

Regulation 30: Notice of minor modification to the Witchford Neighbourhood Plan

23 September 2026



East Cambridgeshire
District Council

In line with Regulation 30 of the Neighbourhood Planning (General) Regulations 2012 (as amended), readers are hereby notified that East Cambridgeshire District Council has made the following minor modification to the Witchford Neighbourhood Plan 2019 – 2031 (as modified 2025). The minor modification is made to correct an administrative error by replacing the pre-2025 section of the Neighbourhood Plan with the version that remains valid today.

The corrections are as per the examiner's required modifications in 2020 and are detailed in 'Schedule 1' contained in this document.

Reasons for this decision

The neighbourhood plan that went to referendum in February 2020 and subsequently adopted in May 2020 remains valid today. The 2025 modification to the plan, also referred to as the 'Climate Change Single Issue Review', that was subject to public consultation, examination and, in March 2025, to Full Council consideration did not result in altering the adopted 2020 contents; it simply resulted in the addition of five climate change related planning policies, specifically section 5.11, together with associated changes. These changes are detailed in the 'Schedule 2' contained in this document.

However, in error, the changes made as part of these agreed 2025 modifications were, added to the version of the 2020 NP that was submitted for examination in October 2019, rather than to the version of the 2020 NP that was put to referendum in March 2020 and subsequently adopted in May of that year.

The error is purely administrative in nature and has not impacted on the regulatory process in bringing forward the 2025 modified Neighbourhood Plan; neither has it impacted on relevant decisions in the development management process.

Regulatory process in bringing forward the 2025 modified Neighbourhood Plan

From the outset, it has been clear that the Climate Change Single-Issue Review would not involve altering any existing planning policies contained in the May 2020 adopted neighbourhood plan and that it would involve creating a new climate change section to the policy chapter of the plan without amending the existing policies.

Additionally:

- the 2025 Witchford NP Modification Proposal Regulation 15 Statement that accompanied the submission version explains how the Witchford Neighbourhood Plan, as adopted in May 2020, is proposed to be changed through the modified plan. <https://eastcambs.gov.uk/planning-and-building-control/planning-policy-and-guidance/neighbourhood-planning/neighbourhood-8> This document is clear in that the modifications do not propose any changes to the existing policies as adopted in May 2020. Paragraph 10, specifically reads:

“In summary, the changes proposed to WNP1 through this modification proposal do not alter the existing nature of the WNP. This is because its existing content remains the same and the additional content (the Climate Change Single Issue Review) sits comfortably under the neighbourhood plan vision and alongside the existing seven theme- based objectives. The proposed changes do not alter the overall direction of the plan in terms of development.”

- The Examiner’s Report into the 2025 modified Neighbourhood Plan was undertaken on the basis the proposed modifications did not involve any alteration to the neighbourhood plan’s existing policies. This is made clear in paragraph 1 of the published Examiner’s Report ‘Witchford Neighbourhood Plan 2019 – 2031 Climate Change Single Issue Review, A report to East Cambridgeshire District Council. <https://eastcambs.gov.uk/planning-and-building-control/planning-policy-and-guidance/neighbourhood-planning/neighbourhood-8>

“The Witchford Neighbourhood Plan (WNP) was made (ie formally adopted) by East Cambridgeshire District Council on 21 May 2020, since which time it has been a part of the statutory development plan for the area. Modifications of neighbourhood plans are provided for in the legislation, and the Parish Council now wishes to add a further section with five new policies to the WNP; these being solely designed to strengthen its response to the challenges of climate change. The proposed modifications do not involve any alteration to the WNP’s existing policies, which are therefore not subject to examination...”

- The public notice issued by East Cambridgeshire District Council in line with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended), and that announced the statutory consultation period from 27 November 2024 to 14 January 2025 was clear that the proposed amendments did not involve altering the policies in the May 2020 Neighbourhood Plan. It reads:

“During November 2024, Witchford Parish Council formally submitted its Neighbourhood Plan modification proposal (and supporting documents) to East Cambridgeshire District Council for independent examination, which includes a final round of public consultation. Witchford has an existing Neighbourhood Plan of 2020, which sets out a vision for the future of the parish and planning policies that will be used to determine planning

applications locally (within the Witchford Neighbourhood Area). The modification proposal proposes to introduce five new policies under the theme of climate change. No current policies are proposed to be deleted or amended.”

Development management process

Every applicable decision made since 20 March 2025 has been reviewed to check whether there are any validity issues concerning decisions that have been made due to the wrong version of the planning policy being used to inform or reach a planning decision. No issues have been identified.

Schedule 1: list of changes to the Witchford Neighbourhood Plan made following the 2020 examination and prior to the referendum and adoption of the plan

Witchford 2020 NP pre-examination version	Change summary	Detail of change
Paragraph 3.2	Insert reference to new Appendix 2	“Some of the priorities which are important for residents are not achievable through land-based planning policies, or are not directly within the remit of the Witchford Neighbourhood Plan. Witchford Parish Council aims to address these wider priorities as free-standing projects, separate to but informed by the Neighbourhood Plan. These are outlined in <u>Appendix 2 to the Plan</u> . section 6. ”
Policy WNP SS1	Amend to remove reference to site allocations	Policy WNP SS1 A spatial strategy for Witchford Development proposals which accord with the site allocations WNP H1, WNP H2 and WNP H3 shown on Map 5 will be supported. The permitted housing sites WFD H1, WFD H2 and WFD H3 will deliver approximately 330 homes during the plan period 2019 – 2031. In addition, other proposals within Witchford’s development envelope, which is defined on Policy Map 6 will be supported provided they accord with other provisions in the Development Plan. Outside the development envelope, development will be restricted to: • rural exception housing on the edge of the village where such schemes accord with Policy WNP H2 of this plan; • appropriate employment development at the Sedgeway Business Park where such schemes accord with Policy WNP – E2 of this plan; and • development for agriculture, horticulture, outdoor recreation, essential educational infrastructure and other uses that need to be located in the countryside. The allocated sites will deliver approximately 330 homes during the plan period 2019 to 2031.
Para 5.1.2	Amend 2 nd and 3 rd paragraph	The development envelope is <u>based on that set out in the East Cambridgeshire Local Plan 2015 for Witchford but amended to include within it the recent major housing commitments particularly those to the north of Witchford extending out to the A142.</u> defined <u>It is shown</u> on Policy Map 6. Development proposals coming forward outside the development envelope will be regarded as countryside locations, whereas the principle of development within the development envelope is generally accepted. In the last plan period, parcels of land outside the Local Plan development envelope were given permission for housing development. These were permitted on appeal (after East Cambridgeshire District Council had recommended refusal) on the basis that the district could not demonstrate a sufficient supply of housing (referred to as a sufficient 5-year land supply). Development, including these 5-year land supply sites, has resulted in schemes coming forward without due regard to the context, character and sensitivities of Witchford’s setting and wider landscape character. Notwithstanding this, it is important that the <u>Neighbourhood Plan</u> spatial strategy for the parish is one which takes into account existing commitments (planning permissions) and uses this as a starting position from which to plan ahead.
Para 5.1.2	Amend 4 th paragraph to insert reference to	The adopted Local Plan for East Cambridgeshire District Council does not allocate any housing sites in the parish. It does define a development envelope tightly around the built-up part of the village and supports in principle infill development within these boundaries.

Witchford 2020 NP pre-examination version	Change summary	Detail of change
	“(C.2 per year)”	The Local Plan allows in principle for rural exceptions housing to come forward on the edge of the development envelope and anticipates that approximately 37 new dwellings (c. 2 per year) will be built on infill sites in the village during the period 2013 to 2031.
Paragraph 5.1.2	Delete 8 th sub paragraph and include more detail as to how the indicative requirement meets the guidance in the NPPF	In considering the overall housing requirement for the Neighbourhood Plan, the district council has taken into account the following: - In the period 01 April 2011 to 31 March 2018, there were 24 net dwelling completions; - At 01 April 2018, Witchford parish had ‘net commitment’ from sites with planning permission for 252 dwellings; - Past completions and future supply from committed sites could therefore deliver 276 dwellings in the period 2011 – 2031. <u>The District Council calculated the indicative housing requirement for Witchford in a manner which is consistent with national policy, taking into account a range of relevant factors.</u> <u>The most recently available planning strategy for the district, the Local Plan 2015, formed the starting point for calculating the indicative figure - both in terms of the overall housing requirement and its locational strategy for growth.</u> <u>Reflecting the diminished status of the strategic policies of the Local Plan, the District Council has also taken into consideration dwelling completions since the start of the plan period and latest housing commitment data from extant planning permissions within the Neighbourhood Area.</u> <u>The District Council has compared its method for calculating the indicative figure against the latest evidence of housing need, namely the Local Housing Need figure for East Cambridgeshire calculated as per government’s standard method.</u> <u>These factors led the District Council to set an indicative housing requirement which exceeds the housing delivery identified for Witchford by the Local Plan.</u>
Paragraph 5.1.2	Amend 10 th (now 14 th) sub paragraph, delete the 11 th paragraph and amend the final paragraph.	The Neighbourhood Plan therefore includes allocations for the following housing provision sites: Land north of Field End 168 homes Land at Common Road 116 homes Land to south of Main Street 46 homes <u>Committed development on major sites</u> <u>Land north of Field End (WFD H1A) 128 homes</u> <u>Land off Marroway Lane (WFD H1B) 40 homes</u> <u>Land at Common Road (WFD H2) 116 homes</u> <u>Land to South of Main Street (WFD H3) 46 homes</u> <u>330 homes</u> <u>Infill development within development limits</u> <u>2019-31 (Assumed approximately 2 per year)</u> <u>24 homes</u> <u>Total 2019-31 354 homes</u> The principle for development on the three above sites has been accepted through existing planning consents. From this perspective, it is possible, they could come forward without the

Witchford 2020 NP pre-examination version	Change summary	Detail of change
		Plan being in place. However, planning permissions elapse after two years and the site allocation policies in this Plan will ensure development comes forward according to key principles established in this neighbourhood plan. The Neighbourhood Plan assumes that from 20198 through to 2031 there will be a delivery of a minimum of around 3530 homes in Witchford Village. In 2011, Witchford had 960 homes (Census 2011). Since then there have been 24 net dwelling completions. Growth of 330 homes therefore represents a 33% increase during the period 2018 to 2031. These will be delivered in line with the site allocations in this plan. In addition, the Neighbourhood Plan allows for further dwellings to be delivered via appropriate policy compliant infill within the Witchford development envelope.
Policy WNP G11 'Public Rights of Way'	Amend the second clause of the policy in line with examiner's required modifications.	Policy WNP G11 – Public Rights of Way Development proposals that will enhance or extend an existing public right of way or that will deliver a new public right of way in a suitable location will be viewed favourably. Development proposals shall maintain or enhance the amenity value of any public right of way involved in the development. of a public right of way.
Policy WNP H1 'Housing Mix'	Amend the policy in line with examiner's required modifications.	Policy WNP H1 – Housing Mix Residential development that contributes to meeting existing and future needs of the village will be supported. A mix in the size and tenure of housing will be required taking into account the needs of young people looking for smaller homes as well as the needs of older residents. Homes should be designed to be suitable for independent living and built to the accessible and adaptable dwellings (M4 (2) standard). Where there is up to date evidence of a need for homes to be accessible and adaptable they should be built to the accessible and adaptable M4(2) standard other than where it <u>can be demonstrated in a full financial appraisal that the application of the standard would make the development unviable.</u>
Policy WNP H3 Housing Design	Amend the second clause in line with examiner's required modifications	All residential development shall contribute positively to the quality of Witchford as a place. Major development proposals will demonstrate how a scheme does this through a completed Building for Life 12 assessment <u>or a similar assessment demonstrating sustainable design.</u>
Site Allocation WNP WFDH1B	Amend policy in line with examiner's required modifications	<u>Housing Proposal Site Allocation WNP WFDH1B</u> Land is allocated at north of Field End for the development of up to 168 homes. Land is proposed for housing development off Marroway Lane for up to 40 homes. The following site-specific considerations and requirements <u>will apply to reserved matter applications and any future applications on this site:</u> • The retention of landscape buffer between the village edge and the A142 as a way of maintaining separation. • An identified need for streetscape improvements along Field End through tree planting. • A requirement to set aside land for the delivery of a west-east

Witchford 2020 NP pre-examination version	Change summary	Detail of change
		pedestrian and cycle spine route from Marroway Lane to Common Road through the southern part of the site. • Incorporation of a surface water drainage scheme for the site based on sustainable drainage principles and which delivers biodiversity benefits. • Delivery of this section of the west east pedestrian and cycle spine route from Common Road through to Witchford Village College. <u>Delivery of the section of the west-east pedestrian and cycle spine route from Marroway Lane eastward to Field End.</u>
Paragraph 5.6.1	Amend first and second sub paragraphs	There are two planning consents applicable to this site. Development is consented for up to 128 new homes in the eastern part of the site (WFD H1 (WFD H1A) and is under construction. The western part of the site (WFD HB) has outline planning consent for the development of 40 new homes. As at July 2019, the site in the eastern part of this site is under construction. This <u>site allocation housing proposal</u> is included in the plan to ensure important principles for the development are established and in place ready for the detailed consent application and, in the event of the current permissions expiring, in place ready for future applications. In this particular case, where the eastern part of the site WFD H1A is now under construction, it is important to ensure the delivery of the western part of the site (WFD H1B) is designed as an integral and logical part of the new neighbourhood.
Paragraph 5.6.2	Amend 3 rd paragraph as per examiner's modifications	This allocated site <u>housing proposal</u> is located in the Common Side Local Landscape Character Area, as described in the WLA. The WLA advises that new development should not sit close to the A142 and that an open landscape buffer should remain between the A142 and the village edge. In this particular location, the existing gap between the A142 and the village edge is considered to be an important part of how Witchford retains its separate village identity. The WLA states that it is important that an indented village edge and sense of separation from the A142 is retained.
Site Allocation WNP WFDH2	Amend policy as per examiner's modifications	Site Allocation <u>Housing Proposal</u> WNP WFDH2 Land is allocated <u>proposed for housing development</u> at Common Road for the development of up to 120 homes. The following site-specific considerations and requirements <u>will apply to reserved matter applications and any future applications on this site:</u> • The retention of a landscape buffer between the village edge and the A142 as a way of maintaining separation. • Low lying land to the north of the site including the ditches to be used for land drainage and maximise potential of landscape value through sensitively designed land drainage scheme. • Setting aside land for a west east pedestrian and cycle spine route from Common Road through to Witchford Village College. • Incorporation of a surface water drainage scheme for the site based on sustainable drainage principles and which delivers biodiversity benefits. • Delivery of this section of the west east pedestrian and cycle spine route from Common Road through to Witchford Village College.
Paragraph 5.6.3	Amend first sub-paragraph as per	This site is subject to an application for <u>has the benefit of</u> outline planning consent. This site allocation <u>housing proposal</u> is included in the plan to ensure important principles for the development are established and in place ready for detailed consent application and,

Witchford 2020 NP pre-examination version	Change summary	Detail of change
	examiner's modifications	in the event of the current permission expiring, in place ready for future decision making.
Paragraph 5.6. 4	Amend second sub-paragraph as per examiner's modifications	This allocated site <u>housing proposal</u> is located in the Common Side Local Landscape Character Area, as described in the WLA. The WLA advises that new development should not sit close to the A142 and that an open landscape buffer should remain between the A142 and the village edge. In this particular location, the existing gap between the A142 and the village edge is considered to be an important part of how Witchford retains its separate village identity. The WLA states that it is important that an indented village edge and sense of separation from the A142 is retained.
Site Allocation WNP WFDH3	Delete policy as per examiner's modifications.	Site Allocation WNP WFDH3 Land is allocated at south of Main Street for the development of up to 46 new dwellings. The following site-specific considerations and requirements apply to this site: • Preparation and submission of a Landscape Visual Impact Assessment to inform a carefully designed scheme sensitive to its settlement edge location. • Maintaining a vegetated high quality streetscape along Main Street by retaining and protecting existing mature trees on the northern boundary to site (along Main Street). • Retaining existing features of visual and biodiversity value including hedgerows. • Retaining and reinforcing planting and hedgerows along the southern, western and eastern boundaries of the site to allow the scheme to interface well with immediate and wider landscape setting. • Incorporation of a surface water drainage scheme for the site based on sustainable drainage principles and which delivers biodiversity benefit. • Retention and reinforcement of landscaping and planting on the southern boundary to allow the scheme to integrate well with wider landscape.
Paragraphs 5.6.5, 5.6.6	Delete paragraphs as per examiner modifications	5.6.5 Intent There is an outline planning consent for 46 dwellings on this site, including public open space and landscaping. Construction has not started. This site allocation is included in the plan to ensure important principles for the development are established and in place should the current planning permission expire. 5.6.6 Context and reasoned justification The site falls within local landscape character area Witchford Southern Slopes in the Witchford Landscape Appraisal. Here, the WLA states "Beyond the settlement edge to the south the land forms a plateau of elevated land which then drops gently towards the fen beyond the 10m contour". For the most part, development is set back from the slopes and therefore not visible from the wider countryside to the south. However, the WLA identifies a risk that new housing development in this area could give rise to a more visually evident urban edge when viewed from the south. This particular site includes some key landscape features that, if retained, will succeed in containing the site and help any scheme integrate gently in the wider landscape. This includes a clear vegetated boundary along the southern eastern and western perimeters of the site. Within the site, there are also existing hedgerows functioning as characteristic field boundaries and providing biodiversity value.

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		Along Main Street, this site contains some mature trees currently protected through tree preservation orders due to their important visual contribution in the streetscape. The Witchford Landscape Appraisal identifies valued views from this site into the wider landscape to the south. These views will most likely be impacted adversely by development at this location and from this perspective there is a tension between this site allocation and the recommendations of the WLA. The principle of development at this site however has already been established through the granting of permission on this site. The Neighbourhood Plan cannot change this but it can seek to shape future applications at this site.
Policy WNP IC1	Amend policy in line with examiner's modifications	Policy WNP IC1 - Witchford Infrastructure and Community Facilities Provision of new and improved infrastructure in the plan area should be informed by the following two overriding infrastructure priorities identified by the community: • <u>Improving crossing facilities at A10</u> Improving pedestrian and cycle links from Witchford to provide greater connectivity between Witchford and Ely • Traffic management to reduce congestion and deter A142 traffic from using the village as a 'rat run' All development proposals in the plan area should consider whether it is appropriate and necessary to contribute towards these items. <u>contribute towards infrastructure priorities, where it is necessary to make the development acceptable and where directly, fairly and reasonably related in scale and kind to the development.</u>
Paragraph 5.7.1	Amend the second sub-paragraph in line with examiner's modifications	Through this Neighbourhood Plan, the Witchford community have identified improvements to crossing facilities at the A10 from Witchford into Ely, alongside the need to invest in traffic management measures which will reduce overall congestion, as a higher priority over other measures. It is recognised that as the A10 junction is outside the Neighbourhood Area the WNP cannot make <u>proposals relating to it but developments can contribute to the improvement of sustainable transport infrastructure within the Neighbourhood Area.</u>
Policy WNP IC2 'Witchford Village Hall and Recreation Ground'	Amend the first clause so that it refers directly to Map 12, as per examiner's modifications.	The Neighbourhood Plan allocates the village hall and associated recreation ground and open space <u>as defined on Map 12</u> for the provision of expanded and enhanced village hall facilities.
Policy WNP T1 'Getting around the village'	Amend the policy in line with the examiner's modifications	Policy WNP T1 – Getting around the village Development proposals which help to create a more walkable neighbourhood in the village will be supported. There should be good permeability through housing areas ensuring they are well connected via walking and cycling routes to neighbouring plots, key services including Witchford Village College, Witchford Primary School and shops and services located on Main Street. Where applicable to a development proposal, o<u>Opportunities will be sought through development proposals to:</u>

Witchford 2020 NP pre-examination version	Change summary	Detail of change
		• improve existing pavements <u>serving the development</u> to make them more accessible for all users including children and the disabled; • allow for pedestrian and cycle connectivity to neighbouring plots fitting in with existing connections on developed plots and allowing for future connections to undeveloped plots; • create a <u>implement the</u> pedestrian and cycle spine route stretching from Sutton Road to Marroway Lane, Marroway Lane to Common Road, from Common Road to Witchford Village College and from Witchford Village College to Lancaster Way; and • implement local transport improvements <u>related to and necessary for the development</u> as required by the Parish Council in its Local Transport Plan. In some circumstances, <u>In all major development</u> where necessary to achieve a good quality and accessible walking and cycling environment to meet the needs of the users of the development <u>and where directly, fairly and reasonably related in scale and kind to the development, contributions towards these initiatives will be sought.</u> it may be appropriate to secure off-site contributions towards these initiatives.
Policy WNP C1 'Connecting Witchford and Ely through sustainable and safe pedestrian routes'	Amend the policy in line with the examiner's modifications	Policy WNP C1 – Connecting Witchford and Ely through sustainable and safe cycle and pedestrian routes The creation of a sustainable and safe segregated cycle and pedestrian crossing route across the A10 from Witchford, which will improve connectivity from Witchford to Ely city centre, Ely train station and Ely Leisure Village <u>route towards Ely within the Neighbourhood Area</u> is strongly encouraged. It should feature as part of any future upgrade to the A10/A142 highway network. Where appropriate and <u>necessary</u> to deliver sustainable development <u>and where directly, fairly and reasonably related in scale and kind to the proposed development,</u> off-site contributions will be secured to achieve <u>the pedestrian and cycle route from Witchford towards Ely.</u> improved pedestrian and cycle crossing facilities at the A10 from Witchford into Ely or towards alternative infrastructure which will help in delivering improved connectivity across the A10 from Witchford into Ely.
Paragraphs 5.9.1	Amend the sub paragraphs as per examiner's requirements.	Intent The <u>A10 current highway network</u> presents a difficult obstacle for those wishing to access Ely city centre, train station or Ely Leisure Village by foot or cycle. Pedestrians and cyclists currently have no choice but to cross the A10/A142 roundabout, which has dropped pavements but no other measures to help cross this busy junction on a road with a 60mph speed limit. The Neighbourhood Plan seeks contributions to be secured towards infrastructure solutions which help to address this connectivity barrier between Ely and Witchford. It is acknowledged that the A10/A142 roundabout is located outside the plan area but that the policy could be applicable to development proposals that come forward in the plan area. 5.9.2 Context and reasoned justification <u>The provision of a safe cycle and pedestrian route between Witchford and Ely has long been an aspiration of the Parish Council</u>

Witchford 2020 NP pre-examination version	Change summary	Detail of change
		<u>and as development increases the need for a safe sustainable transport route increases. The Neighbourhood Plan and developments within Witchford can contribute to the delivery of this route and policy WNP C1 seeks to achieve that.</u> <u>The A10 and its junction with the A142 Witchford Road is an obstacle in realising a safe route and a segregated crossing point over the A10 would be the preferred solution. Indeed the Parish Council has a policy supporting the provision of a bridge over the A10 into Ely from Witchford 'as it not only meets all the objectives but also provides a truly attractive and usable route which we feel will encourage more journeys via sustainable modes of transport'.</u> <u>This crossing point does not fall within the Witchford Neighbourhood Area and as such the Neighbourhood Plan cannot directly make proposals in respect of such a crossing. However as this is a key project in delivering safe and sustainable transport routes serving the Witchford area the Parish Council includes this as one of the 'Projects' aimed at delivering the vision and objectives of the Neighbourhood Plan set out in Appendix 2.</u> <u>The Parish Council will work with Cambridgeshire County Council, East Cambridgeshire District Council and the City of Ely Council to ensure development proposals within Witchford contribute to the provision of a safe and segregated sustainable transport route towards Ely.</u> A segregated crossing point over the A10 from Witchford to Ely would be the preferred solution. One option is the location where St Johns Road in the City of Ely emerges onto the A10. This crossing point does not fall within the Witchford Neighbourhood Plan area; however, should this be agreed as a viable option with Cambridgeshire County Council, East Cambridgeshire District Council and City of Ely Council, then proposals within Witchford parish should contribute towards the provision of this important piece of infrastructure. Improving cycle and pedestrian routes is also a key theme in the Ely Masterplan (2010). The map on page 47 of the Masterplan provides a pink arrow indicating an improved cycle link in the location across the A10 which appears to coincide with the St John's Road crossing location discussed above. The Masterplan text identifies a comprehensive programme of improvements to pedestrian and cycle links including between Ely and outlying villages. A cycle path connecting Lancaster Way Business Park to Ely train station is committed in association with development at Lancaster Way. Whilst this is welcomed it does not address the need for access to Ely city centre and Ely Leisure Village from Witchford. Witchford Parish Council has adopted a policy supporting the provision of a bridge over the A10 into Ely from Witchford 'as it not only meets all of the objectives but also provides a truly attractive and usable route which we feel will encourage more journeys via sustainable modes of transport'. <u>The Transport Strategy for East Cambridgeshire (TSEC) was last</u>

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		published in 2016. This identifies that the A142 between Ely and Witchford will continue to experience increasingly higher levels of congestion (See figure 4 on TSEC page 16 and see figure 10 below). This reinforces the need to supply safe alternatives for cyclists and pedestrians to reduce the reliance on car journeys to Ely and the train station.
Map 13	Delete Map 13	Delete Map 13 and add 'Improved crossing facilities for pedestrians and cyclists at the A10/A142 junction' to list of projects in Appendix 2
Policy WNP E2 'Employment and Commercial Development'	Amend the policy in line with examiner's modifications	Policy WNP E2 – Employment and Commercial Development Development proposals for employment and business uses at the Sedgeway Business Park <u>within the allocated area WFD E1 shown in Map 13</u> will be supported where they protect and utilise opportunities to reinforce landscape character. Proposals should have regard to the landscape guidance notes for the Common Side Local Landscape Character Area as provided in the Witchford Landscape Appraisal.
Chapter 6	Amend in line with examiner's modifications	Projects 6.1 <u>A number of projects have been directly derived from the Neighbourhood Plan questionnaires, which invited respondents to comment and highlight issues that particularly concerned them.</u> 6.2 <u>These P</u>projects are not directly related to the development and use of land and therefore cannot form part of the Neighbourhood Plan, but non-planning-related tasks that complement the planning policies in the Neighbourhood Plan. They will help achieve the overarching Vision of the Plan: 'To value and protect the rural character and community spirit of Witchford, ensuring that future development meets local needs' 6.2 The projects are directly derived from the Neighbourhood Plan questionnaires, which invited respondents to comment and highlight issues that particularly concerned them. <u>6.3 The list of projects is set out at Appendix 2 at the end of the Plan</u> CIL Funded Project List. There are a range of community amenities and projects that are identified which can be wholly or partly funded by CIL contributions to the Parish. These are outlined below. • Village environment, e.g. flower displays, seating on footpaths, litter bins. Suggestion for a community garden will be brought to the Parish Council for consideration whether to add to CIL123 projects list. • Community facilities e.g. Village Christmas tree, coffee club (assist with capital costs), youth club (assist with capital costs), non-land-use related improvements to village hall • Play facilities e.g. skate park, wild play spaces, village trim-trail, orienteering course, football/basketball cage • Small scale highways works such as bollards and signage to improve safety at rights of way crossings on A142

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		Other schemes not deliverable by Witchford Parish Council but which the Parish Council will support or lobby for: • To improve General Practitioner facilities in the Parish. • To improve broadband and mobile phone network coverage in the area through proactive discussions with existing and potential operators. • To improve public transport provision in Witchford. • Improvements to public rights of way crossings over A142. The Parish Council will liaise with the County Council, the primary school, stakeholders, landowners and the wider community with regard to future primary and secondary school provision in the plan area. Once it becomes apparent that additional land for new facilities will be required the Parish Council will look to safeguard sites (as part of a revised Neighbourhood Plan) for future provision. Possible sites for future safeguarding include those shown on 'Areas of Search for Possible Future Education Infrastructure', a map submitted alongside this Neighbourhood Plan. Education provision will be considered at the first review of the Neighbourhood Plan.
Appendices	Insert Appendix 2 in line with examiner's modifications	Appendix 2 <u>Complementary Projects List</u> <u>CIL Funded Project List.</u> <u>There are a range of community amenities and projects that are identified which can be wholly or partly funded by CIL contributions to the Parish. These are outlined below.</u> <u>• Village environment, e.g. flower displays, seating on footpaths, litter bins. Suggestion for a community garden will be brought to the Parish Council for consideration whether to add to CIL123 projects list.</u> <u>• Community facilities e.g. Village Christmas tree, coffee club (assist with capital costs), youth club (assist with capital costs), non-land-use related improvements to village hall</u> <u>• Play facilities e.g. skate park, wild play spaces, village trim-trail, orienteering course, football/basketball cage</u> <u>• Small scale highways works such as bollards and signage to improve safety at rights of way crossings on A142</u> <u>Other Schemes</u> <u>Other schemes not deliverable by Witchford Parish Council but which the Parish Council will support or lobby for:</u> <u>• To improve General Practitioner facilities in the Parish.</u> <u>• To improve broadband and mobile phone network coverage in the area through proactive discussions with existing and potential operators.</u> <u>• To improve public transport provision in Witchford.</u> <u>• Improvements to public rights of way crossings over A142.</u> <u>• Improved crossing facilities for pedestrians and cyclists at the A10/A142 junction.</u>
Typographical and formatting corrections	In line with Appendix 2 to the 2020 Examiner's report	See Appendix 2 to the 2020 Examiner's Report

Schedule 2: changes made to the 2020 Witchford NP, via the 2025 Modified Plan

Location of 2020 NP	Change
Foreword	Additional section to reflect the Climate Change Single-Issue Review
Acknowledgements	Additional section to reflect the Climate Change Single-Issue Review
Contents page	Updates to reflect new policy chapter and amendments to Appendices
List of Maps	Map 14 'Habitats of local biodiversity value in Witchford parish' added to contents page, reflecting its insertion in section 5.11 to support Policy CC2. Note: the 2025 Modified Plan referenced this incorrectly as Map 15, due to section 5.11 being added to the pre-examination version of the 2020 NP. This is now corrected.
Chapter 1 'Introduction'	
Paragraph 1.1	Amend the first clause to explain the March 2025 addition
1.6	Amend Vision Statement so it reads: <u>'To value and protect the rural character and community spirit of Witchford, ensuring that future development is sustainable and meets local needs'</u> ¹
1.8	Insert new clause after Map 1 'About the 2023 Climate Change Single-Issue Review'
Chapter 3 'The Key Issues facing Witchford'	
3.10	Insert new section 'Addressing Climate Change Emergency in Witchford'
Chapter 4 'Witchford Neighbourhood Plan Vision and Objectives'	
4.1	This paragraph is also amended to explain changes to the vision
4.4	One new paragraph to explain the addition of one new objective
4.5 and 4.6	Two paragraphs amended to reflect Climate Change Single-Issue Review.
Chapter 5 (Policy Chapter)	
Paragraph 5.	Addition of a bullet point at end of existing list of bullets 'climate change effects and resilience'
Section 5.11	Addition of five new planning policies, plus associated supporting text and maps etc. Note: Policies CC2 and CC3 in section 5.11 in the 2025 Modified Plan incorrectly referenced Map 15, due to section 5.11 being added to the pre-examination version of the 2020 NP. The policies now correctly refer to Map 14.
Chapter 6 'Projects'	
Paragraph 6.2	Amendment to paragraph and vision as follows: These projects are not directly related to the development and use of land therefore cannot form part of the Neighbourhood Plan, but complement the planning policies in the Neighbourhood Plan. They will help achieve the

¹ The underlined text is the amendment to the Vision Statement agreed by Witchford Parish Council on 1st March 2023 following consultation with Witchford residents and on the recommendation of the SIR Working Group. The Vision in the original Witchford Neighbourhood Plan adopted May 2020 was 'To value and protect the rural character and community spirit of Witchford, ensuring that future development meets local needs'

Location of 2020 NP	Change
	overarching Vision of the Plan <u>and</u> <u>SIR</u>: 'To value and protect the rural character and community spirit of Witchford, ensuring that future development <u>is</u> <u>sustainable</u> <u>and</u> <u>meets</u> local needs'
Appendices	
Appendix 1 'Documentary evidence used in the production of Witchford Neighbourhood Plan'	Additional section to include documentary evidence used to prepare the Single-Issue Review
Appendix 2 'Complementary Projects List'	Additional section to include Climate Change related projects
Appendix 3 'Witchford's ability to mitigate and adapt to climate change: An assessment of Strengths, Weaknesses, Opportunities and Threats'	New appendix linked to the Climate Change Single-Issue Review
Appendix 4 'Top 20 Biodiversity areas in Witchford'	New appendix linked to the Climate Change Single-Issue Review
Appendix 5 'Species List'	New appendix linked to the Climate Change Single-Issue Review