

# FORDHAM

## Neighbourhood Plan

---

The Building Blocks for the Future of Fordham

Consultation Statement  
May 2018

## Contents

Introduction.....	1
Early Issues Consultation .....	1
About the Consultation .....	1
How consultation was undertaken and publicised .....	1
Who was consulted .....	2
Summary of issues raised .....	2
Regulation 14 Pre-Submission Consultation .....	2
About the Consultation .....	2
How consultation was undertaken and publicised .....	2
Who was consulted .....	3
Summary of issues raised .....	3
Appendix A –Issues Consultation Report.....	13
Appendix B – Regulation 14 Consultation.....	48

## Introduction

This consultation statement is in support of the Fordham Neighbourhood Plan (FNP) in accordance with Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) (henceforth referred to as 'the Regulations').

The FNP process started in late 2017 in response to concerns over the number of permissions being granted and refusals going to permission. There had been little investment in infrastructure in recent years and there was concern that this growth would harm the village character and would overwhelm the services in the village.

The neighbourhood area was formerly designated on 21 December 2017, and by this time, the neighbourhood planning team had already started coming up with ideas for what the plan would contain and what it would tackle. This early work was undertaken based on local knowledge, through talking to residents, including members of Fordham Action (a community group established to address concerns about the development occurring in Fordham), and through responses to an early basic survey on the dedicated FNP website [www.fordhamnp.wordpress.com](http://www.fordhamnp.wordpress.com).

Work utilised evidence produced in support of the East Cambridgeshire Local Plan which was submitted in February 2018 and also involved developing evidence in support of the policy areas under consideration. This early work also resulted in the development of a Vision and Objectives for the Plan.

However, it was considered that reliance on the team's knowledge and the views obtained to date needed to be sense-tested and to be important to test if the proposed vision and objectives, policy areas and initial evidence would:

- a) Reflect the views of the community; and
- b) Be likely to be supported by the community at referendum.

It was also important to make sure that no areas or subjects had been omitted in the work. Therefore an early consultation was undertaken, prior to finalising the plan to check on whether the vision and objectives of the plan were appropriate and what the community wanted to see protected or enhanced and what other issues were important.

## Early Issues Consultation

### About the Consultation

The Issues Consultation was held in late February to early March 2018 for approximately 3 weeks.

The consultation documentation contained the draft Vision and Objectives for the FNP and sought views on whether respondents supported them, objected to them, or supported them in part. The survey also sought suggestions from respondents for issues or opportunities for the plan to tackle.

The Issues Consultation also offered the opportunity to develop a consultation database for the neighbourhood plan so that we could ensure that people would be aware of future stages.

### How consultation was undertaken and publicised

Leaflets introducing the plan and seeking views on a number of matters were delivered to all houses in Fordham by a number of volunteers and emails were sent out to members of the community who had already registered their interest through the dedicated website and email address.

The website contained information about where the consultation could be accessed and how responses could be submitted. An online survey was set up to obtain people's views and hard copies of the survey were available through the Parish Clerk.

## Who was consulted

As this consultation was checking to see if the proposed direction and content of the plan reflected the community's views, it was primarily aimed at residents of Fordham and people operating businesses in the area although it was open to anyone wishing to respond.

## Summary of issues raised

177 people responded to the consultation (167 online and 10 in hard copy). Responses showed substantial support for the proposed vision and objectives across the board. Some comments in relation to the vision and objectives led to some minor revision.

The consultation also confirmed that the evidence undertaken to date about areas and features valued by the community, and issues and opportunities for Fordham reflected the views in the community. The consultation also highlighted a number of issues, topics and specific features that had yet to be considered. Many of these were subsequently absorbed into the evidence work being undertaken.

Full details of the consultation can be found in Appendix A.

## Regulation 14 Pre-Submission Consultation

### About the Consultation

The Regulation 14 "Pre-submission" consultation was held for six weeks closing on 3 May 2018. This was the first time that the draft plan was subject to public scrutiny following approval by Fordham Parish Council at its planning meeting on 19 March 2018.

### How consultation was undertaken and publicised

The Regulations require that this statutory stage of consultation is publicised in a manner that is likely to bring it to the attention of people who live, work or carry out business in the area, specifically including:

- i. Details of the proposed plan;
- ii. Details of where and when the plan can be viewed;
- iii. Details of how to make comments on the plan; and
- iv. When comments must be received by, not less than 6 weeks from the date when the plan is first publicised.

The FNP website was updated with details about the consultation including: details of the plan and a link to the draft plan itself; a link to the survey; an electronic response form for anyone not wanting to complete the online survey and details of where this could be submitted; details about where and when hard copies of the plan could be viewed; details about a drop-in session to be held; and details of when the responses needed to be submitted by. A screen shot of the website home page can be viewed in Appendix B.1.

155 people who had already registered to be notified about future stages of the consultation were also contacted directly via email or by post with details about the consultation.

A leaflet with details about the consultation was circulated to all homes in the village by volunteers. A copy of this leaflet is available in Appendix B.2.

Hard copies of the plan were available at four locations across Fordham – two garden centre cafes, the Royal British Legion, and the Victoria Hall lobby. These were available to view during normal opening hours. They were accompanied by hard copies of the response form with details of how and where they could be returned. The response form can be viewed in Appendix B.3.

A drop-in session was held at the Victoria Hall on 18 April between 6pm and 9pm to provide people with an opportunity to discuss the plan and their comments with members of the neighbourhood

planning team. Approximately 30 people attended this session with many submitting hard copies of their response at the session with others suggesting that they would submit comments online.

## Who was consulted

The methods of consultation in the preceding section details how people who live, work and carry out business in the area were notified about the consultation on the plan in accordance with the regulations.

Regulation 14 and paragraph 1 of Schedule 1 of the Regulations also stipulates that a number of bodies have to be notified of the consultation where the qualifying body considers their interests may be affected by the plan. The bodies specifically consulted under this requirement were:

- Anglian Water Services Limited
- Burwell Parish Council
- Cambridgeshire County Council
- Cambridgeshire PCT
- Chippenham Parish Council
- East Cambridgeshire District Council
- Environment Agency
- Exning Parish Council
- Forest Heath District Council
- Freckenham Parish Council
- Highways Agency
- Historic England
- Homes and Communities Agency
- Isleham Parish Council
- Kings Lynn and West Norfolk District Council
- Mobile Operators Association
- National Grid
- Natural England
- Network Rail
- Norfolk County Council
- Snailwell Parish Council
- Soham Town Council
- Suffolk County Council
- UK Power Networks
- Wicken Parish Council

## Summary of issues raised

59 responses were received during the consultation, including 11 responses using the online survey, 12 submitted electronically to the email address, and 36 submitted in hard copy.

Comments received included many offering general support for the plan and a number of detailed responses on specific parts of the FNP.

The below table summarises the issues received and the response of the Neighbourhood Planning Team including any changes considered to be necessary as a result of the comments received.

Part of Plan	Summary of Issue Raised	Response
Whole Plan	Support for the FNP.	Noted.
	Concern about the enforcement of the FNP once adopted.	The primary responsibility for using the FNP will lie with East Cambs District Council (and the Planning Inspectorate where a proposal is at appeal) who should make decisions on planning applications and appeals based on the Development Plan, which will include the neighbourhood plan once it has been successful at referendum. This should mean that it is appropriately enforced. No change needed.
	The FNP is needed to protect or preserve our village.	Agreed, no change necessary.
	Further development is inevitable – this should be done sympathetically and sensibly.	Noted. No change necessary.
	This plan seems to allow Fordham to grow whilst maintaining the village feel.	This was one of the key goals of the FNP – to recognise the growth that is coming but to preserve what is important to the community. No change needed.
	The function of the neighbourhood plan is not just to reiterate the policies of the emerging Local Plan. It has the scope to plan for additional growth in the interests of delivering specific enhancements to community services to deliver long term viability and vitality of Fordham.	Agreed. The FNP does not just reiterate emerging or adopted policy and it tailors policy on a number of topics to Fordham's context. It delivers what is considered to be a sustainable strategy for the area which will ensure the long term vitality and viability of Fordham.
	There is an over-reliance on the emerging Local Plan which has been challenged and may be found unsound.	Disagree. Whilst the Local Plan has had objections against a number of policies and does still require examination, it is considered that the evidence is robust where it is used to underpin policies in the FNP and that it, when considered against the adopted Local Plan meets the basic conditions.
	The FNP seeks to constrain growth as a means to preserve infrastructure capacity, rather than using sustainable development to deliver higher levels of long term community infrastructure needed.	Disagree. The FNP seeks to manage growth in accordance with strategic requirements and allows adequate mechanisms for further growth than that planned. Infrastructure improvements are being delivered through the proposed development sites.
National policy stipulates that neighbourhood plan should be prepared in accordance with the adopted Local Plan and there is no requirement to be in compliance with emerging policy. The FNP should be paused to consider in light of the impending examination of the local plan.	Whilst it is agreed that national policy only requires neighbourhood plans to be prepared in general conformity with strategic policies in the adopted local plan, the Planning Practice Guidance at Paragraph 009 (Ref: 41-009-20160211) states that ' <i>the reasoning and evidence informing the Local Plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested</i> '. It goes on to say ' <i>Where a neighbourhood plan</i>	

Part of Plan	Summary of Issue Raised	Response
		<p><i>is brought forward before an up-to-date Local Plan is in place the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in: - the emerging neighbourhood plan; -the emerging Local Plan; - the adopted development plan with appropriate regard to national policy and guidance.'</i></p> <p>The production of the FNP has considered the position in both plans and is, in the opinion of the Qualifying Body, in general conformity with the adopted Local Plan, and is capable of being in general conformity with the submitted Local Plan. Clearly, if the emerging Local Plan changes substantially before being adopted so that the FNP is no longer in general conformity with it, the Qualifying Body may consider undertaking a partial or full review of the plan. As such there is no need for any pause in the process.</p>
	<p>As the FNP is being developed in advance of the emerging Local Plan, the process should be paused in order to allow the issues to be considered at the Local Plan examination – reference to Ford Neighbourhood Plan in Arun District.</p>	<p>Disagree. It appears as though the Ford Neighbourhood Plan process was paused as it was allocating a site for 1,500 homes at an airfield. The adopted Local Plan in Arun was adopted in 2003, whereas the adopted Local Plan in East Cambridgeshire was adopted in 2015. As such, by virtue of the scale of the growth planned in Ford and the very different planning context, it can be concluded that the Ford example is of very limited value for comparison.</p>
	<p>It is evident that the FNP has had regard to national policy, it provides a sustainable strategy for growth in Fordham, and the plan does not undermine the strategic policies in the Local Plan and is otherwise in general conformity including when examined in advance of the adoption of the new Local Plan.</p>	<p>Agreed. No change needed.</p>
	<p>An SEA and HRA Screening exercise has been undertaken and through this exercise the District Council considers that the draft Neighbourhood Plan has satisfied the requirements of relevant EU Obligations.</p>	<p>Noted and agreed. No change needed.</p>
	<p>Suggestion that a SEA is highly likely to be needed.</p>	<p>Noted. An SEA Screening has been produced on the Regulation 14 version of the FNP and was in the process of being consulted upon during the Regulation 14 consultation. This has</p>

Part of Plan	Summary of Issue Raised	Response
		concluded that a full SEA is not required.
Para 2.18	There is an absence of 18-29 year olds likely caused by unaffordability of housing and small houses in the village mainly being bungalows for older people.	Noted and agreed that this is an issue. No change necessary.
Para 2.44	Strong support for Community Land Trust to support affordable development with a bias towards people with local connections.	Noted and agreed. No change needed.
'Getting around' section	Suggestions for making specific changes to the roads in the village including making Carter Street semi-pedestrianised, and creating a bypass along Collins Hill and River Lane.	Noted, the FNP is unlikely to be able to make any such improvements. However, one of the Community Projects in Chapter 5 is related to traffic management in the village. No change necessary.
	There are a number of strategic highways issues and bottlenecks that both exist and will be exacerbated by future growth. This will significantly affect future commuting.	Noted. The FNP cannot address strategic matters such as junctions on the strategic road network. One of the main concerns about the levels of growth, not just in Fordham but elsewhere in East Cambridgeshire, is the lack of investment in strategic highways infrastructure. No change needed.
Paras 2.54-2.55	Infrastructure is needed to support continued growth including medical facilities, and shopping provision.	Noted and agreed. Policies 9 and 10 seek to address this where possible, in combination with infrastructure policies in the East Cambs Local Plan. No change necessary.
Chapter 3	Support for the Vision and Objectives	Noted. No change needed.
	Part of the Vision is commended, specifically its aim to preserve and enhance the range of facilities and make it reasonably self-sustaining.	Noted. No change needed.
	The desire to maintain physical separation with Soham and other nearby villages, and to avoid ribbon development is supported, but this does not mean that retaining a tight village nucleus is the only available option for development and there are opportunities within the edges of the village.	Noted. No change needed.
	Objectives 1, 2, 3, 4, 5, and 6 are broadly supported.	Noted. No change needed.
	Concern that the FNP's vision and objectives do not reflect the important role of Fordham in supporting economic development in East Cambridgeshire. The presence of this employment makes Fordham an attractive place to live with minimal travel distance.	Noted. The allocation is within the development plan and as such the FNP does not need to duplicate this policy. No change needed.
Policy 1	The FNP allows for a lot of growth – concern about impact from increased	The plan replicates growth allowed through Local Plan policies and planning



Part of Plan	Summary of Issue Raised	Response
	traffic and development being sustainable.	permissions. Concerns about traffic and sustainability are shared, but these will be considered through the planning application process by decision makers in accordance with policies in the Development Plan. No change needed.
	No further development on top of that included in the plan should be allowed.	It is agreed that development over that proposed in this plan should be managed, although national policy prevents it from acting as a ceiling. No change needed.
	The development on the north of Mildenhall Road is too large and will result in a significant number of vehicle movements, highways safety concerns, and vehicular noise and there is a lack of facilities in this part of the village.	Noted. There is a resolution to grant permission on this site at this level of growth and, whilst the concerns are understood, the FNP will not be able to undo any permissions. No change necessary.
	Given that there is already a shortage of affordable housing in the village is the 40% required enough and is it achievable.	It is agreed that delivery of affordable housing is important in Fordham. However, affordable housing levels are set in the East Cambs Local Plan and this neighbourhood plan only seeks to reinforce this. No change necessary.
	Concerns that regardless of what the neighbourhood plan says or does that appeals that are contrary to the plan will be allowed at appeal.	Whilst these concerns are understood, decisions should be made in accordance with the development plan and so producing this plan provides the best opportunity to ensure that Fordham is protected from harmful development. No change needed.
	Suggestion that two Historic England documents are reviewed to inform site allocations.	Noted.
	Support for wording requiring sufficient infrastructure to be in place in order for permission to be granted.	Noted.
	To avoid the FNP becoming out of date, the plan should include more growth including at a site at North and East of Soham Road and other reserve sites in order to maintain land supply should the emerging Local Plan be found unsound.	Disagree. The plan proposes what is considered to be a sustainable level of growth and additional sites are not considered necessary to meet housing requirements in Fordham, regardless of the status of the emerging Local Plan.
	The FNP should include an additional allocation at Land off Mildenhall Road and should include this in the site selection process and potential SEA.	Disagree. The FNP is considered to allocate an adequate amount of growth in accordance with anticipated strategic growth requirements. An assessment of this site is included in the evidence base accompanying the submission of this plan and the SEA Screening has concluded that a SEA is not required.
	The FNP is silent on the locations for affordable housing exception sites and CLT sites.	Policy 1 allows for delivery of growth through these mechanisms throughout the plan period, without limiting them to only any specific sites which are known about this time. This is considered to be

Part of Plan	Summary of Issue Raised	Response
		appropriate to ensure that the FNP is in general conformity with the Local Plan and also to allow sustainable development to occur through the plan period. No change needed.
	The FNP seeks only to mirror the local plan and is negative and restrictive towards growth and it limits it to 30% between 2011 and 2036 – this does not constitute sustainable development and any impacts of development can be mitigated by CIL and other obligations.	Disagree. The plan takes a cautious approach to development, not a negative one. The FNP does not impose a ceiling on development, and allows development on infill plots within the Development Envelope and through suitable mechanisms in other cases (CLT and rural exceptions sites). Arguments relating to viability on sites can result, and has resulted, in impacts not being mitigated on sites submitted for permission. It is perfectly reasonable and sustainable to manage development in a village through a neighbourhood plan, and a plan need not seek to actively deliver continuous development above any housing requirement set at the strategic level. No change needed.
	30% growth between 2011 and 2036 is 1.2% growth per year, as opposed to the growth that occurred between 2001 and 2011 which was 1.7% per year.	This is a misrepresentation of the statistics as it takes no account for completions since 2011. No change necessary.
	The FNP should include a 'housing requirement' figure to help future proof it with the draft NPPF that is being consulted upon. This should be set at 350 dwellings from 2016-2036 to account for permissions and allocated sites but this should not be presented as a ceiling.	Noted. Policy 1 and its supporting text will be amended to account for this housing requirement.
	Fordham has substantially less growth than Soham in the emerging Local Plan.	Soham is a town whilst Fordham is a village and the two settlements have entirely different contexts for what would be considered 'sustainable development' despite being geographically close neighbours. Growth levels are being established within the emerging Local Plan. No change needed.
Policy 2	This policy refers to the style of houses but omits internal space standards.	It is agreed that the internal space standards of housing (and other elements of design too) are sub-standard in new developments. Unfortunately Government policy prevents the setting of local space standards with only some nationally prescribed standards being available to policy makers. No change needed.
	Support for the policy.	Noted.
	The Conservation Area Appraisal (if there is one) may be able to help	There is no conservation area appraisal for Fordham and whilst a character

Part of Plan	Summary of Issue Raised	Response
	identify what the local character is or a character study for Fordham could be developed.	study would be of interest and might underpin this policy further it is not considered to be necessary for Fordham's context. The policy as proposed picks out a number of key elements to ensure that development maintains and contributes positively to local character to be determined in each relevant application which is submitted. No change proposed.
Policy 3	The green spaces are very important for maintaining a rural village feel in Fordham.	Agreed. No change necessary.
	There can be no special circumstances which will override this policy.	This policy is based on national policy which stipulates the term 'very special circumstances'. This is a very high threshold for protection. No change necessary.
	FGS04 – land between Trinity Close and Collin's Hill does not belong to East Cambridgeshire District Council.	Noted. Land does not need to be in public ownership in order to be designated as a Local Green Space. This policy seeks to preserve the open space due to its local value as a managed green space. No change proposed.
	The Open Space Assessment referenced in the supporting text to this policy was not available for comment.	Noted. This will be submitted alongside the FNP and will be available for comments as part of the Regulation 16 Consultation.
	Support for policy.	Noted.
Policy 4	Support for policy.	Noted.
	This policy places a premium on allocating additional sites for future development needs adjacent to the village envelope where there is no harm to the gap.	Disagree. The FNP contains provision for an adequate amount of growth. No change required.
	This policy lacks clarity and requires rewording including the definition of areas of separation on a map to allow decision makers to apply the policy consistently.	Disagree. As worded, this policy clearly does not seek to impose a blanket ban. It allows the merits of a scheme to be demonstrated by applicants and considered by a decision maker and this is considered to be the correct approach given the diversity of sites that may come forward in terms of size, position, wider context, use, built form and design. No change needed.
Policy 5	The green spaces are very important for maintaining a rural village feel in Fordham.	Agreed. No change necessary.
	Support for this area being included – it is very important related to Townsend Wood, the River Snail and wildlife.	Noted and agreed. No change necessary.
	Support for the policy.	Noted.
Policy 6	Support the preservation of views from Moor Road back to village.	Noted. One such view is already included for protection.
	Support for the policy.	Noted.

Part of Plan	Summary of Issue Raised	Response
	<p>One of the proposed views is across an allocation site in the emerging Local Plan, potentially creating tension between plans with no information for how this could be reconciled.</p>	<p>The proposed allocation FH1 (which is also proposed for allocation in the emerging Local Plan) includes open space at the western part of this site where this view crosses. This part of the site also dips down substantially. Reference to this open space is only included in the Local Plan and not the FNP and as such it is considered to be important to include this detail in the FNP. Policy 1 will be amended to make it clear that the development on this site will be restricted to the eastern part of the site.</p>
	<p>The evidence document referenced in the supporting text to this policy was not available for comment.</p>	<p>Noted. This will be submitted alongside the neighbourhood plan and will be available for comments as part of the Regulation 16 Consultation.</p>
Policy 7	<p>Support for the policy.</p>	<p>Noted.</p>
	<p>Policies relating to local heritage need to include enough information to guide local authority planning decisions and to put strategic heritage into action at a neighbourhood scale.</p>	<p>The FNP, when submitted, will be accompanied by evidence documents including one which will detail why the locally important buildings and structures have been chosen. Supporting text to this policy will be included to directly reference the evidence.</p>
	<p>Significance of heritage assets is not solely concerned with appearance and it is recommended that the wording of this policy be amended to be more holistic such as:</p> <p><i>“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. The required content of a heritage statement is set out in the Glossary at the rear of this document.</i></p> <p><i>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 or structure directly, or through development in its setting, must be clearly and convincingly justified.”</i></p>	<p>Agreed. This proposed wording is considered to be more appropriate and the policy will be adjusted to incorporate it.</p>
	<p>The FNP could also include consideration of any Grade II listed buildings or locally-designated heritage assets which are at risk or are in a poor</p>	<p>Noted. It is not considered necessary to include this in the FNP and reliance will be retained on Local Plan policy.</p>

Part of Plan	Summary of Issue Raised	Response
	condition, with policies aimed at facilitating their enhancement.	
Policy 8	Wildlife around Moor Road should be better protected from creeping development that has been occurring.	Policy 8 would provide some protection for wildlife in this location and other policies in the FNP and the Local Plan provide protection from development outside of the Development Envelope.
	This policy is unclear for decision makers in relation to what would constitute an unacceptable impact at Fordham Wood or Chippenham Fen that could lead to inconsistent application of the policy.	Disagree. This policy will allow for decision makers to consider the anticipated impacts of a development, taking into account any mitigation, on these protected sites, in consultation with relevant statutory consultees. No change needed.
	Support for the policy.	Noted.
'Services and facilities' section	There are no facilities at the eastern end of the village and therefore residents have to travel by car to the village centre or elsewhere.	Policy 10 supports the provision of medical or educational facilities in Fordham and Community Project E in Chapter 5 identifies this as something that the Parish Council is keen to investigate. No change needed.
Paragraph 4.30	It is not clear whether the listed facilities are identified as Assets of Community Value although similar terminology is used. If they are to be designated as such appropriate terminology and the formal approach should be used.	These facilities are not intended to be protected as Assets of Community Value. This policy instead seeks to apply a degree of policy protection to some facilities of particular value in the village, listing them to be clear about which facilities the policy applies to. No change necessary.
	The wording refers to Policy 7, but this should refer to Policy 9.	Agreed and will amend the text accordingly.
Paragraph 4.32-4.37	Interest in expanding the pre-school provision in the village but the site is not big enough.	Noted. Whilst the FNP does not seek to identify a specific site for expansion or relocation for education facilities, Policy 10 would provide in-principle support for this. No change needed.
Policy 9	Disappointing that there is no linkage between the growth of the village and its infrastructure – something that will result in development becoming unsustainable.	The lack of investment in infrastructure in recent years is disappointing. Policy 1 seeks to ensure that development will not be permitted where there is not (or will not be) adequate infrastructure in place to support the growth. Policies 9 and 10 seeks to protect existing services and offer in-principle support for some new services. No change needed.
	Agree that Fordham has a good range of facilities and that additional planned growth should allow these to thrive, but CIL receipts will be limited to deliver any community infrastructure objectives.	Disagree. No change needed.
	Would like developers to provide at least one convenience store in the eastern part of Fordham.	Whilst it is agreed that a convenience store would be helpful in this area specifically, the policy is supportive of this provision in general.

<b>Part of Plan</b>	<b>Summary of Issue Raised</b>	<b>Response</b>
	The amount of growth is so low that there is a questionable whether existing facilities will remain viable in the long term as the population ages.	Disagree. The growth level to be delivered through the FNP is considered to be adequate and no evidence is presented to demonstrate that there will be any viability issues.
Policy 10	The FNP should include more positive mechanisms for delivering shortfalls in community infrastructure, particularly health and education, such as for more sustainable growth in appropriate locations.	Disagree. The FNP does provide a positive framework for the delivery of community infrastructure. Not only do policy 10 (and also policy 9) provide in-principle support for this infrastructure to be delivered, but the FNP also provides mechanisms for further growth to occur, specifically through the Community Land Trust approach.
Policy 12	The increased car parking standards is unsustainable and will lead to higher car ownership and travel by car. The land take for this parking requirement will erode the net building area by up to 10% undermining dwelling yields in allocations and their viability.	Disagree. The policy does not amend the amount of parking required in developments over that proposed in the adopted Local Plan but it reinforces it. Development that has delivered substandard and lower levels of car parking in Fordham have resulted in road safety issues and as such, this policy is fully justified.
Chapter 5	Support for the list of projects.	Noted.
Other	A glossary should be included containing relevant historic environment terminology contained in the NPPF in addition to details about the legislative and policy protections that heritage assets and the historic environment enjoy.	Noted, but rather than including definitions and terminology from the NPPF it is considered more appropriate to reference the NPPF Glossary rather than replicating it.
Process	The preparation of a neighbourhood plan requires engagement with all key stakeholders including local landowners and the development industry. This has not occurred and this is undemocratic and unsound.	The process of developing the FNP has included reasonable efforts to ensure that the community and stakeholders have had the opportunity to be engaged. All stages of the process have accorded with the statutory requirements and national policy and, as detailed earlier in this consultation statement, opportunities were available for early engagement starting at the designation stage of the FNP.
	The FNP has not presented any options or alternative strategy options to facilitate the process of full engagement.	There is no requirement for options or alternative strategies to be developed for neighbourhood plans. The preparation of the FNP has been based on sound evidence and consultation with the community and other stakeholders resulting in a sustainable strategy for Fordham.

The full, detailed responses are provided in Appendix B.4.

## Appendix A – Issues Consultation Report

# FORDHAM

## Neighbourhood Plan

---

The Building Blocks for the Future of Fordham

Issues Consultation Report  
March 2018



## Contents

1. Introduction.....	3
2. About the Consultation .....	3
Reasons for consulting.....	3
Consultation Material .....	3
How we Consulted .....	3
3. Consultation Results.....	4
The Vision.....	4
The Objectives .....	6
Other Suggestions .....	10
4. Conclusion .....	13
Appendix 1: Issues Consultation Survey.....	14
Appendix 2: Issues Consultation Leaflet .....	16
Appendix 3: Detailed Responses to Questions .....	18
Suggestions for changes to the Vision .....	18
Suggestions for improvements to the Objectives.....	20
Suggestions for additional Objectives .....	21
Suggestions for locations, landmarks, views or areas for preservation.....	24
Suggestions for opportunities for improvements.....	28
Suggestions for other issues to be considered.....	32

## 1. Introduction

- 1.1. Work commenced gathering ideas for the Fordham Neighbourhood Plan in December 2017 and undertaking work on evidence to underpin the plan. The Neighbourhood Plan Steering Group were eager to ensure that some early community engagement in order to test that the initial views of what the Steering Group felt the plan should tackle resonated with the community and to identify any other areas that may warrant inclusion.
- 1.2. In late January 2018 and into February, plans were made to hold a brief consultation with the community.

## 2. About the Consultation

### Reasons for consulting

- 2.1. The Fordham Neighbourhood Plan Issues Consultation had three main goals:
  1. To test the early draft of the Vision and Objectives for the plan as, at this early stage, there was still scope to amend or add to these;
  2. To see if there were any subjects, issues or specific locations or facilities that the plan should address; and
  3. To raise awareness of the plan so that people were aware of it being produced.
- 2.2. It was felt that this early informal consultation was important so that the plan would be based on the views of the wider community.

### Consultation material

- 2.3. The Steering Group produced an online survey containing the proposed vision and objectives and space for additional issues to be suggested. The survey was also produced in hard copy and was available upon request. The survey can be seen in Appendix 1.
- 2.4. In order to introduce the neighbourhood plan to the community a leaflet with some basic details about the plan and Neighbourhood Planning in general was produced. This leaflet can be viewed in Appendix 2.
- 2.5. The website and Facebook page were also updated with information about the plan and the consultation, providing links to where the consultation.

### How we consulted

- 2.6. Hard copies of the leaflet were printed and delivered to all houses in the village using a team of volunteers. People who had previously registered to be notified of future steps of the neighbourhood plan were also notified of the consultation.
- 2.7. Steering group members also told friends in the village who were asked to spread the word.
- 2.8. The consultation was only held for two and a half weeks from when delivery commenced but as the survey took approximately 5-10 minutes when tested, and as it was only an informal consultation, it was felt that this would be adequate for obtaining a steer and that it would not unduly delay progress on the plan.

### 3. Consultation Results

- 3.1. At the end of the consultation period 167 surveys had been submitted online and a further 10 were received in hard copy. The comments received provided a useful basis for the plan, both in providing reassurance that early ideas were broadly aligned to the views of many of the community, but also in highlighting a number of areas that could be investigated further. All comments received were read and considered for inclusion in the plan.
- 3.2. A number of comments received either were likely to be unattainable in this plan or to relate to responsibilities of other organisation such as the District or County Council. Where this was the case, and wherever possible, issues raised were passed onto the appropriate organisation. Furthermore, Fordham Parish Council may consider addressing these issues through other means at a later date.

#### The Vision

- 3.3. The draft vision that was included in the consultation was:

*“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.*

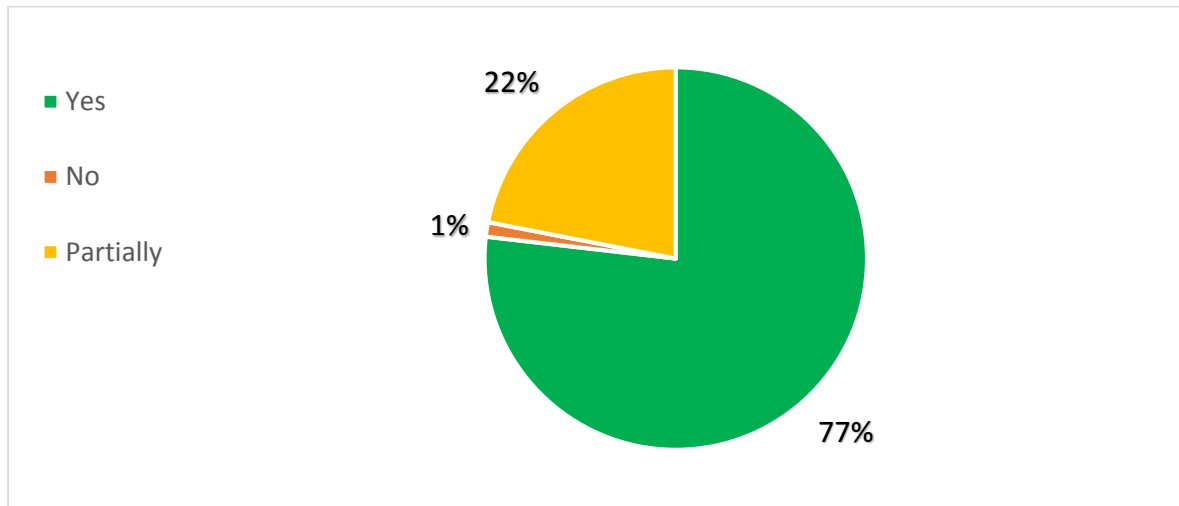
*Fordham will experience growth over the next 20 years, but this growth will occur at a steady rate to ensure that our valued facilities and services can adjust to the increased population. This growth will occur within the Development Envelope established in the latest East Cambridgeshire Local Plan.*

*Fordham will maintain its distinct identity – its rural setting will be preserved, 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 along Mildenhall Road to the east, Soham Road to the north west and Newmarket Road to the south.*

*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.”*

- 3.4. The first question asked respondents whether they agreed with the Vision for Fordham. 164 respondents answered the question with 126 stating that they did agree with the Vision, 1 that they did not agree with it and 36 that they partially agreed with it. This is shown on Figure 1 including the percentages for each selection.

Figure 1: Do you agree with this as the Vision for Fordham?



3.5. Respondents were also asked what, if anything, they would change about the Vision. 40 comments and suggestions were received, with a summary of these below. All comments received are provided in Appendix 3.

- Too much growth and development has been occurring in Fordham
- Growth should be limited to that in the Local Plan
- Many of the sites coming forward are too large and may prevent small scale developments from occurring
- Development should be limited to brownfield sites in the Development Envelope
- Development is occurring too quickly for infrastructure to keep pace – infrastructure should be improved before the growth can occur
- Housing growth should be dependent on local need
- Local facilities need to be enhanced/delivered, including:
  - GP Surgery
  - Schools – primary and secondary
  - More shops
  - Electricity supplies
  - Sewerage infrastructure
  - Indoor sports facilities
  - Dental surgery
- Support avoiding further development along Soham Road to maintain separation with Soham
- Ribbon development should be avoided in other areas not listed too, such as:
  - Moor Road
  - Lower Carter Street
- Some disagreement with harm caused by ribbon development on Mildenhall Road and in general
- Some ribbon development will be inevitable
- Some disagreement on issues with development to the east of the parish and in general
- Backland infill development is more harmful than ribbon development
- Open spaces in the village nucleus should be protected
- Green areas are underused by the community
- Some disagreement that there is a village nucleus
- Roads will need improving to:
  - Ease traffic
  - Reduce speeding

- Improve safety
- Air quality
- More affordable housing needed in Fordham
- Housing for older people needed in Fordham
- Public transport needs to be improved including
  - Improved bus routes
  - Improved bus times
  - Reinstatement of the station
- Cycle routes should be improved
- Footpaths are valued and are in need of improvement
- More should be done to protect the natural habitats
- Some disagreement about Fordham having good community spirit and suggestions that this should be improved

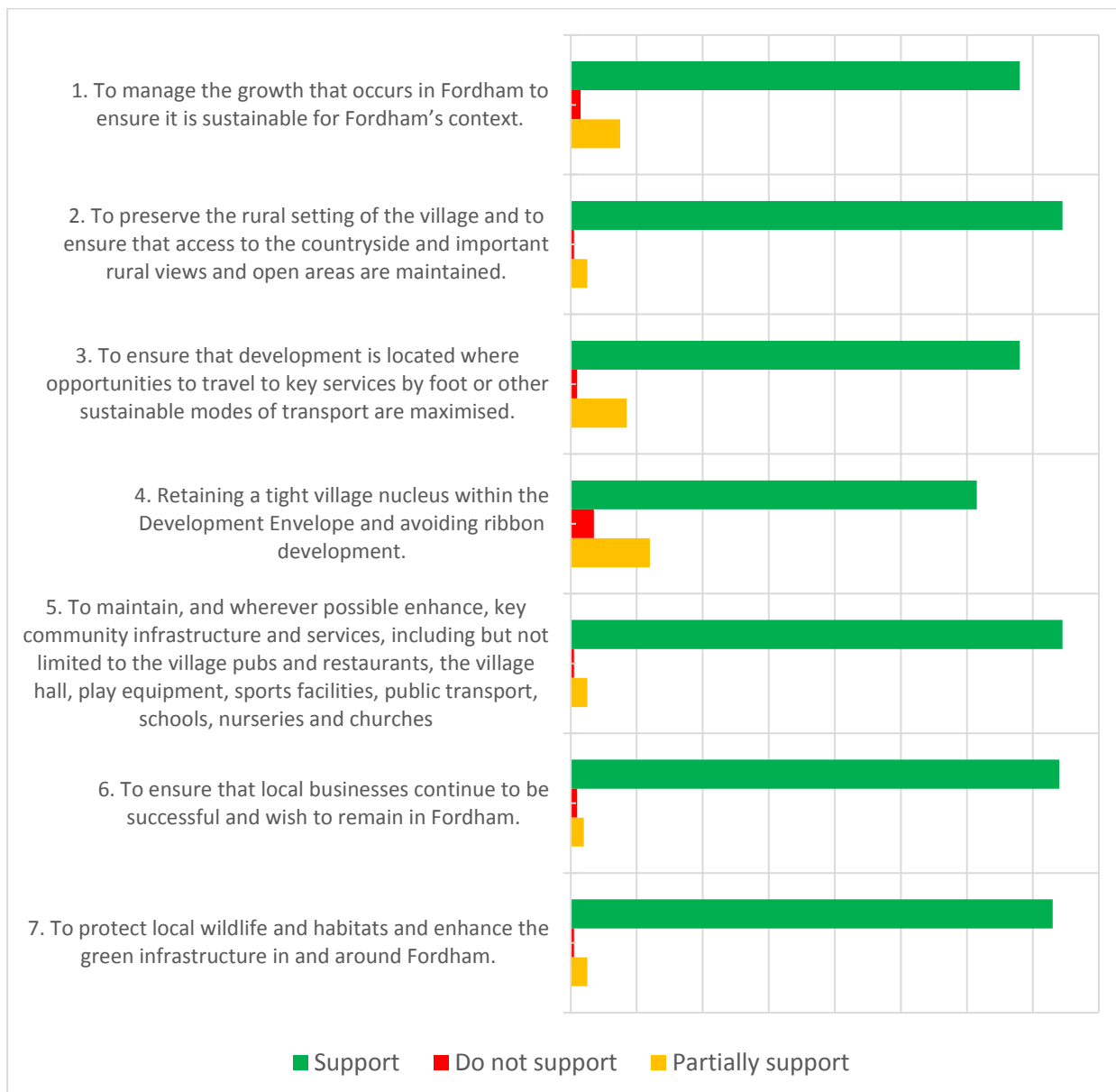
3.6. The respondents showed a substantial level of support for the Vision Statement with 77% supporting it in its entirety and a further 22% partially supporting it. The additional comments have provided some useful suggestions for how the Vision may be improved and these will be considered when producing the plan.

### The Objectives

- 3.7. Seven objectives for the Neighbourhood Plan were presented in the survey asking whether people supported, did not support or partially supported each one.
- 3.8. The **first objective** was “*To manage the growth that occurs in Fordham to ensure it is sustainable for Fordham’s context.*” Of the 164 people who answered 146 respondents supported the objective, 3 did not support it, and 15 partially supported it. This means that 89% of respondents supported Objective 1 and 98% either fully or partially supported it.
- 3.9. The **second objective** was “*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.*” Of the 165 people who answered 159 respondents supported the objective, 1 did not support it, and 5 partially supported it. This means that 96% of respondents supported Objective 2 and 99% either fully or partially supported it.
- 3.10. The **third objective** was “*To ensure that development is located where opportunities to travel to key services by foot or other sustainable modes of transport are maximised.*” Of the 165 people who answered 146 respondents supported the objective, 2 did not support it, and 17 partially supported it. This means that 88% of respondents supported Objective 3 and 99% either fully or partially supported it.
- 3.11. The **fourth objective** was “*Retaining a tight village nucleus within the Development Envelope and avoiding ribbon development.*” Of the 164 people who answered 133 respondents supported the objective, 7 did not support it, and 24 partially supported it. This means that 81% of respondents supported Objective 4 and 96% either fully or partially supported it.
- 3.12. The **fifth objective** was “*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.*” Of the 165 people who answered 159 respondents supported the objective, 1 did not support it, and 5 partially supported it. This means that 96% of respondents supported Objective 5 and 99% either fully or partially supported it.

- 3.13. The **sixth objective** was “*To ensure that local businesses continue to be successful and wish to remain in Fordham.*” Of the 164 people who answered 157 respondents supported the objective, 2 did not support it, and 5 partially supported it. This means that 96% of respondents supported Objective 6 and 99% either fully or partially supported it.
- 3.14. The **seventh objective** was “*To protect local wildlife and habitats and enhance the green infrastructure in and around Fordham.*” Of the 162 people who answered 156 respondents supported the objective, 1 did not support it, and 5 partially supported it. This means that 96% of respondents supported Objective 7 and 99% either fully or partially supported it.
- 3.15. There was solid support for each of the objectives as is shown in Figure 2 below.

Figure 2: The following have been identified as the objectives of the Fordham Neighbourhood Plan. We want to know whether you support these objectives.



- 3.16. 18 comments were received about the objectives – some clearly related to specific objectives and others were more general in their nature. A summary of these comments are provided below and the full suggestions received are provided in Appendix 3:

- Fordham can accommodate more development
- There is too much development
- There should be no more development
- The amount of housing should be no more than in the Local Plan
- More population will deliver better services and public transport
- There should be a grander, more future-driven picture for Fordham
- No more commercial development needed in Fordham
- Businesses will adapt and thrive unless prevented by the council
- Fordham needs more and better facilities, such as:
  - Village hall
  - Play equipment
  - Sports facilities
  - Public transport
  - Schools
  - Nurseries
  - Churches
  - GP surgery
- Services and facilities must come before development
- The village is not self-sustaining
- Should deliver better provision for residents in all areas of Fordham
- Traffic issues including safety and noise
- Suggestion of pedestrianizing part of Carter Road with a bypass on Collin's Hill and River Lane
- Some ribbon development is inevitable
- Agree with Development Envelope limits but concerned about congestion
- The application of the Development Envelope is arbitrary and does not look at benefits of development outside
- What is 'sustainable for Fordham's context'?
- Location of development requires more consideration than just access and transport
- What's wrong with ribbon development?
- There is no village nucleus
- Protect local distinctiveness including open areas near the centre of the village
- What does objective 1 mean?
- Transport as a whole needs to be addressed including better connectivity with other towns
- Encouragement of sustainable transport
- Better and safer cycle links should be delivered including to:
  - The Studlands area
  - Wicken
  - Cambridge
  - Anglesey Abbey
  - Burwell
  - Newmarket
- All of the objectives are good for Fordham
- The objectives will not be in the control of the community

3.17. The survey also offered the opportunity to suggest additional objectives for the plan. 54 suggestions were made and a summary of these are provided below. A summary of these comments are provided below and the full suggestions received are provided in Appendix 3:

- Transport-related objective, including addressing:

- 20mph speed limit for the village
- A ban/restrictions on lorries in the village
- Ensure junctions can cope with increased traffic
- Pedestrian improvements in Carter Street
- Traffic reduction
- Traffic calming
- Parking issues
- Road safety – including outside the Chequers and at the junction of Isleham Rd and Mildenhall Road
- Air quality
- Impact of traffic on the ‘village feel’
- Cycle paths
- Relief road to Isleham
- Improved connectivity with Cambridge
- A spur link to the bypass
- North-south and east-west bypasses
- Protect the allotment
- Keep village history alive
- Ensure services are not overstretched and extend/improve them, paid for by developers, including:
  - Water
  - Gas
  - Electricity
  - Broadband
  - Sewerage
  - Medical facilities
  - Schools
  - Post office
  - Play equipment
  - Sports facilities
  - Village hall
  - Churches
  - Small businesses
  - Public transport
  - Pharmacy
- Crime reduction and ensuring a safe and secure environment
- Need to clean the streets more and more bin collections
- Wildlife should be higher up the list
- Smaller developments in sensible places are better
- Enhance green areas
- Make the village more eco-friendly, including community energy sources
- Involve young people
- More affordable housing, particularly for local people
- Improve pedestrian walkways and footpaths
- Maintain village feel by restricting medium/high density developments and the overall amount of development
- Make sure new developments have green space between houses
- To stop the amount of development that is occurring
- Keep the green areas in the centre of the village
- More clarity about all developments and timeframes



- 3.18. Suggestions for amendments or additions to the objectives will be considered in drafting the plan.

### Other Suggestions

- 3.19. The survey went on to ask some general questions giving the respondents an opportunity to make suggestions for the plan. The first of these asked if there were any locations, landmarks, characteristics, views or areas that need to be preserved in their current state. 88 respondents made suggestions and a summary of these are listed below:

- Allotments
- Fordham Nature Reserve
- Fordham Moor
- Footpaths between Fordham and neighbouring villages
- Footpath between Ironbridge Path and New Path
- Footpaths along the River Snail and in Fordham Moor
- Townsend Wood
- The war memorial by the recreation ground
- Victoria Hall
- The woodland and the meadow to the west of the river
- The church and the green space immediately adjacent to it
- The view of the meadows opposite the church
- The view of the green space beyond the school in the direction of Isleham
- The view across the land to the west of Soham Road
- Soham Road fields
- The woodland
- Access to Chippenham Fen
- Open agricultural spaces
- Moor Road
- Collin's Hill
- The recreation ground
- Land to the rear of 98-118 Mildenhall Road
- Fields around Fordham Abbey
- Market Street
- Carter Street
- Green areas
- The road approach from Newmarket near Fordham Abbey
- The set aside land on Trinity Farm for wildlife
- Fordham Station
- Scotsdale's Garden Centre
- A sympathetic edge to the village
- The village sign
- Wet areas next to the river and the river banks
- Mildenhall Road in general
- The historic village centre and its services, e.g. Co-op
- Open countryside views

All of these will be considered through work on the neighbourhood plan to consider whether any protection can be afforded.

- 3.20. The next question in the survey asked whether there were any opportunities to make things better in Fordham. 82 respondents made suggestions and a summary of these are listed below:
- 20 mph speed limit through the village
  - Speed, noise and congestion issues between the Chequers Pub and Carter Street Garage and a pedestrian crossing needed here
  - Limit HGVs through the village
  - More amenities such as bakers
  - Amenities in the parts of Fordham towards Chippenham
  - Delivery of a GP Surgery – possibly at Scotsdale’s
  - Improved travel links to neighbouring towns and villages
  - Better park play equipment
  - Improvements to drainage
  - Problems with litter and dog mess
  - Relocate the Co-op to a better position
  - Better accessibility to and higher quality materials used in footpaths and rural walks, properly maintained
  - Activities for teenagers
  - Better facilities at the recreation ground
  - Better cycle routes
  - Sound proofing from the bypass
  - Caravan area on Mildenhall Road
  - More and better facilities in general
  - Fields around Ironbridge Path
  - Fish and chip shop
  - Extend the public right of way along the River Snail further north
  - Derelict piece of land along New Path
  - The junction of Mildenhall Road, Isleham Road, Collin’s Hill and Church Street
  - Parking issues in the village
  - Public transport
  - Junction with the A14 at Newmarket
  - Car park for Co-op
  - Improve the Millennium Gardens
  - Bring the village together
  - New sports pavilion
  - New astro-turf surface
  - Prevent the creep of small developments out of the village borders
  - Protect local distinctiveness
  - One way traffic system
  - Support for local shops
  - A bypass
  - Look after Townsend Wood
  - Pedestrian crossing between Mill Lane and the recreation ground
  - Mildenhall Road can be developed further
  - More trees at the bottom of Carter Street
  - Public park on the corner of Mildenhall Road and Collin’s Hill
  - No more houses
  - Better pavements, roads and footpaths
  - Centre development around primary school
  - Upgrade the village centre
  - Bigger gardens in developments

- Better integration of affordable housing
- Update Victoria Hall

Whilst many of these issues are recognised as being very relevant to the village some are not possible to be tackled through the Neighbourhood Plan. The Neighbourhood Plan can only include policies relating to development and land use planning. The Parish Council will consider the issues raised through this process and may consider how to address those that cannot be addressed through the plan. The plan may also include any known projects that the Parish Council intends to embark upon.

3.21. Finally, the plan asked if there were any other issues that the plan might cover. 62 respondents submitted suggestions and these are summarised below:

- Having a train station
- Vehicle parking associated with the school
- Traffic management
- Litter, street sweeping and dog mess
- Drain clearance
- The quality of housing to be built with adequate storage, amenity space, privacy and solid separating partitions
- Delivery of affordable housing in developments
- Fordham to Isleham cycle / walk path
- Crossings on Carter Street in the village centre, by Victoria Hall and near the school and church
- Review Soham Road speed cushion
- Better facilities for teenagers
- Community needs to take more pride in the village and help keep it clean
- Congestion on junction with A14
- Take a stronger stand against the district council
- Crime prevention
- On-street parking caused by too few spaces and poorly considered parking
- GP surgery
- Better bus links
- Heavy goods vehicles restrictions
- School capacity
- Location of co-op and parking
- Construction traffic in relation to the Scotsdale's development
- Keep residents informed
- Sixth form college
- Post office
- Preservation of the village boundary around Fordham Moor
- Road maintenance
- Road drainage
- More accessible footpaths without obstructions such as bins
- Back garden developments
- Protect the Development Envelope
- Maintain the village feel
- Impact on wildlife
- Improve Victoria Hall
- Stop big developments
- More lighting in the village

- Improved parking layby on Collin's Hill
- More bungalows for older people to downsize
- Better water pressure
- More pedestrian-friendly entrance to Scotsdale's
- Ensure builders develop what they have permission for
- Green space and public footpaths in large developments

As with the previous questions, where issues raised related to land use and development planning they will be considered for inclusion in the plan. If they are not, they may be pursued through other means.

## 4. Conclusion

- 4.1. This Issues Consultation provided some very useful thoughts and feedback for the Fordham Neighbourhood Plan. It demonstrated clearly that much of the community supported the views of the Neighbourhood Planning Team but also flagged up a number of additional topics that warrant consideration.
- 4.2. All comments received will be considered and, where appropriate, investigated further for inclusion in the Neighbourhood Plan. Any issues that cannot be delivered through the plan may be addressed through other means and so these issues may be passed to the relevant body for their consideration.

# FORDHAM

## Neighbourhood Plan

The Building Blocks for the Future of Fordham

### About the Fordham Neighbourhood Plan

The Fordham Neighbourhood Plan is being produced by Fordham Parish Council on behalf of the people of Fordham. The plan aims to provide a framework for development in the parish so that we can achieve the best outcomes possible for our community. It cannot override what is in the East Cambridgeshire Local Plan, but it can help to ensure that the development that does occur adheres to the guidelines we set and to help ensure that it is accompanied by facilities needed to support the larger population. We have developed some ideas about what we think the issues and opportunities are in Fordham and what the neighbourhood plan should try to cover, but we need to know what YOU think. Please take some time to answer the following questions (we anticipate that it will take no longer than 10 minutes). For more information on the plan and on neighbourhood plans in general, visit our website at <https://fordhamnp.wordpress.com/>.

### About you

Firstly, we need to learn a little about you so we can understand who is responding. Please provide the following details about you.

(Please note: These details will not be published in any way, and will only be retained for Fordham Neighbourhood Plan purposes for the duration of the production of the plan. With the exception of your name and post code, all contact details are optional and you can opt in or out of being notified about future stages of the Fordham Neighbourhood Plan.)

1. Name

2. Address

3. Post code

4. Are you answering on behalf of a business? Yes  No

5. If yes, what is the business name?

6. Do you want to be notified about future stages of the Fordham Neighbourhood Plan?  
Yes  No

### A Vision for Fordham & Goals for the Plan

We have considered what we think Fordham should continue to be in the future and have encapsulated it in the following Vision Statement, but what do you think? We have also created some objectives or goals for the plan, and we would love your views about whether we have missed any or if you agree with them.

#### The Draft Vision for Fordham

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 occur at a steady rate to ensure that our valued facilities and services can adjust to the increased population. This growth will occur within the Development Envelope established in the latest East Cambridgeshire Local Plan.

Fordham will maintain its distinct identity – its rural setting will be preserved, 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 along Mildenhall Road to the east, Soham Road to the north west and Newmarket Road to the south.

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.

7. Do you agree with this as the Vision for Fordham? Yes  No

8. What, if anything, would you change about the Vision?

**9. The following have been identified as the objectives of the Fordham Neighbourhood Plan. We want to know whether you support these objectives.**

Draft Objectives for the Neighbourhood Plan	Support	Do Not Support	Partially Support
1. To manage the growth that occurs in Fordham to ensure it is sustainable for Fordham's context .	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
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.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. To ensure that development is located where opportunities to travel to key services by foot or other sustainable modes of transport are maximised.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. Retaining a tight village nucleus within the Development Envelope and avoiding ribbon development.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
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.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
6. To ensure that local businesses continue to be successful and wish to remain in Fordham.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
7. To protect local wildlife and habitats and enhance the green infrastructure in and around Fordham.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**If you do not support any of the above objectives please tell us why and what you would do to improve this?**

**10. Are there any additional objectives you think should be added, and if so, why?**

### Your Suggestions

**11. Are there any locations, landmarks, characteristics, views or areas you think need to be preserved in their current state?**      Yes       No

**12. If yes, please provide a description of the location/s, why it is important to you and why you think it should be preserved.**

**13. Are there any areas or topics where you think there is an opportunity to make things better?**      Yes       No

**14. If yes, please provide a description of where this is and what you think the opportunity is.**

**15. Are there any other issues you would like us to tackle?**


**Once complete, please return this survey to the Parish Clerk at:  
33 Church Street Fordham by Wednesday 7 March 2018.**



# FORDHAM

## Neighbourhood Plan

The Building Blocks for the Future of Fordham



**What's important to you about Fordham?**

**How should Fordham grow and what should new housing look like?**

**Which facilities should we protect?**

Fordham Parish Council is making a neighbourhood plan for Fordham. This leaflet provides information on what neighbourhood planning is and what this means for Fordham.

Your Parish Council **wants your views** on how Fordham should grow and what to protect. Please let us know at:

<https://www.surveymonkey.co.uk/r/FordhamNP>

**Q: What is a neighbourhood plan?**

**A:** A neighbourhood plan is a plan that is developed by a community in relation to land use and development planning. When complete, the plan will have the same status as the Local Plan, and be used by the District Council in making decisions on planning applications.

**Q: What can a neighbourhood plan do?**

**A:** A neighbourhood plan must be about development and land use planning issues only. Other issues (such as dog fouling for example) must be tackled through other means.

It can include policies to manage where development should occur and what it should look and feel like.

It can protect things that have particular importance for the community, such as an important facility or an open space.

It can help ensure that growth contributes positively to our community and delivers the infrastructure needed to support it.



**Q: What can't a neighbourhood plan do?**

**A:** It cannot deliver less development than that proposed in the East Cambridgeshire Local Plan and it must conform to the strategic policies in the Local Plan. Where the Local Plan allocates sites, our plan cannot undo this.

It cannot undo planning permissions granted for sites and it cannot cover non-planning issues.

It has to follow the rules set out in national planning policy.

### **Q: Why does Fordham need a plan?**

**A:** The East Cambridgeshire Local Plan proposes new housing development in Fordham. Whilst some of this growth is on sites with planning permission, some will come forward on sites without permission.

Our plan can influence these sites and can help ensure that development contributes positively to the village in how it looks and what it delivers alongside the housing.

The Fordham Neighbourhood Plan will also protect against any harmful unplanned growth and can help to protect areas, buildings or services against development that the community value .

### **Q: What is the process?**

**A:** The community will be asked its views on the proposed contents of the plan. The plan will then be finalised before being submitted to the District Council.

Once submitted, the District Council will consult on the plan before it is independently examined.

Provided it is approved by the examiner, the plan will be put to a referendum of the community – if more than 50% of those voting support the plan, it will be adopted by East Cambridgeshire District Council and will be used in making decisions on planning applications.

### **Q: What happens next?**

**A:** Fordham Parish Council need your views on what we think should go in the plan and what the plan should try to achieve.

To take part and make a difference in the future of Fordham, please visit:

<https://www.surveymonkey.co.uk/r/FordhamNP>

Please complete the survey by **Wednesday 7 March 2018**.

Still have questions or want more information? Please turn over.

### **Find out more**

#### **About the Fordham Neighbourhood Plan:**

**Website:**

<https://fordhamnp.wordpress.com>

**Facebook:**

Search for '[Fordham Neighbourhood Plan](#)'

**Survey available at:**

<https://www.surveymonkey.co.uk/r/FordhamNP>

Hard copies of the survey are available upon request and can be obtained from the Parish Clerk (details below).

Please complete the survey by **Wednesday 7 March 2018**.

#### **About neighbourhood planning in general:**

**Website:**

<https://mycommunity.org.uk/take-action/neighbourhood-planning/>

### **Get in touch**

**Email:** [fordhamnp@outlook.com](mailto:fordhamnp@outlook.com)

**Alternatively, Contact the Parish Clerk at:**

**Tel:** 01638 721 716

**Post:** 33 Church Street, CB7 5NJ



## Appendix 3: Detailed Responses to Questions

### Suggestions for changes to the Vision

Comment received
I don't disagree with anything in the vision, it's the omissions that give concern. If Fordham is to grow it needs enhanced local services; most critically a village based GP surgery. The plan takes the growth as a given and hopes for enhanced services rather than linking growth to it.
No opinion
Avoiding ribbon development along Moor Road and Lower Carter Street also.
I would prefer the statement "maintain and improve the range of facilities". I do not believe that development along Mildenhall road is detrimental and feel it would be beneficial to link the east part of the village, Mildenhall Road, to the village "nucleus". I support the aim of avoiding further development along the Soham Road to maintain separation of the village from Soham. There is no reference to maintaining open spaces in the "village nucleus" which I feel is a significant omission.
Local services & amenities will absolutely need to be improved to keep step with any new development; i.e more shops, a Dr's surgery will ease pressure on the centre of the village. Improvements to roads to improve traffic flow are also essential when considering any new developments in the village.
looking after the residents of fordham,listen to them, we have some good facilities, shops, garage, we need affordable housing in fordham,i think housing would be good for people of retirement age,. good transport (bus).
Improved transport. Re-open the station and much improved bus service via burwell.
I'm not against housing to the East
Having lived in Cambridge for over 2 decades and having witnessed the devastating impact of unbridled growth in the city we moved to what we thought would be a village setting, and escape the horror of constant building work and pressure on services and infrastructure. Clearly those whom we employ to manage the country have other ideas and it would seem unremitting growth is the only route they have as our future. This is not acceptable to me, those who currently hold office will not escape my wrath come election day!
Limit development for Fordham residents outside of the parish boundary i.e. Isleham Road.
Development is moving too quickly and infrastructure has not been considered enough. The by pass was built to reduce through traffic all the intended sites will increase the volume to what it was before
Nothing
No objection to ribbon development being considered
I do not believe Fordham currently has a strong community spirit
New housing should be dependent upon local need thus avoiding the village becoming a dormitory for Cambridge. New housing should be primarily in the affordable category for the same reason as above. It is very disappointing when young people cannot afford to live in their own village. There should be a firm commitment to align population growth with provision of services for example we should never again restrict attendance at the primary school to narrow geographical limitations ie 1/2 mile as was recently.
The vision acknowledges that a Fordham wil continue to develop thus diluting its status as a village and increasingly becoming a small town. Not what people who move to a village expect.
The right to build on land that belongs to the main owner, under special secustances !?
The vision and the plan do not adequately take into account or confirm how the infrastructure - which is already overloaded - is going to be upgraded in line with the growth of the village. The current electricity supplies and sewage infrastructure are already failing because they have not kept pace with the growth of the village, In order for the further growth to happen - the infrastructure needs to be upgraded FIRST - not retrospectively from both a practical and cost effectiveness point of view.
Ensure the infrastructure is in place during the time the houses are built.

<b>Comment received</b>
Encouragement of sustainable transport. Particularly cycle links some of which are poor at the moment and dangerous to the public resulting in fatalities in recent years. Important to provide cycle link Fordham to the Studlands area linking up employment and retail areas where there is latent demand. A further link to Wicken would complete the route into Cambridge and Wicken Fen via Anglesey Abbey which forms part of the National Cycle route 11. The amount of new housing development should be no more than contained in the ECDC Local Plan. Protection of local distinctiveness – Fordham has fields close to the centre of the village and the temptation to build on them should be resisted.
I think some 'ribbon' development will be inevitable
There are many footpaths linking areas of the village and providing pleasurable walks. These are now in need of repair and in many places are dangerous to walk on, uneven, change of surface, raised roots and protruding metal objects and concrete damaged posts. Before moving on it might be best to put certain aspects in place very much along these lines.
Maintaining the Development Envelope and restrict development to small developments on brownfield sites within the development envelope. The village school (upgraded in 2017) is not sufficient to take greater numbers of children and existing infrastructure cannot cope with high concentrations of increased development. There are very few remaining areas of open countryside within the village envelope and those remaining should be maintained.
I would have more emphasis on village facilities and safe expansion taking into account traffic increases.
It depends on the amount of growth. A lot of growth will destroy the rest of the vision. The identity of the village with the views and open spaces cannot exist alongside much more development.
I don't think that Fordham has a strong community spirit.
<b>NO MORE HOUSES</b>
I think there should be a channel for developing a proper community. The village compared to others is hugely lacking, with very little community spirit and support. Granted there are a few initiatives that try to support this concept; the car boot & chicken shed, but there are so many in our community who can't access these. We need to really work on being a community.
More to be done for the natural habitat. Stop building all of this big developments.
To preserve air quality by limiting traffic in village
I disagree with the tight village nucleus objective, and don't see how this can be supported by the current layout of housing and facilities in Fordham, which seem poorly planned and include areas of green which are hardly utilised by residents. Preventing ribbon development will not improve Fordham's provision to residents. Q
To ensure that the current green space remains green and that village improvements are done with the consideration of the local residents, views remain unobscured and roads and safety is considered in terms with of crossings and speed / traffic calming.
It would be nice if it was going to be at a steady rate. But this is not happening .planning approvals for the village are fare to high ,and it looks like they will be even higher. This village that has taken hundreds of years to be as it is today will be expanded by or most half in say five years, streets full of cars ,more jams on the bypass. The governments vison for the country side and villages will be looked at as a disaster in years to come.
Too fixed there needs to sensible flexibility over collective developments whether within or outside the developments envelope
To enhance the nucleus of the village with a facility similar to The Beeches in Isleham, incorporating some sport options like squash or badminton courts. We will also benefit from a doctors surgery and maybe a dentist too.
I wouldn't necessarily change anything but would like to raise the question- where is the funding coming from to pay for all of the extra facilities which the village will need when growth comes. I am not against the growth outlined above I just want to ensure that there will be a growing infrastructure to cope with it.

Comment received
Nothing
Look to improve services as well.
I don't think that development along main roads is a problem, it is when the development goes back from the main road and causes overfull infill.
I agree that growth should be at a steady rate, but I do not believe that the council's local plan allows for steady growth. The proposed developments at Scotsdales and Mildenhall Road are far too large for the village. If developments of this size are allowed now, it may prevent small scale developments in the future. Station Road should also be included in the ribbon development to avoid.
If it were possible to suggest a figure for the number of new homes to be built over the next 20 years, i.e. 350

### Suggestions for improvements to the Objectives

Comment received
5. A rural setting like Fordham does not need more *commercial* development than it already has. It needs *facilities* as it grows, such as village hall, play equipment, sports, public transport, schools, nurseries, churches, etc. - but you are conflating this with *services*, such as pubs and restaurants. Or, the vision's use of 'facilities' and 'services' is not helping us to separate essential facilities from surplus commercial enterprise. You *must* separate these two terms, and be clear that school places and perhaps a doctors surgery, beyond a certain size, are *vastly more important* than kebab shops, for example. If you are not clear about this, the face of Fordham can be changed irrevocably *in line with the current wording of the vision you have put in place*.
Increase in traffic makes life more noisy and dangerous. If the high street (Carter St) was closed between Sharman's Rd and Collins Hill (allowing access for businesses) and pedestrianised this would produce a focus for gathering outside Co-op and Chequers. The by-pass would be River Lane/Collins Hill.
I think that some ribbon development is inevitable given the nature of our road links to other communities,
I agree to keep within the development envelope but too much big a nucleus could well cause central congestion.
Again, some of this isn't fully explained - what is 'sustainable for Fordham's context'? Location of development may require consideration of factors beyond just access to transport. What's wrong with 'ribbon development'?
Fordham is amongst the least built on areas of the country, and could support a vast increase in housing and infrastructure that would help many families whilst still retaining a rural setting. It doesn't all need to be vast fields of grass and farmland. Yet the village has poor local amenities, and even poorer public transport. Both of which follow from larger populations and less hostile planning attitudes. By contrast the vision appears to be a list of excuses the council wishes to use to oppose as many planning applications as possible. The "village nucleus" doesn't even exist in the singular as the village lacks a centre - in fact an entirely new one could be built. Planning is about tradeoffs, and this vision appears to sacrifice development to almost every other possible priority - not quite "visionary".
The sheer amount of building work proposed will force our lovely village into town status. I moved here because it's a village. If I wanted to live in a town, I would have moved to a town. Also, where you have stated that you will maintain and where possible enhance infrastructure such as schools - does that include a secondary school? Because as it stands, the secondary schools in our area (out of the village) are already full, so more development will mean nowhere for the primary school children to advance to!
1. I do not feel this is a clear objective - what does it actually mean? Do you mean that new development is built to a high sustainability standard?
They are all good things for fordham.

<b>Comment received</b>
Why must we accept constant growth at all, managed or otherwise?
No objection to ribbon development being considered
Objective 5 above - maintenance cannot be an option! Enhancement has to happen if this plan stands any chance of working. Funding must be secured and ring fenced to enable the enhancement of the infrastructure before and during any development.
Encouragement of sustainable transport. Particularly cycle links some of which are poor at the moment and dangerous to the public resulting in fatalities in recent years. Important to provide cycle link Fordham to the Studlands area linking up employment and retail areas where there is latent demand. A further link to Wicken would complete the route into Cambridge and Wicken Fen via Anglesey Abbey which forms part of the National Cycle route 11. The amount of new housing development should be no more than contained in the ECDC Local Plan. Protection of local distinctiveness – Fordham has fields close to the centre of the village and the temptation to build on them should be resisted.
As mentioned in a prior question, I don't see how preventing ribbon development can benefit the current Fordham residents. Inclusion of new facilities in these developments will be welcomed by those nearby, as the current sprawling nature of Fordham's layout does not support local residents well. And since infill of inner areas seems to be unlikely due to the protection of such green spaces, where does this leave for developments to be placed? We need a grander, more future-driven picture of what Fordham should look like. Can we create better provision for residents? Including those towards the outskirts? How can we become self-sustained, and a place that other nearby villages and towns rely upon? A place people wish to visit? With better transport links, a nursery, and facilities which are well placed.
The village is not self sustaining as we have to travel to other villages for doctors, vets etc. We cannot avoid ribbon development without those facilities.
Most of the nice objectives will not be in the control of local people ,as most do not what the village expanded by say 50%.
Transport as a whole needs to be addressed as a separate issue - better connectivity with major towns and onward travel providers. Business will always adapt and thrive unless prevented by some council means
It appears at times that the Development Envelope is used in an arbitrary way without always looking at the benefit in maybe stepping out in some instances.

### Suggestions for additional Objectives

<b>Comment received</b>
I would like to have an objective for the speed limit within the whole of the village boundary be 20 mph with a ban on lorry's except for access The reason being that the increase in village housing will bring in extra vehicles (each household likely to have 2 cars), reducing the speed limit throughout the village would reduce any fatalities due to accidents as well as discourage people from outside the village using the village as a convenient way to bypass the main artery's.
Protect the allotment from potential residential development
To keep the village history alive in Fordham promote the historical relevance Fordham has.
To ensure that services (water,gas,electricity and sewage are not overstretched
No village is an island. It would be nice to know of linking plans to Isleham, Freckenham and Chippenham.
Ensure surrounding road networks/junctions can cope with increased traffic flow. Contact local medical centres to ensure their plans meet with the increase in population and they can still have achievable patient deliverables
See above.

Surgery needed.
Improvements to Carter Street for pedestrians and access to the shops. Speed reduction measures along Carter St.
Infrastructure to support the housing increases respecting the age range of the population.
If this list is in order of importance to you, I think protection of local wildlife should be higher up the list. No. 3 or 4. With so much new build and so many new people coming in, caring for the wildlife is paramount.
A serious look at the high volume of traffic including huge lorries that go through Carter street. Also the parking along Carter street from the co-op to the petrol station which is a big problem for residents trying to leave their drives this can only get even worse as more and more houses are built
In support of reducing crime to install ANPR and other CCTV within the village.
To reduce through traffic and, in particular, work to overturn designation of the B1106 as a lorry route.
Traffic management to be proactively tackled with new developments rather than swept under the carpet - I recall Hill Developments saying 150 houses wouldn't have an impact on highways. This is traffic increasing through the village and recognition by East Cambs of our overall increased housing numbers for those trying to get on to and off the A14 at peak commuter times. I feel the impact of an average of 2 cars per new house should be better recognised and planned for - pollution, pedestrian & cyclist safety, the 'village feel' we lose with hundreds of cars travelling through the village centre every hour. While I agree we don't want urban sprawl, smaller developments in sensible places may mean fewer main clogged roads, i.e. Market Street dealing with Scotsdale's site's traffic. Speed reductions, traffic calming, areas with a more pedestrianised feel (village centre along Carter Street) delivery lorries restricted to quieter hours - Co-op, i.e. not school run hours. Those developers such as Hill's encouraged to enhance our green areas, planting woodland, building cycle path routes - and not just in their development patch either, elsewhere in Fordham to contribute to the community etc. to counter the resulting pollution of more cars to new houses built.
Specific objectives to improve local transport links to the places people actually work, build homes, encourage retail space and commercial development (e.g. parking)
Growth of local services linked to growth in housing.
To ensure that any and all developments in the village either pay to upgrade infrastructure such as drainage and roads and are within the primary and secondary school capacity to incorporate new and existing children in Fordham
The safety of our residents should be of the utmost importance.
May need a doctor's surgery in Fordham if expansion continues.
Additional services such as GP surgery.
You haven't mentioned the roads and how they will be maintained. There has been a bypass put in place round the village already, but our roads still see lots of through traffic, including a lot of lorries. This obviously impacts on the roads a lot. More building work means more traffic.
To consider ways that Fordham can work as a community to become a more eco-friendly village - community energy sources.
"To ensure new development creates a safe and secure environment for local people." It is important that there are safe routes for walking and cycling so that people feel secure and they have an opportunity for a healthy lifestyle.
If there are plans to develop housing along Mildenhall Road, local amenities including shops and a medical facility are essential to prevent more traffic build up and pressure on the village centre. A relief road to Isleham road from a new development is also important to consider, especially regarding the huge increase in traffic this would generate on Mildenhall road.
Consideration for young people and facilitating improved transport to employment/educational hub that is Cambridge.



The village is in an appalling state, litter is everywhere, rotting fallen leaves from the autumn still pave our footpaths even now in February. Traffic and the concurrent pollution it bestows upon our children's lungs is a constant, alongside the filth and litter. So in short, the streets should be cleaned, we need weekly bin collections of BOTH bins without quibble, no ifs or buts. Crime is also rampant, we need a return to beat policing instead of the useless reactive approach now the norm.
Pay particular attention to availability of places in schools and medical care as village grows
To treat Fordham residents living outside of the parish markers (speed signs) equally to those living within the parish. i.e. speed restrictions/monitoring/calming measures. I know this is very specific but could be generalised and included within the objectives.
Involve younger generation to help preserve the village in the further future.
To provide more affordable housing so that people who have lived most of their lives here can remain in the village. Encourage HCV's to use the major trunk roads and not travel through the village which will destroy its rural nature.
To lessen the impact of increasing traffic flow through the village, possibly by the provision of a spur link to the bypass.
An objective about the necessity to house local people first in affordable housing would be nice.
Ensure that the support services to the village, the provision of water, gas, electricity, sewage disposal and broadband etc are sufficient at all times and that surface water does not cause flooding.
See my comment above
Encouragement of sustainable transport. Particularly cycle links some of which are poor at the moment and dangerous to the public resulting in fatalities in recent years. Important to provide cycle link Fordham to the Studlands area linking up employment and retail areas where there is latent demand. A further link to Wicken would complete the route into Cambridge and Wicken Fen via Anglesey Abbey which forms part of the National Cycle route 11. The amount of new housing development should be no more than contained in the ECDC Local Plan. Protection of local distinctiveness – Fordham has fields close to the centre of the village and the temptation to build on them should be resisted.
To provide more facilities in the village (i.e. full time post office, doctors' surgery) so that car use could be reduced
Complete overhaul of pedestrian walkways and footpaths
Provide North South and East West bypasses which do not become 'Rat Runs' or mini roundabouts. Major overhaul of village footpaths.
Maintain the local feel of the village. Restrict medium / high density development and restrict further sprawl.
See above
School!!! Already too small for proposed growth if Fordham
To invest in community resources such as play equipment, sports facilities, village hall, churches, post office, small businesses, doctors, and other which support a strong sense of community.
In number 5, include better links to nearby towns - in particular, cycle paths to Burwell and Newmarket. Without a car, we are isolated and little support is given by transport links to get around.
The blind bend outside the Chequers pub needs to be 'made safe' if the proposed move of the Co-op goes ahead. The play area, equipment and skateboard space on the Rec needs to be completely revamped as the young population is growing and there is nowhere else for them to go.
For a larger village to be viable and independent there needs to be more facilities.
To stop this madness of building at such a rate in villages against the peoples will .it could be called dictatorship ,and in a generations time ie 20 years the village will again be expanded say twice as big as it is to day. madness.

Transparency over the collective growth programmes rather than multiple individual sites of interest developing at different time frames and speeds
Roads and public transport need to be dramatically improved to support any growth
To slow down the traffic through the village using robust traffic calming measures. As a regular walker to and from school, the pathways are far too narrow to ensure safety of pedestrians with the lorries and other vehicles doing the speeds they do.
To try and provide some kind of medical centre in the village, possibly a pharmacy with a pharmacist on hand or some kind of triage service. Most people in Fordham either go to Soham or Burwell and both locations are also growing. For the older population in the village and people who do not drive it would be fantastic if we had some kind of medical service.
Yes for a full time village post.office the local plan keeps saying we have one.
To ensure the village school has the space to grow in line with the growth. To prioritise Fordham residents on a proportion of the new developments. To maintain the village feel and not become a small town.
Keep the green areas as yet undeveloped in the centre of the village and ensure that all further developments are made to have space and green area between the houses.

### Suggestions for locations, landmarks, views or areas for preservation

<b>Suggestions received</b>
Protect the allotment from building plans
Allotments
Fordham nature reserve, Fordham Moor, the pleasant public footpaths between Fordham and Isleham and Fordham and Chippenham as these are the areas of animals habitats, there beautiful unspoilt village walks.
footpath between iron bridge path and new path, townsend woods,
The memorial by the recreation ground. The Victoria Hall. Important and emotive memorial, the hall has been here ever since I can remember and holds lots of events for our village.
The allotments to the west of Collins Hill are an important part of the village, they build community and contribute to the open feel of the area.
Ironbridge Path area, the link to New Path, Fordham Townsend wood and the meadow and woodland to the West of the river provide an area of wildlife and visual amenity which is enjoyed by the many who use the paths and should be preserved as a central open area.
The church and green space immediately around it and visible from it. It is important to me as my family and I visit the church on a weekly basis along with many other families. The school is also nearby and I feel these views, and the quiet that comes with them, help to make this area of the village very peaceful. The church and its surroundings are a large part of what continues to give Fordham the feeling of a rural setting, something it has been for almost 1200 years, and something we should do our best to preserve. As for views, I think the meadows opposite the church should be preserved, if at all possible, and the green space beyond the school in the direction of Isleham, and the land to the west of Soham road. These lands are a beauty to behold, and keeps Fordham feeling rural.
Our woodland and access to Chippenham Fen.
Nature reserve.
Open (agricultural) spaces need to be preserved wherever possible, and not eroded in a piecemeal fashion.
Moor Road, Collins Hill, Behind the Recreation ground.

Fordham Moor and the land either side of the river which offer a quiet space for residents to escape the busy areas of the village and enjoy the wildlife such as white egrets, swans, water voles, otters and kingfishers.
The recreation ground
The church and its land. The church is one of the main icons of Fordham, and as such it should be maintained and upkept as much as possible.
The open areas behind and along the Iron Bridge path
All already existing woodland areas and walks. Turners area not encroach across the road to Fordham .
Ironbridge Path! This is a unique, destination path that serves the village well. New housing here will increase the danger to wildlife, walkers and children. but it's too late now. I may be insular but we are all devastated at the rampant planning that has gone on in the path. It's not only our loss, but Fordham's as well.
The land to the rear of 98-118 Mildenhall Rd. Apart from obvious personal objections to any development on this land, I do feel that not only will it adversely affect the infrastructure of the whole village, but will also have an adverse affect on surrounding countryside and also wildlife.
The recreation grounds, the war memorial, village hall
Monument at the rec, historic value. Nature reserve and the Fordham Moor, places to walk and for wildlife inhabitants. The main church, historic building. The rec/park, for children to play and the sports field to be used for activities.
Fields surrounding Fordham Abbey, including the nearby nature reserve
Market Street, the main road through Fordham keeping the charm of the properties & businesses which line the road from church to The Chequers pub.
Victoria Hall and the Memorial Gardens and associated playing fields are important community facilities which should be maintained. Fordham Woods should be maintained for the habitats it provides.
Green areas
Fordham Moor - is a wonderful open space that should not be built on.
War memorial.
New Path public rights of way and paddocks. Land behind Grove park towards the river and fields with public path across and via the river back to the Rec.
As much of the greenery and woody areas as possible. Take them away, and we quickly turn away from a countryside village and into a town
I think Moor Road is in danger of step by step encroachment of building as a few houses keep getting added to the end of the village and these are used to justify the next houses. I don't think this should be allowed to continue. Likewise I think we should protect the bottom of Lower Carter Street and the fields there which might be targets for development and spread the village out along the Soham Road. Obviously the nature reserves, Fordham woods and the network of paths around the Snail. Recreation ground.
The road approach to Fordham from Newmarket near Fordham Abbey
The Forest on New Path - home to such a lot of wildlife!
The set aside land on Trinity Farm should be preserved for local wildlife and to maintain a rural sanctuary for the village.
Preservation of Fordham station. The Garden Centre, Market Street. Historically Fordham is known for producing flowers.
The war memorials must be maintained as must the playing fields and childrens play areas. I would suggest a water feature in the area opposite the memorial.
Townsend Wood, Nature reserve, footpaths, fields and green areas in and on edge of village



Maintain the paths and walks in village as these are particular to Fordham and not found in many other villages. They make it easy to get to places in the village on foot.
Snailwell river for walking and views Woods
Green spaces both sides of River Lane should be preserved - this is a regular walking area. The area between Mildenhall Road and Chippenham should also be preserved - this is an SSSI area.
Nature reserves
The sports facilities and the recreation ground should be preserved. Ironbridge Path, along the river, should not be subject to development
The meadows along Iron Bridge Path must be preserved for the peace and atmosphere of the village.
Newmarket Road and the entrance to the village from the A14/A142 the Fordham Abbey grounds and the fields opposite the Abbey as it is a good approach to the village
Wooded areas and walks within the village boundary
Church grounds, recreation ground and memorial, current open fields/spaces surrounding in the village
Townend wood, and the nature reserve along the river
All the above should be maintained in their current state to retain the village's unique identity.
Fordham Nature Reserve and Townsend Wood
The recreation ground. It seems that the village is due to expand well beyond the numbers envisaged only a few years ago and hence this space should be retained at all costs and possibly be extended.
The open fields within the village.
Open spaces in River Lane and Soham road stretching into the centre of the village should be preserved to prevent overdevelopment and keep the "village " appearance intact. The maintenance of the current excellent playing field and associated facilities is essential and new developers should be required to contribute to the enhancement of these facilities.
The river bank between Moor road and the Recreation ground. Otherwise you will get flooding.
Memorials
Parish Church, should not become surrounded by housing.
Retain a sympathetic edge to the village wherever it borders open countryside to provide a soft transition between built areas and the countryside
Fields close to the centre of the village around Ironbridge Path which are an important part of local distinctiveness.
Village sign
Wet areas , throughout the village which run next to the rivers
Church
The rec and all public footpaths are very important to me.
Woodlands
The Church. The Recreation Ground Needs to be preserved as a facility for the whole village (School, Cricket and Football teams). Provides access to open countryside for outdoor activities. Feast Field (Ironbridge Path / Collins Hill) and Townsend Woods - Possibly the only areas of natural countryside and woods remaining actually within the village. The surrounding footpaths are the main (safe) pedestrian areas for Dog walkers, and routes for Parents and Children going to and from the School.
The land to the rear of Grove Gardens/Grove Park over looking the open fields many dog walkers use this route and is part of the countryside that drew us to our current house

Near to the church, and the school. The rec, Victoria Hall, and the memorial. Woods and rural areas. All of the above form the essence of our village, and without them Fordham would become anonymous and have no community feel.
Open fields along Moor Road and behind Grove Park so that you feel close to open spaces. The nature reserve and Townsend Wood and the open spaces behind Ironbridge Path. All the open spaces need preserving.
Mildenhall Hall Road no further development
The nature reserve, the moor. Both lovely areas to walk with children/dogs.
The centre of the village, ie, The Coop. To move the centre to the Scottsdale's development would effectively shut down what at present is the centre of the village, accessible to the majority of villagers.
The moor. Already housing is starting to encroach on this area
Ironbridge Path and New Path areas and near Townsend Ends - one of the few safe pedestrian walk ways through the village with minimal traffic. St Peter's Church area. The areas around the River Snail.
Nature reserve
Church, park, Fordham Moor
Memorial gardens, open spaces and farmland, public footpaths, nature reserve, Townsend wood, churches
Church land and no more developments to go up in the village
The woods along New Path and the nature reserve. Lovely outdoor green spaces.
Nature reserve Soham road fields and field surrounding village Ironbridge path Townsend Woods Moor Road and River
The field behind our house (contested Gladmans development off Mildenhall Road). We enjoy a view unobstructed and not overlooked, rich in wildlife which leads toward the nature reserve. It is important to our quality of life, to the wildlife in and around our gardens and to the safety and wellbeing of our children doing the school run everyday that we aren't faced with even more traffic congestion, roadworks, and with site works. We need green spaces around our homes!! We are a village not a town and there is community spirit that will be lost if there is over development.
Nature reserve
The open areas in the village around its foot paths that lead down to the river need to be kept as it is. This seems to be prime building land so I expect it will soon be built on, money is stronger than the planning office,
flood plain back of ironbridge path
Woodlands, open countryside views.
The question therefore requires knowledge of what can and cannot be built on? What is common land etc
Areas outside the planning envelope
The Church- I was married here, my parents are buried here, my children were baptised here. Fordham Moor, Ironbridge Path and Chippenham Nature Reserve, beautiful walks!
Area at back of Grove gardens and Grove Park be preserved as walk way for the village as loved by all and most favoured by families to walk on a summer's day.
All of the riverscape around the River Snail. The moor area should not have development as it is an important amenity area for the village with lovely walks. Try to retain farming envelope around and in village, agricultural sustainability and UK food security are important national issues as well as not changing the rural nature of the village.
The churches. The pubs. The various woods. The Victoria Hall. These places make the village, they have the heritage and the country village feel.

Townsend Wood, Moor Road and the footpaths and green spaces around New Path and Ironbridge Path all provide largely traffic free areas to walk, particularly for the many dog owners in the village.
Victoria Hall, public footpaths, nature and woodland reserves, recreation ground, to preserve out village heritage
Agricultural land should be preserved for food and health reasons also for wild animals (deers, pheasants, birds, foxes, etc. Fields either side of Bush Pastures have all of these.
The whole of Mildenhall Road and the whole of Fordham!

### Suggestions for opportunities for improvements

<b>Suggestions received</b>
As already mentioned I would like a 20 mph speed limit within the whole of the village boundary and a ban on lorry's except for access.
More local amenities such as a bakers
The lower part of Fordham, Chippenham way needs an amenity as the only amenities are found the other end of the village, with the planned growth of Fordham enquiries with the PCT needs to happen to look at having a GP surgery to take the rising pressure off the surrounding villages practices. Travel links need to be looked into to allow more accessibility to other amenity areas, such as Burwell and further towns, such as Bury St Edmunds.
park play equipment could be improved
The litter everywhere is terrible. My road constantly floods, the corner of sharmans Road where it meets Carter Street floods also. The drains r full to the grid with water, the willow tree there sheds its twigs all ova the path and road causing it to build up and cause blockages in drains, mess along the kerbsides there. Why aren't the drains cleaned anymore! My road floods everytime it rains and it causes allsorts of problems, looks terrible also. The roads need sweeping regularly, litter pickers need to be employed. I feel our village is going to pot, it was never like this before. When I walked to the shop earlier I just thought, God, what a state. Dog poo everywhere along the public footpaths. The fence that runs parallel to the recreation ground where the public footpath is has been trodden down and broken from people taking shortcuts from the rec which people that walk their dogs on the rec let their dogs walk through the gaps into the footpath, where their dogs foul and then go back through the gap! Leaving lots of dog mess down that footpath, it's disgusting!
Congested, noisy and potentially dangerous area between the the Chequers pub and Carter Street Garage - badly needs speed control.
Road area surrounding the Co-op store. Relocate store to a better location.
Rural walks accessible by wheelchair.
Footpaths require higher priority and maintenance.
I feel that the village does not cater for teenage children and that many children go out of the village for clubs and to use other facilities i.e.skateparks etc. I feel that a youth club or similar would be beneficial to the teenagers of the village and also a skatepark that is away from the childrens play equipment.
Improve facilities on the Rec, improve Carter St for pedestrians, new cycle routes, improved footpath along the river.
a doctor's surgery seems like the next sensible step in terms of enhancement, if the village continues to grow at a steady rate.
There needs to be a crossing between the Chequers car park and the Co-Op in order to prevent an accident.
Again the recreation ground

Fordham rec is important to all who visit it, and the car park must reflect the daily traffic. Its surface is not the smoothest in the world.
Sound proofing car noise from bypass, with more trees.
Carter Street - restrict through traffic and huge lorries, along with restricted parking, 'residents only' would help currently the Garage and petrol station/shop use the road as their car park.
Scotsdales area should incorporate medical facilities. On Mildenhall Road on the exit of the village is an unsightly caravan area, this could be better utilised for another school as the current one is maxed out again. Have 2 schools and split them between Infants and Junior to enable intake for the growing village.
Fordham just needs more and better facilities
The main route through the village (shamans road through carter st down to mildenhall road) is quite ugly with lots of old but cheap buildings. The council has powers in certain areas e.g. those stupid signs the lofts put up. There are also several areas of land that could be allocated to housing and commercial development to fill out the geographic shape of thw village rather than just along existing road frontage in a strip. If the plan were more forward looking and contained adequate provision in the right areas you wouldn't have decisions overturned on appeal in the wrong ones.
Field between Collins Hill and Ironbridge path. It could become a family friendly green area
Fish and chip shop
Public access to walk along the river Snail in the direction of the Clipsall from the small bridge in Moor road. Not proceeding past the sheep farm but turning right along the track which takes you back onto Moor road giving people who enjoy walking an opportunity to enjoy this area of beauty.
Fordham recreational ground providing improved facilities to encourage more groups to use this wonderful open space.
There remains a derelict piece of land of former businesses around New Path.
Road junctions such as the Church and Mildenhall road
To impose a width and weight restriction through the village.
GP Surgery.
road access and parking issues in the village
My children are too old for the playground now, but in the past I always felt that this was inadequate compared to playgrounds in other villages of a similar size.
The crossroads adjacent to the village school, church and Isleham road badly needs some form of traffic control; i.e mini roundabout or traffic lights.
Public Transport and a new roundabout to join the A14 at Newmarket.
The streets need cleaning regularly, Carter street needs a 20MPH speed limit imposed and a crossing at some point. Speed bumps and traffic enraging measures need to be removed and speed transgressors prosecuted instead of everyone suffering. I have had to replace 3 suspension springs and two sets of steering arm linkage rods in the last 5 years due to the number of bumps in the road.
Carpark for Co-Op
Improve the crossroads at the church to make it a safer area.
Roads and lorry volume
The Millennium Gardens and War Memorial area look very bleak and could be enhanced to make the centre of the village special. May be the Garden club could actually show how good they are at gardening or some sponsorship from Scotsdales might help? Only a suggestion!
Safer road crossing for pedestrians by the Co-op /Linhs area.
See my response at Q13 above.

The village footpaths. It appears that current planning applications, if granted, indicate an increased usage of the footpaths. Now is the time to submit proposals for improving the surfaces and lighting.
Pressing need to bring village together as at present it is very fractured
Improvements to infrastructure such as pathways and roads should go alongside new development.
The recreation fields. These fields were given to the village - not just the cricket and football clubs - but they seem to think that they can control what else the recreation areas are used for. There are a wide range of other activities that these fields can be used for for the benefit of the village as a whole.
New pavilion building New Astro surface - needs to be replaced .
Prevent the current ill thought out "creep" of the village borders through small inappropriate developments that do little to resolve the housing issue.
Encouragement of sustainable transport. Particularly cycle links some of which are poor at the moment and dangerous to the public resulting in fatalities in recent years. Important to provide cycle link Fordham to the Studlands area linking up employment and retail areas where there is latent demand. A further link to Wicken would complete the route into Cambridge and Wicken Fen via Anglesey Abbey which forms part of the National Cycle route 11. The amount of new housing development should be no more than contained in the ECDC Local Plan. Protection of local distinctiveness – Fordham has fields close to the centre of the village and the temptation to build on them should be resisted.
One way traffic system through the village and speed restrictions on the main street rather than where they are now
Support for Local Shops
Add a Drs surgery Better play park including places for older children to be.
Make FORDHAM a pleasant walking village
Pavements are very uneven in several places around the village. This should be addressed alongside other improvements.
Alternative route for passing traffic
I would like to get involved in looking after Townsend woods. It is not being looked after properly. We need litter bins in there. We could turn it into a lovely woodlands by intruding s board with the name of all the trees that have been there fir over a 100yrs.....and try and reduce the ivy. I am constantly picking rubbish up and trying to protect the wild life. I could go on and on about this.
Pedestrian Crossing should be installed at the junction of Mill Lane / Carter Street for entering the Recreation Ground as this is a main access point for children going to school. Also a Pedestrian Crossing at the Mildenhall Road end of the village to provide safe acces for children on the school route.
The high street could be improved by moving some services away from the bend.
If the village is to expand, I believe a doctors surgery would be helpful to residents. I also believe that any future developments should incorporate some accommodation for independent living.
Mildenhall Road can be developed further without affecting views/ countryside too much I believe.
Land at the bottom of Carter Street - plant more trees. Make a public park on corner of Mildenhall Road and River Lane.
Co-op store and parking
The rec, the pavilion and football changing rooms are out of date and not in a good state of repair. More/varied play equipment.
Do not build any more houses.
Paths and roads in which children travel to school. Too many lorries. Massive back log of traffic and speeding cars from Sherman's road up to school
Recreation Ground - improved facilities for sports and play areas. Improved footpaths around the village and pedestrian barriers on the footpath on The Chequers bend. Zebra crossings and ways to slow traffic

down through the village - perhaps crossings near the Coop, the church, Mill Lane to the Recreation Ground, Mildenhall Road and then from Isleham Road to the school - we probably need more than just one in the village. More visual traffic speed signs (the flashing ones), perhaps a reduction of the speed limit to 20 through the village and encourage diversion of HGVs away from Sharmans Road and Carter Street.
More facilities for children
Community resources, particularly children's play area and sports resources in order to bring the community together.
Traffic lights at the cross road and sort the parking out outside the school, cater street and lower Carter street
Our primary school is currently on the outskirts and can be difficult to get to, particularly on foot, and if coming from the other side of the village. Can we make the primary school more central by building further facilities & housing nearby? Towards Isleham? Can we upgrade the current "centre" of Fordham, encourage more businesses and places of interest, around the village hall area? We're very spread out as a village, and quite run down in places.
Recreation ground - needs better facilities for young people, sports ground and facilities, flood lights and better surfaces for sporting teams and tennis court.
Fordham has a woefully inadequate park compared to other local villages. It lacks essential services like a post office (regular) and a GP.
More facilities is doctors, dentist, shops
Junction to a14 at south of village, junction by the church and school to be upgraded, perhaps a roundabout?
Be realistic things will not get better for the village and its people .
roads along carter street and mildenhall also need pedestrian crossings
Sports facilities,
Public facilities, Rec facilities, improve health facilities
Stop cramming houses together. Ensure family homes have bigger sized gardens. Better integration of affordable housing. Allow existing homes that back on to land penned for building an opportunity to buy land to extend their gardens therefore aiming for a win win situation
We need better play facilities for children
Victoria Hall needs to be updated. The main hall is lovely, but it's facilities are very dated.
Scottsdale's
Using developer money for a better recreation ground.
Better play equipment on the recreation ground. Skate park for older children.
Just keep an eye on what is proposed for the future.
The village is badly in need of the sewers being upgraded they are becoming inadequate and cannot be expected to take much more without causing big problems.
Quash plans to make Fordham other than a country village, not clusters of (ghettos). Stop greedy developers from obtaining properties and land . Our village needs to stay a village.



## Suggestions for other issues to be considered

<b>Suggestions received</b>
Having a train station would be ideal - would it be possible to extend the proposed line from Ely to Soham?
parking of vehicles collecting/taking children to school, traffic management
Just litter, dog poo, street sweeping and drains cleaned.
The quality of housing to be built hopefully not rabbit hutches but housing that has storage, space and privacy with solid sound separating partitions.
Strong view about policy continuing of ensuring new build contains affordable housing.
Fordham to Isleham cycle/walk path/track, remove or amend Soham Road speed cushion, Zebra Crossings on Carter Street - one by the shops and one by the school, recreation ground access/Mill Road junction improvements to slow speeds and improve visibility.
Better facilities for teenagers could be considered.
I am monist many who tire of picking up litter and other's dog poos. We need to see the community spirit quoted earlier in the vision put into action - let's all take pride in our wonderful village by keeping it litter and poo free.
Traffic congestion on Fordham road junction to the A14
Take a stronger stand against the East Cambridgeshire District Council. It has Government building targets to meet and if it can nod-through any planning application, it will. The PC needs to be vigilant.
Crime prevention as the area grows.
Slowing down traffic along Carter Street
When building large developments consider the fact that there needs to be areas designated for the parking of vehicles because allowing 2 cars per property is not enough when children of families grow up and drive cars. The streets in Fordham are getting very populated with cars parked along them. Also putting give-way lines at junctions of developments built close to the main street road because problems are occurring now when cars leave these estates driving without stopping onto the main street roads. Worse when cars are overtaking parked cars and suddenly a car drives straight out of a estate causing 2 cars on the same side of the road because one is overtaking a parked line of cars and cannot get in.
GP surgery. Enhanced bus links eg. to Cambridge, Newmarket and Soham to support a growing village. Would a train link to Ely be viable.
Lorry traffic in the village
A14 access - planning to include requirement for fund for improvements at A142/ A14 Jn
I think there will be plenty of issues with school numbers, location of Co-op and parking, building traffic as Scotsdales development gets underway.
Traffic management continues to be a concern, particularly heavy goods vehicles travelling through the village, especially near the school.
Traffic is such an issue along Market Street - and throughout the village! We walk our dog and regularly have cars speeding past us!
keeping fordham residents informed.
As it is impossible to attend a sixth form college offering a comprehensive range of subjects within an hour and a half from Fordham, the building of this facility should be considered ahead of/ alongside all further housing development.
As described in previous sections, many areas are a disgrace and in general ECDC to be replaced with a new, decent council with decent values and not neo Marxist dogma as their core belief system.
Miss a post office


Some how there needs to be encouragement to bring more of the community together to help things like the litter problem and the neighbourhood watch. We need to Love our village!
The traffic through the village must be controlled especially from the Mildenhall Road and the A142. The HCV's must be encouraged to use the major roads and avoid villages such as Fordham which will only destroy the rural feeling of this village.
Better/More Parking for the Coop some how.
No
Ensure any development is linked to improvements in the road infrastructure. Existing bottlenecks at peak times are bad already and need to be resolved before extra homes are built - Church st/Isleham road crossroads (pedestrian safety), queues into Newmarket due to A142/A14 junction, queues at The Bell, Kennett crossroads.
Policing of the village as it grows.
Preservation of the village boundary around Fordham Moor.
As 15
Road maintenance issues, road drainage flooding outside Fordham Abbey and other places, footpaths throughout village where parking, refuse bins etc restrict access for proms, wheelchairs etc.
See 15 above!
More housing will mean more traffic through the village, it would be preferable if this could be considered before the development with possible solutions ascertained and implementation started.
Encouragement of sustainable transport. Particularly cycle links some of which are poor at the moment and dangerous to the public resulting in fatalities in recent years. Improving the cycle route into Newmarket also improves the situation for residents of Newmarket who cycle to work to Turners, LGC and DS Smith. Important to provide cycle link Fordham to the Studlands area linking up employment and retail areas where there is latent demand. A further link to Wicken would complete the route into Cambridge and Wicken Fen via Anglesey Abbey which forms part of the National Cycle route 11. The amount of new housing development should be no more than contained in the ECDC Local Plan. Protection of local distinctiveness – Fordham has fields close to the centre of the village and the temptation to build on them should be resisted.
Think Scotsdales should be allowed to build housing providing extra facilities are provided to compensate for extra footfall
Transport Links
Remove Heavy goods vehicles from the centre of the village
DOG Mess on pathways hedgerows and woodlands Fireworks should be band especially where I live . They are getting out of hand now !!!!!
Fewer back garden speculative developments. Protect the Development Envelope and Maintain the village feel. Impact on wildlife. Families of Kingfishers, Barn Owls, Tawny Owls, Little Owls, Kestrels, Buzzards, Deer and water course (the River Snail) which has snakes, various species of fish and possibly voles.
School bus routes. I find it dangerous along carter street where parked cars cause issue for school bus letting children off in the mouth of the turn. Also parked cars along the road but especially at the mouth of the turn- where carter street meets shearman road- is dangerous for both cars and pedestrians. Also the village hall could be improved to facilitate more usage. Lighting for example and information stands
Not sure if it is covered by you but I feel there is a need for something for young people in the village
A reduction in the speed limit into the village on Isleham Road is needed as the school is very close to a 60mph zone, this was proposed some time ago but nothing has happened as yet.



With all the proposed building in the village, and surrounding areas nobody seems to have given any thought to where children are going to be educated. Soham village college is at capacity now, but there is no mention of any new schools in the plan. Also how will the village cope with all the extra vehicles.
Stop all these big developments
Fewer back garden and speculative developments and to protect the green belt to maintain the village feel and heart.
As above! Dog fouling. Better facilities to suit the size of the growing village, for example, a post office, doctors etc
Traffic volume
More lighting in some areas around the village. Speed restrictions in areas around village - such as on the approach into Fordham from the Soham roundabout (Downfields?)
The School is only adequate for the village as it exists, even despite recent development. To support future development a long term plan would need to be devised for the school.
Improved parking layby on Collins Hill
Its out of local control ,the main plan for the village has been made for us all, we will only be able to do the small things like we have always been able to do.
more small bungalows built for elderly people in village who would like to downsize but stay within village. also gp surgery in village
No
Stop pathetic games by big companies pretending that by reducing housing allocation they are listening to our views. There should be an outright sensible plan
Public transport and roads, water pressure
Encourage Scottsdales to create a pedestrian friendly entrance as I regularly have to dodge delivery lorries on entry and exit as the have no option but to park across the only entrance
With a growing school it makes sense to have a bigger pre-school but there is not the space for this on the current site. And it can't be too far away from the school. Is there an opportunity to use some of the land on the recreational grounds?
It might be nice if developers wanted to get the views of local people in the layout of homes as proportion of homes will be sold to people in the village. The poor design layout is the reason the houses on soham road have been left for sale for so long. No good building houses if nobody wants to buy them.
If the village is to expand then consider bringing a doctors surgery in - Staploe waiting times are horrific at the moment, and it will only get longer as more people move into the area.
Tackle the planning department with regards to builders building what they have been given permission for and not what they choose to do. If builders totally disregard the permissions they have been allowed WHY do we have a planning department at all?
If large scale developments such as Scotsdales site are given the go ahead, I would like this to be conditional that a large area is preserved as green space and public footpaths.
Doctors are very stretched in all areas. Surgery will be needed in Fordham.
Fordham and Isleham, over the years have been at the forefront of the national village cricket comp by increasing our population we shall not qualify to enter
Crossroads Fordham-Isleham. Being a driver I have seen a tragedy there and feel some kind of signage is needed instead of eye to eye contact to check. Extra houses being built will only make safety more of an issue. Hopefully social housing is included, as much of the original has been sold and now also affordable housing so that local people do not need to move away as is the case at the moment.

## Appendix B – Regulation 14 Consultation

### 1. Text displayed on the website:



#### LATEST NEWS

#### Pre-Submission Consultation

The draft Fordham Neighbourhood Plan has now been written and is now the subject of a six week consultation as required by legislation. This plan has sought to incorporate the views received from the community as part of the earlier consultation wherever possible.

- The draft plan can be viewed by clicking here → [Fordham Neighbourhood Plan Reg 14 Draft](#).
- You can submit comments on the plan through the online survey at <https://www.surveymonkey.co.uk/r/FordhamNP>.
- Alternatively, you can email [fordhamnp@outlook.com](mailto:fordhamnp@outlook.com) with your comments using the response form available here → [Response form](#).

Paper copies of the draft Fordham Neighbourhood Plan can be viewed at the following locations during normal opening hours:

- Simpson's Garden Centre Coffee Shop, 42 Station Road;
- Scotsdales Garden Centre Coffee Shop, Market Street;
- The British Legion, Church Street; and
- The lobby of Victoria Hall, Church Street.

There will also be a drop-in session on the plan at the Victoria Hall on Wednesday 18 April between 6pm and 9pm.

This Pre-submission consultation (as required by Regulation 14 of the Neighbourhood Planning (General) Regulations (as amended)) will run for six weeks **closing on Thursday 3 May 2018 at 23:59**, so please make sure that your comments have been submitted by this time.

2. Leaflet circulated to all houses in Fordham.

# FORDHAM

## Neighbourhood Plan

The Building Blocks for the Future of Fordham



# We need your views!

Following a recent community consultation, your views have been taken into account in drafting the Fordham Neighbourhood Plan.

Fordham Parish Council is seeking your views on this plan as part of a required 6 week consultation in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations (as amended).

The plan contains 13 policies that planning applications will need to follow. These policies relate to housing growth, character, wildlife, heritage, car and cycle parking. They also highlight a number of areas and views that are proposed to be protected.

---

To view the plan, please visit the website  
[www.fordhamnp.wordpress.com](http://www.fordhamnp.wordpress.com).

Response forms are available on the website and can be submitted by emailing [fordhamnp@wordpress.com](mailto:fordhamnp@wordpress.com).

For information of how to view hard copies of the draft Fordham Neighbourhood Plan and the response form please visit the above website or contact the Parish Clerk on 01638 721716.

There will be a drop-in session on the plan at the Victoria Hall on Wednesday 18<sup>th</sup> April between 6pm and 9pm.

**Please make sure you submit your response before  
23:59 on Thursday 3 May 2018.**

**3. FNP Response Form**



# FORDHAM

## Neighbourhood Plan

The Building Blocks for the Future of Fordham

# Regulation 14 Pre-Submission Consultation

Please use this response form to submit your views on the draft Fordham Neighbourhood Plan. Response forms may be emailed to [fordhamnp@outlook.com](mailto:fordhamnp@outlook.com) or can be delivered in hard copy to the Clerk of the Parish Council at 33 Church Street, Fordham, CB7 5NJ. The plan can be viewed online at [www.fordhamnp.wordpress.com](http://www.fordhamnp.wordpress.com) or alternatively hard copies are available by contacting the Parish Clerk on 01638 721716.

Please ensure that your response is submitted by no later than **23:59 on Thursday 3 May 2018**.

Name*				
Address*				
Postcode*				
Email address				
Are you responding on behalf of a business?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
If yes, please provide the business name:				
Would you like to be notified of future stages of the Fordham Neighbourhood Plan?*	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

\* indicates required field –this is required for your representation to be accepted.

Paragraph / policy / map / section:	
Your Comment:	

Paragraph / policy / map / section:

Your Comment:

Paragraph / policy / map / section:

Your Comment:

Please attach any further comments on additional sheets of paper making it clear which part of the plan your comments relate to.

#### 4. Responses to the Consultation

Please note that the 'Part of the Plan' against which comments are placed are as stated by the respondent and is left blank where this was not specified. Respondent type is based on the information accompanying the submission.

Respondent ID /Type	Part of Plan	Comment
001 Resident	Policy 1	I support the ideas in the plan but I feel that it is futile given that already it seems likely that the appeal against refusal to build 150 houses south of Mildenhall Road is likely to be allowed. It seems hopeless to make a local plan and to try and enforce it through local planning if it is going to be overturned repeatedly at appeal.
	Policy 8 Wildlife and Policy 6 Views	There is abundant wildlife around the Moor Road area and I feel this should be protected better. It is the target of creeping development, adding on to back or 2A Moor Road one or two houses at a time. I would support the preservation of the views back to the village from Moor Road.
	Plan in general	I support the majority of the plan as set out. However I am not sure about how the plan can realistically be enforced, but I feel it is important to have ideas in place and to try to protect the village and this is a good start.
002 Resident	4.5 development	The proposed development to the side of Mildenhall Road is far too large and disproportionate to the infrastructure and amenities of the village itself. The proposed number of houses will mean over 120 cars (based on the reported 2 cars per household as stated in the Fordham plan) using the one road back towards the village centre (Mildenhall Rd). The crossroads at the church and school is already a regular car accident site and more traffic using it will mean a substantial change to traffic levels into the village (via Chippenham) and out of the village on Carter st and the 'short cut' out towards the A14 using Collins Hill. Why go to all the expense of providing Fordham with a bypass and then re create the traffic problems we had before the by pass? As a resident of Thirlwall Dr, I fear I won't be able to turn out of the road onto Mildenhall road because of the increased traffic. To access any village facilities residents of the new development would have to go into the village centre (probably by car) as there are no amenities at this end of the village. More congestion and dangerous traffic on the Carter st/co-op bend would be highly undesirable. As a resident of the quieter end of the village I feel my chosen lifestyle is at threat from this development.. currently, I can hear little noise from the Mildenhall road from my garden. I very much doubt this will be the case once that many houses are built on it and accessed via only one road.
	Services and facilities	A large number of houses are proposed for the Mildenhall road end of the village. At this end of the village there are no facilities; the recreation ground for example is 1 mile from Thirlwall dr. This may not sound a long way but many residents are older and would find this journey too far by foot. One road connects this end of the village to the centre. At a minimum, relief roads and some sort of junction at the Mildenhall rd development will be required for cars to flow into or away from the village without a t junction that clogs up the entire road. A shop, a doctors surgery ( I travel 3.5 miles to see a GP) would be very welcome additions to this end of the village, in order to balance some of the traffic and activity away from the village centre itself.
003 Resident	All of it	I think it is a good neighbourhood plan and I hope it gets adopted



004 Resident	Policy 1	It is very important to ensure that the proposed. new houses are a mixture of sizes and not all 4 bedrooms plus.
	Policy 3 & Policy 5	The green spaces are very important and the one thing that has helped Fordham maintain a rural village feel... there can be no special circumstances which will over ride this..Green Spaces are sacrosanct!!
005 Resident		[No comment submitted]
006 Resident		[No comment submitted]
007 Resident		[No comment submitted]
008 Resident		[No comment submitted]
009 Resident	Housing	There is mention of the 'style' of houses to be built but no mention of the sqmeter space provision being provided for each dwelling. Millions of rabbit hutches are being built all over the country but this has got to stop. My book 'The Estate House Re-Designed' will be published soon and it proposes a way forward. I would like to recommend this to all stakeholders concerned to ensure we do not end up with housing many families who will be living in misery if we are not careful. I am available for any future consultations.
	Traffic through the village	I recommend making Carter street between Sharman's Rd and Collins Hill semi pedestrian and create a bypass route from St Peters Church down Collins Hill, through River Lane and out onto Newmarket Rd. Leaving access to Carter St for residents, the village hall and local businesses only. This will create a safer and less noisier main street and if you study the access routes going through the village this bypass is of minimal inconvenience.
	Resident density	Housing is expanding in all villages around Cambridge and the residents will in the majority be commuting to Cambridge. The bottle necks that currently exist will get worse: they are from Fordham to Cambridge, access to the A14 at Junc 37, the road through Burwell to Junc 35, and via Wicken to the A10 through Milton. I know from personal experience that future commuters will have impossible journeys but this fact seems to be missing in any development plans I have seen. If people knew that living in Fordham in a few years time would mean a 2hr queuing journey into Cambridge there would not be many takers.
010 Resident	Policy 5	I am very happy that this has been included for protection. I believe it is a very important site related to Townsend Wood, river Snail and the natural wildlife survival.
	5 Community Projects	Good list of projects, with great potential for the community.
011 Resident		[No comment submitted]
012 Resident		Really happy for this to go ahead. Our village will be ruined by over development.
013 Resident		I am extremely happy with the neighbourhood plan and support this plan fully, and feel we need this plan to preserve our village.
014 Resident		In general I agree with this neighbourhood plan.
015 Resident		All fine, terrific work.
016 Resident		Further development of the village is inevitable. I am in agreement with this as long as it is done sympathetically and sensibly.
017 Resident		I have read this neighbourhood plan and very happy to support it. Very [ineligible]
018 Resident		I approve.
019 Resident		I approve.
020 Resident		I fully support the neighbourhood plan and look forward to its formal adoption.
021 Resident		Fordham is a lovely rural village with far too much traffic already passing through and this plan is allowing <b>considerable</b> growth for

		such a small village. I do hope that people, (who will actually police this?) will keep an eye on the development once it gets started and that it will be sustainable and the objectives will be met. I accept that this is a good plan for the village but hope that the numbers remain as shown here and that further development on top of this <b>will not be allowed.</b>
022 Resident / Business		I accept that as a village we do need to grow and this plan would appear to provide growth whilst maintaining the feel of the village. I do hope that all the proposals will be adhered to and not indiscriminately added to by developers with no real interest in the village. The green spaces are very important and make our village the pleasant place it is. I accept the plan.
023 Resident		I agree with the policy as shown on the neighbourhood plan.
024 Resident		Nothing about early years provision considering pre-school nearly full already. Apart from that all good.
025 Resident / Business	Para 4.32-4.37 (pg 25-26)	Interested in the provision for early years being the manager of the village pre-school, I would like to offer more at our existing provision, however it is not big enough!
026 Resident		I am happy with the plan.
027 Resident		I support the neighbourhood plan, I don't support further development exceeding this number.
028 Resident		I support the proposal, I would not support further expansion.
029 Resident		Overall the plan covers most concerns. Trying to protect Fordham becoming a town rather than a village has many implications. Schools, environment, traffic. I understand that there is a need for housing but this should be done responsibly and bear in mind the residents of Fordham. This plan taken these issues into account.
030 Resident		I have looked at the plans and I am happy with the proposals.
031 Resident	Local Green Spaces - section 4.12 & 4.13 on pages 17 & 18	Please note that with reference to Policy 3: Local Green Spaces, location FGS04 - land between Trinity Close and Collin's Hill, this green space does not belong to East Cambridgeshire District Council. The area is Trinity Close land maintained by The Trinity Close Management Company Limited. Apart from this I would like to see the plan adopted.
032 Resident		I wish to support all sections of Fordham's Neighbourhood Plan (paragraph, policy and map).
033 Resident		I am totally in favour of the whole neighbourhood plan including paragraph, policy and map sections.
034 Resident		The Fordham Neighbourhood Plan should be approved, particularly with ref: to Development.
035 Resident		The Fordham Neighbourhood Plan should be adopted.
036 Resident		I am in favour of the neighbourhood plan being adopted.
037 Resident		I wish the Fordham area neighbourhood plan to be adopted. We need to control development.
038 Resident		I am in favour of the Fordham area neighbourhood plan, particularly to control development.
039 Resident		The Fordham Neighbourhood Plan should be adopted.
040 Resident		The rural environment must be protected as much as possible. So the Fordham Neighbourhood Plan should be adopted. If there has to be ANY development at all!
041 Resident		The neighbourhood plan should be adopted, and I hope that people of the village get behind us and stand up and be counted.
042 Resident		While I have some reservations about the plan, I support the document overall and would be pleased to see it adopted. I have left the following paragraphs blank accordingly.
043 Resident		Totally support Fordham Neighbourhood Plan.

044 Resident		In agreement with plan as laid out.
045 Resident		The Fordham Neighbourhood Plan should be adopted
046 Resident		The Fordham Neighbourhood Plan should be adopted
047 Resident	Mildenhall Road	I accept the proposal of the Fordham Neighbourhood Plan but, as a lot of development is proposed in the Mildenhall Road area I would like to ask the Parish Council to push the developers to provide at least a convenience store in this area of the village, this would serve the community and help to relieve congestion in the centre of the village.
048 Resident	2.18	There is a low percentage of 18 to 29 years old which in my opinion from the lack of affordable housing meaning that young people who grow up in the village can not afford to stay and indeed even the smaller housing that exists (section 2.22) is dominated by older person's dwellings (bungalows with one or two bedrooms).
	2.44	I would like to strongly support a strong role for a Community Land Trust to support affordable development with a bias to helping people with an association with the village that outlasts a single generation of ownership.
	2.54, 2.55	If Fordham is to grow sustainably it needs to provide local services for the additional residents. The lack of a GP in Fordham is a weakness. There seems to be a lack of metrics of services to number of residents. Fordham is pretty light on shopping facilities; it has two convenience stores which means that the major shopping is done either by residents travelling to Newmarket/Ely or by deliveries from supermarkets either of which put strains on the road infrastructure.
	3	I would like to commend the proposed vision and objectives.
	4.6 & 4.7	We are starting from a housing stock with a very low percentage of affordable dwellings. Is the 40% of new development affordable housing proposed achievable and is it enough?
	Policy 1	The requirements on affordable housing only apply to developments of 11 or more dwellings. Does that mean that the requirement can be evaded by dividing developments into smaller sub-parcels or is this managed by other means (e.g. the scale of 106 payments). Can stronger support for Fordham Community Land Trust be enshrined in policies (e.g. requiring a certain proportion in the major developments)?
	Policy 2, 3, 4, 5, 6, 7 and 8	I would like to strongly support these policies.
	Policy 9	It is disappointing that there is no linkage between the growth of the village and its supporting infrastructure. Without this, there is a likelihood of the development becoming unsustainable through the additional traffic pressure.
049 Resident		Approval of overall plan
050 Resident		The Fordham Neighbourhood Plan should be adopted. Fordham has grown considerably over the years and we need to prevent further development outside the building line and restrict the number of new homes to the limit set out in the Plan.
051 Resident		We agree with the with the complete Neighbourhood plan as submitted.
052 Resident		We agree with the with the complete Neighbourhood plan as submitted.
053 – Infrastructure Provider –	Policy 1 housing growth	We note that it is proposed to allocate sites for residential development which are included in the District Council's Local Plan together with sites currently with the benefit of planning permission. Anglian Water has no objection to the principle of

Anglian Water Services Ltd		residential development on the sites identified in the Neighbourhood Plan. Anglian Water is supportive of Policy 1 as it states that planning permission will only be granted if it can be demonstrated that there is, or will be sufficient infrastructure capacity for the proposed development.
054 – Neighbouring Council – Norfolk County Council		Thank you for consulting Norfolk County Council (NCC) on the Fordham Neighbourhood Plan. NCC does not have any comments on this version of the neighbourhood plan.
055 – Statutory Consultee – Natural England		Natural England does not have any specific comments on this draft neighbourhood plan.
056 – Statutory Consultee – Historic England		<p>Thank you for consulting Historic England about your Regulation 14 draft Neighbourhood Plan. As the Government’s adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. We are therefore pleased to have the opportunity to review your neighbourhood plan at this early stage.</p> <p>Your Neighbourhood Plan Area includes Fordham Conservation Area, and contains a number of designated heritage assets including two Scheduled Monuments and 29 Listed Buildings, of which the Church of St Peters is of very high significance and listed Grade I.</p> <p>It will be important that, as a minimum, the strategy you put together for this area safeguards those elements of your neighbourhood area that contribute to the significance of those assets. This will ensure that they can be enjoyed by future generations of the area and make sure your plan is in line with the requirements of national planning policy, as found in the National Planning Policy Framework.</p> <p>The NPPF (paragraph 58) sets out that Neighbourhood Plans should, amongst other things, include clear objectives for the future of the area and a robust evidence base that shows an understanding and evaluation of the area, in this case the Parish of Fordham. The policies of neighbourhood plans should also ensure that developments in the area establish a strong sense of place, and respond to local character and history by reflecting the local identity of the place - for instance through the use of appropriate materials, and attractive design. We therefore welcome the consideration of these factors in Policy 2: Character and Design.</p> <p>The government’s <u>National Planning Practice Guidance</u> on neighbourhood planning is also clear that, where relevant, Neighbourhood Plans need to include enough information about local heritage to guide local authority planning decisions and to put broader strategic heritage policies from the local authority’s local plan into action but at a <i>neighbourhood</i> scale. If appropriate this should include enough information about local non-designated</p>

		<p>heritage assets, including sites of archaeological interest, locally listed buildings, or identified areas of historic landscape character.</p> <p>In addition to considering designated heritage assets, a Neighbourhood Plan is an important opportunity for a community to develop a positive strategy for the area's locally important heritage assets that aren't recognised at a national level through listing or scheduling. This includes identifying any non-statutorily designated historic buildings, sites, views or places of importance to the local community, and setting out what factors make them special. These elements can then be afforded a level of protection from inappropriate change through an appropriately worded policy in the plan. We are therefore pleased to note that your plan includes a list of locally important neighbourhood heritage assets, and that they are afforded this protection by Policy 7. We would, however, note that the significance of heritage assets - as defined in national planning policy - is not solely concerned with appearance, although this is often an important contributory element. It is suggested that the wording of the policy is adjusted so that a more holistic approach is adopted towards the conservation of these assets. Suggested wording could be:</p> <p><i>“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. The required content of a heritage statement is set out in the Glossary at the rear of this document. Proposals that would enhance or better reveal the significance of these locally important heritage assets will be supported.</i></p> <p><i>Proposals that would harm the significance of a locally important building or structure directly, or through development in its setting, must be clearly and convincingly justified.”</i></p> <p>The plan could also include consideration of any Grade II listed buildings or locally-designated heritage assets which are at risk or in poor condition, and which could then be the focus of specific policies aimed at facilitating their enhancement.</p> <p>The conservation officer at East Cambridgeshire District Council will be the best placed person to assist you in the development of the Plan with respect to the historic environment and can help you to consider and clearly articulate how a strategy can address the area's heritage assets. Although the neighbourhood area does contain a number of designated heritage assets, at this point we don't consider there is a need for Historic England to be involved in the detailed development of the strategy for your area, but we offer some general advice and guidance below.</p> <p>If you have not already done so, we would recommend that you speak to the staff at Cambridgeshire County Council who look after the Historic Environment Record and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also non designated locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may be available</p>
--	--	---

to view on-line via the Heritage Gateway ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk) <http://www.heritagegateway.org.uk>). It may also be useful to involve local voluntary groups such as a local Civic Society, local history groups, building preservation trusts, etc. in the production of your Neighbourhood Plan, particularly in the early evidence gathering stages.

Your local authority might also be able to provide you with more general support in the production of your Neighbourhood Plan, including the provision of appropriate maps, data, and supporting documentation. There are also funding opportunities available from Locality that could allow the community to hire appropriate expertise to assist in such an undertaking. This could involve hiring a consultant to help in the production of the plan itself, or to undertake work that could form the evidence base for the plan. More information on this can be found on the My Community website here: <http://mycommunity.org.uk/funding-options/neighbourhood-planning/>.

Your Conservation Area may have an appraisal document that would ordinarily set out what the character and appearance of the area is that should be preserved or enhanced, providing a robust evidence base upon which to base planning decisions. The neighbourhood plan is an opportunity for the community to clearly set out which elements of the character and appearance of the neighbourhood area as a whole are considered important, as well as provide specific policies that protect the positive elements, and address any areas that negatively affect that character and appearance. If your Conservation Area does not have an up to date appraisal, these policies could be underpinned by a local character study or historic area assessment. This could be included as an appendix to your plan. Historic England's guidance notes for this process can be found here: [HE Advice Note 1 - conservation area designation, appraisal and management](https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/) <https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/>, and here: <https://historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/>. The funding opportunities available from Locality discussed above could also assist with having this work undertaken.

You can also use the neighbourhood plan process to identify any potential Assets of Community Value in the neighbourhood area. Assets of Community Value (ACV) can include things like local public houses, community facilities such as libraries and museums, or again green open spaces. Often these can be important elements of the local historic environment, and whether or not they are protected in other ways, designating them as an ACV can offer an additional level of control to the community with regard to how they are conserved. It is not presently clear whether the buildings identified under paragraph 4.30 are intended to be designated as ACV, although similar terminology is used. If they are to be designated as such, we would recommend that the appropriate terminology and formal approach is used. The paragraph also refers to Policy 7, but the list of structures differs

from that found within Policy 7. Upon further reading, it seems likely that this should refer to Policy 9, instead. There is useful information on the formal Assets of Community Value process on Locality's website here: <http://mycommunity.org.uk/take-action/land-and-building-assets/assets-of-community-value-right-to-bid/> .

Further information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England, including on evidence gathering, design advice and policy writing. Our webpage contains links to a number of other documents which your forum might find useful in helping to identify what it is about your area which makes it distinctive, and how you might go about ensuring that the character of the area is protected or improved through appropriate policy wording and a robust evidence base. The guidance document available to download also provides useful links to exemplar neighbourhood plans that may provide you with inspiration for your own. This can be found here:

<http://www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

The following general guidance also published by Historic England may also be useful to the plan forum in preparing the neighbourhood plan, or considering how best to develop a strategy for the conservation and management of heritage assets in the area. It may also be useful to provide links to some of these documents in the plan:

HE Advice Note 2 - making changes to heritage assets: <https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/>

HE Good Practice Advice in Planning 3 - the setting of heritage assets: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

As you are considering including Site Allocations for housing or other land use purposes in your neighbourhood plan, we would recommend you review the following two guidance documents, which may be of use:

HE Advice Note 3 - site allocations in local plans: <https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans>

HE Advice Note 8 - Sustainability Appraisal and Strategic Environmental Assessment : <https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>

We recommend the inclusion of a glossary containing relevant historic environment terminology contained in the NPPF, in addition to details about the additional legislative and policy protections that heritage assets and the historic environment in general enjoys.



		Finally, we should like to stress that this advice is based on the information provided by Fordham Parish Council in your correspondence of March 22 <sup>nd</sup> 2018. To avoid any doubt, this does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed neighbourhood plan, where we consider these would have an adverse effect on the historic environment.
057 – Land Promoter – Endurance Estates Strategic Land Ltd	Overarching Summary of Representations	<p>Please see attached correspondence, dated 30th April, from Turley. Summarised as follows:</p> <ul style="list-style-type: none"> <li>• There is an over reliance on an emerging Local Plan which has been robustly challenged on the grounds of soundness and which has substantial questions to resolve upon its forthcoming examination. The parallel policies of the PSNP are therefore premature as there is a high risk that the Local Plan will be found unsound and quickly become out of date.</li> <li>• National planning guidance is to prepare a Neighbourhood Plan in accordance with adopted policy and there is no requirement to be in complete compliance with any emerging policy. This suggests that the PSNP needs to be paused in order to reconsider the growth strategy in the light of the impending examination and weaknesses of the submitted Local Plan.</li> <li>• To avoid the PSNP rapidly becoming out of date the Parish Council should plan for more sustainable growth in Fordham, such as the Site at North and East of Soham Road, including additional reserve sites to help maintain land supply should the emerging Local Plan be found unsound.</li> <li>• The PSNP should be based on more positive mechanisms to deliver the identified shortfalls in community infrastructure, notably in terms of health and education. The most positive approach would be to plan for more sustainable growth in appropriate locations.</li> <li>• Whilst supporting CLT and affordable exception policies, the PSNP is completely silent on the locations of where such proposals would be appropriate.</li> <li>• Without implementing the changes identified above, the PSNP will be ineffective in shaping the sustainable growth in Fordham and will remain a short term overlapping restrictive policy document. The approach to growth and its relationship with the future delivery of new community infrastructure in Fordham therefore needs to be fundamentally reconsidered.</li> </ul>
	Policy 1 Housing Growth	<p><b>Failure of PSNP to Contribute to the Achievement of Sustainable Development</b></p> <p>With regard to the achievement of sustainable development, this basic condition has not been complied with, as the Fordham PSNP lacks any ambition and seeks only to mirror the flawed and limited growth policies of the emerging Local Plan. This is evident in the PSNP Vision and Objectives, where the language used in relation to future growth is generally negative. The main emphasis is placed upon valued facilities not being negatively impacted upon by growth, as opposed to the PSNP more accurately describing the benefits of sustainable development in helping to maintain the viability of existing facilities and driving the enhancement and future provision of much needed new services in Fordham.</p>

		<p>These negative presumptions are carried forward into PSNP Policy 1 which recognises that growth is required in Fordham over the plan period to address the national housing shortage. Furthermore, that growth is required <b><i>'more importantly, to ensure that the village does not stagnate'</i></b>. However the PSNP seeks only 'organic' growth, and suggests that unless growth is strictly controlled, existing infrastructure and services in Fordham will be 'overwhelmed'. As such, the PSNP limits growth to a maximum of only 30% between 2011 and 2036 (25 years) aligned with the emerging Local Plan. However this approach does not constitute sustainable development and is flawed. Essentially all new growth generates economic stimulus and any impacts can be mitigated at source via the use of CIL and other obligations.</p> <p>A growth projection of 30% equates only to an annual average figure of around 1.2% per annum over the 25 year period from 2011 to 2036 (albeit this is considered to be 'substantial' by the PSNP). However for comparison, during the period 2001 to 2011, Fordham grew from 966 dwellings to 1,133 dwellings, an increase of 17% over a ten year period, or an annual average growth figure of 1.7% per year.</p> <p>Putting the past and projected growth of Fordham into context, the annual average intended growth for the ten year period from 2011 to 2021 is therefore only about two thirds of that achieved in the period 2001 to 2011. This is compounded by the fact that from 2008, the district was in the grip of a national economic recession which considerably suppressed housing growth in the earlier ten year period. Accordingly it is somewhat disingenuous to suggest that an annual growth rate of only 1.2 % in the years between 2011 and 2036 will be 'substantial' when considerably higher levels of growth took place in the preceding decade and under more onerous economic conditions. In contrast, Soham is required in the first five years of the emerging Local Plan to supply <b>1,075</b> dwellings or 215 dwellings p.a. Whilst Fordham will contribute only 303 dwellings throughout the entire Plan period to 2036, or just 15 new dwellings per year. Despite its acknowledged lack of viability, the housing contribution from Soham will therefore be nearly 2,100 dwellings in the Plan period or seven times that of Fordham. As such, the acceptance of such low levels of growth in the Fordham PSNP is not indicative of a Neighbourhood Plan which intends to contribute to achieving sustainable development.</p> <p><b>The Opportunity for Additional Sustainable Development in Fordham</b></p> <p>To avoid the PSNP rapidly becoming out of date the Parish Council should plan for more sustainable growth in Fordham, including the Site proposed by Endurance and a series of reserve additional sites to help maintain land supply should the emerging Local Plan fail or be found unsound. Policy LP3 of the emerging Local Plan recognises Fordham's status as a 'large village'; i.e. having a population of over 1,500 and containing a wide range of services and facilities to meet daily needs, including a primary school, good employment opportunities and good public transport. Fordham therefore plays a key service role for its rural hinterland.</p>
--	--	---

		<p>As recognised by the PSNP, the adopted Local Plan allocates five employment sites either side of the A412 at the southern end of the neighbourhood area, including around 31 hectares of land for new B1/B2 and B8 development. The emerging Local Plan also allocates additional employment areas to complement those made in the Adopted Plan, under Policy Fordham 6. The new Employment Cluster South of Fordham (FRD.E1) comprises a total of 83.2 hectares and will therefore significantly further enhance the existing sustainability of Fordham. However, although there will be a major planned boost in sustainability, the role of Fordham and its growth targets within the emerging Local Plan are heavily constrained in comparison with nearby Soham, but these targets can be revisited by the Fordham PSNP.</p>
	<p>Vision and Objectives</p>	<p><b>Growth and Compatibility with the PSNP Vision and Objectives</b></p> <p>The Vision which underpins the Neighbourhood Plan is commended, in part, as a core aim as it seeks to preserve and enhance Fordham’s range of facilities, services and employment opportunities and make Fordham reasonably self-sustaining and thereby not dependent upon the services of other villages.</p> <p>The desire to maintain physical separation from Soham and other nearby villages is supported, as is the desire to avoid ribbon development. However, this does not mean that a ‘tight village nucleus’ is the only available option for development. The existing pattern of settlement and compact nature of Fordham additionally lends itself to sustainable development opportunities within the edges of the village without creating visually undesirable ribbon development which could erode the separation between villages.</p> <p>This can be suitably demonstrated by reference to the committee report in relation to the submitted outline planning application for 52 dwellings. With regard to landscape and visual impact, officers acknowledged in their report to members that - <b>‘subject to a satisfactory layout and landscaping scheme it is considered that the development could be incorporated into the landscape without causing significant and demonstrable harm to the visual amenity of the area’</b>. Officers further agreed that <b>‘the proposal will naturally extend the settlement edge and given that it will occupy land in between the existing built form of the village it can achieve a satisfactory relationship with existing development’</b>. The above officer comments provide strong professional evidence that a satisfactory development, with minimal visual and landscape impacts, can be achieved outside of the immediate village nucleus.</p> <p>Turning to the objectives of the Fordham PSNP, criteria 1, 2 and 3 are broadly supported and the development proposals at the Endurance Site are not prejudicial to any of these first three objectives. Criterion 4 is also broadly supported in relation to the avoidance of ribbon development, subject to the above caveat and related officer commentary, which demonstrates that additional sustainable growth beyond the immediate village nucleus, does not automatically infer any demonstrable landscape or visual harm, subject to an appropriate location, such as the proposed Endurance Site. Criteria 5 and 6 are also supported, having regard to the fact that properly planned new development (which will be</p>

		<p>subject to CIL) is likely to stimulate and enhance future investment in new and existing facilities as opposed to detracting from investment, as will be the case in the proposed low growth scenario. This is particularly relevant in relation to criterion 6, having regard to the proposed major new employment allocations and the objectives of Policies 9 and 10 of the PSNP.</p> <p><b>The Sustainable Contribution of Land North East of Soham Road</b></p> <p>The Site proposed for residential allocation by Endurance will assist the Fordham PSNP to achieve a higher level of sustainable development and help indemnify the Neighbourhood Plan against the potential failures of the emerging Local Plan.</p> <p>The Site is acknowledged by East Cambridgeshire to be in a highly sustainable location and comprises around 2.26 hectares of relatively self-contained and non-essential agricultural land, divided into smaller parcels. The site, which is linear but irregularly shaped, already adjoins existing established residential areas to both the west and north, and borders the curtilages of dwellings in both of these directions. Vehicular and pedestrian access to the Site can be suitably achieved directly from Soham Road, which is a Classified A-Road and which forms the site's southern-most boundary.</p> <p>To the south west, the Site adjoins the curtilage of a modern bungalow which is set within an enlarged plot. To the east, the Site adjoins other parcels of agricultural land, which are similarly visually contained against the urban fabric of the village and enclosed by the Soham Road, which benefits from existing pedestrian walkways and pavements which provide access (to the south east) to the main built extent of Fordham and the services located there. The nearest bus stop is also located on Soham Road, in the immediate vicinity of the proposed site access. This bus stop is served by the No 12. Route which provides good access to nearby Soham, Ely and Newmarket.</p> <p>The arable nature of the Site means that it is not biologically diverse and the Site is not subject to any statutory landscape, ecological or other similar local designations. There are no Tree Preservation Orders (TPOs) or Public Rights of Way (PRoW) within the Site. The site does not fall within the Fordham Conservation Area, however the Site is located adjacent to No's 201 &amp; 203 Carter Street both of which are Grade II listed Buildings.</p> <p>No fundamental objections were raised to the submitted outline planning application by any statutory stakeholders and the Council's single reason for refusal did not contain any site specific or other material reasons why the site was not suitable for development. The Appeal submitted by Endurance is therefore primarily based on the scale of new development appropriate for Fordham, relative to other settlements and the principle of whether development on an otherwise highly suitable site should be refused on the sole basis that it is not located within a settlement boundary set by an emerging Local Plan.</p>
		<p>These representations have been prepared by Turley on behalf of Endurance Estates Strategic Land Ltd (Endurance) in response to</p>

the Fordham Neighbourhood Plan Pre-Submission Consultation, March 2018.

Endurance is the promoter of a residential site comprising approximately 2.26 hectares of land located North East of Soham Road in Fordham (the Site). This Site can provide a well-integrated residential development opportunity for up to 52 new dwellings in a sustainable location. The development is viable and deliverable and so the policy requirements of the emerging East Cambridgeshire Local Plan, including affordable housing, can all be reasonably met. An application for outline planning permission for 52 dwellings was submitted to East Cambridgeshire District Council in 2017 for determination and is currently the subject of an Appeal to the Secretary of State.

We respond below to the relevant sections set out in the Pre-Submission Neighbourhood Plan (PSNP) in the context of our submitted Local Plan representations and our Section 78 Appeal against the refusal of outline planning permission. A location plan of the Site is also enclosed with these representations.

### **Executive Summary**

- There is an over reliance on an emerging Local Plan which has been robustly challenged on the grounds of soundness and which has substantial questions to resolve upon its forthcoming examination. The parallel policies of the PSNP are therefore premature as there is a high risk that the Local Plan will be found unsound and quickly become out of date.
- National planning guidance is to prepare a Neighbourhood Plan in accordance with adopted policy and there is no requirement to be in complete compliance with any emerging policy. This suggests that the PSNP needs to be paused in order to reconsider the growth strategy in the light of the impending examination and weaknesses of the submitted Local Plan.
- To avoid the PSNP rapidly becoming out of date the Parish Council should plan for more sustainable growth in Fordham, such as the Site at North and East of Soham Road, including a series of additional reserve sites to help maintain land supply should the emerging Local Plan be found unsound.
- The PSNP should be based on more positive mechanisms to deliver the identified shortfalls in community infrastructure, notably in terms of health and education. The most positive approach would be to plan for more sustainable growth in appropriate locations.
- Whilst supporting CLT and affordable exception policies, the PSNP is completely silent on the locations of where such proposals would be appropriate.
- Without implementing the changes identified above, the PSNP will be ineffective in shaping the sustainable growth

in Fordham and will remain a short term overlapping restrictive policy document. The approach to growth and its relationship with the future delivery of new community infrastructure in Fordham therefore needs to be fundamentally reconsidered.

**National Guidance and the Basic Conditions Test**

Paragraph 065 of the Government's online Planning Policy Guidance (PPG) states that only a draft neighbourhood Plan that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 . In summary, to satisfy these basic conditions the Fordham PSNP, in summary, must:

- have regard to national policies and advice.
- have special regard to the desirability of preserving any listed building or its setting
- have special regard to the desirability of preserving or enhancing the character or appearance of any conservation area.
- the neighbourhood plan contributes to the achievement of sustainable development.
- the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area.
- the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.
- prescribed conditions are met and prescribed matters have been complied with.

Primarily we consider that the Fordham PSNP is inconsistent with national policy and advice, as it over-reliant on being in complete accordance with the emerging Local Plan, which is flawed in a number of respects (see below). The emerging Local Plan is also subject to substantial objection from Endurance and others and has yet to be examined. However the PSNP uses the emerging Local Plan to constrain the growth of Fordham as it incorrectly assumes that all the emerging Local Plan policies are 'up to date'. This is patently not the case, as the adopted plan is already out of date and there is no legal requirement to test the PSNP against emerging policy. The primary test of the PSNP is against the above basic conditions, some of which have not been met, as set out within these representations.

Secondly, the Fordham PSNP fails to contribute to the achievement of sustainable development, by virtue of its narrow focus and complete alignment with an emerging Local Plan, which itself may already be out of date. Significantly the PSNP views growth as a matter which must be constrained in order to conserve infrastructure capacity, rather than using sustainable development to deliver the higher levels of long term community infrastructure and medical services that Fordham clearly needs.

The function of the PSNP is not just to reiterate the policies of the emerging Local Plan. Whilst the PSNP should be in general conformity with the main strategic provisions of the Local Plan, it

		<p>must also contribute to the achievement of sustainable development. Therefore the Fordham PSNP has the scope to plan for additional growth, in the interests of delivering specific enhancements to community services, to ensure the long term vitality and viability of Fordham, but these opportunities have not been taken.</p> <p><b>Over-reliance of the PSNP on the Emerging Local Plan</b>  There are significant risks in submitting a Neighbourhood Plan for examination which is completely tied to the spatial strategy and untested growth limitations of the emerging East Cambridgeshire Local Plan. The emerging Local Plan has not been examined and substantial objections have been made to all of its main provisions. In the interim, national planning guidance (NPPF consultation) is evolving in a manner which is likely to render both the emerging Local Plan and the PSNP completely out of date.</p> <p>Our submitted objections to the emerging Plan demonstrate the low levels of growth proposed for the district during the plan period, the weakness of the Council's claimed five year housing land supply and the irrational distribution and scale of the new dwelling allocations proposed. As such, the existing provisions of the submitted Local Plan cannot be relied upon as a foundation for the Fordham PSNP and they are considered likely to be found unsound, requiring a subsequent complete update of the PSNP.</p> <p>Endurance will make the above case at the examination how the Local Plan is flawed on a number of counts, including the deliverability of some of the allocations, including the disproportionate reliance upon Soham as the main driver of new housing growth in the district.</p> <p>Endurance will show that Soham has very low levels of viability and therefore a need for reduced levels of affordable housing and CIL to facilitate investment. Soham also has a poor record of housing delivery and so new developments in Soham will not be able to support an affordable housing contribution of any more than 20% without being rendered unviable. Similarly the CIL charge is also required to be at less than half the standard rate, compared to other more viable settlements in the district, such as Fordham. As such the Local Plan spatial strategy is unsound.</p> <p>On the 18<sup>th</sup> April 2018, the Council gave notice of the arrangements for the examination of the Local Plan which will commence on 19<sup>th</sup> June 2018. The Council has also made public the Inspector's initial four initial matters and related questions. With regard to Matter 2 of the Local Plan examination: 'Vision, Objectives and Development Strategy', the Inspector has already raised specific concerns in relation to the justification and effectiveness of the overarching development strategy for the district. These are reflected in the Inspector's Questions 18 &amp; 19 set out below:</p> <p>18. Nearly half of the housing requirement set out within the submitted Local Plan is proposed to be delivered on strategic sites at Ely, Kennett, Littleport and Soham. Is the strategy and distribution of development justified, effective, positively prepared</p>
--	--	---



		<p>and consistent with the particular circumstances of East Cambridgeshire District?</p> <p>19. Will the development strategy achieve the Council’s vision and strategic objectives and deliver sustainable development for East Cambridgeshire? Does Policy LP3 clearly set out the distribution of development and is the settlement hierarchy justified? Does the evidence suggest that some settlements should be placed at different levels within the hierarchy? If so, what implications would this have, if any, on the development strategy?</p> <p>The submitted Local Plan also relies upon the immediate adoption of the Government’s draft standard housing methodology, or as an alternative, the continued use of the latest OAN, with the recovery of significant housing delivery shortfalls undertaken via the inappropriate ‘Liverpool’ method. This has also been questioned by the Inspector (Q24 and Q25). Other questions raised by the Inspector relate to the potential lack of consideration of reasonable site alternatives, to which we concur.</p> <p>The Inspector’s questions reflect the specific objections made by Endurance and others and suitably demonstrate that the submitted spatial strategy for East Cambridgeshire and the limited role of sustainable large village settlements, such as Fordham, is unsound and should be reconsidered.</p> <p><b>Failure of PSNP to Contribute to the Achievement of Sustainable Development</b></p> <p>With regard to the achievement of sustainable development, this basic condition has not been complied with, as the Fordham PSNP lacks any ambition and seeks only to mirror the flawed and limited growth policies of the emerging Local Plan. This is evident in the PSNP Vision and Objectives, where the language used in relation to future growth is generally negative. The main emphasis is placed upon valued facilities not being negatively impacted upon by growth, as opposed to the PSNP more accurately describing the benefits of sustainable development in helping to maintain the viability of existing facilities and driving the enhancement and future provision of much needed new services in Fordham.</p> <p>These negative presumptions are carried forward into PSNP Policy 1 which recognises that growth is required in Fordham over the plan period to address the national housing shortage. Furthermore, that growth is required <b>‘more importantly, to ensure that the village does not stagnate’</b>. However the PSNP seeks only ‘organic’ growth, and suggests that unless growth is strictly controlled, existing infrastructure and services in Fordham will be ‘overwhelmed’. As such, the PSNP limits growth to a maximum of only 30% between 2011 and 2036 (25 years) aligned with the emerging Local Plan. However this approach does not constitute sustainable development and is flawed. Essentially all new growth generates economic stimulus and any impacts can be mitigated at source via the use of CIL and other obligations.</p> <p>A growth projection of 30% equates only to an annual average figure of around 1.2% per annum over the 25 year period from 2011 to 2036 (albeit this is considered to be ‘substantial’ by the</p>
--	--	---

		<p>PSNP). However for comparison, during the period 2001 to 2011, Fordham grew from 966 dwellings to 1,133 dwellings, an increase of 17% over a ten year period, or an annual average growth figure of 1.7% per year.</p> <p>Putting the past and projected growth of Fordham into context, the annual average intended growth for the ten year period from 2011 to 2021 is therefore only about two thirds of that achieved in the period 2001 to 2011. This is compounded by the fact that from 2008, the district was in the grip of a national economic recession which considerably suppressed housing growth in the earlier ten year period. Accordingly it is somewhat disingenuous to suggest that an annual growth rate of only 1.2 % in the years between 2011 and 2036 will be 'substantial' when considerably higher levels of growth took place in the preceding decade and under more onerous economic conditions.</p> <p>In contrast, Soham is required in the first five years of the emerging Local Plan to supply <b>1,075</b> dwellings or 215 dwellings p.a. Whilst Fordham will contribute only 303 dwellings throughout the entire Plan period to 2036, or just 15 new dwellings per year. Despite its acknowledged lack of viability, the housing contribution from Soham will therefore be nearly 2,100 dwellings in the Plan period or seven times that of Fordham. As such, the acceptance of such low levels of growth in the Fordham PSNP is not indicative of a Neighbourhood Plan which intends to contribute to achieving sustainable development.</p> <p><b>The Opportunity for Additional Sustainable Development in Fordham</b></p> <p>To avoid the PSNP rapidly becoming out of date the Parish Council should plan for more sustainable growth in Fordham, including the Site proposed by Endurance and a series of reserve additional sites to help maintain land supply should the emerging Local Plan fail or be found unsound.</p> <p>Policy LP3 of the emerging Local Plan recognises Fordham's status as a 'large village'; i.e. having a population of over 1,500 and containing a wide range of services and facilities to meet daily needs, including a primary school, good employment opportunities and good public transport. Fordham therefore plays a key service role for its rural hinterland.</p> <p>As recognised by the PSNP, the adopted Local Plan allocates five employment sites either side of the A412 at the southern end of the neighbourhood area, including around 31 hectares of land for new B1/B2 and B8 development. The emerging Local Plan also allocates additional employment areas to complement those made in the Adopted Plan, under Policy Fordham 6. The new Employment Cluster South of Fordham (FRD.E1) comprises a total of 83.2 hectares and will therefore significantly further enhance the existing sustainability of Fordham. However, although there will be a major planned boost in sustainability, the role of Fordham and its growth targets within the emerging Local Plan are heavily constrained in comparison with nearby Soham, but these targets can be revisited by the Fordham PSNP.</p>
--	--	---

		<p><b>Growth and the Provision of Medical and Educational Facilities</b></p> <p>Policy 10 of the PSNP identifies perceived shortfalls in the level of medical care and educational facilities in Fordham, which is a cause for concern in the community. However the response of the PSNP is wholly ineffectual in that the PSNP is supportive, in principle, of the delivery of a new GP surgery or other medical centre but has no plans to deliver it or any mechanisms to fund this critical infrastructure.</p> <p>Furthermore the restrictive policies of the Local Plan are given so much pre-eminence in the policy wording any future planning applications for such facilities outside of the existing village envelope will face an automatic presumption against development. Similarly there are no adequate funding mechanisms to help deliver any new education facilities (including early years) with the same likely presumption against development should there be any conflicts with the Local Plan.</p> <p>The resolution is not to restrict the scale of development in Fordham in an attempt to ‘hold the line’ where infrastructure capacity is concerned. The most appropriate mechanism to expand capacity and deliver these facilities is by maximising the CIL income stream arising from additional planned sustainable development. In contrast, the failure to plan for an adequate scale of growth in Fordham in the Plan period will see none of these new facilities delivered and pressure placed upon existing facilities which will not be adequately funded with an average long term annual growth rate of only 1.2%.</p> <p><b>Growth and Compatibility with the PSNP Vision and Objectives</b></p> <p>The Vision which underpins the Neighbourhood Plan is commended, in part, as a core aim as it seeks to preserve and enhance Fordham’s range of facilities, services and employment opportunities and make Fordham reasonably self-sustaining and thereby not dependent upon the services of other villages.</p> <p>The desire to maintain physical separation from Soham and other nearby villages is supported, as is the desire to avoid ribbon development. However, this does not mean that a ‘tight village nucleus’ is the only available option for development. The existing pattern of settlement and compact nature of Fordham additionally lends itself to sustainable development opportunities within the edges of the village without creating visually undesirable ribbon development which could erode the separation between villages.</p> <p>This can be suitably demonstrated by reference to the committee report in relation to the submitted outline planning application for 52 dwellings. With regard to landscape and visual impact, officers acknowledged in their report to members that - <b>‘subject to a satisfactory layout and landscaping scheme it is considered that the development could be incorporated into the landscape without causing significant and demonstrable harm to the visual amenity of the area’.</b></p>
--	--	---

		<p>Officers further agreed that <b>‘the proposal will naturally extend the settlement edge and given that it will occupy land in between the existing built form of the village it can achieve a satisfactory relationship with existing development’</b>.</p> <p>The above officer comments provide strong professional evidence that a satisfactory development, with minimal visual and landscape impacts, can be achieved outside of the immediate village nucleus.</p> <p>Turning to the objectives of the Fordham PSNP, criteria 1, 2 and 3 are broadly supported and the development proposals at the Endurance Site are not prejudicial to any of these first three objectives. Criterion 4 is also broadly supported in relation to the avoidance of ribbon development, subject to the above caveat and related officer commentary, which demonstrates that additional sustainable growth beyond the immediate village nucleus, does not automatically infer any demonstrable landscape or visual harm, subject to an appropriate location, such as the proposed Endurance Site.</p> <p>Criteria 5 and 6 are also supported, having regard to the fact that properly planned new development (which will be subject to CIL) is likely to stimulate and enhance future investment in new and existing facilities as opposed to detracting from investment, as will be the case in the proposed low growth scenario. This is particularly relevant in relation to criterion 6, having particular regard to the proposed major new employment allocations and the objectives of Policies 9 and 10 of the PSNP.</p> <p><b>The Sustainable Contribution of Land North East of Soham Road</b></p> <p>The Site proposed for residential allocation by Endurance will assist the Fordham PSNP to achieve a higher level of sustainable development and help indemnify the Neighbourhood Plan against the potential failures of the emerging Local Plan.</p> <p>The Site is acknowledged by East Cambridgeshire to be in a highly sustainable location and comprises around 2.26 hectares of relatively self-contained and non-essential agricultural land, divided into smaller parcels. The site, which is linear but irregularly shaped, already adjoins existing established residential areas to both the west and north, and borders the curtilages of dwellings in both of these directions. Vehicular and pedestrian access to the Site can be suitably achieved directly from Soham Road, which is a Classified A-Road and which forms the site’s southern-most boundary.</p> <p>To the south west, the Site adjoins the curtilage of a modern bungalow which is set within an enlarged plot. To the east, the Site adjoins other parcels of agricultural land, which are similarly visually contained against the urban fabric of the village and enclosed by the Soham Road, which benefits from existing pedestrian walkways and pavements which provide access (to the south east) to the main built extent of Fordham and the services located there. The nearest bus stop is also located on Soham Road, in the immediate vicinity of the proposed site access. This</p>
--	--	--

		<p>bus stop is served by the No 12. Route which provides good access to nearby Soham, Ely and Newmarket.</p> <p>The arable nature of the Site means that it is not biologically diverse and the Site is not subject to any statutory landscape, ecological or other similar local designations. There are no Tree Preservation Orders (TPOs) or Public Rights of Way (PRoW) within the Site. The site does not fall within the Fordham Conservation Area, however the Site is located adjacent to No's 201 &amp; 203 Carter Street both of which are Grade II listed Buildings.</p> <p>No fundamental objections were raised to the submitted outline planning application by any statutory stakeholders and the Council's single reason for refusal did not contain any site specific or other material reasons why the site was not suitable for development.</p> <p>The Appeal submitted by Endurance is therefore primarily based on the scale of new development appropriate for Fordham, relative to other settlements and the principle of whether development on an otherwise highly suitable site should be refused on the sole basis that it is not located within a settlement boundary set by an emerging Local Plan.</p> <p><b>Other PSNP Policy Responses</b></p> <p><b>PSNP Policy 4 – Maintaining Separation</b></p> <p>The preservation of the existing gap between Soham and Fordham and the avoidance of ribbon development on Soham Road is supported in principle. This places a premium on allocating additional sites for future development needs adjacent to the existing village envelope where it has been shown that there is no demonstrable harm to the function and visual perception of this gap. The Site proposed by Endurance fulfils these criteria as evidenced in the East Cambridgeshire planning committee report.</p> <p><b>PSNP Policy 9 – Services and Facilities</b></p> <p>We concur that Fordham has a good range of services and facilities and that in principle additional planned growth should enable these facilities to thrive. However, whilst the percentage of CIL income received by the Parish Council will increase to 25% upon adoption of the Neighbourhood Plan, the average projected delivery of only 15 dwellings per annum throughout the Plan period is unlikely to generate any material funds sufficient to deliver any of the community infrastructure objectives identified at paragraph 4.32. Indeed the planned rate of annual housing growth is so low that there is a question mark over whether even the existing facilities will remain viable in the longer term as the existing population ages, without the beneficial socio-economic stimulus which would arise from a larger scale of planned new development in Fordham.</p> <p><b>PSNP Policy 12 – Car Parking</b></p> <p>The proposed adoption of minimum car parking standards which mirror those of the emerging Local Plan (with the encouragement of even higher parking standards) is both counter-intuitive and unsustainable. Primarily the adoption of a car parking policy which (including garage spaces) facilitates up to one car parking space, per bedroom, will simply encourage even greater car ownership</p>
--	--	---

and transportation solely by car mode. However more significantly, the land take necessary to provide this scale of parking will erode the net building area of some developments by up to 10%, thereby undermining the anticipated dwelling yield of the residential allocations made in the Local Plan and further eroding the viability of allocations made in more financially sensitive settlement locations, such as at Soham and Littleport.

### **Conclusions**

Fordham is one of the more sustainable and viable development locations in the district, but has largely been overlooked in terms of new strategic residential allocations by the Local Plan. This is compounded by the fact that the Council are reliant on new allocations in areas which have a poor record of delivery and require special concessions to preserve viability.

This suggests that the Local Plan could fail and in doing so the allocations of the PSNP are likely to be overridden at a future date. Accordingly it is incumbent upon the Neighbourhood Plan to consider the allocation of reserve sites at the present time, including identifying the best site options for future CLT and potential rural exception sites.

A primary requirement of Neighbourhood Plans is that they should contribute a shared vision for the achievement of sustainable development, which means they should plan positively. Whilst plans should be in general conformity with the strategic policies of the development plan, this does not imply that they must slavishly adhere to Local Plan growth restrictions and be used as an additional instrument to prevent sustainable development.

Accordingly, in the preparation of Neighbourhood Plans it is imperative that all key stakeholders including local landowners and the development industry are involved. This process of engagement allows for the production of plans which are genuinely deliverable and more likely to produce sustainable developments of benefit to the wider local community. However neither Endurance, as the promoter, or the owners of the Site in question, has previously had any contact or involvement in the preparation of the PSNP, which is both undemocratic and unsound.

In this respect, none of the previous iterations of the current Neighbourhood Plan have presented any alternative strategy options or alternative sites to facilitate the process of full engagement to encourage the community to refine different options in the local interest. A broader, more option-based, approach would more directly correlate with local delivery aspirations for key new services, including the provision of a new school and a medical centre, neither of which can be provided without the direct catalyst of additional enabling development.

Similarly, whilst supporting CLT and affordable exception policies, the PSNP is completely silent on the locations of where such proposals would be appropriate. These are all relevant choices which have been denied to the local community as viable alternative growth alternatives, in favour of strict adherence to an unsound emerging Local Plan. The conclusion to be drawn

		<p>suggests that the Fordham PSNP should be immediately paused in order to properly reconsider the growth strategy in the light of the demonstrable weaknesses of the Local Plan.</p> <p>We trust that the information provided within these representations will be considered further and Endurance welcomes the opportunity to meet with Fordham Parish Council to discuss the potential of the Site and its contribution to the local spatial strategy in more detail.</p>
<p>058 – Land Promoter – Gladman Developments Ltd</p>		<p><b>1 INTRODUCTION</b></p> <p><b>1.1 Context</b></p> <p>1.1.1 Gladman Developments Ltd (hereafter referred as “Gladman”) specialise in the promotion of strategic land for residential development and associated community infrastructure. From this experience, we understand the need for the planning system to deliver the homes, jobs and thriving local places that the country needs.</p> <p>1.1.2 These representations provide Gladman’s response to the current consultation held by Fordham Parish Council on the on the pre-submission version of the Fordham Neighbourhood Plan (FNP) under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.</p> <p>1.1.3 The Parish Council are aware of Gladman’s land interests off Mildenhall Road, Fordham and we submit the site for allocation within the FNP. The site is in a suitable and sustainable location for housing and the sustainability merits of the site should be measured against the preferred options for housing development in the FNP.</p> <p>1.1.4 Through these representations, Gladman provides an analysis of the FNP and the policy decisions promoted within the draft Plan. Comments made by Gladman through these representations are provided in consideration of the FNP’s vision, objectives, suite of policies and its ability to fulfil the Neighbourhood Plan Basic Conditions as established by paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended) and supported by the Neighbourhood Plan chapter of the PPG<sup>1</sup>.</p> <p>1.1.5 In accordance with the Neighbourhood Plan Basic Conditions, Neighbourhood Plan policies should align with the requirements of the National Planning Policy Framework (the Framework) and the wider strategic policies for the area set out in the Council’s adopted Development Plan. Neighbourhood Plans should provide a policy framework that complements and supports the requirements set out in these higher-order documents, setting out further, locally-specific requirements that will be applied to development proposals coming forward.</p>

<sup>1</sup> Section ID: 41



		<p>1.1.6 The FNP should only be progressed if it meets the Neighbourhood Plan Basic Conditions, supported by a robust and proportionate evidence base.</p> <p>1.1.7 The Framework is clear that Neighbourhood Plans cannot introduce policies and proposals that would prevent sustainable development opportunities from going ahead. They are required to plan positively for new development, enabling sufficient growth to take place to meet the development needs for the area and assist local authorities in delivering full objectively assessed needs (OAN) for housing. Policies that are not clearly worded or intended to place an unjustified constraint on further sustainable development from taking place are not consistent with the requirements of the Framework or the Neighbourhood Plan Basic Conditions.</p> <p>1.1.8 The FNP should not seek to include policies in Neighbourhood Plans that have no planning basis or are inconsistent with national and local policy obligations. Proposals should be appropriately justified by the findings of a supporting evidence base and must be sufficiently clear to be capable of being interpreted by applicants and decision makers. Policies and proposals contained in the FNP should be designed to add value to existing policies and national guidance, as opposed to replicating their requirements.</p> <p><b>2 LEGAL REQUIREMENTS, NATIONAL POLICY &amp; JUDGMENTS</b></p> <p><b>2.1 Legal Requirements</b></p> <p>2.1.1 Before a neighbourhood plan can proceed to referendum it must be tested against a set of basic conditions set out in paragraph 8(2) of Schedule 4b of the Town and Country Planning Act 1990 (as amended). The most relevant Basic Conditions that the FNP must meet are as follows:</p> <ul style="list-style-type: none"> <li>a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order.</li> <li>d) The making of the order contributes to the achievement of sustainable development.</li> <li>e) The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).</li> <li>f) The making of the order does not breach, and is otherwise compatible with, EU obligations.</li> </ul> <p><b>2.2 National Planning Policy Framework, &amp; Planning Practice Guidance</b></p> <p><b>National Planning Policy Framework</b></p> <p>2.2.1 The National Planning Policy Framework (the Framework) sets out the Government's planning policies for England and how these are expected to be applied. In doing so it provides guidance</p>
--	--	---

		<p>on the requirement for the preparation of neighbourhood plans to be in general conformity with the strategic priorities for the wider area and defines the role which neighbourhood plans can play in delivering sustainable development.</p> <p>2.2.2 At the heart of the Framework, is a “<i>presumption in favour of sustainable development</i>” which, as outlined in paragraph 14, should be seen as a golden thread running through both plan-making and decision taking. For plan-making this means that plan makers should positively seek opportunities to meet the development needs of their area and Local Plans should meet Objectively Assessed Needs (OAN) for housing, with sufficient flexibility to adapt to rapid change. This requirement is also applicable to neighbourhood plans.</p> <p>2.2.3 Paragraph 16 of the Framework makes clear that the presumption in favour has implications for how communities engage in neighbourhood planning, stating that neighbourhoods should;</p> <ul style="list-style-type: none"> <li>• <b>“Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;</b></li> <li>• <b>Plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and</b></li> <li>• <b>Identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed. “</b></li> </ul> <p>2.2.4 Furthermore, paragraph 17 sets out that neighbourhood plans should define a succinct and positive vision for the future of the area and that neighbourhood plans should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. In addition, neighbourhood plans should seek to proactively drive and support sustainable economic development to deliver the homes, jobs and thriving local places that the country needs, whilst responding positively to the wider opportunities for growth.</p> <p>2.2.5 Further guidance for groups involved with the production of neighbourhood plans is specified at paragraph 184;</p> <p><b>“Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.”</b></p>
--	--	---

		<p><b>Planning Practice Guidance</b></p> <p>2.2.6 It is clear from the requirements in the Framework that neighbourhood plan policies should be prepared in general conformity with the strategic requirements for the wider areas, as confirmed in an adopted Development Plan. The requirements set out in the Framework have now been supplemented by the publication of Planning Practice Guidance (PPG).</p> <p>2.2.7 The PPG also emphasises that;</p> <p><b>“...blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence”</b></p> <p>2.2.8 With further emphasis that;</p> <p><b>“... All settlements can play a role in delivering sustainable development in rural areas – and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence.”<sup>2</sup></b></p> <p>2.2.9 Accordingly, the FNP will need to ensure that it takes into account the latest guidance issued by the SoS so that it can be found to meet basic conditions (a), (d) and (f).</p> <p><b>3 DEVELOPMENT PLAN</b></p> <p><b>3.1 Adopted Development Plan</b></p> <p>3.1.1 To meet the requirements of the Framework and the Neighbourhood Plan Basic Conditions, neighbourhood plans should be prepared to conform to the strategic policy requirements set out in the adopted Development Plan.</p> <p>3.1.2 The adopted Development Plan relevant to the preparation of the FNP is the East Cambridgeshire Local Plan 2015, which sets out the vision, objectives, spatial strategy and policies for future development of the district up to 2031. The plan was adopted in April 2015 replacing the existing Core Strategy.</p> <p><b>3.2 Emerging Development Plan</b></p> <p>3.2.1 The Council is currently preparing a new Local Plan for East Cambridgeshire, which when adopted will replace the existing Local Plan. The emerging Local Plan was submitted to the the Secretary of State in February 2018 with hearing sessions for the Examination in Public due to commence on the 19th June 2018. It is relevant to note that the emerging Local Plan proposes a very different planning strategy to the adopted Local Plan. In particular, it proposes a higher housing requirement and a more dispersed spatial distribution, with more housing and other development</p>
--	--	--

<sup>2</sup> Paragraph: 044 Reference ID: 41-044-20160519 (Revised 19/05/2016).

		<p>being directed towards the villages, in particular the Large Villages such as Fordham.</p> <p>3.2.2 Gladman have been involved throughout all stages of the preparation of the new Local Plan raising significant objections to the quantum of development proposed in the plan along with allocations made within the Plan (including allocations in Fordham). Substantive objections have also been made by other interested parties (including Historic England) to the proposed Fordham allocations and their indicative development capacities. At this time these objections are outstanding and there can be no certainty whatsoever that the currently proposed Local plan policy approach to Fordham will survive the Examination process. Gladman suggest that progress of the FNP is paused until a time as the outcomes of the Local Plan Examination in Public are known, such as the publication of the final Inspector's Report.</p> <p>3.2.3 Recognising that a neighbourhood plan can come forward ahead of an emerging Local Plan, the FNP carries forward the allocations of the emerging Local Plan, relying upon the emerging Local Plans's evidence base. Gladman suggest that, as this evidence is yet to be tested at the examination, the FNP will need to be supported by its own evidence base and a Strategic Environmental Assessment.</p> <p>3.2.4 A similar issue has been raised by Mr John Slater, the Examiner of the Ford Neighbourhood Plan in Arun. He has suspended the examination until the Inspectors Report is published as many of the same issues will be dealt with in the Local Plan Examination, and dealt with in a more appropriate level of detail. Gladman suggest that as the FNP is being prepared in similar circumstances to that of the Ford Neighbourhood Plan that preparation of the FNP is paused.</p> <p><b>4 FORDHAM NEIGHBOURHOOD PLAN</b></p> <p><b>4.1 Context</b></p> <p>4.1.1 These representations are made in response to the current consultation on the pre-submission version of the FNP, under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. This chapter of the representation highlights the key points that Gladman raise with regard to the content of the FNP as currently proposed.</p> <p><b>4.2 Neighbourhood Plan Policies</b></p> <p>4.2.1 This section of Gladman's representations is made in response to those policies which need to be addressed and amended through modification and/or deleted to meet the basic conditions, allowing a flexible and positive approach consistent with the requirements of national policy and guidance.</p> <p>4.2.2 As a general note, Gladman note reference to evidence base documents but we have not been able to access these documents during the course of this consultation. The Steering Group should ensure a full sufficiently robust evidence base is available to support the FNP when submitted to the Council for Regulation 16 consultation. Until a time that this evidence is available, Gladman reserve the right to comment on this evidence.</p>
--	--	--

		<p>4.2.3 Vision and Objectives</p> <p>4.2.4 Gladman are concerned with the vision and objectives of the FNP and how they relate to Fordham and its role in the settlement hierarchy within the emerging East Cambridgeshire Local Plan.</p> <p>4.2.5 In the emerging Local Plan a large strategic area of employment land has been identified in Fordham. It is concerning that the FNP's vision and objectives do not reflect the important role Fordham will take in supporting economic development in East Cambridgeshire. The proximity to the large strategic employment allocation will make Fordham a highly desirable location to live during the plan period and further residential development should be supported in order to minimise the need to travel and secure sustainable patterns of development, where people can live and work in the same area.</p> <p>Policy 1: Housing Growth</p> <p>4.2.6 This policy aligns with the emerging Local Plan carrying forward the proposed site allocations, relying on the emerging Local Plan's evidence base to support these site allocations. The FNP is progressing at a time when this evidence base is yet to be tested, with outstanding objections to the proposed site allocations. Gladman state that should the FNP wish to proceed ahead of the emerging Local Plan that it will need to be supported by its own proportionately robust evidence base.</p> <p>4.2.7 The alternative would be to pause production of the FNP until the outcomes of the emerging Local Plan examination are known, as was the case in the Ford Neighbourhood Plan highlighted above. In this example Examiner Mr John Slater took the decision to suspend examination of the plan due to the heavy reliance on the emerging Local Plan's evidence base, to avoid duplicating the examination process.</p> <p>4.2.8 Should the Steering Group wish to proceed ahead of the Local Plan Examination, Gladman suggest that the Steering Group contact East Cambridgeshire Council requesting a Strategic Environmental Assessment (SEA) Screening Report is undertaken to determine whether it is likely that a full SEA is required. Should any of the statutory consultees consider it likely that the plan proposals may have an environmental impact a full SEA will be needed to support the policy choices in the FNP. As the plan is making site allocations, Gladman consider it to be highly likely that a full SEA will be required.</p> <p>4.2.9 Gladman and other stakeholders have raised significant objections to the emerging allocations (both in terms of the appropriateness of their proposed allocation for housing and their development capacities). Alternative sites have also been put forward by other landowners and developers, which will need to be considered through the Examination process. Gladman is promoting its site off Mildenhall road as an alternative / additional site for allocation through the Local Plan process. Gladman submit that this should be a consideration in the evidence base supporting</p>
--	--	--

		<p>the FNP and the potential SEA.</p> <p>4.2.10 Further, Gladman would recommend incorporating sufficient flexibility into the policy to account for any changes that may arise to the plan through the Local Plan Examination process. A flexible approach to development adjacent to the the Development Envelope would allow the plan to rapidly respond to changing market conditions and any additional housing need that may arise. As currently drafted Gladman consider this policy approach to be overly restrictive conflicting with the objectives of the Framework.</p> <p>Policy 3: Local Green Spaces</p> <p>4.2.11 Noting reference to the Fordham Open Space Assessment (March 2018) in the supporting text of this policy, Gladman have not been able to find this document available during the course of this consultation and reserve the right to comment upon this piece of evidence at a later date.</p> <p>Policy 4: Maintaining Separation</p> <p>4.2.12 Gladman consider that this policy lacks clarity and will need rewording, supported by defining the areas of separation on the policy map to allow for a decision maker to apply the policy predictably and efficiently. As currently worded, this policy could be seen to be providing a blanket restriction against all future development in the neighbourhood area conflicting with the objectives of the Framework to significantly boost the supply of housing.</p> <p>Policy 6: Locally Important Views</p> <p>4.2.13 Gladman again note reference to an evidence base document that we have not been able to find available during the course of the consultation. Gladman again reserve the right to comment on this piece of evidence when it is available to be accessed.</p> <p>4.2.14 Notwithstanding the above, it is clear that one of the identified Locally Important Views [FV01 – View of St Peter and Mary Magdalene Church south west from Mildenhall Road] is across proposed housing allocation FH1. This raises a potential policy tension and it is unclear from the information available how this could be reconciled.</p> <p>Policy 7: Locally Important Buildings and Structures</p> <p>4.2.15 This policy designates 13 buildings as Locally Important Buildings, non designated heritage assets. Gladman suggest that this policy is modified to be in greater accordance with the Framework, notably Paragraph 135. Reference should be made to the balanced judgement that is required when weighing applications that affect directly or indirectly a non designated heritage asset. Any scale of harm or loss should be balanced against the significance of the heritage asset when determining an application. This policy is currently drafted more restrictively than</p>
--	--	---

the Framework and should be amended accordingly.

#### Policy 8: Wildlife and Habitats

4.2.16 Gladman suggest that this policy will require clarity to ensure that a decision maker can apply this policy predictably and efficiently. It is unclear what would be considered to be an unacceptable impact upon the internationally protected sites at Fordham Wood or Chippenham Fen and this could lead to inconsistencies in the development management process.

### 5 SITE SUBMISSION

#### 5.1 Land off Mildenhall Road, Fordham

5.1.1 The Parish Council is aware that Gladman has land interests at Mildenhall Road in Fordham (site plan included in Figure 1. The site is capable of accommodating approximately 100 dwellings (including up to 40% affordable housing, in line with adopted policy), structural planting and landscaping and informal open space. The site is currently subject to a planning appeal (APP/V0510/W/17/3186785), following refusal of our planning application for residential development on the site (LPA ref: 17/00481/OUM). The application was accompanied by a suite of plans, reports and other associated documents including an illustrative Development Framework Plan, a Design and Access Statement, a Landscape and Visual Appraisal and Planning Statement.



**Figure 1.** Site Location Plan – Land at Mildenhall Road, Fordham.

5.1.2 Gladman has developed extensive evidence to show that the site is suitably located with good access to existing facilities and services. Fordham is a sustainable settlement that is capable of accommodating a significant level of housing growth, including the Mildenhall Road site.

5.1.3 The site lies to the south of Mildenhall Road, in the eastern area of Fordham and sits partly within the existing settlement development limits of Fordham. The site is bounded by existing residential development to the north and east and employment uses to the west. The proposals are well contained, represent a logical extension of Fordham and will provide new homes that will



		<p>help sustain the vitality and viability of local services and facilities for future years.</p> <p>5.1.4 Therefore, Gladman submits that the site at Mildenhall Road should be included as an allocation to ensure the FNP adequately provides for current and future housing need.</p> <p>5.1.5 Gladman believes the site can bring real benefits to the community, including;</p> <ul style="list-style-type: none"> <li>• Deliver development in a sustainable location. The development is well-related to the existing settlement, within close proximity to existing bus stops on Mildenhall Road and Church Street. The site is also within walking and cycling distance of all major facilities within the village, including the school, Cooperative food store, petrol station, sports facilities and the village hall;</li> <li>• Provide new public open space with children’s play facility and a high quality landscape setting. This will be provided in close proximity to existing and proposed housing, along with more informal recreation space and landscaping to meet the needs of new residents and provide additional facilities for existing residents;</li> <li>• Create a high quality residential environment which respects the character of the area. The development has been carefully designed to respond positively and sympathetically to its built and environmental context and the character and appearance of the surrounding area;</li> <li>• Deliver a mix of housing types and sizes to meet the strategic needs of the local housing market, including family and affordable housing. This will demonstrably support and help secure the current and future vitality of the village;</li> <li>• Retain existing trees, hedgerows and landscape features as far as possible. In addition to this there will be a surface water infiltration pond. In accordance with the Framework the proposals will result in a net gain for biodiversity;</li> <li>• Create a site with good pedestrian links throughout and to the wider area;</li> <li>• Provide satisfactory access with minimal traffic impact. An access solution that meets all required visibility splays and safety requirements can be delivered, as confirmed by the Highways Authority during the application process, whilst the anticipated level of traffic increase associated with the development proposals will not have a material impact upon the operation of the local highway network;</li> <li>• Deliver tangible economic benefits that will benefit the community of Fordham and the District.</li> </ul> <p><b>6 CONCLUSIONS</b></p> <p>6.1.1 Gladman recognises the Governments ongoing commitment to neighbourhood planning and the role that such Plans have as a tool for local people to shape the development of their local community. However, it is clear from national guidance that the FNP must be consistent with national planning policy and the need</p>
--	--	--

		<p>to take account of up-to-date housing needs evidence and the direction contained in the emerging Local Plan.</p> <p>6.1.2 Noting that the FNP is being prepared to align with the emerging Local Plan as the FNP is being prepared in advance of the evidence base supporting these allocations being tested at examination the FNP will need its own evidence base. It is likely that will include needing a full SEA.</p> <p>6.1.3 Having highlighted the example of the Ford Neighbourhood Plan in Arun, Gladman suggest it would be appropriate to pause preparation of the FNP until the outcomes of the emerging Local Plan examination are known.</p> <p>6.1.4 Should the Steering Group wish to continue with the preparation of the FNP ahead of the emerging Local Plan examination, Gladman have submitted land off Mildenhall Road for consideration to be assessed through the site selection process of the FNP and potential SEA.</p> <p>6.1.5 Further, Gladman has not been able to access several elements of the evidence base supporting the policies of the plan and to ensure a fair consultation process these should be made available in advance of the Regulation 16 consultation.</p>
<p>059 – Local Planning Authority – East Cambs District Council</p>		<p>Thank you for inviting East Cambridgeshire District Council to comment on the Fordham Neighbourhood Plan (Reg. 14 Pre-submission Consultation). The District Council is supportive of neighbourhood planning and welcomes this draft Neighbourhood Plan for Fordham.</p> <p>The draft Neighbourhood Plan has been reviewed by the Strategic Planning team. Before a Neighbourhood Plan can pass to the referendum stage and be made, the plan must satisfy the ‘basic conditions’<sup>3</sup>. Principally, this response seeks to identify whether the draft Neighbourhood Plan is likely to be capable of meeting the ‘basic conditions’ for neighbourhood planning.</p> <p><b>National policy and guidance</b></p> <p>A Neighbourhood Plan must not constrain the delivery of important national policy objectives. It should plan positively to support local development, outside the strategic elements of the Local Plan. More specifically paragraph 184 of the National Planning Policy Framework states that Neighbourhood Plans should not promote less development than set out in the Local Plan or undermine its strategic policies.</p> <p>The draft Neighbourhood Plan proposes a number of site allocations for housing (and residential-led mixed-use) development. The scale of this development exceeds that identified by the current, adopted East Cambridgeshire Local Plan 2015 but is aligned with the emerging Local Plan currently at examination stage. The Neighbourhood Plan therefore contributes to meeting the national policy objective to deliver housing growth,</p>

<sup>3</sup> The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.

		<p>and does not propose less development than set out in the Local Plan (adopted or emerging).</p> <p>It is evident that in preparing the draft Neighbourhood Plan, the Parish Council has had regard to national policy. For example the draft Neighbourhood Plan proposes the designation of Local Green Spaces, thereby utilising national policy to protect open spaces which are of importance to the community. In addition, the draft Neighbourhood Plan (in Policy 7) recognises the protection offered to heritage assets by national policy and the Local Plan.</p> <p>The District Council encourages the Parish Council to set out in its Basic Conditions Statement, the particular national policies that it has considered and how the policies in the draft Neighbourhood Plan take account of national policy and advice.</p> <p><b>Draft National Policy – Neighbourhood Area housing requirement</b></p> <p>At the time of writing, government has published for consultation a revised National Planning Policy Framework<sup>4</sup>. Government has indicated that it expects to publish a final revised NPPF in the summer. It is therefore possible that national policy will have changed by the time the Fordham Neighbourhood Plan is examined or is made.</p> <p>In para 66, the draft NPPF indicates that '<i>Strategic plans should set out a housing requirement figure for designated neighbourhood areas.</i>' This provides greater certainty for neighbourhood plan-makers as '<i>Once the strategic plan has been adopted, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.</i>'</p> <p>The District Council has recently submitted a Local Plan for examination. That draft Local Plan was submitted prior to the publication of the Draft NPPF and, as presently drafted, does not explicitly state the housing requirements for Neighbourhood Areas.</p> <p>However, the submitted Local Plan identifies six site allocations for residential development. In total, these site allocations are expected to deliver approximately 303 dwellings.</p> <p>The draft Local Plan defines a Development Envelope around the built area of Fordham village. In principle, draft policy LP3 supports development within the Development Envelope<sup>5</sup>. The District Council expects that over the course of the plan period there will be a modest amount of development within Fordham's Development Envelope. Typically, this development will be delivered on small sites of less than 10 dwellings – referred to as 'windfall' in the draft Local Plan. Currently there are a number of such small sites with planning permission in Fordham, expected to deliver approximately 43 dwellings.</p>
--	--	---

<sup>4</sup> National Planning Policy Framework: Draft Text for Consultation  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/685289/Draft\\_revised\\_National\\_Planning\\_Policy\\_Framework.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/685289/Draft_revised_National_Planning_Policy_Framework.pdf)

<sup>5</sup> In certain circumstances infill development in areas outside of, but well-related to Development Envelopes may be appropriate – see draft policy LP32.

		<p>In addition, the draft Local Plan provides opportunities for other forms of residential development. For example, policy LP31 supports certain forms of development in the countryside, such as affordable housing exception sites and community-led development schemes, dwellings for rural workers and conversion of non-residential buildings.</p> <p>The District Council therefore suggests:</p> <p>(a) In principle, a 'housing requirement' figure should be included in your Neighbourhood Plan. This will make your plan more effective and clear to decision makers, and will 'future proof' your plan post publication of the new NPPF.</p> <p>(b) If you agree to (a), then the housing requirement figure for the Fordham Neighbourhood Area, between 2016 and 2036, should, the Council believes, be set at 350 dwellings.</p> <p>This requirement represents growth of more than 30% in total dwelling numbers over the 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. At 350 units, it is also approximately 15% higher than the basic figure planned for in the submitted Local Plan (at 303), and thereby clearly meeting the strategy of the submitted Local Plan (which, for Fordham, is 303 units plus its fair share of any 'windfall' which may arise across the district).</p> <p>In setting such a housing requirement figure, your plan should not stipulate such a figure to be a 'ceiling'. However, your plan could make it clear under what circumstances additional development, which would likely result in growth over 350 dwellings over the period 2016-36, would be acceptable.</p> <p><b>Delivering sustainable development</b></p> <p>It is a core planning principle that all plan-making and decision-taking should help to achieve sustainable development.</p> <p>It is noted that the Neighbourhood Plan's proposed site allocations reflect those sites as set out in the submitted draft Local Plan. The District Council has prepared an extensive evidence base to inform its draft Local Plan, including undertaking a site assessment exercise and the application of Sustainability Appraisal. The District Council therefore has confidence that the proposed site allocations, as set out in both the draft Local Plan and the draft Neighbourhood Plan, present a sustainable strategy for growth in Fordham.</p> <p>Many proposed site allocations also benefit from planning consent (or a resolution to grant planning permission). The sustainability of these sites has therefore been determined through the planning application process.</p> <p>The draft Neighbourhood Plan appears particularly conscientious of sustainability issues. For example, in addition to proposed development sites, the draft Neighbourhood Plan includes policies</p>
--	--	---

		<p>for the conservation of Fordham’s historic character, heritage assets, views, locally important green spaces and habitats. In addition, the draft Neighbourhood Plan addresses matters relating to services and facilities (particularly medical and education infrastructure) and supports sustainable travel.</p> <p>Nevertheless, to demonstrate that the draft Neighbourhood Plan contributes to sustainable development, sufficient and <i>proportionate</i> evidence should be presented on how the draft Neighbourhood Plan guides development to sustainable solutions. This should be presented alongside the next iteration of your plan, and we are happy to discuss in advance what suitable material that might be.</p> <p><b>Conformity with strategic policies</b> Neighbourhood Plans are required to be in <i>general</i> conformity with the strategic policies of the Local Plan. At present, strategic policies are set out in the Local Plan 2015. However, the policy context is somewhat complex as the District Council is currently preparing a new Local Plan.</p> <p>The amount of housing growth identified by the draft Neighbourhood Plan exceeds the Local Plan 2015 but is aligned with the submitted Local Plan, which has been informed by up-to-date housing needs evidence.</p> <p>National planning guidance states that whilst a draft Neighbourhood Plan is not tested against the policies in an emerging Local Plan the reasoning and evidence informing the Local Plan process is likely to be relevant to the consideration of the basic conditions against which a Neighbourhood Plan is tested. In addition, it is accepted practice that Neighbourhood Plans can promote more development than a Local Plan.</p> <p>For other (non-housing) matters, the draft Neighbourhood Plan policies appear to be broadly aligned with the strategic policies contained within the Local Plan 2015 and submitted Local Plan.</p> <p>The District Council is therefore satisfied that the draft Neighbourhood Plan does not undermine its strategic policies and is capable of meeting the requirement for ‘general conformity’, including where the draft Neighbourhood Plan is examined in advance of the new Local Plan’s adoption.</p> <p><b>Other obligations</b> The District Council has undertaken a Strategic Environmental Assessment and Habitats Regulation Assessment screening exercise of the draft Neighbourhood Plan on behalf of Fordham Parish Council<sup>6</sup>. Through this screening exercise, the District Council considers that the draft Neighbourhood Plan has satisfied the requirements of relevant EU obligations, namely the ‘SEA Directive’<sup>7</sup> and ‘Habitats Directive’<sup>8</sup>.</p>
--	--	--

<sup>6</sup> The screening report concludes that the draft Neighbourhood Plan does not require a Strategic Environmental Assessment or Habitats Regulation Assessment. The Council is currently consulting statutory agencies on its findings.

<sup>7</sup> Directive 2001/42/EC

<sup>8</sup> Directive 92/43/EEC

		<p><b>Conclusion</b> In conclusion the District Council considers the Fordham Neighbourhood Plan, as presently drafted, is likely to be capable of satisfying the basic conditions.</p>
--	--	---