expense of 6.7 – 6.11 above. Cycling. 6.13 See comments to SWB 14 above.</p> <ul style="list-style-type: none"> <li>Conclusion. The Neighbourhood Plan 2021 is a reasonable body of work, and my thanks go to the steering group for its preparation. I trust that my comments will not be taken as a total criticism of their efforts but more a way of defining some of the “off the cuff” statements within it (they need to be factual) and refining or enhancing it prior to submission. COP26 is taking place in the UK during November and ECDC has announced a climate change emergency (see page 62 5.12.2).We should take every opportunity utilise these things in order to achieve acceptance of the plan when it is submitted (nothing quite like being “hoisted by one’s own Petard”).</li> </ul>	<p>Regarding Policy SWB14, it would be desirable to separate different users; paths would need to be widened. Greenway and District Council are considering such options.</p> <p>Regarding Policy SWB 15, we have amended Policy SWB15 so that it requires landscaping to also deliver biodiversity benefits.</p> <p>Points on SWB 16 noted.</p> <p>We have amended paragraph 6.6 so that it includes a note on the number of residents who responded to the community pavilion consultation.</p>
42	<p>Many thanks for the opportunity to respond to the proposed submission.</p> <p>Can I please commend the PC for a highly cogent, responsible and evidence-driven draft, which strives to represent all interests in the village and protect both private interests and the common good. The submission is comprehensive, balanced and will do much to protect key elements of the village and its environs whilst meeting the needs of wildlife and human occupants over the period to 2036. The PC members and their advisers have done a great job.</p> <p>I support the majority of the perspectives and commend the PC. I hope that the comments I offer can strengthen the submission or inform the PC’s views.</p> <p>1 I recognise that there are families and individuals who would like to return or establish themselves in the village, and for that to happen affordable and regular development is required. My point 2 reinforces some of the plan’s recommendations for the means by which this can happen. But I would to emphasise that the village suffers from chronic deficits in infrastructure - the overloaded sewage works at Bottisham (with all the impact ion water flows and water quality in the village), overloaded road infrastructure into Cambridge, where most existing and new residents work or are likely to work (45 mins or more by private car in rush hours and more as development occurs in the area), and extremely poor public transport provision (cycle provision has improved with the new Lode-Quy link). This makes SB a poor location for development. This context has to be emphasised. Soham, with its new rail station, Ely with its Cambridge and London links,</p>	<p>Noted.</p> <p>Noted. We agree Soham and Ely are more sustainable locations for the higher volumes of growth. This is reflected in paragraph 3.20 (Local Plan Context).</p>

Ref.	Comment	NP group response
	<p>Dullingham with its rail links etc all are far better placed for future green transport.</p> <p>2 In previous iterations of development plans and evaluations, it has been shown that there are many small sites in private ownership which can be developed both to meet affordable and general housing needs. Such sites have the benefit of value going to individual households and not exported by developers, and such housing tends to be built to a higher standard. There are many such sites in the village, and they can support development which is in keeping with character, settlement blocks etc. This perhaps should be emphasised much more in the plan. Ensuring future support to individuals who are considering such developments - guidance and advice etc - would be prudent.</p> <p>3 A detail: the section on communal views does not include the vital area the South of Sanger wood, and the all the views from Fen Lane and to the West and NW of the village . This is used by so many of the villagers and is a fundamental asset of the village and its environs. Leaving it out of the documentation is a grave error.</p> <p>4 My most substantive point: a focus on section 6.5. This section totally understates the nature of the challenge human kind and all species on Earth are facing. Siberia, Canada, Greenland, Greece, Spain, Portugal, Australia - all were on fire this year. Some of those not on fire were threatened by water - floods or rising sea levels. Global temperatures are at a record high for the recent geological history and are climbing. We are not facing a climate crisis, we are IN a climate crisis. We have to exceed the current unambitious targets. Developers will build to the standards demanded by Government. Those standards are entirely inadequate. I support very much the good proposals in the draft plan regarding a watching brief on community generation and on pushing for insulation of existing stock. I believe that the draft plan should emphasise the need for all housing stock to be built to the highest environmental standards - eg Passivhaus standards - and be net contributing re green energy, not carbon neutral. Other communities in Europe have achieved this; we should too. Proposed and provisionally agreed developments fall far short of this and I find this shocking. Developers say that the cost of such development is too high, is not feasible, is uneconomic. I know what cost is too high - further degradation (during the period to 2036) of the natural environment and further decline of the climate. An utterly unacceptable cost and we should say so.</p> <p>Some may say that it is not within the powers of the PC to enforce such measures regarding the quality of new housing stock. That's true. But there also is no law which prevents you from stating what really should happen, and what sort of small scale, distributed, extremely eco-friendly houses should be built. Will these preclude those that need affordable housing? I believe 'no'...as a community we should</p>	<p>2. We feel this is covered in the ECDC Local Plan as well as through Policy SWB1 in the draft NP. The two documents support development within the development envelope subject to proposals meeting policies in the development plan (which cover all considerations for all proposals). The supporting text to Policy SWB 12 now includes better signposting applicable to small housebuilders to guidance on planning, designing and delivering low carbon developments.</p> <p>3. We acknowledge this. The section on communal views is intended to support the approach taken in Policy SWB 2 which focuses only on landscape character in the village centre. We agree there are many more valued views in the wider parish. The Swaffham Bulbeck Landscape Character Assessment which underpins this NP describes the nature of views and landscape character in other parts of the parish.</p> <p>4. We note these concerns. Paragraph 6.5 has been strengthened in response to this comment.</p>

Ref.	Comment	NP group response
	<p>champion highly innovative environmental builds, and try to attract as much sponsorship and additional grant monies as will make this a possibility.</p> <p>In sum, section 6.5 can both be massively strengthened and can strongly signal that the community is able to support the action needed to avert and mitigate climate crisis and not simply stand by, limited by the boundaries of its statutory powers.</p>	

## Appendix 10: A report of the written responses from statutory consultees to the Regulation 14 Neighbourhood Plan

Responses were received from the following organisations. Their comments are set out in the table below in plan order. Each statutory consultee is given a reference number as set out below:

<b>Statutory consultee</b>	<b>Reference number</b>
East Cambridgeshire District Council	S1
Historic England	S2
Natural England	S3 (no specific comments about Swaffham Bulbeck NP. Provision of resources though)
National Grid	S4
East Cambs Access Group	S5
Marine Management Organisation	S6
Wicken Fen/National Trust	S7
Local Landowner (part of cemetery/pony field site)	S8
Community Land Trust	S9
Ely Drainage Boards	S10
The Coal Authority	S11 (no specific comments as East Cambridgeshire District Council is outside the coalfield).

### Notes:

1. Bottisham Medical Practice: the medical practice was contacted at Regulation 14 stage but no response was received. This was followed up via email in early 2022. The medical practice responded in March 2022, flagging up that their capacity will partly depend on the outcome of ongoing planning applications including one for a care home development in Bottisham. No specific issues relating to the NP were identified.
2. The NP group also contacted Burwell Surgery as a follow up to the Regulation 14 consultation. Again no specific issues relating to this NP were identified.
3. Note re Cadent Gas: Following response from National Grid, the NP group followed up information with Cadent Gas to clarify additional gas infrastructure in the plan area.

Para number	Ref.	Comment	NP group response
General	S2	Neighbourhood Plans are an important opportunity for local communities to set the agenda for their places, setting out what is important and why about different aspects of their parish or other area within the neighbourhood area boundary, and providing clear policy and guidance to readers - be they interested members of the public, planners or developers - regarding how the place should develop over the course of the plan period.	Noted
General	S2	Paragraph 190 of the <u>National Planning Policy Framework</u> <a href="https://www.gov.uk/guidance/national-planning-policy-framework/16-conserving-and-enhancing-the-historic-environment">https://www.gov.uk/guidance/national-planning-policy-framework/16-conserving-and-enhancing-the-historic-environment</a> (2021) sets out that Plans, including Neighbourhood Plans, should set out a positive strategy for the conservation and enjoyment of the historic environment. In particular, this strategy needs to take into account the desirability of sustaining and enhancing the significance of all types of heritage asset where possible, the need for new development to make a positive contribution to local character and distinctiveness; and ensure that it considers opportunities to use the existing historic environment to help reinforce this character of a place.	Noted
General	S2	It is important that, as a minimum, the strategy you put together for your area safeguards those elements of your neighbourhood area that contribute to the significance of those assets. This will ensure that they can be enjoyed by future generations of the area and make sure your plan is in line with the requirements of national planning policy, as found in the National Planning Policy Framework.  We welcome the production of this neighbourhood plan, and are pleased to see that the historic environment of your parish features throughout the introductory sections. We would like to make the following comments on the content of your plan.	Noted
General	S2	A general comment we would make is that the plan should be formatted such that Policies are distinct and easily discerned from supporting text. At present it is not always clear for all of the policies.	Agreed to 1. Review the policy box style to make sure they do stand out in every instance (look out for page 61) (try double border).2. Index of policies at back of the document
General	S2	For further general advice we would refer you to our detailed	Noted

Para number	Ref.	Comment	NP group response
		<p>guidance on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: <a href="https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/">https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</a>.</p> <p>For further specific advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate the Historic Environment Record at Cambridgeshire County Council.</p>	
General	S4	<p>Proposed development sites crossed or in close proximity to National Grid assets: Following a review of the above document we have identified the following National Grid assets as falling within the Neighbourhood area boundary:</p> <p>Electricity Transmission: Asset Description - 4ZM Route TWR (084 – 198): 400kv Overhead Transmission Line route: BURWELL MAIN – PELHAM 1</p> <p>Gas Transmission: Asset Description – Gas Transmission Pipeline, route: Roudham Heath to Great Wilbraham</p>	<p>Noted.</p> <p>The NP group also note that Cadent Gas have infrastructure in the plan area too.</p> <p>Note: full letter from National Grid available separately on request.</p>
Chapters 1 – 4	S9	<p>The SBCLT purpose and direction aligns closely with Chapters 1-4, identifying and embodying the desire of the Parish community, in the face of inevitable growth and increase in size, to retain as much of the village character amenity and desirability, as possible, through community control and where possible ownership of housing developments for the village. Development of Rural Exception Sites allows the community, through the CLT to work alongside a Developer, to ensure that, to the best extent possible, the objectives set at 4.0 Vision can be realised.</p>	Noted
General	S8	<p>The thrust of plan should be supported, particularly the recognition that the village needs to grow to be sustainable.</p>	Noted

Para number	Ref.	Comment	NP group response
Paragraph 3.16	S7	...We welcome the reference to the Wicken Fen Vision within the Swaffham Bulbeck Neighbourhood Plan. We are particularly supportive of the references to wildlife corridors that could connect with and within the Wicken Fen Vision (3.16 key issues: sustainability...	Noted
Policy SWB1 – SB Development Envelope	S1	The policy defines a new <i>Development Envelope for Swaffham Bulbeck</i> to reflect recent planning decisions and recent changes to the built area of the village.  Development Envelopes provide certainty on the location of development, protect the character and setting of settlements, and conserve the intrinsic character and beauty of the countryside (a requirement of para. 174, NPPF 2021). The Council welcomes the new Development Envelope which, once made, will take precedence over the current Development Envelope set by the Local Plan 2015 policy GROWTH 2.	Noted
Policy SWB1 – SB Development Envelope	S9	SBCLT welcomes the clear definition of the development envelope, and the definitive restrictions on the development of areas outside of the envelope, allowing the community the power to decide on development for at least the next 15 years. Careful efforts to maintain the vision of the Plan should not be thwarted by external decisions.	Noted
Policy SWB2 – SB village landscape character	S9	SBCLT supports the amenity provided by our rural landscape and environment and the entire community's immediate access to it. We have consistently and successfully opposed developments which 'urbanise' the village character, particularly on the fringes of the village which would visually and physically break our connection to the landscape.	Noted
Policy SWB3 – SB parish-wide landscape character	S9	Our comment here is much the same as for SWB2 - the fringe areas are our connection to the landscape. Our strongest support is to protect the open view from the West to the higher land to the East: the deleterious effect any dominant development along the Eastern fringe should be identified within the plan. Thoughtful	Noted
Policy SWB4 – SB built	S9	SBCLT recognises that our community has grown organically and the character is disparate housing: we agree the Plan approach of careful and sympathetic design, and recommend that the Plan	Noted.

Para number	Ref.	Comment	NP group response
environment character		should identify that developments large and small should be similar disparate, and urban style of standardised/repeated designs should be avoided.	
Policy SWB5 – SB local green space	S9	We support the Green Space policy, not just that they should be protected but that access to them, both visual and physical should be maintained	Please note, the LGS designation does not affect landowner’s responsibilities with respect to access and management.
Policy SWB6 – SB Housing Mix	S9	SBCLT policy and both current and future plans are directly aligned to this policy.	Noted
Policy SWB7 – SB community-led development	S9	SWB 7 provides a policy framework for general consideration and discussion by the community to examine how well any proposals meet the individual criteria and provisions. For any development, that discussion will include the expression of individual and possibly opposed opinions, and needs to find a balanced and broad consensus on how well each policy point is met.	Noted
Policy SWB8 Cemetery/Pony Field Site	S1	<p>The East Cambridgeshire Local Plan 2015’s locational strategy concentrates the vast majority of development in the district’s market towns, and does not identify a specific requirement for growth in Swaffham Bulbeck.</p> <p>However, Neighbourhood Plans are an important mechanism for delivering growth. The government’s <i>Planning Practice Guidance</i> states that Neighbourhood Plans <i>can allocate additional sites to those in a local plan</i><sup>1</sup>. Therefore the inclusion of the <i>Cemetery/Pony Field Site</i> for the development of up to 45 dwellings is, in principle, welcomed.</p> <p>As discussed at Other Obligations, the SEA Environmental Report recommends the inclusion of a number of mitigation measures and monitoring indicators. To ensure the plan satisfies the basic conditions and other legal requirements, the policy should be updated to reflect the recommendations of the Environmental Report.</p>	<p>Noted</p> <p>Noted</p> <p>The Policy has been amended to take on board the recommendations from the SEA.</p>

Para number	Ref.	Comment	NP group response
Policy SWB8 Cemetery/Pony Field Site	S2	We note that the plan proposes to allocate a site in the centre of the village for residential development of up to 45 homes. The site is located adjacent to the boundary of the Swaffham Bulbeck Conservation Area and in the near vicinity of a number of listed buildings. As the plan already sets out, it is located in an important area of open space and rural farmland that occupies a gap between the three built up areas of the village. This arrangement and separation is important to the historic character and appearance of the conservation area. Whilst we don't object in principle to the allocation of the site, we do consider that it has the potential to cause harm to the significance of these heritage assets owing to development in their setting.	Noted
Policy SWB8 Cemetery/Pony Field Site	S2	Continued...  As such, we welcome the general content of Policy SWB8 in terms of setting out the requirements for a new development to take account of the existing landscape and built form, and consider the illustrative masterplan provided to be helpful. We would suggest, however, that the policy could be strengthened by incorporating a requirement for a heritage statement to be submitted as part of any planning application.	Noted and agreed. Consistent with the SEA environmental report recommendations, the policy now includes a specific requirement with respect to requirements for the submission of a heritage statement alongside the application. The supporting text has also been strengthened with respect to this.
Policy SWB8 Cemetery/Pony Field Site	S8	<u>Policy SWB 8</u> To ensure compliance the following comments on the wording of this policy are made: <ul style="list-style-type: none"> <li>• It is more typical in such policies to have the preface 'approximately' rather than 'up to' as currently worded.</li> <li>• Reference should be made to '1-bedroom units' as well as 2, 3, 4 &amp; 5.</li> </ul>	Noted.  The policy does not refer to 1-bedroom units since additional 1-bedroom units have not been specifically identified as being needed or in demand in our village. The village does have a stock of 1-bedroom homes (approximately 10 %)² and a number of these are bungalows specifically built to meet the needs of the older population. 1-bedroom units in our rural location have limited flexibility for all households as they will be less flexible in terms of accommodating home

<sup>2</sup> According to Census 2011 data extracted from Nomis January 2022, of 369 household spaces with at least one resident, 40 were 1-bedroom properties. (QS411EW Number of Bedrooms)

Para number	Ref.	Comment	NP group response
			working needs or live-in or visiting carers and relatives.
Policy SWB8 Cemetery/Pony Field Site	S8	<ul style="list-style-type: none"> <li>It has been envisaged that a connection to the cemetery path would provide a route onto the High Street (see alternative 'Policy Map 5.9' below)*. It should be acknowledged that the pathways shown are general to indicate access and movement rather than specific at this time.</li> </ul> <p>*Note: This is provided at end of this table.</p>	<p>The routes shown on policy map 5.9 in the Reg 14 plan are intended to be indicative. However, it is also important that the view through the site and the flow of open space remains post development as per policy requirement 3i). Please see recommended change to the Reg. 14 plan which reads: <b><u>3ii) Provide a publicly accessible green corridor<sup>2</sup> suitable for pedestrians through the site and to link this up linking up with existing pedestrian links (for example those on the High Street, Heath Road and Quarry Lane) surrounding the site (to secure good pedestrian connectivity) the village via a direct pedestrian route onto the High Street. The pedestrian links into and out of the site should be determined following resident engagement work.</u></b></p> <p>Please also see our revised map which removes the indicative pedestrian routes altogether.</p> <p>The policy has been amended also to require "safe vehicular access to site and to the satisfaction of highways".</p>
Policy SWB8 Cemetery/Pony Field Site	S8	<ul style="list-style-type: none"> <li>New Homes should be located where they fit with the existing settlement pattern (see alternative 'Policy Map 5.9' below). Given the high-quality landscape and design-led sustainable scheme proposed new homes will not be 'visually prominent'.</li> </ul>	Noted. Please note the minor wording change to Policy requirement 3iii) here.
Policy SWB8 Cemetery/Pony Field Site	S8	<ul style="list-style-type: none"> <li>Reference to 'Keep the north east area of the site free from development' is unclear and unnecessary, particularly when considered in relation to the requirement to locate new homes where they fit with the existing settlement pattern.</li> </ul>	Noted. Please note the minor wording change to 3. V) here. <b><u>Keep the eastern area of the site (which is on higher ground) free from development, in order to retain the views through the site.</u></b>
Policy SWB8 Cemetery/Pony Field Site	S8	The Policy illustrates the principles and direction of the scheme's design (having regard to its context, environment and community input to date). Its preamble should acknowledge the scheme will be	Noted and agreed. Please note the additional text added to the policy intent paragraphs

Para number	Ref.	Comment	NP group response
		subject to ongoing consultation and discussion throughout the Outline and Detailed Planning Application stages of the process	
Policy SWB8 – Cemetery/pony field site	S9	The Policy document centres on the specific development of the Cemetery/Pony Field Site, and illustrates the general principles and direction of the development and its interaction with its environment and the community, and it should be made clear in the Plan that, whilst it forms the basis of both previous and present discussion and consultation, it may well be very far from the final in principle design that will evolve from ongoing consultation and discussion throughout the Village, before an Outline Planning Application goes forward to the Local Authority for Approval. The Neighbourhood Plan should also identify that consultation will then turn to the fully detailed plans for the development, which again will be tested against the principles set out here.	Noted. Please note the additional text added to the policy intent paragraph set out above.
Policy SWB9 – Swaffham Bulbeck primary school	S9	SBCLT's proposals are intentionally geared to encouraging an increase in the the younger age groups living within village, and increasing thereby the numbers of local children living within easy walking distance of the school, enhancing the sense of community and reducing the number of children coming by car from outside. This would help to resolve the highways issues along the High Street	County Council forecasts (last released in February 2022) tell us that primary school aged children in Swaffham Bulbeck catchment are due to fall from 56 in 2020/2021 to 32 in 2025/2026 (not taking into account this proposed site allocation) The numbers of pupils on roll in October 2021 was 88 plus 6 children in the nursery. Many of these will have come from out of catchment. We agree much of the on-street parking on Quarry Lane is linked to parents dropping off and collecting school children. This will be less of an issue were a larger proportion of the children from the village.
Policy SWB10 – Community Pavillion	S5	<ul style="list-style-type: none"> <li>community facilities, particularly if they are new build or undergoing refurbishment, such as the pavilion, village hall, shop, pub, primary school, church and cemetery should have firm, level approaches with step free access.</li> </ul>	Agreed. We have highlighted the accessibility issues at the Community Pavilion in paragraph 5.10.4
Policy SWB10 – Community Pavillion	S9	SBCLT actively supports not only housing, but also amenities and infrastructure within the village.	Noted

Para number	Ref.	Comment	NP group response
Policy SWB11 SB community infrastructure priorities	S5	<ul style="list-style-type: none"> <li>we welcome schedule 5.11.1 Swaffham Bulbeck identified community infrastructure priorities</li> </ul>	Noted
Policy SWB11 SB community infrastructure priorities	S9	In addition to the commendable infrastructure priorities, SBCLT would like to see Community Renewable/Green Energy development as a prime priority for Swaffham Bulbeck. The CLT will ensure that energy efficiency and all opportunities for renewable MlcroGeneration and Low Carbon Energy sources are included in the housing developments in this villag	This has been added to Schedule 11.1.
Schedule 11.1	S7	We welcome the reference to the Wicken Fen Vision within the Swaffham Bulbeck Neighbourhood Plan. We are particularly supportive of the references to wildlife corridors that could connect with and within the Wicken Fen Vision (3.16 key issues: sustainability); as well as the improvements to link cycle connections with the Lodes Way and Wicken Fen (schedule 11.1 community infrastructure priorities). We would welcome conversations with the parish and any landowners who wish to progress these plans to explore how we might facilitate them and potentially work in partnership.	Noted and thank you. The NP group and the PC are keen to continue the dialogue with stakeholders with respect to cross parish cooperation and work in relation to project to conserve Fenland habitats
Policy SWB12 Delivering sustainable design	S8	It is acknowledged that policies of this nature should encourage rather than prescribe higher standards than that required Building Regulations. However, the policy should also acknowledge the Government's Future Homes Standard which is intended to come into effect in 2025.	The supporting text has been updated to acknowledge the Future Homes Standard. Please note, the supporting and policy text has been strengthened in response to comments from residents to this policy.
Policy SWB12 – Delivering sustainable design	S9	As in SWB11	Noted.
Policy SWB13 – Electric vehicle charging points	S9	In addition to ensuring that all new housing developments are provided with individual off street parking facilities, but every opportunity should be taken to install community charging points relieving the problem of charging for other dwellings that do not have off street parking/charging facilities.	The policy wording has been amended to clarify every dwelling or place of work (coming forward as a planning application) which is provided with off street parking provision should also be provided with charging facilities. Chapter 6 has been amended to include an additional commitment for the Parish

Para number	Ref.	Comment	NP group response
			Council to explore the provision of communal charging facilities.
Policy SWB15 The Swaffham Bulbeck rural footpath network	S5	<ul style="list-style-type: none"> <li>Rights of Way should be accessible to all; any barriers to prevent livestock straying or access by any unauthorised vehicle, should comply with the British Standard 'Gaps, Gates and Styles'</li> </ul>	Policy SWB 15 has been updated to reflect this requirement.
Policy SWB16 – Development proposals and biodiversity	S1	The policy sets requirements to avoid or mitigate impacts on biodiversity. The Environment Bill is currently progressing through the parliamentary process. Once the Bill receives Royal Assent, it is expected to bring into effect national requirements for biodiversity net gain. The policy wording may require review once the Bill is enacted.	Paragraph 5.15.2 has been updated to reflect the enactment of the Environment Act.
Policy SWB 16 Development proposals and biodiversity	S8	<p><u>Policy SWB 16</u> Biodiversity Net Gain (BNG) is to be supported. The Environment Bill, having received Royal Assent, will bring forward an Act which fully addresses BNG.</p> <p>This draft policy includes the following wording: 'Proposals which do not demonstrate that the post-development biodiversity value of the onsite habitat will significantly exceed the pre-development biodiversity value of the onsite habitat will be refused.'</p> <p>The use of 'significantly exceed' is too imprecise, particularly given that it would be the standard used to inform the decision of a planning application. It is understood that the Environment Act will seek a 10% net gain subject to certain criteria. Consideration should be given to the Neighbourhood Plan taking a similar approach in respect to its policies.</p>	The policy has been updated to reflect the enactment of the Environment Act.
Policy SWB16 Development proposals and biodiversity	S9	Maintaining and improving Biodiversity, and avoiding disturbance of the natural habitats has been at the heart of SBCLT's approach to development, at the same time as ensuring visual and physical access to our rural environment. Maintaining the CLT involvement in all housing developments helps secure these important principles for the Community	Noted

Para number	Ref.	Comment	NP group response
Flooding	S10	<p>Thank you for the opportunity to comment on the Neighbourhood Plan, part of which falls within the Swaffham Internal Drainage District.</p> <p>The Board can see no consideration has been given to the impact of flooding within the village, either existing or the potential from new developments. The Board would urge the Council to review this matter in relation to the village.</p> <p>The Council should also consider the Future Fens – Flood Risk Management Project and the impact it may have on the Parish in the future. With climate change projections and many of the flood and water structures coming to the end of their design life, this strategic and long-term approach is needed. This will require changes to current flood risk and drainage activities, coupled with significant investment. More information on the strategy can be found at the following website:-</p> <p><a href="http://www.ada.org.uk/knowledge/future-fens">www.ada.org.uk/knowledge/future-fens</a></p>	<p>The NP has been amended to include information on both fluvial and surface water flooding in the parish. Thank you for providing the information on the Future Fens -Flood Risk Management Project. The NP now references this as well.</p>
General Policies	S5	<ul style="list-style-type: none"> <li>• we are not in favour of shared space on housing developments as this is dangerous for children, those with a visual impairment or those who understand with difficulty.</li> <li>• all new build should comply with Part M of the Building Regulations</li> </ul>	Noted
Chapter 6	S9	<p>Ultimately, the non planning aspirations of the village take us back the overall vision in Chapter 4 that the Neighbour Plan must look to foster, encourage and grow for the future a village whose diversity, community spirit, distinctive and attractive built heritage and green spaces and rural environment can be enjoyed, protected and enhanced.</p>	Noted
Landscape Character Assessment	S2	<p>We note that the plan makes reference to the Swaffham Bulbeck Landscape Character Assessment, which it uses to underpin a number of policies aimed at preventing coalescence between the three distinct parts of the village as it is currently laid out. We welcome this approach, and consider that it is useful in setting out</p>	Noted

Para number	Ref.	Comment	NP group response
		some baseline characteristics of the rural setting of Swaffham Bulbeck Conservation that it is important to preserve.	
Evidence	S2	Having regard to the requirements set out in Section 12 of the NPPF, particularly in paragraphs 127-130, we consider that the plan could provide a more robust policy framework to ensure a high quality of design for the proposed new development. Whilst the illustrative map noted above is helpful, the development of the Site should be supported by the production of a detailed Design Code in order to provide maximum clarity. This should be informed and underpinned by an understanding of the locally distinctive characteristics of Swaffham Bulbeck and its parish in terms of built form, scale, locally distinctive materials, layout etc. Ordinarily, this would be found in a conservation area character appraisal, but we note that there is not currently one adopted by East Cambridgeshire District Council. An historic area appraisal or similar may therefore be required to underpin the Code. These documents can either be produced as part of the evidence base for this neighbourhood plan, or if not then it should be made a requirement of Policy SWB8. We would recommend contacting both your local planning authority and Locality for further advice on this matter.	<p>Policies SWB 2 (Swaffham Bulbeck village centre landscape character) and SWB 4 (Swaffham Bulbeck built environment character) will apply to proposals for development on this site.</p> <p>Policy SWB 8 has been amended to clarify that the design of the scheme would respond appropriately to Swaffham Bulbeck's rich historic environment and be informed by a Heritage Statement.</p>
Evidence	S1	It is encouraging that Swaffham Bulbeck Parish Council and its Neighbourhood Plan Working Group has undertaken and commissioned extensive evidence-collection and research, which is cited throughout the draft Neighbourhood Plan document and provided in the appendices. The parish council should ensure all supporting evidence documents are published and form part of the Neighbourhood Plan submission.	Noted
Conformity with strategic policies	S1	The draft Neighbourhood Plan's policies appear to be broadly aligned with the strategic policies contained within the Local Plan 2015. ECDC is therefore satisfied that the draft Neighbourhood Plan does not undermine its strategic policies and is capable of meeting the requirement for 'general conformity'.	Noted
Other obligations	S1	ECDC prepared a <i>Strategic Environmental Assessment Scoping Report</i> on Swaffham Bulbeck Parish Council's behalf. ECDC consulted on the scoping report from June to August 2021. Taking into account responses to the Scoping Report consultation, ECDC prepared an <i>Environmental Report</i> . The report recommends the	Noted and agreed the NP should be updated to reflect the recommendations of the SEA environmental report. See Recommended changes

Para number	Ref.	Comment	NP group response
		<p>inclusion of a number of mitigation measures and monitoring indicators.</p> <p>To ensure the requirements of relevant EU obligations incorporated into UK law are met, the Neighbourhood Plan must have regard to the findings and recommendations contained in the <i>Environmental Report</i>.</p>	
Other general comments	S6	<p>I am writing to ensure that you have received our MMO standard response for this consultation. A copy of the standard response is attached.</p> <p>No further comment is required from the MMO regarding the Swaffham Bulbeck Neighbourhood Plan - Regulation 14, as the Neighbourhood Plan does not overlap with the East Inshore and Offshore Marine Plans and therefore do not suggest any anticipated impacts on the marine plans.</p> <p>We advise that you consider any relevant policies within the <a href="#">East Marine Plan Documents</a> in regard to areas within the plan that may impact the marine environment. We recommend the inclusion of the East Marine Plans when discussing any themes with coastal or marine elements.</p> <p>When reviewing the East Marine Plans to inform decisions that may affect the marine environment, please take a whole-plan approach by considering all marine plan policies together, rather than in isolation.</p>	Noted
	S7	<p>The Wicken Fen Vision was launched in 1999 in order to increase the nature reserve around Wicken Fen creating a diverse landscape for wildlife and people over an area of 53 square kilometres, expanding southwards towards the edge of Cambridge. The Vision aims to create a diverse range of habitats to support a range of species, including many which are rare or threatened. It is also a Vision to provide a varied landscape for visitors to explore with benefits for health, well-being and community engagement. The Wicken Fen Vision has the potential to address climate change through carbon storage benefits (securing peat soils and tree-planting) and floodwater storage, allowing water to percolate into the soils and replenish ground water resources.</p> <p>After 20 years the need for the Vision is greater than ever before with demands on our environment continuing to increase. The</p>	Noted

Para number	Ref.	Comment	NP group response
		<p>Wicken Fen Vision will deliver on a landscape scale to give nature the space it needs. It will continue to expand to create a healthy, natural and beautiful environment that is bigger, better and more joined for both people and wildlife.</p> <p>We welcome the reference to the Wicken Fen Vision within the Swaffham Bulbeck Neighbourhood Plan. We are particularly supportive of the references to wildlife corridors that could connect with and within the Wicken Fen Vision (3.16 key issues: sustainability); as well as the improvements to link cycle connections with the Lodes Way and Wicken Fen (schedule 11.1 community infrastructure priorities). We would welcome conversations with the parish and any landowners who wish to progress these plans to explore how we might facilitate them and potentially work in partnership.</p>	

**Information appended to representation from S8**

**Key**

- Site boundary
- Existing pedestrian links
- Suggested pedestrian links to surrounding area
- Proposed greenspace
- Existing vegetation to be retained
- Area with steep contours. Explore sustainable drainage opportunities/habitat creation.
- Proposed development parcels
- Proposed semi-formal avenues to echo the character of the Denny



## Appendix 11: Schedule of recommended changes to the Regulation 14 Neighbourhood Plan

No.	Location	Instruction	Change
1	Foreword	Amend foreword to explain the context more clearly with regards to the Cemetery/Pony field site	As stated.
2	Plan formatting	Provide a brief list of main points at the end of each chapter in Chapters 1, 2, 3 and 4	
3	Paragraph 1.5	Update the paragraph to reflect this is the submission version of the plan.	Amend as follows:  <u>A formal (Regulation 14) consultation took place with community and stakeholders on the pre-submission version of the plan from September to November 2021. The plan has been updated in light of the responses received during that engagement work. Before a neighbourhood plan can be made, we must first formally consult our community and stakeholders on the content of the plan. Following this formal consultation, we will amend the plan in light of the responses before submitting the plan. This version of the plan is being submitted to East Cambridgeshire District Council (ECDC). ECDC who will publish the document for a further period of consultation (giving residents and stakeholders an opportunity to comment on the submitted version of the plan) and then appoint an independent examiner.</u>
4	Chapter 2	Include text in chapter 2 to give context to flood risk which is then added as a key issue in Chapter 3.	Insert a paragraph after paragraph 2.7 as follows and link this to a further description of flood risk as a key issue in Chapter 3. <u>2.7 The parish lies along the edge of the former peat fen, a freshwater wetland that once extended from the Newmarket chalk ridge to the Wash and encompassed the flood plains of four rivers including the Great Ouse, of which the River Cam and the lode system are tributaries. Drainage for agriculture from the 17<sup>th</sup> century onwards and continuing arable cultivation have resulted in the loss of the peat, creating massive carbon emissions to the atmosphere and reduction in soil fertility. As a result of the loss of peat, the fen surface has dropped by as much as 4m in places; most of this area now lies below the 5m contour and in places is at or below sea level. The northern part of the parish and land near the lode and stream system are therefore highly vulnerable to flooding in the event that the established flood control assets (pumping stations, sluices, embankments, and coastal defences) fail to contain excessive river discharge or sea level rise, or both (see Key Issues para 3.17)</u>
5	Paragraph 2.13	Bar chart	Give the bar chart a title and provide reference in contents page.

No.	Location	Instruction	Change
6	Paragraph 3.1	Amend paragraph 3.1 to reference how many people responded to neighbourhood plan survey (which was in the form of a questionnaire) and be specific about which survey this was.	Amend paragraph 3.1 as follows: <p><u>“The identification of key issues which are presented in this chapter has been informed by the community feedback from the NP survey undertaken in February 2019, to which 49 households (out of a total of 369 households as at 2011 Census) responded, and also from the consultation held on the pre-submission version of this plan in September 2021, to which 44 responses were received.</u>”</p>
7	Paragraph 3.3	Insert a paragraph to explain the definition of affordable housing used in the NP.	Insert the following text: <p><u>“For the purpose of this NP the definition of affordable housing is that used by national government in the National Planning Policy Framework 2021. This is set out in full in the glossary to this plan. In brief it is <b>Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)</b>”</u></p>
8	Paragraph 3.5	Improve detail in the bullet points.	Amend as follows: <p><u>“The following information builds a picture of the current need in the parish:</u></p> <ul style="list-style-type: none"> <li><del>• 14 couples have registered with Swaffham Bulbeck Community Land Trust for affordable houses (Dec 2020). As at February 2022, the Swaffham Bulbeck Community Land Trust has received 23 expressions of interest.</del></li> <li>• <u>34-27</u> households on ECDC’s housing waiting list have a local connection <u>(February 2022 August 2019)</u> to the parish</li> <li>• <del>253</del><u>232</u> households on the Council’s housing waiting list have included Swaffham Bulbeck as a preferred location <u>(Aug 2019 February 2022)</u></li> <li>• 23 new affordable <del>houses</del> <u>homes</u> are needed according to the Housing Needs Survey 2015</li> <li>• 81% of responses <u>(38 out of 47)</u> to the NP survey (Spring 2019) identified starter homes (small market and affordable) as the most needed in Swaffham Bulbeck.</li> <li>• Estate agent responses to housing requirements in the village (Aug 2020) indicate a demand from families and retirees, living within a 10-mile radius of the village, for 2–4-bedroom houses and bungalows. Gardens are perceived as an important benefit of living outside the town/city. There is equal demand for market and rented properties and potential interest in shared ownership houses. Important factors attracting buyers/renters are the rural setting, the amenities in the village and the sense of a dynamic village society.</li> </ul>

No.	Location	Instruction	Change
			<ul style="list-style-type: none"> <li>As a result of the recent pandemic and lockdowns, house buyers are placing greater emphasis on factors such as access to green spaces, job opportunities and average local salaries when deciding where to live (Yopa Nov 2020 Love Where You Live Guide)."</li> </ul>
9	Paragraph 3.5	Insert a new paragraph after Reg 14 paragraph 3.5 to explain Local Plan policy on affordable housing requirements	<p><u>"Policy HOU 3 in the Local Plan 2015 requires the delivery of affordable housing on all open market housing development proposals for schemes which incorporate more than 10 dwellings. Specifically, it seeks a minimum of 40% of the total number of dwellings to be provided as affordable housing units. In addition, Policy HOU 4 in the Local Plan permits affordable housing development on rural exception sites (see glossary for definition)"</u></p>
10	Paragraph 3.6	Amend paragraph 3.6 to explain CLT membership is open to all adults who live, work or have family in the parish.	<p>The Community Land Trust, set up by local people in June 2017, is an independent non-profit charitable trust with its own set of governance rules. <u>CLT membership is open to all adults who live, work or have family in the parish.</u> Its primary object is the provision of housing in perpetuity for the benefit of people with a local connection. <a href="http://www.swaffhambulbeckclt.org.uk">www.swaffhambulbeckclt.org.uk</a></p>
11	Paragraphs 3.6, 3.7 and 3.8	Relocate these paragraphs to appear after paragraph 3.9 which provides context to development pressure in the parish.	
12	Paragraph 3.9	Expand the text in paragraph 3.9 to provide more information on development pressure	<p><u>"3.9 Located 8 miles from the centre of Cambridge, Swaffham Bulbeck is potentially under pressure for further housing development. This was particularly evident in 2016 when five areas of land in and around the village were put forward as being available by landowners for development in response to a call for sites exercise by ECDC.</u></p> <p><u>There have been changes to the Local Plan context in recent years. The adopted Local Plan (which provides the adopted statutory development plan and which should be used when planning applications are being determined) is the 2015 Local Plan but until early 2019, this plan was due to be superseded by the now withdrawn 2017 Local Plan. The submission Draft Local Plan in October 2017 responded to landowners; site submissions through proposing three site allocations as follows:</u></p> <ul style="list-style-type: none"> <li><u>Cemetery/Pony field site for the development of approximately 38 homes</u></li> <li><u>Cambridgeshire County Council strip of land east of Heath Road for 20 homes</u></li> <li><u>Hillside Mill site for 12 homes</u></li> </ul>

No.	Location	Instruction	Change
			<p><u>Planning applications have been submitted for all three of the above parcels of land and despite strong objections from residents and the Parish Council, planning consent was granted for the development of 19 dwellings on the Hillside Mill field site in 2018. There were also strong objections from residents and the Parish Council in response to the land east of Heath Road application. In this case permission was refused both by ECDC in 2020 and later at appeal stage in September 2021.</u></p> <p><u>The different outcomes to the two planning applications reflect the different Local Plan contexts provided at the time of decision making. In addition, development pressure changes (increases) at times when the ECDC cannot demonstrate an up to date 5 year land supply.</u></p> <p><u>The planning application for the cemetery/pony field site is still under consideration by ECDC.</u></p> <p><u>“The reasons for development pressure in and around Swaffham Bulbeck include:</u> ...</p>
13	Paragraph 3.10	Insert a new paragraph after paragraph 3.10 to include flood risk as a key issue	<p><u>“Flood risk</u> <u>Flood risk in the parish potentially arises from the river (fluvial) and run-off (surface water) flooding. Areas of the parish to the west and north of the settlements below the 5m contour and within 20m of Swaffham Bulbeck Lode or of its feeder chalk streams (the Mill Stream and Gutterbridge Stream) lie in areas of fluvial flood risk (se Map 3). The north-western part of the parish falls within the southern extent of the Great Ouse Fens catchment area and is vulnerable to the deterioration of flood risk assets (e.g., pumping stations, sluice gates, coastal defences and fluvial embankments) in the wider area; this vulnerability will increase as sea level rise. The Future Fens Flood Risk Management project <a href="https://www.ada.org.uk/knowledge/future-fens/">https://www.ada.org.uk/knowledge/future-fens/</a> is managing this risk in light of the effects of climate change. Development proposals will not be supported in these areas of fluvial flood risk.</u></p>

No.	Location	Instruction	Change														
14	Paragraph 3.12	Insert a paragraph to explain clearly primary school capacity in Swaffham Bulbeck	<p>Insert the following paragraph after current paragraph 3.12:</p> <p><u>“As a high priority, residents have identified the village primary school as an essential facility and focal point of social and cultural importance to the community <del>which should be retained</del> that every effort should be made to retain. Swaffham Bulbeck primary school is a successful Church of England primary school attracting children from within the village but also from outside its catchment area. The Published Admission Number (PAN) of the school is 14 (for the reception year as set out in the CCC Admissions Booklet) and for all year groups this is 98. The pupil roll at the school in October 2021 was 88 children plus 6 in the nursery class. A sizeable proportion of these however come from out of catchment. The school currently remains viable only because numbers are made up to the PAN by admitting children from outside the immediate catchment. Cambridgeshire County Council undertakes pupil forecasting across the county for all the catchment areas. Based on this forecast, pupil numbers in the Swaffham Bulbeck catchment are due to decline considerably over the next five years.</u></p> <table border="1" data-bbox="902 743 1193 1102"> <thead> <tr> <th>School Year</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>2020/2021</td> <td>64</td> </tr> <tr> <td>2021/2022</td> <td>56</td> </tr> <tr> <td>2022/2023</td> <td>50</td> </tr> <tr> <td>2023/2024</td> <td>45</td> </tr> <tr> <td>2024/2025</td> <td>38</td> </tr> <tr> <td>2025/2026</td> <td>32</td> </tr> </tbody> </table> <p>Source: <u>Cambridgeshire County Council Catchment Forecasts January 2021 Base.</u></p>	School Year	Total	2020/2021	64	2021/2022	56	2022/2023	50	2023/2024	45	2024/2025	38	2025/2026	32
School Year	Total																
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2023/2024	45																
2024/2025	38																
2025/2026	32																
15	Paragraph 3.14	Insert a paragraph before paragraph 3.14 to explain medical facilities	<p><u>“There are two medical practices which serve parish residents. These are located outside the parish at Burwell and Bottisham. The medical practices are busy practices with Bottisham serving a very high number of older patients. No specific concerns have been identified relating to this NP.</u></p>														
16	Paragraph 3.16	Amend paragraph 3.16 third bullet to refer to examples in the village at the moment.															

No.	Location	Instruction	Change
			<ul style="list-style-type: none"> <li>“Alternative, sustainable heat and energy sources should be explored, and the insulation of existing housing stock strongly encouraged. <u>Existing village examples are homes at Commercial End as well as some Sanctuary Housing homes which are installed with air source heat pumps.</u>”</li> </ul>
17	Paragraph 3.17	Add bullet to paragraph 3.17 to reflect issues of poor visibility at key village junctions	<p>Add the following bullet point to paragraph 3.17</p> <ul style="list-style-type: none"> <li><u>A number of village junctions considered to be dangerous. This includes junctions with poor visibility (Quarry Lane/High Street junction and Heath Road/Quarry Lane) and where turning can be difficult due to volume and speed of traffic (Commercial End/B1102 junction)</u></li> </ul>
18	Paragraph 3.17	Add bullet to paragraph 3.17 to refer to inconsiderate parking near the shops	<p>Add the following bullet point to paragraph 3.17</p> <ul style="list-style-type: none"> <li>Inconsiderate parking near the shop</li> </ul>
19	Paragraph 3.17	Add a new bullet to paragraph 3.17 to explain the Swaffham Heath Road/A1303 junction	<p>Insert an additional bullet point under paragraph 3.18 as follows:</p> <ul style="list-style-type: none"> <li><u>The dangerous junction at Swaffham Heath Road/A1303. Note that as at February 2022, county council have confirmed funding for providing a staggered junction at the Swaffham Heath Road/A1303.</u></li> </ul>
20	Paragraph 3.18	Insert a new paragraph after paragraph 3.18 to explain the situation regarding electricity and utilities	<p><b>Swaffham Bulbeck Utilities</b></p> <p><u>“Homes in Swaffham Bulbeck are not connected to the mains gas network. Homes are generally heated via oil. Very recently there have been changes in some properties to air source heat pumps (some Sanctuary Housing homes and some private homes, particularly in Commercial End). The electricity supply in Swaffham Bulbeck is also vulnerable to outages often during stormy weather due to an inadequate overhead infrastructure.</u></p> <p><u>In terms of waste water, Swaffham Bulbeck is served by Bottisham Waste Water Treatment Works. The 2015 Local Plan reports that this is currently operating close to full permitted capacity and that consultation with Anglian Water would be required to ensure that capacity is available for further development or whether an upgrade is required.”</u></p>
21	Chapter 4 Plan objectives	Amend objective 1 and update throughout the NP document.	Retain <u>and enhance</u> the existing and distinctive village character by...
22	Chapter 4 Plan objectives	Amend objective 3 and update throughout the NP document.	Encourage a thriving village which retains a diverse range of age groups within a community which promotes sustainability <u>and biodiversity</u> by

No.	Location	Instruction	Change
23	Chapter 5 formatting	Review policy box style to make sure they stand out in every instance. Try double border.	Done
24	Chapter 5 formatting	Include index of policies at back of document. Ideally include page numbering wherever a policy is referenced	Index at the front with page numbering.
25	Chapter 5 formatting	Think about matching paragraph numbering with policy numbers.	Done
26	Paragraph 5.1.6	Provide supporting information to the policy to explain the link with Policy SWB 8	<p><u>5.1.7 The policy below includes a note referencing site allocation Policy SWB 8. It should be noted that the site allocated by Policy SWB 8 is subject to an outline planning application (submitted in May 2019). Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan currently includes the 2015 ECDC Local Plan and will include the NP once the NP has been made (following examination and referendum). Notwithstanding this, ECDC may give weight to the policies in this emerging NP (in line with Paragraph 48 of the NPPF) as the plan becomes more advanced in its preparation.</u></p> <p><u>5.1.8 If planning consent is granted by the time this neighbourhood plan is made, the site allocation is nevertheless included in the plan to ensure important principles for the development are established and in place ready for the detailed consent application and, in the event of any permissions expiring, in place ready for future applications. In either case, and for reasons explained above, the site should not be included in the development envelope until development has taken place.</u></p>
27	Policy SWB 1	Amend 4 <sup>th</sup> bullet point and add a footnote which provides explanation in supporting text immediately following the policy box	Footnote after 4 <sup>th</sup> bullet point to read:  <b>Policy SWB 1 – Swaffham Bulbeck development envelope</b>

No.	Location	Instruction	Change
			<p><b>New infill development proposals will be supported within Swaffham Bulbeck’s development envelope as defined in Map 5.1 provided they accord with policies in this neighbourhood plan, together with the Local Plan.</b></p> <p><b>Outside the development envelope, development will be restricted to:</b></p> <ul style="list-style-type: none"> <li>• Rural exception housing on the edge of the village where such schemes accord with the Local Plan;</li> <li>• Community-led developments;</li> <li>• Development for agriculture, horticulture, outdoor recreation, essential educational infrastructure and other uses that need to be located in the countryside; and</li> <li>• The site allocated for <u>community-led development</u> in this neighbourhood plan<sup>1</sup>.</li> </ul> <p><b>All development proposals must be appropriate to the size and character of the settlement.</b></p> <p><u>Note 1: Policy SWB 8 in this plan allocates the Cemetery/Pony field site for development but on the proviso that it is brought forward as a community-led scheme. The policy also includes critical site-specific requirements (for example the provision of informal open space to mitigate any impact on the Devils’ Dyke SSSI). Due the proviso that this site is brought forward as a community-led scheme, it is not deemed appropriate to include the site within the development envelope (since that would open up more options in terms of how this site could come forward).</u></p>
28	Paragraph 5.2.18	Amend paragraph 5.2.17 to improve clarity.	<p>5.2.17 Informed by work undertaken for the Landscape Character Assessment and the Fringe Sensitivity Assessment, the neighbourhood plan steering group have identified and mapped locally valued communal views in the village centre character area. These are views across public open space and visually important open space, often towards heritage assets. They are shown on Policy Map 5.5, alongside a description of <u>their key features</u>. Photos of the views are provided in Appendix 1.</p> <p>5.2.18 Please note there are many other locally valued views in the parish. The purpose of Map 5.5 is to show views in the village centre for the purpose of Policy SWB 2. Further information on important views in the rest of the parish is provided in the Landscape Character Assessment.</p>
29	Policy SWB 2	Merge criteria a) and d) so Maps 5.4 and 5.5 are understood as relating to one another.	<p><b>Policy SWB 2 – Swaffham Bulbeck village centre landscape character</b></p> <p><b>All development proposals in the village centre (defined as the area falling in the Denny Landscape Character Area – see Map 5.2) shall be sensitive to Swaffham Bulbeck’s</b></p>

No.	Location	Instruction	Change
			<p>distinctive landscape and settlement character, as described in Swaffham Bulbeck’s Landscape Character Assessment and Fringe Sensitivity Assessment.</p> <p>Specifically, this means:</p> <p>a) retaining the pattern of three <del>distinct</del> settlement clusters in the village which is created and characterised by the village centre open space starting at the Denny and spanning out in three different directions (see Map 5.4);</p> <ul style="list-style-type: none"> <li>• <u>as part of this requirement, development proposals shall respect and not adversely impact locally valued communal views (views enjoyed from public spaces) in the village centre towards Swaffham Bulbeck’s distinctive features (including heritage assets and views from within the settlement out to open countryside) including the key features of the locally valued communal views shown on Map 5.5.</u></li> </ul> <p>b) requiring landscape and visual impact assessments of major development proposals in the village centre and other proposals which are otherwise likely to impact on settlement pattern in the village centre or that affect the openness of land parcels that separate the village clusters;</p> <p>c) conserving or enhancing heritage assets in the village centre including aspects which contribute towards the significance of the heritage assets such as village open space where this provides an important setting to heritage assets; and</p> <p><u>d) incorporating measures which mitigate and manage landscape and visual impacts appropriately and where opportunities arise, proposals will be expected to incorporate landscape enhancement measures.</u></p> <p><del>and d) development proposals shall respect and not adversely impact the locally valued communal views in the village centre (views enjoyed from public spaces), as shown on Map 5.5, towards Swaffham Bulbeck’s distinctive features (including heritage assets and views from within the settlement out to open countryside).</del></p>
30	Table 5.1	Add a note to the description of the table.	<p><b>Table 5.1: Description of views shown in Policy Map 5.5</b></p> <p>Please see Appendix 1 for photos <u>and description of key features</u></p>

No.	Location	Instruction	Change
31	Paragraph 5.4.3	Insert a paragraph to explain heritage assets outside the Conservation Area	<p>“5.4.4 Buildings of historical importance are also found outside the Conservation Area too. For example, along Quarry Lane</p> <p>“5.4.3 Outside the conservation area in the southern part of the village, the built form is made up of linear development along the High Street (terraced red brick housing set back from the road with small front gardens) and along Quarry Lane (detached bungalows set back with larger front gardens). To the west of the High Street and behind the conservation area, there is estate development along Vicarage Close. Here the dwellings are mostly semi-detached and terraced houses and bungalows with some detached dwellings too.</p>
32	Map 5.7	Amend the map so that it is clear these are existing densities.	
33	Paragraph 5.7.1	Amend as follows:	The Swaffham Bulbeck Community Land Trust (CLT) was set up in June 2017 by a group of local people who live in the parish. <u>Membership of the CLT remains open and any proposal put forward by the Trustees of the CLT will be voted on by the membership.</u> The CLT is working in cooperation with the Parish Council and the neighbourhood plan steering group to provide highquality, affordable housing for local people now and in the future. The CLT is seeking to create opportunities for the next generation in Swaffham Bulbeck to stay in the village, through affordable housing. The Swaffham Bulbeck CLT is supported by the Cambridgeshire and Peterborough Combined Authority and is a member of the national CLT network. At the time of writing in 2021, there were 14 families on the Swaffham Bulbeck CLT register for affordable housing.
34	Paragraph 5.7.2	Amend current paragraph to provide more information on the CLT	<p>Add the following sentence to the end of paragraph 5.7.2.</p> <p><u>“The proposals for the cemetery/pony field site will be subject to an extensive programme of community engagement covering all constituencies within the village, to commence upon agreements being signed. This engagement will include open and member meetings as well as the opportunity for written comment upon the proposals. It is hoped that as many members of the community as possible will join the CLT as members to ensure maximum representation in the engagement and ensuing decisions taken.”</u></p>
35	Policy SWB 7	Amend the first paragraph to provide a link to a definition for connection	Proposals for small scale community-led residential development schemes including affordable housing schemes for people with a <u>strong</u> Swaffham Bulbeck connection, <u>as defined in the supporting text to this policy</u> , on the edge of the development envelope are, in principle supported, provided that:
36	Policy SWB8	Amend the policy and supporting text in response to	Reported separately (after this table).

No.	Location	Instruction	Change
		feedback at regulation 14 stage.	
37	Policy SWB9	Insert paragraph after 5.9.6 which explains capacity at Swaffham Bulbeck Primary School	<u>“5.9.7 The level of growth planned in this plan will help support the primary school. Many children who attend the school come from out of catchment. The January 2021 base catchment forecast for Swaffham Bulbeck CE Primary School shows that the primary-aged population in the village is forecast to fall from 56 during the school year 2021/2022 to 32 by 2025/2026 – see Chapter 3 for further information on this.”</u>
38	Paragraph 5.10.4	Provide additional text which refers to the community pavilion performing poorly against ECDC accessibility assessment in 2013.	<u>“5.10.4 However, it is generally considered by the community that the pavilion has its shortcomings including maintenance liabilities, inefficient and expensive heating system, limited kitchen facilities, its vulnerability to vandalism and issues with power. The community pavilion building was given zero score for accessibility by the ECDC in the district-wide Community Facilities Audit 2013. See <a href="#">PE27 Community Facilities Audit.pdf (eastcamb.gov.uk)</a>.</u>
39	Paragraph 5.11	Amend the paragraph to make clear that the community priorities, whilst numbered for referencing purposes are not ranked.	<u>“5.11 The 2015 Local Plan includes in Part 2 a list of community infrastructure priorities for Swaffham Bulbeck. These are set out in the first column in the schedule below. The priorities are not ranked in any priority order but are numbered for referencing purposes only. The second column provides up to date context to these priorities as identified through the neighbourhood plan.”</u>
40	Schedule 11.1	Insert additional community infrastructure priority relating to community renewable/green energy development	<b><u>“6. Community renewable/green energy village infrastructure</u></b>  <u>In order to assist in lowering the carbon footprint of parish residents, the NP identifies as a priority delivery of parish infrastructure that could assist with the delivery of low carbon heating and/or power for parish residents. Potential projects include community ground source heating projects, installation of wind turbines or solar/photovoltaic panels.</u>
41	5.12.1	Amend sub heading	<u>Policies SWB 12 – Delivering sustainable design and SWB 13 – Electric Vehicle Charging points</u>
42	Paragraph 5.12.4	Update the paragraph to reflect the adoption by ECDC of the Climate Change SPD	Amend the paragraph as follows:  <u>“5.12.4 In October and November 2020, ECDC published adopted its draft Climate Change SPD for Consultation in February 2021.</u>
43	Paragraph 5.12.4	Insert an additional paragraph to explain the Local context where Swaffham Bulbeck homes are not connected to the grid.	<u>“Homes in Swaffham Bulbeck are not connected to the mains gas network. Homes are generally heated via oil which is not an acceptable solution for new homes and buildings coming forward. Very recently there have been changes in some properties to air source heat pumps (some Sanctuary Housing homes and some private homes, particularly in Commercial End).”</u>

No.	Location	Instruction	Change
44	Paragraph 5.12.4	Insert an additional paragraph to provide up to date information on the Government's Future Homes and Buildings Standard	<p><u>“5.12.5 In 2019, the government announced the Future Homes Standard. This will be a set of standards that will complement Building Regulations to ensure an uplift in the energy performance of new homes. In January 2021, the government issued its response to a consultation which ran October 2019 to February 2020 where it confirmed that all new homes will be required to be equipped with low carbon heating and be zero-carbon ready by 2025.</u></p> <p><u>5.12.6 It is not within the scope of a neighbourhood plan to set prescriptive standards for the internal layout and design of new residential development proposals. However, it is considered entirely appropriate for this neighbourhood plan to signpost developers to tools to assist with the planning, design and delivery of low carbon developments in Swaffham Bulbeck parish. An example of such a tool is the Net Zero Carbon Toolkit, prepared by Levitt Bernstein, Elementa, Passivhaus Trust and Etude and commissioned by West Oxfordshire District Council, in collaboration with Cotswold District Council and Forest of Dean District Council. It is aimed at small and medium sized house builders, architects, self-builders and consultants and is available to view here <a href="https://www.westoxon.gov.uk/netzerocarbontoolkit">https://www.westoxon.gov.uk/netzerocarbontoolkit</a></u></p> <p><u>5.12.7 The approach taken in the toolkit is that net zero carbon buildings are supported by three core principles:</u></p> <ol style="list-style-type: none"> <li><u>1. Energy efficiency. Applicable to energy used for heating, hot water, ventilation, lighting, cooking and appliances</u></li> <li><u>2. Low carbon heating. Low carbon sources of heat are an essential feature. The toolkit states that new buildings should be built with a low carbon heating system and must not connect to the gas network.</u></li> <li><u>3. Renewable energy generation. The toolkit states that renewable energy generation (e.g., through solar photovoltaic (PV) panels should be at least equal to the energy use of the building.</u></li> </ol> <p><u>5.12.8 In addition, the toolkit looks at the embodied carbon in materials used in each development.</u></p> <p><u>5.12.9 Applicants are encouraged to use the toolkit when considering development in the parish. The toolkit also provides homeowners looking to retrofit or extend their existing property, guidance and advice on what they need to consider and how they can implement energy efficiency measures and begin the process of decarbonising their homes in a more affordable, phased approach</u></p>

No.	Location	Instruction	Change
			<p><b><u>Traditional Buildings</u></b>  <u>5.12.10 The Sustainable Traditional Building Alliance and Historic England have published guidance which is useful for owners in the parish of traditional buildings (usually built before 1919 (likely to have solid walls (i.e. not cavity walls) or solid timber) who wish to improve the energy and environmental performance of their building. Where applicable to their circumstances, residents are encouraged to look this up. The guide adopts a whole building approach to identifying the best solutions for retrofitting a traditional building and improve its energy and environmental performance.</u></p> <p><a href="https://historicengland.org.uk/images-books/publications/planning-responsible-retrofit-of-traditional-buildings/responsible-retrofit-trad-bldgs/">https://historicengland.org.uk/images-books/publications/planning-responsible-retrofit-of-traditional-buildings/responsible-retrofit-trad-bldgs/</a></p>
45	Paragraph 5.12.4	Insert additional paragraphs to explain the context in relation flood risk and to sustainable drainage systems	<p><b><u>Flood risk and development</u></b>  <u>Local Plan policy (see Policy ENV8: Flood risk) requires all development and re-development to contribute to an overall flood risk reduction. Flood risk from all sources needs to be considered as part of this including fluvial flood risk from the Swaffham Bulbeck Lode and surface water flood risk. Risk of flooding from all sources is available to view at <a href="https://check-long-term-flood-risk.service.gov.uk/map">https://check-long-term-flood-risk.service.gov.uk/map</a>.</u></p> <p><u>For all areas of land, regardless of whether they are identified as being in an area of flood risk (from any source), it is still essential that where development takes place it is designed so that surface water run-off is accommodated within the site. Sustainable Drainage Systems (SuDs) is the best method for minimising flood risk whilst also benefiting biodiversity. New development often removes natural vegetation and reduces the permeability of the land through the construction of roofs, roads, car parks and other areas of hardstanding, all of which can significant increase the rate of surface water runoff. SuDS are therefore an important component in reducing the quantity surface water runoff.</u></p> <p><u>The Cambridgeshire Flood and Water Management SPD identifies 21 Suds Design Principles for new development to follow. These are set out in Appendix 3</u></p> <p>(Create new Appendix 3).</p> <p><u>Land in and around Swaffham Bulbeck village is likely to be suitable for infiltration Suds (this is where components are used to capture surface water run-off and allow it to infiltrate and filter through the sub soil layer, before returning to the water table below). This is because the village lies outside the Source Protection Zone and also because of the geology in the parish (the</u></p>

No.	Location	Instruction	Change
			<p><u>southern part of the parish including the majority of Swaffham Bulbeck village is located in the East Anglian Chalk National Landscape Character Area where the underlying and solid geology is dominated by Upper Cretaceous Chalk) but the suitability of a site for infiltration SuDs will nevertheless need to be checked on a site by site basis.</u></p> <p><u>Guidance on planning and designing SuDs is provided in national planning practice, in the Non-statutory Technical Standards for Sustainable Drainage Systems and, for the Cambridgeshire context, in Chapter 6 of the Cambridgeshire Flood and Water Management SPD 2016.</u></p>
46	Policy SWB 12 and 13	<p>Merge the two policies and amend:</p> <ul style="list-style-type: none"> <li>• the last paragraph of the policy wording in order to separate waste management out from other matters</li> <li>• to explain more clearly the hierarchy in terms of waste generated through building materials</li> <li>• to insert a paragraph reflecting parish current dependency on oil</li> </ul>	<p><b>Policy SWB 12 – Delivering sustainable design</b></p> <p><b>Development proposals which adopt innovative approaches to the construction of low and net-zero carbon homes and buildings which demonstrate sustainable use of resources and high energy efficiency levels (for example construction to Passivhaus or similar standards) are strongly encouraged.</b></p> <p><b>All development proposals must be accompanied by a Sustainability Statement that outlines how a scheme:</b></p> <ol style="list-style-type: none"> <li><b>a. minimises demand for energy through design;</b></li> <li><b>b. maximises energy efficiency through design;</b></li> <li><b>c. achieves carbon dioxide reduction through the above measures, and through the incorporation, wherever possible and if applicable, of renewable and low carbon energy sources<sup>1</sup>; and</b></li> <li><b>d. minimises water usage (including whether, for residential development, the design intends to voluntarily incorporate the Part G Building Regulations option of estimated water consumption set at no more than 110 litres per person per day, rather than the standard 125 l/p/d)<sup>2</sup>.</b></li> </ol> <p><b><u>Note 1: New homes and buildings in the parish (which is not connected to mains gas) will not be permitted to be heated through oil.</u></b></p> <p><b>The sustainability statement should also set out how waste management is to be addressed,</b></p> <ul style="list-style-type: none"> <li>• <b><u>how the choice of building materials is appropriate. In this respect, restoration and renovation of existing buildings is preferred over new build. Where new build is involved, materials should be prioritised which are reused, reclaimed or natural from the local area or from sustainable sources and that are durable. (for example through low carbon embodied materials) and</u></b></li> </ul>

No.	Location	Instruction	Change
			<ul style="list-style-type: none"> <li>• <b><u>describe the adaptability of the proposed buildings and associated spaces as climate continues to change (e.g., using water more efficiently, reducing overheating and controlling high levels of rainwater run-off); and</u></b></li> <li>• <b><u>how waste management is to be addressed.</u></b></li> </ul> <p><b>New development proposals incorporating car parking provision (includes all residential development) will be expected to install charging points <u>dedicated to individual dwellings or places of work/community activity</u> for the purpose of charging electric vehicles.</b></p> <p><b><u>Sustainable Drainage</u></b>  <b><u>The use of Sustainable Drainage Systems will be required for all new major development as set out in the NPPF 2021 and infiltration SuDs should be used wherever they are suitable. Applicants will be expected to comply with the SuDs design principles set out in the Cambridgeshire Flood and Water Management SPD (including any updates to this) when designing and planning for SuDs.</u></b></p> <p><b><u>All other development proposals involving new build will be required to demonstrate all surface water run-off is accommodated within the site using appropriate surface water drainage arrangements with a strong preference for SuDs.</u></b></p>
47	Paragraph 5.12.5	Amend paragraph to reflect the fact the policies have been merged.	<p>Policy intent (SWB 12 and SWB 13)</p> <p>5.12.5 The purpose of policies SWB12 and 13 is to ensure that land use planning in the parish plays a key role in Swaffham Bulbeck's contribution to greatly reducing carbon emissions, making efficient use of resources, and progressing towards carbon neutrality as a community.</p> <p><u>5.12.6 Where development proposals incorporate off-street car parking provision to meet the needs of the development, they should also be provided with charging points for the purpose of charging electric vehicles. It is acknowledged there are existing properties in the parish which depend on on-street parking provision. Chapter 6 therefore includes a commitment for the Parish Council to explore community charging points to serve parish residents and visitors.</u></p>
48	All paragraphs following 5.12.5 in Chapter 5	Update all subsequent paragraph numbers	
49	Paragraph 5.14.3	Amend policy intent paragraph to support the amendment to the policy	"5.14.3 The intent of Policy SWB 15 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. To maintain accessibility to all, where a new gate or style is

No.	Location	Instruction	Change
			provided as part of improvements these should meet accessibility standards set out in British Standard 'Gaps, Gates and Styles'."
50	Policy SWB 15	Amend the last paragraph of the policy to ensure that accessibility is taken into account.	<p>Amend as follows:</p> <p><b><u>"Development proposals will be expected to maintain or enhance the provision and quality of the current rural network of footpaths public rights of way in the parish (as shown on Maps 5.11).</u></b></p> <p><b><u>Development that will be clearly visible from a public right of way should consider the appearance of the proposal from the right of way and incorporate green landscaping (which should be designed to deliver biodiversity benefits) to reduce any visual impacts.</u></b></p> <p><b><u>Development proposals will be expected to utilise available opportunities to improve the quality and quantity and links between the footpath network routes in the public rights of way network in the parish. This could include landscaping where this protects and enhances existing biodiversity assets. Any new gates or styles provided as part of improvements will be required to meet accessibility standards by complying with the British Standard 'Gaps, Gates and Styles'."</u></b></p>
51	Policy SWB 16	Rename policy title and policy heading on page 69	Policy SWB 16 Natural Environment in relation to planning and development
52	Paragraph 5.15.2	Amend paragraph 5.15.2 to reflect the enactment of the Environment Act.	"The Environment Act was enacted in November 2021. The Act requires includes <del>In January 2020, the government published the Environment Bill. The government has committed to apply</del> a requirement for biodiversity net gain of 10% for developers through the planning system.
53	Paragraph 5.15.6	Amend paragraph 5.15.6 to reflect the up to date position with respect to the Defra metric.	5.15.6 The policy refers to the Defra metric. <u>In July 2021, Natural England launched the 3.0 Defra metric. It provides an industry standard way of measuring and accounting for nature losses and gains resulting from development or changes in land management. The ECDC Natural Environment SPD explains that there are a number of biodiversity calculators available for use. The Defra Biodiversity Metric 2.0 is one option that is currently being tested and continually refined. An alternative is the biodiversity impact assessment calculator developed by Warwickshire County Council. This has been operational for several years, is tried and tested, and local partners in Cambridgeshire have adapted the list of habitats so they are appropriate for Cambridgeshire. The template for this biodiversity calculator is available from the Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire.</u>
54		Amend the third paragraph of the policy to reflect the national requirement now stipulated in the Environment Act.	<p>"...</p> <p><b><u>Development proposals will be required to demonstrate measurable net gain for biodiversity in line with national requirements.</u></b></p>

No.	Location	Instruction	Change
		Remove the fifth paragraph to avoid inconsistent in relation to the requirement for 10% net gain.	<p><del>Until a nationally mandated mechanism to secure 'net gains' is introduced, the following applies:</del>  <b>All development proposals (except householder applications – see below) must provide clear and robust evidence setting out:</b>  <b>(a) information about the steps taken, or to be taken, to avoid and minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat,</b>  <b>(b) the pre-development biodiversity value of the onsite habitat based on an up to date survey and ideally using the <u>latest available</u> Defra metric,</b>  <b>(c) the post-development biodiversity value of the onsite habitat ideally using the <u>latest available</u> Defra metric; and</b>  <b>(d) the ongoing management strategy for any proposals.</b></p> <p><del>Proposals which do not demonstrate that the post-development biodiversity value of the onsite habitat will significantly exceed the pre-development biodiversity value of the onsite habitat will be refused.</del> <b>Demonstrating the value of the habitat (pre and post development) will be the responsibility of the applicant, and the information to be supplied will depend on the type and degree of proposals being submitted.</b></p> <p><b>For householder applications, the detailed provisions of this policy do not apply, but there is still an expectation in most instances that an element of biodiversity gain should be incorporated into the proposal, such as bird boxes, insect 'hotels', bee blocks, bat boxes and/or hibernation holes.</b></p>
55	Chapter 6 Paragraph 6.2	Add a new traffic issue relating to poor visibility at village road junctions	<p>Add the following bullet to paragraph 6.2</p> <ul style="list-style-type: none"> <li>• <u>A number of village junctions are considered to be dangerous. This includes junctions with poor visibility (Quarry Lane/High Street junction and Heath Road/Quarry Lane junction) and where turning can be difficult due to volume and speed of traffic (Commercial End/B1102 junction).</u></li> </ul>
56	Chapter 6, paragraph 6.5	Insert additional community aspiration that commits PC to explore the provision of community charging points in the village	<p><u>Insert the following after Paragraph 6.5</u>  <u>"6.6 The Parish Council will explore the provision of community charging points in the village for the purpose of charging electric vehicles."</u></p>
57	Chapter 6 Paragraph 6.5	Insert additional community aspiration that commits PC to work with ECDC on options for solar power in Conservation Area	<p><u>Insert the following after Paragraph 6.5</u>  <u>"6.7 The Parish council will work with ECDC to look at options for solar power infrastructure in village including in the Conservation Area."</u></p>

No.	Location	Instruction	Change								
58	Paragraph 6.6	Provide more context to the community pavilion project.	<p>Insert the following text:  <u>During 2013 the Parish Council carried out a survey of village residents and groups in order to assemble a list of priorities for grant funding available (S106 and AmyCespa) for open space and recreational provision. Consultation responses included improvements to pavilion facilities which were outside the scope and value of the grant. East Cambridgeshire Community Facilities Audit 2013 carried out on 35 district community facilities also identified shortcomings in facilities at Swaffham Bulbeck pavilion where it was rated zero for accessibility elements. In 2014, to follow up this identified priority the Parish Council set up a working group to consider the viability of improving the pavilion. In 2015 a further community consultation in the form of a questionnaire was carried out and 32 responses were received. A design brief was formulated based on the most important facilities and uses identified in the consultation.</u></p>								
59	Chapter 6	Insert a new chapter after chapter 6 to set out plan monitoring.	<p><b><u>Chapter 7 Plan Monitoring</u></b></p> <p><b><u>Swaffham Bulbeck Parish Council has the responsibility for providing the leadership for the neighbourhood plan. The Parish Council will closely monitor new development through the planning process to ensure the policies in the plan are adhered to. In line with recommendations set out in the SEA Environmental Report this will include monitoring the two natural environment indicators:</u></b></p> <table border="1"> <thead> <tr> <th><u>Indicator</u></th> <th><u>Target</u></th> <th><u>Commentary</u></th> <th><u>Data source</u></th> </tr> </thead> <tbody> <tr> <td><u>Condition of Devil's Dyke SSSI</u></td> <td><u>100% of site area favourable or unfavourable recovering condition</u></td> <td><u>As identified through the SEA, growth in the Neighbourhood Area has the potential to impact on the Devil's Dyke SSSI through increased recreational pressure. The condition of the SSSI will be monitored</u></td> <td><u>Natural England's 'Designated Sites View' database provides details on the condition of SSSIs:</u>  <b><u>INCLUDE LINK HERE</u></b></td> </tr> </tbody> </table>	<u>Indicator</u>	<u>Target</u>	<u>Commentary</u>	<u>Data source</u>	<u>Condition of Devil's Dyke SSSI</u>	<u>100% of site area favourable or unfavourable recovering condition</u>	<u>As identified through the SEA, growth in the Neighbourhood Area has the potential to impact on the Devil's Dyke SSSI through increased recreational pressure. The condition of the SSSI will be monitored</u>	<u>Natural England's 'Designated Sites View' database provides details on the condition of SSSIs:</u>  <b><u>INCLUDE LINK HERE</u></b>
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<u>Condition of Devil's Dyke SSSI</u>	<u>100% of site area favourable or unfavourable recovering condition</u>	<u>As identified through the SEA, growth in the Neighbourhood Area has the potential to impact on the Devil's Dyke SSSI through increased recreational pressure. The condition of the SSSI will be monitored</u>	<u>Natural England's 'Designated Sites View' database provides details on the condition of SSSIs:</u>  <b><u>INCLUDE LINK HERE</u></b>								

No.	Location	Instruction	Change			
					<p><u>on an annual basis and should maintain 100% of the site area as 'favourable' or 'unfavourable recovering' condition.</u></p>	
			<p><u>Number of designated heritage assets in the Neighbourhood Area</u></p>	<p><u>No net reduction in the number of designated historic assets in the Neighbourhood Area</u></p>	<p><u>Swaffham Bulbeck has a rich historic environment. The indicator aims to ensure there is no degradation of heritage assets that would result in their de-listing.</u></p>	<p><u>Historic England's National Heritage List for England: <a href="https://historicengland.org.uk/listing/the-list/">https://historicengland.org.uk/listing/the-list/</a></u></p>
60	Appendix 1	Provide more detail on the key features of views to be protected.	As stated.			
61	Appendix 2	Insert a new Appendix 2 and include information relating to the rationale for identifying the Cemetery/Pony field site suitable for development.	See Appendix 2 to submission plan			
62	Glossary	Insert definition for affordable housing in a glossary to be inserted to the back of the NP	<p><b><u>Affordable housing is defined in the NPPF 2021 as follows:</u></b></p> <p>Insert definition as per NPPF 2021</p>			

No.	Location	Instruction	Change
63	Glossary	Insert definition for rural exception sites in the glossary	<u>Rural exception sites.</u> <u>As set out in the NPPF 2021, these are small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding</u>
64	Glossary	Insert a definition for Published Admission Numbers (PAN) in glossary	<u>PAN</u> <u>Each school has what is called a Published Admission Number (PAN). This is the maximum number of pupils that can be admitted to each year, based on the accommodation available at a school. The number is based on a national formula for deciding how many children can go to a school without causing overcrowding.</u>
65	Glossary	Insert a definition for M4 (2) adaptability and accessibility standards	<u>M4 (2) adaptable and accessibility standards:</u> <u>The building regulations set out legal requirements for specific aspects of building design and construction. Approved documents provide general guidance on how different aspects can be met.</u>  <u>Approve document M provides guidance for satisfying part M of the building regulations. The requirements set out in M4 (2) applies to accessible and adaptable dwellings. It is an optional requirement which is met when a new dwelling provides reasonable provision for most people to access the dwelling and includes features that make it suitable for arrange of occupants, including older people, individuals with reduced mobility and some wheelchair users.</u>
66	Glossary	Insert a definition for Source Protection Zones or SPZz	<u>SPZs are defined around large and public potable groundwater abstraction sites. The purpose of the SPZs is to provide additional protection to safeguard drinking water through constraining the proximity of an activity that may impact a drinking water abstraction.</u>
67	Glossary	Water Cycle Study	<u>A water cycle study is a voluntary study that helps organisations work together to plan for sustainable growth. It uses water and planning evidence to understand environmental and infrastructure capacity. It can identify joined up and cost-effective solutions, that are resilient to climate change for the lifetime of the development.</u>
68	Para. 2.5 (reg 14 version)	Amend 4 <sup>th</sup> sentence as follows:	<b>2.4</b> <u>The parish church of St Mary the Virgin, which dates largely from the 14th century with a late Norman tower, lies at the centre of a cluster of listed buildings in the High Street.</u>
69	Para. 3.14	Add the following text before paragraph 3.14	<u>In addition to the School, all of the other community facilities listed as parish assets in section 2.10 are vulnerable to relatively small numbers: the number of public houses in the village has fallen over the past century from four to one; the shop is the only one surviving from six present</u>

No.	Location	Instruction	Change
			<p><u>in the 1930s and relies partly on custom from through traffic (the shop in Swaffham Prior closed in 1998); the church congregation's numbers are slowly declining(the Free Church closed due to dwindling numbers in 2012 and the building has been redeveloped as a dwelling). All of these assets are important to the social life and community cohesion in Swaffham Bulbeck; their viability might be enhanced by limited development in the village.</u></p>
70	Paragraph 6.5	Provide more context regarding sustainability.	<p>Replace paragraph 6.5 with the following:</p> <p><u>As a matter of urgency a parish-wide co-ordinated plan should be developed to achieve net zero carbon emissions from village assets and activities by 2050, with the aim of very substantial reductions in greenhouse gas emissions and water usage by 2030. This will involve exploring alternative, sustainable heat and energy sources that might include district heating (watching and learning from the Swaffham Prior project), microgrid electricity generation, and insulating new and existing housing stocks, together with nature-based solutions as appropriate to the village and wider parish and improved active transport, as set out further below.</u></p>
71	Glossary	Insert a definition for tenure neutral in glossary	<p><u>Housing where no group of residents is disadvantaged as a result of the tenure of their homes. There is no segregation or difference in quality between tenures by siting, accessibility, environmental conditions, external facade or materials. Homes of all tenures are represented in equally attractive and beneficial locations, and there is no differentiation in the positions of entrances. Shared open or play spaces are accessible to all residents around them, regardless of tenure.</u></p>
72	Whole document	Editorial changes throughout the document to improve clarity and correct errors	<p>Note. In this final editing process, some of the changes agreed in this table have been subject to further minor changes.</p>

## Appendix 11: Changes to Regulation 14 Policy SWB 8

### THEME 4 - SWAFFHAM BULBECK DEVELOPMENT SITES

5.8 There are three plan objectives applicable to this theme:

*Objective 1 - Retain and enhance the existing and distinctive village character (by maintaining a dispersed but cohesive settlement with open green spaces and corridors)*

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

*Objective 3 - Encourage a thriving village which retains a diverse range of age groups within a community which promotes sustainability and biodiversity*

### POLICY SWB 8 CEMETERY/PONY FIELD SITE

5.8.1 There is one planning policy SWB 8 under this theme. This is a site-specific policy relating to land at the Cemetery/Pony field site. This policy will contribute to achieving the three above objectives in this plan through the following:

- protecting the wider landscape character and setting of the village (objective 1c)
- supporting Swaffham Bulbeck primary school as a key element of the social structure of the community (objective 3i)
- securing a diverse stock of housing (objective 1d)
- ensuring that the density of any new dwellings is appropriate to the context and proportionate to site and location (objective 1e)
- increasing housing stock which is accessible to younger families by building affordable houses and low cost market houses (objective 2f)
- ensuring that new development takes into account size, affordability, design, layout and tenure to meet local needs (objective 2g)
- ensuring that new development is proportionate to the size of the village (objective 2h)

5.8.2 There are three parcels of land in the parish which have been the subject of discussion in the village for several years. These sites are known as the Cemetery/Pony field site, the Hillside Mill site and the Cambridgeshire County Council owned strip of land on the eastern edge of the village along Heath Road opposite the estate on Maryland Avenue.

#### **Cemetery/Pony field site**

5.8.3 An outline planning application (reference number: 19/00746/OUM) was submitted to East Cambridgeshire District Council in May 2019 for the construction of up to 45 new homes (of which 4 are self-build plots) including open space, landscaping and associated infrastructure. The application is pending (as at June 2022) and there is number of issues yet to be resolved. The land is privately owned.

5.8.4 The neighbourhood plan steering group consider the strength of this site to be its central location in the village, close to village amenities and outside of the green belt designation to the south of the village. The neighbourhood plan steering group however also recognise the contribution this currently open area of land makes to the setting of the village. The open space which flows from the Denny in the village heart (described above for Policy SWB 2) flows through this site from the north west through to the south east. The north eastern part of this site is on higher ground than the land to the west and can be seen from the High Street in the village by the Denny.

- 5.8.5 The site is outside Swaffham Bulbeck's development envelope. Policy Growth 2: *Locational Strategy* in the 2015 Local Plan strictly controls development outside the development envelope. The policy does however allow for community-led development outside defined development envelopes in exceptional circumstances and so long as the countryside and the setting of towns and villages is protected. Policy Growth 6: *Community Led Development* in the 2015 Local Plan provides further detail.
- 5.8.6 Site allocation SWB 8 is consistent with Policy SWB 7 – *Community-led development* in this neighbourhood plan although Policy SWB 8 provides more certainty with respect to levels of affordable housing to be achieved (at least 40%).
- 5.8.7 The neighbourhood plan supports residential development on this site but only where a proposal is supported by evidence that shows 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 is targeted to meet locally identified need. It is also important that the wider community is consulted on the details of a proposal and that there is local support for the scheme.
- 5.8.8 The Settlement Fringe Sensitivity Study undertaken to support the work of the neighbourhood plan concluded that this area of land has some capacity for development without significant harm to the character of the village or any of its sensitive features provided it is of appropriate scale and form and well-integrated into the landscape. The study incorporated a landscape strategy for the site. This strategy includes key principles to be followed in order to ensure site planning is undertaken in a well-considered landscape-led manner, sensitive to the site's constraints.
- 5.8.9 A more detailed rationale for identifying the Cemetery/Pony field site suitable for development is set out in Appendix 2 to this document.

### **Biodiversity**

- 5.8.10 The site falls within the recreational pressure Impact Risk Zone (IRZ) for the Devil's Dyke Site of Special Scientific Interest (SSSI). Residential development has the potential to adversely affect the SSSI through increased recreational pressure. Natural England have advised that the creation of open space on peoples doorsteps, incorporating biodiversity-rich habitats and circular dog walks, connected to off site access where possible can provide a suitable alternative to visiting the more sensitive site of Devils' Dyke SSSI for daily recreational activities.
- 5.8.11 In order to reduce the pressure on the SSSI and avoid adverse impacts, Policy SWB 8 requires the developer to either commit to the provision of 1.8 hectares of informal open space as part of the proposal or to the provision of alternative mitigation in consultation with stakeholders including Natural England.

### **Flood risk**

- 5.8.12 The site is not in an area of fluvial flood risk, nor in an area at risk of surface water flooding. As the proposal comprises major development the development proposals will need to incorporate Sustainable Drainage Systems and accompanied by a site specific flood risk assessment which takes account of future climate change. These are required through Policy SWB 12 in this plan, by national planning policy and also by adopted Local Plan policy ENV 8.

### **Heritage**

- 5.8.13 There are important heritage assets located very close to the site, specifically the Swaffham Bulbeck Conservation Area and a number of listed buildings including

Grade II listed Bolebec Cottage on the High Street, Grade II listed Hillside Cottage on Quarry Lane.

5.8.14 In terms of below ground heritage assets, the Denny (moated site), located west of the site is an ancient scheduled monument. County Council records also indicated that the site itself lies in an area of high archaeological potential. The County Council have commented on the 2019 outline application for this site that located within the site boundary is cropmark evidence of ring ditch (they refer to Cambridgeshire Historic Environment Record reference 012622) and Bronze Age, Saxon and medieval pottery (they refer to MCB19953).

#### **Hillside Mill Site**

5.8.15 Planning consent was granted in January 2018 for the development of this site for 19 dwellings with associated parking and amenity space and retention of existing offices on the site. The proposal included provision for affordable housing units. The Parish Council has been seeking to maximise affordable housing provision on this site and to secure a local connection criterion on the affordable housing units.

5.8.16 This neighbourhood plan takes into account the likelihood of this site being built out.

#### **Strip of land east of Heath Road opposite Maryland Avenue**

5.8.17 It is acknowledged the landowner (Cambridgeshire County Council) would like this site to come forward for residential development. This site is located outside the green belt and adjacent to the existing residential area at Maryland Avenue. However, this site is on the other side of Heath Road and on higher ground. It is not easily considered a logical extension of the village. Whilst it is located close to the existing village boundary, any development here would still incur intrusion into what is currently open countryside beyond the existing settlement boundary. Furthermore, a planning application was refused planning permission by ECDC in January 2020 for reasons relating to visual impact on the open countryside landscape, and the transitional character from the village to countryside<sup>3</sup>.

5.8.18 Were this site to come forward it should be as an exception site to meet village specific needs only and only subject to the scheme complying with other policies in the development plan. As village housing needs are being met through the Hillside Mill site and the Cemetery/Pony field site, the neighbourhood plan does not allocate this site for development in this plan period.

#### **Policy intent**

5.8.19 The neighbourhood plan supports the principle of development at the Cemetery/Pony field site on the proviso 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.

5.8.20 The intent of this policy is to ensure any development on this site is done in a sensitive way which does not adversely harm settlement and landscape character. If planning consent is granted by the time this neighbourhood plan is made, this proposal is included in the plan to ensure important principles for the development are established and in place ready for the detailed consent application and, in the event of any permissions expiring, in place ready for future applications. In either

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<sup>3</sup> A subsequent appeal was dismissed by the Planning Inspectorate in June 2021. Appeal Ref: APP/V0510/W/20/3254839

case, the purpose of the site allocation policy is to establish the principle of community-led development on this site, alongside critical site-specific requirements (for example the provision of informal open space to mitigate any impact on the Devil's Dyke SSSI). The details included in any planning application will be subject to ongoing community engagement and discussion with stakeholders throughout the stages of the planning application process.

- 5.8.21 The policy includes requirements to include open space through and across the site on two different grounds a) to maintain a flow of open space through the site in a way which conserves the pattern of three settlement clusters in the village and b) to provide a publicly accessible green corridor through the site. In addition, Paragraph 2 of the policy includes a requirement for the provision of 1.8 hectares of informal recreational and leisure space (or the provision of alternative mitigation measures to reduce recreational pressure on the nearby Devil's Dyke SSSI). So long as the required outcomes are achieved, the open space set out in a) and b) could also comprise part of the recreational and leisure space required as part of Paragraph 2 of the policy.
- 5.8.22 The policy requires the off-street parking to be provided in line with Local Plan requirements. The 2015 Local Plan currently requires 2 car parking spaces per dwelling to meet the needs of residents, up to 1 space per 4 dwellings to meet visitor demand and 1 cycle space per dwelling.

**Policy SWB 8 – Cemetery/ Pony field site**

1. The site shown on Map 14 is allocated for the development of up to 45 residential dwellings. Development proposals will be permitted subject to:
  - i. provision of at least 40% affordable housing which meets locally identified affordable housing needs specifically:
    - a local connection criterion being applied to the affordable housing units.
  - ii. a balanced mix of house sizes and tenure incorporating smaller units (2 bedroom units) suitable for older people seeking to downsize and younger adults seeking their first home as well as larger units (3, 4 and 5 bedroom properties) suitable for families.
  - iii. any scheme being community-led demonstrated through support from the Parish Council, the Swaffham Bulbeck Community Land Trust and through the submission of a community engagement statement detailing pre-application engagement activity and community input.
  - iv. clear demonstration of the community benefits resulting from the scheme to be significantly greater than would be delivered on an equivalent open market site.
  - v. the provision of safe vehicular access to and from the site and to the satisfaction of highways; and
  - vi. the provision of off-street parking spaces (for cars and cycles) dedicated to each dwelling, alongside further visitor parking, to meet the needs generated by the development and in line with Local Plan standards
2. To limit the impact of increased recreational pressure on nearby sensitive sites (in particular the Devil’s Dyke Site of Special Scientific Interest) the proposal 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) which result in avoiding adverse impacts on the SSSI.
3. In order to ensure the development contributes positively to the existing landscape and built environment character the design principles illustrated on Map 14 and described below will apply:
  - i. Conserve the pattern of three ~~distinct~~ settlement clusters in the village consistent with Policy SWB 2 and Map 5.4 8 in this plan through retaining a flow of open space<sup>1</sup> and through retaining the long views through the land parcel – between the Denny to the west and valley sides to the east.

Continued overleaf...

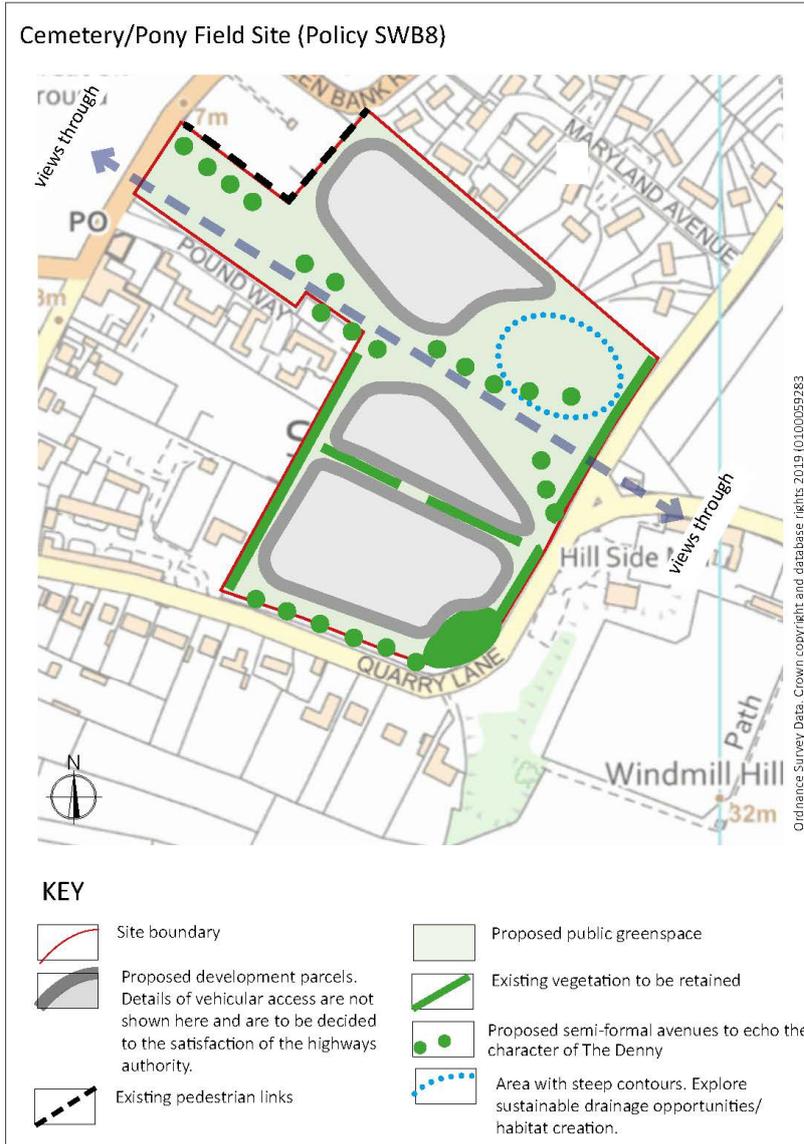
**Policy SWB8 – Cemetery/ Pony field site continued...**

- ii. **Provide a publicly accessible green corridor<sup>2</sup> suitable for pedestrians through the site and to link this up with existing pedestrian links (for example those on Maryland Avenue, the High Street, Heath Road and Quarry Lane) surrounding the site (to secure good pedestrian connectivity). The pedestrian links into and out of the site should be determined following resident engagement work.**
  - iii. **Locate the housing in the least visually prominent areas and where it fits with the existing settlement pattern.**
  - iv. **Ensure different tenures (e.g. affordable housing units) are well-integrated and designed to the same high quality, creating a scheme of tenure neutral homes and spaces.**
  - v. **Reflect the existing densities in adjoining areas in each part of the site.**
  - vi. **Keep the north-east area of the site (which is on higher ground) free from development in order to retain views through the site.**
  - vii. **Retain existing structural vegetation as far as is possible and incorporate new landscaping.**
- 4. The design of the scheme should respond appropriately to Swaffham Bulbeck’s rich historic environment and be informed by a Heritage Statement which, as a minimum should:**
- i. **Identify the relationship of the site to heritage assets.**
  - ii. **Demonstrate understanding of significance and contribution made by heritage assets and their settings.**
  - iii. **Quantify the impact of the development on the special character of heritage assets.**
  - iv. **Illustrate and justify the mitigation measures which have been taken in designing the scheme to avoid harm or limit harm to heritage assets and their setting.**

**Notes:**

**1: It is anticipated that this open space, or part of it, will also be suitable for general recreation and leisure use referred to in Paragraph 2 of this policy.**

**2: As in Note 1, the green corridor could, subject to design and layout, meet the requirements for general recreation and leisure use referred to in Paragraph 2 of this policy.**



**REPLACE MAP 5.9 WITH Map 1: The Cemetery/Pony field site**