

# **Swaffham Bulbeck Neighbourhood Plan 2022-2037**

**Referendum version. January 2023**

## FOREWORD

Welcome to the Swaffham Bulbeck Neighbourhood Plan 2022-2037– a fifteen-year plan about the use and development of land in our parish.

The key reasons for creating a neighbourhood plan go back to 2016. The primary trigger was a review of East Cambridgeshire Local Plan 2015, which included a need for additional land for potential housing development in the district in order to meet government targets. East Cambridgeshire District Council (ECDC) put out a call to landowners for sites, which resulted in six potential sites in Swaffham Bulbeck being proposed for inclusion. Strong views were expressed by residents about the possibility of a significant number of new houses which could change the rural nature of the village. It was, however, acknowledged that some development may be necessary as young people, particularly those with a connection to Swaffham Bulbeck, were not able to find suitable or affordable housing in the village.

The high house prices in the village can be attributed partly to the pressures associated with the growth of Cambridge, which has one of the fastest growing economies in the country. Without a neighbourhood plan, Swaffham Bulbeck is at risk from speculative development, in which the community would have little say. Parishioners made it clear to the Parish Council that they wanted to have a say on the future development of their local area. As a result, the Neighbourhood Plan steering group was formed towards the end of 2018.

The steering group enlisted the help of a professional landscape architect to carry out a parish-wide Landscape Character Assessment and a (village) Fringe Sensitivity Assessment to ascertain where any future development might best be assimilated into the landscape. The Fringe Sensitivity Assessment concluded that the Cemetery/Pony field site would be the only site that has some capacity for development with the least harm to the character of the village or to its most sensitive features.

The steering group also carried out a survey in 2019 to try to ensure that any planned development would reflect the character of the village and parish, and that those aspects considered by the community to be most important and in need of protection would be prioritised.

The Swaffham Bulbeck Neighbourhood Plan 2022-2037 sets out the key issues raised by parishioners and offers a vision for a managed, sensitive approach to development, through five key planning policy themes: *Spatial strategy*; *Parish character*; *Housing*; *Development strategy*; and *A cohesive and environmentally friendly community*.

All comments received during the previous stages of consultation have been considered and the examiner's recommendations have been taken on board. This is the final version of the Swaffham Bulbeck Neighbourhood Plan 2022 – 2037.

The steering group has been very well supported by professional consultants and by East Cambridgeshire District Council who have provided advice and helped to shape the plan.

Sue Romero, Chair of the Parish Council, December 2022

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## 1. INTRODUCTION

- 1.1 This document is the referendum version of the Neighbourhood Plan (NP) for Swaffham Bulbeck parish over the period 2022 to 2037. Its purpose is to set a framework for future development within the parish. Once adopted, it carries the same legal weight as plans drawn up by East Cambridgeshire District Council. Planners must follow this plan when making decisions about planning applications in Swaffham Bulbeck parish subject to other material considerations<sup>1</sup>.
- 1.2 The Swaffham Bulbeck NP steering group have listened to parishioners and have drafted this plan, which covers the entirety of the parish.
- 1.3 The work on the plan has been led by the NP steering group, which comprises local people, a mixture of residents and parish councillors.



**Image 1:** Priest's House and Linton House, Swaffham Bulbeck High Street



**Image 2:** Commercial End

### What is a Neighbourhood Plan?

- 1.4 A neighbourhood plan is about the use and development of land. The plan may contain a vision, aims or objectives, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development. It may deal with a wide range of social, economic and environmental issues (such as housing, employment, design, heritage and transport) or it may focus on one or two issues only. A neighbourhood plan is prepared on the behalf of residents by residents. It is left to parishioners to decide on the scope of a neighbourhood plan but it must contain planning policies that relate to the development and use of land.
- 1.5 A formal (Regulation 14) consultation took place with the community and stakeholders on the pre-submission version of the plan from September to November 2021. The plan was then updated in the light of the responses received during that engagement work. In June 2022, the plan was submitted to East Cambridgeshire District Council (ECDC) who published the document for a further period of consultation (giving

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<sup>1</sup> Many issues are capable of being material considerations, but in broad terms these should relate to the use and development of land. As a general principle, the planning system works in the public interest and matters that affect solely private interests are not usually material considerations in planning decisions. However, each application is considered on its merits (Department of Communities and Local Government (DCLG), Jan 2015 *A Plain English Guide to the Planning System*)

residents and stakeholders an opportunity to comment on the submitted version of the plan) and appointed an independent examiner.

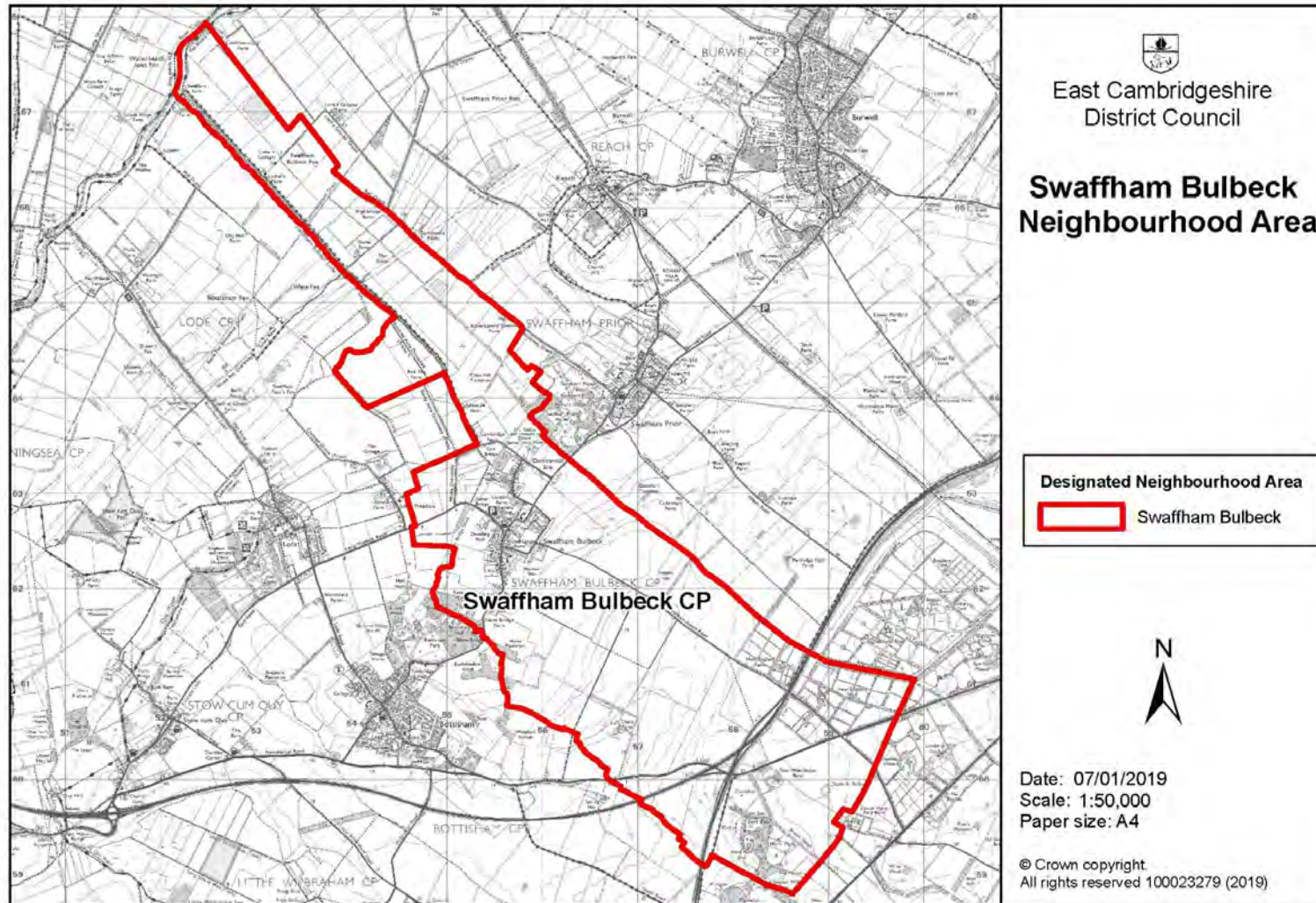
- 1.6 The examiner assessed the Swaffham Bulbeck NP against the basic conditions and assessed whether the plan is generally legally compliant. The Examiner's Report was completed in October 2022. The report recommends the NP should proceed to referendum, subject to a small number of changes, which have now been incorporated.
- 1.7 Residents are given the final say on the NP and are given an opportunity to vote on the plan through a parish-wide referendum, which is being organised by ECDC.

What are the basic conditions?

- 1.8 The basic conditions for neighbourhood plans are that the planning policies must:
  - be appropriate having regard to national policy;
  - contribute to the achievement of sustainable development;
  - be in general conformity with the strategic policies in the development plan for the local area (in our case this is the 2015 Local Plan adopted by East Cambridgeshire District Council); and
  - be compatible with and not breach European Union (EU) obligations (the existing body of environmental regulation is retained in UK law).
- 1.9 In addition, neighbourhood plans must meet human rights requirements.
- 1.10 The area covered by the Swaffham Bulbeck NP is shown in Map 1.

### **Summary of content in Chapter 1**

- 1.11 To conclude, the content in this chapter introduces the Swaffham Bulbeck NP to the reader.



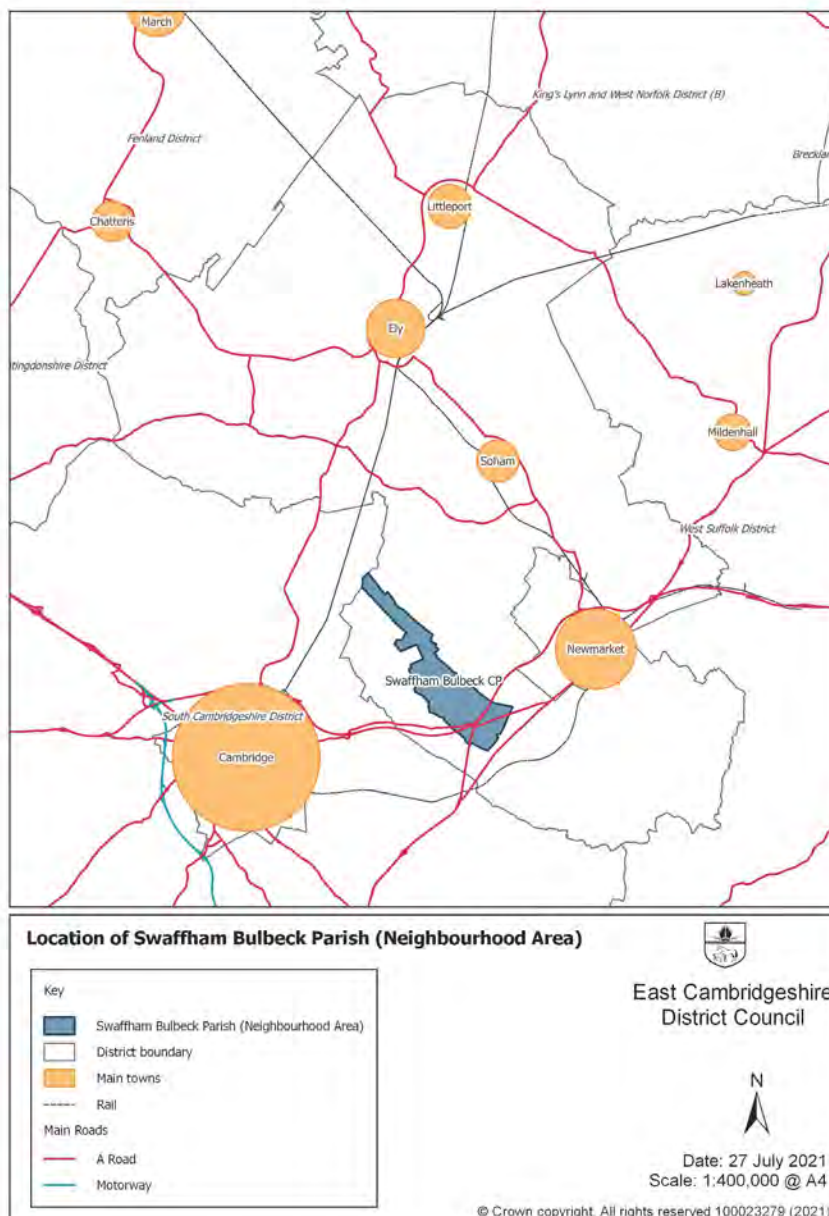
Map 1: The Swaffham Bulbeck NP area



## 2. THE NEIGHBOURHOOD AREA

### Location

- 2.1 Swaffham Bulbeck is a rural parish that includes the village of Swaffham Bulbeck. The parish is located in the district of East Cambridgeshire approximately 6 miles to the east of Cambridge. It lies midway between Newmarket, renowned for its horse racing industry, and the university city of Cambridge, which has one of the nation's fastest growing city economies.
- 2.2 The B1102 runs through the centre of the village providing access to Cambridge from a number of outlying villages to the east. The road also provides strategic network links to the M11 and London, and the A14 heading east, west and north.



**Map 2:** Swaffham Bulbeck in the wider area

## Landscape and Settlement character

- 2.3 The longitudinal-shaped parish encompasses a range of landscape types from heathland in the south, across loamy chalky claylands to peaty fenlands in the north. This variation in soils and terrain had a strong impact on historical land management and is responsible for the patterns in the landscape today (it explains the long, thin shape of the parish).
- 2.4 Settlement in Roman and Saxon times grew up in the centre and south of the parish between the productive uplands and the edge of the fens just out of the flood zone. The winding road network tended to follow the fen edge and linked the village to Bottisham, Lode and Swaffham Prior. Houses became clustered and distributed along these routes. In the 13<sup>th</sup> century a nunnery was built just north of the village; the only remaining above-ground structure is the undercroft, which now forms part of an 18<sup>th</sup> century house (“the Abbey”). The parish church of St Mary the Virgin, which dates largely from the 14<sup>th</sup> century with a late Norman tower, lies at the centre of a cluster of listed buildings in the High Street. Lordship Cottage, constructed largely of clunch, also dates from this early medieval period.



**Image 3:** The Abbey

- 2.5 From medieval times, part of the village formed a port at the end of the Lode which is a long straight canal linked to the River Cam and was part of the fenland network of navigable waterways. The port area grew in wealth, leading to the construction of associated buildings and dwellings from the 17<sup>th</sup> century onwards in the vicinity of the area now known as Commercial End. Significant timber-framed buildings in the High Street predate the mercantile period, dating from the early 16<sup>th</sup> century to the early 17<sup>th</sup> century. In all, forty buildings in the village are listed in the National Heritage List for England as either Grade I or Grade II.
- 2.6 Historic landscape factors continue to have a very strong influence on landscape character across the parish. The village has a rich built heritage and two historic parklands at either end that contribute positively to its local character today.
- 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 17th 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)

## Community

- 2.8 For a small village, Swaffham Bulbeck has a number of assets that provide a focus and are central to an active community. These include a primary school with a community hall, parish church, shop, pub and various clubs and social groups. A mutual aid group of volunteers ensures that help is readily available to any household which may need it. Community information is shared rapidly using technology and through the free monthly magazine, the Bulbeck Beacon, which each household in the parish receives.



**Image 4:** St Mary's Church, Swaffham Bulbeck

- 2.9 The Denny, or village green, enhanced by extensive play and exercise facilities for children and adults, with its backdrop of woodland and an historical moated site is a central and picturesque feature of the village. It attracts people as a meeting place for leisure, enjoyment, sport and learning. Gutter Bridge Wood, formerly neglected woodland on the edge of the village, was leased from the National Trust, and following work by local volunteers, opened to the public in 2014.

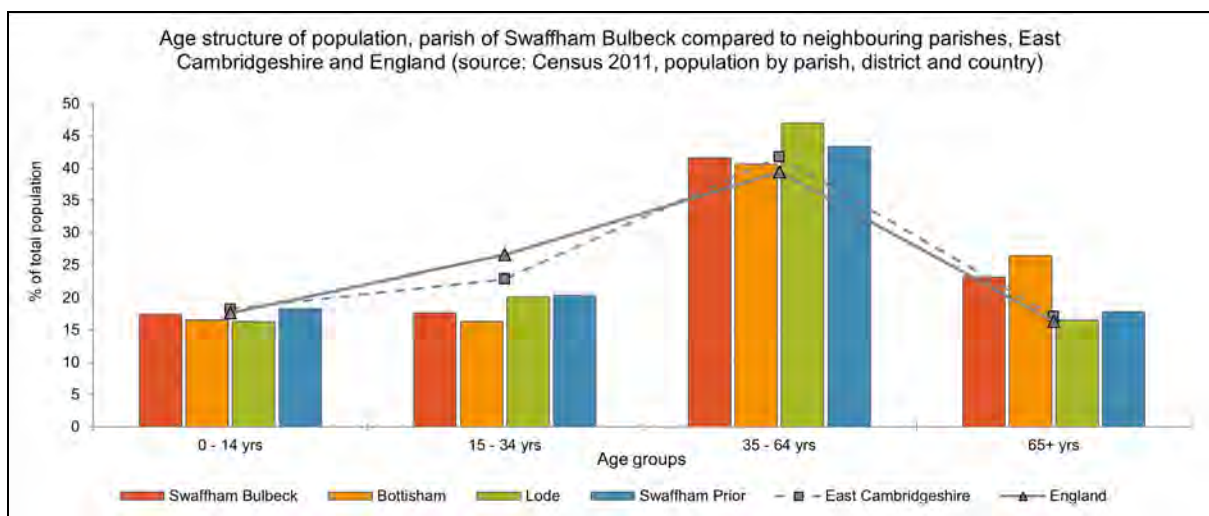
## Population

- 2.10 In the 2011 Census there were 830 people living in the parish. An estimate provided by Cambridgeshire Insight puts the population in 2018 at 870.
- 2.11 Whilst the percentage of children in the parish is broadly similar to the national average, the percentage of people aged over 65 is significantly higher. This is notably higher than the nearby villages of Lode and Swaffham Prior, while Bottisham's

statistics are very high for the 85+ age group due to the location of two care homes primarily with older residents (see Figure 1).

2.12 The 15–34-year-old group is under-represented in the parish. When compared to the nearby villages this age group is also under-represented, which might suggest that there is a shortfall in suitable and affordable housing locally.

2.13 The percentage of one person households over the age of 65 is higher than the national average. Within other age groups single person households are lower than the national average. Working-aged people have qualifications above the national and county average. Many residents are associated with the universities and research institutes in Cambridge.



**Figure 1:** Age structure of population in Swaffham Bulbeck and neighbouring parishes

### Dwelling Stock

2.14 In 2011 there were 380 dwellings in the parish.

2.15 Since 2011, a further 13 dwellings have been built. The development pipeline indicates that a further 65 to 70 houses could be built in the village over the next few years. This comprises:

- 19 two- and three-bedroom dwellings on the brown field site known as Hillside Mill, Quarry Lane. These were permitted in January 2018.
- 45 dwellings on a 4.8-hectare site in the centre of the village on land between the cemetery and Quarry Lane, known locally as the Cemetery/Pony field site. This is currently at planning application stage.
- Based on planning applications in recent years, as an estimate there could be a further 7 to 15 individual dwellings built as infilling projects on privately owned land and/or associated with the horseracing industry.

## **Tenure**

2.16 Swaffham Bulbeck has a distinctive housing profile. Unlike many rural parishes it has retained a significant proportion of social housing. Almost one in four (23 per cent or 85 dwelling units) of all property is classified as 'social rented' in the 2011 Census. Owner occupation, although still the dominant form of tenure, is less significant than elsewhere in East Cambridgeshire. Of the 85 dwellings available for social rent, 45 are terraced 1 and 2 bed bungalows designed for older people in Downing Court and Vicarage Close.

## **Employment**

2.17 At the time of the 2011 Census, 72% of the parish population was economically active with 78% of the working population commuting from the village to work. The proximity of the parish to Cambridge, Ely and indeed to London, provides access to employment opportunities. During the pandemic of 2020/21, a notable proportion of the population worked from home.

## **Summary of content in Chapter 2**

2.18 To conclude, this chapter has provided a brief factual description of Swaffham Bulbeck Parish.

### 3. THE KEY ISSUES FOR SWAFFHAM BULBECK

- 3.1 The identification of key issues presented in this chapter has been informed by the community feedback from the Swaffham Bulbeck Neighbourhood Plan (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 47 individual responses were received.
- 3.2 All the issues listed below are important to residents. The Swaffham Bulbeck NP seeks to address those issues that can be achieved through planning policies. Within its powers, Swaffham Bulbeck Parish Council will address as separate projects those issues identified through the neighbourhood planning process, but which are outside the remit of a neighbourhood plan. These issues are set out in Section 6 *Non-Planning Community Aspirations*.

#### Housing

- 3.3 A need for additional smaller and affordable housing has been identified so that those with a local connection can live in the village, particularly young adults, families with young children, older residents wishing to downsize and those working in the village.
- 3.4 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 (pp 92-93) to this plan. In brief it is:

***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)***

- 3.5 Whilst the parish has a good stock of socially rented units, half of these are specifically designed to suit the needs of elderly residents; younger adults or families would not necessarily have access to these.
- 3.6 The following information builds a picture of the current need in the parish:
- As at February 2022, the Swaffham Bulbeck Community Land Trust had received 23 expressions of interest.
  - 27 households on ECDC's housing waiting list (February 2022) have a local connection to the parish.
  - 232 households on the Council's housing waiting list have included Swaffham Bulbeck as a preferred location (February 2022)
  - 23 new affordable homes are needed according to the Housing Needs Survey 2015
  - 81% of responses (38 out of 47) to the NP survey (Spring 2019) identified starter homes (small market and affordable) as the most needed in Swaffham Bulbeck.
  - 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.

- 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).

3.7 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).

### **Development Pressure**

3.8 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 six 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.

3.9 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 Local Plan. The submission Draft Local Plan in October 2017 responded to landowner's site submissions through proposing three site allocations as follows:

- Cemetery/Pony field site for the development of approximately 38 homes
- Cambridgeshire County Council strip of land east of Heath Road for 20 homes
- Hillside Mill site for 12 homes

3.10 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. An outline planning application was submitted to ECDC in May 2019 for the construction of up to 45 homes on the Cemetery/Pony field site. This application is pending (as at June 2022).

3.11 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 increases at times when the ECDC cannot demonstrate an up to date 5 year land supply.

3.12 The planning application for the Cemetery/Pony field site is still under consideration by ECDC.

3.13 The reasons for development pressure around Swaffham Bulbeck include:

- The village is in close proximity to the A14, A11 and train stations for London commuters.
- Cambridge is one of the fastest growing city economies in the UK, including the recent expansion of the Cambridge biomedical campus and the continued support from Cambridge University for research, innovation and spin off companies. This has resulted in significant demand for additional housing. Cambridge City and South Cambridgeshire District Council have formed a Joint Local Plan for Greater Cambridge to address this demand. The parish of Swaffham Bulbeck is within 2 miles of the Greater Cambridge Local Plan boundary.
- The recent pandemic has made people reconsider where they want to live with a consequent potential increase in home working and a preference for rural living while retaining city access.
- Whilst house prices are above the national average, they are less expensive than Cambridge city.

### **Swaffham Bulbeck Community Land Trust**

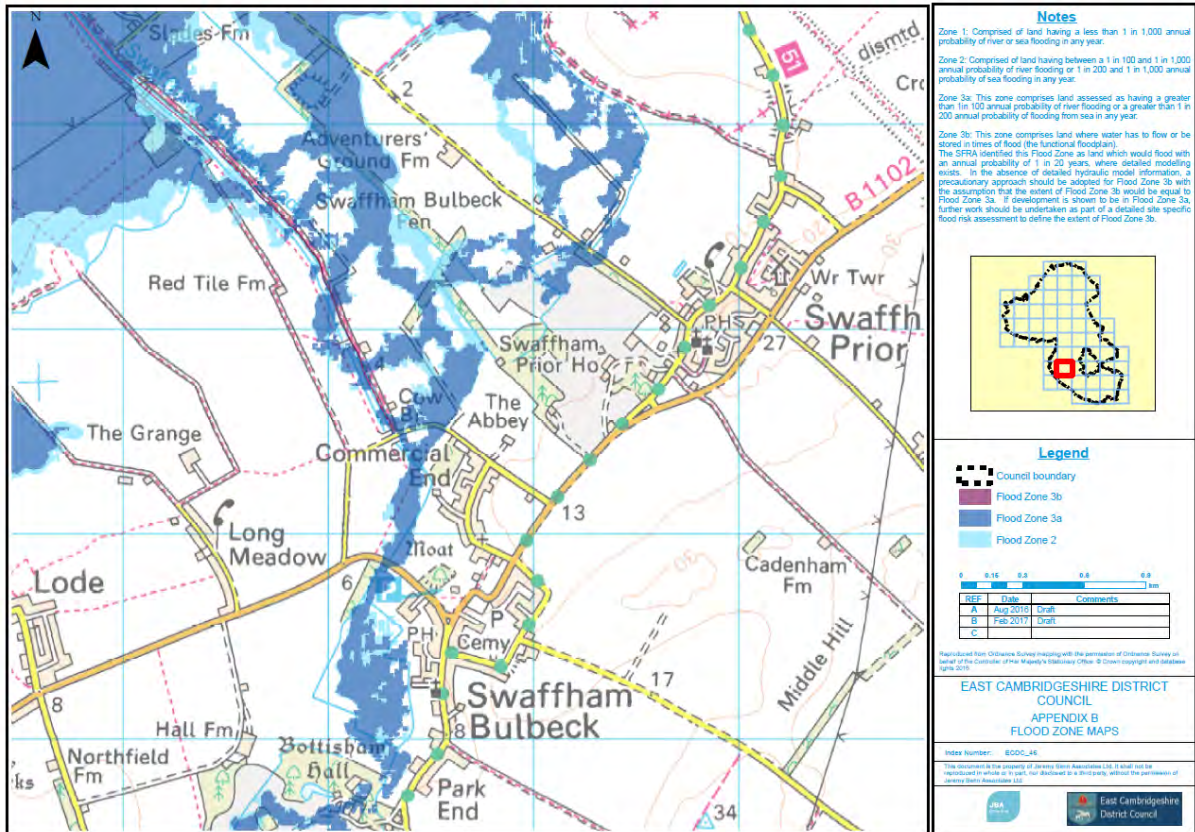
- 3.14 The Community Land Trust, set up by local people in June 2017, is an independent non-profit charitable trust with its own set of governance rules. CLT membership is open to all adults who live, work or have family in the parish. Its primary object is the provision of housing in perpetuity for the benefit of people with a local connection. <https://www.swaffhambulbeckclt.org.uk/>
- 3.15 Three organisations in Swaffham Bulbeck have an interest and responsibility for aspects of building development in the parish: the Community Land Trust; the Parish Council; and the NP steering group. In order to support decision-making, the three organisations understand each other's roles and responsibilities and work co-operatively sharing information. The Parish Council's agenda for every monthly meeting includes standing items on any relevant matters with regard to the Community Land Trust and NP to ensure effective communication between the three organisations and the community.
- 3.16 In the planning process, ECDC makes decisions on whether to permit or refuse a planning application. Decisions are judged against policies in the Local Plan and policies within a neighbourhood plan, and take into account consultee responses.

### **Flood risk**

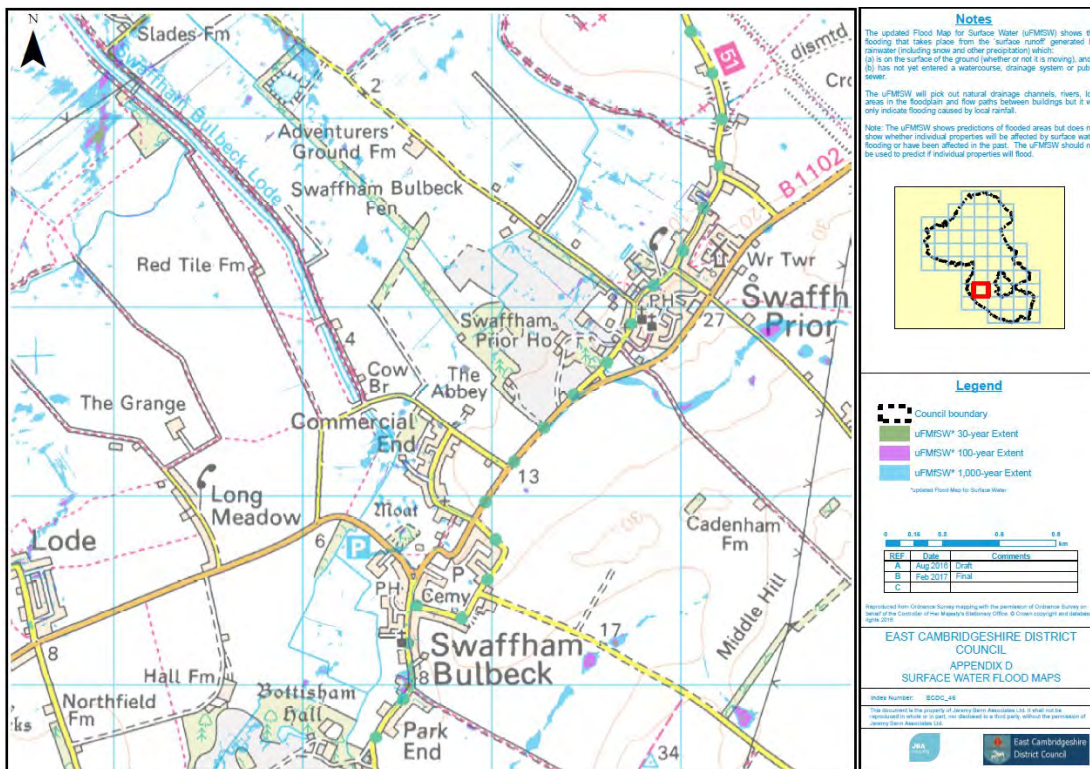
- 3.17 Flood risk in the parish potentially arises from the river (fluvial) and run-off (surface water) flooding. Areas of the parish to the west and north of the settlements below the 5m contour and within 20m of Swaffham Bulbeck Lode or of its feeder chalk streams (the Mill Stream and Gutterbridge Stream) lie in areas of fluvial flood risk (see 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 levels rise.



- 3.18 The Future Fens Flood Risk Management project is addressing these risks in light of the effects of climate change (<https://www.ada.org.uk/knowledge/future-fens/>). Development proposals will not be supported in these areas of fluvial flood risk.
- 3.19 The extent of fluvial flood risk in the parish is shown on Map 3 (below) and the extent of surface water flood risk is shown on Map 4, on the following page.



**Map 3:** Risk of fluvial flooding in the parish. Source: ECDC Strategic Flood Risk Assessment (2017) Appendix B



**Map 4:** Risk of surface water flooding in the parish. Source: ECDC Strategic Flood Risk Assessment (2017) Appendix D

**Landscape and Character**

3.20 Residents wish to protect the existing dispersed nature of the village with open spaces for recreation and to preserve the function of space in highlighting visually important aspects of the village's setting and character. Preservation and/or enhancement of open spaces and the historic buildings within their settings is deemed to be of primary importance to retain the special character of Swaffham Bulbeck.

**Green infrastructure**

3.21 Identifying, designating and protecting green infrastructure highly valued by the community has emerged as a key issue for residents along with enjoying the countryside across the parish. A number of residents emphasised the importance of maintaining and enhancing biodiversity across the parish, noting a lack of woodland.

**Local facilities**

3.22 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 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.

School Year	Total
2020/2021	64
2021/2022	56
2022/2023	50
2023/2024	45
2024/2025	38
2025/2026	32

Source: Cambridgeshire County Council Catchment Forecasts January 2021 Base

- 3.23 There is limited accessibility to indoor community space that can support a wide range of activities. Whilst the Denny with its range of facilities for adults and children is extensively used throughout the year by residents and visitors for recreation, sport, leisure and learning, the pavilion is in a poor state of repair and has limited access and use. Residents identified as a priority its refurbishment or a replacement pavilion with indoor space suitable for multi-purpose community use.
- 3.24 There are two medical practices serving parish residents. These are located outside the parish at Burwell and Bottisham. The medical practices are busy, with Bottisham serving a very high number of older patients. However, no specific concerns have been identified relating to this NP.
- 3.25 In addition to the school, all of the other community facilities listed as parish assets in section 2 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 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.
- 3.26 Residents wish to maintain and/or enhance ease of access to local facilities such as the allotments and library facilities.

### **The Design of the Built Environment**

- 3.27 The community places value on the fact that there is no dominant housing type in terms of design in the parish and this characteristic should be carried forward into the future. Density of housing developments should reflect similar patterns that already exist in that location.



**Image 5:** View towards Vicarage Close



**Image 6:** View across Maryland Avenue

## Sustainability

3.28 There is a very strong community feeling to encourage and facilitate sustainability, which focuses on meeting the needs of residents without compromising the ability of future generations to meet their needs. Specific issues raised include:

- Protecting and enhancing biodiversity through a greener countryside and the species it can support, thereby making a positive impact on climate change. About one-quarter of the parish lies on peatland and falls within the area of interest of a National Trust plan to protect the soil from further wastage, to capture carbon and to recreate fenland habitats. Wildlife corridors which connect habitats and link with the National Trust Wicken Fen Vision area should be identified.
- New houses should incorporate design and materials which are sustainable and eco-friendly.
- Alternative, sustainable heat and energy sources should be explored, and the insulation of existing housing stock strongly encouraged. Installation of air source heat pumps has begun in a range of ages and sizes of homes across the village (see 3.31).

## Traffic

3.29 Issues around traffic have been raised by a number of residents and members of the school community on a frequent and regular basis. Key issues include:

- The speed of traffic on entry to and on leaving the village at key gateways.
- Speeding along the High Street and past the school in both directions.
- Problematic routes through the village such as avoiding the village centre via a by-road along Abbey Lane/White Droveaway; via Heath Road to access the A14 avoiding traffic calming in Stow-cum-Quy; and via High Street to and from Bottisham to avoid traffic calming in Stow-cum-Quy.
- Difficulty for pedestrians in crossing the B1102 at specific times of the day (except for Station Road where there is a zebra crossing).
- Inconsiderate parking near the school at the start and end of the school day.
- Inconsiderate parking near the shop.
- The increasing volume of traffic on the B1102, the High Street, Heath Road and Quarry Lane creates difficulties in crossing the roads and raises pollution and

noise levels. Residents are concerned about new development schemes in Swaffham Bulbeck and neighbouring villages exacerbating existing problems in relation to this.

- A number of village junctions are considered to be dangerous. These include 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).
- The dangerous junction at Swaffham Heath Road/A1303. As of February 2022, Cambridgeshire County Council has confirmed funding for providing a staggered junction at the Swaffham Heath Road/A1303.

### **Network Links**

3.30 Issues relating to network links have been raised by residents as follows:

- A bus service to Ely needs to be considered and the frequency of the current bus service to Cambridge, Newmarket and Bury St Edmunds reviewed. (The Greater Cambridge Partnership's (GCP) City Access plan of 2021/22 envisages more frequent bus services to outlying villages.)
- Regular maintenance of pavements and cycle routes needs improvement.
- Additional links between footpaths and between cycle routes are required.

### **Swaffham Bulbeck Utilities**

3.31 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.

3.32 In terms of sewerage, 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.

### **Digital Connectivity**

3.33 With many residents and local businesses dependent on digital communications, there remain places within the parish where internet connectivity is slow, weak and unreliable. In parts of the village there is a very poor mobile phone signal. The importance of digital connectivity has been highlighted throughout the Covid-19 pandemic with, for example, school children expected to learn at home, those who are able to work from home doing so, digital payment at the local shop, and expectations that online meetings will replace face-to-face meetings for both personal and business purposes for some time.

### **Local Plan Context**

3.34 When deciding on the key issues for a plan to address it is important to consider the existing planning context provided by the Local Plan. The 2015 East Cambridgeshire Local Plan already has a set of policies that provide a basis for the determination of planning applications that come forward in the Swaffham Bulbeck NP area. These include the following:

- Green belt designation in the southern part of the parish. It is not within the scope of a neighbourhood plan to review the green belt designation.
- A defined development envelope around the village, which focuses development within the boundary.
- Policy GROWTH 2 'Locational Strategy' which focuses the district's planned housing growth in the market towns of Ely, Soham and Littleport and establishes that more limited development will come forward in villages where there are defined development envelopes (such as Swaffham Bulbeck).

### **Summary of content in Chapter 3**

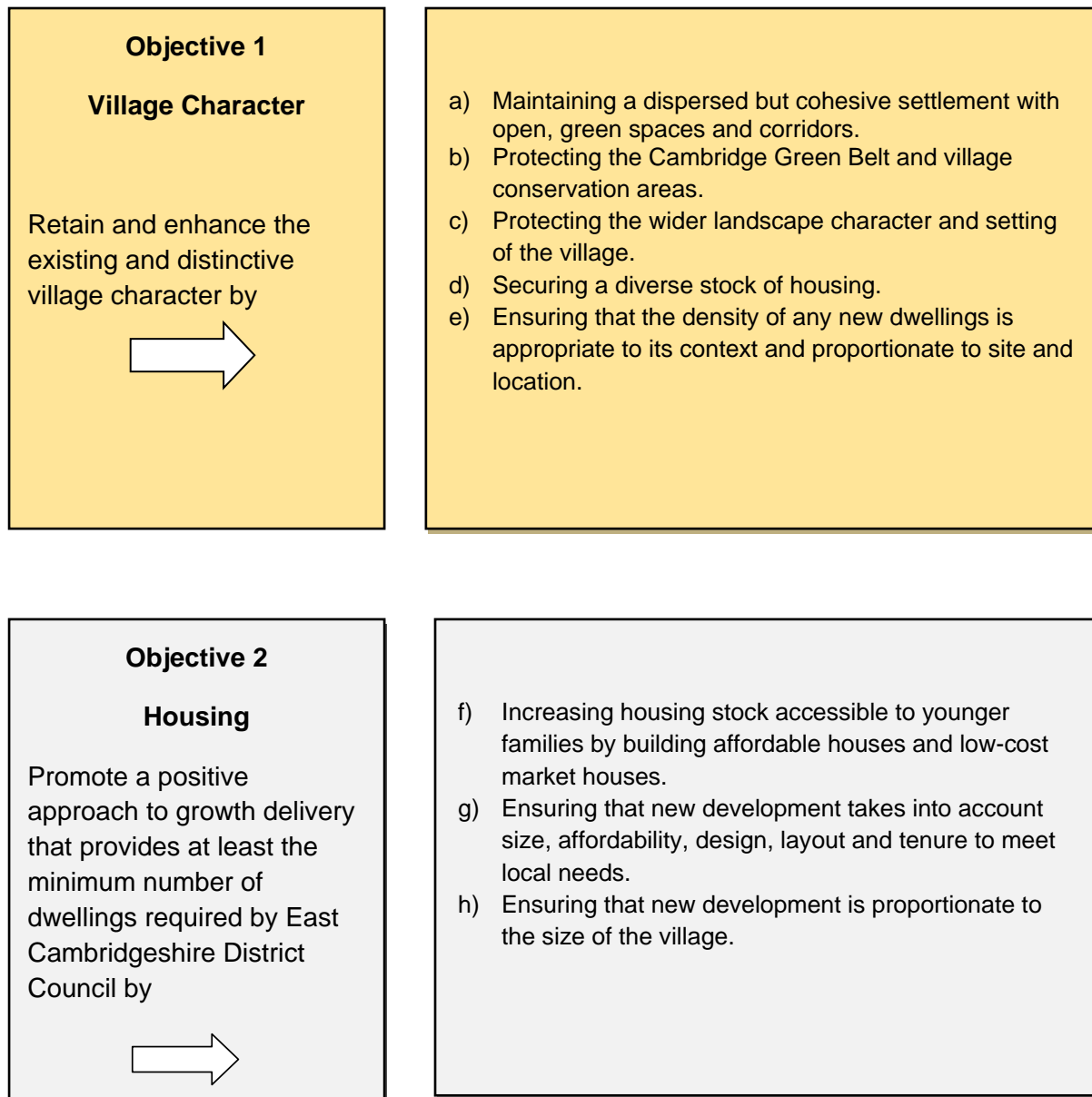
3.35 This chapter has highlighted the key issues facing Swaffham Bulbeck parish. It provides important context to the vision and objectives underpinning the NP, as discussed in the next chapter.

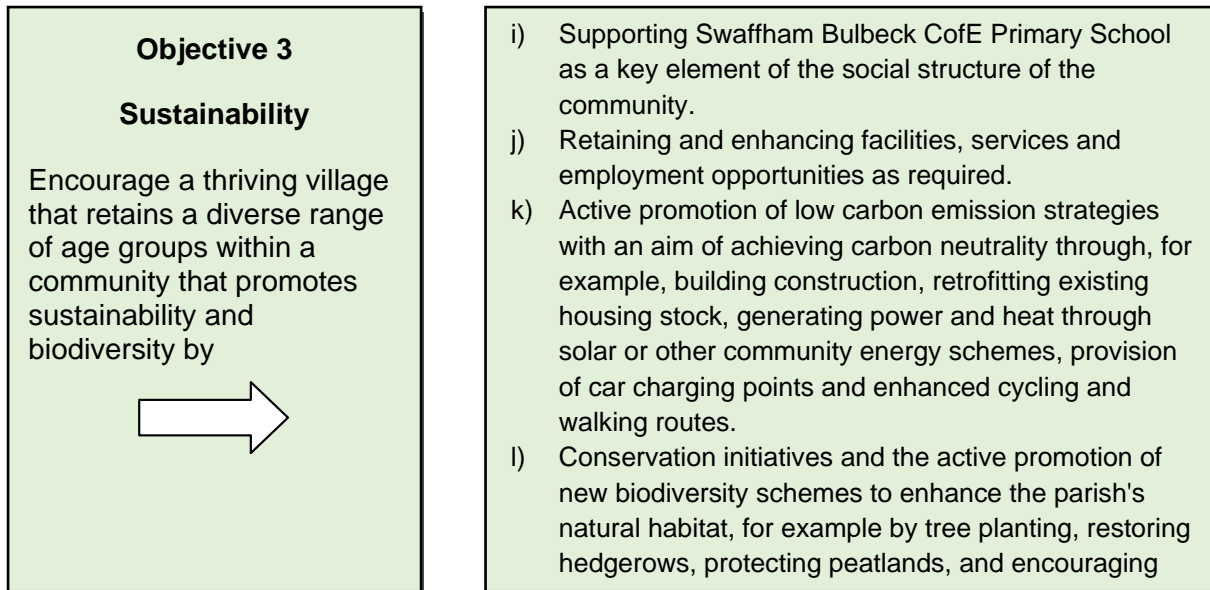
## 4. A VISION FOR SWAFFHAM BULBECK

4.1 The vision for the Swaffham Bulbeck Neighbourhood Plan (NP) is:

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

4.2 The vision is underpinned by a set of objectives, which are addressed by policies organised under five themes in Section 5.





4.3 Chapter 5 contains five themes covering 15 planning policies linked to the vision and objectives set out above:

Theme 1: An updated spatial strategy for Swaffham Bulbeck (section 5.1)

Theme 2: Parish Character (sections 5.2 – 5.5)

Theme 3: Housing (sections 5.6 -5.7)

Theme 4: Swaffham Bulbeck Development Sites (section 5.8)

Theme 5: A cohesive and environmentally friendly society (sections 5.9 – 5.15)

4.4 The planning policies will be applied whenever a planning application that is applicable to this neighbourhood plan is being considered by East Cambridgeshire District Council. The NP will be applicable if the planning application is in the parish of Swaffham Bulbeck and so long as the planning application concerns a policy topic in this plan.

4.5 Chapter 6 contains a list of community aspirations. These are also linked to the vision and objectives set out above. They are designed to complement the planning policies in chapter 5. The community aspirations can be delivered outside of the land use planning system.

#### **Summary of content of Chapter 4**

4.6 This chapter has provided an overview of the vision and objectives driving the Swaffham Bulbeck NP.



## 5. PLANNING POLICIES

### THEME 1 – AN UPDATED SPATIAL STRATEGY FOR SWAFFHAM BULBECK

5.1 The objectives applicable to this theme are:

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

*Objective 2 – To promote a positive approach to growth delivery that provides at least the minimum number of dwellings required by the East Cambridgeshire Local Plan.*

5.1.1 There is one policy, SWB 1, in this theme. This policy will contribute towards achieving Objective 1 by:

- maintaining a dispersed but cohesive settlement with open, green spaces and corridors (Objective 1a)
- protecting the Cambridge Green Belt and village conservation areas (Objective 1b)
- protecting the wider landscape character and setting of the village (Objective 1c)

5.1.2 The policy will contribute towards meeting Objective 2 by:

- ensuring that new development is proportionate to the size of the village (Objective 2h)

#### **POLICY SWB 1 – SWAFFHAM BULBECK DEVELOPMENT ENVELOPE**

##### **Context and rationale**

5.1.3 The East Cambridgeshire Local Plan 2015 includes a policy GROWTH 2 ‘Locational Strategy’. This policy establishes that most of the district’s housing growth will be focused on the market towns of Ely, Soham and Littleport and that more limited development will take place in villages which have a defined development envelope. Swaffham Bulbeck is a village with such a defined development envelope.

5.1.4 The Local Plan does not include any housing requirement for the parish. However, new residential development is in principle supported through Policy GROWTH 2 which permits housing, employment and other development to meet local needs within Swaffham Bulbeck’s defined development envelope. The extent of this defined envelope is shown on the Local Plan proposals map. Policy GROWTH 2 also restricts what development can come forward outside the defined envelope and includes a list of development that may be permitted outside the development envelope providing there is no significant adverse impact on the character of the countryside.

5.1.5 This Neighbourhood Plan (NP) supports the approach taken in Policy GROWTH 2 of the Local Plan subject to revisions being made to the extent of the defined development envelope. Map 5 shows the extent of the revised development envelope

to be designated through the making of this NP. The difference between the extent of this development envelope and the one shown in the 2015 Local Plan is the inclusion of land on a plot referred to as Hillside Mill on Quarry Lane. This reflects the granting of a planning consent (17/01231) in 2018 on this site for the construction of 19 dwellings.

### **Policy intent**

- 5.1.6 The purpose of Policy SWB 1 is to provide an up-to-date development envelope and in so doing supersede the development envelope provided in the 2015 Local Plan. During the plan period, development will in principle be supported inside the development envelope (subject to being compliant with other policies in this plan and the Local Plan) and resisted outside it (excluding the exceptions set out in this policy).

### **Additional note regarding the Policy SWB 8 (site allocation)**

- 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.
- 5.1.8 If planning consent is granted by the time this NP 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.

## **POLICY SWB 1 – SWAFFHAM BULBECK DEVELOPMENT ENVELOPE**

**New infill development proposals will be supported within Swaffham Bulbeck’s development envelope as defined in Map 5 provided they accord with policies in this Neighbourhood Plan together with the Local Plan.**

**Outside the development envelope, development will be restricted to:**

- **Rural exception housing on the edge of the village where such schemes accord with the Local Plan;**
- **Community-led developments (as defined by Policy SWB 7);**
- **Development for agriculture, horticulture, outdoor recreation, essential educational infrastructure and other uses that need to be located in the countryside; and**
- **The site allocated for community-led development in this Neighbourhood Plan.<sup>1</sup>**

**All development proposals must be appropriate to the size and character of the settlement.**

### **Notes:**

1. Policy SWB 8 in this plan identifies 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 to 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).



Map 5: The Swaffham Bulbeck development envelope

## THEME 2 – PARISH CHARACTER

5.2 There is one plan objective applicable to this theme:

*Objective 1 - To retain and enhance the existing and distinctive village character*

5.2.1 There are four proposed planning policies under this theme. Together they will contribute to meet Objective 1 by:

- maintaining a dispersed but cohesive settlement with open, green spaces and corridors (Objective 1a)
- protecting the Cambridge Green Belt and village conservation areas (Objective 1b)
- protecting the wider landscape character and setting of the village (Objective 1c)
- ensuring that the density of any new dwellings is appropriate to its context and proportionate to site and location (Objective 1e)

### **The Swaffham Bulbeck Landscape Character Assessment**

5.2.2 As part of the NP work, Swaffham Bulbeck Parish Council commissioned the production of the Swaffham Bulbeck Landscape Character Assessment in July 2019. The work was produced by chartered landscape architect Lucy Batchelor-Wylam and is available to view alongside this NP. Following on from the Landscape Character Assessment, Lucy Batchelor-Wylam also prepared the Swaffham Bulbeck Fringe Sensitivity Assessment. This second report assesses the sensitivity of different peripheral areas of land around the village settlement edges and the ability of those land parcels to accommodate residential development.

5.2.3 The Landscape Character Assessment divides the parish into seven different rural character areas (SB1 Studlands, SB2 Middle Hill Farmland, SB3 Park End, SB4 Gutter Bridge, SB5 The Denny, SB6 Abbey End and SB7 Swaffham Bulbeck Fen). These are shown on Map 6 on p33. For each of the landscape character areas, the Landscape Character Assessment describes the following:

- landscape types/areas
- location, landscape setting and physical characteristics
- topography, soils and hydrology
- landcover and land use
- scale and enclosure
- settlements and gateways
- rights of way and the road network
- materials in the built environment
- heritage, landmarks and features of value
- visual and perceptual experience and views
- condition, issues and opportunities

5.2.4 The Fringe Sensitivity Assessment divides the settlement fringe areas into seven different parcels (FA-A, FA-B, FA-C, FA-D, FA-E, FA-F and FA-G). These parcels all

abut different edges of Swaffham Bulbeck village and relate to five of the landscape character areas (see Map 7, p34) as follows:

Settlement Fringe Area	Relevant landscape character area
FA-A	SB5 – The Denny
FA-B and FA-C	SB6 – Abbey End
FA-D and FA-E	SB2 – Middle Hill Farmland
FA-F	SB3 – Park End
FA-G	SB4 – Gutter Bridge

For each parcel of land, the study provides an assessment of:

1. Landscape value, which includes:

- recognised indicators of value; designations of landscape policy, as well as informal indicators such as cultural/community/recreation value
- landform and its contribution to character
- pattern, enclosure and condition
- settlement edge pattern

2. Visual or perceptual value, which includes:

- the visual prominence of the fringe area
- the types of receptors that would be affected
- whether one or more key views would be affected
- whether views from footpaths would be affected
- whether views from principal routes would be affected
- the degree of tranquillity
- the aesthetic value of the views affected

5.2.5 In addition the study provides a summary of value and sensitivities for each of the seven parcels, together with a set of objectives applicable to landscape character mitigation, management or enhancement.

## **POLICY SWB 2 – SWAFFHAM BULBECK VILLAGE CENTRE LANDSCAPE CHARACTER**

### **Context and rationale**

- 5.2.6 The current village form comprises three distinct residential clusters. There is the Commercial End cluster in the north, the main village cluster in the south (includes the school, the shop/post office, the pub and the church) and the Maryland Avenue/Heath Road cluster to the east. The clusters are separated by a swathe of open space comprising the Denny (which has high public amenity value as a sports area, play area, pavilion and cricket ground), the green with war memorial opposite the village pub, the cemetery (which is tucked into a corner plot of land on the eastern side of the B1102 where it bends to form a right angle), and other areas of open space. Due to its amenity value, the central open space functions as a central communal area binding the three village clusters together.
- 5.2.7 The substantial area of openness in the heart of the community is a key defining characteristic of Swaffham Bulbeck village. Open areas of land also flow out from the central area (the Denny) in three directions (see Map 8):
- in a north easterly direction through Lordship Meadow along the western side of the B1102 and then along both sides of the B1102 into open countryside
  - in a north westerly direction through Denny Wood and along the B1102
  - in a south easterly direction through open farmland, known locally as the Cemetery Field, which wraps around the corner cemetery plot, starting from the B1102 and stretching along the northern boundary of Pound Way and out towards a vegetated horizon along Heath Road
- 5.2.8 The sense of openness in this central part of the village is a significant component of the designated Swaffham Bulbeck Conservation Area (see Map 10). The Conservation Area mimics the shape of the village and includes the central area of open space described above (the Denny, Denny Wood, Lordship Meadow and the cemetery). Other areas of open space including the farmland known as the Cemetery /Pony field site abut the Conservation Area, thereby providing an important setting to it.
- 5.2.9 The main village cluster in the south (south of the B1102 where it comes in from the west from the A14 and south of Swaffham Heath Road where it leads out of the village towards the east) is delineated by Green Belt land, designated as such in the Local Plan. The openness provided by this Green Belt is not however readily perceived in the heart of Swaffham Bulbeck village other than at the western gateway on entering the village. This Green Belt land is designated in the Local Plan as the Cambridge Green Belt with the principal purposes of preserving Cambridge as a compact city, maintaining the quality of the City of Cambridge's setting and to prevent communities in the environs of Cambridge from merging into one another and with the city.
- 5.2.10 The village centre falls in landscape character area SB5 and in settlement fringe areas FA-A west/north and FA-A east/south.

5.2.11 The Landscape Character Assessment observes in its description of area SB5 how “*The area functions to physically separate the village clusters yet also link them across open space*” (see category ‘Landcover and land use’). It also observes under category ‘Visual and perceptual experience and views’:

*“Skylines are treed, and views are readily contained by tree cover and built form. Views across open space to the village edges are important contributors to character, especially where quality of the built form is high. Many important views to key buildings are found in this area”*

5.2.12 The Fringe Sensitivity Assessment identifies the area FA-A west/north as ‘very high’ in both landscape sensitivity terms and ‘visual sensitivity’ terms. It states:

*“The Denny plays a key role in village distinctiveness and identity and it offers landscape setting to key village amenities. It helps separate and maintain the character of the three village clusters. Along with the unconfined parcel of land east of Lordship Farm it allows attractive views and inter-visibility across the village edge. These factors combine to indicate a landscape of high landscape value and visual prominence.”*

5.2.13 The Fringe Sensitivity Assessment identifies the area FA-A east/south as ‘moderate’ in both ‘landscape sensitivity’ terms and ‘visual sensitivity’ terms. It states:

*“East of the cemetery the land is not covered by designations for heritage, although the area does still adjoin the Conservation Area along its western edge - the housing stock here along Pound Lane is modernist, white rendered single storey dwellings, and would offer good scope for integration opportunities with contemporary architecture, if need be...”*

*Visual sensitivity is reduced where there is more containment from field boundaries, less overlooking from the residential village edges and little visibility from the main routes through the village”.*

5.2.14 The Fringe Sensitivity Assessment identifies a set of mitigation, management and enhancement objectives for the combined area of FA-A west/north and FA-A east/south. These are:

- Protect public open space and visually important open space with strong policy protection.
- Reflect the semi-formal tree planting in any new development.
- Look for opportunities to provide further access/rights of ways and links, including improving existing links from Maryland Avenue and Commercial End.
- For any development on or above the 15m contour, consider limiting overall height and whether skyline impacts could be softened by tree planting.

5.2.15 The assessment includes a landscape strategy for the less sensitive area FA-A east/south (see Appendix 1 to the Fringe Sensitivity Assessment).

5.2.16 Informed by work undertaken for the Landscape Character Assessment and the Fringe Sensitivity Assessment, the NP 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 Map 9, alongside a description of their key features. Photos of the views are provided in Appendix 1.

5.2.17 Please note there are many other locally valued views in the parish. The purpose of Map 9 is to show the 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.

### **Policy intent**

5.2.18 The intent of Policy SWB 2 - Swaffham Bulbeck village centre landscape character – is to ensure existing important characteristics are fully recognised, protected accordingly and where appropriate enhanced when new development proposals come forward.

#### **POLICY SWB 2 – SWAFFHAM BULBECK VILLAGE CENTRE LANDSCAPE CHARACTER**

**All development proposals in the village centre (defined as the area falling in the Denny Landscape Character Area – see Map 6) shall be sensitive to Swaffham Bulbeck’s distinctive landscape and settlement character, as described in Swaffham Bulbeck’s Landscape Character Assessment and Fringe Sensitivity Assessment.**

**Specifically, this means:**

**a) retaining the pattern of three settlement clusters in the village created and characterised by the village centre open space starting at the Denny and spanning out in three different directions (see Map 8);**

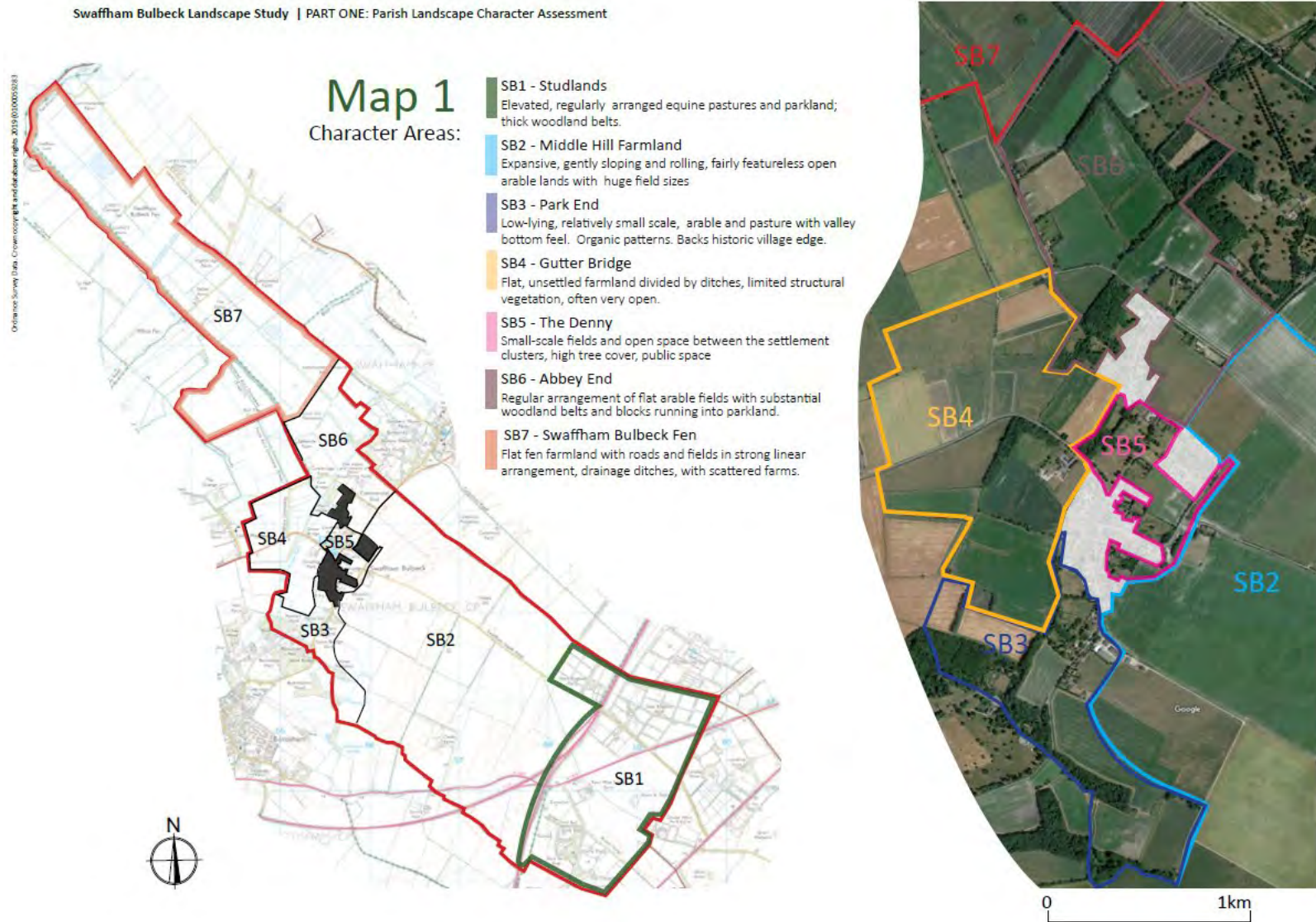
- as part of this requirement, development proposals shall respect and not significantly adversely impact locally valued communal views (views enjoyed from public spaces) in the village centre towards Swaffham Bulbeck’s distinctive features. The locally valued communal views for the purpose of this policy are defined as: (a) the ten views identified in Map 9; and (b) any communal views of a heritage asset.**

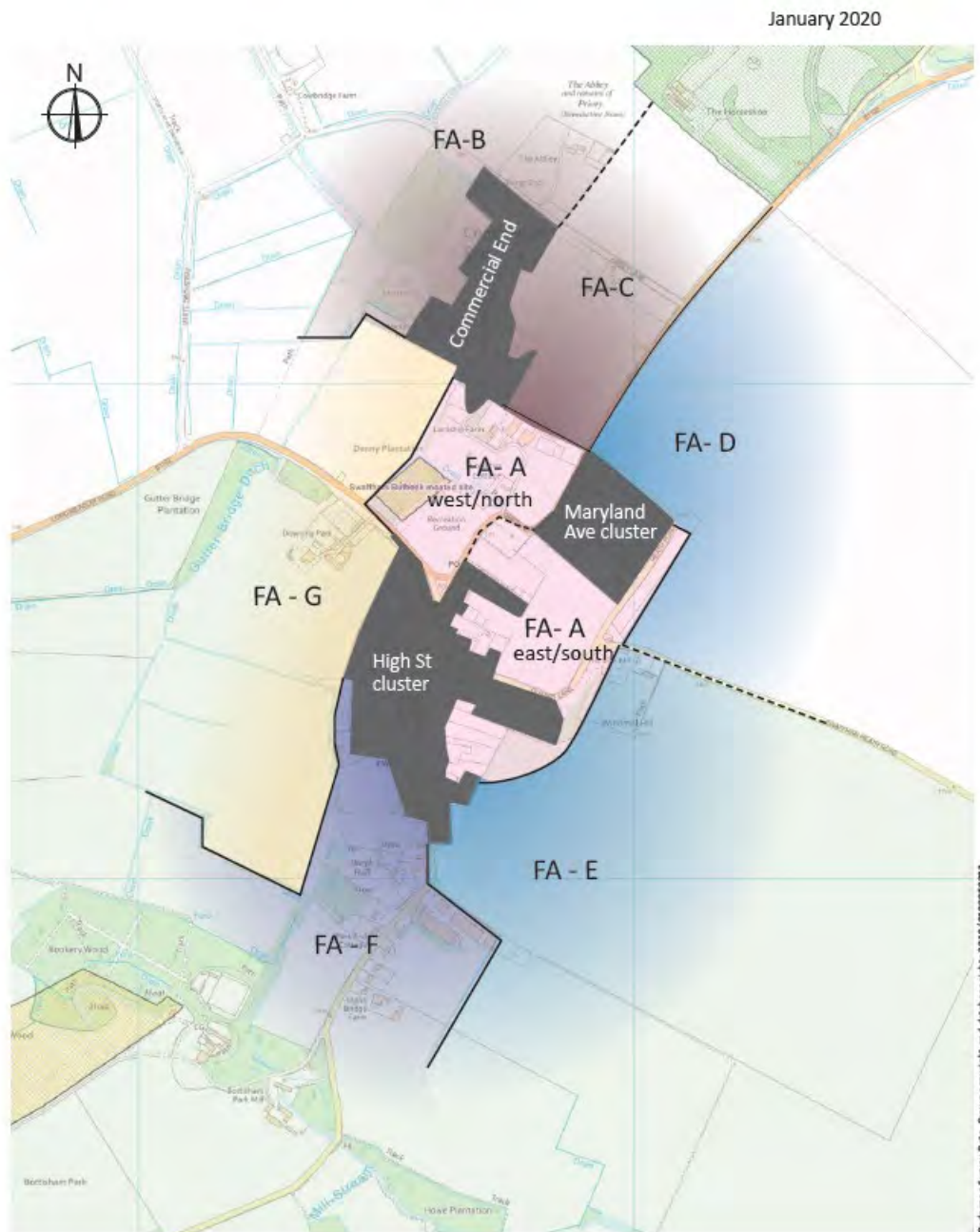
**b) requiring landscape and visual impact assessments of major development proposals in the village centre and other proposals that are otherwise likely to impact on settlement pattern in the village centre or affect the openness of land parcels that separate the village clusters;**

**c) conserving or enhancing heritage assets in the village centre including aspects that contribute towards the significance of the heritage assets such as village open space where this provides an important setting to heritage assets; and**

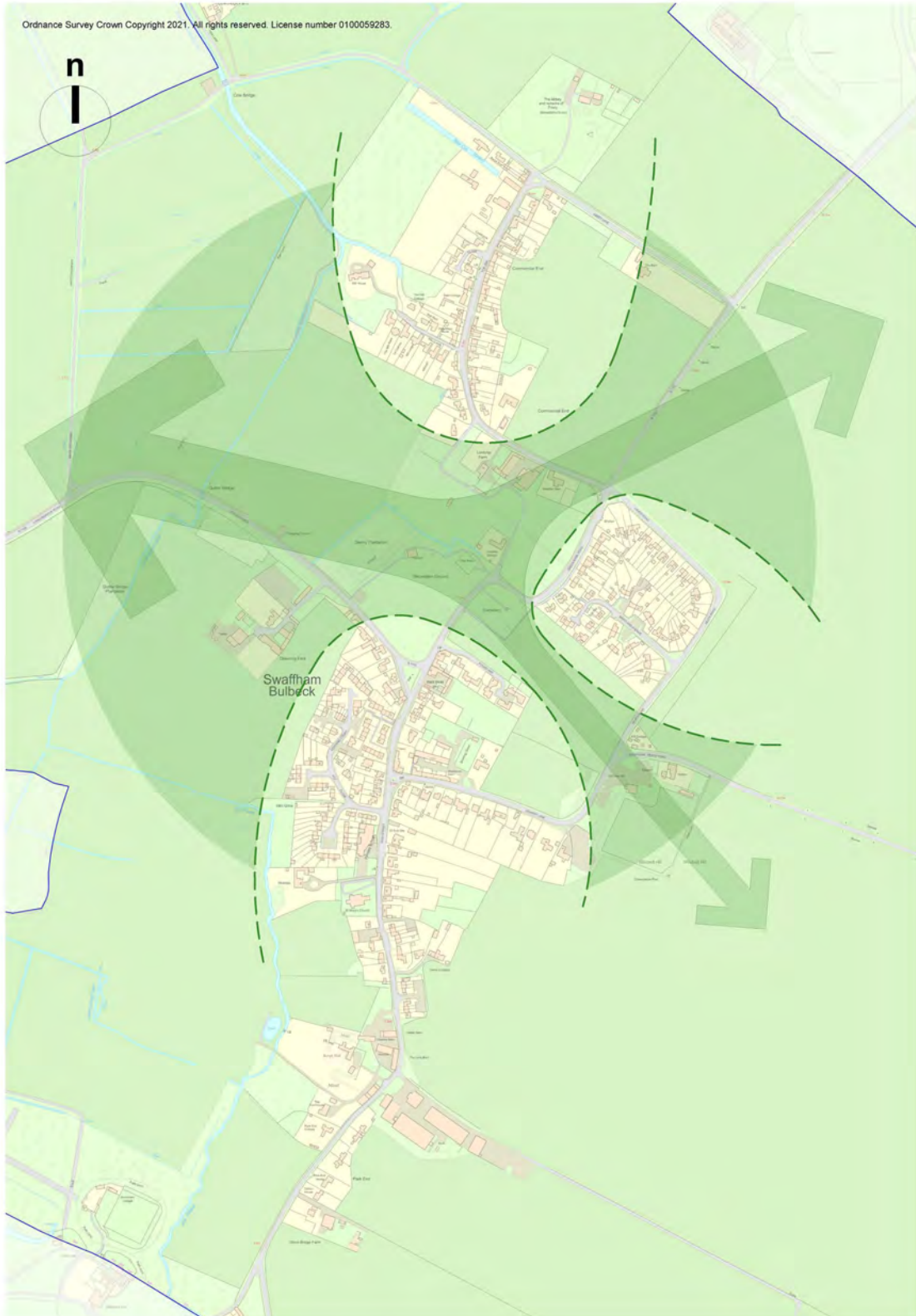
**d) incorporating measures that mitigate and manage landscape and visual impacts appropriately and, where opportunities arise, proposals will be expected to incorporate landscape enhancement measures.**

**Map 6:** Swaffham Bulbeck seven landscape character areas





Map 7: Swaffham Bulbeck settlement fringe areas



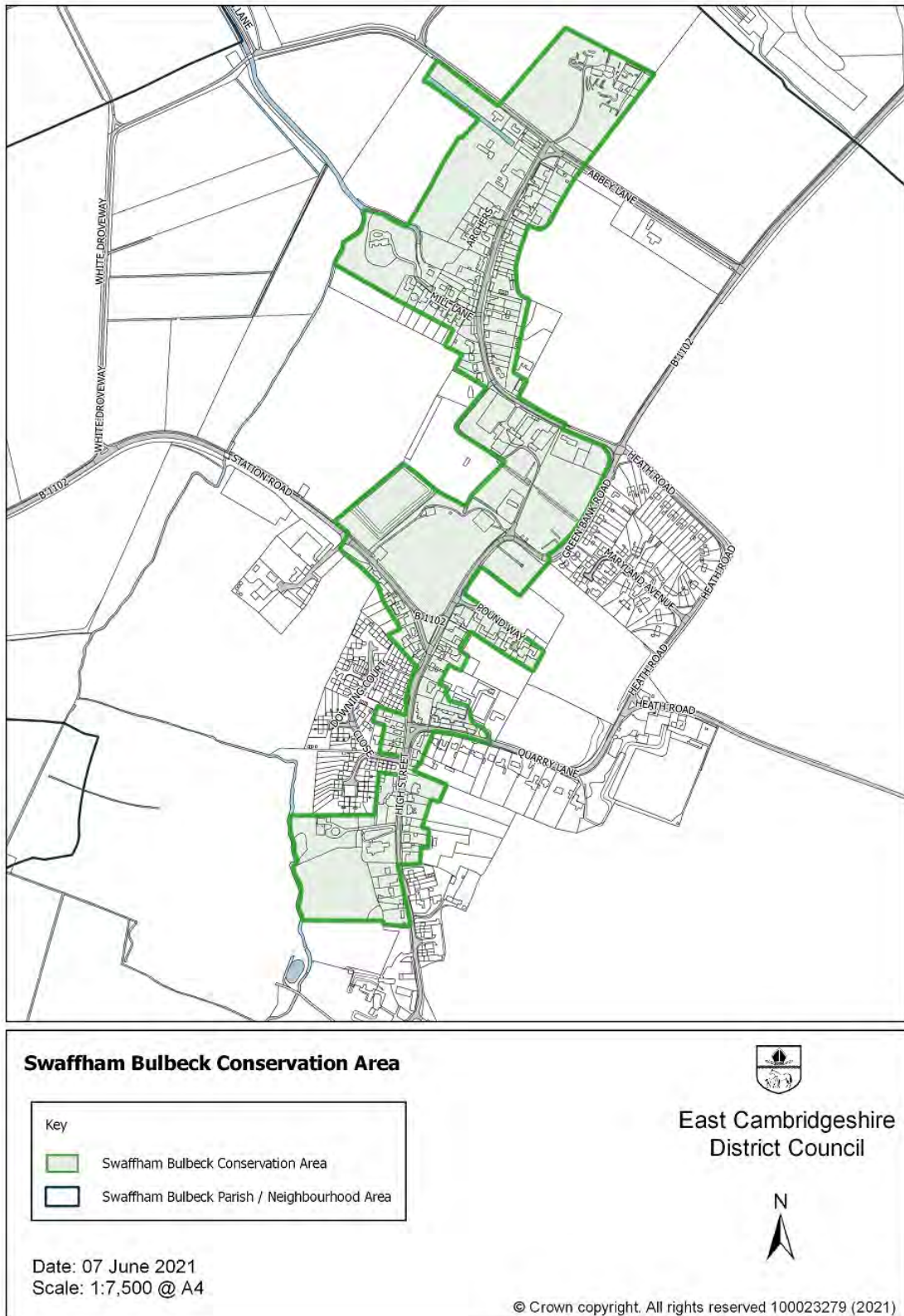
**Map 8:** The flow of open space separating the three settlement clusters



**Map 9:** Locally valued communal views in the village centre

**Table 1:** Description of views shown in Map 9 (see Appendix 1 for photos and description of key features)

<b>View</b>	<b>Description</b>
1	View from western part of village in a westerly direction looking out of the village along the B1102 towards Gutter Bridge Wood.
2	View from the B1102 on the western edge of the village in an easterly direction looking into the heart of the village.
3	View at the heart of the village, from Stocks Hill (designated as a Local Green Space in this plan) towards the Black Horse public house and Bolebec Cottage with the war memorial in the foreground.
4	View from the north-east corner of the Denny looking in a south westerly direction across the Denny.
5	View from the eastern part of the Denny looking in a south easterly direction across the cemetery to Beacon Hill.
6	View from the cemetery looking in a north westerly towards the Denny.
7	Long view from the village gateway at the Heath Road/Quarry Lane junction, looking west across the Cemetery field towards the Denny.
8	View from the public footpath by Lordship Cottage (Grade II listed building), towards Commercial End.
9	View from the B1102 in a north westerly direction towards Lordship Cottage.
10	View from the Commercial End/Heath Road/B1102 crossroads in a north easterly direction.



Map 10: Swaffham Bulbeck Conservation Area

## **POLICY SWB 3 – SWAFFHAM BULBECK PARISH-WIDE LANDSCAPE CHARACTER**

### **Context and rationale**

5.3 In the Landscape Character Assessment, Swaffham Bulbeck is described as *“stretching about 6 miles from north to south, encompassing a range of landscape types from heathland in the far south, across loamy chalky claylands to peaty Fenlands in the far north”*. The report explains that the *“variation in soils and topography had a strong impact on historic land management and is responsible for the patterns in the landscape today and in fact explains the long thin shape of the parish”*.

5.3.1 The visual and perceptual experience varies from one landscape character area to the other. These are summarised below except for character area **SB5** which has been described above in the supporting text to Policy SWB 2.

### **Landscape character area SB1 - Studlands**

5.3.2 In the south, settlement is absent apart from stud farms and here the landscape is described as being highly ordered, well managed with a distinctive ‘studlands’ feel and with regular tree belts.

### **Landscape character area SB2 – Middle Hill Farmland**

5.3.3 Further west and north (but still east of the village) in landscape character area 2, the landscape is described as empty, open, featureless farmland. The sky lines are often bare. Where features do appear, for example, a line of large pylons, they are visually prominent against the bare skyline.

### **Landscape character area SB3 – Park End**

5.3.4 Moving to the west to landscape character area 3 – Park End - the landscape is described as having a much smaller scale appearance than the adjoining landscape and is much more enclosed. This area is described as having a strong sense of heritage from the winding nature of the road and the presence of old buildings.

### **Landscape character area SB4 – Gutter Bridge**

5.3.5 Further north but to the west of the village is landscape character area SB4 ‘Gutter Bridge’. This is described as a simple fen-edge farmed landscape lying either side of the B1102 Station Road. The area connects the village to the hamlet of Long Meadow and Lode to the West and helps provide the separation between settlement clusters. The small woodland at Gutter Bridge is highly valued locally for recreation. In terms of visual and perceptual experience there is *“openness with the parcel of land, but containment along the skylines to the south and west from tree cover in adjoining character areas. Sense of emptiness and exposure. Large skies overhead.”*

### **Landscape character area SB6 – Abbey End**

5.3.6 Moving north out of the central open area into landscape character area SB6 ‘Abbey End’ is described as having a different feel to the openness of both the fenlands and the elevated uplands as there is more tree cover and a stronger sense of enclosure.



Skylines are treed, and views are contained by tree cover and built form. Again, the views across the open space to the village edges are described as being important contributors to character and the view to a converted chapel on the southern edge of Commercial End is given as an example.



**Image 7:** View across the Commercial End from the B1102

### **Landscape character area SB7 – Swaffham Bulbeck Fen**

- 5.3.7 The character area SB7 forms the northernmost fenland reaches through which the channel of the lode meets the parish boundary with the embanked river Cam. Flood banks along the lode prevent the dark, silty soils of wide open fields from seasonal flooding. The banks of the lode are well walked and give views across cultivated fields interspersed with reed filled drainage ditches and old narrow droveways.
- 5.3.8 This NP seeks to protect the Swaffham Bulbeck landscape character and the setting this provides to the built environment of the village. Policy SWB 5 – Local Green Spaces - will help in achieving the latter since those proposed Local Green Spaces are contributing factors to the setting of the village. Policy SWB 2 – Swaffham Bulbeck village centre landscape character - is also an important part of this.

### **Other important landscape features in the parish**

- 5.3.9 In addition to the professionally prepared Swaffham Bulbeck Landscape Character Assessment, the NP group has undertaken an assessment of valued open spaces across the parish. This assessment is available to view alongside this plan. This has resulted in a number of proposed Local Green Spaces (see Policy SWB 5) and has also identified the roadside verges on Heath Road, from the end of the village to the Newmarket/Cambridge Road A1303 as a valued landscape feature to be retained.

### **Policy intent**

- 5.3.10 The purpose of this policy is to ensure that when new development comes forward in the parish, all opportunities are taken to protect locally important landscape features and to enhance landscape character and value in the parish. The purpose is not to steer where new development takes place or to establish circumstances where

permission will or will not be granted. Instead, the purpose of this policy is to ensure any development scheme, where it is judged to be acceptable on other policy grounds, is informed by the evidence set out in the Landscape Character Assessment and advice provided on landscape mitigation, management and enhancement as set out in the Swaffham Bulbeck Settlement Fringe Assessment.

### **POLICY SWB 3 – SWAFFHAM BULBECK PARISH-WIDE LANDSCAPE CHARACTER**

All development proposals shall be sensitive to Swaffham Bulbeck’s distinctive landscape and settlement character, as described in Swaffham Bulbeck’s Landscape Character Assessment and Fringe Sensitivity Assessment.

Where new development is proposed in any of the settlement fringe areas (as defined on Map 7), it will be expected to respond positively to existing landscape characteristics and settlement pattern, and incorporate measures that mitigate and manage landscape and visual impacts appropriately. Where opportunities arise, proposals will be expected to incorporate landscape enhancement measures.

Listed by settlement fringe area this means:

#### **Settlement fringe areas B and C (relating to Abbey End landscape character area)**

Conserve and enhance the key aspects of the character of Commercial End through:

- a) conserving its separated location by maintaining the gaps between it and the other two settlement clusters;
- b) maintaining the openness of the gap between Commercial End and the parish boundary with Swaffham Prior;
- c) conserving or enhancing the rural character of the lanes that link to Commercial End;
- d) conserving or enhancing the distinctive historic character of the Conservation Area and its setting; and
- e) maintaining and managing the amount of tree cover and incorporating new tree planting where possible.

#### **Settlement fringe areas D and E (relating to Middle Hill Farmland landscape character area)**

Conserve and enhance the key aspects of the character of the main village through:

- f) avoiding development up the valley sides and protecting skylines from development;
- g) protecting visually prominent skylines from development where they contribute to the character of the rural setting;
- h) planting and/or reinforcing landscape boundaries with native hedges and trees, roadside tree planting, and strip woodlands/beechn hangers/shelter belts; and
- i) where appropriate and where opportunities exist, replacing arable land use with species-rich grassland and/or improving biodiversity in roadside verges.

Continued overleaf...

**POLICY SWB 3 – SWAFFHAM BULBECK PARISH-WIDE LANDSCAPE CHARACTER**  
continued...

**Settlement fringe area F (relating to Park End landscape character area)**

Conserve and enhance the key aspects of the character of Park End through:

- j) preserving its function as a rural gap and gateway between Swaffham Bulbeck and Bottisham;
- k) responding sensitively and positively to the setting of the heritage assets; and
- l) maintaining and managing the trees and hedges.

**Settlement fringe area G (relating to Gutter Bridge landscape character area)**

Conserve and enhance the key aspects of the character of the western edges of the village through:

- m) preserving its function as a rural gap and gateway between Swaffham Bulbeck and Long Meadow/Lode;
- n) preserving the openness of land that connects the village to the adjacent fenland landscape;
- o) using strong structural planting to mitigate and manage impacts of development south of Station Road (where such development would otherwise be acceptable); and
- p) maintaining and reinforcing woodland, trees and hedges to retain the wooded character of the village edge.

In addition, the following landscape features across the parish are valued locally and should be protected or enhanced as part of any development proposal:

- the species-rich roadside verges, including those on Heath Road (from end of village to the Newmarket/Cambridge road A1303); and
- trees, hedgerows, structural planting, waterways and ponds.

## **POLICY SWB 4 – SWAFFHAM BULBECK BUILT ENVIRONMENT CHARACTER**

### **Context and rationale**

- 5.4.1 The character of the built environment in Swaffham Bulbeck varies between the rural areas of the parish and the village itself. Within the village, the three discrete village clusters have different characteristics too.
- 5.4.2 Two of the village clusters (most of Commercial End and a large part of the southern cluster) fall in the Swaffham Bulbeck Conservation Area. In Commercial End the vernacular includes rendered timbered-framed houses and gault brick houses. Roofs are variously pantile, plain tile and slate and thatch. In the southern part of the Conservation Area, the historic vernacular form is timber-framed colour-rendered houses. However, in later times, gault brick became common. Here, roofs are varied, slate and tile, and the older buildings tend to have plain tiles.
- 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). Quarry Lane also features one pre-1700 characterful and unique cottage built into the side of the former quarry. The land in which this house sits is rich in historical artifacts showing snapshots of village life from times before the cottage was built. 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.
- 5.4.4 Throughout the settlement, the densities are low and green amenity land features throughout. The densities in the different residential areas have been measured to range from 5 dwellings per hectare (dph) in the Conservation Area, 12 dph in the northern cluster, 15 dph in the eastern cluster and 14 dph in the southern cluster. See Map 11.
- 5.4.5 An important and valued characteristic in Swaffham Bulbeck is that there is no one singular dominant building style in residential buildings. Where housing estates do exist they are modest in scale and built at low densities.

### **Village gateways**

- 5.4.6 The village gateways are the points at which it is clear that the village has been reached and entered. They are of key importance to establishing, maintaining and enhancing a sense of place, not least because they are regularly passed through by parish residents and visitors. There are six village gateways (Map 11, Images 8 – 15).

## Building for a Healthy Life

5.4.7 Building for a Healthy Life is a government endorsed design code which sets out standards for well-designed homes and neighbourhoods. Building for a Healthy Life has been written in partnership with Homes England, NHS England and NHS Improvement.

5.4.8 This code identifies 12 considerations organised across three themes of key importance when a new proposal is coming forward:

<b>Integrated Neighbourhoods</b>	<b>Distinctive Places</b>	<b>Streets for all</b>
Natural Connections	Making the most of what's there	Healthy streets
Walking, cycling and public transport	A memorable character	Cycle and car parking
Facilities and services	Well defined streets and spaces	Green and blue infrastructure*
Homes for everyone	Easy to find your way around	Back of pavement, front of home

\* Blue infrastructure: a network of rivers, canals, ponds, wetlands, floodplains etc.

\* Green infrastructure: a network of multi-functional green space, urban and rural, capable of delivering a wide range of environmental and quality of life benefits to local communities.

5.4.9 Building for a Healthy Life replaces the former but also industry standard Building for Life 12. Further information can be accessed here:

<https://www.designforhomes.org/project/building-for-life/>

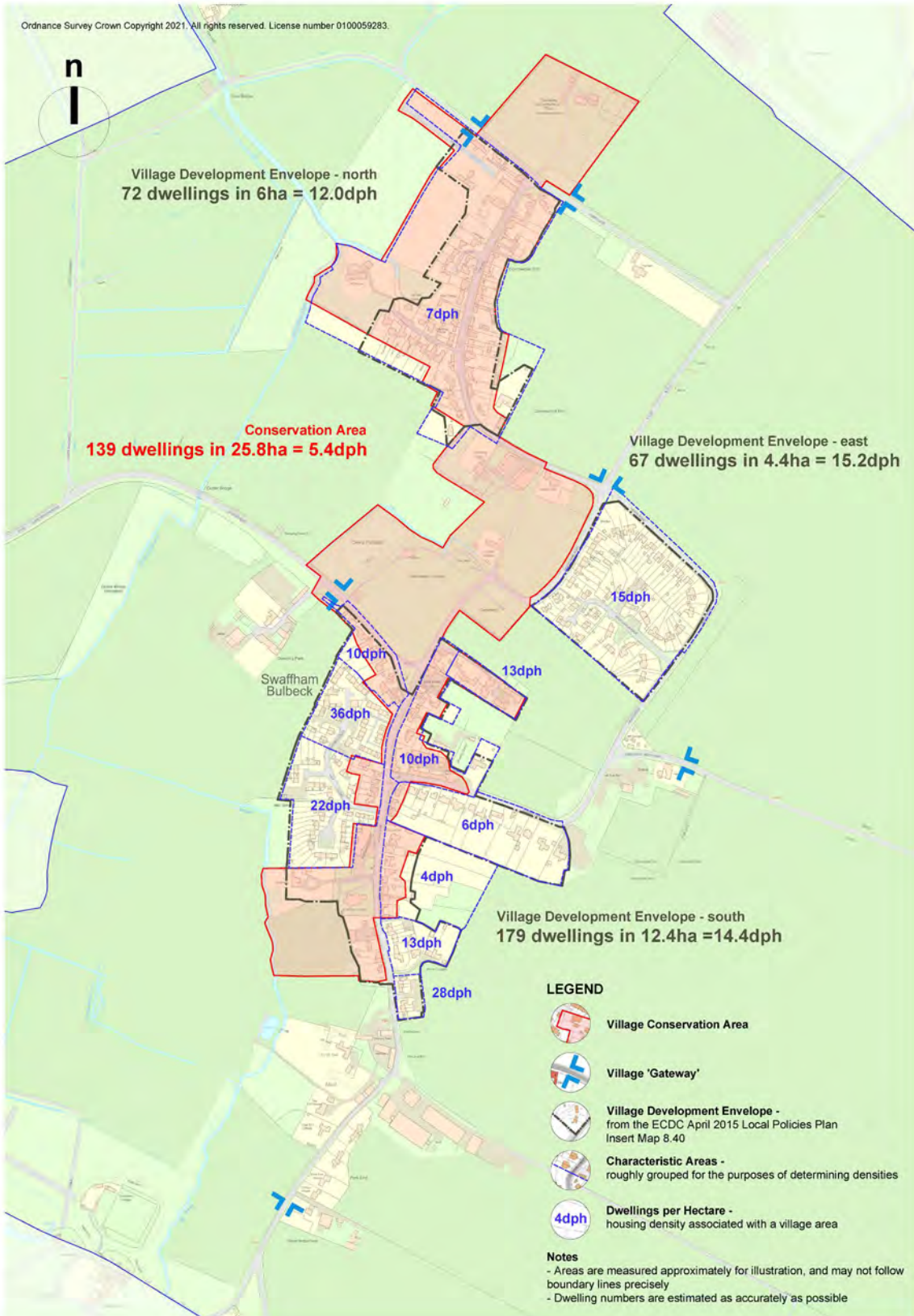
**POLICY SWB 4 – SWAFFHAM BULBECK BUILT ENVIRONMENT CHARACTER**

**A design-led approach should be taken for all proposals. In adopting a design-led approach, applicants should be guided by the local Swaffham Bulbeck context (including the built form, building heights, existing low densities, building materials etc) as described in this plan and in the accompanying Landscape Character Assessment.**

**Development proposals in or in the setting of the Conservation Area will be expected to conserve or enhance the quality of the street scene and be in keeping with, or complement, existing historic buildings.**

**Where a development proposal is likely to impact on one of Swaffham Bulbeck's village gateways (see Map 11), proposals will only be supported if the sense of arrival and place is protected or enhanced.**

**Major residential development proposals (10 dwellings or more) should be accompanied by a Building for a Healthy Life assessment (as updated or equivalent).**



Map 11: The village gateways and average existing housing densities



**Images of the Six Village Gateways shown on Map 11**

Village Gateway 1 West



**Image 8:** Village Gateway 1 - West (B1102 from Lode) looking towards the village



**Image 9:** Village Gateway 1 - West (B1102) looking out of the village towards Lode

Village Gateway 2 - South



**Image 10:** Village Gateway 2 - South (B1102 from Bottisham)

Village Gateway 3 – East



**Image 11:** Village Gateway 3 - East (Swaffham Heath Road)

Village Gateway 4 – Swaffham Bulbeck North



**Image 12:** Village Gateway 4 - North (looking towards Commercial End)



**Image 13:** Village Gateway 4 - North (the village edge)

Village Gateway 5 – Commercial End (E)



**Image 14:** Village Gateway 5 - Commercial End (Abbey Lane)

Village Gateway 6 – Commercial End (W)



**Image 15:** Village Gateway 6 - Commercial End (Fen Lane)

## **POLICY SWB 5 – SWAFFHAM BULBECK LOCAL GREEN SPACES**

### **Context and rationale**

5.5.1 An assessment has been undertaken of the open spaces in the parish as a way of understanding the value attached to individual space and the reasons for this value. This work is available to view alongside this NP.

5.5.2 The assessment resulted in the identification of a number of open spaces suitable for designation as Local Green Space designation, albeit one such identified site, known as Gutter Bridge Wood, is not included in the policy below because that site already has the benefit of Green Belt protection. Designation of an area of land has the effect of ensuring no development that prejudices the reason for its designation can come forward during the plan period. For many of these spaces, there is no expectation that the land would ever come forward for development due to its well- established amenity value. The Local Green Space designation is nonetheless an effective way of building a shared understanding in the community.

5.5.3 The National Planning Policy Framework states that

a) inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (para 147); and

b) when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations (para 148).

### **Policy intent**

5.5.4 To give publicly valued open spaces recognition as designated Local Green Spaces.

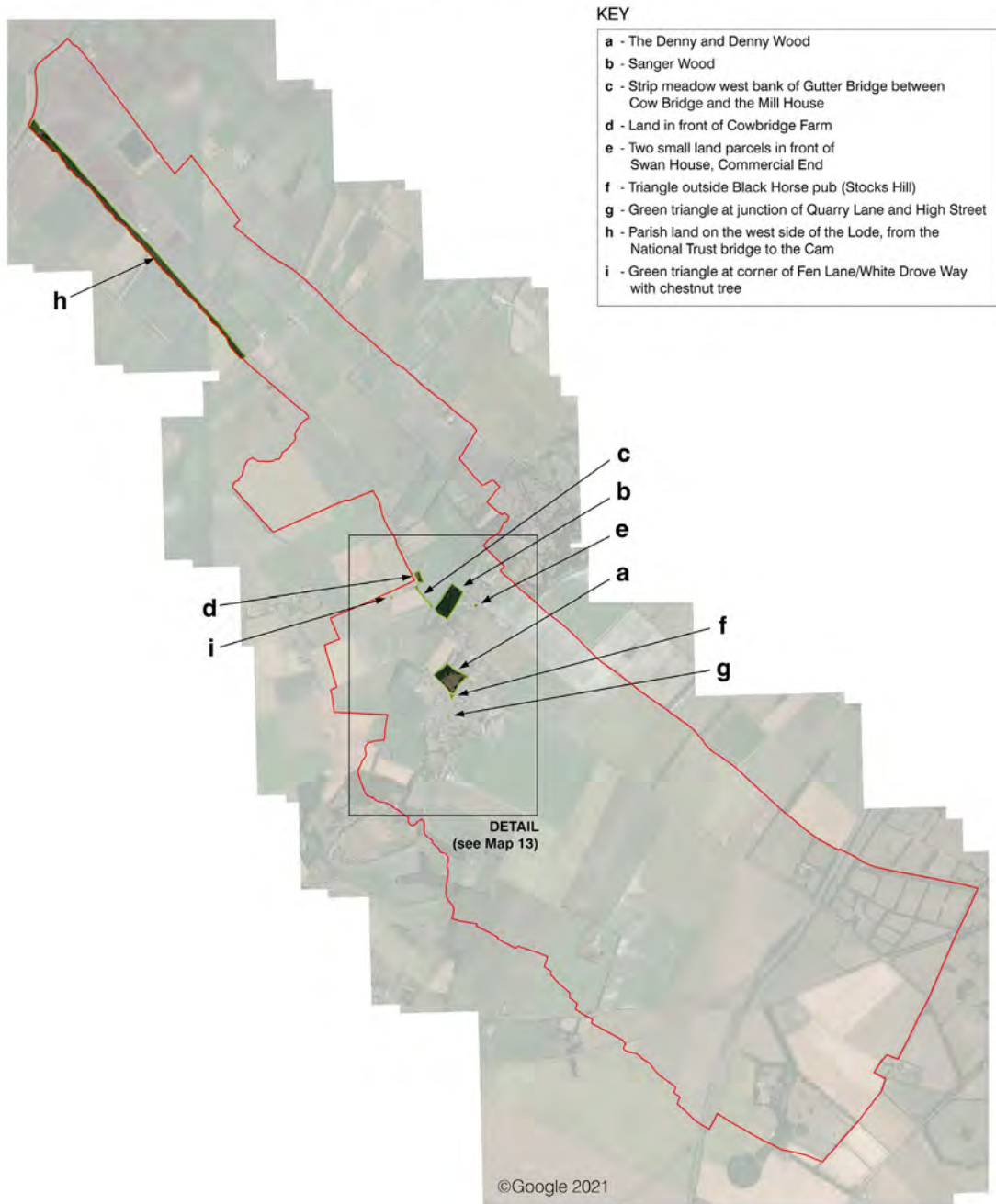
### **POLICY SWB 5 – SWAFFHAM BULBECK LOCAL GREEN SPACES**

**The following sites, shown on Maps 12 and 13, are designated as Local Green Spaces**

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

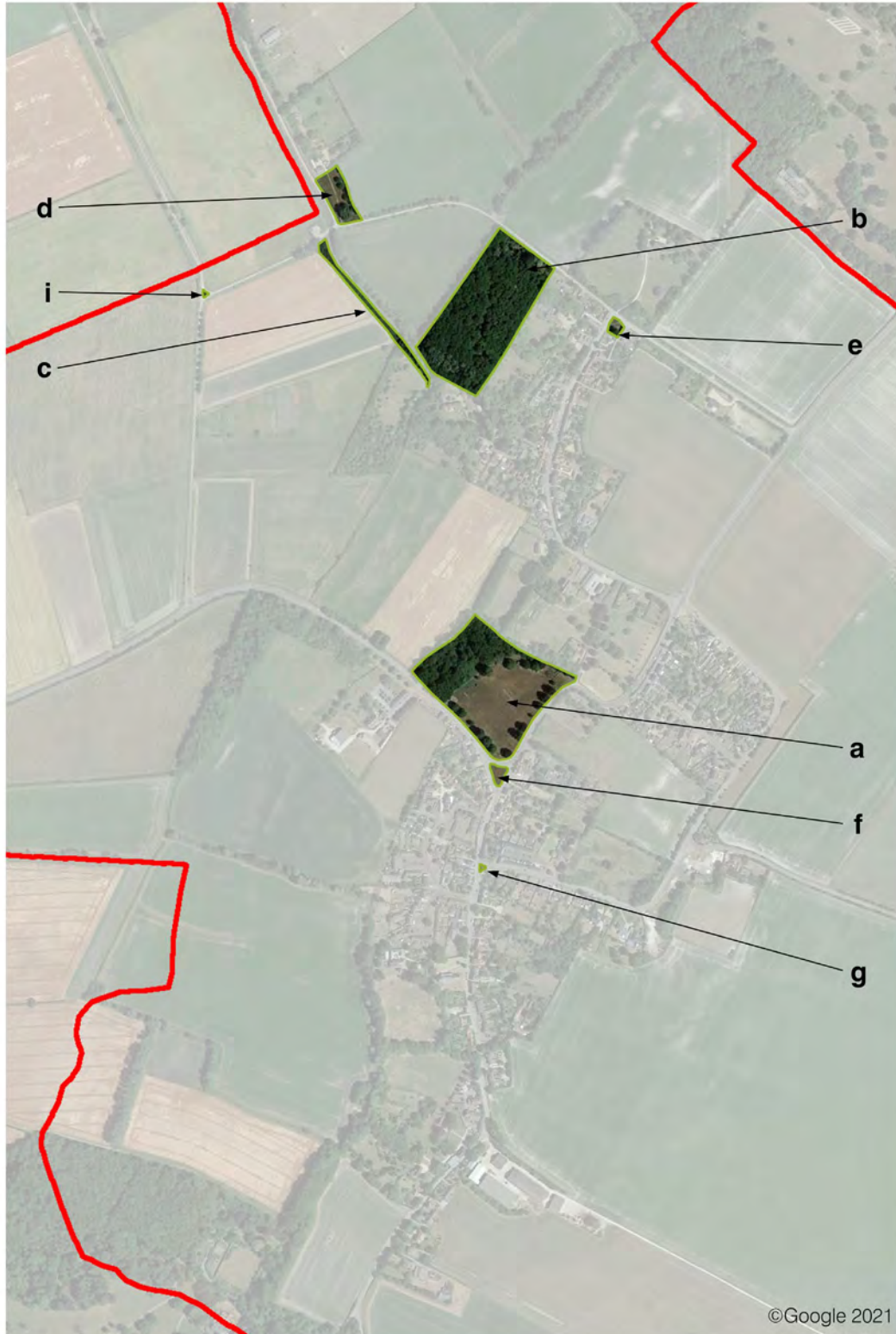
**Development proposals within a Local Green Space should be assessed against national policies for managing development in the Green Belt.**

**SWAFFHAM BULBECK PARISH  
MAP OF LOCAL GREEN SPACES FOR SPECIAL PROTECTION**



**Map 12: Swaffham Bulbeck Local Green Spaces**

**DETAIL OF VILLAGE GREEN SPACES**



**Map 13:** Swaffham Bulbeck Local Green Spaces (detail of village spaces)

## THEME 3 - HOUSING

5.6 There are three plan objectives applicable to this theme:

*Objective 1 - Retain and enhance the existing and distinctive village character.*

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

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

5.6.1 There are two planning policies under this theme. Policy SWB 6 and Policy SWB 7 will contribute to meeting Objectives 2 and 3 by:

- securing a diverse stock of housing (Objective 1d).
- increasing housing stock 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).
- supporting Swaffham Bulbeck CofE Primary School as a key element of the social structure of the community (Objective 3i).

### POLICY SWB 6 – SWAFFHAM BULBECK HOUSING MIX

#### Context and rationale

#### Housing Mix and Tenure

5.6.2 Swaffham Bulbeck is considered by the community to have a balanced housing stock that meets the needs of a variety of household types. The 2011 census supports this view. As at 2011, 46 per cent of all dwellings were semi-detached whereas across Cambridgeshire, 30 per cent of dwellings were semi-detached. For a rural community, the parish also has a higher-than-normal percentage (18 per cent) of terraced properties.

5.6.3 In terms of tenure Swaffham Bulbeck has a high proportion of social housing. Almost one in four (23 per cent) of all properties is classified as 'social rented' in the 2011 Census. However, about half of the socially rented properties are terraced bungalows specifically designed for older residents (at Downing Court and Vicarage Close). This does have implications for young adults and young families in Swaffham Bulbeck who are eligible for affordable housing but have difficulties in accessing it.

#### Population

5.6.4 Reflecting its stock of smaller dwellings compared to other areas, the average household size in Swaffham Bulbeck parish is also smaller than average at 2.2 persons per household whereas average household size across Cambridgeshire is 2.4 (Census, 2011).

5.6.5 As at the 2011 Census, Swaffham Bulbeck also had a high proportion of one person households (31 per cent compared to 27 per cent across Cambridgeshire).

- 5.6.6 In terms of age, the ONS population estimates published online at [www.cambridgeshireinsight.org.uk](http://www.cambridgeshireinsight.org.uk) indicate that in 2018, 28 per cent of Swaffham Bulbeck's population were aged 65 or above. This compares to 19 per cent across Cambridgeshire and 18 per cent nationally. The average age in the parish is significantly higher than the national and county average.
- 5.6.7 In order to continue meeting the projected housing needs in the parish, it is important that any new housing development reflects the local demographics and takes into account the implications for accessibility and adaptability needs.

### **Policy intent**

- 5.6.8 The intent of policy SWB 6 is to ensure new residential developments incorporate a mix of housing in terms of tenure and size. This will reflect existing needs of a growing older population but also the needs of new households seeking to find their first home. Provision of a mix of housing types will also help to facilitate a vibrant and mixed community. This policy also seeks to ensure a proportion of new housing is also suitable for the needs of older people.

#### **POLICY SWB 6 – SWAFFHAM BULBECK HOUSING MIX**

**Where the scale permits, residential development proposals will be expected to include a housing mix in terms of size and tenure that reflects the existing and future needs of the parish. This means including a significant proportion of two- or three-bedroom properties (including affordable housing) where these are suitable for young families or houses suitable for older people (which can encompass accessible, adaptable general needs housing), unless an up-to-date assessment of local housing needs demonstrates otherwise.**

**New housing should be built to the accessible and adaptable M4(2) standard other than where it can be demonstrated in a full financial appraisal that the application of the standard would make the development unviable.**



## **POLICY SWB 7 – SWAFFHAM BULBECK COMMUNITY-LED DEVELOPMENT**

### **Context and rationale**

- 5.7 Community-led schemes are those that are driven by local communities, rather than local authorities or private developers. They can help communities to tackle local issues such as a shortage of affordable housing (see glossary for definition) or jobs and can generate income to provide financial security and help fund further investment in the local area. Typical examples of community-led schemes include residential schemes and renewable energy projects. The East Cambridgeshire Local Plan 2015 encourages (through Policy GROWTH 6) small-scale community-led schemes that meet a need identified by a local community.
- 5.7.1 The Swaffham Bulbeck Community Land Trust (CLT) was set up in June 2017 by a group of local people who live in the parish. Membership of the CLT is open to all residents of the parish (subject to the rules set out in the CLT's governing document) and any proposal put forward by the Trustees of the CLT will be voted on by the membership. The CLT is working in cooperation with the Parish Council and the NP steering group to provide high-quality, 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. In February 2022, there were 23 families on the Swaffham Bulbeck CLT register for affordable housing.
- 5.7.2 The Swaffham Bulbeck CLT is currently working together with stakeholders including the Parish Council and the landowners to bring forward affordable housing for local people as part of the Cemetery/Pony field site (see below). 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.
- 5.7.3 It is hoped that current schemes in the pipeline (the Cemetery/Pony field site and Hillside Mill site) will address current affordable housing needs in the parish. However, this plan covers the timeframe up to 2037. It is possible that new needs for affordable housing in the parish will arise during the plan period. Because of this, this NP supports in principle the delivery of additional community-led development schemes in the event that these are needed during the plan period to meet Swaffham Bulbeck parish's specific housing needs.
- 5.7.4 The Swaffham Bulbeck Landscape Character Assessment provides guidance regarding edge of settlement locations where there may be capacity for small scale schemes to come forward without causing significant harm to the landscape character or setting of the village.
- 5.7.5 A housing needs survey undertaken for Swaffham Bulbeck in 2015 identified a need for 23 new affordable homes (12 one-bedroom properties, 4 two-bedroom properties,

5 three-bedroom properties and 2 four-bedroom properties). As at February 2022, there were also 27 households on the East Cambridgeshire District Council housing waiting list with a connection to Swaffham Bulbeck.

- 5.7.6 Since the survey was undertaken, Swaffham Bulbeck Parish Council have been working with stakeholders to bring forward affordable housing for local people. For example, there is currently one development where affordable housing could be delivered. This is the Hillside Mill site which is discussed below.
- 5.7.7 Policy SWB 7 is applicable to affordable housing proposals intended for people with a Swaffham Bulbeck connection. This will apply to residents who satisfy local connection criteria. The local connection criteria will be determined by the organisation bringing forward the community-led development but will be in broad conformity with the criteria currently applied by ECDC for exceptions schemes:

A person/applicant who:

1. has immediately prior to such allocation been ordinarily resident or employed within the administrative area of the Parish; or has a strong local connection with the administrative area of the Parish; or
2. has been ordinarily resident or employed or has strong local connections in any parish adjacent to the administrative area of the Parish; or
3. has been ordinarily resident or employed or has strong local connection to the administrative area of East Cambridgeshire.

ECDC defines “Strong local connection” as *A person who has lived in the administrative area of the Parish for 6 out of the past 12 months, OR A person who has lived in the administrative area of the Parish for 3 out of the last 5 years, OR A person who has new permanent employment in the administrative area of the Parish OR A person who has close relatives who have lived in the administrative area of the Parish for the last 5 years (close relative means parents, brothers/sisters or children)”*

East Cambridgeshire District Council, Allocations and Letting Policy, Dec 2021  
(available to view at [www.eastcambs.gov.uk](http://www.eastcambs.gov.uk) )

- 5.7.8 The policy allows for an element of open market housing on community-led sites where:
- It is demonstrated through a financial appraisal that this is essential to enable the delivery of affordable housing or other community benefits on-site; and
  - The community benefits of the scheme (such as the level of affordable housing or open space) are significantly greater than would be delivered on an equivalent open market site.

### **Policy intent**

- 5.7.9 To provide a parish-specific approach to community-led development, a principle established in the 2015 Local Plan.

## **POLICY SWB 7 – COMMUNITY-LED DEVELOPMENT**

**Proposals for small scale community-led residential development schemes including affordable housing schemes for people with a strong Swaffham Bulbeck connection, as defined in the supporting text to this policy, on the edge of the development envelope are supported in principle, provided that:**

- a) there is clear evidence of the proposal being supported by the community (through for example being led by the Swaffham Bulbeck Community Land Trust);**
- b) no significant harm would be caused to the character of the village, its landscape setting or the countryside;**
- c) it can be demonstrated that the scheme will be well managed and financially viable over the long-term and that any benefits provided by the scheme can be retained by the local community in perpetuity;**
- d) the scale of the scheme is appropriate to the location and the level of identified local affordable housing need;**
- e) the types of dwellings proposed meet the needs identified in Swaffham Bulbeck as identified in an up to date housing needs survey or equivalent;**
- f) the dwellings are located within easy access to Swaffham Bulbeck village centre;**
- g) the affordable housing is provided in perpetuity, preferably in partnership with the Swaffham Bulbeck CLT;**
- h) an element of open market housing will only be acceptable where:**
  - it is demonstrated through a financial appraisal that this is essential to enable the delivery of affordable housing or other community benefits on-site; and**
  - the community benefits of the scheme (such as the level of affordable housing or open space) are significantly greater than would be delivered on an equivalent open market site.**

**Other non-residential small-scale community-led development schemes will also be supported subject to criteria a) to d) being met.**

## 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 that provides at least the minimum number of dwellings required by East Cambridgeshire District Council*

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

### POLICY SWB 8 - CEMETERY/PONY FIELD SITE

#### Context and rationale

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)
- 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)
- supporting Swaffham Bulbeck CofE Primary School as a key element of the social structure of the community (Objective 3i)

5.8.2 Three parcels of land in the parish 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 are several issues yet to be resolved. The land is privately owned.

5.8.4 The NP steering group considers 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 NP steering group however also recognises the contribution

this currently open area of land makes to the setting of the village. The open space that 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 eastern part of this site is on higher ground than the land to the west and can be seen from 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 NP although Policy SWB 8 provides more certainty with respect to levels of affordable housing to be achieved (at least 40%).
- 5.8.7 The NP 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 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 Fringe Sensitivity Assessment undertaken to support the work of the NP 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 as suitable for development is set out in Appendix 2 to this document.
- 5.8.10 **Biodiversity.** 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 people's 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 Devil's Dyke SSSI for daily recreational activities. In order to reduce the pressure on the SSSI and avoid adverse impacts, Policy SWB 8 requires the developer to commit either 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.
- 5.8.11 **Flood risk.** 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 that 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.

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

### **Hillside Mill Site**

5.8.13 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.

5.8.14 Houses are currently (2022) being constructed on this site.

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

5.8.15 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>2</sup>.

5.8.16 Were this site to come forward it should be as an exception site to meet village-specific needs only and 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 NP does not allocate this site for development in this plan period.

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<sup>2</sup> A subsequent appeal was dismissed by the Planning Inspectorate in June 2021. Appeal Ref: APP/V0510/W/20/3254839

## Policy intent

- 5.8.17 The NP supports the principle of development at the Cemetery/Pony field site provided that the community benefits of the scheme will be significantly greater than what would be delivered on an equivalent open market site. This includes the delivery of affordable housing that meets parish needs. In addition, it is essential that any scheme is design- and landscape-led.
- 5.8.18 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 NP 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 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.
- 5.8.19 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 that 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.
- 5.8.20 The policy requires 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 that meets locally identified affordable housing needs, specifically:**
    - o 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 the highways authority; 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) that 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 settlement clusters in the village consistent with Policy SWB 2 and Map 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 SWB 8 – CEMETERY/ PONY FIELD SITE continued...**

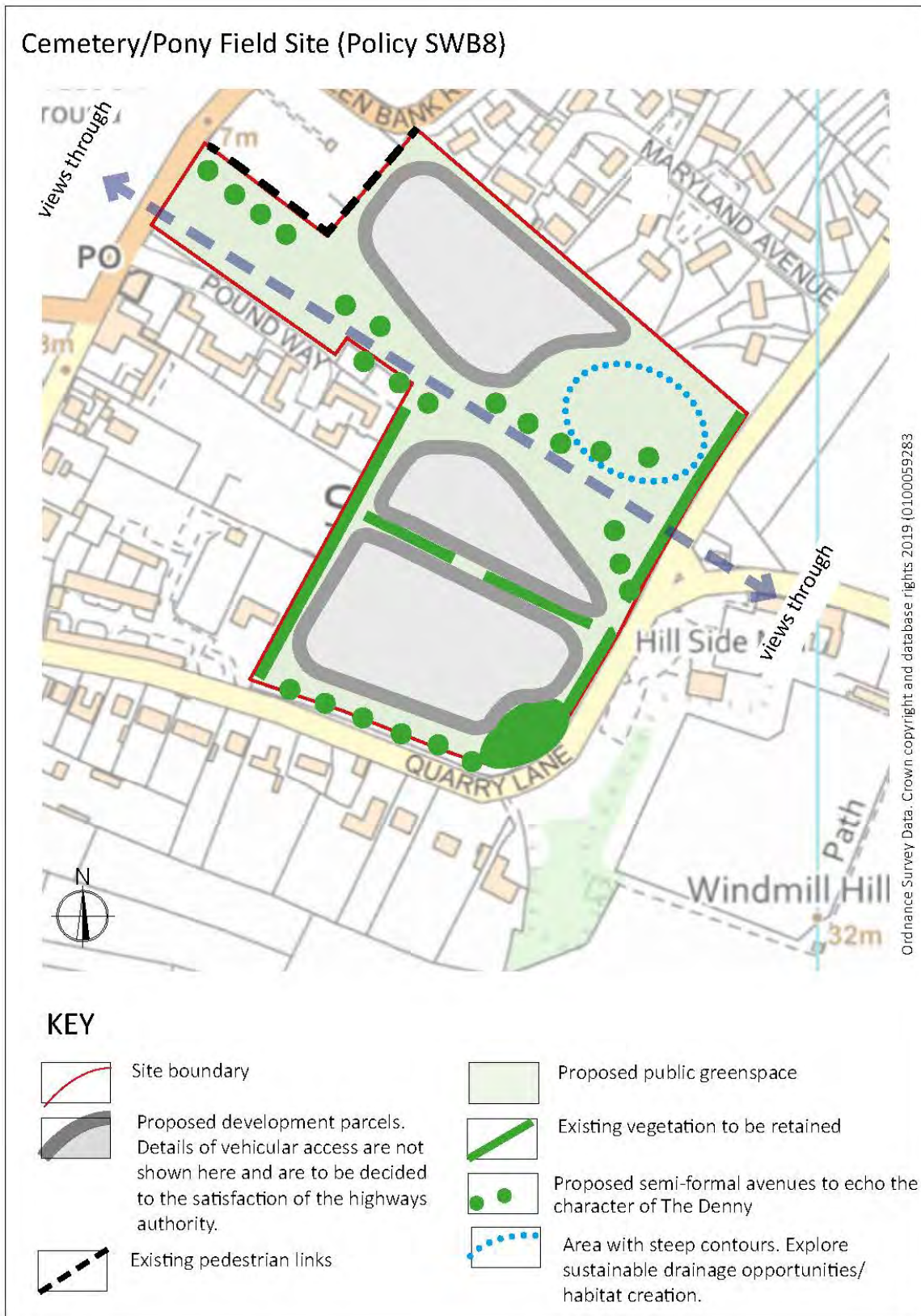
- ii. **Provide a publicly accessible green corridor<sup>2</sup> suitable for pedestrians through the site and to link this up with existing pedestrian links (for example those on Maryland Avenue, the High Street, Heath Road and Quarry Lane) surrounding the site (to secure good pedestrian connectivity). 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 (see glossary) homes and spaces.**
  - v. **Reflect the existing densities in adjoining areas in each part of the site.**
  - vi. **Keep the eastern 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 should, as a minimum:**
- i. **Identify the relationship of the site to heritage assets.**
  - ii. **Demonstrate understanding of the 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 taken in designing the scheme to avoid 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.

Cemetery/Pony Field Site (Policy SWB8)



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Map 14: The Cemetery/Pony field site

THEME 5 - A COHESIVE AND ENVIRONMENTALLY FRIENDLY COMMUNITY

5.9 There is one objective applicable to this theme:

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

5.9.1 The NP seeks to address this objective through:

- retaining and enhancing facilities, services and employment opportunities as required (Objective 3j)
- active promotion of low carbon emission strategies with an aim of achieving carbon neutrality through, for example, building construction, retro-fitting existing housing stock, generating power and heat through solar or other community energy schemes, provision of car charging points and enhanced cycling and walking routes (Objective 3k)
- conservation initiatives and the active promotion of new biodiversity schemes to enhance the parish's natural capital, for example by tree planting, restoring hedgerows, protecting peatlands, and encouraging wildflower areas (Objective 3l)

5.9.2 In many ways, community life in the parish is thriving. The village has good provision of services including the primary school, the church, the pub, the shop, the cricket and football ground, although as noted in 'Key Issues 3.23', these are all vulnerable to small numbers. There are also places of employment in the village, for example those based at Downing Park Business Park on Station Road and Burgh Hall, Park End, and at Hillside Mill, Quarry Lane.

5.9.3 The adopted Local Plan for the district gives land use protection to current employment uses in the village through Policy EMP 1. This policy permits changes to existing employment sites (to incorporate other land uses for instance) only in certain circumstances (see Policy EMP 1).

5.9.4 The adopted Local Plan also gives land use protection to existing community facilities in the parish through Policy COM 3. This policy permits loss of community facilities only in certain circumstances. The Local Plan also supports proposals for new community development facilities via Policy COM 4.

5.9.5 The NP supports the approach taken in the Local Plan to protecting employment sites and community facilities in the parish.

## **POLICY SWB 9 – SWAFFHAM BULBECK PRIMARY SCHOOL**

### **Context and rationale**

5.9.6 Swaffham Bulbeck CofE Primary School is an invaluable part of community life in the parish. The school provides a focus for the community through bringing village children and their carers together for the purpose of primary education. As a Church of England school, it enjoys close social and worship ties with the parish church. In addition, the school facilities are also used by the community at large outside of school hours.

5.9.7 The level of growth anticipated in this plan would 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.

### **Policy intent**

5.9.8 The intention of this policy is to express support for development proposals which will help facilitate the continued success of the school as both a primary school and as a community meeting space. The school is a vital element and focal point for a thriving community. There are no specific proposals planned but it could include further provision of: affordable homes for younger families; amenity and green spaces for sport, recreation, socialising and learning; walking and cycle links; a community pavilion with pop-up classroom; and clubs and activities using school facilities.

## **POLICY SWB 9 – SWAFFHAM BULBECK PRIMARY SCHOOL**

**Swaffham Bulbeck Primary School is identified as an invaluable community facility both as a school and as a community meeting space outside of school hours. Development proposals in the village that help facilitate the continued success of the school (including its function as a community meeting space) will be supported where they are compatible with other policies in this plan.**

## **POLICY SWB 10 - SWAFFHAM BULBECK COMMUNITY PAVILION**

### **Context and rationale**

5.10.1 A well-established and shared community aspiration in Swaffham Bulbeck is the provision of a community centre or village hall in the parish where community groups and the Parish Council can hold events, meetings and community-based activities. This aspiration is acknowledged in the 2015 Local Plan.

5.10.2 Following a period of consultation focusing on community aspirations for new facilities, the Denny was identified as a key focus for activities. However, the current

pavilion no longer meets community needs and has been identified as requiring considerable updating and improvement to achieve current standards and regulations. The Parish Council set up a pavilion working party in December 2014 to address identified shortcomings. In 2016, this working party produced a design brief for the provision of a new village community pavilion on the site of the existing pavilion on land on the Denny. Outline plans were supported by the ECDC planning department. The mission statement for the community pavilion was stated as:

*Our aim is to provide a new village pavilion with upgraded sports and kitchen facilities and an additional multipurpose community space. The pavilion should enhance its important location and provide opportunities for our community to exercise, meet and socialise.*

*Mission Statement, Swaffham Bulbeck Village Pavilion Working Party, 2016*

- 5.10.3 The existing pavilion was built in the 1980s to provide support for the cricket and football clubs. In addition, it has been used as a general community meeting space for a number of different purposes including village events, such as Apple Day and charity events, children's parties, the former Youth Club, Forest School and by the Parish Council.
- 5.10.4 However, it is generally considered by the community that the pavilion has shortcomings including maintenance liabilities, an inefficient and expensive heating system, limited kitchen facilities, 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 PE27 Community Facilities Audit.pdf (eastcambs.gov.uk). Community consultation undertaken by the Community Pavilion Working Party identified the following community aspirations in terms of needed improvements:
- improved changing and showering facilities
  - improved catering facilities
  - outside access to toilets
  - improved accessibility for those with mobility issues
  - an energy-efficient and sustainable building
  - a building that provides an improved contribution to the setting of the Denny and the adjacent scheduled monument (the Swaffham Bulbeck moated site).

### **Policy intent**

- 5.10.5 To identify the site of community pavilion as suitable for redevelopment for the purpose of providing an improved community meeting space including the provision of an accessible and user-friendly building.

### **POLICY SWB 10 – COMMUNITY PAVILION**

**The site of the community pavilion as defined on Map 15 is allocated for the provision of an improved building that delivers enhanced facilities to support the current outdoor sports uses and a purpose-built community meeting space.**

**The following criteria apply:**

- **It must be demonstrated clearly how any proposed new recreation or sports facility benefits local residents and promotes inclusive activities for local people and the wider community.**
- **A requirement to conserve or enhance the setting for the adjacent scheduled monument.**
- **A building that contributes positively to the character and openness of the Denny.**
- **Provision of an energy and water-resource efficient building with a low carbon footprint for the duration of the lifecycle of the building.**
- **Provision of an accessible and user-friendly building for all including those with limited mobility.**
- **Adequate provision of secure cycle parking facilities.**
- **Incorporation of appropriate landscaping to ensure development results in both the protection of existing landscape character and the enhancement of landscape value and character.**
- **Achievement of a net gain in biodiversity (including, where appropriate, the incorporation of inbuilt biodiversity features such as a green roof, bird and bat boxes).**
- **As part of adopting a design-led approach in line with Policy SWB 4, crime prevention and community safety must be addressed.**



Map 15: Site of the community pavilion

## POLICY SWB 11 – SWAFFHAM BULBECK COMMUNITY INFRASTRUCTURE PRIORITIES

### Context and rationale

5.11.1 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 order of priority order but are numbered for reference only. The second column provides up to date context for these priorities as identified through the NP.

### Schedule 11.1 – Swaffham Bulbeck identified community infrastructure priorities.

2015 Local Plan identified community infrastructure aspiration	2022 Swaffham Bulbeck identified community infrastructure priorities.
<p><b>1. Improvements to public realm</b></p> <p>Improvement to pavements, more drop kerbs and marked crossings. Pedestrian crossing from the Denny to the High Street.</p>	<p>Improvements to pavements generally.</p> <p>Improve footpath/cycle path to Bottisham Village College and along High Street from Church to Stonebridge.</p>
<p><b>2. Provision of a community/village hall</b></p>	<p>Provide a village hall/replacement or refurbished community pavilion on the Denny</p>
<p><b>3. Improvements to pedestrian/cycle routes</b></p> <p>Cycle facilities around the triple bends in the central village from Cemetery Corner to Heath Road/Commercial End crossroads.</p> <p>Proper surfaced cycle links to the Wicken Fen/Lode Way cycle route. Direct cycle links to Newmarket and to the Lodes Way.</p> <p>New pedestrian/cycle crossing over the River Cam to Waterbeach, linking directly with the station and the riverside path to Cambridge City centre.</p> <p>Improved footpath/cycle path to Bottisham.</p> <p>Cycle route from Swaffham Bulbeck to Cambridge should be made more direct.</p> <p>Improvement to cycle route along High Street from the church to Stonebridge.</p> <p>Footpaths to the north and east of the village</p>	<p>Improved access to footpath between Commercial End and High Street, so that wheelchairs and prams can use it.</p> <p>Provide cycle path around triple bend in the central village.</p> <p>Dropped kerbs from Denny across to Cemetery. These were carried out in July 2021.</p> <p>Provide footpaths to north and east of village.</p> <p>Ensure that all paths are well maintained and well-marked</p>
<p><b>4. Improved transport links/public transport services</b></p>	<p>As per Local Plan</p>



2015 Local Plan identified community infrastructure aspiration	2022 Swaffham Bulbeck identified community infrastructure priorities.
<p><b>5. Potential upgrade to Bottisham Waste Water Treatment Works</b></p> <p>Anglian Water has indicated that the Bottisham Wastewater Treatment Works, which serves Swaffham Bulbeck, may need to be upgraded to accommodate future development (see section 3 for further details).</p>	<p>As per Local Plan</p>
<p><b>6. Community renewable/green energy village infrastructure</b></p>	<p>To help parish residents lower their carbon footprint, 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 that might be considered include: community ground source heating projects; microgrids of solar/photovoltaic panels; and the installation of wind turbines where suitable.</p>

### Policy intent

5.11.2 This policy is intended to complement Local Plan Policy GROWTH 3: Infrastructure Priorities. This policy states that *“Development proposals will be expected to provide or contribute towards the cost of providing infrastructure and community facilities made necessary by the development, where this is not provided through the Community Infrastructure Levy. This will be through on or off site provision or through financial payments, and secured via planning conditions or planning obligations (Section 106 agreements)”*.

#### **POLICY SWB 11 – SWAFFHAM BULBECK COMMUNITY INFRASTRUCTURE PRIORITIES**

**Provision of new and improved infrastructure in the plan area should be informed by the infrastructure priorities identified in Schedule 11.1 accompanying this policy.**

**All development proposals in the plan area should contribute towards infrastructure priorities where it is necessary to make the development acceptable and where directly, fairly and reasonably related in scale and kind to the development.**

## **POLICY SWB 12 – DELIVERING SUSTAINABLE DESIGN**

### **Context and rationale**

- 5.12.1 The 2015 Local Plan includes Policy ENV 4 *Energy and water efficiency and renewable energy in construction* and Policy ENV 6 *Renewable energy development*. Policy ENV 4 states that all new development should aim for reduced or zero carbon development in accordance with the zero-carbon hierarchy. Policy ENV 6 supports proposals for renewable energy and associated infrastructure.
- 5.12.2 Since the adoption of the Local Plan, ECDC District Council has declared a climate change emergency (announced in August 2019) and has prepared an Environment and Climate Change Strategy and Action Plan. In this document, the Council acknowledges that our natural and built environment is the most precious inheritance for which we act as caretakers for the next generation. In terms of land use planning, the document asserts that the Council as a local planning authority:
- seeks to secure energy and sustainability measures on all developments of 5 dwellings or more and that they seek BREEAM (Building Research Establishment Environmental Assessment Method) ‘very good’ build standard on non-domestic developments greater than 1000m<sup>2</sup>;
  - seeks to secure landscaping, tree planting and biodiversity improvements in new developments.
- 5.12.3 In addition, but related to land use planning, ECDC District Council is working on the development of an East Cambs Strategic Cycle/Footpath Network, identifying gaps in the current network, and seeking funding opportunities to improve the network over time.
- 5.12.4 ECDC adopted its Climate Change Supplementary Planning Document (SPD) in February 2021.
- 5.12.5 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).
- 5.12.6 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.
- 5.12.7 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 the Swaffham Bulbeck 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: <https://www.westoxon.gov.uk/netzerocarbond toolkit>

5.12.8 The approach taken in the toolkit is that net zero carbon buildings are supported by three core principles:

1. Energy efficiency. Applicable to energy used for heating, hot water, ventilation, lighting, cooking and appliances.
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.
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).

5.12.9 In addition, the toolkit looks at the embodied carbon in materials used in each development.

5.12.10 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.

### **Traditional Buildings**

5.12.11 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 efficiency 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.

<https://historicengland.org.uk/images-books/publications/planning-responsible-retrofit-of-traditional-buildings/responsible-retrofit-trad-bldgs/>

### **Flood risk and development**

5.12.12 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 River Cam and Swaffham Bulbeck Lode and surface water flood risk. Risk of flooding from all sources is available to view at <https://check-long-term-flood-risk.service.gov.uk/map>

- 5.12.13 For all areas of land, regardless of whether they are identified as being in an area of flood risk (from any source), it is 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 significantly increase the rate of surface water run-off. SuDS are therefore an important component in reducing the quantity of surface water run-off.
- 5.12.14 The Cambridgeshire Flood and Water Management SPD identifies 21 SuDs Design Principles for new development to follow. These are set out in Appendix 3.
- 5.12.15 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 (see glossary) and also because of the geology in the parish (the 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.
- 5.12.16 Guidance on planning and designing SuDs is provided in national planning practice guidance, 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 (see glossary).

### **Policy intent**

- 5.12.17 The purpose of Policy SWB 12 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.
- 5.12.18 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 only have 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.

## **POLICY SWB 12 – DELIVERING SUSTAINABLE DESIGN**

**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.**

**All development proposals must be accompanied by a Sustainability Statement that outlines how a scheme:**

- a. minimises demand for energy through design;**
- b. maximises energy efficiency through design;**
- 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**
- 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).**

**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 or bottled gas.**

**The sustainability statement should also set out:**

- i. 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.**

**Continued overleaf...**

**POLICY SWB 12 – DELIVERING SUSTAINABLE DESIGN continued:**

- ii. 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
- iii. how waste management is to be addressed.

**New development proposals incorporating car parking provision (includes all residential development) will be expected to install charging points dedicated to individual dwellings or places of work/community activity for the purpose of charging electric vehicles.**

**Sustainable Drainage**

**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.**

**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.**

## **POLICY SWB 13 – PROTECTING AND IMPROVING WALKING AND CYCLING CONNECTIVITY**

### **Context and rationale**

- 5.13.1 Local Plan policy COM 7 states that development should be designed to reduce the need to travel, particularly by car. It states that opportunities should be maximised for increased permeability and connectivity to existing networks.
- 5.13.2 The NP supports the approach taken in the Local Plan.
- 5.13.3 People who live in Swaffham Bulbeck are somewhat dependent on car transport to access secondary schooling, places of work and shopping. The online data tool [commute.datashine.org.uk](http://commute.datashine.org.uk) illustrates a clear pattern of many car movements out of the parish predominantly towards Cambridge for work. The parish is not identified in the Local Plan spatial strategy as a focus for growth for this very reason. Nevertheless, the village has several facilities (including a primary school, a shop, outdoor recreation facilities, a bus route to Newmarket and Cambridge and a pub) providing some level of self-sufficiency.
- 5.13.4 During the times of the Covid 19 crisis in 2020-2022, the village became busier as employed residents were encouraged and at times required to stay at home to work. This led to a noticeable increase in footfall along parish footpaths, including across private land where people have made their own links between rights of way. Cycle paths and pavements between villages and around Swaffham Bulbeck itself have been extremely well used, particularly along the lode and Forty Acre driveway. Residents and visitors to the area arriving on bikes and by car, have made very good use of the Denny and Gutter Bridge Wood to exercise, learn and enjoy the facilities. Whatever the weather, seating around and close to the Denny has been busy for socially distanced chats or a picnic.
- 5.13.5 The village shop proved an essential business to support the local community during restrictions on travel.
- 5.13.6 Digital connectivity has proved vital for learning, business and to stay in touch. The Swaffham Bulbeck Mutual Aid Group linked requests for support, offers of help and shares information via WhatsApp. A local Facebook group including trading services was also available. Online meetings and other social activities sprang up to enable people to stay in contact and as an essential element of working from home.
- 5.13.7 The existing walking and cycling routes in and around the parish are highly valued. Even though the village has three separate settlements, it is relatively easily traversed by foot using the publicly accessible open spaces and public footpaths. There are currently no permissive routes. There are however a number of issues and possible solutions, including:
- Issue 1: To cycle from Commercial End to the village centre, it is necessary to use the B1102, including navigating around the triple bend in the village centre. An aspiration identified in the community is the provision of a cycle path around the triple bend (also listed in Schedule 11.1).

Issue 2: Improved access to the footpath between Commercial End and High Street so that wheelchairs and prams can use it (also listed in Schedule 11.1).

Issue 3: A lack of permeability running north and east of the village. There is an opportunity to address this through the Cemetery/Pony field site.

Issue 4: A lack of a safe cycle route to connect Swaffham Bulbeck to neighbouring settlements including Bottisham and Lode. There is an aspiration to broaden and better maintain the cycle path alongside the B1102 between Lode and Swaffham Bulbeck. If this path is brought up to the same standard as the path between Anglesey Abbey and Quy this would significantly improve safety for cyclists and walkers.

Issue 5: Lack of a safe non-vehicular route from Swaffham Bulbeck to Cambridge. The NP steering group are aware of a proposal by the Greater Cambridge Partnership (GCP) to deliver improved cycle and walking infrastructure through the Swaffhams Greenway project. The steering group are keen to engage further with the GCP on this matter.

5.13.8 It is essential that when new development is built, this walking and cycling infrastructure is protected and where opportunities exist to enhance it through new connections or improved connections, applicants will be expected to incorporate these as part of their design and layout.

#### **Policy intent**

5.13.9 The purpose of Policy SWB 13 is to ensure the existing footpath and cycle networks are not adversely affected when new development comes forward and that opportunities are utilised to improve the network. Current walking routes in and around the village are shown in Appendix 4 to this plan.



**POLICY SWB 13 – PROTECTING AND IMPROVING WALKING AND CYCLING  
CONNECTIVITY IN OUR PARISH**

**Development proposals will be expected to maintain or enhance the provision and quality of the current walking and cycling network and infrastructure in the parish.**

**There should be good permeability through housing areas ensuring they are well connected via walking and cycling routes to neighbouring plots, key services including Swaffham Bulbeck Primary School and shops and services located on the High Street.**

**Development proposals will be expected to utilise available opportunities to improve the quality and provision of the footpath and cycling infrastructure in the parish, having regard to the priorities and aspirations set out in the supporting text to this policy.**

**Where a development proposal comes forward in a location where there is an opportunity to improve the parish network of footpath and cycling infrastructure through incorporating a new link, applicants will be expected, where practical, to do so.**

## **POLICY SWB 14 – THE SWAFFHAM BULBECK RURAL FOOTPATH NETWORK**

### **Context and rationale**

5.14.1 Beyond the built settlement, the parish has a good network of footpaths that provides parish residents and visitors with a valuable amenity and access to the countryside. This includes public rights of way but also a network of byways and drives. Opportunities to enhance this network have been identified both in the Fringe Sensitivity Assessment and separately in consultation responses and by the NP group. Possible opportunities are set out in the Aspirations section 6 of this plan.

### **Policy intent**

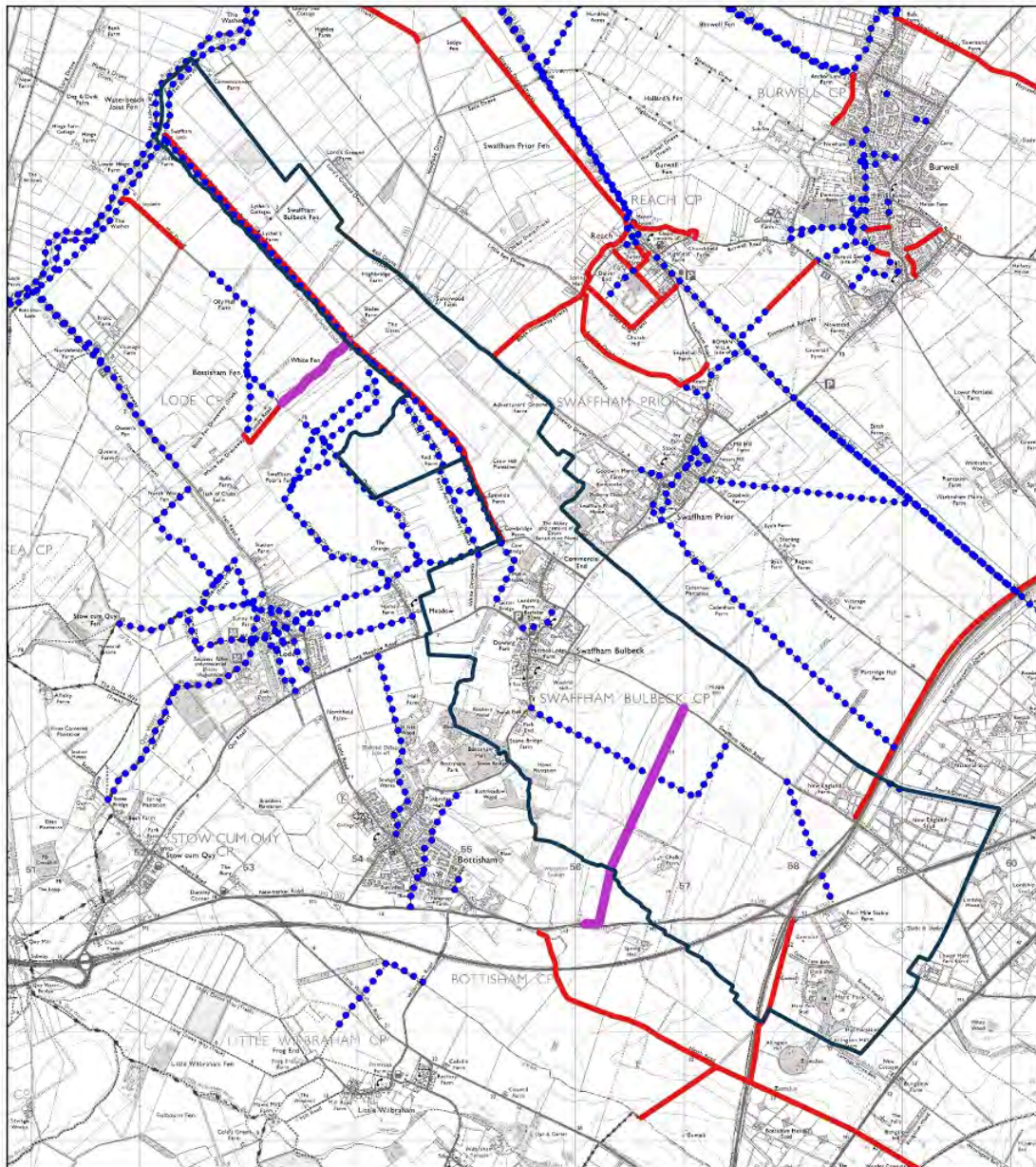
5.14.2 The intent of Policy SWB 14 is to ensure the existing rural footpath network is not adversely affected when new development proposals come forward and that opportunities are utilised to improve the network. To maintain accessibility to all, where a new gate or stile is provided as part of improvements these should meet accessibility standards set out in British Standard 'Gaps, Gates and Stiles'.

### **POLICY SWB 14 – THE SWAFFHAM BULBECK RURAL FOOTPATH NETWORK**

**Development proposals will be expected to maintain or enhance the provision and quality of the current public rights of way network in the parish (as shown on Map 16).**

**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.**

**Development proposals will be expected to utilise available opportunities to improve the quality and quantity and links between 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 stiles provided as part of improvements will be required to meet accessibility standards by complying with the British Standard 'Gaps, Gates and Stiles'.**




**Swaffham Bulbeck Public Rights of Way**

**Key**

Swaffham Bulbeck Parish / Neighbourhood Area


**Rights of Way**

- ⋯ Footpath
- Bridleway
- Byway
- - - Restricted Byway



**East Cambridgeshire  
District Council**

N



Date: 07 June 2021  
Scale: 1:50,000 @ A4  
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Map 16: Swaffham Bulbeck's public rights of way

## **POLICY SWB 15 – NATURAL ENVIRONMENT IN RELATION TO PLANNING AND DEVELOPMENT**

### **Context and rationale**

5.15.1 Policy ENV7 *Biodiversity and Geology* in the Local Plan states that all development proposals will be required to:

- protect the biodiversity and geological value of land and buildings and minimise harm to or loss of environmental features.
- provide appropriate mitigation measures, reinstatement or replacement of features and/or compensatory work.
- maximise opportunities for creation, restoration, enhancement and connection of natural habitats as an integral part of development proposals.

5.15.2 In January 2020, the government published the Environment Bill. The Environment Act was enacted in November 2021. The Act includes a requirement for biodiversity net gain of 10% for developers through the planning system. The government has committed to apply a requirement for biodiversity net gain of 10% for developers through the planning system.

5.15.3 In September 2020, ECDC adopted its Natural Environment Supplementary Planning Document (SPD) setting out much more detailed requirements that development must follow. The SPD helpfully includes a definition for the term net gain as follows:

*Net gain describes an approach to development that leaves the natural environment in a measurably better state than it was beforehand. So, if development is to take place on, say, a current agricultural field with perhaps a hedgerow around it, by the time the development is complete, there should be more land set aside for wildlife to thrive than there was before development took place. This will require new habitats to be created, such as woodlands and ponds, as well as homes that incorporate wildlife friendly measures such as bird and bat boxes.*

5.15.4 The SPD also includes a step-by-step guide for all applicants submitting development proposals as to how they can demonstrate that a scheme achieves a net gain in biodiversity.

5.15.5 The parish includes areas of woodland, waterways and droves. Together these sites provide important wildlife corridors. The strengthening or expansion of these corridors could be a way of delivering biodiversity improvements in the parish. There is one County Wildlife Site in the parish but a further three County Wildlife Sites fall partly within the parish. They are as follows:

1. Cow Bridge Pollard Willows County Wildlife Site (falls wholly in the parish)
2. Bottisham Park which crosses over into Bottisham
3. Heath Road/Street Way green lanes (this covers four parishes of Swaffham Bulbeck, Bottisham, Borough Green, Westley Waterless)
4. River Cam (this covers Swaffham Bulbeck, Lode, Swaffham Prior, Wicken)

5.15.6 The policy refers to the Defra metric. 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 a number of biodiversity calculators are available, for example, 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.

- 5.15.7 Where insufficient, incomplete, or inaccurate information is submitted, meaning the Council is not able to determine whether a proposal is likely to lead to a net gain in biodiversity, a proposal will be deemed to fail the policy requirements to take biodiversity opportunities and provide a biodiversity net gain. Only in exceptional circumstances, the Council may (but is not obliged to) accept off-site biodiversity gains in exchange for on-site biodiversity net gain, but only in instances whereby: (i) it is not possible to provide significant net gains on site; (ii) the overall net outcome is a significant net gain in biodiversity; and (iii) a robust agreement is in place to deliver and maintain such off-site gains.

## **POLICY SWB 15 – NATURAL ENVIRONMENT IN RELATION TO PLANNING AND DEVELOPMENT**

**All development proposals should contribute to and enhance the natural and local environment by firstly avoiding impacts where possible, minimising impacts on biodiversity where avoidance isn't possible, and providing measurable net gains for biodiversity.**

**In doing so, proposals should protect and utilise available opportunities to enhance the existing network of habitats currently present in the parish including those provided by woodland, waterways and droves. Specific opportunities for improving biodiversity in the parish include**

- **Increasing tree cover**
- **Strengthening ecological networks including those that link up with land in neighbouring parishes as shown in Map 17**

**Development proposals will be required to demonstrate measurable net gain for biodiversity in line with national requirements.**

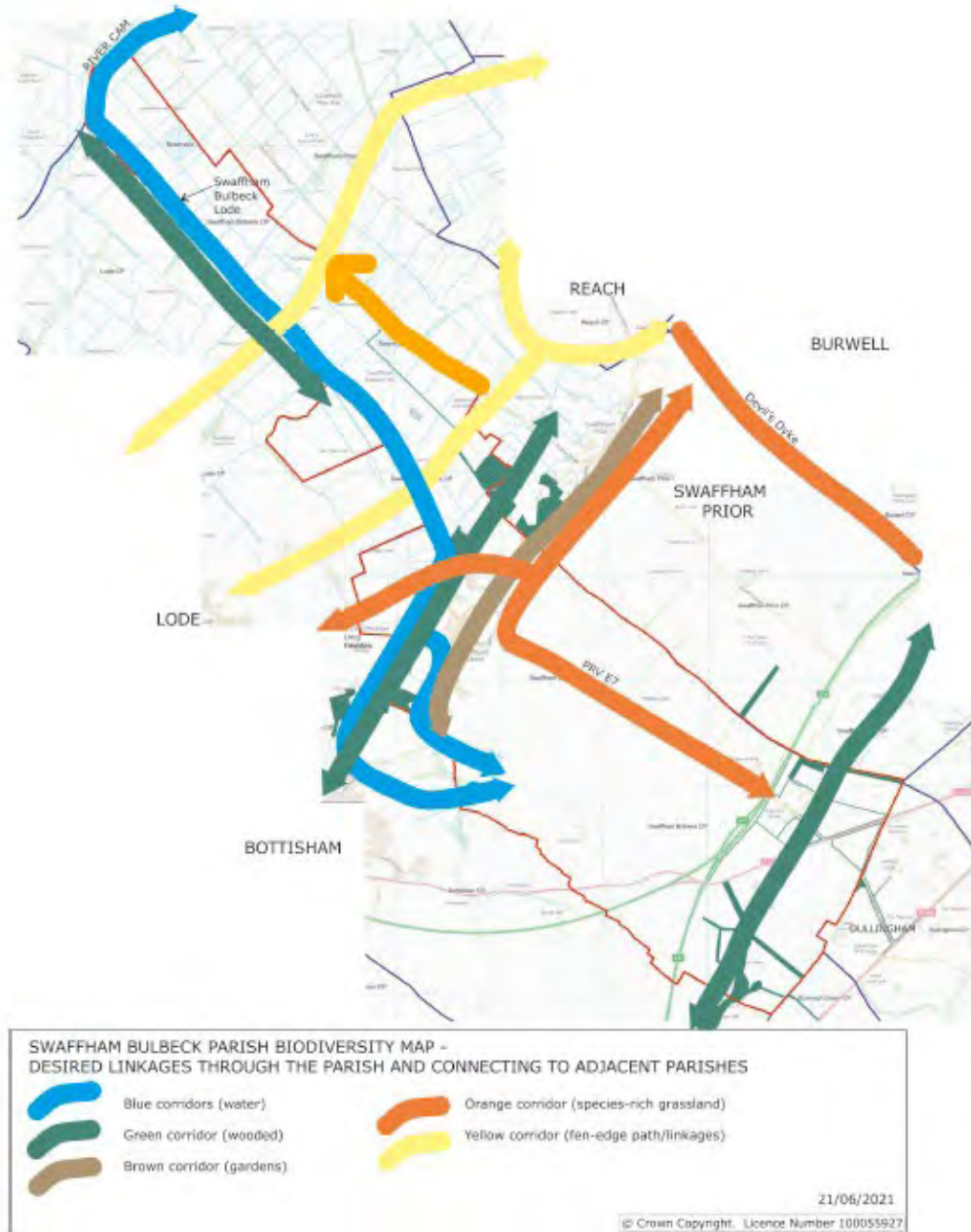
**All development proposals (except householder applications – see below) must provide clear and robust evidence setting out:**

- (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) the pre-development biodiversity value of the onsite habitat based on an up to date survey and ideally using the latest available Defra metric,**
- (c) the post-development biodiversity value of the onsite habitat ideally using the Defra metric; and**
- (d) the ongoing management strategy for any proposals.**

**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.**

**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.**

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Map 17: Wildlife networks: aspirations for improved linkages

### **Summary of content of Chapter 5**

- 5.16 This chapter has presented 15 planning policies linked to the vision and objectives set out in Chapter 4. The planning policies will be applied whenever a planning application that is applicable to this NP is being considered by East Cambridgeshire District Council. The NP will be applicable if the planning application is in the parish of Swaffham Bulbeck and so long as the planning application concerns a policy topic in this plan.



## 6. NON-PLANNING COMMUNITY ASPIRATIONS

### Local facilities

- 6.1 Residents wish to maintain and/or enhance ease of access to local facilities such as allotments, library facilities and health services.

### Traffic

- 6.2 Issues around traffic have been raised by a number of residents and members of the school community on a frequent and regular basis. Key issues for further consideration include:

- The speed of traffic on entry to, and on, leaving the village at key gateways.
- Speeding along the High Street and past the school in both directions.
- Problematic routes through the village include: avoiding the village centre via a by-road along Abbey Lane/White Droveaway; via Heath Road to access the A14; and via High Street to and from Bottisham to avoid traffic calming in Stow-cum-Quy.
- Difficulty for pedestrians to cross the B1102 at specific times of the day (with the exception of Station Road where there is a zebra crossing).
- Inconsiderate parking near the school at the start and end of the school day.
- The increasing volume of traffic on the B1102, the High Street, Heath Road and Quarry Lane creates difficulties in crossing the roads and raises pollution and noise levels.
- A number of village junctions are considered to be dangerous. These include 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).

### Network Links

- 6.3 A bus service to Ely needs to be considered and the frequency of the current bus service to Cambridge, Newmarket and Bury St Edmunds reviewed.

### Digital Connectivity

- 6.4 With many residents and local businesses dependent on digital communications, within the parish there remain places where internet connectivity is slow, weak and unreliable. In parts of the village there is a very poor mobile phone signal. The importance of digital connectivity has been highlighted throughout the Covid-19 pandemic with, for example, school children expected to learn at home, those who are able to work from home doing so, digital payment at the local shop an expectation, and online meetings replacing face-to-face meetings for both personal and business purposes.

### Sustainability

- 6.5 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.

- 6.6 The Parish Council will explore the provision of community charging points in the village for the purpose of charging electric vehicles.
- 6.7 The Parish Council will work with ECDC to look at options for solar power infrastructure in the village including in the Conservation Area.

### **Community pavilion**

- 6.8 The Parish Council will work with the community and other stakeholders to progress the delivery of a replacement or refurbished community pavilion to meet the requirements of Policy SWB 10 – Community pavilion.

### **Trees and Biodiversity**

- 6.9 To complement Policy SWB 15, the Parish Council will support and promote additional tree planting outside the land use planning process. Tree cover in the parish currently amounts to no more than about 10ha. The aim should be to plant a further 4ha of tree cover, across a number of sites, by 2030.
- 6.10 The current area of the parish which is currently ‘good for biodiversity’ is largely confined to the wooded areas, village gardens, the studlands, the waterways and their banks, most of the rest being under arable cultivation. To complement Policy SWB 15, the Parish Council will support and promote initiatives outside the land use planning process, which will help to improve parish-wide biodiversity. The aim should be to double the area of land for nature in the parish by 2030 in line with ECDC Natural Environment –Supplementary Planning Document (SPD) September 2020:2.21 Doubling Nature.
- 6.11 Existing habitats should be linked wherever possible. Outside the land use planning process, the Parish Council will seek to identify opportunities to connect habitats through the development of wildlife corridors, such as tree belts, hedgerows and footpaths, working with neighbouring parishes to join up habitats across parish boundaries, thereby maximising the value of existing habitats by expanding them in the context of the wider landscape. A prime example of a wider landscape ambition would be to join with fen-edge villages to support the conservation of the peatlands that form part of the Wicken Fen Vision project. Swaffham Bulbeck parish also lies on the edge of the Cambridge Nature Network and potentially provides a stepping stone between nature around the city and the wider countryside. This is in line with proposed planning policy SWB 15 in this plan.
- 6.12 The Parish Council should work with local authorities and agencies responsible for the management of road verges, stream banks and channels to conserve and promote biodiversity while maintaining the safety and function of these features.

## Footpaths

### Extending and creating links in the rural footpath network.

6.13 Outside the land use planning processes, the Parish Council may explore the options described as follows:

- To create circular routes within landscape character area SB2 (Middle Hill farmland) and landscape character area SB3 (Park End) joining existing footpaths, with the aim of linking Park End with Heath Road and Quarry Lane avoiding having to walk on the road.
- To provide additional linking routes within landscape character area SB4 (Gutter Bridge) to permit access to Gutter Bridge Plantation from the heart of the village, and to enhance off-road walking north of the B1102, possibly rerouting an existing footpath to avoid crossing a cultivated field.
- To create a circular walk within landscape character area SB6, largely off-road, with the possibility of linking it to the former route towards the old Station at Swaffham Prior.
- To work with neighbouring parishes to connect local footpaths across parish boundaries. For example, an off-road route all the way from Quy to Burwell via Swaffham Bulbeck and Reach could be completed by finding an alternative to the roadside stretch between Swaffham Bulbeck and Swaffham Prior.
- Improving footpaths: Footpaths in the High Street have recently been repaired. However, footpaths on other roads require general maintenance, for example Quarry Lane.
- Improving access to the footpath between Commercial End and the High Street so that wheelchairs and prams can use it.

## Cycling

6.14 The Parish Council will work with stakeholders to progress solutions, which address the issues identified in paragraph 5.13.7 of this plan, as well as improving and maintaining cycles routes such as:

- The provision of a cycle path around the triple bend of the B1102 to enable cycling from Commercial End to the village centre.
- To link with routes to Cambridge, the cycle path alongside the B1102 between Swaffham Bulbeck and Lode, needs to be broadened and better maintained to bring it up to the same standard as the path between Anglesey Abbey and Quy.
- The cycle/footpath between Swaffham Bulbeck and Bottisham Village College and along the High Street from the Church to Stonebridge needs improvement.

**Summary of content of Chapter 6**

- 6.15 This Chapter has identified several community aspirations. These are linked to the vision and objectives presented in Chapter 5. Community aspirations can be delivered outside of the land use planning system.

## 7. PLAN MONITORING

- 7.1 Swaffham Bulbeck Parish Council has the responsibility for providing the leadership for the NP. 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:




Indicator	Target	Commentary	Data source
Condition of Devil's Dyke SSSI	100% of site area favourable or unfavourable recovering condition	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 on an annual basis and should maintain 100% of the site area as 'favourable' or 'unfavourable recovering' condition.	Natural England's 'Designated Sites View' database provides details on the condition of SSSIs:  <a href="https://designatedsites.naturalengland.org.uk/">https://designatedsites.naturalengland.org.uk/</a>
Number of designated heritage assets in the Neighbourhood Area	No net reduction in the number of designated historic assets in the Neighbourhood Area	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.	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>

## GLOSSARY



Term	Definition
Affordable Housing	<p><b>Affordable housing is defined in the NPPF 2021 as follows:</b></p> <p><b>Affordable housing</b></p> <p>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); and which complies with one or more of the following definitions:</p> <p><b>(a) Affordable housing for rent:</b> meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</p> <p><b>(b) Starter homes:</b> is as specified in <a href="#">sections 2 and 3 of the Housing and Planning Act 2016</a> and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.</p> <p><b>(c) Discounted market sales housing:</b> is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</p> <p><b>(d) Other affordable routes to home ownership:</b> is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to government or the relevant authority specified in the funding agreement.</p>




Term	Definition
M4 (2) adaptable and accessibility standards:	<p>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.</p> <p>Approved 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 a range of occupants, including older people, individuals with reduced mobility and some wheelchair users.</p>
Published Admission Number (PAN)	<p>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.</p>
Rural exceptions site	<p>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.</p>
Source Protection Zones or SPZz	<p>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.</p>
Tenure neutral	<p>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.</p> <p style="text-align: right;">Definition used in National Design Guide 2021</p>
Water Cycle Study	<p>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.</p>



APPENDIX 1 – DESCRIPTION AND PHOTOS OF VIEWS SHOWN IN MAP 9

<p><b>View 1</b></p> <p>View from western part of village in a westerly direction looking out of the village along the B1102 towards Gutter Bridge Wood. Key contributing features to sense of place are:</p> <ul style="list-style-type: none"> <li>• Wooded western gateway of the village running along the fen edge.</li> <li>• Greensward with parkland trees and occasional orchids on southern side.</li> <li>• An open arable landscape along the northern side of the road provides views along the stream across to Commercial End.</li> </ul>	
<p><b>View 2</b></p> <p>View from the B1102 on the western edge of the village in an easterly direction looking into the heart of the village. Key contributing features to sense of place are:</p> <ul style="list-style-type: none"> <li>• The Denny open green space, of key significance to Swaffham Bulbeck village character.</li> <li>• Mature trees framing the Denny.</li> </ul>	
<p><b>View 3</b></p> <p>View at the heart of the village, from Stocks Hill (designated as a Local Green Space in this plan) towards the Black Horse public house and Bolebec Cottage, with the war memorial in the foreground.</p> <p>Key contributing features to sense of place:</p> <ul style="list-style-type: none"> <li>• Black Horse public house, a key village landmark, overlooking the Denny village green.</li> <li>• Bolebec Cottage (Grade II listed).</li> <li>• The war memorial and the publicly valued space surrounding it.</li> </ul>	



<p><b>View 4</b></p> <p>View from the north-east corner of the Denny looking in a south westerly direction across the green.</p> <p>Key contributing features to sense of place:</p> <ul style="list-style-type: none"> <li>• The Denny, Swaffham Bulbeck’s village green.</li> <li>• Mature trees lining the eastern boundary and wooded northern and western boundary of the Denny.</li> <li>• The wood along the northern edge covers the Swaffham Bulbeck moated site, a scheduled monument.</li> </ul>	
<p><b>View 5</b></p> <p>View from the eastern part of the Denny looking in a south easterly direction across the cemetery to Beacon Hill.</p> <p>Key contributing features to sense of place:</p> <ul style="list-style-type: none"> <li>• The tree-framed skyline at Beacon Hill.</li> <li>• Beacon Hill, at nearly 30m above sea level is the highest point in the near vicinity of the village and a prominent feature in a flat landscape.</li> <li>• Hillside House, a Grade II listed building.</li> <li>• A verdant landscape, viewed from the Denny through the cemetery.</li> </ul>	

<p><b>View 6</b></p>	
<p>View from the cemetery looking in a north westerly direction towards the Denny.</p> <p>Key contributing features to sense of place:</p> <ul style="list-style-type: none"> <li>• The Cemetery - a quiet green space for remembrance and reflection, highly valued by the community.</li> <li>• View across the greenspace of the Cemetery to the Denny green towards Denny wood,</li> <li>• The trees of Denny Wood dominate the skyline and frame the view.</li> </ul>	
<p><b>View 7</b></p>	
<p>Long view from the village gateway at the Heath Road/Quarry Lane junction, looking west across the cemetery field towards the Denny.</p> <p>Key contributing features to sense of place</p> <ul style="list-style-type: none"> <li>• Long open views from higher ground down towards the Denny.</li> <li>• A wide sky gives a feeling of openness and space.</li> <li>• The tree-lined skyline of Denny Wood.</li> <li>• The flow of open space separating two areas of village settlement</li> </ul>	
<p><b>View 8</b></p>	
<p>View from the public footpath by Lordship Cottage towards Commercial End.</p> <p>Key contributing features to sense of place:</p> <ul style="list-style-type: none"> <li>• Verdant grassland with parkland trees.</li> <li>• Sense of enclosed shade.</li> </ul>	

<p><b>View 9</b></p> <p>View from the B1102 in a north westerly direction towards Lordship Cottage</p> <p>Key contributing features to sense of place:</p> <ul style="list-style-type: none"> <li>• View of Lordship Cottage (Grade II listed) in an open pastoral setting of undulating grassland and parkland trees.</li> </ul>	
<p><b>View 10</b></p> <p>View from the Commercial End/Heath Road/B1102 crossroads in a north easterly direction.</p> <p>Key contributing features to sense of place:</p> <ul style="list-style-type: none"> <li>• Long uninterrupted views along the fen edge of arable fields</li> <li>• The wooded parks of Swaffham Prior on the horizon.</li> <li>• Strongly defined departure point from village back into open countryside.</li> </ul>	

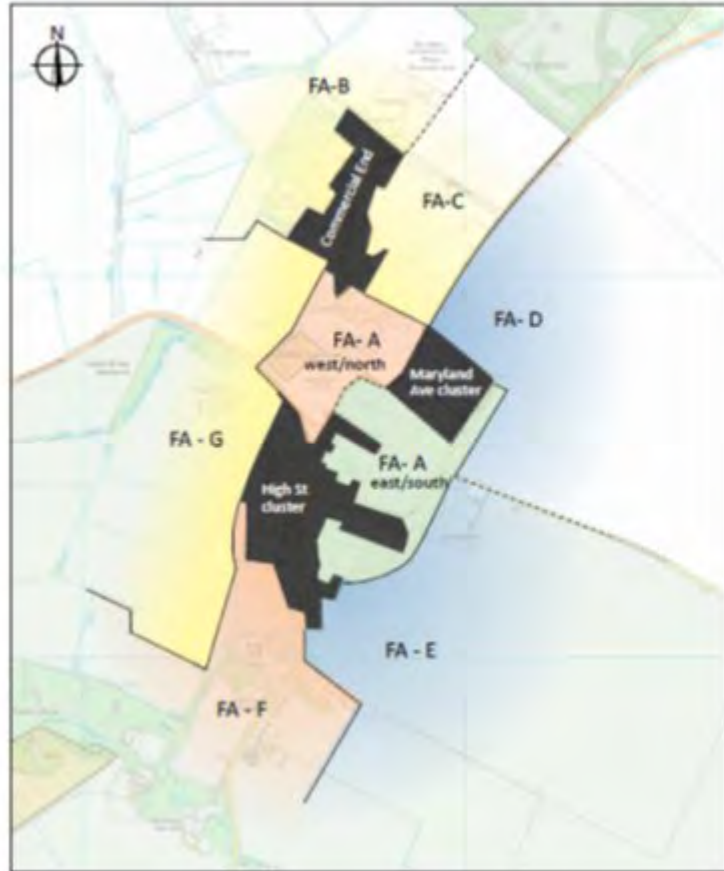
APPENDIX 2 – RATIONALE FOR IDENTIFYING THE CEMETERY/PONY FIELD SITE AS SUITABLE FOR DEVELOPMENT

1. The Cemetery/Pony field site has been identified as the only suitable option for sustainable growth in the parish. In terms of land availability, the site was initially put forward in response to a district wide call for sites in 2016 as part of the (since withdrawn) Local Plan. Six sites were put forward as being available and ECDC dismissed three of these as being unsuitable. The other two sites not ruled out were the Hillside Mill site (now under construction) and the Strip of Land east of Heath Road opposite Maryland Avenue. See sections 5.8.13 – 5.8.16 for further information on these sites.
2. The parish of Swaffham Bulbeck is considerably constrained in terms of where sustainable development could come forward. This is largely because the parish is mostly a rural area and national planning policy<sup>3</sup> states that planning policies and decisions should avoid the development of isolated homes in the countryside. In addition, the southern part of the village is enveloped by the Cambridge Green Belt (see Map 5) and the western edge of the village is constrained by virtue of lying in an area of fluvial flood risk along the course of the Swaffham Bulbeck Lode and its feeder streams (see Map 3).
3. To help understand the capacity of land in and around the edge of Swaffham Bulbeck village to accommodate a development, a Landscape Character Assessment, together with a Fringe Sensitivity Assessment, was commissioned by the NP Group in July 2019. The latter divides the land around the edge of Swaffham Bulbeck village into seven different parcels of land referred to as Settlement Fringe Areas.
4. Each of these seven parcels was assessed in terms of landscape sensitivity and visual sensitivity. A summary of the results can be found on page 26 of the Fringe Sensitivity Assessment (extracts are reproduced in Map 18 overleaf). In terms of both landscape and visual sensitivity, the work shows that the area of open land between the High Street part of the village and Maryland Avenue, as well as an area of land to the east of the High Street and south of Quarry Lane are the least sensitive. However, the latter area lies in the Cambridge Green Belt. This rules it out for consideration as part of the Swaffham Bulbeck NP.

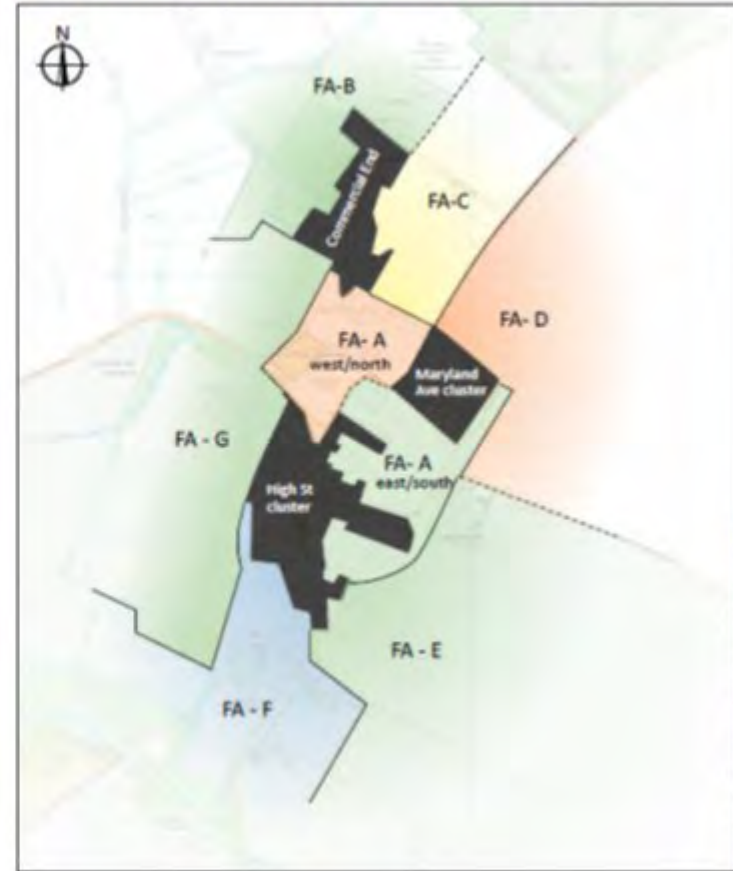
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<sup>3</sup> See paragraph 80 of the NPPF 2021

Map 2: Landscape sensitivity - mapped result



Map 3: Visual sensitivity - mapped result



Map 18: Extract from the Fringe Sensitivity Assessment

**Landscape sensitivity (Map 18, left hand map)**

5. The study assesses there to be only two settlement fringe areas that do not have either ‘very high’ or ‘high’ landscape sensitivity. This applies to area **FA-D**, an area to the north and east of Swaffham Bulbeck and area **FA-E**, an area to the south and east of Swaffham Bulbeck; both were found to have ‘modest’ landscape sensitivity.
6. In addition, the east-southern part of fringe areas **FA-A** is found to have ‘moderate’ landscape sensitivity. This is the area of open land between the two village clusters referred to as the Maryland Avenue cluster and the High Street Cluster.

**Visual sensitivity (Map 18, right hand map)**

6. The area **FA-A** (east/south) has been assessed as having ‘moderate’ visual sensitivity, as well as ‘moderate’ landscape sensitivity.
7. While the landscape sensitivity of area **FA-D** is assessed as ‘modest’, its visual sensitivity is ‘very high’ due to the value that lies in the strong contribution of the topography to local character and the strong sense of place evoked by its scale. Any change in this area would be directly and easily perceived by large numbers of people – those entering the village on the B1102 and directly by the residents of the Maryland Avenue and Heath Road area. With regards to the fringe area **FA-E** (to the south-east of the village and found to have modest landscape sensitivity), the visual sensitivity is found to be moderate. Importantly however this part of the parish lies in the Cambridge Green Belt.
8. The strip of land east of Heath Road opposite Maryland Avenue is located on the fringe of **FA-A** (east/south) abutting on area **FA-D** which has ‘very high’ visual sensitivity. As discussed in paragraph 5.8.15, this site is on higher ground and not easily considered a logical extension of the village. It is also noted planning permission has been refused at both planning application and appeal stage in recent years.

**Summary: Landscape & Visual Sensitivity assessments**

<b>Village Fringe Area</b>	<b>Landscape Sensitivity</b>	<b>Visual Sensitivity</b>
FA-A (WEST/NORTH)	very high	very high
FA-A (EAST/SOUTH)	moderate	moderate
FA-B	high	moderate
FA-C	high	high
FA-D	modest	very high
FA-E (Green Belt)	modest	moderate
FA-F (Green Belt)	very high	modest
FA-G (Green Belt)	high	moderate

APPENDIX 3 – CAMBRIDGESHIRE FLOOD AND WATER MANAGEMENT  
SUPPLEMENTARY PLANNING DOCUMENT 2016: SUDS DESIGN PRINCIPLES

This document, available at [www.cambridge.gov.uk](http://www.cambridge.gov.uk), provides guidance for developers on how to manage flood risk and the water environment as part of new development proposals. It includes 21 design principles for sustainable drainage.

Sustainable Drainage Systems (SuDs) Design Principles:

- i. Plan in SuDs from the start
- ii. Mimic natural drainage
- iii. Use the SuDs management train
- iv. Water reuse first
- v. Follow the drainage hierarchy
- vi. Use infiltration where suitable
- vii. Keep surface water on the surface
- viii. Place-making through Suds design
- ix. Landscape-led approach
- x. Recognise and conserve the historic and archaeological environment
- xi. Minimise embodied carbon in SuDs
- xii. Minimise waste in SuDs
- xiii. Design for wildlife and biodiversity
- xiv. Design for easy maintenance and access
- xv. Design SuDs for brownfield sites
- xvi. Consider flood extents in SuDs design
- xvii. Design open spaces to incorporate SuDs
- xviii. Design streets to incorporate SuDs
- xix. Design SuDs to match the density of developments
- xx. Design SuDs for flat sites
- xxi. Design industrial and agricultural sites to incorporate SuDs.