

Isleham Parish Council - Neighbourhood Plan - Public Consultation - 1st July 2021 – 1st September 2021

This survey is part of the statutory consultation process for all Neighbourhood Plans. Consideration will be given to all responses before it is submitted to East Cambridgeshire District Council for their consideration and hopeful approval.

Firstly, what is a Neighbourhood Plan?

Neighbourhood planning is a way for communities to take a proactive approach to deciding the future of the places where they live and work. Communities can use a neighbourhood plan to help shape the future development and use of land in their neighbourhood. This includes the development of homes, shops, offices and infrastructure.

A Neighbourhood Plan helps set out a community's vision for their area over the next 20 years. Once adopted the Neighbourhood Plan has the same legal status as the Local Plan. The Neighbourhood Plan will be part of the statutory development plan for the district. It will be used in deciding planning applications for the area.

A Neighbourhood Plan can:

- Propose more development than the Local Plan
- Identify the most suitable sites for development
- Help to determine what types and design of development should take place

A Neighbourhood Plan cannot:

- Propose less growth than in the Local Plan
- Prevent any development from ever taking place in an area
- Be in conflict with national or local planning policies

'Our vision is that this Neighbourhood Plan should help maintain and further improve the character, infrastructure and environmental features of our village for both the current and future generations.

Our aims for this plan are that:

- The history of our village will be honoured and maintained, with new history being recognised and celebrated
- Isleham will maintain its visual and physical separation from Fordham and that its place in the locality will grow positively in terms of both its independence and its interdependence of other local towns and villages
- As the population of Isleham inevitably grows, it will be a place where everyone; feels safe, welcomed, experiences positive wellbeing and is able to contribute to our very special community.
- The demand for new housing will be justified, carefully planned and will have a positive impact on the villages distinctive character and semi- rural environment.
- That the natural landscape including footpaths, green spaces and valued views will be protected and where wildlife and habitats are able to flourish
- That as the village experiences growth, there will be proportionate improvements to the infrastructure of our village including increased employment opportunities and transport links

- Our draft Neighbourhood Plan can be found at: <http://isleham-village.co.uk/Parish%20Council/Council%20Documents/Final%20NP%2016.5.21.pdf>
- The ECDC Local Plan can be found at: https://www.eastcamb.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover_0.pdf
- Paper copies of our draft Neighbourhood Plan can also be found at The Beeches, The Coop, Post Office or by emailing islehampc@gmail.com
- The online version of this consultation can be found at: <https://freeonlinesurveys.com/s/tfJE4DXb>
- All personal information will be stored and used in line with our data protection policy which can be found at <http://isleham-village.co.uk/Parish%20Council/Council%20Documents/Information%20Protection%20Policy%20-%20March%202018.pdf>

Residents are kindly asked to:

- Consider our draft Neighbourhood Plan.
- Comment on some or all of the different sections and policies included within the plan (see below)
- Submit responses to The Parish Office, The Beeches, 32 Mill Street before Wednesday 1st Sept 2021

Policy 1a: Housing Growth (NP pages – 24-27)

The housing requirement for Isleham between 2020 and 2031 is 0 dwellings.

Any additional sustainable development must contribute to the needs of the village and will include:

- Small-scale infill and windfall developments, located within the Development Envelope for Isleham (See Map 3)
- Development of approximately 45 dwellings at the site allocated for development at Land off Fordham Rd (See site ISL7 on Map 4)
- Rural affordable housing exception site development.

Land outside the Development Envelope is defined as open countryside, where development will normally only be allowed for:

- Affordable housing to meet local needs on sites well-related to Isleham village;
- The operation of existing businesses such as agriculture, horticulture, forestry, outdoor recreation &
- Other uses which can demonstrate a genuine need to be located in the countryside. Such uses could include the provision of new or replacement community facilities or essential infrastructure, where this cannot be accommodated within the Development Envelope and is required to meet the needs of local people.

All development proposals must be of an appropriate scale, and should improve or not unacceptably impact on:

- The amenity of new and existing residents;
- The rural character and setting of Isleham village and its surrounding open countryside landscapes;
- The historic and natural environment, including the Conservation Area and other heritage assets;
- The provision or capacity of services, community facilities and infrastructure;
- The highway networks.

All other residential development will be contrary to the strategy of this neighbourhood plan, and should be refused.

Comment

Policy 1b: Housing Types (NP pages 24-27)

Development proposals for residential use should provide a mix of house types and sizes to help ensure a diverse community resides within the village, specifically proposals which provide two bedroomed dwellings, meet the needs of an ageing population and are suitable for lifetime occupation will be supported.

To protect the character of the built form of the village, flats or apartments of three storeys or more will only be approved on an exceptional basis.

Development proposals for residential use should provide affordable housing on-site in accordance with Local Plan Policy HOU 3 or a subsequent replacement Local Plan policy. Development proposals on sites outside of, but immediately adjacent to, the Development Envelope may be considered as a Rural Exception Site where the proposal is to enable a majority of affordable housing. Where development is proposed on a Rural Exception Site, it must be demonstrated that it meets an identified local need which cannot be met within the Development Envelope and conditions may be implemented prioritising occupiers with a Strong Local Connection.

Planning permission will only be granted if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet all the necessary requirements arising from a proposed development. Development may need to be phased spatially or chronologically to ensure the provision of infrastructure in a timely manner with conditions or planning obligations to be used in securing any phasing arrangements.

Comment

Policy 2: Character & Design (NP pages 27-32)

Development proposals must deliver high quality design through:

- Delivering a quantum of development that is appropriate for the site, taking into account the site size and shape, making the best use of the site given its context;
- Responding to key features on the site such as trees, hedges, topography, and buildings and retaining them as part of the scheme wherever possible;
- Responding to important characteristics of the surrounding area including views, buildings and their materials and design features, building heights, space between buildings, heritage assets, and trees;
- Introducing visual interest from the surrounding area through the overall design, orientation and position of buildings, architectural details, landscaping and materials, particularly when viewed from publicly accessible areas
- Providing a mix of dwelling styles and sizes where appropriate;
- Ensure the height of new development is reflective of the low (two storeys or fewer) character of present development in the village;
- Including a robust green landscaping scheme that is appropriate for the site and links well with surrounding green infrastructure;
- Providing adequate amenity space for future occupiers of the properties;
- Not resulting in unacceptable impacts on the amenity of occupants of neighbouring or nearby

properties;

- Providing buildings and spaces that are accessible, inclusive and safe; and
- Using high quality materials throughout the scheme.

Proposals that exhibit substandard design quality, particularly when considered against these requirements, will not be supported.

Plans and supporting statements submitted with planning applications should make clear how decisions on the design of the proposal were arrived at and why they are appropriate for the context of the site.

Development that exhibits outstanding or innovative design will be supported in principle, where this is appropriate for the context of the site.

Comment

Policy 3: Local Green Spaces (NP pages 32-36)

The following locations are to be designated as Local Green Spaces:

- IGS 1 Recreation Ground
- IGS 2 Nature Reserve and Arable Land
- IGS 3 Community Orchard
- IGS 4 Allotments
- IGS 5 Millennium Woods
- IGS 6 Coates Drove
- IGS 7 The Washes
- IGS 8 Little London Drove
- IGS 10 Parish Graveyards
- IGS 9 Bowling Green
- IGS 11 St Andrew's Church Social Centre
- IGS 15 Scrubland Waterside
- IGS 20 Village Pond

Development proposals on a Local Green Space will not be permitted other than in very special circumstances, in line with national policy.

Comment

Policy 4: Maintaining Separation (NP page 37)

Development proposals located in areas between Isleham and any neighbouring settlement that would either visually or physically reduce the separation, or sense of separation, will not be supported.

Any development proposals in these gaps should be accompanied by evidence of the visual impact of the proposed scheme in relation to the gap.

Comment

Policy 5: Locally Important Views (NP pages 38-41)

The following views are designated as Locally Important Views:

- IV01 - View of St Andrew's Church from Mill Street
- IV02 - View along Mill Street from the Co-op corner
- IV03 - View north to the Priory from Mill Street
- IV04 - View down Limestone Close to the Lime kilns
- IV05 - View across Fordham Moor to Fordham
- IV06 - View across Priory Field to the Priory
- IV07- View down Beck Road across old cemetery to the Alms houses
- IV08 - View from Coates Drove across Isleham Fen towards Ely Cathedral
- IV09 - view from Little London Drove across Isleham Fen towards Ely Cathedral
- IV10 - View from Millennium Wood across to Lee Beck and to Fordham
- IV11 - View from Beck Road to the Ark Church

Development proposals should not obstruct or detract from a Locally Important View. Any proposal that has the potential to impact on these views should be accompanied by supporting information to demonstrate why the proposal will not have a negative impact on the view.

Comment:

Policy 6: Heritage Assets & Locally Important Buildings & Structures (NP pages 42-44)

The following properties and structures are designated as Locally Important Buildings:

- ILIB01 – The Priory
- ILIB02 – The Ark Church
- ILIB03 – St Andrew’s Church
- ILIB04 – Isleham Hall
- ILIB05 – Lady Peyton Alms Houses
- ILIB06 – Corner House
- ILIB07 – Old Fire station
- ILIB08 – The Sun
- ILIB09 – The Griffin
- ILIB10 – Merry Monk
- ILIB11 – Zoar Chapel
- ILB12 – Manor House
- ILB 13 – Lime Kilns

Development proposals requiring planning permission that have the potential to affect the significance of any Locally Important Building, including the contribution made by its appearance and setting should be accompanied by a heritage statement.

Proposals that would enhance or better reveal the significance of these locally important heritage assets will be supported. Proposals that would result in harm to the significance of a locally important building should normally be refused, unless:

- The harm is outweighed by the substantial public benefit of the proposal; or
- No viable use of the locally important building can be found and conservation by grant-funding, charitable or public ownership is demonstrably not possible.

Comment:

Policy 7: Wildlife & Habitats (NP pages 44-45)

All development proposals, regardless of size should respect these policy objectives which will contribute to the government’s 25-year plan for the environment,

Development proposals should, wherever possible, seek to enhance connectivity of green networks through the inclusion of strong landscaping schemes that include trees, shrubs, hedgerows, green roofs and green walls, for example.

Wherever possible, development proposals should avoid the loss of wildlife habitats or natural features such as trees, hedgerows, watercourses or ponds. Where the loss of a feature is unavoidable, mitigation may be acceptable through the introduction of new features that will result in at least a neutral impact on the wildlife.

Overall a net gain in biodiversity should be achieved as set out in the draft Environment Bill. This should be demonstrated by appropriate evidence prepared by a suitably qualified person on behalf of the applicant.

Comment:

Policy 8: Services and Facilities (NP pages 45-47)

Proposals for the delivery of new community facilities or extensions to existing facilities will be supported in principle, where they:

- Are appropriately located
- Would not likely result in conflict with occupants of neighbouring properties, give rise to any other significant adverse impact or be detrimental to the rural character and environment of our parish

Development proposals that would result in the loss of a Valued Community Facility will not be supported unless it can be demonstrated with suitable evidence that it satisfies the requirements of Local Plan Policy COM3 or a subsequent replacement Local Plan Policy and should be accompanied, where relevant by a heritage statement.

Comment:

Policy 9: Pedestrian Access & Public Rights of Way (NP pages 47-49)

Development proposals that would obstruct or would result in a significant impact upon the enjoyment of a public right of way will not normally be allowed. This can include but is not limited to:

- Proposals for the creation of new dwellings,
- New buildings for commercial uses,
- For the change of use of building where the proposal would materially increase the activity on the site or where the proposed use would result in an impact through noise, odour, light or other pollution, where this would have potential to diminish accessibility, connectivity or tranquillity of a right of way.

Development proposals:

- That would 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 to reduce any visual impacts
- That will enhance or extend an existing public right of way or that will deliver a new right of way in a suitable location will be viewed favourably.
- Should incorporate adequate and safe pedestrian links from every property within the site to the existing footpath network should utilise any opportunity (where appropriate) to link two or more public rights of way thus enhancing connectivity through the village

Comment

Policy 10: Car Parking (NP pages 49-51)

Development proposals will be required to meet the parking standards in the Local Plan as a minimum and proposals which exceed this minimum will, in principle, be welcomed, provided this does not give rise to a poor-quality design overall.

In proposals incorporating residential development, vehicle parking will usually be required to be provided on-plot. Any on-street or courtyard parking will require justification for why it is the most appropriate design solution for the proposal, including a clear demonstration of how the spaces are suitably located near to an entry point of each dwelling using the parking area which mean that the space(s) will likely be used by future occupiers. Any on-street parking should be included in initial designs to ensure that any visual impact is minimised and to ensure that movement for vehicles and pedestrians will not be restricted.

Proposals that are likely to result in unplanned on-street parking will not be supported.

Proposals will be expected to include facilities for electric plug-in vehicles with an adequate number of plugs in a convenient location to charge vehicles in each allocated car space. Information supporting the application should demonstrate the suitability of the number and location of these charging points in relation to the parking spaces to be provided.

Comment:

Policy 11: Cycle Parking & Storage (NP pages 51-52)

Residential development proposals should be accompanied by adequate, safe and secure cycle parking. This may be provided within garages where this will not affect parking spaces relied on for cars or can be accounted for within private garden spaces where the garden has easy direct access and is of an adequate size to accommodate a cycle shed and adequate amenity space for the dwelling. Where shared cycle parking is proposed, this should be incorporated into the design of the scheme so that it is safe and secure, in a well-lit location that is overlooked, and in a convenient location for the users of the facility. Shared cycling storage should, wherever possible, be delivered in excess of 1 cycle space per dwelling.

Comment:

Proposed Community Infrastructure Levy Projects (NP page 52)

- Project A – Investigate opportunities with the use of land being bequeathed to the Parish as part of the Bloor Homes development
- Project B – Upgrade The Priory car park, making more effective use of this off - street parking whilst ensuring access to the Priory Field and enhancing views of the Priory
- Project C – Promote the provision of public transport to Isleham to improve connectivity within the parish and to neighbouring areas.
- Project D – Investigate options for improving recreational and social opportunities within and ensure the ensure the long-term viability of The Beeches Community Centre.
- Project E – Investigate opportunities to deliver additional and improved activities for teenagers in the village
- Project F – Organise community events to assist with the management of The Nature Reserve Isleham Woods and other public open areas to maintain and improve these for the community benefit and to assist in developing community cohesion
- Project G – Investigate opportunities to enhance the public rights of way in Isleham Parish including the potential for improved access for all users, and for extending and linking existing public rights of way.
- Project H – Investigate opportunities with the education authority to deliver new or enhanced educational facilities in the village.
- Project I – Investigate opportunities with the Cambridgeshire and Peterborough Clinical Commissioning Group to deliver new medical facilities in the village

Comment:

Personal details (Mandatory)

Name..... Email address.....

Address.....

Date.....

Signed.....

**Please submit completed questionnaires to
The Parish Office, The Beeches, 32 Mill Street before Wednesday 1st September 2021**

Isleham Parish Council wish to express their sincere appreciation to the many residents who have contributed to this plan.