

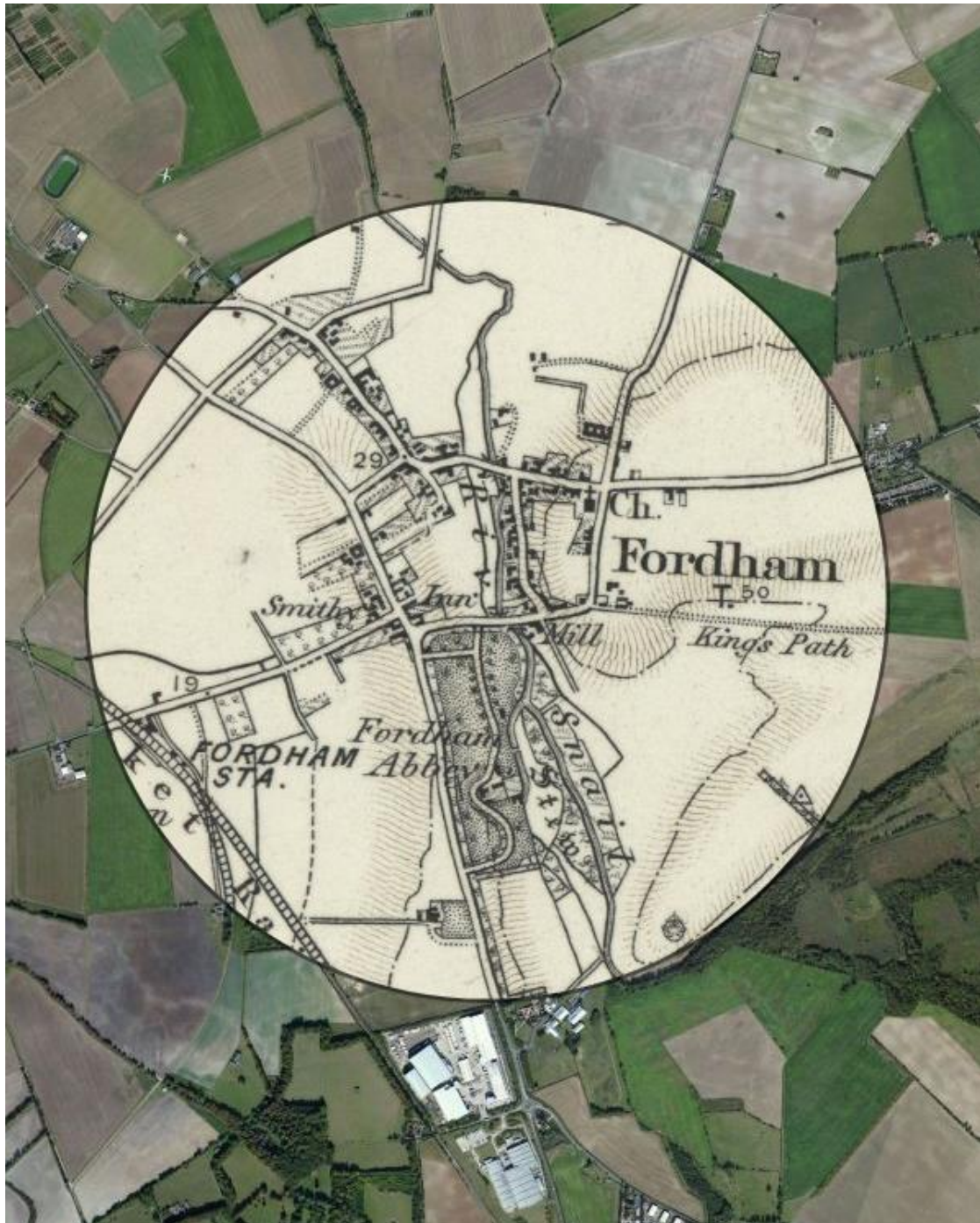
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# FORDHAM

## Neighbourhood Plan

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The Building Blocks for the Future of Fordham



2016-2036

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Please note: all maps are provided in larger size in the accompanying Fordham Neighbourhood Plan Maps document.

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# 1. Introduction

- 1.1. This is the Fordham Neighbourhood Plan 2016-2036. The plan covers the Fordham Neighbourhood Area which was formally designated by East Cambridgeshire in December 2017 and the boundary of which matches the boundary of Fordham Parish.
- 1.2. This is the version of the plan submitted to East Cambridgeshire Local Plan.

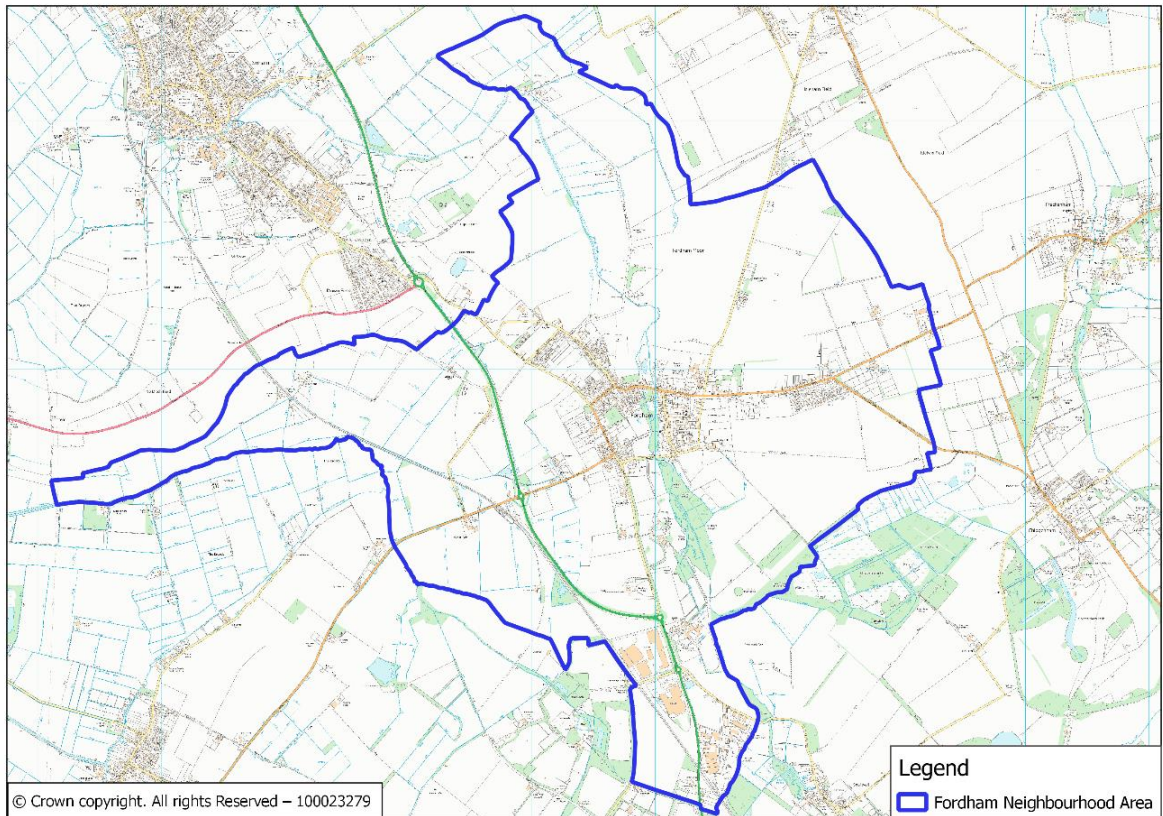
## About Neighbourhood Plans

- 1.3. Neighbourhood Plans were introduced in the Localism Act (2011) with the intention of giving communities direct power to develop a shared vision for their neighbourhood and shape the development of their local area. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.
- 1.4. When adopted, the Neighbourhood Plan will have the same status as the East Cambridgeshire Local Plan, becoming part of the 'development plan'. Decisions on planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. As such this neighbourhood plan will provide an important framework for how Fordham should grow in the coming years.
- 1.5. However, it should be noted that national policy stipulates that neighbourhood plans should not promote less development than is set out in the Local Plan or undermine its strategic priorities. As such, the East Cambridgeshire Local Plan will set a level of growth that will occur within Fordham and the neighbourhood plan cannot prevent that.
- 1.6. What the neighbourhood plan can do is to create a suite of policies that complements existing local, national and strategic planning policy, to provide additional detail and subtlety that reflect the special characteristics of Fordham that cannot reasonably be addressed by higher-level policy. It can also help to secure the infrastructure that is needed to support growth and protect areas, landmarks and services that are most important to the community.

## About the Fordham Neighbourhood Plan

- 1.7. The Fordham Neighbourhood Plan is being produced by Fordham Parish Council on behalf of the community of Fordham. The boundary of the Fordham Neighbourhood Area, which was formally designated on 21 December 2017, can be seen on Map 1 below:

Map 1: Fordham Neighbourhood Area



- 1.8. It is clear, given the number of planning applications and permissions in the village and the proposed allocations in the emerging East Cambridgeshire Local Plan, that a significant amount of growth is likely to occur in Fordham, and this plan is intended to ensure that:
- the new development fits the village context and delivers an appropriate mix and style of houses;
  - development is supported by the necessary facilities and services;
  - the important attributes of Fordham that the community holds dear are not lost;
  - Fordham’s individuality and distinctiveness is retained and strengthened; and
  - development beyond that proposed in the emerging Local Plan is restricted to small sites within the village envelope.
- 1.9. The Fordham Neighbourhood Plan is intended to set out a local blueprint for how Fordham should develop sustainably in the best interest of the village, in the context of the wider Local Plan.
- 1.10. Neighbourhood Plans are restricted to dealing with matters relating to land use and development planning, and therefore many other important non-planning matters cannot be included in the plan. Where the community have raised concerns about non-planning matters, whilst these are not in the plan, they will be recorded by the Parish Council and other means to tackle the issue will be considered where possible.
- 1.11. At the time of writing the Fordham Neighbourhood Plan, the East Cambridgeshire Local Plan is being reviewed and was submitted to the Secretary of State in February 2018, but it is not expected to have been adopted by the time the Fordham Neighbourhood Plan is examined. As such, this neighbourhood plan has been produced to be in general

conformity with the strategic policies of the adopted Local Plan from 2015, but also to align with the emerging Local Plan to ensure consistency between the two. As such the Fordham Neighbourhood Plan is considered to be in general conformity with the strategic policies in both plans.

- 1.12. As, once adopted, the Fordham Neighbourhood Plan will form part of the Development Plan for East Cambridgeshire it is important to note that the Fordham Neighbourhood Plan should not be read in isolation and policies in the up to date East Cambridgeshire Local Plan will also be applicable. The Fordham Neighbourhood Plan does not seek to replicate policies in the Local Plan, but to build on them from a local perspective.

## 2. Fordham's context

### History

- 2.1. Fordham Parish has been occupied for several thousand years. Weapons and tools in both flint and metal have been found from the early bronze age and Iron age as well as pottery and burials. Wall plaster and tiles have been found from the Roman era indicating that villas may have been sited near to Biggin and Block Farms in the 2nd to 4th centuries A.D.
- 2.2. In the Domesday Book of 1086 the spelling was shown as Fordeham but the village's spelling has been unchanged since the 10<sup>th</sup> century. The name Fordham means "homestead or enclosure by a ford". The river Snail flows through the village having its source from springs near the adjacent village of Snailwell and before the building of the bridges the fords would have been the only passage across the river which gave the name to the Parish.
- 2.3. The village previously had four churches. The Parish Church had been dedicated to St Mary since at least the 14<sup>th</sup> century but around 1850 it was dedicated to St Peter and today the grade I listed building is known as the Church of St Peter and Mary Magdalene. The earliest parts of the building date from the 12<sup>th</sup> century and stonework suggest that by 1200 it was already its current size. The majority of the current structure dates from an extensive rebuild in the 13<sup>th</sup> century and it is noted for its fine 14<sup>th</sup> century north chapel. King James I may have worshipped in St Peter's Church while visiting Newmarket in 1605 after coursing in the fields around the village hence Kings Path near Trinity Hall Farm. The visit of King James I to Fordham is commemorated on a beam in the South aisle by a carving of two hounds pursuing a hare. There is a congregational church on Mill Lane which was built in 1818 with a small school room and graveyard next to the Church. On Sharmans Road there was a Methodist chapel and on New Path there was a Primitive Methodist chapel – these have both been converted into private homes.
- 2.4. In the Middle Ages the village was home to Fordham Priory, a Gilbertine Priory that was founded in the reign of Henry III in the 13<sup>th</sup> century by Robert de Fordham. The Fordham Abbey, a grade II listed Georgian manor house, was built on the site of the Priory in the 18<sup>th</sup> century.
- 2.5. Fordham had some prominent national and global connections through three distinguished families linked with Fordham - the Washingtons, the Cromwells and the Russells. Lady Washington, who is buried in Fordham chancel was the great great grandmother of the American President George Washington. Gerard Russell was a member of parliament for Cambridgeshire in the reign of Charles II. His third son from his first marriage, William Russell of Fordham, married Elizabeth Cromwell the daughter of Henry Cromwell, Lord Lieutenant of Ireland, the second son of Oliver Cromwell the Protector. William died in 1701 and is buried at Fordham.
- 2.6. The village is predominantly agricultural and was well known for flower growing. Early in the 19<sup>th</sup> century Charles Townsend started his Nursery, which is now Scotsdales garden centre, and his house "Shrublands" opposite which is now in different ownership. There is another garden centre along Station Road family owned and run by Simpsons. In the 1940's Alan Bloom of Bressingham fame grew millett in Fordham and John Golding developed the flower Scabious commercially.



- 2.7. The village had a local poet, James Reynolds Withers born in Weston Colville in 1812 but he worked in Fordham as a labourer and shoemaker from the 1830's, composing poems often on rural life achieving nationwide attention. The 18<sup>th</sup> century "Poets Cottage" of clunch with Gothic windows, his home from the 1850's, still stands near the bridge over the River Snail on Carter Street.
- 2.8. John Boyden of Fordham born in 1830 made bicycles to order including penny farthings. He invented the bicycle chain and lived in New Path in the village.
- 2.9. From the 1830's Fordham had a cricket Club. In 1920 Mrs Angelina Dunn Gardner gave 4.5 acres of land North of Carter Street for the purpose of cricket and football which was enlarged in 1928 with a further 4 acres given by Viscount St. Davids – a Fordham landowner. The recreation ground has expanded and now has facilities for tennis, bowls all weather courts, children's play area and facilities for teenagers.
- 2.10. The Fire Brigade was formed in 1889 and a new fire engine was purchased. It was decided that the site of the old Parish Pound be handed over to the committee of the Fire Brigade for the building of an engine house for the new fire engine. The initial expenses were met by public subscriptions as is shown on the stone at the front of the engine house. Today the engine house is used by Royal Mail to sort the village post. The old Parish Pound was so called because it was here that stray cattle were impounded and a fine was collected from the owner. There was also a lock up or cage where petty criminals were kept temporarily.
- 2.11. The Parish was gifted two cottages on Mill Lane in 1892 by the Revd. Tansley Hall for the village institute, founded in 1884, to hold its meetings. The Parish sold them using the money to meet the £1,200 cost of building the Victoria Hall and Hayward Institute opened in 1898. The hall was named after the Revd. Tansley Hall's father in law Mr Hayward a local landowner and benefactor.
- 2.12. The Great Eastern Railway's Newmarket - Ely line was opened in 1879 and the station was built ½ mile along the road to Burwell. The station was linked by a junction from the Cambridge to Mildenhall line which opened in 1885. The junction from Cambridge to Mildenhall was closed in 1962 and Fordham Station was closed in 1966.
- 2.13. The war memorial next to the Victoria Hall was commissioned in 1919 which was designed by Sir Edwin Lutyens comprising of a column mounted by a bronze statue of St George by Sir George Frampton RA. It was built by Frank Johnson a local builder and stone mason. The memorial was unveiled by Mrs Dunn-Gardner on 7th August 1921 and 4000 people attended the ceremony on the Sunday afternoon. The memorial was demolished by vandals and the statue stolen in 1991 which was replaced by a fibreglass replica.

### Locality & the Surrounding Area

- 2.14. Fordham is located within East Cambridgeshire District within the county of Cambridgeshire, immediately adjacent to the border with Suffolk. It is located approximately 5 miles to the north of Newmarket and 8 miles to the south east of Ely.
- 2.15. Fordham is located within a largely rural area where arable farming is the predominant land use. There are a number of other towns and villages located near to Fordham including Soham, Chippenham, Burwell, Isleham, Chippenham and Snailwell.

Picture 1: The close relationship between arable farm land and Fordham village



- 2.16. Fordham has a close relationship with these neighbouring areas, sharing a number of services with their residents and with many of Fordham's residents working in these and other neighbouring settlements. However, residents of Fordham are able to satisfy some of their day-to-day needs within the village itself, reducing the need to travel.

### Population

- 2.17. At the last Census in 2011 there were approximately 2,700 residents in Fordham. The population age spread generally mirrored that of the wider East Cambridgeshire area, with the most notable characteristics being an ageing population and relatively few young adults. These features are not uncommon in rural communities with young people being drawn to urban areas or areas with more affordable housing and with older people often gravitating to quieter village life, and having the income and savings to achieve this.
- 2.18. The population spread from the 2011 Census is shown in Table 1 below:

Table 1: Population Age Structure - Fordham and East Cambridgeshire District

Age	Fordham		East Cambridgeshire	
	No.	%	No.	%
Age 0 to 17	581	21.4	18,341	21.9
Age 18 to 29	289	10.7	10,552	12.5
Age 30 to 44	587	21.6	18,271	21.8
Age 45 to 59	547	20.2	16,878	20.1
Age 60+	708	26.1	19,776	23.6

The proportion of Fordham's population that is aged 60 or older is 2.5% higher than at the district level and the proportion of those between age 18 and 29 is 2% lower, other than these age groups the makeup is very similar to the district picture.

## Housing

- 2.19. At the last Census in 2011 Fordham contained approximately 1,100 dwellings containing approximately 2,700 residents. According to the 2011 Census 97% of these dwellings are houses and there are very few flats in the village. The breakdown of dwelling types for Fordham and also East Cambridgeshire District as a comparison from the 2011 Census is shown in Table 2 below:

Table 2: Dwelling types - Fordham and East Cambridgeshire District

Dwelling Type	Fordham		East Cambridgeshire	
	No.	%	No.	%
Detached house or bungalow	524	46.2	15,144	42.3
Semi-detached house or bungalow	406	35.8	11,369	31.8
Terraced house or bungalow	172	15.2	6,281	17.6
Flat	16	1.5	2,619	7.7
Caravan or other mobile or temporary structure	15	1.3	347	1.0

Table 2 shows that Fordham generally follows the same dwelling type characteristics as East Cambridgeshire District. Fordham does have a higher proportion of detached and semi-detached housing than the wider district, but this and the lower proportion of flats in the village are likely as a result of the District containing more urban areas.

Picture 2: A mix of housing types and sizes in Fordham



- 2.20. The 2011 Census also details the number of bedrooms in each dwelling and for Fordham the spread broadly mirrors that found at the district level. Nearly 40% of our homes have 3 bedrooms and approximately 28% contain 2 bedrooms, whilst dwellings containing 4 or more bedrooms make up another 28% of our homes. There are relatively few 1 bedroom dwellings in Fordham. The breakdown and comparison is shown in Table 3 below:

Table 3: No. of bedrooms - Fordham and East Cambridgeshire District

No. of bedrooms	Fordham		East Cambridgeshire	
	No.	%	No.	%
No bedrooms	2	0.2	48	0.1
1 bedroom	47	4.2	2,514	7.3
2 bedrooms	313	28.2	9,103	26.3
3 bedrooms	428	38.6	13,887	40.1
4 bedrooms	241	21.7	6,918	20.0
5 or more bedrooms	78	7.0	2,144	6.2

- 2.21. In 2017 the average price paid for houses in Fordham was £333,974 – 14% above the average price paid in England and slightly higher than the average for Cambridgeshire. Over the past 5 years house prices in Fordham have increased by 46% or an average of £117,744, whereas Cambridgeshire prices have increased by 39% or an average of £101,340, and 39.5% in England or £131,350. This shows that affordability has slightly worsened at a greater rate than in the county and England in recent years.<sup>1</sup>
- 2.22. According to data gathered in 2017 from Registered Affordable Housing Providers there are 192 dwellings on their books<sup>2</sup>. The majority of this stock is made up of 1 and 2 bedroom bungalows and 2 and 3 bedroom houses and a few 1 bedroom flats. The majority of these properties are for ‘general needs’ housing but 79 are ‘housing for older people’, of which 77 are bungalows on Harry Palmer Close and Withers Place.
- 2.23. In February 2018 there were nearly 1,400 people registered in East Cambridgeshire with a need for affordable housing, 56 of which had indicated a desire to live in Fordham. There were twelve households registered for housing need with a ‘local connection’ to Fordham, with four households needing a 1 bedroom property, five households needing a 2 bedroom property and three households needing a 3 bedroom home.
- 2.24. There were 159 households in February 2018 that have registered for the Help to Buy scheme where all applicants currently reside within East Cambridgeshire and are only seeking to live within East Cambridgeshire, not in neighbouring districts. There were a total of 281 households with at least one applicant residing in East Cambridgeshire and with an interest in living in East Cambridgeshire amongst other nearby districts registered for Help to Buy.

### Character

- 2.25. The main settlement of Fordham developed around its main high street which runs between Mildenhall and Soham with many of its historic buildings lining Carter Street and Church Street and also along Market Street which joins Soham with Newmarket. Other historic buildings are located along Mill Lane which links Carter Street with old mills and Fordham Abbey.

<sup>1</sup> Based on data from Zoopla from 11<sup>th</sup> January 2018.

<sup>2</sup> Note: this number excludes two spaces categorised as “hostel rooms/rooms”.

Picture 3: Historic buildings on the west side of Mill Lane



- 2.26. Post-war, Fordham grew substantially with development between Collin's Hill and Mill Lane and between Market Street and Carter Street, retaining a fairly tight nucleus with the new development being largely contained within the existing built extents, reducing the sense of ribbon development.
- 2.27. Additional development also took place along Mildenhall Road to the east with a conglomeration of dwellings being built at the junction of Mildenhall Road and Chippenham Road – these developments have stretched out the built area of Fordham and there is an almost 1km distance separating the main built area with the farthest parts of this newly developed area<sup>3</sup>.

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<sup>3</sup> Measured as a straight line distance between the junction of Collin's Hill and Church Street, and the junction of Mildenhall Road and Chippenham Road.

Picture 4: Post-war housing along Eldith Avenue



- 2.28. Whilst much of this growth has taken place since World War II, it has mainly occurred quite organically in the form of infill sites and individual developments of fewer than 50 dwellings or often much smaller. This has resulted in a varied mix of dwelling designs, reflective of the era of their development and the individual architects involved and responsive to the site shape and size. Furthermore, many of these developments include a variety of sizes and types of dwellings and include an interesting mix of designs within the scheme itself. This all results in an eclectic mix of built form and development design in Fordham providing visual interest as you move through the village.
- 2.29. There are also pockets of industry throughout Fordham with employment sites along Mildenhall Road, New Path and along Carter Street for example, and the Scotsdales and Simpson's Nurseries to the west of the village. These employment areas blend well with the surrounding predominant residential uses. There are also large farms operating in and around the village which offer an important link between the village and the surrounding rural area. To the south of the neighbourhood area there are large industrial sites located on the A142, close to the junction with the A14.
- 2.30. A notable and important characteristic of the village is that most buildings are one or two storeys in height with the only exceptions being historic buildings. Flats and apartments are not a characteristic feature of the village. Traditional building materials are frequently visible around the village with a mix which includes red and gault brick, limestone, flint and clunch. Building styles are typically quite traditional although examples of modern architectural interest punctuate the village in a number of locations.

Picture 5: A mix of housing types and sizes of different ages on Church Street



- 2.31. Fordham has a close relationship with the rural area and the natural environment with many mature trees throughout the village. Even in the more recent developments, green landscaping has contributed much to this characteristic of the village with trees, hedges and other plant life being visible in every pocket of the village.
- 2.32. There is a substantial area of woodland through the village along the route of the River Snail and there are open fields closely linked to the village to the north of River Lane and to the north east of Soham Road – these all contribute to the close relationship between village and nature and the rural feel of the village.

### Landscape

- 2.33. In the Natural England assessment of National Character Area Profiles from September 2014, Fordham is predominantly within the 'East Anglia Chalk' area, although some northern and western rural parts of the parish are within the neighbouring character area called 'The Fens'.
- 2.34. The 'East Anglia Chalk' area is characterised by its underlying chalk, with rolling downland, mostly in arable production, with sparse tree cover, but with some beech and pine belts.
- 2.35. Around Fordham the area can be characterised as flat or lightly undulating arable fields, lined with hedgerows and punctuated by copses. This often results in big sky views with depth and interest being provided by trees, woodlands, or man-made structures such as barns, telegraph poles, pylons or the water tower to the north of the village. There is a greater amount of undulation to the south east of the village towards Chippenham, providing a variety of landscapes around the village.

Picture 6: A typical landscape around Fordham taken across Trinity Farm



### Wildlife

- 2.36. Fordham is home to a range of habitat types and as a result an array of wildlife. This is particularly the case along the River Snail corridor where there is a prevalence of wildlife including water vole, woodpeckers, kingfishers, tawny owls, grass snakes, and many more. At the southern end of this wooded corridor is Fordham Woods Nature Reserve which is a wet valley woodland and is a designated Site of Special Scientific Interest (SSSI).
- 2.37. Further to the south east of the neighbourhood area is Chippenham Fen National Nature Reserve, which is also a designated SSSI, as well as a Ramsar wetland site and a Special Area of Conservation. Chippenham Fen is of national importance for its wide range of wetland habitats and associated birds and insects.
- 2.38. Townsend Wood is another local wildlife haven, located behind 'Shrublands' on Market Street. Townsend Wood is managed by the Woodland Trust where there are many specimen and non-native trees originating from its previous use as a show garden.
- 2.39. Valued wildlife is not just confined to these areas, but the hedgerows, fields meadows, and trees in and around the village provide a range of habitats for flora and fauna to thrive.

### Growth

- 2.40. One of the biggest challenges for Fordham is accommodating the growth that has occurred over recent years and the growth that is planned to continue over the coming years. The 2001 Census had the population of Fordham at 2,323 people and the 2011 Census suggests that the population 10 years on was 2,712 people, a 17% increase in 10 years.



- 2.41. The 2001 Census identified that there were 966 dwellings in Fordham, and this had increased to 1,133 dwellings in 2011, also a 17% increase over the ten year period.
- 2.42. The 2015 East Cambridgeshire Local Plan earmarked 3 sites for housing development with a total of 26 dwellings and the trajectory accompanying the plan predicted that 129 dwellings would be built between 2013 and 2031 with most of this growth expected on infill sites within the Development Envelope. This approximately equates to an 11% increase in dwelling numbers.
- 2.43. The emerging Local Plan identifies Fordham as a 'Large Village' in the settlement hierarchy – the second tier of the hierarchy. It proposes to allocate 303 dwellings in and around the village between 2016 and 2036, an increase of nearly 27% from the 2011 Census number. Policy LP2 of the emerging Local Plan also allows for further development of an appropriate scale to take place within the Development Envelope of the village.
- 2.44. Both the adopted and the emerging Local Plans allow for additional community-led development. One such vehicle to deliver community-led development is a Community Land Trust, of which one has been established in Fordham. The Fordham Community Land Trust is actively working on opportunities to deliver housing in the village.
- 2.45. Furthermore, in addition to those that have been allocated in either the adopted or emerging Local Plans there are permissions in the village for a further 42 dwellings<sup>4</sup> in Fordham. As such, the dwelling stock of the village is likely to grow by around 30% over the next few years, when compared with its 2011 base.

### Employment

- 2.46. Fordham is home to a range of employers including: large farms; tradesmen and companies providing services in a number of trades; engineering firms; beauty salons and hairdressers; car and truck repair garages; kennels; plant nurseries; a petrol station; a convenience store; pubs and restaurants; haulage and transportation firms; and the country's first sake distillery opening in Summer 2018. These firms operate at a number of different premises from farm buildings, to domestic dwellings, to industrial units on one of the industrial estates in Fordham.
- 2.47. The adopted Local Plan allocates five employment sites either side of the A142 at the southern end of the neighbourhood area. This included approximately 31 hectares of land for new employment development in B1/B2/B8 use classes and other areas where the employment uses were protected and where there was potential for further on-site expansion and development.
- 2.48. The emerging Local Plan allocates some further existing employment areas as well as those areas allocated in the adopted plan. The new Local Plan refers to this area as FRD.E1: Employment Cluster South of Fordham and states that it is 83.2 hectares in size. These sites are predominantly allocated for B1/B2/B8 uses under policy Fordham6.

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<sup>4</sup> From the *East Cambridgeshire Five Year Land Supply Report: 1 April 2017 to 31 March 2022*, published on 9 October 2017.

## Getting around

- 2.49. Fordham is served by the number 12 bus route which connects the village with Ely, Newmarket, Soham and Cambridge (albeit on a much slower basis than a private car due to the route taken) with an approximately hourly service Monday to Saturday. The number 203 bus also runs through the village between Newmarket and Isleham, but this only runs each way once a day, and only on a Tuesday and a Saturday. There are no bus services on a Sunday or in the evenings.
- 2.50. Fordham experiences a significant amount of through-traffic in the village from private cars and vans, and heavy goods vehicles and farm traffic. This was worse prior to a north-south bypass which was completed in 2005. Driving from Fordham to Ely can typically take 20 minutes, to Newmarket can take typically 15 minutes, to Bury St Edmunds can typically take 30 minutes, and to Cambridge can take 35 minutes although many of these journeys are significantly longer at peak travel times. Bus journey times are approximately double these times.
- 2.51. According to the 2011 Census, Fordham has a higher proportion of households with two or more cars or vans (53.2%) compared to East Cambridgeshire (46.5%) and England (38.6%). It also has more households in the categories of three cars or vans available (11.7% compared to 8.2% for East Cambridgeshire) and four or more cars or vans available (4.1% compared to 3.4%). This demonstrates that development in Fordham is likely to generate higher amounts of car travel than is the case, on average, elsewhere in East Cambridgeshire or England.
- 2.52. There are a number of footpaths in and around the village and a local cycle route connects Fordham with Soham.

## Infrastructure & Services

- 2.53. Fordham has its own Church of England Primary School which is currently rated as Outstanding by Ofsted. The primary school had a 1 form entry expansion in 2017. Fordham is in the catchment of Soham Village College, the local secondary school.
- 2.54. Whilst there are none in Fordham itself, there are three NHS GP practices within five miles of Fordham, the nearest of which is located in Soham, with the others being located in Burwell to the west and Red Lodge to the east. There are additional GP surgeries located slightly farther away in Stretham to the northwest and Newmarket in the south. Each of these practices are, according to the NHS Choices website, accepting new patients at 30 January 2018 and they are all currently rated as good or outstanding by the Care Quality Commission. There are also dental practices in the nearby areas of Soham, Red Lodge and Newmarket.
- 2.55. Fordham has a convenience store in the village centre. For larger supermarkets, residents need to travel to Soham, Ely and Newmarket. There are three pub/restaurants in the village, The Chequers, The Crown and The White Pheasant, and there is also a Chinese Restaurant/Takeaway. There are cafes at the two garden centres in Fordham.
- 2.56. The village has a wonderful range of community groups and social activities available, these include: the two churches; Scouts, Cubs, Beavers, Guides, Brownies and Rainbows groups; bowls, football, tennis and cricket clubs; Women's Institute; Mums and Toddlers groups; exercise classes; a gardening club; and more. All of these groups are a fantastic

attribute for the community and help to build what is considered by many to be a strong, cohesive community.

### 3. Vision & Objectives

#### Vision

3.1. The vision for the Fordham Neighbourhood Plan is:

*Fordham will continue to have a strong community spirit and will maintain a range of facilities, services, employment opportunities that are both valued by the community and mean that residents are not reliant on nearby towns or villages for their needs.*

*Fordham will experience growth over the next 20 years, but this growth will not overwhelm our valued facilities and services which will be extended and enhanced to match the increased need from the growing population. This growth will, with only limited exceptions, occur within the Development Envelope established in the latest East Cambridgeshire Local Plan.*

*Fordham will maintain its distinct identity – its rural, green and leafy setting will be preserved, including woodland open areas both in and outside of the village, maintaining visual and physical separation from Soham and other nearby villages, and through encouraging the retention of a tight village nucleus, avoiding further ribbon development.*

*Access to the countryside along the many public rights of way will be preserved and wherever possible enhanced ensuring that the close relationship between the village and the countryside is preserved. This includes ensuring the important rural views from and near to the village remain open and that wildlife and their habitats are protected.*

#### Objectives

3.2. The Objectives of the Fordham Neighbourhood Plan are:

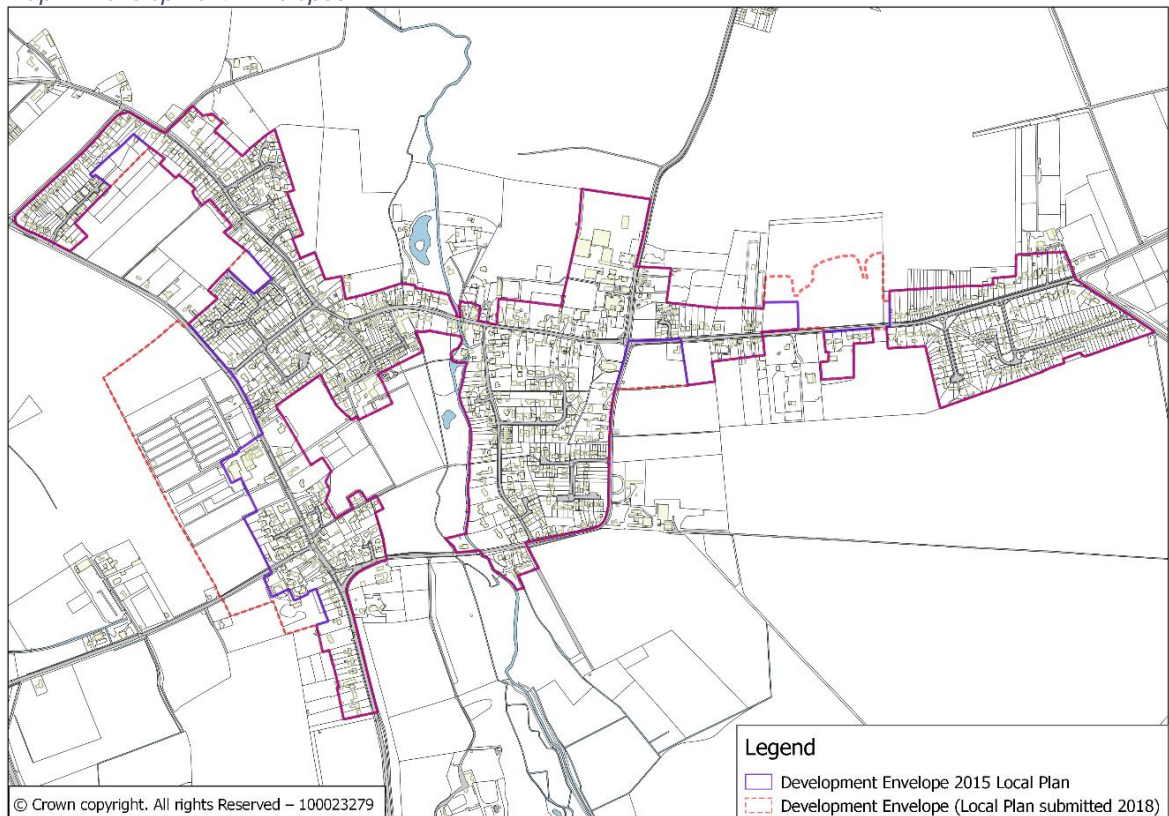
- 1. To manage the growth that occurs in Fordham to ensure it is sustainable for Fordham's context, delivering a mix of housing types, sizes and tenures.*
- 2. To preserve the rural setting of the village and to ensure that access to the countryside and important rural views and open areas are maintained.*
- 3. To ensure that development is located where opportunities to travel to key services by foot or other sustainable modes of transport are maximised.*
- 4. Retaining a tight village nucleus within the Development Envelope and avoiding ribbon development.*
- 5. To maintain, and wherever possible enhance, key community infrastructure and services, including but not limited to the village pubs and restaurants, the village hall, play equipment, sports facilities, public transport, schools, nurseries and churches.*
- 6. To ensure that local businesses continue to be successful and wish to remain in Fordham.*
- 7. To protect local wildlife and habitats and enhance the green infrastructure in and around Fordham.*
- 8. To ensure that people can move safely and without hindrance throughout Fordham and to neighbouring areas.*
- 9. To ensure new development creates a safe and secure environment.*

## 4. Policies

### Housing growth

- 4.1. It is appropriate that Fordham should grow throughout the plan period, both in an effort to contribute to the national shortage of housing but also, and more importantly, to ensure that the village does not stagnate and that there is a diverse community.
- 4.2. However, in order to ensure that Fordham's characteristics are retained, it is important that this growth should be organic, not overwhelming the infrastructure and services, and also in the right locations. It is also important that a mix of housing sizes and types (such as bungalows, terraced and detached houses) are delivered to ensure choice for the market and to maintain a diverse community in the village, though each development site should deliver what is appropriate for that site, taking account its context.
- 4.3. The East Cambridgeshire Local Plan sets, via allocations, the growth level for Fordham and the neighbourhood plan seeks to ensure that the growth will be developed sustainably for the village's context. The Local Plan also establishes a 'Development Envelope' for the village to help define what is within the village and what is considered to be 'countryside' in policy terms. The Fordham Development Envelopes are shown on Map 2. This neighbourhood plan does not seek to amend the Development Envelope, and supports the amended Development Envelope as set out in the 2018 submitted Local Plan.

Map 2: Development Envelopes

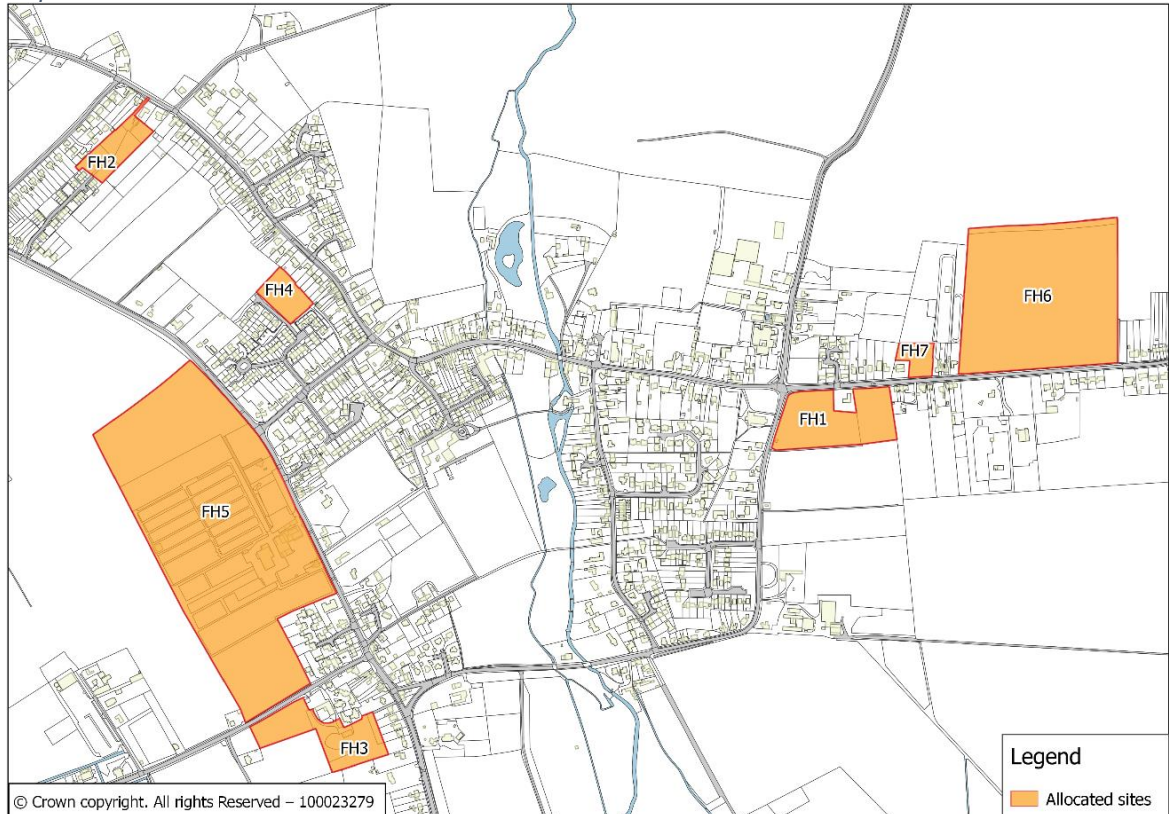


- 4.4. Combining allocations in this neighbourhood plan with small site permissions already with consent, there is already enough planned growth in Fordham for more than a 30% increase in housing numbers against the 2011 Census figures. This is a substantial amount of growth. Unfortunately past growth has not always been accompanied by

adequate investment in the vital services needed to support this further population increase.

- 4.5. It is important that this neighbourhood plan reflects what is actually going to be delivered in Fordham and as such the allocations in the emerging Local Plan (many of which also benefit from a planning permission or have been approved subject to agreements being reached on what infrastructure is to be provided) are allocated in this neighbourhood plan. The location of these sites is shown on Map 3 below:

Map 3: Site Allocations



- 4.6. The housing requirement for the neighbourhood area is set at 350 dwellings between 2016 and 2036. This figure has been determined following liaison with the district council, and was established by combining:

- the indicative housing number for sites allocated in the East Cambridgeshire Local Plan (2015);
- the indicative housing number for new sites being allocated in the submitted East Cambridgeshire Local Plan (2018)<sup>5</sup>;
- dwellings that have been completed since 1 April 2016 (2 in 2016/17 and 8 in 2017/18); and
- dwellings with extant planning permission for residential development in Fordham (which is 315 as at 1 April 2018).<sup>6</sup>

<sup>5</sup> Where a site has been included in both the East Cambridgeshire Local Plan (2015) and in the submitted East Cambridgeshire Local Plan (2018) the site area and capacity in the later plan has been included.

<sup>6</sup> This number includes sites that have been allocated in the Local Plan and have outline or full planning permission granted and where there has been a resolution to grant planning permission.

- 4.7. This requirement represents growth of more than 30% in total dwelling numbers over the 20 year neighbourhood plan period, which is considered to be appropriate and clearly contributing to boosting the supply of homes, as required by national and local policy. It also accords with the evidence base underpinning both this plan and the submitted East Cambridgeshire Local Plan. Whilst this dwelling requirement is not a ceiling, for decision making purposes it should be viewed as Fordham's proportion of the strategic housing requirements required across the wider district area. Additional development, over and above those identified in para 4.6, is not necessary to meet Fordham's housing requirement. Policy 1 makes it clear under what circumstances additional growth would be acceptable, in principle.

*Picture 7: New homes being built in Fordham on Market Street and Mildenhall Road*



- 4.8. During the production of the Fordham Neighbourhood Plan, permission was also granted at appeal for development of up to 100 dwellings to the south of Mildenhall Road (Appeal reference: APP/V0510/17/3186785). This is above and beyond the 350 dwelling growth figure allowed for in this plan.
- 4.9. Affordability of housing is also an issue in Fordham as it is in the wider East Cambridgeshire area. The Local Plan includes requirements in relation to delivering affordable housing (40% being affordable housing being sought in Fordham in the adopted Local Plan and 30% in the emerging Local Plan). This neighbourhood plan supports the delivery of affordable housing in Fordham at the level stated in the up to date Local Plan and does not amend this figure.
- 4.10. Applications for affordable housing on sites outside of, but immediately adjacent to, the Development Envelope should only be approved exceptionally, and where they are done so, may be required to include conditions prioritising the affordable housing being accommodated by people with a Strong Local Connection<sup>7</sup> where the need for this is registered with the District Council. Applicants seeking permission on a rural exceptions site should contact the District Council to understand whether conditions will be applied.

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<sup>7</sup> See [Glossary](#) for definition.

## **Policy 1: Housing Growth**

Fordham will grow sustainably through the plan period in accordance with the allocations in this neighbourhood plan.

The housing requirement for Fordham between 2016 and 2036 is 350 dwellings. This amount can be achieved via the allocations in this neighbourhood plan (approximately 85%) and a realistic allowance for windfall sites (approximately 15%). This housing requirement is not a ceiling for housing growth. However, the only additional development beyond the identified allocations which might, in principle, be acceptable will be:

- infill development, within the Development Envelope in the up to date East Cambridgeshire Local Plan;
- community-led development (in accordance with East Cambridgeshire Local Plan Policy GROWTH 6 or a subsequent replacement Local Plan policy);
- rural affordable housing exception site development;
- small-scale infill development outside the Development Envelope (in accordance with East Cambridgeshire Local Plan Policy GROWTH 2 or a subsequent replacement Local Plan policy for such forms of infill); and
- other residential development in the countryside which meets strict exception tests set out in the development plan.

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

Development proposals on sites outside of the Development Envelope will be treated as being in the 'countryside' and will be strictly controlled and subject to the restrictions set out in Policy GROWTH 2 in the East Cambridgeshire Local Plan or a subsequent replacement Local Plan policy.

The following sites are allocated in this neighbourhood plan for housing development to be developed in accordance with their permissions and, where applicable, any site-specific policies in the East Cambridgeshire Local Plan:

Ref.	Address	Indicative Dwellings
FH1	Land south of Mildenhall Road, east of Collin's Hill*	20
FH2	Land north east of Rules Garden	15
FH3	Land off Station Road	27
FH4	Land off Steward's Field	12
FH5	Scotsdale Garden Centre**	150
FH6	Land north of Mildenhall Road**	79
FH7	Land between 37 and 55 Mildenhall Road	8

\* The dwellings on this site will be located at its eastern half of the site with open space being located on the undulating land at the western half of the site.

\*\* This is a mixed use development and the figure is a maximum, not an indicative number of dwellings.



Major development proposals<sup>8</sup> for residential use should provide a mix of housing types and/or sizes to help ensure a diverse community resides within the village, though flats or apartments of three storeys or more will only be approved on an exceptional basis, in order to protect the character of the built form of the village.

Major development proposals<sup>9</sup> 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 entirely for affordable housing. Where development is proposed on a Rural Exception Site, it must be supported by demonstration 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.

Development proposals brought forward by the Fordham Community Land Trust will be supported in principle provided it will not result in any unacceptable impacts that cannot be sufficiently mitigated.

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.

### Character & Design

- 4.11. Fordham is a rural village with a historic core centred on Carter Street and Mill Lane, and around the junction of Market Street and Station Road, and with more recent development spreading from these areas along and set back from the historic road network around the village.
- 4.12. Most of the post-war development that has occurred has been low density with a high number of bungalows being developed. 2011 Census data has shown that there is a higher proportion of detached and semi-detached properties in Fordham than in the wider district and county. Much of the development has occurred on fairly small sites of 20 or fewer homes and contain a variety of house styles and sizes suited to the site.
- 4.13. Developments in Fordham often include buildings with architectural details to add interest, or interest is often added through the use of a number of different materials in a scheme. The prevalence of soft landscaping including trees, hedges and shrubs is common on developments across the village and a strong, green landscaping scheme is a key characteristic for new development to blend in with the village as a whole. Delivering high quality design need not impact viability nor the density that is appropriate for the site, but it requires making choices that are appropriate for the context.

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<sup>8</sup> See [Glossary](#) for definition.

<sup>9</sup> See [Glossary](#) for definition.

- 4.14. One key concept of delivering high quality design is responding to context, such as: the size and shape of the site; views of the site, nearby buildings or other features; topography of the site and its surrounds; and materials and vernacular design. Proposals can respond positively to context through the mix of buildings, their scale, their height, their bulk, the space between buildings and their positions, materials used, rhythm of the building and its fenestration, roof angles, landscaping, and specific design features, amongst many other considerations.

### **Policy 2: Character & Design**

**Development proposals must deliver high quality design through:**

- a. 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;
- b. Responding to key features on the site such as trees, topography, and buildings and retaining them as part of the scheme wherever possible;
- c. 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;
- d. 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;
- e. Providing a mix of dwelling styles and sizes where appropriate;
- f. Ensure the height of new development is reflective of the low (two storeys or fewer) character of present development in the village;
- g. Including a robust green landscaping scheme that is appropriate for the site and links well with surrounding green infrastructure;
- h. Providing adequate amenity space for future occupiers of the proposals;
- i. Not resulting in unacceptable impacts on the amenity of occupants of neighbouring or nearby properties;
- j. Providing buildings and spaces that are accessible, inclusive and safe; and
- k. 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.**

### **Local Green Spaces**

- 4.15. Fordham contains a number of open spaces which have local importance for a number of reasons, including their role for recreation, maintaining the setting of a view or landmark,

historical importance for the village, or for its richness in wildlife, for example. Whilst all of these open spaces perform some function and are special to the local community, only some are suitable for designation as a Local Green Space. National Policy defines that the designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

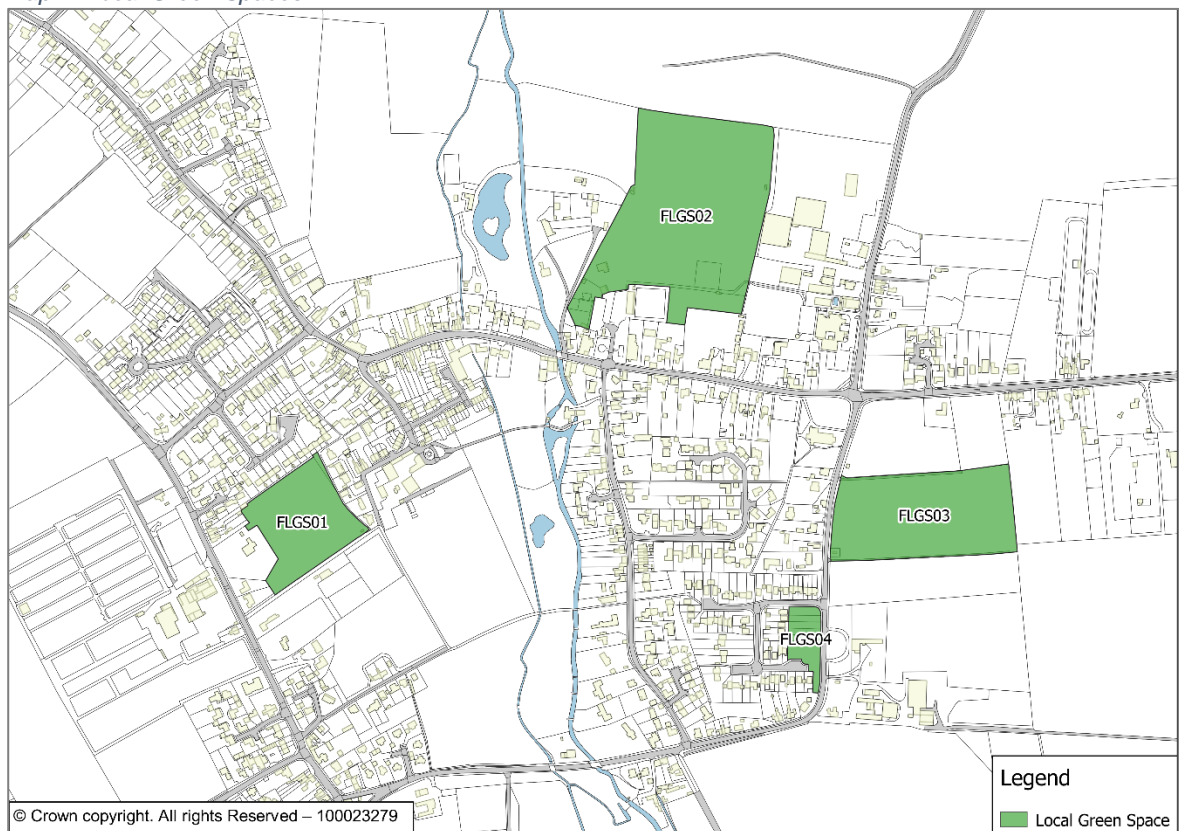
4.16. The Fordham Open Space Assessment (March 2018) assessed a number of potential sites against these conditions and concludes that 4 areas are suitable for designation as a Local Green Space and will be protected in accordance with national policy in the NPPF. Development proposals on these local green spaces will not normally be permitted except where they are to enhance the function of the space.

*Picture 8: Local Green Spaces [Clockwise from top left: Redwoods in Townsend Wood, land between Trinity Close and Collin's Hill, the recreation ground, the allotments, and an entrance to Townsend Wood].*



These Local Green Spaces are shown on Map 4 below.

Map 4: Local Green Spaces



### **Policy 3: Local Green Spaces**

The following locations, shown on Map 4, are designated as Local Green Spaces:

- FLGS01 – Townsend Wood, east of Market Street;
- FLGS02 – Recreation Ground north of Church Street;
- FLGS03 – Allotments east of Collin’s Hill; and
- FLGS04 – Land between Trinity Close and Collin’s Hill.

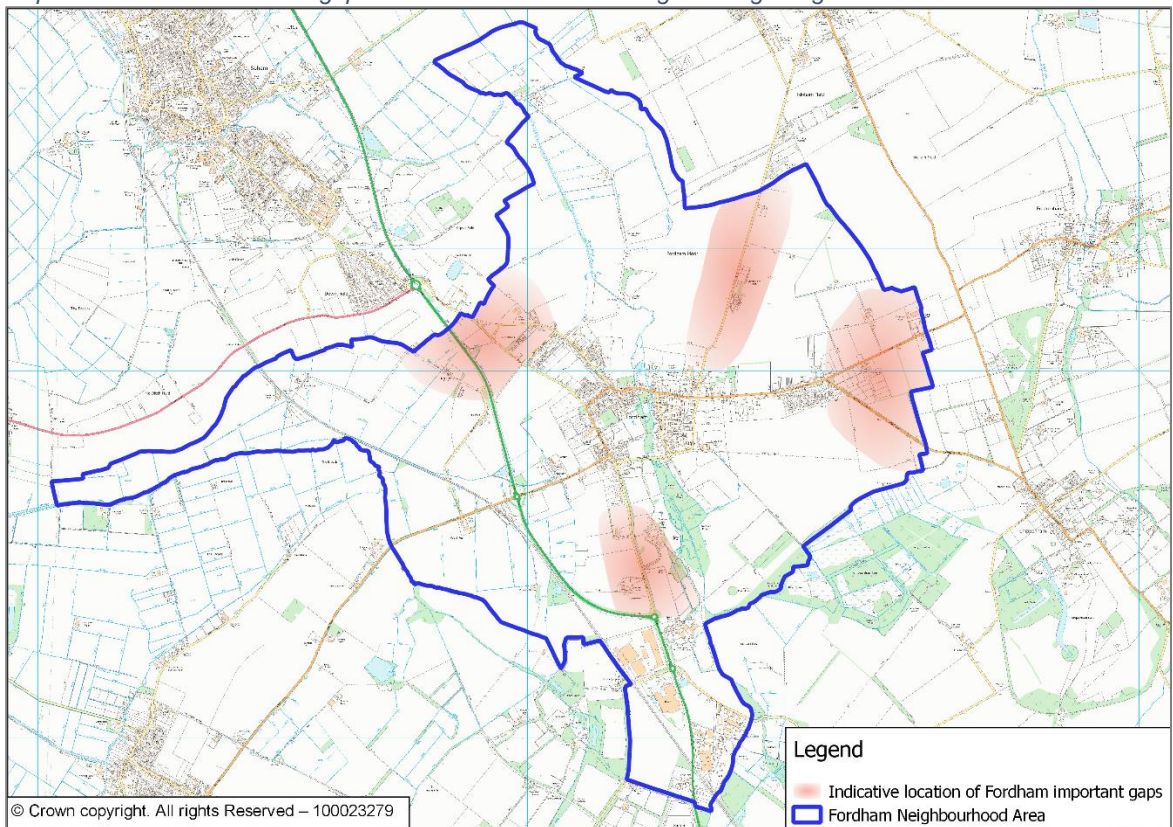
Development proposals on a Local Green Space will not be permitted other than in very special circumstances, in line with national policy.

### **Maintaining Separation**

- 4.17. Whilst Fordham is a rural parish, and all areas that are undeveloped around the village have importance to retaining this characteristic, there are a number of areas which are more sensitive in relation to maintaining separation with neighbouring settlements +and avoiding their coalescence.
- 4.18. At present there is a sense of separation as you travel between these neighbouring settlements but, in many cases, development has occurred in these gaps over recent decades which has somewhat reduced this sense of separation. It is important to maintain this separation so that the distinctive identities of each settlement can be maintained.

- 4.19. Arguably, the most sensitive of these gaps is that between Fordham and Soham. This gap is only approximately 1km between the two settlements and within this narrow gap there is already a water tower (and associated works and buildings), a caravan park, and some isolated dwellings. These have slightly reduced the sense of separation, but there is still a clear distinction between settlements.
- 4.20. Gaps with other neighbouring villages are also sensitive, although they are larger (typically between 1.5km and 3km from Fordham). Whilst many have had some development occur within these gaps, there is still a clear sense of separation. The general locations of these gaps are indicated on Map 5 below.

Map 5: Indicative locations of gaps between Fordham and neighbouring villages



Picture 9: The gap between Fordham and Isleham, with post-war development on Isleham Road visually reducing the gap



- 4.21. Policy 4 seeks to maintain this sense of separation by resisting development in these areas that would, either cumulatively or in isolation, result in the visual or physical separation between these settlements from being reduced.

#### **Policy 4: Maintaining Separation**

**Development proposals located in areas between Fordham 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.**

#### **The Ironbridge Path & New Path Area**

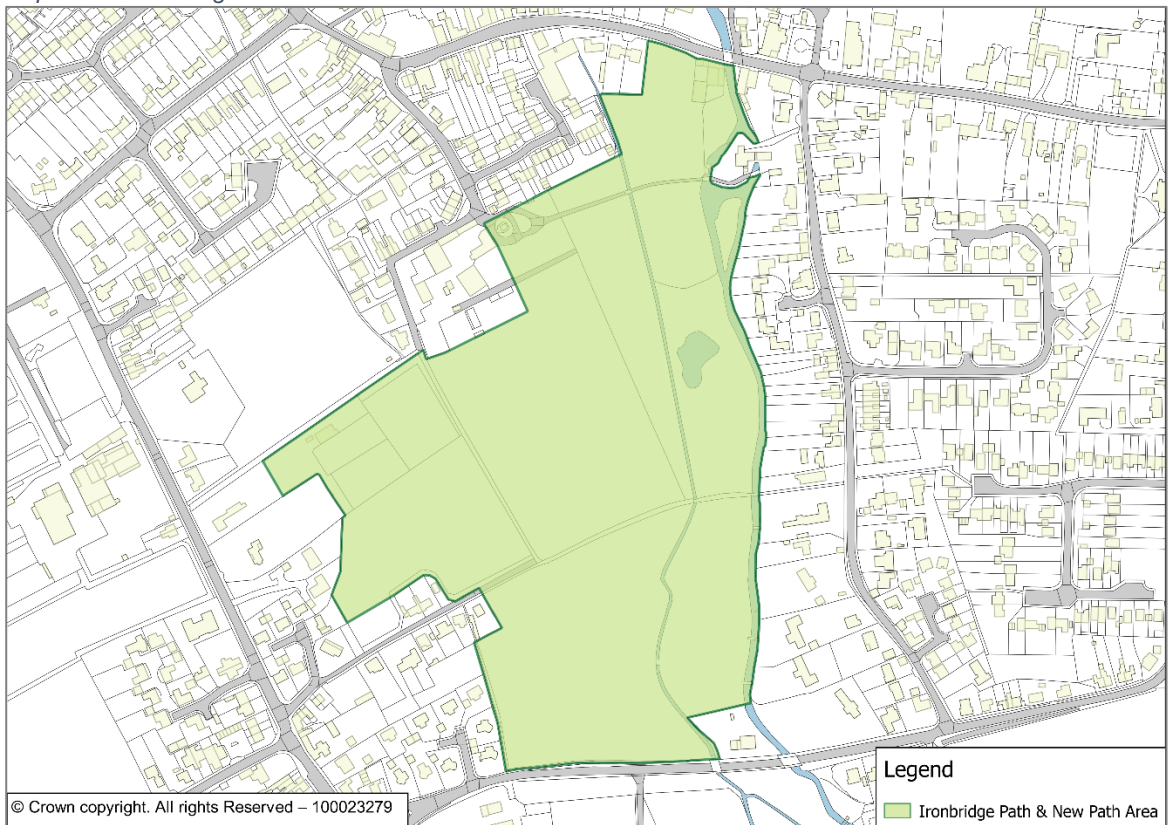
- 4.22. The area around Ironbridge Path and New Path is an important asset to the community. It is a tranquil area very close to the centre of the village which contains some woodland, fields, paddocks and a number of public rights of way which offer easy access to this semi-rural area. This is the only rural walk in the village that is accessible for people in wheelchairs and pushchairs and so is important to retain as an undeveloped area.

*Picture 10: View within the Ironbridge Path and New Path Area*



- 4.23. This open area breaks up a number of developed areas and so is important to maintain the rural feel around the village. The woodland at the eastern parts of the area provides a natural backdrop for many views, particularly as a backdrop for properties on Mill Lane. Eastern parts of this area are at risk of flooding which reduce the opportunities for any development that can occur. Any loss of the rural and open feel of this area would significantly reduce the value of this area for the community.

Map 6: The Ironbridge Path & New Path Area



### **Policy 5: The Ironbridge Path & New Path Area**

**Any development proposals that would result in a negative impact upon the openness, tranquillity or permeability of the Ironbridge Path and New Path Area as shown on Map 6 will not be permitted unless it can be demonstrated that the benefits of the proposal will significantly outweigh the harm caused and that adequate mitigation is provided to reduce the impact wherever possible.**

**Development proposals within or adjacent to this area should be accompanied by an assessment of the visual impact when viewed from the public footpaths in the Ironbridge Path and New Path Area.**

### **Locally Important Views**

- 4.24. Fordham is an attractive village surrounded by beautiful and varied countryside and there are a number of views which are of great importance to the community and which should be protected.
- 4.25. The Fordham Important Views Study assesses a number of views around the village and identifies a number of views and vistas which are suitable for protection. All of these views are visible from publically accessible locations and each one is selected for its visual interest, its beauty and/or as it holds another value for the locality such as containing important landmarks or historical features.

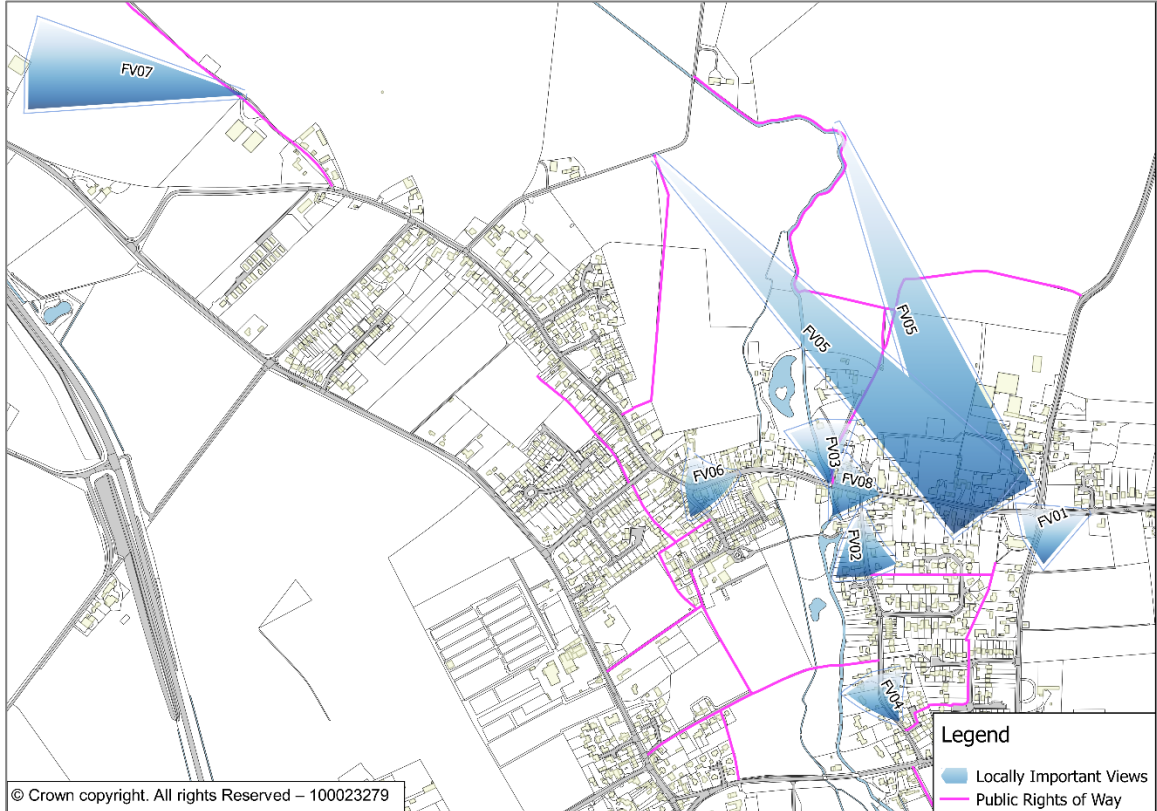


Picture 11: View of Soham Water Tower (FV07)



- 4.26. This neighbourhood plan intends to protect these important views from development that would obstruct or detract from their value. The indicative position of these designated views are shown on Map 7 below.

Map 7: Locally Important Views



## **Policy 6: Locally Important Views**

The following views are designated as Locally Important Views:

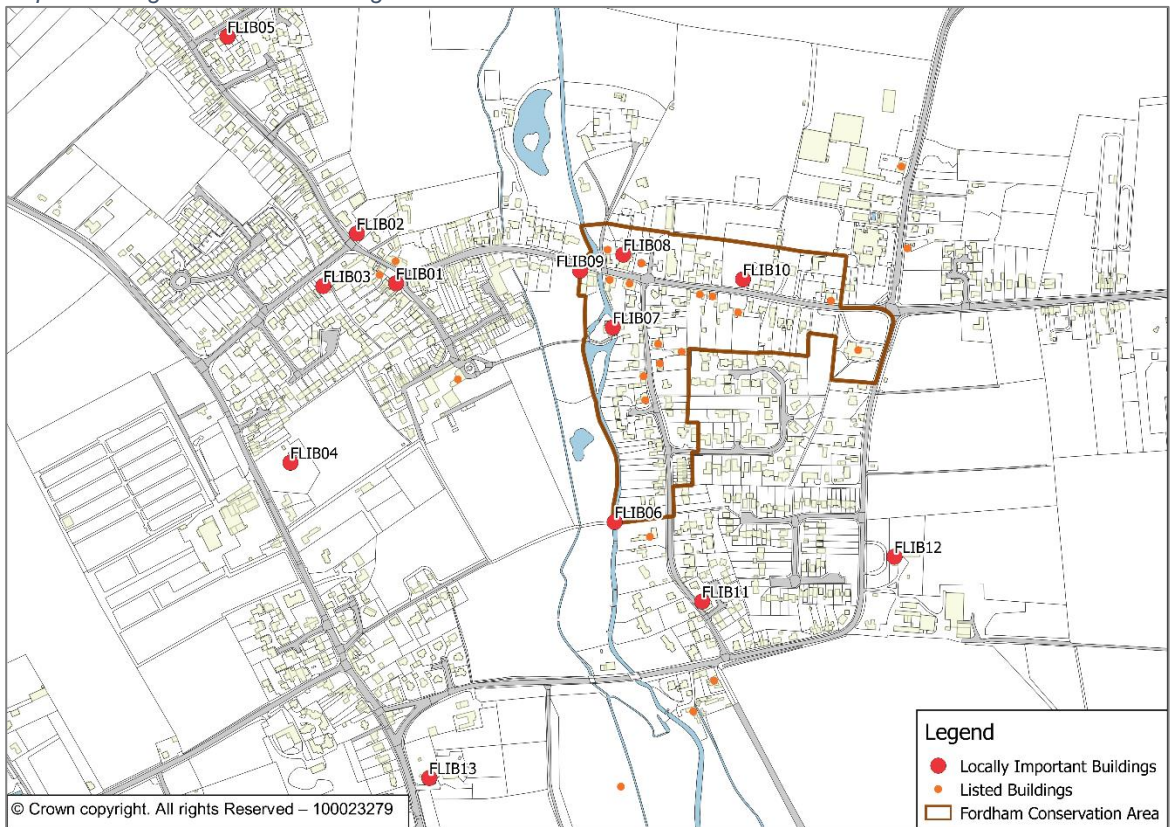
- FV01 – View of St Peter and Mary Magdalene Church south-west from Mildenhall Road
- FV02 – View south along Mill Lane from outside number 2 Mill Lane
- FV03 – View north to Poet’s Cottage including the River Snail from the bridge on Carter Street
- FV04 – View north on Mill Lane of Brook House
- FV05 – Views of St Peter and Mary Magdalene Church from public rights of way on Fordham Moor
- FV06 – View west along Carter Street to The Chequers and the Pound
- FV07 – View northwest to water tower from public right of way
- FV08 – View west along Carter Street/Church Street to 1 Carter Street, Victoria Hall and neighbouring buildings

Development proposals should not obstruct or detract from a Locally Important View. Any proposals that has 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.

### **Heritage Assets & Locally Important Buildings**

- 4.27. Fordham contains a number of heritage assets of both local and national significance. The preservation of these assets is a priority for this plan as they contribute to the sense of community and they help define what is important about Fordham and how Fordham developed as a village. They also act as key landmarks across the village. The listed buildings within the village and Fordham Conservation Area boundary can be shown on Map 8 below:

Map 8: Heritage Assets in the Village



4.28. Preserving heritage assets does not necessarily mean preventing all changes from occurring, but it is recognising what is important about the asset and what its contribution and status is, weighing this up with the need to maintain an economically viable use. Listed buildings, conservation areas, Scheduled Ancient Monuments and non-designated heritage assets are protected by both national policy and in the East Cambridgeshire Local Plan.

Picture 12: Some of the Locally Important Buildings [Clockwise from top left: Seeley House, 4 Mill Lane, former Wesleyan Chapel, and the Old Lodge].



- 4.29. There are a number of buildings in Fordham which do not satisfy the criteria for listing at a national level, but are of importance locally. Some of these buildings are also included on the East Cambridgeshire Buildings of Local Interest Register. These Locally Important Buildings are of particular importance for the street setting in their location or for their prominence or historic relevance to Fordham. Listed buildings have not been included in this designation as they have a higher order of protection already. The Locally Important Buildings are shown on Map 8. Information on these Locally Important Buildings is available in the accompanying Locally Important Buildings Evidence Document.

### **Policy 7: Locally Important Buildings & Structures**

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

- FLIB01 – Fire Station and Pump, Carter Street
- FLIB02 – Pelham House and Ashleydale, nos 92 and 94 Carter Street
- FLIB03 – The former Wesleyan Chapel, Sharmans Road
- FLIB04 – 46 Market Street, formerly known as Shrublands House
- FLIB05 – 12-18 Grove Park
- FLIB06 – The Ironbridge, Ironbridge Path
- FLIB07 – 4 Mill Lane
- FLIB08 – Victoria Hall, Carter Street
- FLIB09 – Pump on the south side of Carter Street
- FLIB10 – Seeley House, 32 Church Street
- FLIB11 – 83 and 85 Mill Lane
- FLIB12 – Trinity Hall, Collin’s Hill
- FLIB13 – The Old Lodge, 9 Newmarket Road

Development proposals requiring planning permission that have the potential to affect the significance of a Locally Important Building, including the contribution made by its appearance and setting, should be accompanied by a heritage statement.<sup>10</sup>

Proposals that would enhance or better reveal the significance of these locally important heritage assets will be supported. Proposals that would harm the significance of a locally important building directly, or through development in its setting, must be clearly justified.

### **Wildlife & Habitats**

- 4.30. Wildlife and their habitats are an important part of any rural community and this is the case for Fordham. The neighbourhood area includes a wide variety of habitats including the wet, valley bottom woodland at Fordham Wood Site of Special Scientific Interest (SSSI), the tree belt which follows the River Snail through the village, Townsend Wood (managed by the Woodland Trust), the agricultural fields that surround the village lined with hedgerows and hedgerow trees, and the numerous trees, shrubs and hedges throughout the village.

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<sup>10</sup> The required content of a heritage statement is set out in the Glossary to this plan.

Picture 13: Fordham Wood SSSI



- 4.31. There is an abundance of wildlife in and around the village which is of great value to the community and is important to be maintained, or even enhanced to mitigate against pressures from an expanding population. The retention of these habitats and the wildlife that resides in them is a priority for this plan, with the goal of ensuring successful cohabitation of humans with wildlife and the natural environment.

#### **Policy 8: Wildlife & Habitats**

**Development proposals that would have a significant adverse effect (including through recreational pressure) on the nationally and internationally protected sites at Fordham Wood or Chippenham Fen will not be approved.**

**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, demonstrated by appropriate evidence prepared by a suitably qualified person on behalf of the applicant.**

## Services & Facilities

- 4.32. Fordham has a good range of services and facilities and the additional planned growth will help a number of these services to thrive, but will also have the potential to put a strain on this infrastructure. These services are important to retain and, where necessary, expand to help ensure that the community is well served.
- 4.33. East Cambridgeshire Local Plan Policy GROWTH 3 requires adequate infrastructure to be available to support development in order for planning permission to be granted and Policy COM 3 protects community facilities from redevelopment. This neighbourhood plan supports the implementation of these policies, but does not seek to duplicate them. The following are identified as Valued Community Facilities in Fordham:

- The Chequers;
- The White Pheasant;
- The Crown;
- The Co-operative food store;
- Victoria Hall;
- The Royal British Legion;
- Fordham Pre-School;
- Fordham Church of England Primary School;
- St Peter and Mary Magdalene Church;
- Fordham Congregational Church;
- Fordham Bowls Club;
- Allotments on Collin's Hill;
- Recreation ground and sports facilities on Church Street; and
- The Scout Hut on Station Road.

Please note: there are many other facilities in Fordham that are valued by the community than those on the list, but this list is to be used for the operation of Policy 9.

Picture 14: Some of Fordham's valued community facilities [Clockwise from top left: Play area and skate park, St Peter and Mary Magdalene Church, Cricket pavilion, and The Royal British Legion].



- 4.34. East Cambridgeshire District Council has adopted the Community Infrastructure Levy (CIL) as one way to secure developer contributions for infrastructure. Under CIL 15% of money gathered within the neighbourhood area must be spent on local priorities and, upon adoption of this neighbourhood plan, this will increase to 25% of CIL income.
- 4.35. Whilst at this time there are no specific projects earmarked for the neighbourhood portion of CIL there are a number of pieces of infrastructure that may be funded through this or through other developer contributions, including:
- A new sports pavilion;
  - New leisure facilities for teenagers;
  - Extended education facilities; and
  - Improved rights of way and cycle routes.
- 4.36. The Parish Council will manage funds received in communication with the District Council and the community to ensure that the funding is focussed on local priorities.

### **Policy 9: Services & Facilities**

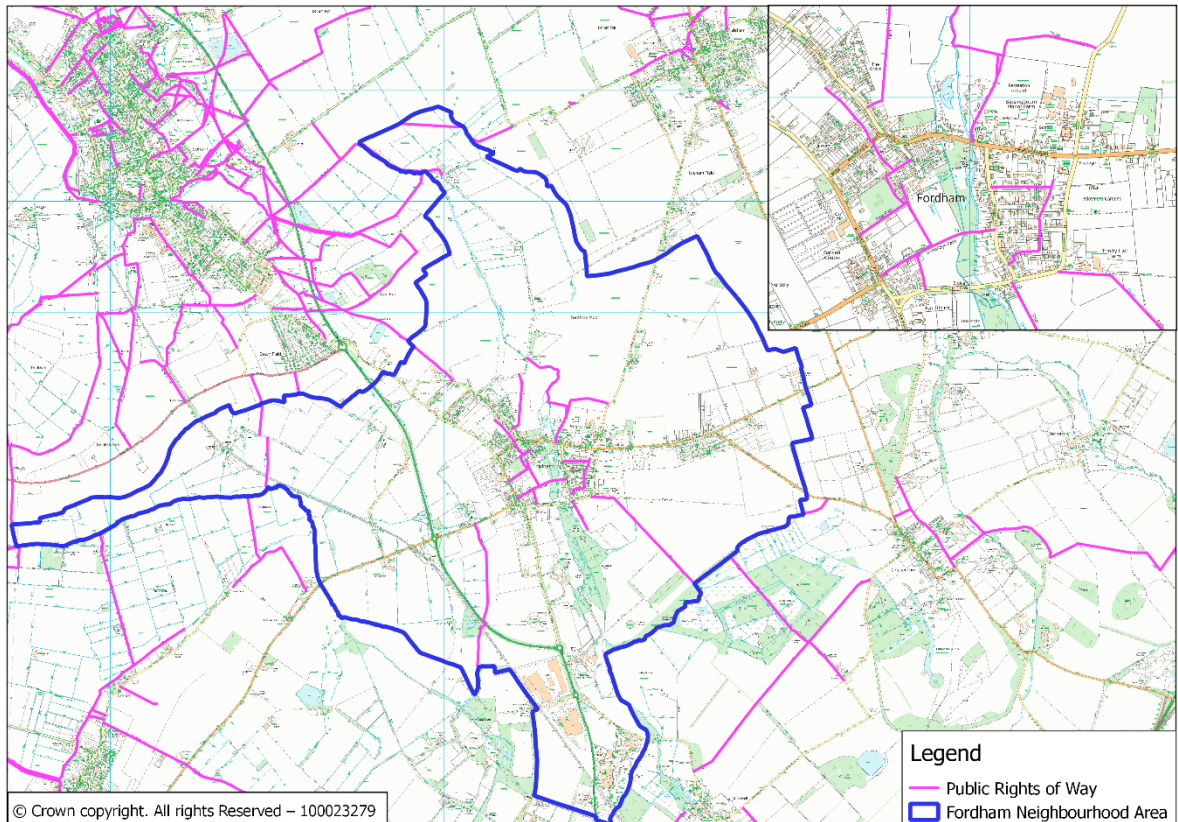
**Proposals for the delivery of new community facilities or extensions to existing facilities will be supported in principle, where they are appropriately located and would not likely result in conflict with occupants of neighbouring properties or give rise to any other significant adverse impact.**

**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 COM 3 or a subsequent replacement Local Plan policy.**

### **Pedestrian Access & Public Rights of Way**

- 4.37. The public rights of way around Fordham are an important asset for many villagers. They provide an escape in rural and semi-rural parts of the parish and provide health and wellbeing benefits. This plan aims to retain these public rights of way and also wherever possible to enhance and extend them for the benefit of the growing community.
- 4.38. The public rights of way in Fordham can be seen in Map 9 below:

Map 9: Public Rights of Way



- 4.39. It is not only the retention of the route of the public rights of way that is important, but their setting and the sense of escape which provide enjoyment for users that are essential to be preserved. Where a development proposal is in a location on or near to a public right of way, careful consideration will be required for what impact the proposal may have on it and whether there is an opportunity to enhance the public right of way. Proposals that would urbanise an otherwise rural right of way, either through the built form of a proposal or through its use, should be avoided where possible unless adequate mitigation can be included, such as through substantial landscaping or potentially through the suitable re-routing of the right of way.
- 4.40. Whilst there are issues in some locations, most of Fordham village has adequate footpaths and pavements to accommodate pedestrians wishing to navigate the village on foot and it is important that new developments allow future residents to connect in to this network easily and safely. It is also important that development proposals make the most of any opportunities to improve pedestrian routes wherever suitable, for example through linking in existing residential areas with other parts of the village where this would provide an attractive and suitable route.
- 4.41. All development proposals should be connected to the existing footways in the village. In most cases this will be easily achieved with provision of pavements within a scheme or possibly an extension to, or safe crossing points to, link to existing footways.

### **Policy 10: Pedestrian Access & Public Rights of Way**

**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 where the proposed use would materially increase the activity on 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 to accessibility, connectivity or tranquillity of a right of way. 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 to reduce any visual impacts.

Development proposals that will enhance or extend an existing public right of way or that will deliver a new public right of way in a suitable location will be viewed favourably.

Development proposals that are located where there is an opportunity to link two or more public rights of way or to enhance connectivity through the village should incorporate this connectivity through the proposal wherever appropriate.

Development proposals should incorporate adequate and safe pedestrian links from every property within the site to the existing footpath network.

### Car Parking

- 4.42. Given that Fordham is a rural area it is not surprising that car ownership is higher than the wider East Cambridgeshire area. Car parking has caused some issues in some new housing developments around the village with significant amounts of on-street parking, making it difficult to navigate and resulting in potential road safety issues, as well as negatively impacting on the landscaped environment and streetscene in these developments. The majority of these cases are on quiet roads and cul-de-sacs so they do not typically impede general traffic flow through the village, but they do have a local impact and therefore warrants addressing in future developments.
- 4.43. Both the adopted and emerging East Cambridgeshire Local Plans include parking provision requirements for new housing development as follows:

Plan	Standards	Notes
Adopted Local Plan 2015	<ul style="list-style-type: none"> <li>• 2 spaces per dwelling (averaged out across the development)</li> <li>• Up to 1 visitor space for every 4 dwellings</li> </ul>	The policy allows for lower levels of car parking to reflect local conditions
Emerging Local Plan 2018	<ul style="list-style-type: none"> <li>• 2 car spaces for of 1-3 bed dwellings</li> <li>• 3 car spaces for 4+ bed dwellings</li> <li>• Up to 1 visitor space for every 4 dwellings</li> </ul>	This excludes single garages and double garages count as 1 car space. It allows for car parking to be delivered in parking courts for the first 12 spaces of a scheme.

- 4.44. Whilst the policy in the emerging Local Plan has yet to be tested in planning applications at the time of this neighbourhood plan being prepared, the policies in the adopted plan

(and plans preceding this) have resulted in issues in some developments with too few spaces being provided. Garages are rarely used for vehicular parking which has effectively reduced the amount of planned parking provision. Public transport in Fordham is very limited and as such the majority of adults in the village will have access to their own car, including young adults living with their parents. Schemes in the past have also included parking courts with spaces not being conveniently located for each dwelling. All of these issues have led to problems of on-street parking and cars being bumped up on kerbs, restricting access for pedestrians, particularly those with pushchairs.

Picture 15: Unplanned on-street parking on Walton Close



- 4.45. Rather than requiring a higher level of parking requirement than that sought in the Local Plan, this neighbourhood plan seeks to ensure that the parking provided will be usable and used by future occupants. Straightforward and adequate parking provision will increase the attractiveness of a development to buyers and so should be beneficial for developers seeking to sell the properties they build.
- 4.46. Electric cars are becoming more accessible and suitable for a larger proportion of the population and as such, it is important to ensure that homes are ready for this emerging technology.

### **Policy 11: Car Parking**

**Development proposals will be required to meet the parking standards in the up to date 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.

### Cycle parking & storage

- 4.47. Cycles offer not only a valued leisure pursuit for many residents, but also a key mode of transport for commuting to work in the village or in neighbouring areas. The availability of secure and suitable storage of cycles is essential to allowing people to choose to travel by cycle.
- 4.48. The provision of suitable storage for cycles, or for other goods where it is not needed for cycles, will make houses more attractive for many buyers.
- 4.49. The East Cambridgeshire Local Plan requires new residential dwellings to deliver 1 cycle parking space per home. Many families will have multiple cycles and developments should not prevent this by not providing adequate options for storing these.
- 4.50. For houses with garages, this is usually suitable for cycle parking where there is adequate space for both the cycle and any car parking required to meet the applicable car parking standards. Where there is no garage for a dwelling, a private rear garden is usually suitable for this storage, provided there is easy, direct access and the rear garden is of an adequate size. These conditions will normally be easily satisfied through most residential development proposals.
- 4.51. Where these conditions cannot be met in a scheme, secure, shared storage should be provided, appropriately incorporated into the design of a scheme so that it is overlooked, in a well-lit location that is conveniently located for the homes that will be using the facility. Wherever possible it will be preferable to provide covered cycle parking.

### **Policy 12: Cycle Parking & Storage**

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 it is 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.**

## 5. Community Projects

- 5.1. Through the process of developing this neighbourhood plan a number of issues were raised that are not related to land use and development planning. Whilst these issues cannot be tackled through a neighbourhood plan it is important not to let these issues be forgotten and to address them through other means.
- 5.2. This section contains a number of community projects or intentions that Fordham Parish Council intend to implement going forward in response to these issues. These projects, whilst contained within this neighbourhood plan, are not intended to be used in making decisions on planning applications.
- 5.3. Please note, these projects are not in priority order.

Project A – Investigate opportunities with the highways authority for traffic and vehicle speed management through the village.

Project B – Organise community volunteer events to assist with the management of Townsend Wood, Fordham Woods, the Memorial Gardens and other public open areas to maintain and improve these for the community benefit and to assist in developing community cohesion.

Project C – Investigate opportunities to deliver additional and improved activities for teenagers in the village.

Project D – Promote the provision of improved public transport through Fordham to improve connectivity within the parish and to neighbouring areas.

Project E – Investigate opportunities to deliver amenities in the eastern area of the village along Mildenhall Road.

Project F – Investigate opportunities to enhance the public rights of way in Fordham Parish including the potential for improved access for all users, and for extending and linking existing public rights of way.

Project G – Investigate opportunities with the education authority to deliver new or enhanced educational facilities in the village.

Project H – Investigate opportunities with the Cambridgeshire and Peterborough Clinical Commissioning Group to deliver new medical facilities in the village.

## 6. Monitoring and Review

- 6.1. At the time of submission and examination of the Fordham Neighbourhood Plan the revised East Cambridgeshire Local Plan was being examined. The Fordham Neighbourhood Plan is considered to be in general conformity with the strategic policies of the revised Local Plan as submitted for examination in 2018. This was agreed by East Cambridgeshire District Council in its response to the Regulation 16 version of the Fordham Neighbourhood Plan.
- 6.2. Furthermore, a revised National Planning Policy Framework was published in July 2018, whilst this revised national policy was not used in examining the Fordham Neighbourhood Plan, it is now being applied to decision taking and will be used in plan making in the near future.
- 6.3. Should the examination of the Local Plan result in any substantial impacts to the deliverability of the Fordham Neighbourhood Plan, or should any changes in community aspirations arise at any time, Fordham Parish Council will consider reviewing the Fordham Neighbourhood Plan should it be deemed necessary.

## 7. Glossary

**The NPPF and the East Cambridgeshire Local Plan has a comprehensive glossary, and will likely be helpful when reading this neighbourhood plan.**

**Countryside** – All land outside of the Development Envelope in the up to date Local Plan where policy restrictions apply to development. Typically this restricts development to that which is necessary to: the operation of agriculture, horticulture, forestry, outdoor recreation, transport or utility services; community-led development; equine related development; affordable housing exception sites; dwellings for rural workers; replacement dwellings; re-use of existing buildings for residential use; agricultural diversification; infill development; or minerals and waste development. For full details of restrictions please view the up to date East Cambridgeshire Local Plan.

**Heritage Statement** – A statement accompanying a planning application which would directly affect a heritage asset (including both designated and non-designated). Heritage Statements should be used to:

- describe and assess the significance of the asset and/or its setting to determine its architectural, historic, artistic or archaeological interest; and
- identify the impact of the development on the special character of the asset; including the cumulative impact of incremental small-scale changes which may have as great an effect on the significance of a heritage asset as a larger scale development; and
- provide a clear justification for the works, especially if harm would be caused to the significance of the asset or its setting, so that the harm can be mitigated and weighed against public benefits

The level of detail required should be proportionate to the asset's significance and sufficient to understand the potential impact of the proposal on its significance and/or setting.

**Major development** – references in this neighbourhood plan specifically relate to the residential components as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010. Specifically, development of 10 or more dwellings or on a site of 0.5 hectares or more.

**Strong Local Connection** – Used for the purpose of ensuring local need is met in Rural Exceptions Sites. A local connection is defined as someone who has lived in the parish for 6 out of the past 12 months; or someone who has lived in the parish for 3 of the last 5 years; or someone who has previously lived in the parish for 5 years or longer; or someone who is employed on a permanent contract within the parish; or a person who has close relatives (defined as parents, siblings or children) living in the parish for the past 5 years.

**Ribbon Development** – Development that spreads in a linear fashion, normally along a main road.

**Rural Exceptions Site** – 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.

**Village nucleus** – The main area of the village clustered around the main services. Sometimes referred to as a 'clustered settlement' or a 'nucleated village'.