

PAMPISFORD NEIGHBOURHOOD PLAN 2024 – 2041



PLANNING PAMPISFORD FOR TOMORROW

Submission (Regulation 15) version

Submitted by Pampisford Parish Council, June 2024

Front cover image: Painting by O.C. Mayo

FOREWORD

This is the Regulation 15 version of the Pampisford Neighbourhood Plan.

In 2018, the Parish Council decided to make use of the powers of the Localism Act for local communities to prepare their own statutory planning documents to guide decisions on land use and development. The Parish Council considered this would help deliver greater local control over development and set up a Project Group to undertake the work.

Grant funding was applied for and secured, allowing us to engage in professional planning support. A Neighbourhood Plan Survey was conducted in 2018 to assess residents' attitudes and preferences regarding new land release for new housing, types and locations of housing development preferred, public recreation facilities, and attitudes to local community services and relationships.

Many and varied responses were received, representing approximately one third of the adult population of the Village, and these have been carefully considered in drawing up the subsequent versions of the Neighbourhood Plan. In general, the quality of life in the village was appreciated as a friendly, tranquil, attractive, safe and 'traditional' village neighbourhood.

There was recognition of the need for some level of housing expansion, with particular reference to some identified infilling locations, re-use of farm buildings, and some longer-term brownfield site redevelopment.

Following the Regulation 14 consultation, we amended the plan in light of the comments received before we submitted the plan to the Greater Cambridge Shared Planning Service (GCSP)¹, who are tasked with publishing the document for a further round of formal consultation. GCSP will then appoint an independent examiner to test the plan against required 'basic conditions'. The final stage is a parish referendum when the Plan needs to be agreed by majority vote in order for it to be finalised and come into use. At that stage, together with the complementary policies in the South Cambridgeshire Local Plan, the Neighbourhood Plan will be a key factor in the determination of planning applications in the Parish.

Councillor Bill Gysin

Chair, Pampisford Parish Council

May 2024

¹ GCSP is now the local planning authority for both South Cambridgeshire District Council and Cambridge City Council

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1 INTRODUCTION

1.1 This is the Regulation 15 version of the Pampisford Neighbourhood Plan (NP) to cover the period 2024 to 2041. The purpose of the NP is to set a framework for future development in the plan area – see Map 1. Once made, the NP will carry the same legal weight as plans drawn up by the Greater Cambridge Shared Planning Service (GCSP), which is the local planning authority covering both South Cambridgeshire District Council and Cambridge City Council. Applications for development must be determined in accordance with the policies in the NP and other parts of the Development Plan unless material considerations indicate otherwise².

1.2 Pampisford Parish Council is the qualifying body for this NP. The work on the NP has been led by the NP steering group, which comprises nine residents and two parish councillors. The NP steering group has liaised closely with the Parish Council on the production of the plan and the Parish Council has approved this plan for community and stakeholder consultation under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

1.3 At the same time as the NP being prepared, GCSP is working together to bring forward the Greater Cambridge Local Plan, which will cover the plan period up to 2041.

COMMUNITY ENGAGEMENT

1.4 This NP has been informed from the outset by what residents have told us at community engagement events. One of these was the NP survey of all residents undertaken in September 2018, entitled “Attitudes and impressions about Pampisford’s Development and Housing: Present and Future”. This 3-page survey, containing 26 carefully structured questions, was circulated to every household in Pampisford to evaluate residents’ attitudes and aspirations regarding:

- a) their personal residential position and attitudes to living in Pampisford;
- b) their appreciation of Pampisford’s housing stock and ideas for the future;
- c) comments on Pampisford and surrounding road and transport infrastructure; and
- d) assessing home-based and local employment activities and needs.

1.5 In total, some 53 survey forms, representing 94 adult Pampisford residents (20% of all residents aged >16 yrs) and four junior residents (<16 yrs), were received, containing detailed responses to the survey questionnaire.

1.6 A full summary of the results of the survey is provided in the Consultation Statement, submitted alongside the NP.

1.7 Pampisford Parish Council has undertaken further consultations, including, at pre-submission stage, as part of the Regulation 14 formal consultation stage. These consultations have all contributed valuable information and local opinions, which have been used in the preparation of the Plan.

² See glossary

POLICIES MAP

1.8 It should be noted that there is not one parish-wide Policies Map provided as part of this version of the NP. Instead, where a planning policy in Chapter 6 has site-specific implications, a policy map showing this is placed after the policy.



Map 1: The Neighbourhood Plan area.

2 THE NEIGHBOURHOOD PLAN AREA

2.1 Pampisford is a rural parish and village within South Cambridgeshire, some 9 miles south of Cambridge City. The Parish is between the Rivers Cam and Granta, which combine and flow through Cambridge City as the River Cam. The eastern boundary of the parish follows the Roman Road, which runs north from Junction 9 on the M11 (Stump Cross), with the remaining boundary following the irregular pattern of field edges.

2.2 Pampisford is within convenient reach of Cambridge City, Saffron Walden, Newmarket, the M11 (the village being 2 miles north of Junction 9 and 2 miles east of junction 10) and Stansted Airport (approximately 20 miles to the south). Pampisford is also conveniently located 1 mile east of Whittlesford Parkway main line station with access to London Liverpool Street, Stansted Airport, Cambridge, and connections beyond.

2.3 The parish is predominantly open countryside comprising farmland, woodland and parkland. The vast majority of the 154³ dwellings are in the village itself. Considering the small size of the village, there is also an unusually large proportion of the parish occupied by business activity. The main employment areas are:

- i) Brewery Road employment area, home to a number of businesses mostly belonging to the Dixon International Group.
- ii) Rectory Farm employment area, accessed directly off Brewery Road and on the edge of the historic core.
- iii) London Road employment area, which fronts onto London Road near to one of the four village entrances. This area of employment land is recognised as an important employment area in the South Cambridgeshire Local Plan 2018. It is currently undergoing expansion in line with allocations in the Local Plan.
- iv) Solopark Trading Estate, Station Road, occupying the site of Pampisford railway station in the north of the parish. The station was closed by Dr. Beeching in the 1960s. Originally a reclaimed building material site, it now houses a variety of businesses, including building materials suppliers (Solopark and Huws Grey [Ridgeons]), a chiropractor, movie studio and vehicle repair shop.

2.4 These employment areas are described in more detail in Chapter 6 and are shown on Map 13 in this plan.

2.5 The historic Anglican village church is St John the Baptist, in Church Lane, a Grade II* listed building.

HISTORIC PAMPISFORD

2.6 Pampisford has a wealth of historical assets. Brent Ditch passes through the estate of Pampisford Hall and dates back to the 5th Century, when it may have had a defensive function. It is one of four dykes blocking access along the prehistoric Icknield Way. There are also two moated earthworks close together in the area known as The Grove at College Farm. They are rectangular with sides measuring 150–200 feet. Their precise age is unknown, but they may have once defended dwelling places, forts, or even an early Manor House.

³ Census 2011

2.7 Habitation in the village grew up along the current High Street. In 1086 the population was of 137 inhabitants, rising to 359 by 1851. With the loss of the Chequers Pub in December 2021, the Old Vicarage and Rectory Farm are the only surviving 16th and 17th Century farm houses, though there are a number of cottages in the High Street and Beech Lane dating from this period. The Church, dedicated to St John the Baptist, is the only medieval building in the parish, with parts dating back to the Norman times. The exterior is constructed of flint and pebble rubble. Pampisford Hall was built in the 1820s, whilst features of historic (industrial) interest include Pampisford Mill, the Brewery which dates back to 1851, and cuttings and embankments associated with the Chesterford to Six Mile Bottom railway branch line which opened in 1848 and closed three years later (a second line, from Great Shelford to Sudbury was built soon afterwards with a station at Pampisford, surviving until 1967).

2.8 Much else of the history of Pampisford, including its early history, is described in O.C. Mayo's *Pampisford – A History* (1985).

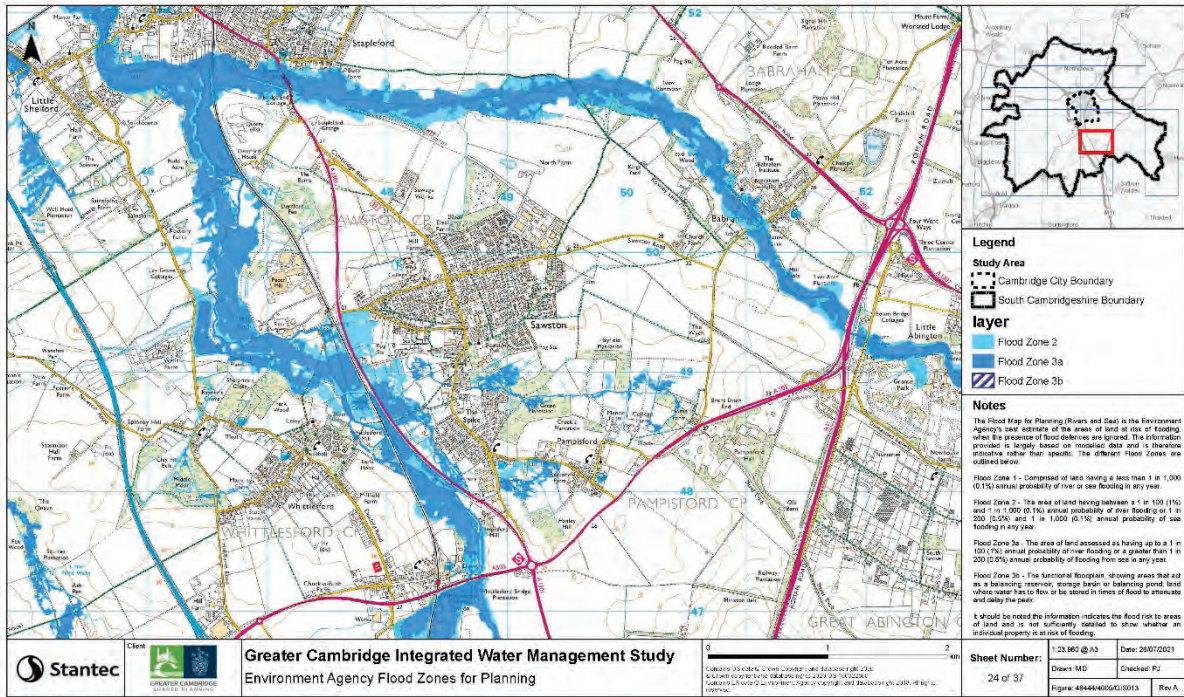
FLOOD RISK

2.9 There are different sources of flood risk in the parish.

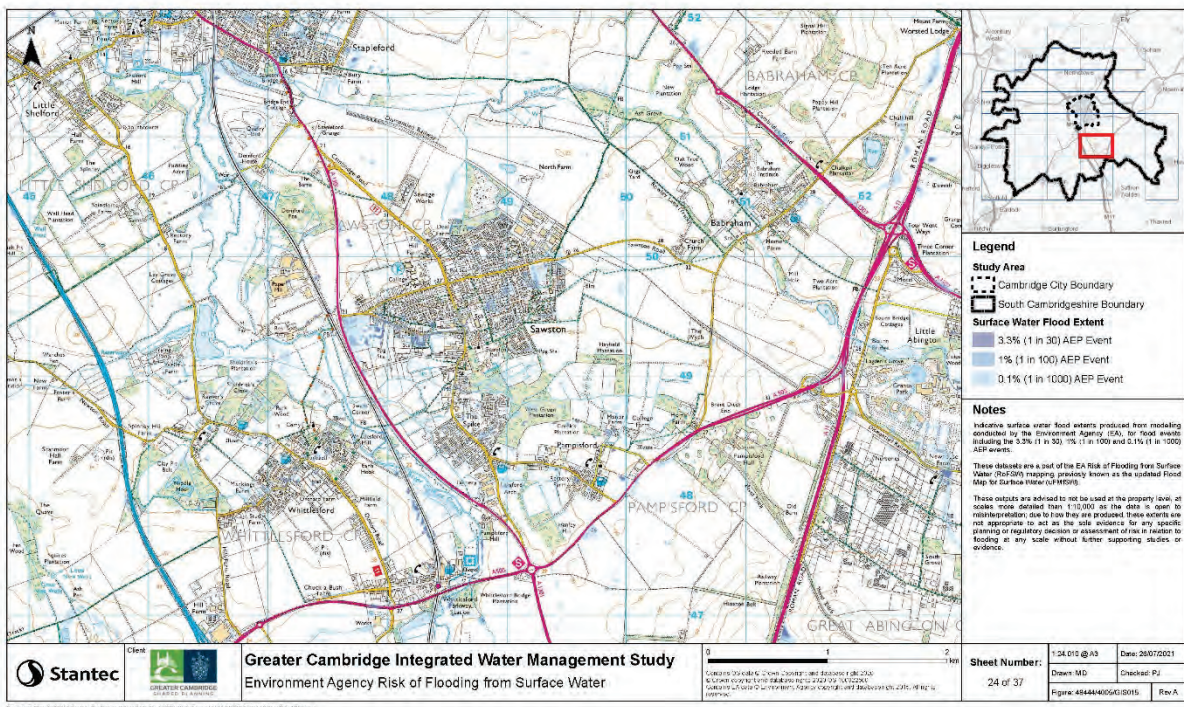
2.10 Fluvial flooding (flooding from rivers): the source of flood risk is the River Cam and its tributaries. As can be seen from Map 2, settled areas in the parish that are affected by this are the western edge of the London Road employment area, the area of open land between London Road and Brewery Road and a number of residential properties along Brewery Road itself.

2.11 Surface water flooding: Parts of the parish are also at risk of surface water flooding. As can be seen from Map 3, this predominantly affects open land although there are a few buildings along Brewery Road where there may be a 3.3% chance of a flood event per year.

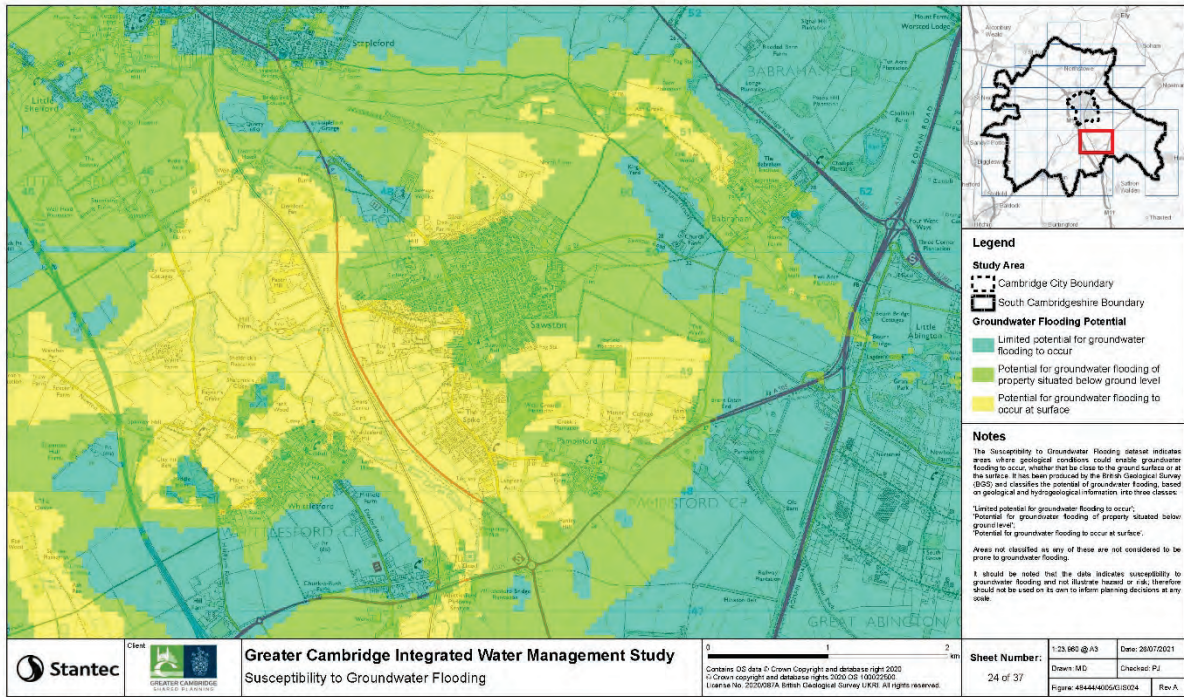
2.12 Groundwater flood risk: Map 4 shows that all parts of the parish are at some risk from groundwater flooding. The highest risk areas are those where there is potential for flooding to occur at the surface. This applies to parts of London Road employment area, the open land between London Road and Brewery Road and the northern part of the parish.



Map 2: Areas at risk of fluvial flooding in Pampisford. Source: Greater Cambridge Integrated Water Management Study, Strategic Flood Risk Assessment Appendix D1



Map 3: Areas at risk from surface water flooding in Pampisford. Source: Greater Cambridge Integrated Water Management Study, Strategic Flood Risk Assessment, Appendix D8



Map 4: Areas susceptible to groundwater flooding. Source: Greater Cambridge Integrated Water Management Study, Strategic Flood Risk Assessment Appendix D10

PARISH DEMOGRAPHICS

2.13 The Census 2021⁴ reports there are 146 households in the parish (very similar to 144 households reported in the 2011 Census) with a population of 361 (compared to 344 reported in the 2011 Census).

2.14 The Census 2021 reports 13.4% of the population is 75 years or over and nearly 78% of the population are aged 20 and above. This compares to 12.5% and 77%, respectively, reported in the Census 2011.

2.15 During the ten-year period 2011 to 2021, there has been a shift in some of the age groups. This is noticeable in residents aged 30 and below (Table 1).

⁴ Census 2021

Table 1: Age groups of residents from 2011 and 2021 Censuses

	2011 Census		2021 Census	
	Pampisford Parish	South Cambridgeshire	Pampisford	South Cambridgeshire
20 – 24	3.8%	4.8%	4.9%	3.9%
25 – 29	4.4%	5.4%	5.8%	5.2%

2.16 Figure 1 shows the percentage of all residents in the parish broken down into 5-year age bands, compared to the same data for the South Cambridgeshire local authority area.

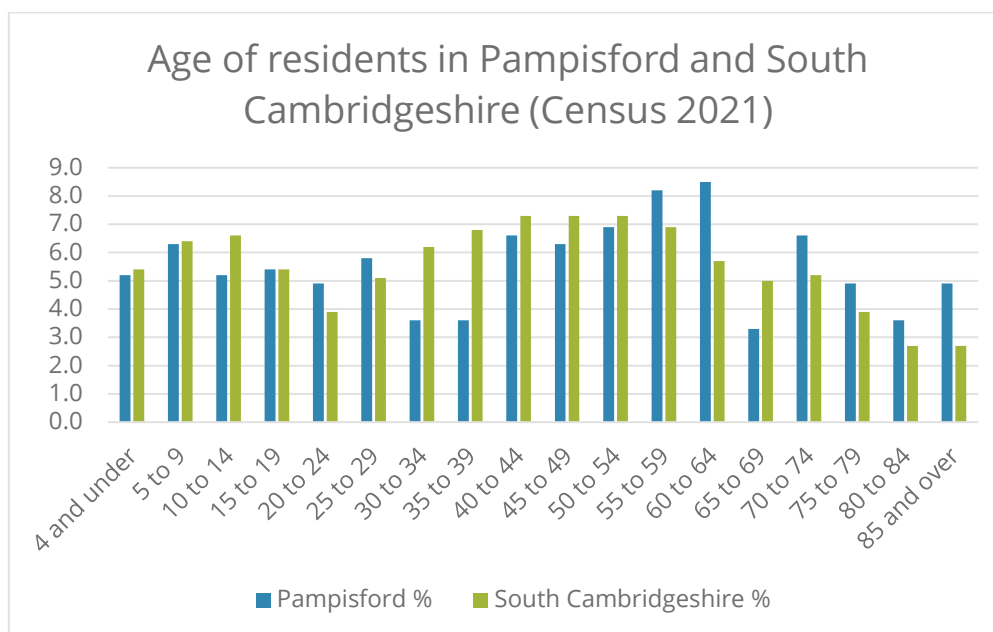


Figure 1: Age of residents in Pampisford and South Cambridgeshire

2.17 Figure 1 shows that compared to the district average, Pampisford parish has relatively high numbers in the 5 year age bands starting 55 – 59 all the way to 85 and over, with the exception of the age band 65 - 69. Pampisford also has comparatively high numbers for people aged 20–24 and 25–29 (when compared to South Cambridgeshire).

DWELLING STOCK

2.18 As at the 2011 Census, there were 154 dwellings in the parish. See Chapter 6 for further information on dwelling stock.

AFFORDABLE HOUSING

2.19 There are 22 dwellings in the parish that are classified as being affordable. 12 of these are 2-bedroom bungalows and 10 are 3-bedroom houses. They are all managed by South Cambridgeshire District Council. The Housing Needs Survey report finds that the type and size of the available affordable housing units offer limited opportunities for young, newly forming households wanting to secure affordable housing in the parish. See Chapter 4 (Key Issues) for more information.

PLANNING POLICY CONTEXT

2.20 Pampisford is identified as an ‘Infill Village’ in policy S/11 *Infill Villages* in the adopted Local Plan (the 2018 South Cambridgeshire Local Plan) in recognition of the very limited services and facilities.

'Residential development and redevelopment within the development frameworks of these villages, as defined on the Policies Map, will be restricted to scheme sizes of not more than 2 dwellings (indicative size) comprising:

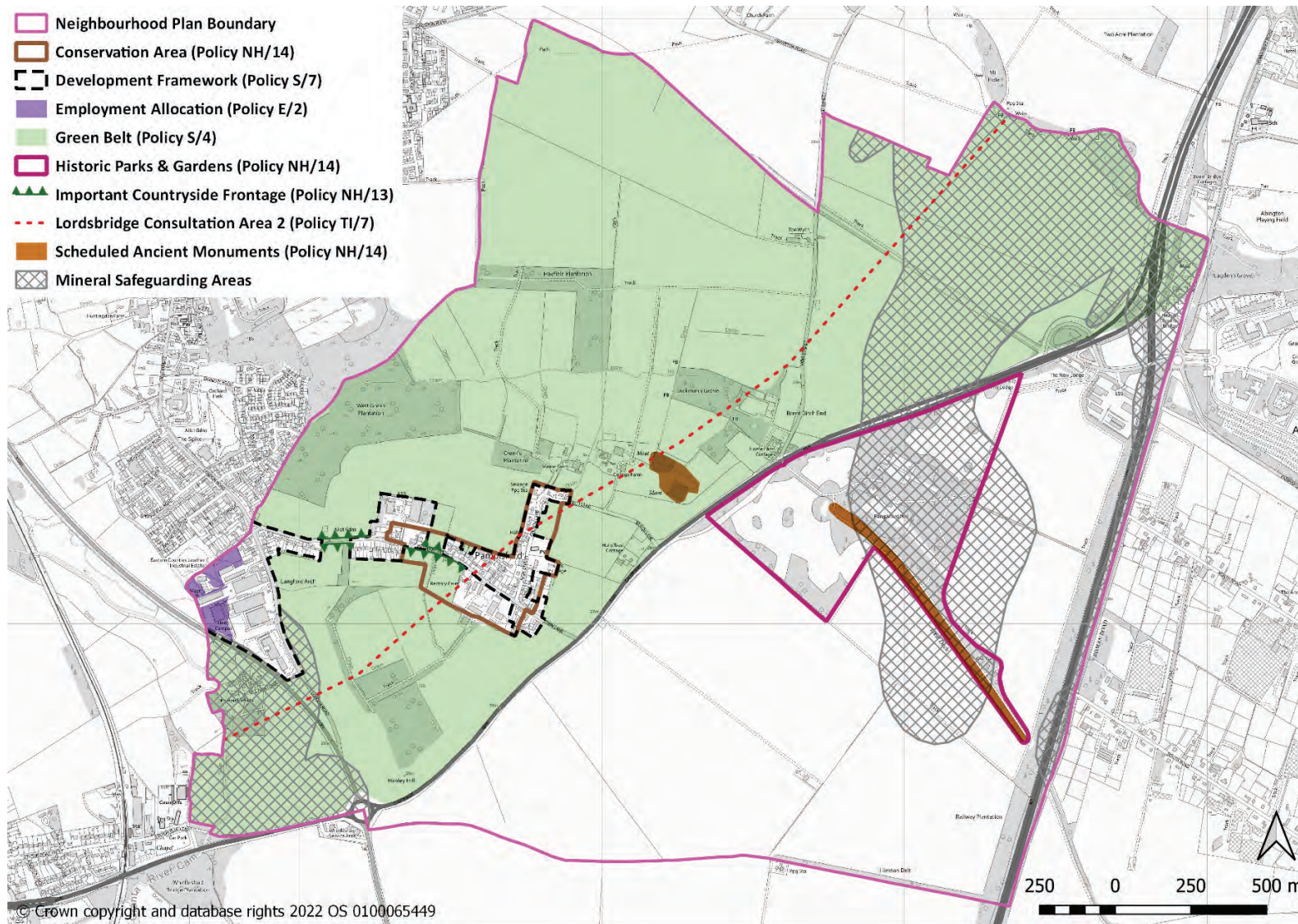
- a. A gap in an otherwise built-up frontage to an existing road, provided that it is not sufficiently large to accommodate more than two dwellings on similar curtilages to those adjoining; or*
- b. The redevelopment or sub-division of an existing residential curtilage; or*
- c. The sub-division of an existing dwelling;*
- d. The conversion or redevelopment of a non-residential building where this would not result in a loss of local employment.*

In very exceptional circumstances a slightly larger development (not more than about 8 dwellings) may be permitted where this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village.'

2.21 Importantly, the part of the parish that is located west of London Road, on the southern end of Sawston, is treated in the 2018 Local Plan as if it is part of the Rural Centre of Sawston. Policy S/8: Rural Centres in the 2018 Local Plan applies to this part of Pampisford parish. This policy states:

Development and redevelopment without any limit on individual scheme size will be permitted within the development frameworks of Rural Centres, as defined on the Policies Map, provided that adequate services, facilities and infrastructure are available or can be made available as a result of the development.

2.22 Map 5 below shows the site-specific policy constraints from the 2018 Local Plan in Pampisford parish. As can be seen, the village is surrounded on all sides by the Green Belt. Much of the village itself is designated as a Conservation Area and the gaps between developed parts of the parish are protected by the Local Plan's 'Important Countryside Frontage' policy.



Map 5: Local Plan constraints in the Neighbourhood Plan area.

3 EVIDENCE SUPPORTING THE NEIGHBOURHOOD PLAN

3.1 In 2021, Pampisford Parish Council received technical support through the Ministry of Housing Communities and Local Government (MHCLG)⁵ Neighbourhood Planning Programme led by Locality for the undertaking of the Village Design Codes.

VILLAGE DESIGN CODES

3.2 The Pampisford Neighbourhood Plan Design Codes document is available to view alongside this plan. The main objective of the Design Codes document is to develop guidance and design codes for the plan. The document does this through:

- i) identifying five different character areas (Sawston Trade Park, Employment area in Brewery Road, Farmstead, Cul-de-Sac development, Brewery Road and finally the Historic Core);
- ii) describing each of these character areas in terms of settlement pattern, built form, street scape and boundary treatment, land use, green infrastructure;
- iii) including a comprehensive set of design codes to be followed when new development takes place; and
- iv) providing 13 principles that should be met through all development proposals. To assist with implementation, this is accompanied by a set of questions (74 in total) to be asked when a development proposal in the parish is being considered.

3.3 The design guidance and codes are reproduced in Appendix One to this NP.

SITE OPTIONS AND ASSESSMENT REPORT FEBRUARY 2020

3.4 In 2020, Pampisford Parish Council received technical support through MHCLG's Neighbourhood Planning Programme led by Locality for the undertaking of a review of possible sites for development. The site assessment considered 13 potential development sites. The conclusions of the report were that there were three suitable sites for allocation. These are:

- Site 4, land at High Street (House number 10) – up to 1 dwelling;
- Site 5, land at High Street – up to 2 dwellings;
- Site 9, Nightingales Garage site, London Road – up to 5 dwellings.

3.5 In August 2020, planning consent was granted for four dwellings and two office units on the site of the Nightingales garage site. With regards Sites 4 and 5, these two sites are located outside the development framework and a planning application for one of these sites has subsequently been refused.

3.6 A further three sites were assessed as being suitable for allocation, all along Church Lane and for up to 2 dwellings, but were not available.

3.7 Whilst Sites 4 and 5 were both assessed (in the AECOM site assessment work) as potentially suitable for a very small amount of infill development, they are both in sensitive locations firstly with respect to heritage, being adjacent to listed buildings and inside and adjacent to the Pampisford Conservation Area and secondly with respect to the Green Belt designation that envelopes this part of the village. Sensitive designed schemes could come

⁵ MHCLG has since been renamed Department for Levelling Up, Housing and Communities

forward in these locations under existing planning policies in South Cambridgeshire's 2018 Local Plan and once the Pampisford Neighbourhood Plan is adopted these policies would apply too.

3.8 A further consideration for the Parish Council is that in South Cambridgeshire district, where Neighbourhood Plans have included site allocations, this has necessitated considerable additional work including the preparation of a Strategic Environmental Assessment and a Habitats Regulation Assessment. This would demand resources from the NP group and Parish Council that are disproportionate with the benefits that these sites (in terms of numbers of dwellings) could deliver. Sites that are located inside Pampisford's development framework can come forward under the adopted Local Plan. Suitable sites outside the development framework would be supported in Policy PAM 2 of the Neighbourhood Plan 'Rural exceptions housing in Pampisford'.

3.9 For the above reasons, a decision was made not to allocate sites as part of this plan.

IDENTIFICATION OF LOCALLY IMPORTANT VIEWS

3.10 Design Code number 2.2.1 states that *buildings should be designed and arranged to reinforce views of existing landmarks and the open countryside through appropriate scale, mass and separation*. Furthermore, Design Questions number 15 asks of a development proposal *How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?*

3.11 However, the maps included in the Design Codes document only provided examples of important views. As a follow-up from this work, the NP steering group therefore progressed work on its own process of identifying important views in the parish. This assessment is appended to the NP (Appendix Three) and the identified views are shown in Map 6 to support planning policy PAM 3.

ASSESSMENT OF OPEN SPACES IN THE PARISH

3.12 An assessment of open spaces has been undertaken to inform this NP. The purpose of this assessment was to build an understanding of the function and the value attached to each of the spaces. This helped to identify a number of spaces for protection through this NP.

HOUSING NEEDS SURVEY

3.13 A Housing Needs Survey (HNS) was undertaken in March 2020 by Cambridgeshire ACRE. The report of the findings is available to view alongside this plan.

3.14 The overall conclusion of the Housing Needs Survey was that there are 12 households identified as being in need of affordable housing. These households either live in, or have a local connection to, Pampisford. The report recommends that any potential rural exception scheme would need to be limited to about six affordable homes to maximise the potential for all homes to be allocated to people with a local connection.

OTHER EVIDENCE

3.15 The policies in the Pampisford NP have also been informed by evidence and policy documents prepared by other organisations. These include:

- Greater Cambridge Landscape Character Assessment 2021, commissioned by the Greater Cambridge Shared Planning Service (GCSP) and undertaken by Chris Blandford Associates
- Greater Cambridge Biodiversity Supplementary Planning Document (SPD), adopted by South Cambridgeshire District Council (SCDC) in February 2022
- Greater Cambridge Sustainable Design and Construction SPD, adopted by SCDC in January 2020
- Greater Cambridge Integrated Water Management Study, Level 1 Strategic Flood Risk Assessment, commissioned by Greater Cambridge Shared Planning Service and undertaken by Stantec in July 2021.
- MAGIC, a multi-agency geographic information system, providing mapping applicable to the natural environment, managed by Natural England (www.magic.defra.gov.uk)

4 KEY ISSUES

4.1 The identification of key issues underpinning this Neighbourhood Plan has been derived from:

- A survey of residents undertaken by the Parish Council in 2017 to which 67 residents responded;
- The 2018 Neighbourhood Plan Survey which resulted in 53 returns;
- An analysis of evidence, including
 - Parish affordable housing needs, as evidenced through the 2020 Housing Needs Survey, undertaken by Cambridgeshire ACRE
 - The Pampisford Neighbourhood Plan Design Codes, undertaken by AECOM in 2021
 - Data from the 2011 and 2021 Census;
- Consideration of the existing planning policy context (see Chapter 2); and
- Consideration of the high level of commercial and employment activity in the village, relative to its size (see Chapter 2).

WHAT DO PEOPLE MOST VALUE ABOUT LIVING AND WORKING IN PAMPISFORD?

4.2 The 2017 survey revealed that residents highly valued:

- retaining village identity as separate from Sawston
- maintaining the following village signature features:
 - rural views along Brewery Road
 - the surrounding fields
 - the village pumps
 - the village signs
 - the Church
 - The Chequers Pub
 - The Village Hall
 - The conservation area and protected frontage.

4.3 In the 2018 Neighbourhood Plan Survey, respondents were asked what they *most* liked about living in the village and popular responses were rural character (37%), access to major transport routes (25%), and being close to family and friends (20%).

4.4 In the same survey, when asked about the importance of landscape features:

- 85% responded that trees, hedgerows and woodland were all important landscape features;
- 50% responded that water courses were important.

4.5 On the use of village facilities, the 2018 survey ascertained:

- Brewery Road Recreation Ground, Church Lane playground and dog walking area, footpaths and the Chequers Public House were all facilities that were frequently used;
- the Village Hall and Local Businesses were being occasionally used.

WHAT DO PEOPLE ASPIRE TOWARDS IN THE FUTURE?

4.6 The 2017 survey revealed residents gave strong support to:

- the preservation, protection and planting of trees;

- the maintenance of the recreation grounds and retaining dog walking areas;
- the maintenance of a footpath from College Farm to Babraham Road;
- the creation of more footpaths; and
- retaining the allotments.

4.7 In the 2018 Neighbourhood Plan Survey, the strongest aspirations for Pampisford in 15 years' time reflected strong community values and a village that is a 'home' rather than simply a 'residence'. The most common words used to express these aspirations were 'friendly', 'tranquil', 'attractive', 'safe' and 'traditional'.

4.8 The 2018 Neighbourhood Plan Survey also revealed people wanted:

- more off-street parking to be provided, including for the Chequers pub;
- more dedicated cycle paths, improved pavements and a more frequent bus service to help them get to work;
- improvement of footpath routes in the village and parish so that a variety of walking circuits could be developed;
- increased use of solar power and rainwater harvesting.

4.9 The 2018 Neighbourhood Plan Survey included a question about the importance of different issues when new housing development is being considered. In response to this the following issues were prioritised:

- The open space character of the village;
- Character and positioning of surrounding buildings;
- Scale with respect to surrounding buildings;
- Design and materials.

WHAT ARE PEOPLE CONCERNED ABOUT IN PAMPISFORD PARISH?

4.10 The 2017 survey revealed residents were concerned about:

- rat running through the village;
- thoughtless and dangerous parking;
- traffic speeds through the village.

4.11 Travel and transport was a key area of concern in the 2018 Neighbourhood Plan Survey. The most problematic travel issues identified were traffic speed (88% of responses), traffic volume (66%) and traffic noise (35%).

4.12 With respect to safety at road junctions, of strongest concern were those between Brewery Road and London Road and between the A505 and London Road.

4.13 Other areas of concern expressed in the 2018 Neighbourhood Plan Survey were the lack of facilities for teenagers and lack of affordable housing.

AFFORDABLE HOUSING

4.14 The Housing Needs Survey undertaken in March 2020 by Cambridgeshire ACRE is available to view alongside this plan.

4.15 The primary aim of the survey was to determine the scale and nature of affordable housing needs. Part One of the survey form contained questions to identify those who believe they have a housing need. Respondents were also asked if they supported the idea of building a small affordable housing development in the village.

4.16 Part Two of the survey form contained questions on household circumstances and housing requirements. This part was only completed by those households who are currently, or expecting to be, in housing need. In total, 43 completed forms were returned giving the survey a 29% response rate (of all households).

4.17 The Housing Needs Survey considers the survey returns alongside data available via the Local Housing Register. The overall conclusion was that there are 12 households identified as being in need of affordable housing who either live in, or have a local connection to, Pampisford. The report recommends that any potential rural exception scheme would need to be limited to about six affordable homes to maximise the potential for all homes to be allocated to people with a local connection.

THE CHEQUERS PUB

4.18 In December 2021, the Chequers Public House, located in the heart of the village and inside the Conservation Area, burnt down. The loss of this highly valued amenity has been a devastating blow to the parish. A key priority is for the currently derelict site of the pub to be redeveloped and the aspiration remains for a pub or other community use to come forward on the site.

A SUMMARY OF STRENGTHS, WEAKNESSES OPPORTUNITIES AND THREATS FOR THE PAMPISFORD PLAN

4.19 The community engagement work undertaken in 2017 and 2018, together with an assessment of the available factual evidence and context, has resulted in a strong consensus with respect to the strengths, weaknesses, opportunities and threats for Pampisford parish. These are shown in Table 2.

Table 2: SWOT analysis of key issues in the Pampisford Parish based on neighbourhood consultations.

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> • Strong community spirit in the village centred on societies and events at the Village Hall • Good transport access via rail, bus and motorway • Quiet and peaceful nature of the village • Very low level of unemployment • A strong rural character with an attractive historic core 	<ul style="list-style-type: none"> • Volume and speed of traffic coming through the village, including from rat-running • Associated road safety concerns including at key junctions Traffic noise from A505 • Lack of facilities/activities for teenagers • Lack of affordable housing • Limited footpath access to the surrounding countryside • Lack of a strong community hub, particularly following the loss of the Chequers Pub in December 2021
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> • Re-building the Chequers Public House following its loss • Influence development schemes so that rural and settlement character is protected and enhanced when new proposals come forward • Create wider access to and appreciation of the countryside through sympathetic development and new routes for walkers 	<ul style="list-style-type: none"> • Increased traffic volume and rat-running through the village as a result of nearby development and main roads becoming more congested • Loss of social cohesion and friendliness if spaces and opportunities for community interaction are not increased

5 VISION AND NEIGHBOURHOOD PLAN GOALS

5.1 This Neighbourhood Plan (NP) is a land use plan to cover the period up to 2041. The planning policies in this plan will apply to planning applications in the parish. In addition, there are a set of agreed local community action points to be initiated principally by the Parish Council so that some of our aspirations can be achieved outside the planning system.

5.2 The community engagement process to date, together with the review and collection of our evidence (e.g., the Housing Needs Survey and Site Options report), has helped us to refine our understanding of the key issues in Pampisford parish (see Chapter 4). The vision for this plan is our response to these issues.

THE VISION

Pampisford will be a village community that combines the benefits of its rural, historic character and connectedness to modern facilities and travel routes to be an ever more friendly and sustainable place to live for all generations.

5.3 This vision is focused on protecting what makes Pampisford so special whilst recognising or addressing its weaknesses and anticipating the challenges that lie ahead.

5.4 Eight themes and nine goals have been developed to underpin this vision:

Theme	Goal
Housing	1. Improve the suitability of our housing so that it meets the needs of existing and future residents.
Village and Parish Character	2. Protect and enhance village character and the surrounding landscape.
Community	3. Protect and develop the village social structure focused on the area of the Chequer's Public House site, Village Hall and Church.
Climate Change and Natural Environment	4. Reduce our contributions to greenhouse gas emissions and make new development climate change resilient.
	5. Protect and improve parish biodiversity
Village Traffic	6. Keep our village roads safe and appropriately manage and mitigate environmental impacts associated with traffic movements and parking.
Local Economy	7. Keep Pampisford working as a place of commercial, business and farming activity whilst protecting or improving residential amenity and the village environment.

Theme	Goal
Outdoor Recreation	8. Improve the network of rural routes into the surrounding countryside.
Local Heritage	9. Maintain the unique historic character of the village.

6 PLANNING POLICIES

HOUSING

Neighbourhood Plan Goal:

GOAL 1: Improve the suitability of our housing so that it meets the needs of existing and future residents.

The planning policies sitting under this goal are PAM 1 – Residential development and PAM 2 – Rural Exceptions Housing. These two are focused on ensuring that the type of housing coming forward in the parish is an appropriate response to the existing and future needs in the Pampisford community. This is in line with Paragraph 63 of the National Planning Policy Framework (NPPF) 2023 which states that

'the size, type and tenure of housing need for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing, families with children, older people (including those who require retirement housing, housing-with-care and care homes), students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes'.

NPPF 2023, paragraph 63

6.1 Policy PAM1 – Residential development

POLICY CONTEXT AND RATIONALE

6.1.1 Local Plan Policy S/11 *Infill Villages* allows for infill residential schemes to come forward within the existing settlement boundary, referred to as the development framework, but restricts schemes to not more than 2 dwellings and in very exceptional circumstances (where this would allow for the recycling of a brownfield site) of not more than 8 dwellings.

6.1.2 This policy applies to land inside the Pampisford development framework. The Brewery Road employment site falls inside the development framework and that of Rectory Farm falls outside.

6.1.3 The part of Pampisford village which is located to the west of London Road is classified as falling within the Sawston development framework. This part of the village is subject to different policies. Local Plan Policy S/8 *Rural Centres* identifies Sawston as a Rural Centre where

'development and redevelopment without any limit on individual scheme size will be permitted within the development frameworks ... provided that adequate services, facilities and infrastructure are available or can be made available as a result of the development'.

Extract from Policy S/8: Rural Centres South Cambridgeshire Local Plan

6.1.4 However, much of the land in this part of the parish is in employment use and Local Plan Policy E/14: *Loss of Employment Land to Non-Employment Uses* resists the loss of employment uses to non-employment uses within development frameworks.

6.1.5 Also applicable in this part of Pampisford parish is Local Plan policy E4 *Allocations for Class B1 Employment Uses*. This policy allocates an area of 1.9 hectares of land (referred to in the

policy as West of Eastern Counties Leather for employment development for uses within Use Class B1: offices, research and development and light industry).

HOUSING STOCK IN PAMPISFORD PARISH

6.1.6 Available information (e.g., that reported in the HNS and statistics available at cambridgeshireinsight.org.uk) on housing stock in Pampisford is largely based on the 2011 Census. However, for Pampisford the overall picture provided by these statistics remains an accurate reflection as there has not been a lot of development in the parish since 2011.

6.1.7 Using Census 2011 figures, nearly 49% of dwellings in Pampisford are detached compared to 36% in Cambridge and 22.3% in England. 42% of dwellings in Pampisford are semi-detached compared to 30% in Cambridge and 31% in England. The parish has a very low level of terraced housing and very few flats/apartments.

6.1.8 The 2021 Census figures show that 22% of households are in dwellings with two bedrooms or fewer compared with 29% in South Cambridgeshire and 34% in Cambridgeshire. It should be noted that the mix of the total housing stock (including vacant dwellings) will be slightly different.

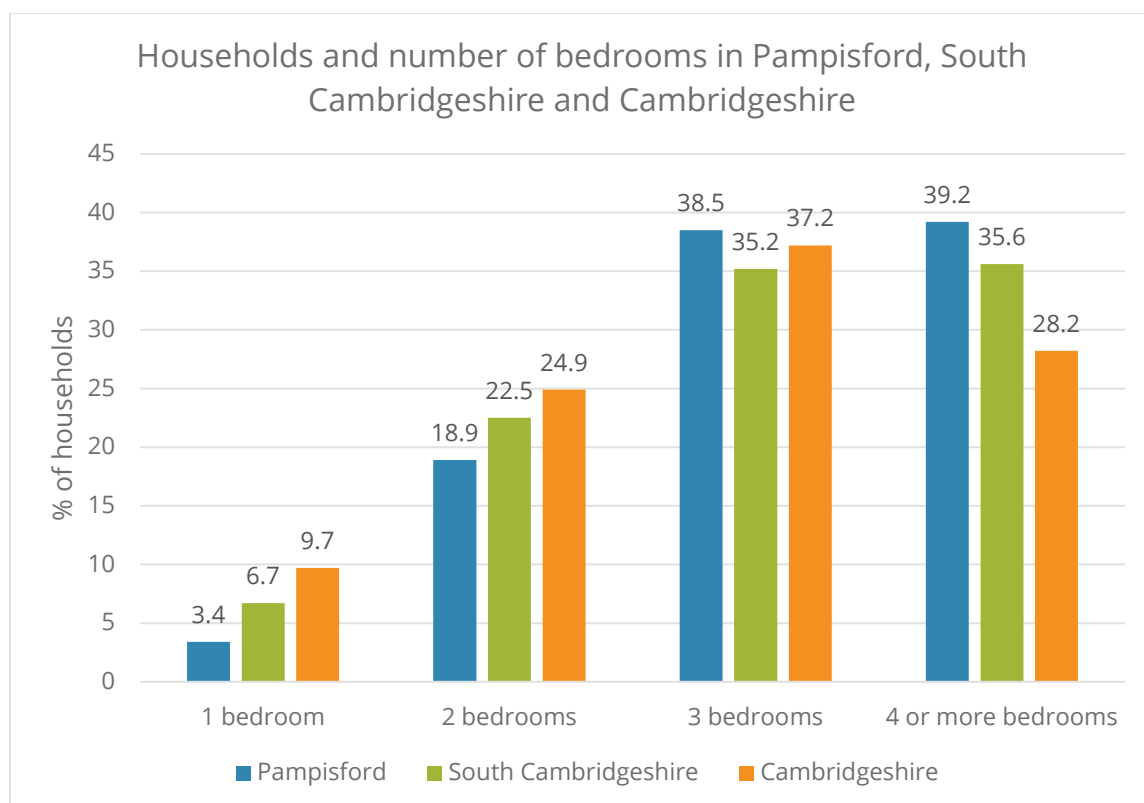


Figure 2: Households and number of bedrooms, Census 2021

6.1.9 The average household size in the parish is 2.4. 27% of the Pampisford households have just one person and 39 % have two people in the household.

6.1.10 The 2020 HNS provides some useful insight into housing issues in the parish.

Tenure:

- Owner occupation is the dominant tenure at 59% but this is significantly lower than in South Cambridgeshire as a whole (71%).
- The parish has relatively high levels of private rented accommodation, social rented and households living rent free.

Affordable Housing Stock:

- There were 22 dwellings that are classed as affordable (10 x 3 bedroom houses and 12 x 2 bedroom bungalows).
- This type and size offer limited opportunities for young, newly formed households wanting to secure affordable housing in the parish (the bungalows will be prioritised for older people or people with mobility issues and the larger houses will be prioritised for larger families).
- Social rented properties are scarcely available and when they become available they attract on average 56 bids each. Over the period April 2015 to March 2018 there were only three council properties re-let.

Cost of open market housing:

- Low income households with a connection to Pampisford have little chance of being able to set up home in their own community without some kind of support.
- Local rents demonstrate that those requiring Housing Benefit are unlikely to be able to afford to live in the private rented sector in Pampisford.

Availability of suitable open market housing:

- As well as being expensive, open market properties do not become available frequently.
- There is evidence that when properties do become available they are not suitable to meet the needs of residents looking to move whilst staying in the parish, via the open market. The 2020 HNS identified six households seeking to address their housing issues through the open market. All bar one were looking to downsize. Two were interested in self-build and four (including self-builders) were seeking bungalows. The majority of people concerned were aged 60+.

6.1.11 Policy PAM 1 requires new homes to be built to the Building Regulations M4 (2) accessible and adaptable dwellings standard (see glossary for definition). This will allow for dwellings to be adapted over time, including to accommodate wheelchair users, or to take account of other disability or mobility issues.

6.1.12 The policy also encourages suitable infill residential plots to be built to meet Building Regulations M4 (3) wheelchair user standard.

6.1.13 This policy is appropriate given the age profile of the parish and is also consistent with recommendations set out in the Cambridgeshire and West Suffolk Housing Needs Specific Groups study (2021). Recommendation 47 states *Where possible all new homes should be M4(2) compliant to ensure homes are future proofed. Taking account that not all sites will be suitable for M4(3) dwellings, the Councils should also seek 10% of all new market homes and 25% of affordable homes to be M4(3) compliant. Higher numbers may also be considered but in all cases the numbers applied in policy should be viability tested.*

POLICY INTENT

6.1.14 The intent of this policy is to ensure new housing development is suitable to meet needs in the parish during the plan period.

6.1.15 The policy also welcomes the provision of serviced plots providing opportunities for self-build and custom build. This is in response to 2020 Housing Needs Survey reporting a local demand for such plots in the parish.

6.1.16 The last clause refers to larger schemes coming forward under the very exceptional circumstances set out in Policy S/11 of South Cambridgeshire's 2018 Local Plan. There are at present no sites within Pampisford's development framework that could deliver this quantity of housing. However, the clause is included in the event that such sites become available during the plan period (up to 2041). Schemes under these exceptional circumstances would only be supported however if they contributed towards addressing ongoing affordability issues in the parish and/or an existing shortage of smaller market homes that would be suitable for meeting needs of a growing older population or needs of younger adults seeking to secure their first home.

POLICY PAM 1 – RESIDENTIAL DEVELOPMENT

Infill residential development within the development framework will be supported in line with Local Plan policy subject to housing mix being an appropriate reflection of current household sizes and needs (characterised by a growing older population looking for opportunities to downsize in the parish). This means:

- **the delivery of two bedroom homes should be prioritised over larger homes, unless an alternative size, type and mix can be justified through reference to up-to-date evidence on parish housing stock and local needs or to local site-specific circumstances; and**
- **building homes to the Building Regulations accessible and adaptable dwellings M4 (2) standard unless it can be demonstrated in a full financial appraisal that the application of the standard would make the development unviable.**

The following will also be supported:

- **where an infill site is suitable for occupation by a wheelchair user, the building of a home which meets the Building Regulations wheelchair user M4 (3) standard; and**
- **the provision of serviced plots on appropriate sites providing opportunities for self-build or custom build.**

Larger residential development schemes coming forward under the very exceptional circumstances set out in Policy S/11 of South Cambridgeshire's Local Plan (more than 2 and up to 8 dwellings on brownfield sites) will only be supported where the identified positive overall benefit to the village includes the delivery of affordable homes that meet the needs of local people whose needs are not met by the market and smaller homes that will help to address the low stock of one and two-bedroom homes in the parish.

6.2 Policy PAM 2 – Rural exceptions housing in Pampisford

POLICY CONTEXT AND RATIONALE

6.2.1 There are only 22 affordable dwelling units in Pampisford parish and as noted above they do not cater for the needs of young, newly formed households wanting to secure affordable housing in the parish. In addition, the affordable units rarely become available for re-let.

6.2.2 Meanwhile, market housing is expensive and out of reach of many. Even in 2018 when house prices were lower, an entry-level 2-bedroom house would cost £276,250 requiring an annual income of about £67,000 for a buyer. To purchase a 3-bedroom house at £300,000 an annual income of over £70,000 would be required.

6.2.3 Paragraph 65 in the 2023 NPPF restricts the ability of neighbourhood plans to require affordable housing provision on sites of less than 10 dwellings. Meanwhile, the 2018 Local Plan does not allow for schemes larger than two dwellings or, in exceptional cases, eight to come forward in the Pampisford village development framework, other than the part of the framework to the south of Sawston along London Road.

6.2.4 The only policy mechanism in place that would allow the NP to influence affordable housing provision on open market schemes would be in relation to sites off London Road. But even here, a policy could only apply to schemes of 10 units or more and such schemes are not considered likely due to the predominant land use being employment.

6.2.5 For sites other than off London Road, the only vehicle for delivering affordable housing units would be via a rural exception site. Rural exception sites are small sites used for affordable housing in perpetuity. They seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Policy H/11: *Rural Exception Site Affordable Housing* in the 2018 Local Plan provides an existing strategic policy mechanism for the delivery of rural exception sites in the parish. The Local Plan policy includes four criteria⁶ as follows:

- a) The number, size, design, mix and tenure of affordable homes are confined to, and appropriate to, meeting identified local needs;
- b) The development is of a scale and location appropriate to the size, facilities and character of the settlement;
- c) For sites at settlements within or adjoining the Green Belt, that no alternative sites exist that would have less impact on Green Belt purposes;
- d) That the affordable homes are secured for occupation by those in housing need in perpetuity.

6.2.6 The policy also states the Council will consider allowing for some market housing on rural exception sites on viability or deliverability grounds.

6.2.7 Policy PAM 2 (Rural exceptions housing in Pampisford) is included in the plan to clarify the support in principle for such schemes to come forward in the parish. Importantly, these schemes will only be supported if evidence is in place which demonstrates a parish-specific need for the housing and the housing provided is suitable for meeting those needs.

⁶ Please refer to the Local Plan 2018, Policy H/11 for the full text of the policy.

6.2.8 At completion and allocation stage, to ensure priority for the affordable housing is given to people in local housing need, South Cambridgeshire District Council will require the affordable housing provider to enter into a legal agreement with cascade provisions, under which applicants with a connection to the village are given priority for newly created housing.

6.2.9 A government ministerial statement issued on 24 May 2021 introduces new requirements to plan-making bodies. It requires plans to include policies for First Homes – see glossary. First Homes are a specific kind of discounted market sale housing which the government requires plan-making bodies to consider, meeting the definition of ‘affordable housing’ for planning purposes. The ministerial statement allows for First Home exception sites to come forward albeit not on land designated as Green Belt.

POLICY INTENT

6.2.10 This NP supports the delivery of small rural exceptions housing schemes on suitable sites on the edge of the development framework if this would meet the needs of local households with a parish connection.

6.2.11 Policy PAM 2 takes into account the 2021 First Homes Ministerial Statement where it allows a First Home exception site to come forward on land which is not designated as Green Belt. The last paragraph in Policy PAM 2 has been included to ensure that the priority of allocation to people with a strong local connection to the parish applies to all types of rural exception sites.

POLICY PAM 2 – RURAL EXCEPTIONS HOUSING IN PAMPISFORD

Proposals for the development of small-scale affordable housing schemes on rural exception sites adjoining the Pampisford Village development framework boundary will be supported where there is evidence of Pampisford affordable housing needs and provided that:

- a) all criteria in South Cambridgeshire Local Plan Policy H/11-1 are met;**
- b) the proposed development contributes positively to existing character of the village in terms of design, layout, materials, landscaping and biodiversity; and**
- c) people with a strong local connection to Pampisford Parish, as defined in the glossary, whose needs are not met by the open market will be given priority of allocation (be first to be offered the tenancy or shared ownership of the home).**

In the case of First Homes (as defined in the glossary to this plan), these will also be offered to people with a local connection on a preferential basis.

RELATED COMMUNITY ACTION POINT: *Alongside this planning policy, the Parish Council will*

- *ensure information is available to local residents on how to register for affordable housing to rent (with SCDC) and how to express an interest for affordable home ownership. See Chapter 7 for all community action points.*

VILLAGE AND PARISH CHARACTER

Neighbourhood Plan Goal:

GOAL 2: Protect and enhance village character and the surrounding landscape.

Paragraph 131 of the NPPF (2023) states that neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development. The four planning policies (PAM 3 – Maintaining and enhancing landscape character, PAM 4 – London Road street scene improvement area, PAM 5 – Local Green Spaces and PAM 6 – Achieving high quality design and reflecting local character) in this section are all focused on this aspect of planning.

FEEDBACK FROM RESIDENTS AT THE 2018 NEIGHBOURHOOD PLAN SURVEY

People are concerned that the rural and traditional/historic character of the village is maintained. For example, people are against the building of new houses in farmland at the interface of Sawston and Pampisford in order to maintain separate character and individuality of the two villages.

Issues of importance to be considered for any new housing development included the open space character of the village, the nature and positioning of surrounding buildings, and the scale of the development with respect to surrounding buildings.

Traditional building styles were preferred for any new housing, with an emphasis on smaller detached and some terraced housing.

Further important considerations in any new housing/development include:

- *The desirability of mixed developments;*
- *Wildlife-friendly landscaping including room for trees;*
- *The provision of off-street parking.*

6.3 PAM 3 – Maintaining and enhancing landscape character in Pampisford

POLICY CONTEXT AND RATIONALE

6.3.1 The Parish is located in the National Landscape Character Area 87 – East Anglian Chalk and within the County Landscape Character Area – Chalkland. The Greater Cambridge Landscape Character Assessment (GC LCA) 2021 divides the wider area into smaller areas referred to as 'landscape character types and areas'. Pampisford parish falls within Landscape Character Type 8: *Lowland Chalklands* and Landscape Character Area 8A *Pampisford Lowland Chalklands* with the north-west part of the parish falling within area 3D *Cam & Granta Tributaries Lowland Farmland*.

6.3.2 The GC LCA 2021 summarises the Pampisford Lowland Chalklands landscape character area as

“a settled landscape comprising villages located on key historic routes along the River Cam and River Granta with a wooded character and strong sense of visual enclosure”.

6.3.3 It describes the landscape character area as a

“transitional landscape, rising between the River Valleys, Lowland Farmlands and Chalk Hills and extending south into Uttlesford District”.

6.3.4 The detailed description refers to a well treed character and scattered designed parkland at Pampisford Hall, Babraham Hall and Bartlow Park being distinctive features. In addition to the landscape sensitivities for the landscape character type (see GC LCA 2021 for further detail), the following sensitivities are identified in this area:

- Well wooded, visually enclosed, intimate character
- Scattered designed historic parkland features, including some modern developments of large science and technology research parks, in proximity to the River Cam and River Granta.

6.3.5 There are two specific landscape guidelines:

- Manage existing woodland and plant new woodlands to maintain the wooded character
- Manage historic parkland to maintain and enhance its distinctive features and enhance the ecological value of the landscape.

6.3.6 See Map 11 in this NP for a visual overview of the extent of woodland in Pampisford parish and Map 5 for the location of the historic park and garden at Pampisford Hall.

6.3.7 There are a number of aspects to protecting and enhancing village character and landscape character in the parish of Pampisford. The approach in this plan has been informed by the feedback received from the 2018 Neighbourhood Plan survey, the Pampisford Design Codes document undertaken in 2021, alongside further assessments undertaken in relation to:

- locally important views in the parish;
- Important countryside frontages;
- open spaces of value in the village.

6.3.8 In addition, the current village gateways have been identified with two having scope for improvement.

6.3.9 The design codes applicable to Policy PAM 3 are:

- 1.1.1, 1.1.2 (landscape character)
- 1.2.1 (amenity space)
- 1.3.1, 1.3.2 (trees)
- 2.2.1, 2.2.2 (views and gaps)
- 4.6.1, 4.6.2, 4.6.3 and 4.6.4 (boundary treatment)

6.3.10 The Design Codes document notes how the area is *‘characterised by smooth rolling chalk hills. Within the parish, the hills are dissected by the river valley of the Cam/Granta which is part of the Cambridgeshire Green Infrastructure Strategy network, extending into the western and north of Pampisford parish like ‘fingers’.*

6.3.11 With regards to Design Code 1.1.2, Local Plan Policy NH/8: *Mitigating the Impact of Development In and Adjoining the Green Belt* applies and there is no need to duplicate this approach in the NP.

6.3.12 With regards to Design Code 1.1.1, key landscape sensitivities in the parish include extensive areas of wooded landscape, also identified as priority habitats (see Map 11) and Pampisford Hall registered parks and garden. Local Plan Policy NH/14: *Heritage Assets*, which notes the importance of historic parks and gardens including Pampisford Hall (which is identified as such on the Local Plan proposals map, see Map 5), applies here too.

6.3.13 It is deemed appropriate to incorporate Design Code 1.2.1 and 1.3.2 directly into the wording of Policy PAM 3.

LOCALLY IMPORTANT VIEWS

6.3.14 To reinforce Design Code 2.2.1 (*buildings should be designed and arranged to reinforce views of existing landmarks and the open countryside through appropriate scale, mass and separation*) Design question number 15 asks of a development proposal *How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?*

6.3.15 The maps included in the Design Codes document, however, only provided examples of important views. As a follow on from this work, the NP steering group therefore carried out its own process of identifying important views in the parish. This assessment is appended to the NP (Appendix Three) and the identified views are shown in Map 6 supporting planning policy PAM 3.

6.3.16 The locally important views are:

- View 1: View of Church of St John the Baptist (Grade II* listed) from Brewery Road recreation ground
- View 2: Town Lane view of Church of St John the Baptist (Grade II* listed)
- View 3: Church Lane view of Church of St John the Baptist (Grade II* listed) (adjacent to the Church Lane recreation ground)
- View 4: High Street view of Church of St John the Baptist (Grade II* listed)
- View 5: View of listed cottages looking north from southern end of High Street
- View 6: High Street looking south towards Town Lane, showing Telephone Kiosk (Grade II listed)
- View 7: High Street looking south towards Town Lane
- View 8: Towards Pampisford from London Road village gateway
- View 9: Towards Town Lane gateway from Causeway
- View 10: Towards Pampisford from Causeway
- View 11: From Beech Lane farm track towards Pampisford Hall
- View 12: from Beech Lane towards the Church
- View 13: Town Lane Gateway
- View 14: View north from Brewery Road Important Countryside Frontage towards wooded area.

IMPORTANT COUNTRYSIDE FRONTAGES

6.3.17 Local Plan Policy NH/13: *Important Countryside Frontage* applies to areas of land indicated on the Local Plan Proposals Map. They are defined where land has a strong countryside character and where it either:

“a) penetrates or sweeps into the built-up area providing a significant connection between the street scene and the surrounding rural area; or

b) provides an important rural break between two nearby but detached parts of the development framework.”

6.3.18 Through the work on this NP, the frontage along London Road, as indicated on Map 7, has been found to meet criteria a) above. This part of London Road marks the edge of the development framework. The southern point of the proposed important countryside frontage marks one of the four village gateways. Along this edge, open views are enjoyed towards the east and towards Pampisford village; the countryside to the east has a strong presence here, sweeping into this edge of the village.

VILLAGE GATEWAYS

6.3.19 There are four village gateways, and these are shown on Map 8.

BEECH LANE VILLAGE GATEWAY

6.3.20 The Beech Lane Village Gateway is accessed off the A505 and is the first point of the village if travelling from the east. On arrival (Figure 3), this village gateway has a strong countryside feel so it is not altogether evident the village edge has been reached. The grounds of the farmstead to the left of the road provide a characterful setting on departing the village at this point (Figure 4).



Figure 3: Beech Lane village gateway looking west into the settlement.



Figure 4: Beech Lane village gateway looking east towards the A505 with farmstead on the left.

TOWN LANE VILLAGE GATEWAY

6.3.21 This entrance into the village is also accessed from the A505 and takes the visitor into the heart of the village. There is a clear sense of arrival to the village here (Figure 5), provided by the built-up nature of the village compared to the open landscape left behind. There is a very attractive avenue of trees on both sides of the road, providing a strong sense of place on departure of the village (Figure 6) to access the A505.



Figure 5: Town Lane gateway looking west into the settlement.



Figure 6: Town Lane gateway looking east out of the settlement (also a locally important view).

LONDON ROAD VILLAGE GATEWAY SOUTH

6.3.22 This village gateway is reached along London Road when travelling from the south (Figure 7). The noise and visual presence of the surrounding road infrastructure dominates this entrance. Despite the village signs, the sense of arrival here is weak. The presence of the employment uses on the London Road employment area is stronger (Figure 8), partly due to the presence of large advertising boards. The area has an urbanised feel, not easily associated with Pampisford village.

6.3.23 There is scope to strengthen sense of place at this point of the village through traffic calming measures, careful landscaping and use of traditional village gates.



Figure 7: London Road village gateway south.



Figure 8: London Road employment area.

BREWERY ROAD/LONDON ROAD VILLAGE GATEWAY

6.3.24 The Brewery Road/London Road village gateway is located at the junction of London Road with Brewery Lane and in the middle of a built-up area which comprise both Pampisford village and Sawston village (Figure 10). As with London Road village gateway south, there is a weak sense of arrival. The bus stop, telegraph pole and mixture of land uses, poorly defined boundaries (see untidy grassed island in Figure 9) combine to create a cluttered, untidy feel.

6.3.25 There is scope to improve appearances and sense of arrival at this village gateway. An incoherent street frontage, together with poorly defined amenity areas make up a poor streetscape as can be seen in Figure 12.



Figure 9: Brewery Road/London Road village gateway looking south.



Figure 10: Brewery Road/London Road village gateway looking west towards South Terrace which marks the parish boundary, shared with Sawston Parish.

POLICY INTENT

6.3.26 To ensure new development proposals come forward in a way which protects the existing village and landscape character and takes opportunities to improve it.

POLICY PAM 3 – MAINTAINING AND ENHANCING LANDSCAPE CHARACTER IN PAMPISFORD

Development proposals will be supported where they recognise, maintain and take opportunities to enhance landscape character in Pampisford Parish.

To be supported development proposals must:

- maintain or enhance the key features of the locally identified important views (shown on Map 6 and described in Appendix Three to this plan), which contribute towards sense of place in the parish;
- maintain the defined Important Countryside Frontages in line with Policy NH/13 of the Local Plan including the newly defined Important Countryside Frontage as part of this plan and as shown on Map 7;
- retain or enhance existing features of landscape value (including trees, woodland, hedgerows and water features) within the development site and work within the context of existing features in the wider surroundings;
- maintain or strengthen the sense of arrival at the four village gateways – see Map 8.

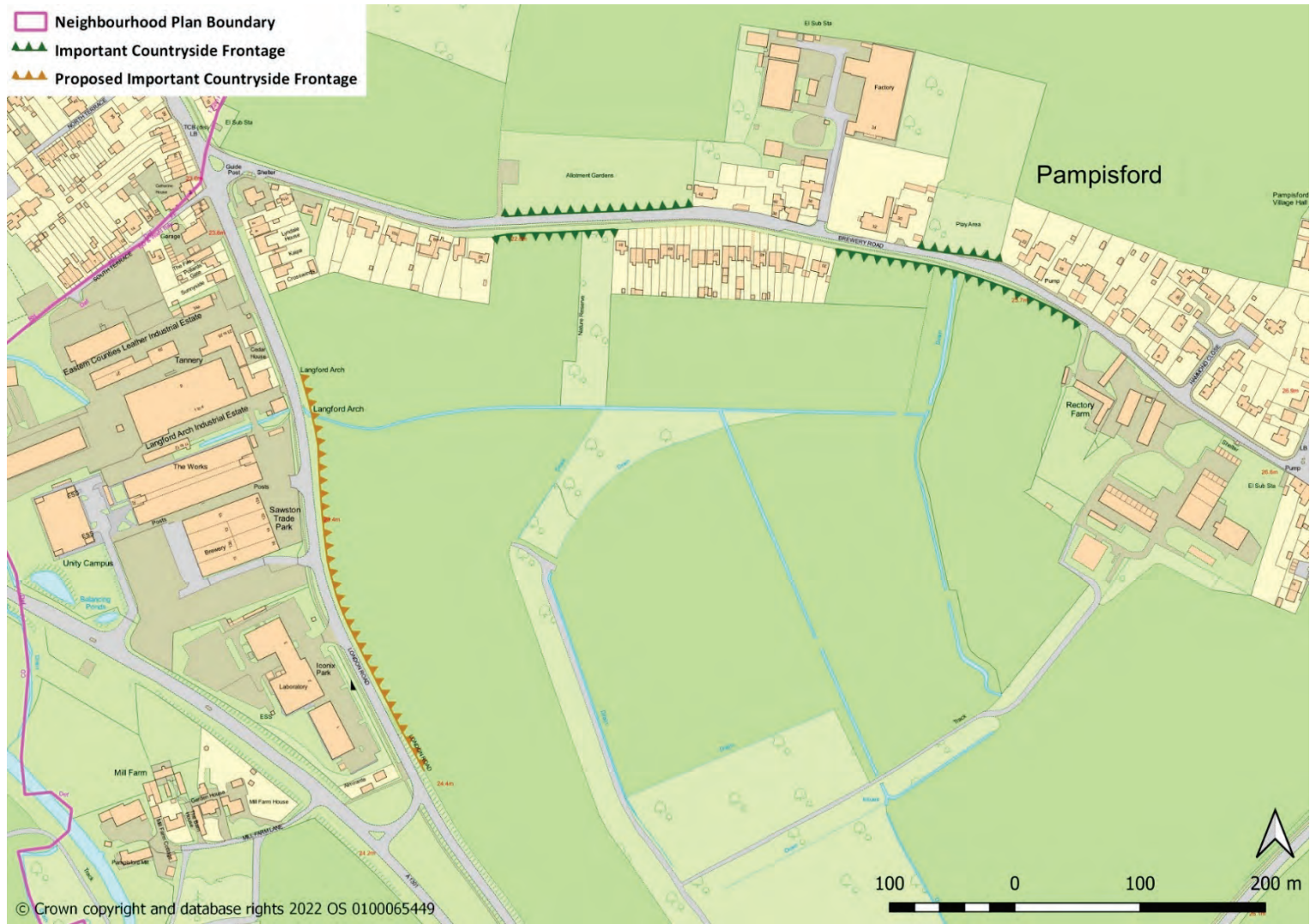
Planting/landscaping schemes:

- should comprise native species or climate change resilient species that will also benefit parish wildlife
- be designed to mitigate (through softening or screening where necessary) adverse visual impacts (see also Policy PAM 6 in relation to boundary treatment).

Where development abuts the development framework around either Pampisford Village or the Rural Centre of Sawston (where it is located in the Neighbourhood Plan area), a generous and comprehensive landscape buffer should be created or retained to allow the transition from built form to the surrounding landscape. There should be no abrupt edges with little vegetation or landscape in such locations.



Map 6: Locally important views.



Map 7: Important countryside frontages.



Map 8: Village gateways and London Road street scene improvement area.

6.4 PAM 4 – London Road street scene improvement area

POLICY CONTEXT AND RATIONALE

6.4.1 The supporting text to Policy PAM 3 describes how there is scope to improve the appearance of both the Brewery Road/London Road village gateway (London Road village gateway north) and the London Road village gateway south. In addition, the built-up frontages (on the western side of the road) between these two gateways suffers from incoherent boundary treatment, incoherent building lines and poor public realm, not helped by poorly landscaped car parking areas.

6.4.2 An area referred to as the London Road street scene improvement area is shown on Map 8.

POLICY INTENT

6.4.3 To deliver street scene and landscape improvements, together with traffic calming measures, along London Road and its entrances.

POLICY PAM 4 – LONDON ROAD STREET SCENE IMPROVEMENT AREA

The area shown on Map 8 is defined as the London Road street scene improvement area. In the event of development proposals coming forward along London Road, including redevelopment of existing buildings, opportunities will be sought to:

- **improve landscaping (e.g. improved boundary treatment around grassed island) and streetscaping (e.g. better defined footways, reduce street clutter) that better defines London Road village gateway north;**
- **improve landscaping and deliver traffic calming measures that results in a stronger sense of arrival and place at the London Road village gateway south, (e.g. landscaping scheme on land proposed as Local Green Space as well as along the road frontage, together with installation of traditional village gates);**
- **implement design and/or landscaping schemes that help to create a more coherent and attractive streetscape along the built-up frontage of London Road (e.g. increased landscaping and better defined boundary treatment of properties, amenity spaces or other areas of public realm when development comes forward).**

The delivery of landscaping improvements or, where applicable, payment of contributions towards the delivery of landscaping improvements in the public realm will be required where necessary to achieve sense of place as part of new development, and where directly, fairly and reasonably related in scale and kind to the development.

6.5 PAM 5 – Local Green Spaces

POLICY CONTEXT AND RATIONALE

6.5.1 The NPPF 2023 allows communities to designate areas as Local Green Spaces. Once designated, a Local Green Space (LGS) is safeguarded as an open space and protected from development. A LGS must meet the criteria set out in paragraph 106 of the NPPF. This states:

The Local Green Space designation should only be used where the green space is:

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

NPPF 2023

6.5.2 An assessment has been undertaken of the open spaces in the parish. This assessment is available to view alongside this plan. The assessment has resulted in the following open spaces to be put forward for Local Green Space designation as part of this NP.

THE SPINNEY – LGS 1

6.5.3 The Spinney is located on the southern side of Brewery Road and is owned by Pampisford Hall Estate. It was originally set up as a nature reserve and village residents were welcome to walk through it. It contains many large trees, mainly Ash, and unfortunately several of these became unsafe leading to the site's closure to the public in 2014, on safety grounds. The site remains closed (a further tree came down in 2022) but in its undisturbed state is a haven for wildlife. It also retains public amenity value as an attractive area of woodland to be enjoyed by people walking along Brewery Road.

BREWERY ROAD RECREATION GROUND – LGS 2

6.5.4 Brewery Road Recreation Ground is located on the northern side of Brewery Road and is owned by the Pampisford Relief in Need (PRIN) charity. This is a popular recreation ground used by parishioners and visitors to the parish. It features a play area, exercise machines, and open field and orchard.

CLAYPIT – LGS 3

6.5.5 The Claypit is located on the southern side of Brewery Road and is owned by the Parish Council. It consists of a drainage ditch and two fields. The deep ditch is kept clear. Historically used as pasture for cattle, it is now an attractive meadow providing habitat for local wildlife. It is bounded by hedgerows and trees, including a row of mature trees along its western edge. Public amenity value is primarily visual for people walking along Brewery Lane. There is no formal public access to the Claypit.

RECTORY FARM MEADOWS – LGS 4

6.5.6 The open space on this site, together with hedgerows and trees adjacent to the meadow and at the entrance to Rectory Farm, provide visual amenity and contribute positively to the street scene in this location just inside the conservation area.

LONDON ROAD VILLAGE GATEWAY SOUTH OPEN AMENITY LAND – LGS 5

6.5.7 This is an area of scrubland at the London Road village gateway south. It is owned by county highways. Whilst there is scope to enhance the attractiveness and sense of arrival at this village gateway the area of open land has a significant contribution towards screening the industrial uses in the employment area from this entrance to the village. There is a footway through the area allowing non-motorised users access between London Road and the A1301.

POLICY INTENT

6.5.8 To designate existing open spaces in the parish as Local Green Spaces, as defined in national policy.

POLICY PAM 5 – LOCAL GREEN SPACES

The following open spaces, as shown on Map 9, are designated as Local Green Spaces as defined in the NPPF:

- **LGS 1 - The Spinney**
- **LGS 2 - Brewery Road Recreation Ground**
- **LGS 3 - Claypit**
- **LGS 4 - Rectory Farm Meadows**
- **LGS 5 - London Road village gateway south open amenity land**

RELATED COMMUNITY ACTION POINT: *Alongside this planning policy, the Parish Council will:*

- *work alongside community stakeholders and landowners, where applicable, to deliver environmental enhancement measures at The Spinney nature reserve and at the Claypit open space;*
- *adopt and follow a biodiversity-friendly maintenance regime with respect to grass verges and wildflower areas it is responsible for looking after;*
- *work alongside community stakeholders and landowners to support and champion the return of the interrupted brome and other rare plants to Pampisford. See Chapter 7 for all community action points.*

Neighbourhood Plan Boundary

Local Green Spaces

- 1 The Spinney
- 2 Brewery Road recreation ground
- 3 Claypit
- 4 Rectory Farm Meadows
- 5 London Road village gateway open amenity land



Map 9: Pampisford Local Green Spaces.

6.6 PAM 6 – Achieving high quality design and reflecting local character

POLICY CONTEXT AND RATIONALE

6.6.1 The Pampisford Village Design Codes document defines five different character areas.

- Character Area A: Historic core
- Character Area B: Brewery Road
- Character Area C: Cul-de-sac development
- Character Area D: Farmstead
- Character Area E: Employment areas in Brewery Road
- Character Area F: Sawston Trade Park

6.6.2 Historic Core: this is the traditional heart of Pampisford village and sits within the Pampisford conservation area. The Church of St John the Baptist is an important landmark feature. It also marks the point at which the High Street becomes Church Lane. Slightly to the north along Church Lane is the village hall, providing an important focal point for village life. Opposite to the village hall lies the Church Lane recreation ground, an important open space for residents to enjoy. The area contains a large amount of the village's historic fabric and listed buildings. Most properties front onto the High Street/Church Lane with one building fronting onto Town Lane at the High Street/Town Lane junction. There is a mix of houses from various historic periods and styles. Plot sizes vary in size and form. There is an informal and dynamic buildings line. Local vernacular is provided in the timber-framed and plastered cottages.

6.6.3 Brewery Road character area: Brewery Road is the main access route through the village providing access from the A505 to the east to the settlement of Sawston to the west. This character area has a linear development pattern. There are a variety of post-war 20th century development types. Development has been built out in different periods and green fields remain between separate development parcels. The overall feel along Brewery Road is open and spacious with views to the surrounding countryside. Green verges, mature trees and hedges combine to provide a well-vegetated character to the public realm. Brewery Road recreation ground is located to the north of Brewery Road almost at the centre point of either end of the village.

6.6.4 Cul-de-Sac development: this character area comprises two areas built in the late 20th century. One of these comprises two storey and mostly detached dwellings at Hammond Close, off Brewery Road. The other comprises bungalow development at Glebe Crescent accessed from Town Lane to the east of the village. The design codes document notes some of the Glebe Crescent dwellings have their back gardens facing the street with their principal elevation facing out towards the countryside. This has resulted in unattractive panel fences along the street frontage.

6.6.5 Farmstead: this area sits on the northern and eastern edge of the village, to the north of Beech Lane and outside the development framework. The Design Codes document notes the farmstead remains strongly linked to the wider rural landscape and field and that buildings are arranged in groups away from the roads. As can be seen from Map 15 in the NP, there is a public footpath access from the eastern part of this character area, providing public access to rural land to the north of this character area.

6.6.6 Employment area in Brewery Road: two employment areas are covered in this character area identified in the Design Codes document. These are shown as Brewery Road employment

area and Rectory Farm on Map 13. Both are areas located within Pampisford village and accessed from Brewery Road. The former is land enveloped by Green Belt land to the north and west and shares a boundary with the recreation ground, also in the Green Belt, to the east. The buildings are arranged in groups away from Brewery Road and sit behind residential properties that front onto Brewery Road. The latter is located within the Pampisford conservation area and fronts on to the Brewery Road to the north. It abuts the Green Belt to the south and west. The Design Codes document notes the employment area (both sites) incorporates historical buildings and comments that the buildings 'are sympathetic in materials and size, well merging with the surrounding residential uses'. See Section 6.14 for further information.

6.6.7 Sawston Trade Park (referred to as the London Road employment area on Map 13): this is an area of employment land to the west of Pampisford village. The area includes modern industrial units and research buildings, many of which front onto London Road. The Design Codes document is very brief in describing this area, noting that the buildings do not exceed three storeys and that most of the public realm is used for car parking. A further description of this area is provided in section 6.14.

6.6.8 The Pampisford Village Design Codes includes a comprehensive set of design codes to be followed when new development takes place – see Appendix One to this NP. The document establishes 13 principles that should be met in all development proposals. These are:

- i. Respect the existing settlement pattern in order to preserve the character. Coalescent development should be avoided;
- ii. Integrate with existing paths, streets, circulation networks;
- iii. Reinforce or enhance the established character of streets, greens and other spaces;
- iv. Harmonise and enhance the existing settlement in terms of physical form, architecture and land use;
- v. Retain and incorporate important existing features into the development;
- vi. Respect surrounding buildings in terms of scale, roofline, height, form, and density;
- vii. Enhance and reinforce the property boundary treatments;
- viii. Adopt contextually appropriate materials and details;
- ix. Provide adequate open space for the development in terms of both quantity and quality;
- x. Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- xi. Ensure all components e.g., buildings, landscapes, access routes, parking and open space relate well to each other;
- xii. Aim for innovative design and eco-friendly buildings while respecting the architectural heritage and tradition of the area and integrating them with future development;
- xiii. Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g., insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

6.6.9 The design codes are accompanied with a comprehensive set of questions, which it is intended should be considered when development proposals are being considered. These questions are provided in Appendix Two to this NP.

6.6.10 The Design Codes applicable to Policy PAM 6 are:

- 2.1.1, 2.1.2, 2.1.3 (building scale and massing)
- 2.2.1, 2.2.2 (views and gaps)
- 2.3.1, 2.3.2, 2.3.3 (building line)

- 2.4.1, 2.4.2, 2.4.3 (enclosure).

POLICY INTENT

6.6.11 Local Plan Policy HQ/1: *Design Principles* addresses many of the design codes set out in Appendix One. Policy PAM 6 seeks to complement the Local Plan through focusing on Pampisford-specific elements. In addition, the policy requires the user to complete a check list when submitting a planning application.

POLICY PAM 6 – ACHIEVING HIGH QUALITY DESIGN AND REFLECTING LOCAL CHARACTER

All development proposals should contribute in a positive way to the quality of the built environment and landscape setting in the parish.

Development proposals will be expected to be:

- the result of a design-led process with regards to a scheme's location, built-form, choice of building materials and density;
- informed by the design codes set out in Appendix One and demonstrate regard to them through the completion of the Pampisford Design Code checklist as provided in Appendix Two to this plan.

Particular care should be taken for development proposals in or otherwise impacting upon Pampisford's conservation area to ensure that the special character of the area is preserved or enhanced. See also Policy PAM 19 – Local heritage and non-designated heritage assets.

As part of the above, the following parish-specific elements should be adhered to:

Built Form

- New buildings should not normally exceed two storeys in height.
- The bulk and pitch of roofs should remain sympathetic to any nearby tree canopy, the local vernacular and the low-lying character of the village.
- Care should be taken with building lines so that a coherent street frontage and attractive streetscape is maintained or enhanced, or, in locations where this may be lacking, opportunities should be taken to reinforce the street frontage.

Boundary Treatment

- Locally distinctive landscape features and planting such as flint and brick boundary walls and hedges of native species should be used in new development to define boundaries. Any material that is not in keeping with the local character should not be used.
- Site layout, boundary treatment and landscaping should be used and designed to avoid a streetscape being dominated by vehicles along the front of properties.

Materials

- Choice of buildings materials should be informed by existing materials in the vicinity of the development site.
- Bricks should be predominantly in rich hues of orange and yellow, or in Cambridge whites.
- Flint should be used to seek to complement building frontages and boundary treatments.

Development that is not well designed and does not reflect the local design codes will be refused.

COMMUNITY

Neighbourhood Plan Goal 3:

GOAL 3: Protect and develop the village social structure focused on the area of the Chequers Public House site, Village Hall and Church.

There are two planning policies sitting under this goal, Policy PAM 7 – Pampisford Village allotments and Policy PAM 8 – The site of the Chequers Pub. It was clear from the Neighbourhood Plan Survey that the village lacks certain facilities such as a village shop/supermarket, better pavements, a tennis court in the recreation ground and a toilet in the church. But perhaps the greatest need, as expressed by one respondent, is ‘anything to create more friendliness and community; anything that makes Pampisford an attractive place to live for children, teenagers and the elderly’, perhaps echoed by another response ‘to know each other more’.

The parish greatly values its existing community facilities. Consistent with national planning policy, Local Plan Policy SC/3: *Protection of Village Services and Facilities* and Local Plan Policy SC/8: *Protection of Existing Recreation Areas, Playing Fields and Community Orchards* resist the loss of valued village services and open spaces. The NP supports this approach.

Pampisford Village Hall is considered a great facility, and its further use should be encouraged as it has excellent facilities both for general village activities and private functions. One parishioner expressed the need for provision for teenagers to meet in the area, whilst another would like to see the church playing a fuller role in the life of the village, recognising this requires a critical mass of people to be involved in its activities.

The Village Parish Council has developed an adult exercise facility for general public use, located in the Brewery Road recreation ground for both physical health and healthy social interaction.

6.7 Policy PAM 7 – Pampisford Village allotments

POLICY CONTEXT AND RATIONALE

6.7.1 The allotment site is located to the north of Brewery Road and has ten plots, all currently occupied (March 2023). The allotments provide an important opportunity for residents to grow their own produce and lead active lifestyles. In both the 2017 survey and the 2018 Neighbourhood Plan survey the allotments were identified as an important community asset to be retained.

POLICY INTENT

6.7.2 The intent of Policy PAM 7 is to recognise the community value attributed to the Pampisford allotments and to allow their loss only in the event of a suitable alternative site being found in the village.

POLICY PAM 7 – PAMPISFORD VILLAGE ALLOTMENTS

The site along Brewery Road, currently used as allotments by residents, is safeguarded for continued allotment use. Loss of this allotment site will only be supported if allotments, of a similar size, are re-provided for residents in a suitable site in close proximity to the village centre.

6.8 Policy PAM 8 – The site of the Chequers Pub.

POLICY CONTEXT AND RATIONALE

6.8.1 The site of the Chequers Pub is within the village conservation area and has a prominent position on the corner of the High Street and Town Lane. It was built in the 16th Century or earlier and was originally a farmhouse but by 1776 it is documented as a public house. In 1859 it was bought by Charles Scruby who built the brewery, where the Brewery Road employment area is now sited. As Hudson's, the brewery supplied the Chequers with beer for many years. The building was thatched until 1973, when the roof was destroyed by fire. When rebuilt, wooden shingles were used instead and it was these that burnt so fiercely in December 2021. At the time, the Chequers was owned by the pub chain Admiral Taverns, who sold it on in May 2022.

6.8.2 For 300 years, the pub has been central to the village, both in terms of its setting and as a community hub, where day-to-day social interaction has taken place as well as celebrations and wakes. Reflecting the value attached to it, the pub was initially registered as an Asset of Community Value in October 2015⁷. Both the 2017 survey and the 2018 Neighbourhood Plan Survey resulted in the Chequers Pub being identified as a highly valued community asset.

6.8.3 The community believe that the function of the Chequers site as a pub and place of social interaction and well-being should be restored. There is an action group who are very exercised in keeping pressure on all concerned to have the pub rebuilt. The Parish Council also aspires to see a pub or similar use re-built on the site. Currently (May 2024) however, the site is boarded up, creating a blank and unattractive frontage in the heart of our historic village. The site detracts from the significance of the surrounding listed buildings and the conservation area itself. A key priority for the Parish Council is that the site does not remain derelict as it is today.

POLICY INTENT

6.8.4 The intention of Policy PAM 8 is to ensure a viable development can come forward on this important site at the heart of the community in a manner that preserves or enhances the character of Pampisford's historic core. The re-provision of a public house is preferred to other uses, alongside other types of community meeting space.

6.8.5 This policy complements Policy SC/3: *Protection of Village Services and Facilities* in the 2018 Local Plan, which states that planning permission will be refused for proposals which result in the loss of a village service, including village pubs, where such loss would cause an unacceptable

⁷ At the time of the sale in May 2022, the Asset of Community Value designation had lapsed but this has since been restored.

reduction in the level of community or service provision in the locality. The Greater Cambridge Local Plan – First Proposals (as published for engagement in 2021), proposes to continue the approach to protect existing facilities and services.

POLICY PAM 8 – THE SITE OF THE CHEQUERS PUB

Proposals to develop land at the site of the Chequers Pub will be supported subject to:

- **a design-led scheme resulting in a sensitively designed proposal which conserves and enhances the surrounding heritage assets and the Conservation Area itself;**
- **a good standard of residential amenity being secured for future occupiers of the proposed development and being maintained or enhanced for occupants of neighbouring properties;**
- **provision of off-street parking to accommodate an appropriate number of motorised vehicles and bicycles and in line with Policy PAM 13; and**
- **the creation of an attractive and pedestrian-friendly street frontage which is sympathetic to the character of the historic core along High Street and Town Lane.**

The following would be particularly welcome:

- **development of the site as a public house or other form of community meeting space**
- **a flagship development delivering a low carbon or net zero carbon development in this prominent location in the heart of the village.**

RELATED COMMUNITY ACTION POINT: Alongside this planning policy, the Parish Council will

- *support initiatives that enable the local church and village hall to play a full part in the life of the village community. See Chapter 7 for all community action points.*

CLIMATE CHANGE AND THE NATURAL ENVIRONMENT

Neighbourhood Plan Goals:

GOAL 4: Reduce our contributions to greenhouse gas emissions and make new development climate change resilient.

GOAL 5: Protect and improve parish biodiversity.

There are two planning policies which sit under Goal 4. These are PAM 9 – Development and climate change and PAM 10 – Sustainable work-life patterns. There are two policies that sit under Goal 5. These are PAM 11 – Trees and Woodland and PAM 11 – Protecting and enhancing biodiversity in Pampisford Parish.

6.9 Policy PAM 9 – Development and climate change

POLICY CONTEXT AND RATIONALE

SOUTH CAMBRIDGESHIRE'S 2018 LOCAL PLAN

6.9.1 Policy CC/1: *Mitigation and Adaptation to Climate Change* states that planning permission will only be granted for proposals that demonstrate and embed the principles of climate change mitigation and adaptation into the development. The policy requires applicants to submit a Sustainability Statement as part of this.

6.9.2 Policy CC/3: *Renewable and Low Carbon Energy in New Developments* sets out requirements for the incorporation of on-site renewable and low carbon technology.

6.9.3 South Cambridgeshire's 2018 Local Plan is supported by the Greater Cambridge Sustainable Design and Construction Supplementary Planning Document. This provides further guidance to applicants with respect to expectations

6.9.4 The UK has a legally binding requirement to achieve net zero carbon by 2050. Part of the challenge in achieving net zero carbon status is to address how homes and buildings are designed and constructed. The emerging Greater Cambridge Local Plan is proposing standards for new buildings to be met. As part of this, the plan includes the following proposed requirements:

- All new dwellings and non-domestic buildings should have a space heating demand of 15–20 kWh per m² per year;
- All new heating should be provided through low carbon fuels;
- No new development should be connected to the gas grid;
- Targets for Total Energy Use Intensity for different development types.

6.9.5 The NP applauds the approach set out in the emerging Greater Cambridge Local Plan. Whilst it is not within the scope of a NP to set prescriptive standards for the internal layout and design of new residential development proposals, it is considered entirely appropriate for this NP to signpost developers to tools to assist with the planning, design and delivery of low carbon developments in the Pampisford parish.

6.9.6 The Net Zero Carbon Toolkit, prepared by Levitt Bernstein, Elementa, Passivhaus Trust and Etude and commissioned by West Oxfordshire District Council, in collaboration with Cotswold District Council and Forest of Dean District Council, is aimed at small- and medium-sized house builders, architects, self-builders and consultants. It is available to view here:

<https://www.westoxon.gov.uk/netzerocarbontoolkit>

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

1. Energy efficiency. Applicable to energy used for heating, hot water, ventilation, lighting, cooking and appliances;
2. Low carbon heating. Low carbon sources of heat are an essential feature. The toolkit states that new buildings should be built with a low carbon heating system and must not connect to the gas network;
3. Renewable energy generation. The toolkit states that renewable energy generation (e.g., through solar photovoltaic (PV) panels) should be at least equal to the energy use of the building.

6.9.8 The toolkit includes a set of energy targets and key performance indicators for both new residential and retrofit schemes. These are listed in Table 3 and show that the standards are consistent with the target being proposed in the emerging Greater Cambridge Local Plan.

6.9.9 In addition, the toolkit looks at the embodied carbon in materials used in each development (Table 3).

Table 3: energy targets and key performance indicators for new residential and retrofit schemes. Source: The Net Zero Carbon Toolkit.

New Housing	Retrofit
Space heating demand 15 kWh/m²/yr	Space heating demand 50 kWh/m²/yr* *on average (range of 20 – 120 kWh/m ² /yr)
Energy Use Intensity 35 kWh/m²/yr	Energy Use Intensity 50 kWh/m²/yr *on average
Electricity generation intensity 120 kWh/m²_{fp}/yr m ² _{fp} = m ² building footprint	Electricity generation intensity 120 kWh/m²_{fp}/yr m ² _{fp} = m ² building footprint
Embodied carbon benchmark 500kgCO_{2e}/m²/yr	

6.9.10 For homeowners looking to retrofit or extend their existing property, the toolkit provides guidance and advice on what they need to consider when choosing and implementing energy efficiency measures, and how to begin the process of decarbonising their homes in a more affordable, phased approach.

6.9.11 Applicable design codes to this topic are:

- 5.2.1, 5.2.2, 5.2.3 (solar panels)
- 4.7.5 (materials)
- 5.3.1, 5.3.2, 5.3.3, 5.3.4, 5.3.5, 5.3.6 (heat pumps)

POLICY INTENT

6.9.12 Policy PAM 9 expects new development proposals in the parish to make a meaningful contribution to decreasing the carbon footprint of the built environment.

POLICY PAM 9 - DEVELOPMENT AND CLIMATE CHANGE

All development proposals will be expected to embed the principles of climate change mitigation and adaptation in line with Local Plan policy. In particular, proposals should firstly seek to implement passive environmental design principles by considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g., insulation) before considering the specification of energy-efficient building services and the incorporation of renewable energy sources.

Energy-efficient building services should encompass water efficiency measures (e.g. water efficient fixtures and fittings) as a way of managing energy demand needed to heat water used through taps and showers.

Development proposals adopting innovative approaches to the construction of low and zero carbon homes and buildings which demonstrate sustainable use of resources and high energy efficiency levels, for example through construction to Passivhaus standard or through applying the Net Zero Carbon Homes toolkit, are strongly encouraged.

Flood risk from all sources (fluvial, surface water and groundwater) as shown on maps 2, 3 and 4, and detailed in the most up-to-date Strategic Flood Risk Assessment, will need to be fully considered when ensuring developments proposals meet the Local Plan and national policy requirements relating to development and flood risk.

RELATED COMMUNITY ACTION POINT: *Alongside this planning policy, the Parish Council will*

- *support community-led initiatives which will help our parish mitigate and adapt to climate change. This follows approaches at the more strategic level with South Cambridgeshire District Council declaring a climate emergency and implementing initiatives such as the Zero Carbon Communities programme and grant scheme, announced in spring 2022. See Chapter 7 for all community action points.*

6.10 Policy PAM 10 – Sustainable work-life patterns

POLICY CONTEXT AND RATIONALE

6.10.1 Achieving net zero carbon status is not just about the technical specifications in the design of our homes and buildings but also about how our homes and buildings help parish residents to reduce their carbon footprint in everyday activities such as working, shopping and meeting friends and family. Policy PAM 8 which aspires towards the re-provision of a community meeting place on the site of the former Chequers public house will help (if the aspiration is realised) in this regard. In addition, it is important that any new homes facilitate flexible working patterns.

6.10.2 The 2011 Census data reveals interesting information about home working patterns within the statistics covering all economically active residents. 51% of residents aged 16–74 are employees for some organisation, compared to 60% of residents aged 16–74 across the district. Meanwhile, 19% of residents (aged 16–74) in the parish are self-employed, compared to 12% of residents across the district. Self-employment is probably statistically much more significant and financially important for the parish population than for the district as a whole. This has implications for services like mobile communications and on-line web access and reliability, which need careful consideration and review, particularly as this comparison is based on 2011 Census data, which is now over a decade out of date. It is likely that home-working patterns have increased in the parish since the 2011 Census.

6.10.3 The importance of this issue will be wider than the village of Pampisford, particularly since the start of the Covid-19 pandemic. There is likely to be trend for contemporary home working patterns in rural areas.

ELECTRIC VEHICLE CHARGING

6.10.4 Also essential for the facilitation of reducing the carbon footprint of Pampisford residents is the provision of infrastructure that allows residents and workers to charge electric vehicles.

CYCLE PARKING

6.10.5 Policy PA10 requires that new dwellings and development providing places of work should be equipped with a secure area for storing bicycles and states that this should be either an accessible bike shed or in an easily accessible garage. Guidance, including illustrations, on appropriate location and design of cycle parking is provided in the Design Guide. Applicable design codes are 3.2.1, 3.2.2, 3.2.3, 3.2.4, 3.2.5, 3.2.6 and 3.2.7.

ROUTES SUITABLE FOR NON-MOTORISED USERS IN AND AROUND THE PARISH.

6.10.6 The existing network of routes suitable for non-motorised users in and around the parish also plays an important role in facilitating sustainable living by parish residents. Map 15 shows these existing routes. This includes the segregated cycle path alongside the A505 and London Road. This provides access from employment uses along London Road to Whittlesford Parkway railway station, located just beyond the most southwestern extent of the parish and towards Great Abington in the east. Whilst the existing network is valued, there are shortcomings with it.

- There are no designated bridleways in the parish.
- The 'MacDonalds' roundabout connecting the A505 with the A1301 is very challenging to safely navigate for pedestrians and cyclists.

- The section of the A505 cycle path between the 'MacDonalds' roundabout and Whittlesford railway station is not sufficiently safe, being too narrow and poorly lit.
- Just beyond the parish boundary in the southwest, it is necessary to dismount bikes in order to use the Whittlesford Bridge to access the down platform at the railway station.
- At the eastern end, the A505 cycle path stops abruptly at the point at which it meets the slip road, providing access to Great Abington.

6.10.7 The provision of adequate pavements throughout the village is also important for the purpose of encouraging residents and visitors to walk around the village where appropriate rather than choosing motorised forms of transport. In some parts of the village there is inadequate provision of footpaths e.g., the area around the site of the Chequers pub and Town Lane.

POLICY INTENT

6.10.8 To ensure new development is designed in a way which helps residents and employees live more sustainable lives.

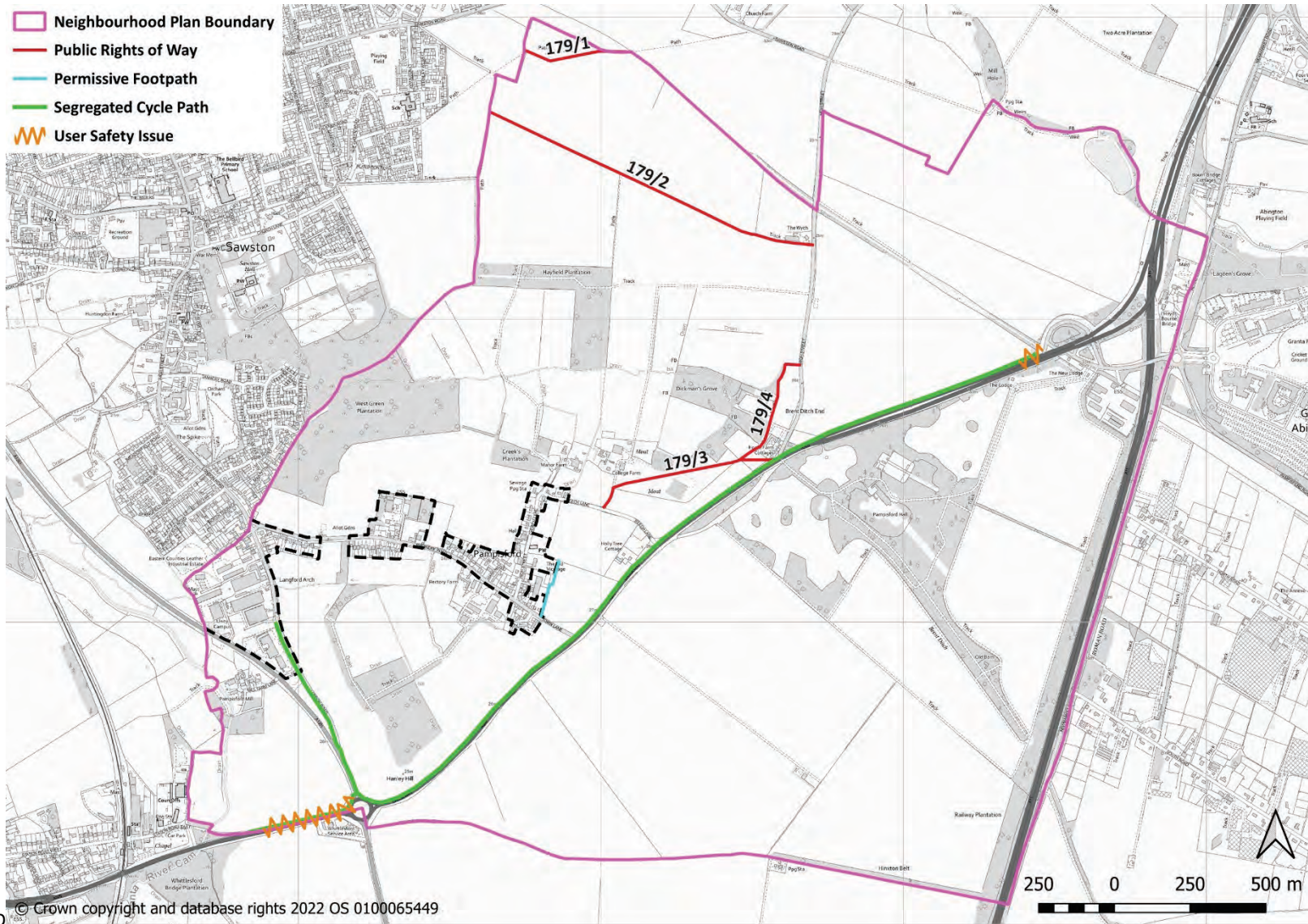
POLICY PAM 10 – SUSTAINABLE WORK-LIFE PATTERNS

All development proposals will be expected to facilitate low-carbon living by parish residents and employees. This means new residential development and development providing places of work should be provided with:

- **safe, convenient and attractive internal footpaths that link up easily with the pedestrian, and where applicable, cycle network, outside the development site;**
- **dedicated facilities for the purpose of charging electric vehicles (charging points should meet the technical requirements set out in Part S of the Building Regulations); and**
- **a secure area for storing bicycles (either an easily accessible bike shed or in an easily accessible garage) – see design codes 3.2.1 to 3.2.7.**

In addition, new dwellings will be expected to be designed to incorporate a dedicated home office area or room for the purpose of facilitating home working.

The provision and quality (safety, attractiveness and convenience) of the existing network of routes for non-motorised users (pedestrians, cyclists and horse riders) in the village and parish will be protected or enhanced.



A map © Crown copyright and database rights 2022 OS 0100065449

Map 10: Existing routes for non-motorised users

6.11 Policy PAM 11 – Trees and Woodland

POLICY CONTEXT AND RATIONALE

6.11.1 Pampisford has a significant tree cover in the form of woodland, parkland, plantations, small copses, hedgerows, tree avenues and individual trees. This is well illustrated by priority wooded habitats being mapped in the parish by MAGIC (accessed February 2022; see Map 11). Tree cover in the parish is all-the-more notable for the fact that Cambridgeshire is one of the least wooded counties in the country, and this points to the importance of their protection as a natural asset. The trees and woodlands are described in *The Pampisford Flora* (O.C. Mayo, 1985), with the following areas being highlighted:

- the renowned arboretum of Pampisford Hall, established in 1840, has a variety of species from around the world particularly conifers;
- plantation of Hanleys Hill (Rectory Farm) with elms, alder, ash, willow and oak;
- old willows along the river near Bourne Bridge;
- ash and sycamore, with understorey small trees and shrubs, self-seeded onto the course of the old railway line;
- old hedges, including spindle and hazel, for example associated with Home Farm and along Babraham Road;
- bullace fruit trees (similar to greengages) on land in Hammond Close, relicts of the 'Bullins' orchard;
- yew trees in the Church yard;
- Beech Lane, with its old beech trees; and
- an avenue of trees leading to the entrance of the village along Town Lane.

6.11.2 It is possible that wild service tree, which grows in the area, gives its name to Pampisford's pub, as 'Chequers Tree' is an alternative name for it.

FEEDBACK FROM RESIDENTS AT THE 2018 NEIGHBOURHOOD PLAN SURVEY:

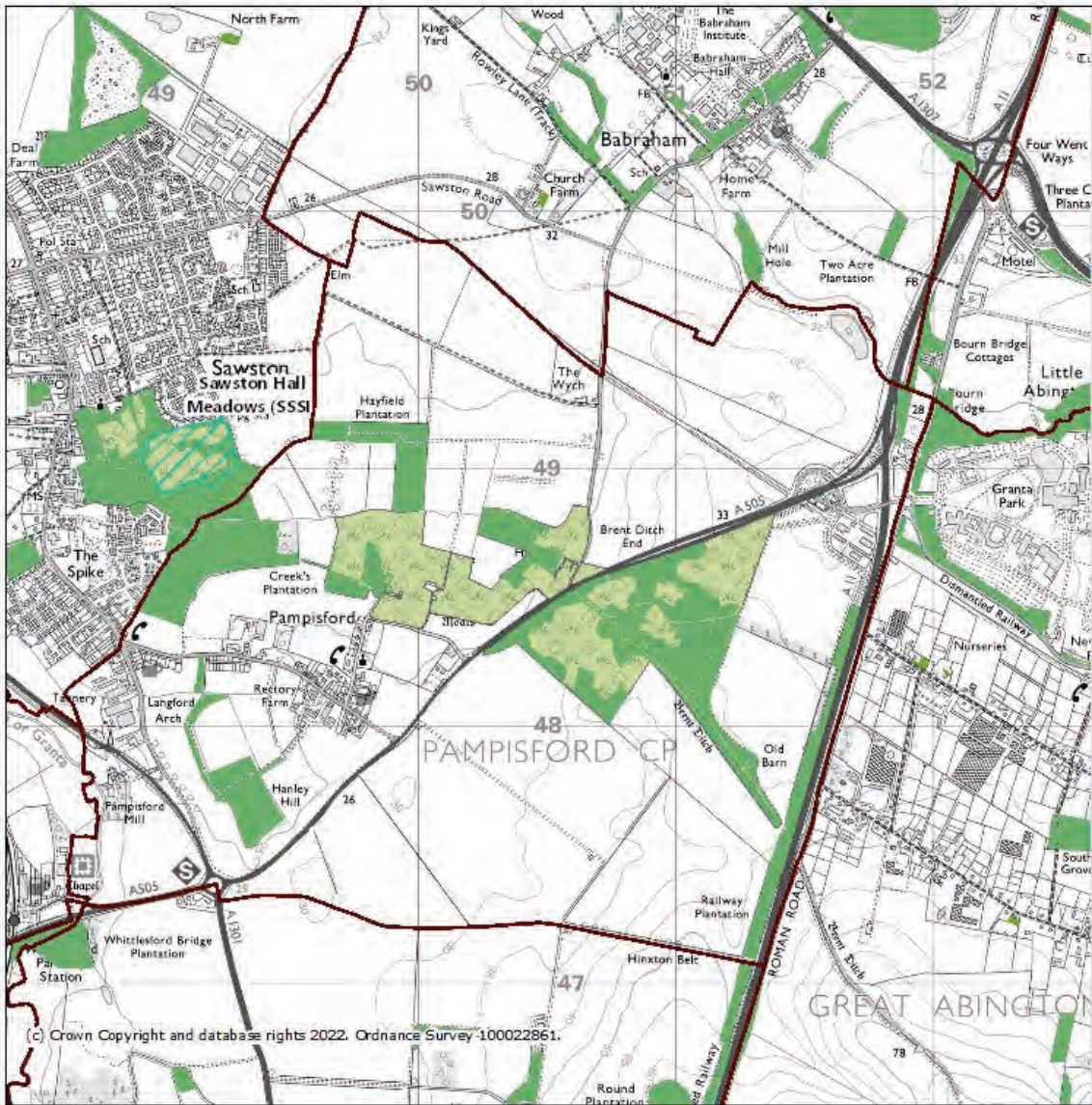
The trees, hedgerows and woodland are important village landscape features for 85% of the population of Pampisford, according to the Neighbourhood Plan Survey.

6.11.3 South Cambridgeshire's 2018 Local Plan includes a number of policies applicable to the protection of trees and woodland:

- Policy NH/4: *Biodiversity*. This applies to areas of priority habitat which, as seen in Map 11, are present in Pampisford Parish;
- Policy NH/6: *Green Infrastructure*. The Local Plan defines green infrastructure as a strategic, multi-functional network of public open space and routes, landscapes, biodiversity and heritage;
- Policy NH/7: *Ancient Woodlands and Veteran Trees*. Whilst Pampisford does not have any ancient woodland, it does have some veteran trees, which should be given special protection from any future development.

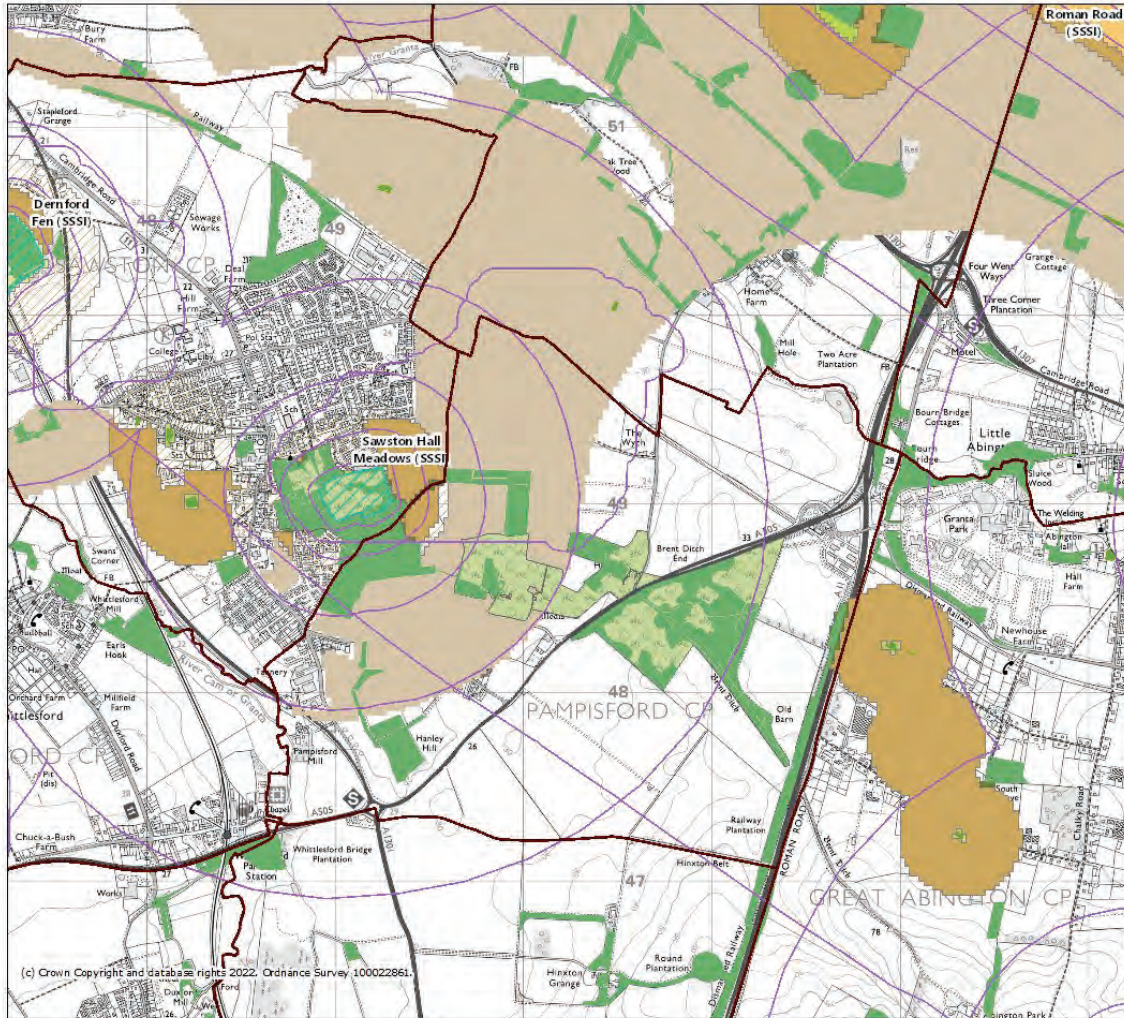
6.11.4 The following design code is applicable to this: 1.3.1 (trees).

6.11.5 Policy PAM 11 refers to the calculation method CAVAT. This refers to Capital Asset Value for Amenity Trees. It is a tool that can be used to aid decision making in relation to the trees, where the value of a single tree or group of trees needs to be expressed in monetary terms. See <https://ltoa.org.uk/resources/cavat>



Legend	
Parishes (GB)	Projection = OSGB36
Sites of Special Scientific Interest (England)	xmin = 546100
Priority Habitat Inventory - Deciduous Woodland (England)	ymin = 246700
Priority Habitat Inventory - Traditional Orchards (England)	xmax = 554900
Woodpasture and Parkland BAP Priority Habitat (England)	ymax = 250600
	<p>Map produced by MAGIC on 27 February, 2022. Copyright resides with the data suppliers and the map must not be reproduced without their permission. Some information in MAGIC is a snapshot of the information that is being maintained or continually updated by the originating organisation. Please refer to the metadata for details as information may be illustrative or representative rather than definitive at this stage.</p>

Map 11: Woodland in the parish.

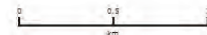


Legend

- Parishes (GB)
- Sites of Special Scientific Interest (England)
- SSSI Impact Risk Zones - to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites (England)
- Priority Habitat Inventory - Deciduous Woodland (England)
- Priority Habitat Inventory - Traditional Orchards (England)
- Woodpasture and Parkland BAP Priority Habitat (England)
- National Habitat Network All Habitats Combined (England)**
- Ancient woodland
- Blanket bog
- Coastal saltmarsh
- Coastal sand dunes
- Coastal vegetated shingle
- Lakes
- Limestone pavement
- Lowland calcareous grassland
- Lowland dry acid grassland
- Lowland fens
- Lowland heathland
- Lowland meadows
- Lowland raised bog
- Maritime cliff & slope
- Purple moor grass & rush pastures
- Reedbeds
- Rivers
- Traditional orchard
- Upland calcareous grassland
- Upland flushes fens & swamps
- Upland hay meadow
- Upland heathland
- Wood pasture and parkland
- PHI_Other
- Additional land within SSSIs
- Habitat Restoration-Creation
- Restorable Habitat
- Fragmentation Action Zone
- Network Enhancement Zone 1
- Network Enhancement Zone 2
- Network Expansion Zone

Projection = OSGB36
 xmin = 545900
 ymin = 247000
 xmax = 554600
 ymax = 250900

Map produced by MAGiC on 27 February, 2022.
 Copyright resides with the data suppliers and the map must not be reproduced without their permission. Some information in MAGiC is a snapshot of the information that is being maintained or continually updated by the originating organisation. Please refer to the metadata for details as information may be illustrative or representative rather than definitive at this stage.



Map 12: Natural England habitat expansion zone.

POLICY INTENT

6.11.6 To retain existing and increase the coverage of trees, hedgerows and woodland in the parish.

POLICY PAM 11 - TREES AND WOODLAND

Development proposals will be expected to retain and protect existing trees, hedgerows and woodland of biodiversity or landscape value and take opportunities to enhance them.

This means:

1. Where a development proposal is likely to affect trees, woodland or hedgerows, it:

- **will be expected to be accompanied by a professional arboricultural survey report undertaken to the appropriate standards (to BS5837) identifying the arboricultural landscape and biodiversity value of the trees;**
- **should demonstrate how the subsequent layout and design of the development has been informed by the survey and, for trees of value, how these will be protected both during the construction and post construction phases of the development.**

2. Proposals leading to loss or harm to Pampisford's veteran trees will be refused in line with Local Plan policy. Any loss or harm to other trees, hedgerows and woodlands should be minimised and will only be supported where:

- **evidence, if applicable, is provided that verifies the poor health and condition of features that warrants their loss;**
- **the benefits of the proposal can be demonstrated to outweigh harm or loss; and**
- **suitable on-site mitigation is provided.**

3. Where features will be lost, compensatory provision will be required. Where the developer cannot replace such features within the site, a financial contribution (applying an industry accepted calculation method such as CAVAT Itoa.org.uk) will be sought for the purpose of habitat provision in the plan area.

4. The planting of new hedgerows, trees and woodland should be considered where absent and may be required under paragraphs 2 and 3.

5. New and replacement planting should:

- **be composed of typical native trees and shrubs such as hawthorn, field maple, wild privet, wild service tree, spindle, hazel and blackthorn. Non-native trees that are resilient to climate change and have nature conservation value will also be considered.**
- **take into account opportunities to enhance existing habitat corridors including those shown on Maps 11 and 12.**

RELATED COMMUNITY ACTION POINT: *Alongside this planning policy, the Parish Council will*

- *work alongside community stakeholders and landowners, where applicable, to deliver environmental enhancement measures at The Spinney nature reserve and at the Claypit open space. See Chapter 7 for all community action points.*

6.12 Policy PAM 12 – Protecting and enhancing biodiversity in Pampisford Parish

CONTEXT AND RATIONALE

6.12.1 Pampisford does not have any Sites of Special Scientific Interest (SSSIs), County Wildlife Sites, or other statutory nature conservation areas. However, as can be seen from Maps 11 and 12, the Sawston Hall Meadows SSSI lies not far away to the north-west of the parish.

6.12.2 Map 12 is taken from the MAGIC website. It shows how the western part of the parish has been identified by Natural England as part of a Network Expansion Zone. Guidance produced by Natural England⁸ describes the expansion zone as comprising *Land beyond the Network Enhancement Zones with potential for expanding, linking/joining networks across the landscape i.e. conditions such as soils are potentially suitable for habitat creation for the specific habitat in addition to Enhancement Zone 1*. The guide recommends action is targeted to improve connections between existing habitat networks here.

6.12.3 The village itself has a low density of buildings, large private gardens (with lots of flowers for pollinating bees and other insects), a churchyard with its wild corners, small wetland areas and significant cover of trees and shrubs, and these features combine to enrich the flora and fauna, with some notable species. O.C. Mayo's *The Pampisford Flora* (1985) compiles the records of various visiting botanists and naturalists. Among these records are:

- 33 herbaceous plants recorded along the old railway line by A.K.R. Blackman in 1985. The disturbed chalk and cinder track is a rich site for plant hunters;
- a diversity of fungi including Devil's fingers and two locally rare species (*Auricularia mesenterica* and *Pleurotus sapidus*) at Pampisford Hall in 1963;
- stretches of roadside verge supporting an interesting flora. These include an area between the layby on the A505 and the Town Lane turning into the village, where exposed subsoil harboured bedstraws, birds-foot trefoil and other legumes, and a large population of the parasitic common broomrape;
- the moated sites and grove near College Farm, with plants of damp soils such as water forget-me-not, brooklime, large bittercress and water mint.

6.12.4 Other more recent publications providing information on flora Pampisford can be found in British Wildlife magazine April 2017 ('Lost and found: the resurrection of an 'extinct' British plant, by Peter Marren) and a 2021 pamphlet by Plantlife ('Looking after Broad-leaved Cudweed, *Filago pyramidata*, Ecology and Conservation Portfolio, Back from the Brink).

6.12.5 Larger mammals in the area include hedgehogs, badgers, rabbits, foxes and Muntjac deer (first sighted in Pampisford in 1963, only a year after being recorded for the first time in Cambridgeshire). The bird fauna is rich with passerines, birds of prey (buzzards, owls, red kites), and a rookery on Brewery Road.

⁸ National Habitat Network Maps, User Guidance, May 2020, Natural England

6.12.6 Perhaps the most interesting species for which Pampisford is known is a humble, inconspicuous grass: the Interrupted brome (*Bromus interruptus*). This arable weed became increasingly rare through the second half of the 20th century and its last known population in the wild, in 1972, was in Pampisford. Thankfully it had not gone extinct, as some spikelets were collected by a botanist in 1963 and the plant was cultivated at Edinburgh Botanic Gardens. A reintroduction was attempted on a farm in Whittlesford but was unsuccessful; a second attempt is underway close to its last native site in Pampisford. Further information can be found in an article by Peter Marren in the British Wildlife magazine referenced above.

FEEDBACK FROM RESIDENTS AT THE 2018 NEIGHBOURHOOD PLAN SURVEY:

The Neighbourhood Survey demonstrated how the people of Pampisford value the trees, hedgerows and woodlands but also the wetlands (over half of the survey responses mention these as valuable landscape features). Such habitats are important for wildlife. According to one submission to the Survey, in any new developments, wildlife-friendly landscaping including planting trees should be incorporated.

6.12.7 Policy NH/4 of the Local Plan states that:

New development must aim to maintain, enhance, restore or add to biodiversity. Opportunities should be taken to achieve positive gain through the form and design of development. Measures may include creating, enhancing and managing wildlife habitats and networks, and natural landscape. The built environment should be viewed as an opportunity to fully integrate biodiversity within new development through innovation. Priority for habitat creation should be given to sites which assist in the achievement of targets in the Biodiversity Action Plans (BAPs) and aid delivery of the Cambridgeshire Green Infrastructure Strategy.

6.12.8 There are further provisions in the Local Plan for the protection of priority habitats and species, and also recognition that '*previously developed land (brownfield sites) should not be considered to be devoid of biodiversity*', and therefore that '*the reuse of such sites must be undertaken carefully with regard to existing features of biodiversity interest. Development proposals on such sites will be expected to include measures that maintain and enhance important features and appropriately incorporate them within any development of the site.*' This may be relevant to some brownfield sites in Pampisford in the future.

GREATER CAMBRIDGE BIODIVERSITY SUPPLEMENTARY PLANNING DOCUMENT 2022

6.12.9 South Cambridgeshire District Council adopted the Greater Cambridge Supplementary Planning Document (SPD) in February 2022. The objective of the document is to assist with the delivery of Local Plan policies relating to the conservation and enhancement of biodiversity.

6.12.10 The SPD recognises the threat that development poses to biodiversity in the area and the SPD is focused on ensuring that development proposals result in minimal harm to the natural environment and deliver net gains to biodiversity.

BIODIVERSITY NET GAIN

6.12.11 The Environment Act has mandated minimum measurable Biodiversity Net Gain (BNG) for most developments. This requires that the biodiversity value of the development exceeds the pre-development biodiversity value of the site by a minimum of 10%. Biodiversity value is measured using a metric produced by Department of Environment, Food & Rural Affairs (Defra) and the baseline value is calculated from the condition of the site before any intervention has occurred.

6.12.12 South Cambridgeshire District Council encourages the achievement of further BNG by development proposals. Its Biodiversity SPD seeks a 20% level of BNG above pre-development baseline conditions.

6.12.13 BS 8683 is a new British Standard that sets out a process for implementing Biodiversity Net Gain (BNG).

6.12.14 BS 8683 is aimed at any class or scale of built environment development or land/estate management.

HOW CAN SITES ACHIEVE BNG?

6.12.15 Appropriate measures will depend on the context of each specific site and surroundings, together with the details of the development proposed. Measures should be focused on supporting recognised nature conservation priorities.

6.12.16 The latest guidance and policy published by the Greater Cambridge Shared Planning Service (GCSP) should be considered when preparing proposals for the delivery of BNG. This includes the GCSP Interim Offsite BNG Protocol, published in July 2022 and its successor.

6.12.17 The information provided in this part of NP on known habitats and species present in the parish and the opportunities identified so far to improve networks (see Map 12) is intended to help and guide applicants in this regard. Detailed information about designated sites and existing records of protected and priority species can be obtained through a data search from Cambridgeshire and Peterborough Environmental Records Centre.

<https://www.cperc.org.uk/our-services/>

6.12.18 The statutory biodiversity metric calculation tool must be used to calculate biodiversity value (the pre-development and post-development biodiversity value of the development's onsite habitat, as well as the biodiversity value for offsite biodiversity gains and biodiversity credits) for the purposes of biodiversity net gain. For small sites (development sites defined as not major developments under the Town and County Planning (Development Management Procedure) (England) Order 2015) and where additional criteria are met (e.g. no priority habitats present on-site), the small sites metric may also be used. The government has published guidance on the statutory biodiversity metric:

<https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>.

POLICY INTENT

6.12.19 To protect and enhance biodiversity in the parish.

POLICY PAM 12 – PROTECTING AND ENHANCING BIODIVERSITY IN PAMPISFORD PARISH

For all development proposals, the hierarchy of mitigation should be embedded into the design of the development with the following steps implemented in order:

- i) Firstly, avoid impacts. This means retaining habitats of value for enhancement and management and retaining species *in situ*;**
- ii) Secondly, mitigate impacts, where these have been found to be unavoidable;**
- iii) Thirdly, compensate if mitigation measures are insufficient.**

Development proposals will be required to demonstrate measurable net gain for biodiversity, and this should be achieved on-site wherever possible and in accordance with the BS8683:2021 process for designing and implementing Biodiversity Net Gain. Where BNG is to be delivered off-site, measures should have regard to latest guidance published by the Greater Cambridge Shared Planning Service, such as the July 2022 GCSP Interim offsite BNG protocol.

Appropriate measures for delivering biodiversity enhancements (including BNG where applicable) in the parish could include:

- i) creating new wildlife corridors, including the planting of additional trees and hedgerows, which link up with existing ones, taking into account the existing habitat corridors in the parish (see Maps 11 and 12); and**
- ii) the restoration or creation of new natural habitats.**

All development proposals should take opportunities to integrate biodiversity measures within a building through the provision of integrated bird, bat and/or insect boxes to be targeted at protected species (e.g., swift, sparrow, starling and pipistrelle bats). Integrated living, brown or green roofs are considered particularly suitable on brownfield sites to accommodate invertebrates that are displaced through the development.

RELATED COMMUNITY ACTION POINT: *Alongside this planning policy, the Parish Council will:*

- work alongside community stakeholders and landowners, where applicable, to deliver environmental enhancement measures at The Spinney nature reserve and at the Claypit open space;*
- adopt and follow a biodiversity-friendly maintenance regime with respect to grass verges and wildflower areas it is responsible for looking after;*
- work alongside community stakeholders and landowners to support and champion the return of the interrupted brome and other rare plants to Pampisford. See Chapter 7 for all community action points.*

VILLAGE MOVEMENT AND TRAFFIC

Neighbourhood Plan Goal 6:

Goal 6: Keep our village roads safe and appropriately manage and mitigate environmental impacts associated with traffic movements and parking.

There is one planning policy sitting under this goal, Policy PAM 13 – Development, movement and traffic.

6.13 Policy PAM 13 – Development, movement and traffic

POLICY CONTEXT AND RATIONALE

6.13.1 In the 2018 Neighbourhood Plan Survey, traffic noise from the A505 was one of the three most mentioned current negative impacts on the village. Traffic noise was the most problematic travel issue for 35% of the survey respondents.

6.13.2 Traffic speed and volume was the next most problematic issue raised in the Neighbourhood Plan Survey, including concerns about the use of Brewery Road as a shortcut by non-village traffic as a means of avoiding the rush hour traffic congestion at the “McDonalds Roundabout” on the A505. New developments within and outwith Pampisford parish have the potential to generate more traffic in the future.

6.13.3 The Neighbourhood Plan Survey highlighted two specific Road Safety locations of concern. These were the junction between Brewery Road and London Road, where pedestrians are forced to cross the road within a few yards of a blind corner and where cars often travel at excessive speed, and the junction of Town Lane with the A505.

6.13.4 The Neighbourhood Plan Survey also identified car parking as a “major problem” within the village for at least 13% of residents, with a specific problem area identified around the Brewery Road dental surgery and (particularly) the Chequers Public House frontage near the traffic island at the Brewery Road/Town Lane/High Street junction. Parking is also considered an issue by some along Brewery Road near to the allotments.

6.13.5 Poor street lighting was also identified as a general problem for car parking and pedestrian traffic alike.

6.13.6 A third of the people who responded to the 2018 Neighbourhood Plan Survey, stated that they cycled to work, whilst many people from Pampisford and surroundings use the village roads for recreational cycling. However, there are significant hazards to cycling safety including car speeding, dangerous junctions and parked cars – cyclists are forced into the middle of the road and are vulnerable to opening car doors. For a sustainable and healthy future, more people should be encouraged to cycle for work and leisure and cycling-safe road improvements as well as more secure and covered cycle parking in new developments would encourage this.

6.13.7 This plan can only apply to development proposals in the parish so issues relating to traffic-generating development outside the parish lie outside the scope of this plan. As a community action, however, the Parish Council will continue to liaise with stakeholders including county highways to ensure the A505 is resurfaced with the latest “quiet tyre” technology.

6.13.8 It is within the scope of this plan to require all development proposals in the parish to be assessed in terms of their impact on the safety of all road users and in terms of traffic volumes, and the subsequent implications of these on the parish.

6.13.9 This policy is applicable to Design Code 3.1.8 *On-street parking must be designed to avoid impeding the flow of pedestrians, cyclists and other vehicles, and can serve a useful informal traffic calming function.*

POLICY PAM 13 – DEVELOPMENT, MOVEMENT AND TRAFFIC

All development:

All development proposals in the plan area will be considered in light of their impact on road safety for all users and especially cyclists. Where proposals are likely to impact adversely on road safety, including the areas of existing concern at the Brewery Road/London Road junction and the Brewery Road frontage along the site of the former Chequers Public House, they will be expected to mitigate their impact by providing or contributing to road safety measures.

Development proposals will normally be expected to be provided with adequate off-street parking to meet their needs. However, where on-street parking demand is nonetheless considered a likelihood as part of a particular development proposal, the on-street parking must be designed to avoid impeding the flow of pedestrians, cyclists and other vehicles. As part of this, opportunities for the on-street parking to serve a useful informal traffic calming function should be taken.

Proposals that will have an unacceptable impact on road safety for all users and especially cyclists after considering mitigation will be refused.

Development generating high traffic movements:

In cases where noticeable increases in traffic movements along Brewery Road or London Road are predicted, proposals will be expected to incorporate measures that will mitigate adverse impacts (e.g., through noise, dust, air quality or visual impacts) on residential amenity. This mitigation could be achieved through either the implementation of or financial contribution towards:

- **appropriate measures such as resurfacing with the latest ‘quiet tyre’ technology, street scene enhancement such as pavement widening, street scene planting or provision of crossing points.**

RELATED COMMUNITY ACTION POINT: *Alongside this planning policy, the Parish Council will*

- *continue to liaise with stakeholders including county highways to ensure the A505 is resurfaced with the latest “quiet tyre” technology. See Chapter 7 for all community action points.*

LOCAL ECONOMY

Neighbourhood Plan Goal:

Goal 7: Keep Pampisford working as a place of commercial, business and farming activity whilst protecting or improving residential amenity and the village environment.

There are four planning policies sitting under this goal. They relate to three employment areas as shown on Map 13.

The plan supports the employment sites in the village and recognises the benefits they bring to the parish. Policies PAM 14, 15, 16 and 17 support current employment activities in the three key employment areas in the village subject to development proposals demonstrating sensitivity to its surroundings, in particular key heritage assets, the landscape and settlement character and the importance of maintaining quality of life for people who live and work in the parish.

LONDON ROAD EMPLOYMENT AREA. This is a historical industrial area, most recently occupied by a leather-works (now known as Eastern Counties Leather) founded in 1879. It lies close to the flood plain of the River Cam.

The northern part of the site is still owned by ECL Ltd, who deal in sheepskin products and other leather goods, and is occupied by a variety of small businesses. These include garages, carpet suppliers, motorcycle riding training and a charity shop and collection centre. For many years it was a mixture of sheds and warehouses. Newer buildings are brick-built with some design links to the original leather-works building.

The Unity Campus (Including Iconix, Sawston Trade Park and the original leather-works building) occupies the southern part of the site. It is owned by the Howard Group and is being actively redeveloped for life sciences and technology companies.

BREWERY ROAD EMPLOYMENT AREA. Dixon International Group occupy the site of the old Hudson's Brewery (founded in 1880). Sealmaster and a small number of other businesses form this group, mostly specialising in smoke- and fire-proof seals and other fire protection products. Cambridge Fire Research test these products in furnaces on site and this has given rise to some noise and air pollution issues in the past. DIG are a strongly community minded company and have a number of ongoing charitable projects.

RECTORY FARM EMPLOYMENT AREA. This is located at the eastern end of Brewery Road, within the conservation area, and has a variety of small businesses occupying low rise farm buildings, originally built as pig sties. These businesses include picture framers, coffee distributors, garden machinery repairers and archeologists.

In addition to the above employment areas in the village there are also other employment areas in the parish including:

- Home Farm, located along Babraham Lane (High Street) and comprising a discreet collection of barns, developed for small businesses;
- Solopark Trading Estate, Station Road, occupying the site of Pampisford railway station in the north of the parish. The station was closed by Dr Beeching in the 1960s. Originally a reclaimed building material site, it now houses a variety of businesses, including building materials suppliers (Solopark and Huws Grey [Ridgeons]), a chiropractor, movie studio and vehicle repair shop.

6.14 Policy PAM 14 – Preventing environmental pollution from local businesses

POLICY CONTEXT AND RATIONALE

6.14.1 As with many communities in Britain, Pampisford is subject to air pollution, water pollution, noise pollution, light pollution and litter. The three village employment areas are particularly relevant as they are located close to residential areas.

6.14.2 **Air pollution** comes mainly from road traffic (nitrogen oxides, carbon monoxide, ozone and particulates), although levels are low compared to cities and towns. Local business have sporadically caused air pollution issues too, whilst crop-spraying can lead to airborne dispersal of chemicals. There is concern in the village that current employment uses along London Road and also in the Brewery Road employment area have the potential to put the local environment at risk through inappropriate discharges of fumes into the atmosphere.

6.14.3 **Water pollution** derives mostly from run-off of agricultural fertilizers and pesticides into water courses, causing their eutrophication and that of water bodies downstream. Water pollution can ultimately affect the quality of aquifer water too. Pampisford parish falls in a source protection zone for groundwater. This emphasises the importance of ensuring the water quality is protected from pollution. Policy CC/7: *Water Quality* in South Cambridgeshire's 2018 Local Plan, together with Policy PAM 14 is therefore particularly important in terms of protecting watercourses.

6.14.4 Problems with overloading the sewer along Brewery Road has, in the past, led to episodes of sewage spilling into the environment.

6.14.5 **Noise pollution** is from road and air traffic; the A505 is the principal source of the former, whilst the Duxford Air Museum, especially during air displays, result in peaks of disturbance from the air.

6.14.6 **Light pollution** can be a problem in some parts of the parish, particularly in the employment areas, where residential amenity in neighbouring areas can be adversely impacted.

6.14.7 **Litter** is common (hotspot areas have been identified on the A505), and fly-tipping occasional (e.g., along the Babraham Road), resulting in a burden of plastics and hazardous wastes polluting roadside verges, hedges and fields.

6.14.8 A key issue for Pampisford parish is the location of employment activities in close vicinity to residential areas. The Brewery Road employment area is, for instance, located in the heart of the village. It is important any new proposals do not have adverse impacts on residential amenity.

6.14.9 Local Plan Policy HQ/1 (bullet point n) states that, as appropriate to the scale and nature of the development, proposals must *“protect the health and amenity of occupiers and surrounding uses from development that is overbearing, or results in a loss of daylight or development which would create unacceptable impacts such as noise, vibration, odour, emissions and dust.”*

6.14.10 The following Local Plan policies are applicable to proposals which may lead to pollution:

- Policy SC/9: *Lighting proposals*
- Policy SC/10: *Noise pollution*

- Policy SC/12: *Air quality*
- Policy SC/14: *Odour and Fugitive Emissions to Air*
- Policy HQ/1: *Design Principles*
- Policy CC/1: *Mitigation and Adaptation to Climate Change*
- Policy CC/7: *Water Quality*

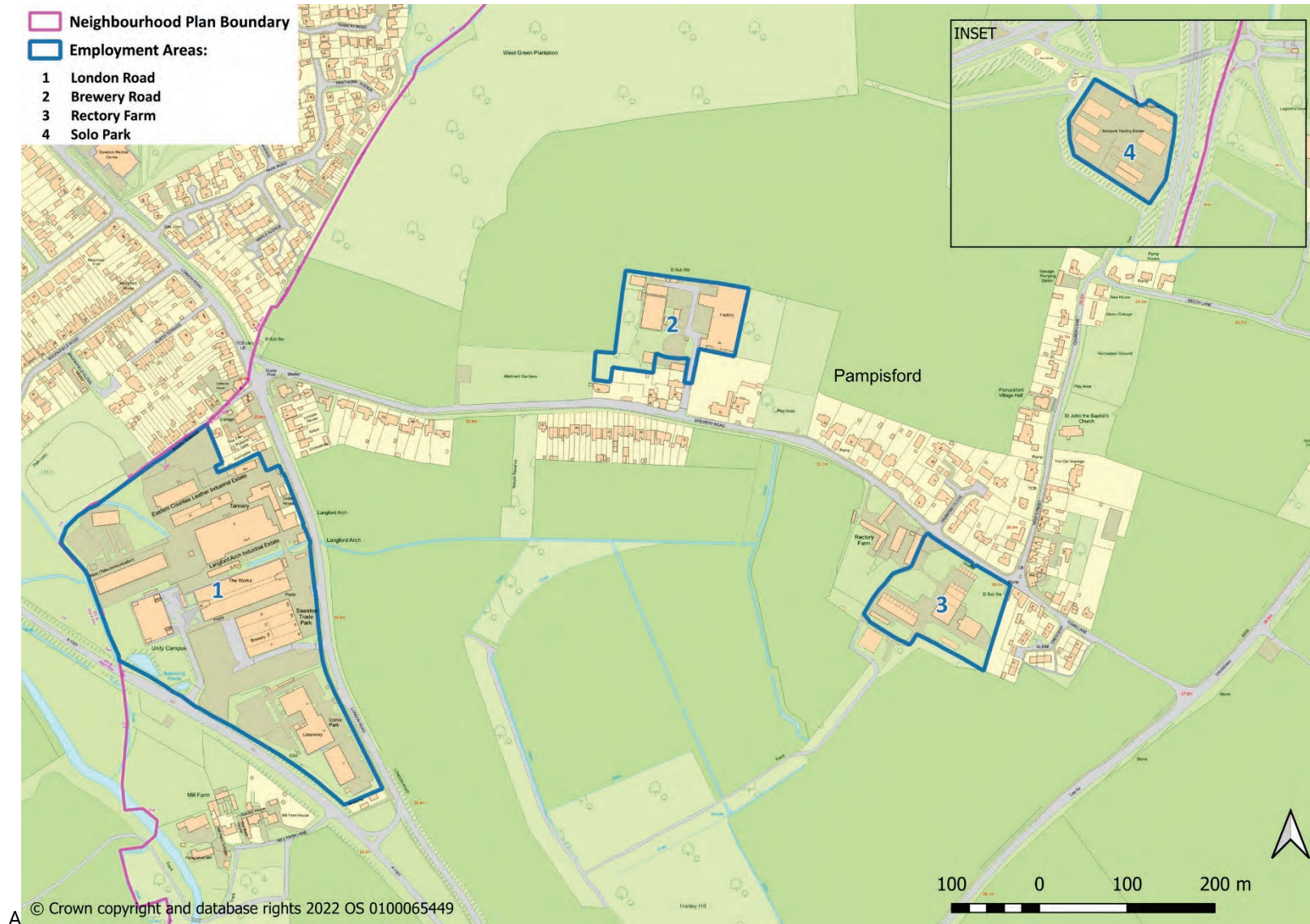
POLICY INTENT

6.14.11 The intent of Policy 14 is to ensure neither the natural environment nor residential amenity is harmed through industrial practices at the areas of employment land in Pampisford parish. Importantly, the role of both the Local Plan and the NP is limited to looking at the principle of land use. The control of processes and emissions is subject to legislation outside the planning system. An operator needs both planning permission and an environmental permit from pollution control authorities (normally the Environment Agency) before being able to operate industrial practices. The intent of Policy PAM 14 is to focus on the principle of land use only.

POLICY PAM 14 – PREVENTING ENVIRONMENTAL POLLUTION FROM PAMPISFORD BUSINESSES

Development proposals which lead to unacceptable impacts on residential amenity through noise, vibration, emissions, light pollution, odour and dust will not be supported. In this respect, proposals coming forward at the three employment areas in Pampisford village (see Map 13) must take into account impacts on nearby residential occupants.

Development proposals for new or expanded employment uses – including Class B2 (General Industry) and Class E g ii) – in Pampisford parish will be expected to be accompanied by an assessment (proportionate to the scale and nature of the proposal) of the extent of potential pollution and the environmental receptors in the parish (including its status as a groundwater protection zone). Where impacts are predicted, mitigation measures will be required. Development proposals that lead to unacceptable adverse impacts on the natural environment, following mitigation measures, will not be permitted.



Map 13: Employment areas in the parish

6.15 Policy PAM 15 – Brewery Road employment area

POLICY CONTEXT AND RATIONALE

6.15.1 This site lies within the village development envelope, referred to as the Development Framework, to the north of Brewery Road. The site abuts the open countryside and Green Belt land to the north and west. It borders onto the Brewery Road recreation ground to the east.

6.15.2 The settlement edge could be improved along the northern edge through the creation of an increased landscaped buffer. This would also serve to protect and improve the character and openness of the Green Belt.

POLICY INTENT

6.15.3 To encourage proposals to enhance landscaping along the northern boundary of the Brewery Road Employment area.

POLICY PAM 15 – BREWERY ROAD EMPLOYMENT AREA

For development proposals on the Brewery Road employment area (see Map 13) that are otherwise compliant with policies in the development plan (including Policy PAM 14 in this plan), opportunities should be taken to improve village and landscape character, having specific regard to:

- **The countryside edge of the development and potential opportunities to create an improved landscape buffer.**

6.16 PAM 16 – London Road employment area

POLICY CONTEXT AND RATIONALE

6.16.1 The London Road employment area applies to the area to the west of London Road. It is referred to as the Sawston Trade Park in the Pampisford Design Codes document and is home to a range of business uses. A redevelopment project is under construction in the western part of the site, known as Unity Campus.

POLICY INTENT

6.16.2 Policy PAM 4 identifies opportunities for improvements along London Road. Policy PAM 16 seeks to ensure such opportunities are taken when applicable development proposals in the London Road employment area come forward.

POLICY PAM 16 – LONDON ROAD EMPLOYMENT AREA

For development proposals on the London Road employment area (see Map 13), Policy PAM 4: London Road street scene improvement area applies.

Contributions towards these public realm initiatives will be sought where the contribution is directly, fairly and reasonably related in scale and kind to the development proposal.

RELATED COMMUNITY ACTION POINT: *Alongside this planning policy, the Parish Council will*

- *work alongside local employers to deliver local public realm initiatives in connection with Brewery Road employment area and the London Road employment area. See Chapter 7 for all community action points.*

6.17 Policy PAM 17 – Rectory Farm employment area

POLICY CONTEXT AND RATIONALE

6.17.1 Rectory Farm is home to Rectory Farm Limited, a long-established arable farm. The land is located outside the development envelope (referred to as the Development Framework) and is regarded in policy terms as being a countryside location. As such, development proposals, other than those concerning existing buildings, are not expected or anticipated to come forward on this site. Rectory Farm Meadows is an attractive open area of land fronting Brewery Road, being visually quite prominent and contributing to the character of the conservation area. Natural boundary treatment along Brewery Road, consisting of mature trees and hedgerows, makes a positive contribution to the street scene. The site features several landscape features (open space, trees and hedgerows) to which residents attach value, according to the 2018 Neighbourhood Plan Survey.

POLICY INTENT

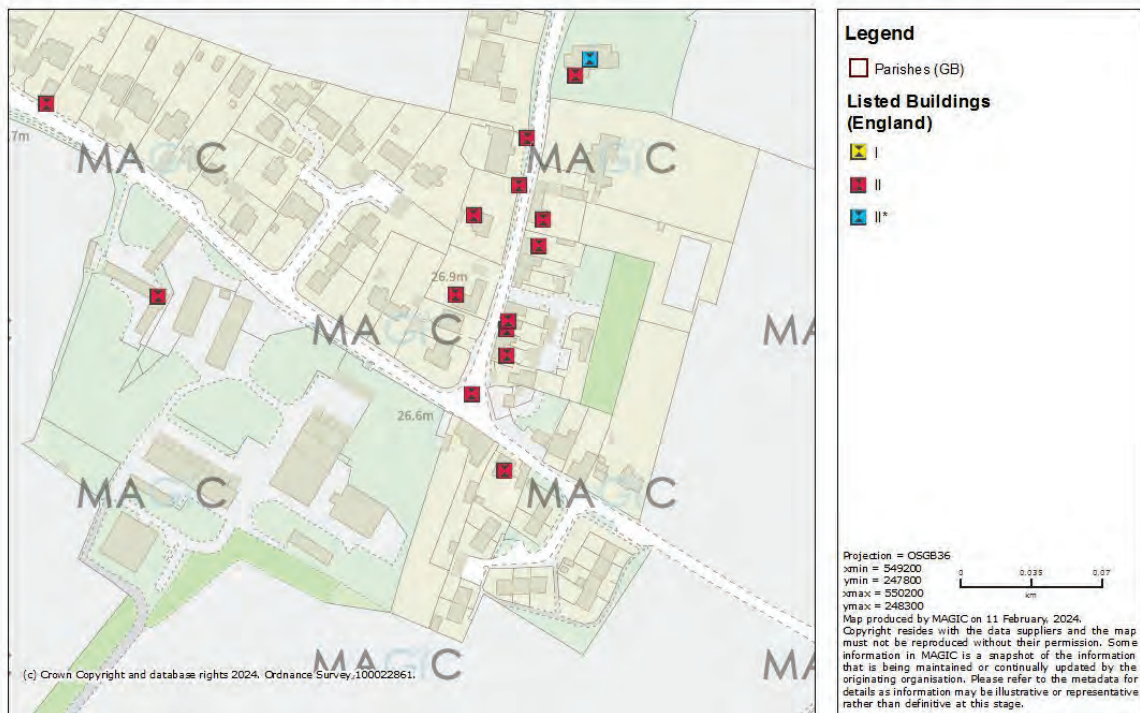
6.17.2 To highlight the positive contribution this site makes to village character and to ensure this is maintained or enhanced.

POLICY PAM 17 – RECTORY FARM EMPLOYMENT AREA

Development proposals at Rectory Farm (see Map 13), that are otherwise compliant with policies in the development plan (including Policy PAM 14 in this plan), will be supported subject to:

- The special contribution which the open space at Rectory Farm meadows makes to the setting of the conservation area (see Map 5) being conserved or strengthened;
- Development otherwise conserving or enhancing existing heritage assets (see Maps 14 and 16), the conservation area and the street scene as a whole in this village-centre location;
- New or extended buildings being within the existing development footprint and not exceeding existing building heights; and
- Existing features of landscape value (including mature trees and established hedgerows) being recognised, appropriately protected or complemented through additional planting.

MAGiC d buildings close to Rectory Farm employment area



Map 14: Listed buildings close to Rectory Farm employment area

OUTDOOR RECREATION

Neighbourhood Plan Goal:

Goal 8: Improve the network of rural routes into the surrounding countryside.

There is one planning policy sitting under this goal: PAM 18 – Protecting and enhancing access to and enjoyment of the countryside.

6.18 Policy PAM 18 – Protecting and enhancing access to and enjoyment of the countryside

POLICY CONTEXT AND RATIONALE

6.18.1 In an open letter to the Parish in the 1980s, Anne Blackman wrote that “Although we live in a village surrounded by countryside, I was disappointed when we moved to Pampisford to find there was not much ‘countryside’ to explore. The footpath through the Grove is special, but elsewhere we are confined to road side footpaths where there are not many wildflowers for the children to discover...” (as recorded by O.C. Mayo in *The Pampisford Flora*, 1985). The situation regarding footpaths has changed little since, with the exception of a permissive path opened up between Town Lane and Beech Lane, via the churchyard. In terms of areas for village improvement, a better network of paths to access the countryside was one of the most frequent recommendations in the responses to the Neighbourhood Plan Survey. Those paths that do exist are some of the most frequently used facilities of the village, according to the same survey.

6.18.2 The creation of new footpaths, particularly to create circular routes, was flagged up as a community priority in both the 2017 and 2018 surveys. New footpaths can also support PAM 12 on enhancing biodiversity. The Local Plan describes how public rights of way can often be green corridors in their own right, especially when in open arable countryside.

POLICY INTENT

6.18.3 The existing Public Rights of Way (PROW) network is shown on Map 15 and Policy PAM 18 seeks to protect this network. Aspirations for extending our very limited network are also shown. The most appropriate way of delivering these improvements will be through agreement with local landowners to secure new permissive routes.

6.18.4 In the event that a development proposal comes forward that affects our rural routes, the proposals will be expected to protect or enhance the routes concerned.

6.18.5 In the event that a development proposal comes forward that presents an opportunity to create new links in our limited network of routes (taking into account our vision for improved routes shown in Map 15) this should be taken.

POLICY PAM 18 – PROTECTING AND ENHANCING ACCESS TO AND ENJOYMENT OF THE COUNTRYSIDE

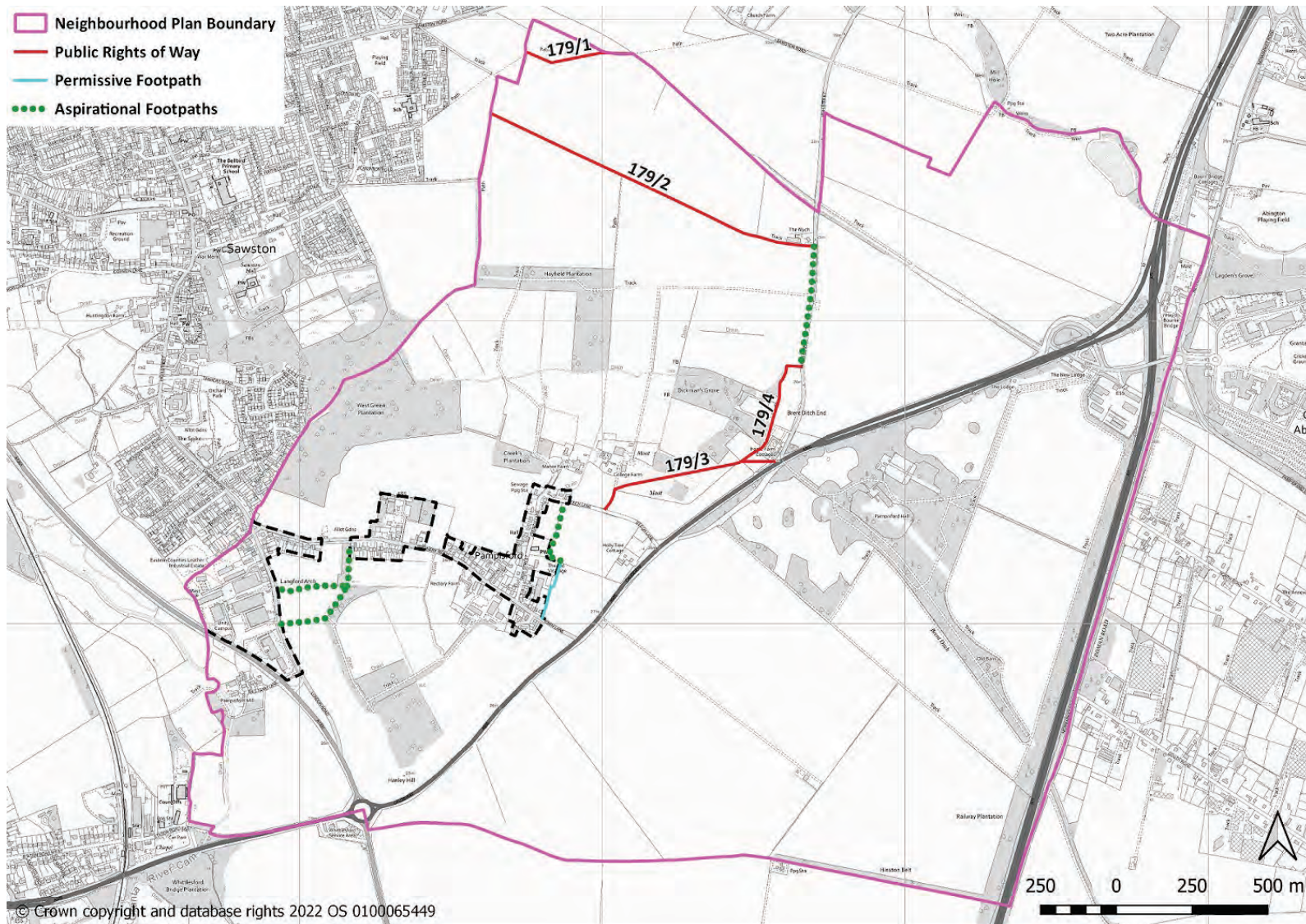
The Public Rights of Way network is valued as providing important outdoor recreational opportunities and those within the neighbourhood area will be protected or enhanced.

Proposals which include new public rights of way, including bridleways in suitable locations, will be viewed favourably where they are otherwise acceptable. Where opportunities arise to create new links into the existing PROW network, as indicated on Map 15, proposals will be expected to do so.

Development proposals which prejudice the delivery of improvements to the network of rural routes (see Map 15) will not be supported.

RELATED COMMUNITY ACTION POINT: *Alongside this planning policy, the Parish Council will*

- *work alongside local landowners in respect to improving access to the countryside surrounding Pampisford village. See Chapter 7 for all community action points.*



Map 15: Existing, permissive and aspirational routes in the parish.

OUR LOCAL HERITAGE

Neighbourhood Plan Goal:

Goal 9: Maintain the unique historic character of the village.

There is one policy sitting under this goal: Policy PAM 19 – Local Heritage and Non-designated heritage assets.

6.19 Policy PAM 19 – Local heritage and non-designated heritage assets

POLICY CONTEXT AND RATIONALE

6.19.1 Local Plan policy NH/14 on heritage assets sets out that

Development proposals will be supported when they sustain and enhance the significance of heritage assets, including their settings, as appropriate to their significance and in accordance with the National Planning Policy Framework, particularly:

- *Designated heritage assets, i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens;*
- *Non-designated heritage assets including those identified in conservation area appraisals, through the development process and through further supplementary planning documents;*
- *The wider historic landscape of South Cambridgeshire including landscape and settlement patterns;*
- *Designed and other landscapes including historic parks and gardens, churchyards, village greens and public parks;*
- *Historic places;*
- *Archaeological remains of all periods from the earliest human habitation to modern times.*

6.19.2 The designated heritage assets in the parish include the conservation area which covers much of the built-up area and 21 listed buildings including the Grade II* Church of St. John the Baptist. In addition, there is the historic park and garden at Pampisford Hall (shown on Map 5) and two designated scheduled monuments, one being the two moated sites east of College Farm and the other being Brent Ditch. Map 14, taken from MAGIC, illustrates how the listed buildings are clustered along the High Street and Brewery Road.

NON-DESIGNATED HERITAGE ASSETS

6.19.3 The designated heritage assets are protected by law, by South Cambridgeshire's 2018 Local Plan and by national policy in the NPPF 2023. Other than clarifying expectations with respect to development proposals coming forward in the Pampisford conservation area, there is no need for the NP to add to this. However, in addition to these statutory listed assets there are several other features in the village which are of local historic importance and their preservation or enhancement is important to maintaining the character of the parish.

6.19.4 The assets identified in Policy PAM 19 (and identified on Map 16) have been agreed following an assessment of a longer list of buildings and structures that had been identified as being of potential interest. All items were assessed in terms of their potential significance in relation to age, rarity, architectural and artistic interest, archaeological interest, historic interest, landmark status and social and communal value. In addition, landowners have been engaged.

6.19.5 To assist with the implementation of this policy, the detail on the non-designated heritage assets and their significance is provided in Appendix Four.

POLICY INTENT:

6.19.6 To ensure the significance of locally identified non-designated heritage assets is recognised and considered when development proposals which affect them are being considered.

POLICY PAM 19 – LOCAL HERITAGE AND NON-DESIGNATED HERITAGE ASSETS

Development proposals in Pampisford should pay full regard to archaeological, industrial and other heritage features in the parish and the contribution made by their setting.

Reference should be made to the Cambridgeshire Historic Environment Record, maintained by the County Council and which provides information on heritage assets, in order that planning decisions are fully informed.

Proposals should seek to conserve or enhance the significance of the designated heritage assets and their setting (this includes the conservation area), listed buildings, two scheduled monuments and the Pampisford Hall Historic Park and Gardens) as well as the non-designated heritage assets, listed in this policy.

Pampisford Village Conservation Area:

Applications for development in the conservation area should be accompanied by a heritage statement (proportionate to the scale of the proposed development) setting out:

- how the character and appearance of the conservation area has been preserved or enhanced
- how harm to heritage assets has been avoided or minimised or the significance of heritage assets has been more effectively revealed for the community to appreciate.

Non-designated heritage assets:

Where proposals have any effect on a non-designated heritage asset (see below and Map 16), a heritage statement will also be required setting out how harm has been avoided or minimised or the significance of the asset has been more effectively revealed for the community to appreciate. For such proposals, a balanced judgement will be applied having regard to the scale of harm or loss and the significance of the heritage asset. The following buildings and structures have been identified as non-designated heritage assets.

1. Manor Farmhouse, Church Lane
2. Brent Ditch End cottages, Nos 1 and 2, Brent Ditch End, Pampisford
3. College Farmhouse, College Farm, Beech Lane
4. Home Farm barn and cottages, Home Farm, Brent Ditch
5. No 7 Beech Lane, Pampisford
6. Village Hall, 3 Church Lane, Pampisford
7. The Old Vicarage, 16 High Street, Pampisford
8. The Village signs on edge of Town Lane and Brewery Road
9. Rectory Farm buildings
10. Chequers "blacksmiths" Barn, 1 Town Lane,
11. Pampisford Place, 32 Brewery Road
12. Langford Arch, London Road, Pampisford

Any additional buildings or structures that are added to the Local List (maintained by Cambridgeshire County Council) during the plan period will also be regarded as non-designated heritage assets for the purpose of this policy.

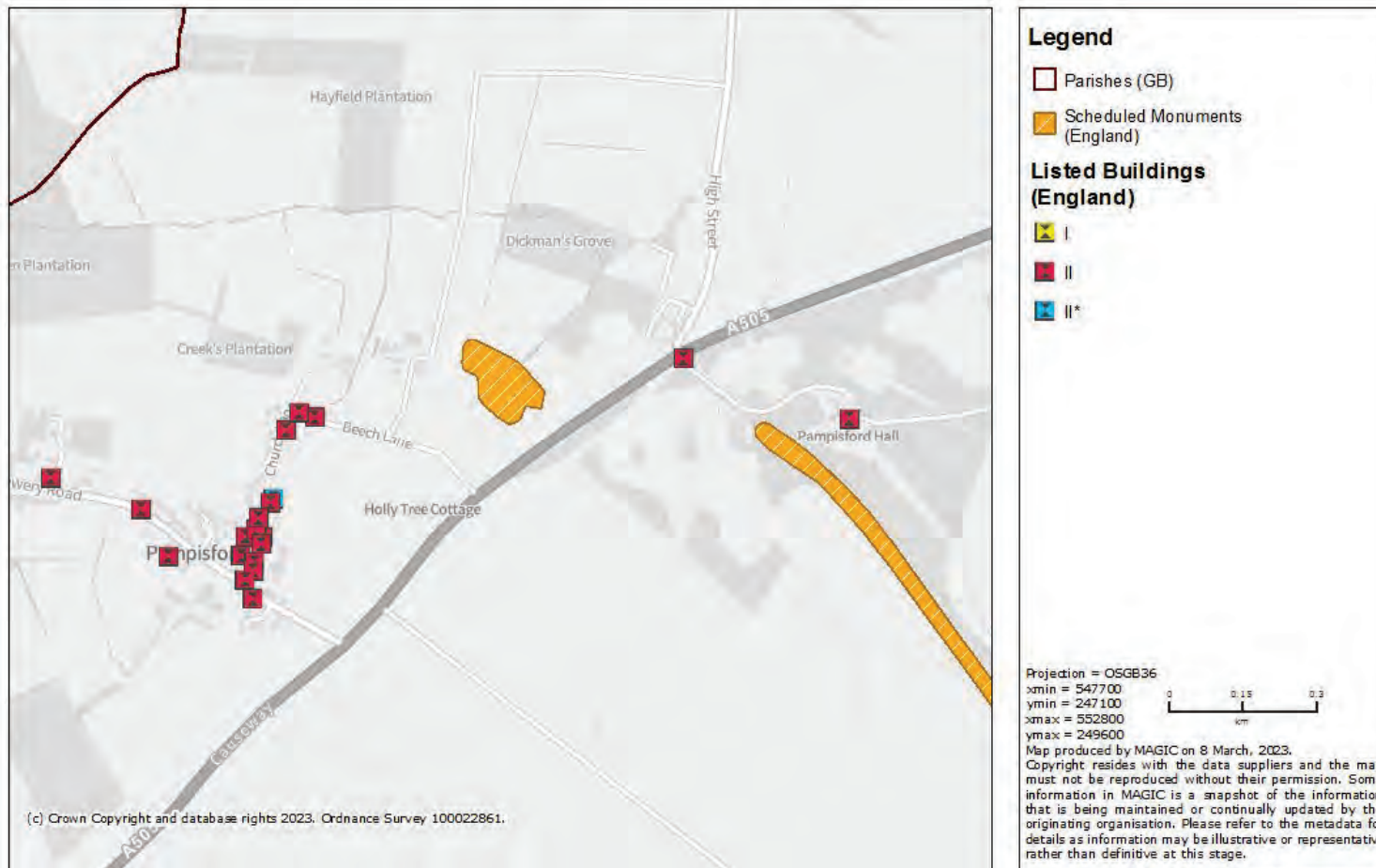
RELATED COMMUNITY ACTION POINT: *Alongside this planning policy, the Parish Council will*

- *seek to ensure all the residents have access to information on Pampisford's history, to give them ownership of it and to encourage the desire to protect and preserve the historic infrastructure, assets and environment of the village. See Chapter 7 for all community action points.*



Map 16: Non-designated heritage assets in the parish

MAGiC Designated heritage assets in Pampisford parish



Map 17: Designated heritage assets in the parish.

7. COMMUNITY ACTION POINTS

The following community action points, complementing the policies in this Neighbourhood Plan, were identified through the community engagement, consultations and discussions of the steering group and the Parish Council.

Community Action Points	
Community Action 1	Affordable housing Pampisford Parish Council will ensure information is available to local residents on how to register for affordable housing to rent (with SCDC) and how to express an interest for affordable home ownership.
Community Action 2	Quiet-tyre technology The Parish Council will continue to liaise with stakeholders including county highways to ensure the A505 is resurfaced with the latest “quiet tyre” technology.
Community Action 3	Public realm initiatives The Parish Council will work alongside local employers to deliver local public realm initiatives.
Community Action 4	Footpaths The Parish Council will work alongside local landowners with respect to improving access for all users to the countryside surrounding Pampisford village. See aspirational footpath routes on Map 15.
Community Action 5	Local history The Parish Council will ensure that all of the residents have access to information on Pampisford’s history, to give them ownership of it and to encourage the desire to protect and preserve the historic infrastructure, assets and environment of the village. Examples of initiatives meeting this aim include presentations from the history archive, articles in the village newsletter, and tours.
Community Action 6	Church and Village Hall The Parish Council will support initiatives that enable the local church and village hall to play a full part in the life of the village community.
Community Action 7	Trees, Woodland and Biodiversity The Parish Council will: <ul style="list-style-type: none"> • work alongside community stakeholders and landowners, where applicable, to deliver environmental enhancement measures at The Spinney nature reserve and at the Claypit open space; • adopt and follow a biodiversity-friendly maintenance regime with respect to grass verges and wildflower areas it is responsible for looking after; • work alongside community stakeholders and landowners to support and champion the return of the interrupted brome and other rare plants to Pampisford.
Community Action 8	Climate Change

Community Action Points	
	The Parish Council will support community-led initiatives which will help our parish mitigate and adapt to climate change. This follows approaches at the more strategic level with South Cambridgeshire District Council declaring a climate emergency and implementing initiatives such as the Zero Carbon Communities programme and grant scheme, announced in spring 2022.

GLOSSARY

Term	Definition
Affordable housing	<p>Affordable housing is defined in the National Planning Policy Framework 2021 as:</p> <p>housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <ul style="list-style-type: none"> a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent). b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used. c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households. d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.
Designated heritage asset	<p>A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.</p>
First Homes	<p>First Homes are a specific kind of discounted market sale housing which the government requires plan making bodies to consider to meet the definition</p>

Term	Definition
	<p>of 'affordable housing' for planning purposes. First Homes must be discounted by a minimum of 30% against market value, be sold to a person or persons meeting the First Homes eligibility criteria and on their first sale, will have a restriction registered on the title at HM Land Registry to ensure the discount and other restrictions are passed on at each subsequent title transfer.</p> <p>Source: https://www.gov.uk/guidance/first-homes#first-homes-definition-and-eligibility-requirements</p>
Heritage asset	<p>A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing). Source: NPPF 2023 https://www.gov.uk/government/publications/national-planning-policy-framework--2</p>
Material consideration	<p>Many issues are capable of being material considerations, but in broad terms should relate to the use and development of land. As a general principle, the planning system works in the public interest and matters that affect solely private interests are not usually material considerations in planning decisions. However, each application is considered on its merits. (<i>DCLG, Jan 2015 – A plain English Guide to the Planning System</i>)</p>
M4 (2) accessible and adaptable dwellings	<p>The M4(2) requirement is met when a new dwelling provides reasonable provision for most people to access the dwelling and includes features that make it suitable for a range of potential occupants, including older people, individuals with reduced mobility and some wheelchair users.</p> <p>Source: Housing Needs of Specific Groups, Cambridgeshire and West Suffolk, October 2021</p>
M4 (3) wheelchair user dwellings	<p>The M4(3) requirement is achieved when a new dwelling provides reasonable provisions for a wheelchair user to live in the dwelling and have the ability to use any outdoor space, parking and communal facilities.</p> <p>Source: Housing Needs of Specific Groups, Cambridgeshire and West Suffolk, October 2021.</p>
National Planning Policy Framework (NPPF) 2023	<p>A national document prepared by Government setting out the government's planning policies for England and how these are expected to be applied. The NPPF was last updated in December 2023.</p>
Non-designated heritage asset	<p>Sometimes referred to as locally listed buildings and structures or buildings of local interest, a non-designated heritage asset is a heritage asset that do not meet the national criteria for statutory listing (see also Designated Heritage Asset).</p>
Rural exception housing	<p>NPPF 2021 definition used: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.</p>

Term	Definition
<p>Strong local connection to Pampisford Parish</p>	<p>An applicant will be considered to have a strong local connection to the Pampisford village if they meet one of the following criteria:</p> <ul style="list-style-type: none"> a) The applicant has worked (paid employment) in Pampisford village for the last 12 months for sixteen hours or more per week; or b) The applicant has lived in Pampisford village for at least 5 years out of the last 8 years; or c) The applicant has family members who are resident in Pampisford village. Family members are defined as parents, children or brothers or sisters who have been resident in the village for a period of 5 years or longer. Other close family ties will be considered in agreement with SCDC on a case-by-case basis; or d) There are special circumstances that SCDC considers give rise to a local connection to Pampisford village, for example where the applicant's substantive role is as a carer to a person resident in the village. <p>Source: Used by SCDC housing team – local connection criteria for rural exception sites.</p>
<p>Significance (with reference to heritage assets)</p>	<p>The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.</p>

ACKNOWLEDGEMENTS & REFERENCES

In 1985, the late O.C. Mayo published a series of six pamphlets on Pampisford, including:

1. A history
2. A chronicle
3. Church and Hall
4. Places
5. Agriculture and Curiosities
6. People and Flora

The village is indebted to her for tirelessly pulling together such a rich resource of information. This Neighbourhood Development Plan draws significantly on this work and the Parish Council would like to record its gratitude to O.C. Mayo for allowing some of her material to be included in the Plan, including her painting used on the front cover.

References	
Housing Needs Survey Results Report for Pampisford, Survey undertaken in March 2020. Cambridgeshire ACRE	A report of a householder survey undertaken in March 2020 with the primary aim to determine the scale and nature of affordable housing need in the parish.
Pampisford Neighbourhood Plan Design Codes 2021	A document providing design codes for the Neighbourhood Plan so that the plan can inform the design of future planning applications and residential developments in the plan area.
Pampisford Neighbourhood Plan, Site Options and Assessment, FINAL, 2020	A document reporting the results of a site assessment of potential development sites in the parish.
The Greater Cambridge Landscape Character Assessment 2021	This document has been prepared for the Greater Cambridge area for the purpose of informing the Greater Cambridge Plan. It was undertaken by Chris Blandford Associates in 2021. It is available to view: https://consultations.greatercambridgeplanning.org/greater-cambridge-local-plan-preferred-options/supporting-documents
2017 Parish Survey	A housing survey commissioned by the Parish Council, issued in Oct 2016 and published in 2017 comprising 25 questions, on type and utilisation of current housing, preferences and future needs; precursor to the Housing Needs Survey of 2020 (see above).
2018 Neighbourhood Plan Survey	A survey distributed by the Parish Council in September 2018 called "Attitudes and Impressions about Pampisford's Development and Housing, Present and Future".

APPENDIX ONE: THE DESIGN GUIDANCE AND CODES FOR PAMPISFORD

The design guidance and codes are reproduced here for ease of reference. Please see the Pampisford Neighbourhood Plan Design Codes, 2021 for full explanation for these. In some cases, the design codes set out in this appendix differ from those set out in the 2021 document, prepared by AECOM. This applies where the codes have been updated in light of comments received during the resident and stakeholder engagement process on this Neighbourhood Plan.

1	Landscape, nature and open space
1.1	Landscape character
1.1.1	New development must demonstrate an understanding of the landscape sensitivities and designations of the area. Flood risk zones, Registered Parks and Gardens, priority habitats and woodland, should all be protected and respected in future developments.
1.1.2	New development should preserve the openness of the Green Belt and be in keeping with strong rural character
1.2	Amenity Space
1.2.1	Development adjoining public open spaces should enhance the character of these spaces by either providing a positive interface (i.e. properties facing onto them to improve natural surveillance) or a soft landscaped edge
1.3	Trees
1.3.1	All existing good quality woodland, hedgerows, trees and shrubs should be retained within the layout and, where necessary, enhanced through additional planting and/or improved management.
1.3.2	Where development abuts the countryside a generous and comprehensive landscape buffer should be created and retained to allow the transition from built form to the surrounding landscape. There should be no abrupt edges with little vegetation or landscape in such locations.
2	Built Form
2.1	Building scale and massing
2.1.1	The majority of buildings in the Parish do not exceed two storeys in height. Therefore, new buildings should be sympathetic in mass, height and scale to the existing context.
2.1.2	Subtle variations in height, such as altering eaves and ridge heights, can add visual interest, although, in some instances a more cohesive and regular arrangement is the dominant characteristic and this should be respected where it occurs. The bulk and pitch of roofs, however must remain sympathetic to the tree canopy, the local vernacular and the low-lying character of the village. Another way to achieve visual interest could be by varying frontage widths and plan forms. The inclusion of a uniform building type throughout a development must be avoided.
2.1.3	The massing of new buildings should ensure a sufficient level of privacy and access to natural light for their occupants and avoid overshadowing existing buildings.
2.2	Views and gaps
2.2.1	Buildings should be designed and arranged to reinforce views of existing landmarks and the open countryside through appropriate scale, mass and separation.
2.2.2	Narrow gaps between buildings should be avoided, generous gaps between buildings contribute to the general feel of the openness of the area.
2.3	Building line
2.3.1	Building should front onto streets. The building line can have subtle variations in the form of recesses and protrusions, but will generally follow a consistent line.
2.3.2	When designing building setbacks, there must be an appropriate ratio between the width of the street and the height of the buildings.

2.3.3	A coherent street frontage should be achieved by coordinating the setback between buildings and the street. Large differences in setbacks for adjacent properties should be discouraged as they do not contribute to the overall streetscape or cohesiveness of place
2.4 Enclosure	
2.4.1	Buildings should be designed to turn corners and create attractive start and end points of a new street or frontage.
2.4.2	In the case of terraced and adjoining buildings, it is strongly recommended that a variety of plot width, land use, building heights, and façade depth should be considered during the design process to create an attractive streetscape and break the monotony of the street wall.
2.4.3	Trees, hedges, and other landscaping features can create a more enclosed streetscape in addition to providing shading and protection from heat, wind and rain.
2.5 Infill, upgrades and extensions	
2.5.1	Where there are opportunities for infill development, proposals should demonstrate that existing views and vistas between buildings and along view corridors have been considered and the aim should be that they are retained, wherever possible.
2.5.2	The original buildings should remain the dominant element of the property regardless of the scale or number of extensions. The newly built extension should not overwhelm the building from any given viewpoint.
2.5.3	Extensions should not result in a significant loss to the private amenity area of the dwelling.
2.5.4	Designs that wrap around existing building and involve overly complicated roof forms should be avoided.
2.5.5	The pitch and form of the roof used on the building adds to the character and extensions should respond to this where appropriate
2.5.6	Extensions should consider the materials, architectural features, window sizes and proportions of the existing building and respect these elements to design an extension that matches and complements the existing building.
2.5.7	In the case of side extensions, the new part should be set back from the front of the main building and retain the proportions of the original building. This is in order to reduce any visual impact of the join between existing and new.
2.5.8	In the case of the rear extensions, the new part should not have a harmful effect on neighbouring properties in terms of overshadowing, overlooking or privacy issues.
2.5.9	Where possible, reuse as much of the original materials as possible, or alternatively, use like-for-like materials. Any materials should be sustainable and be used on less prominent buildings parts.
2.5.10	Building extensions and upgrades should consider the integration of energy efficiency measures and technologies to contribute to a high standard of sustainability.
3 Car parking	
3.1.1	When placing parking at the front of a property, the areas should be designed to minimise visual impact and to blend with the existing streetscape and materials. The aim is to keep a sense of enclosure and to break the potential of a continuous area of car parking in front of the dwellings. This can be achieved by means of walls, hedging, planting, and the use of quality paving materials.
3.1.2	For family homes, cars should be placed at the side (preferably) or front of the property. For small pockets of housing, a rear court is acceptable.
3.1.3	Car parking design should be combined with landscaping to minimise the presence of the vehicles.

3.1.4	Boundary treatment is the key element to help avoid a car-dominated character. This can be achieved by using elements such as hedges, trees, flower beds, low walls, and high quality paving materials between the private and public space.
3.1.5	Parking areas and driveways should be designed to improve impervious surfaces, for example, through the use of permeable paving.
3.1.6	Where provided, garages must be designed either as free standing structures or as additive form to the main building. In both situations, it must complement and harmonise with the architectural style of the main building rather than forming a mismatched unit.
3.1.7	Often, garages can be used as a design element to create a link between buildings and ensuring continuity of the building façade. However, it should be understood that garages are not prominent elements and they must be designed accordingly.
3.1.8	On-street parking must be designed to avoid impeding the flow of pedestrians, cyclists and other vehicles, and can serve a useful informal traffic calming function.
3.1.9	Opportunities must be created for car parking spaces to include electric vehicle charging points. Given the move towards electric vehicles, every opportunity must be taken to integrate charging technologies into the fabric of road and street furniture in the public and private realm.
3.2 Cycle parking	
3.2.1	Where possible cycle parking should be accessed from the front of the building either in a specially constructed or easily accessible garage.
3.2.2	When provided within the footprint of the dwelling or as free standing shed, cycle parking should be accessed by means of a door at least 900 mm wide and the structure should be at least 2m deep.
3.2.3	Parking should be secure, covered and it should be well integrated into the streetscape if it is allocated at the front of the house.
3.2.4	The use of planting and smaller trees alongside cycle parking can be used to mitigate any visual impact on adjacent spaces or buildings.
3.2.5	The minimum garage size should be 7m x 3m to allow space for cycle storage.
3.2.6	Bicycle stands in the public realm should be sited in locations that are convenient and that benefit from adequate natural surveillance. They should be placed in locations that do not impede pedestrian mobility or kerbside activities.
3.2.7	The chosen materials must be appropriate to its surroundings.
3.3 Bin storage	
3.3.1	A specific enclosure of sufficient size for all necessary bin storage should be created which is close to the home and accessible from the street and where it would not be visually intrusive in the street scene.
4 Building detailing and materials	
4.1 Roof, eaves and ridge lines	
4.1.1	The scale and pitch of the roof should always be in proportion with the dimensions of the building itself.
4.1.2	Monotonous building elevations should be avoided, therefore, subtle changes in roofline can be achieved during the design process. Roof shapes and pitches must, however, employ a restrained palette on a given building; overly complex roofs must be avoided.
4.1.3	Local traditional roof detailing elements such as dormers and chimneys should be included in the design, where appropriate.
4.1.4	Deep, overhanging open eaves should be encouraged to add interest to buildings.
4.1.5	Where Solar Photovoltaic Panels are incorporated in the roofline, they should be flush with the roof tiles.

4.2 Chimneys
4.2.1 Chimneys shall rise above the roof and when on an end elevation should connect to the ground
4.2.2 A modern approach should be taken to chimney design and should only be incorporated where they serve a function. In the case of small dwellings without fireplaces, gas fuel or soil and vent outlets can be combined into chimney structures.
4.3 Dormers
4.3.1 Detailed evidence will be required, from developers to show that their choice of design solution for dormers fits with the prevailing character and is correct in terms of proportion, relative to the size of the roof, and that it fits with general roofscape.
4.4 Windows
4.4.1 The number and size of the windows should be proportionate to each elevation. Because sunlight has an important effect on the circadian rhythm, windows must be of sufficient size and number for abundant natural light.
4.4.2 Ground floor windows can be larger and deeper than upper floor windows, as they add more animation to the streetscape and allow greater light penetration.
4.4.3 A restrained palette of window styles and shapes must be used across a given façade, to avoid visual clutter and dissonance.
4.4.4 In general, traditional styled windows are often painted white, although outside the conservation area, other colours are welcomed as they add interest to the street scene.
4.5 Porches and canopies
4.5.1 Porches should be simple and relate to the style of the building to which they are attached. Leaving an open canopy is often the most appropriate form.
4.6 Boundary treatment
4.6.1 Natural boundary treatment should reinforce the sense of continuity of the building line and help define the street, appropriate to the character of the area and not impair natural surveillance.
4.6.2 Boundary treatments should consider the street scene, street hierarchy and size of the development.
4.6.3 Boundary features should be encouraged to be consistent with the characters while enabling enough variation for visual interest.
4.6.4 Locally distinctive landscape features and planting such as flint and brick boundary walls and hedges of native species should be used in new development to define boundaries. Any material that is not in keeping with the local character should be avoided.
4.6.5 Typically, boundaries are between 0.6 – 1.2 m in height and should predominantly comprise native hedges.
4.6.6 If placed on the property boundary, waste storage should be integrated as part of the overall design of the property. Landscaping could also be used to minimise the visual impact of bins and recycling containers.
4.7 Materials
4.7.1 Materials proposed for use in new development and building extensions should match or be guided by those used in existing buildings in the area.
4.7.2 Bricks should be predominantly in rich hues of orange and yellow, or in Cambridge whites.
4.7.3 Flint should seek to complement buildings frontages and boundary treatments.
4.7.4 Any new development should use a simple and local material palette. Richness should be achieved through varied roofscapes, building styles and careful detailing.

4.7.5	Any new materials should be durable, sourced from eco-friendly, recycled and sustainable supplies when possible.
5 Climate Change	
5.1 Low carbon development.	
Please refer to the full document Pampisford Neighbourhood Plan Design Codes	
5.2 Solar roof panels	
5.2.1	The colour and finish of solar panels and how they reflect light should be chosen to fit in with the building and surroundings.
5.2.2	Consider the style of the building and, if possible, position the solar PV panels so they are in proportion to the building and its features. For example, they can resemble roofing elements such as roof lights or windows.
5.2.3	The way in which panels are laid out in relation to one another can make a huge difference to the appearance of the system – symmetrical installations tend to work much better.
5.3 Heat pumps	
5.3.1	Generally, installing an air source pump should not breach any local planning or building regulations.
5.3.2	The pump should be placed in a location where it is not visually intrusive to minimise its effect on the external appearance of the building.
5.3.3	The pump should not be installed in the front of the property or on a narrow alleyway. It is best located at the back of the property.
5.3.4	The pump should be at least one metre away from the property boundary and units installed on a flat roof should be at least one metre away from the external edge of the roof.
5.3.5	Any plants or shrubs should be at least a meter away from heat pumps.
5.3.6	Heat pumps should not have a harmful effect on neighbouring properties in terms of noise. It should not be placed immediately adjacent to neighbouring occupied buildings.
5.4 Managing flood risk	
5.4.1	Discharging surface water to the ground via infiltration should be encouraged in new developments.
5.5 Sustainable drainage system	
5.5.1	All developments should be designed to eliminate the risk of surface water flooding and potential overloading of the sewage network, and maximise environmental gain, such as: water quality, water resources, biodiversity, landscape and recreational open space.
5.6 Permeable paving	
5.6.1	The choice of permeable paving unit should be made with reference to the local context; in Pampisford, therefore, the units may take the form of unbound gravel, clay pavers, or stone sets.
5.7 Bioretention system	
5.7.1	They must be designed to site cohesively with the surrounding landscape, reflecting the natural character of the parish. Vegetation must reflect that of the surrounding environment.
5.7.2	They can be used at varying scales, from small-scale rain gardens serving individual properties, to long green-blue corridors incorporating bioretention swales, tree pits and mini-wetlands, serving roads and extensive built-up areas.

APPENDIX TWO: DESIGN CODE CHECKLIST

The following questions should be considered when new development proposals come forward in the parish, as applicable.

Street grid and layout

1. Does it favour accessibility and connectivity over cul-de-sac models? If not, why?
2. Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists, and those with disabilities?
3. What are the essential characteristics of the existing street pattern? Are these reflected in the proposal?
4. How will the new design or extension integrate with the existing street arrangement?
5. Are the new points of access appropriate in terms of patterns of movement?
6. Do the points of access conform to the statutory technical requirements?

Green spaces, views and character

7. What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
8. Does the proposal maintain or enhance any identified views or views in general?
9. How does the proposal affect the trees on or adjacent to the site?
10. Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter
11. Has the proposal been considered within its wider physical context?
12. Has the impact on the landscape quality of the area been taken into account?
13. In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
14. How does the proposal affect the character of a rural location?
15. How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
16. Can any new views be created?
17. Is there adequate amenity space for the development?
18. Does the new development respect and enhance existing amenity space?
19. Have opportunities for enhancing existing amenity spaces been explored?
20. Will any communal amenity spaces be created? If so, how will this be used by the new owners and how will it be managed?

Gateway and access features

21. What is the arrival point, how is it designed?
22. Does the proposal maintain or enhance the existing gaps between settlements?
23. Does the proposal affect or change the setting of a listed building or listed landscape?
24. Is the landscaping to be hard or soft?

Buildings layout and grouping

25. What are the typical groupings of buildings?
26. How have the existing groupings been reflected in the proposal?
27. Are proposed groups of buildings offering variety and texture to the townscape?
28. What effect would the proposal have on the streetscape?
29. Does the proposal maintain the character of dwelling clusters stemming from the main road?

30. Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
31. Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
32. If any of the buildings were to be heated by an individual air source heat pump (ASHP), is there space to site it within the property boundary without infringing on noise and visual requirements?
33. Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

Building line and boundary treatment

34. What are the characteristics of the building line?
35. How has the building line been respected in the proposals?
36. Has the appropriateness of the boundary treatments been considered in the context of the site?

Building heights and roofline

37. What are the characteristics of the roofline?
38. Have the proposals paid careful attention to height, form, massing, and scale?
39. If a higher-than-average building is proposed, what would be the reason for making the development higher?
40. Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
41. Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

Household extensions

42. Does the proposed design respect the character of the area and the immediate neighbourhood, or does it have an adverse impact on neighbouring properties in relation to privacy, overbearing, or overshadowing impact?
43. Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
44. Do the proposed materials match those of the existing dwelling?
45. In case of side extension, does it retain important gaps within the street scene and avoid a 'terracing effect'?
46. Are there any proposed dormer roof extensions set within the roof slope?
47. Does the proposed extension respond to the existing pattern of window and door openings?
48. Is the side extension set back from the front of the house?
49. Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
50. Can any materials be re-used in situ to reduce waste and embodied carbon?

Building materials and surface treatment

51. What is the distinctive material in the area, if any?

52. Does the proposed material harmonise with the local materials?
53. Does the proposal use high-quality materials?
54. Have the details of the windows, doors, eaves, and roof been addressed in the context of the overall design?
55. Do the new proposed materials respect or enhance the existing area or adversely change its character?
56. Are recycled materials, or those with high recycled content proposed?
57. Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
58. Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?



Car parking solutions

59. What parking solutions have been considered?
60. Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
61. Has planting been considered to soften the presence of cars?
62. Does the proposed car parking compromise the amenity of adjoining properties?
63. Have the needs of wheelchair users been considered?
64. Can electric vehicle charging points be provided?
65. Can secure cycle storage be provided at an individual building level or through a central/communal facility where appropriate?
66. If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

Architectural details and contemporary design

67. If the proposal is within a conservation area, how are the characteristics reflected in the design?
68. Does the proposal harmonise with the adjacent properties? This means that it follows the height, massing, and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.
69. Does the proposal maintain or enhance the existing landscape features?
70. Has the local architectural character and precedent been demonstrated in the proposals?
71. If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?
72. Is it possible to incorporate passive environmental design features such as larger roof overhangs, deeper window reveals and/or external louvres/shutters to provide shading in hotter months?
73. Can the building designs utilise thermal mass to minimise heat transfer and provide free cooling?
74. Can any external structures such as balconies be fixed to the outside of the building, as opposed to cantilevering through the building fabric to reduce thermal bridge?

APPENDIX THREE: LOCALLY IMPORTANT VIEWS AND THEIR KEY FEATURES

<p>View 1: View of Church of St. John the Baptist (Grade II* listed) from Brewery Road recreation ground</p>	
<p>View from Pampisford Recreation Ground, Brewery Road, across agricultural land in the Cambridge Green Belt and towards Pampisford High Street. Key contributing features to sense of place are:</p> <ul style="list-style-type: none"> • View of Church Tower • View of historic core of village nestled below the treeline • Tree-lined horizon with Church Tower visible above the tree line. 	
<p>View 2: Town Lane view of Church of St. John the Baptist (Grade II* listed)</p>	
<p>View from Town Lane across agricultural land in the Cambridge Green Belt towards Pampisford High Street. Key contributing features to sense of place are:</p> <ul style="list-style-type: none"> • View of Church Tower • Mature trees and hedgerows which frame the view of the church. 	

View 3: Church Lane view of Church of St. John the Baptist (Grade II*listed) (adjacent to Church Lane recreation ground)

View along Church Lane looking south towards the church. Key contributing features to sense of place are:

- View of Church Tower
- Characterful village lane in the historic core
- Mature trees and grass verges providing a verdant setting to the Church and to the conservation area.



View 4: High Street view of Church of St John the Baptist (Grade II* listed)

View along High Street towards the Church. Key contributing features to sense of place are:

- View of Church glimpsed through the thick vegetation
- Characterful village lane
- Mature trees contributing to the setting of the Church and the conservation area.



View 5: View of listed cottages looking north from southern end of High Street

View along High Street towards the listed thatched cottages. Key contributing features to sense of place are:

- Listed buildings
- Characterful village lane
- Mature trees and hedgerows contributing to the setting of the listed buildings and the conservation area.



View 6: High Street looking south towards Town Lane, showing Telephone Kiosk (Grade II listed)

View along High Street from within the Conservation Area looking southwards towards key heritage assets. One of a sequence of views including View 7, below. Key contributing features to sense of place are:

- View of Grade II listed telephone kiosk
- View of listed cottages lining the street frontage comprising:
 - Grade II listed cottage (mid 17th century with 19th century renovations and additions) with thatched roof at 14 High Street
 - Grade II listed cottage (mid 17th century) with thatched roof at 12 High Street (Blackbird cottage)
 - Grade II listed cottage (mid to late 17th century) with thatched roof at 10 High Street
 - Grade II listed cottages (mid 17th century with 19th century alterations) thatched cottage at 6 & 8 High Street
 - Grade II listed cottages (mid 17th century with 19th century alterations) thatched cottage at 2 and 4 High Street.
- Mature trees and hedgerows contributing to the setting of the heritage assets and the conservation area as a whole.



View 7: High Street looking south towards Town Lane

View along High Street from within the Conservation Area looking southwards towards key heritage assets. Key contributing features to sense of place are:

- View of Grade II listed telephone kiosk
- View of listed cottages lining the street frontage comprising (see view 7 for details)
- Mature trees and hedgerows contributing to the setting of the heritage assets and the conservation area as a whole.









View 8: Towards Pampisford from London Road village gateway

View from London Road village gateway into settlement across open countryside. Key contributing features to sense of place are:

- Open long distance view towards Pampisford
- Strong presence of hedgerows vegetation
- Tree belt
- Mature trees, hedgerows and tree belt contributing to the rural setting of the village.



<p>View 9: Towards Town Lane gateway from Causeway</p>	
<p>View from Causeway looking towards Town Lane village gateway. Key contributing features to sense of place:</p> <ul style="list-style-type: none"> • Strong presence of trees and landscaping which screens built development (in this case bungalows at the entrance into the village) • Village gateway (the gates can be seen in this view) • Tree lined Town Lane. 	
<p>View 10: Towards Pampisford from Causeway</p>	
<p>View from Causeway looking towards Pampisford and St John the Baptist. Key contributing features to sense of place are:</p> <ul style="list-style-type: none"> • Strong presence of trees and landscaping which screens much of the built development but in this case not the three bungalows at village entrance • The tower of the St. John the Baptist Church can be seen from here thus contributing to sense of place. 	
<p>View 11: From Beech Lane farm track towards Pampisford Hall</p>	
<p>View from Beech Lane towards Pampisford Hall historic gardens. Key contributing features to sense of place are:</p> <ul style="list-style-type: none"> • Strong rural character • Open and long view towards historic park and garden of Pampisford Hall • Attractive mix of trees and hedgerows. 	

<p>View 12: from Beech Lane towards the Church</p>	
<p>View towards Church across the Recreation Ground from Beech Lane. Key contributing features to sense of place are:</p> <ul style="list-style-type: none"> • Strong rural character • Sense of tranquillity in open public space falling into setting to the Grade II* listed church • View of Grade II* listed church • Trees and hedgerows. 	
<p>View 13: Town Lane Gateway</p>	
<p>View from village gateway at Town Lane looking south, away from the village. Key contributing features to sense of place:</p> <ul style="list-style-type: none"> • Tree lined avenue and its rural setting • Village gates. 	
<p>View 14: View north from Brewery Road Important Countryside Frontage towards wooded area</p>	
<p>View north from Brewery Road Important Countryside Frontage towards wooded area. Key contributing features to sense of place:</p> <ul style="list-style-type: none"> • Long open views towards woodland • Tree belt • Green Belt land creating distinct break between built-up areas of Sawston and Pampisford. 	

APPENDIX FOUR: PAMPISFORD PARISH NON-DESIGNATED HERITAGE ASSETS

1. Manor Farmhouse, Manor Farm, Church Lane, Pampisford



Location: Manor Farmhouse, Church Lane.

Description: Built of Yellow brick. Present farmhouse erected circa 1806 as a shell around an older building. Historic medieval farmstead formally known as Lordship Farm.

Significance: A building of local archaeological interest: evidence of past agricultural evolution of the arable farming culture of Pampisford. A manor house has been documented in this location since 1303.

2. Brent Ditch End cottages No.s 1 and 2, Brent Ditch End, Pampisford



Location: Brent Ditch End cottages No.s 1 and 2.

Description: Brent Ditch End cottages are owned by Pampisford Hall. The two cottages were built more than 200 years ago, originally to house the Hall staff. They stand 100 yards from Brent Ditch, an Anglo-Saxon earthwork dated from the 6th and 7th centuries AD, scheduled as an ancient monument by Historic England.

Significance: Local Historic interest; Pampisford Estate cottage buildings.

3. College Farmhouse, College Farm, Beech Lane, Pampisford



Location: College Farmhouse, Beech Lane.

Description: Yellow brick farmhouse erected circa 1806. Historic medieval farmstead, formerly known as Queens College Farm.

Significance: Archaeological Interest: evidence of past agriculture; evolution of the farming culture of Pampisford. The estate is documented in 1279, with two (medieval) moated sites. These moated sites are situated 150m east of College Farm and are scheduled monuments with Historic England.

4. Home Farm barns and cottages, Home Farm, Brent Ditch, Pampisford



Location: Home Farm barns, and 18th century cottages.

Description: Yellow brick cottages and mix of barns.

Significance: Group value; historic farmstead; architectural and historic link to past agriculture.

5. No 7, Beech Lane, Pampisford



Location: 7, Beech Lane.

Description: Originally a 17th Century farm cottage built with a timber frame, brick and rendered elevations under a thatched and tiled roof.

Significance: Architectural interest: a traditionally built surviving timber framed building.

6. Village Hall, No 1 High Street, Pampisford



Location: Village Hall, No 1 High Street.

Description: Built of yellow brick, is easily identified on the road frontage. Built by James Binney in 1899 as the new the village school. In 1963 it became the village Hall and is still an active part of the village.

Significance: Local historic interest due to long-standing function as a building with communal and social interest.

7. The Old Vicarage, 16 High Street, Pampisford



Location: The Old Vicarage, 16 High Street.

Description: Built in 1846 by Rev John Haviland, construction of yellow brick, with flint dressings. In 1936 it housed Basque children refugees for 2 years. The village fete was held in the grounds in the 19th Century.

Significance: Local historic interest: links to the church, which sits next to the site, and important historic events.

8. The Village signs situated on edge of Town Lane and Brewery Road respectively, Pampisford



Location: Village signs on Town Lane and Brewery Road.

Description: These were originally erected in celebration of the Queen's Silver Jubilee in 1977 and were carved and painted by Harry Carter of Swaffham to designs by Olive Mayo. Commissioned and donated by local farmer Barry Moore. The first depicts the Rectory Farm horses PUNCH and CAPTAIN ploughing; the second depict Mills Farm.

Significance: Landmark Status: visually prominent within the street scene.

9. Rectory farm buildings, Brewery Road, Pampisford



Location: Rectory farm buildings, Brewery Road.

Description: Black wooden-framed barn sits on the site of the grade II listed farmhouse dating back to the 17th Century.

Significance: Group value: farmstead with historic unity (barn, farmhouse, converted piggery and outbuildings). Makes a significant contribution to the streetscape.

10. Chequers “Blacksmiths Barn” 1 Town Lane, Pampisford



Location: Chequers “Blacksmiths Barn”, 1 Town Lane.

Description: 1776 Chequers site referenced as a Public House, Barn and Stables. “Chequers” was built in 1400s as a farmhouse. In 1700s the farmhouse was established as an inn for the turnpike mail coach. The blacksmiths barn timber frame sat adjacent to the Inn, referenced as the Smithy in 1859. In the 1880s the site was used to celebrate the Feast of St John. Plough Monday celebrated here, continuing in 2005.

Significance: Local historic Interest: historical association to the Chequers pub (recently demolished). A source of local identity, social interaction, contributing to the “collective memory” of the site.

11. Pampisford Place, 32 Brewery Road, Pampisford



Location: Pampisford Place, 32 Brewery Road.

Description: Main HQ of the local business “Sealmaster” site from 1972, which is still trading.

Significance: Landmark Status: visually prominent in its setting within the streetscape having aesthetic value and historic link to the “Sealmaster” grouping of buildings. Originally the site of the Hudson’s Brewery works in the 1800s. Local industry has been on the site for 200 years.

12. Langford Arch, London Road, Pampisford



Location: Langford Arch London Road.

Description: Eastern Leather company works founded 1879 on the Langford Arch site.

In 1893 the three-storey brick building was erected, along with the iconic chimney, visible for miles around, and the black brick and timber drying loft. In 1976 appointed supplier by Royal Warrant to Queens Household. In 1985 closed as a manufacturing works. Converted to offices.

Significance: Landmark status: visually prominent, group of industrial buildings that are characteristic of the heritage of the local district. Local historic interest: significant historic writings of the Chamois works recorded, also having a royal warrant.