



Orwell Neighbourhood Plan

'Scoping the Plan' workshop report - DRAFT

22nd February 2024

DRAFT

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1. Introduction

This report provides an account of the ‘scoping the plan’ workshop held on 22nd February 2024. The objectives of the workshop were to:

- help reach consensus on the SWOT analysis and broad themes to be covered in the NP
- inform the development of a shared vision and objectives for the area
- identify issues which must, could and cannot be addressed by the NP

The report summarises the discussions that took place and the key outcomes agreed. It also draws on some key source documents that were produced in preparing for the workshop. These were:

‘Orwell Neighbourhood Plan – New Survey’, Orwell Neighbourhood Plan Group, July 2022’

‘A Demographic & Socio-Economic Review of Orwell’, Cambridgeshire ACRE, March 2023

‘Orwell Neighbourhood Plan: The Planning Policy Context Analysis’, Cambridgeshire ACRE, March 2023

‘Draft Orwell Housing Needs Assessment’ (HNA), AECOM, September 2023

‘Draft Design Guidance and Codes’, AECOM, December 2023

The final section of the report goes beyond the workshop and uses subsequent discussions within Cambridgeshire ACRE to recommend a draft framework for the Orwell Neighbourhood Plan.

Twenty residents, councillors and members of the Orwell Neighbourhood Plan Steering Group attended the workshop. The attendees were asked to identify the broad location of where they lived in the village together with an indication of their age.

Natalie Blaken (Nupremis Cambridge Ltd) and Rachel Hogger (Modicum Planning Ltd) attended on behalf of Cambridgeshire ACRE.

2. Orwell SWOT analysis

A key starting point for the Neighbourhood Plan (NP) is to reach a consensus on the strengths, weaknesses, threats and opportunities of the area. The purpose of the plan will be (as far as is within its scope) to protect the strengths; recognise and manage the threats to these strengths; address the weaknesses and realise the opportunities to overcome the key weaknesses.

A draft SWOT was presented to the workshop. This was based on the reports produced prior to the workshop. The following table is an updated version. It incorporates changes that were suggested and reflects discussions that took place during the workshop.

ORWELL NEIGHBOURHOOD PLAN SWOT ANALYSIS

Strengths	Weaknesses
<p>A Vibrant Village Community with good provision of services</p> <ul style="list-style-type: none"> • Strong sense of community • Good provision of community services: including Primary School, Post Office, Village Shop, Hairdressers and Pub • Recent in migration of 34-55 year olds supporting the population mix • New residents seen to bring new life to the village <p>Housing</p> <ul style="list-style-type: none"> • Good provision of affordable homes and provision in recent years appears to have addressed local needs. Only 2 people on SCDC housing register with connection to Orwell – Sept 22 <p>Character and Heritage</p> <ul style="list-style-type: none"> • Strong rural character and valued tranquillity. • Village sits comfortably within the wider countryside, partly hidden from view due to landscaping, topography and building form. • Long and short distance views towards wider countryside and green spaces • Mix of old and new buildings including Conservation Area and 51 Listed Buildings • Valued Views and key landmarks including St Andrew Church • Valued dark skies and limited street lighting <p>Open Space & Biodiversity</p> <ul style="list-style-type: none"> • Biodiversity: SSSI at Clunch Pit, designated parkland at Wimpole Hall, deciduous woodland and grassland habitats, traditional orchards and roadside nature reserve • Open spaces: Protected Village Amenity Area at Fishers Lane and 2 Local Green Spaces at Chapel Orchard and Recreation Ground <p>Economy</p> <ul style="list-style-type: none"> • Population is highly qualified, good economic activity rates, in professional jobs. • High level of Work from Home activity. • Strong Local job offer in Neighbourhood Area at Volac International, Accora and John Cobbs and Sons and Individual and small businesses. 	<p>Rapid Population Change</p> <ul style="list-style-type: none"> • Significant housing growth in last 10 years (11% growth in housing stock) • High share of people over 65+ (27%) • Higher rates of disability – 1 in 6 people • Few residents work in businesses in the village <p>Housing</p> <ul style="list-style-type: none"> • Some of the highest house prices in South Cambridgeshire. Limited/no options for first time buyers on open market • Shortage of private rented accommodation • High share of large, detached homes and low share of smaller homes • Limited options for older people wishing to stay in the village but downsize • Deprivation indicators include ‘housing in poor condition’ and ‘geographical barriers’ <p>Getting Around</p> <ul style="list-style-type: none"> • Pavements in disrepair/non-existent in some parts of village • Poor connections between some residential areas and village centre • Some streets cluttered by high levels of inappropriate parking in public realm. This detracts visually and compromises accessibility for non-motorised users. • High levels of car dependency (incl. to access train stations for travel to London and Cambridge) • Limited bus service – both frequency and timetabling • Poor cycle infrastructure to neighbouring villages, local stations and Cambridge • Limited formalised access to the countryside <p>Settlement Character and Landscape</p> <ul style="list-style-type: none"> • Lack of definition and protection of important green spaces, valued landscapes, settlement gateways, views and vistas • Lack of Conservation Area Appraisal • No definition of key biodiversity habitats and corridors <p>Infrastructure and services</p> <ul style="list-style-type: none"> • Village is not on mains gas • Sig. surface water and foul water issues. Understood to be linked to pumping stations being at capacity (in village and Foxton) and

Strengths	Weaknesses
<ul style="list-style-type: none"> • Staff coming in support village services (pub, Post Office, Shop, Hairdressers) <p>Getting Around</p> <ul style="list-style-type: none"> • Some access to countryside 	<p>prevalence of combined sewer and surface water drainage arrangement in older and higher parts of the village.</p> <ul style="list-style-type: none"> • Shortfall of outdoor sport provision and burial grounds • New allotment site not protected • No doctor's surgery and no 'early years' provision • Lack of meeting / lunch places (coffee shop) • Limited leisure and recreational facilities

Opportunities	Threats
<p>Design:</p> <ul style="list-style-type: none"> • Define what is good design to ensure new development in keeping with scale, appearance of village and its wider landscape setting; use traditional local materials. (Orwell Design Guidance & Codes) • Secure National Space Standards and Accessible housing M4(2) and M4(3) • Safeguard Dark Skies through good design and installation practice (& enforcement) <p>Mitigating climate change</p> <ul style="list-style-type: none"> • New buildings not to be heated through oil. Explore options for low carbon community heating systems. E.g. Swaffham Prior community heat project • Encourage and require, where possible, higher standards of sustainable construction bringing SCDC guidance into policy <p>Village Character & Heritage</p> <ul style="list-style-type: none"> • Protect valued views, landmarks and visually important open gaps and secure landscape enhancements • Identify non designated heritage assets • Complete Conservation Area Appraisal /Design Guidance and identify its key attributes • Safeguard important open green spaces including Glebe Field, allotments and new green space at West Croft and support new spaces <p>Biodiversity</p> <ul style="list-style-type: none"> • Protect and safeguard wildlife, ecology, and habitat corridors and the permeability between them • Protect chalk stream and safeguard water quality in catchment of Rhee and Cam 	<p>Housing Growth</p> <ul style="list-style-type: none"> • Pressure for housing to meet wider needs including an ageing population • Increased land & house price acceleration • Housing that does not meet needs for smaller homes or those with a local connection • More housing in countryside including pressure for self-build units which do not align with village demand <p>Services and Infrastructure</p> <ul style="list-style-type: none"> • Meeting the demands of an ageing population –population over 65 will grow by 54% by 2041 • Potential loss of valued village facilities and services for a growing community • Prevalence of combined sewer and surface water drainage in older and higher parts of village and inability to cope by pumping stations <p>Village Character and Landscape</p> <ul style="list-style-type: none"> • Deterioration of natural and built environment through inappropriate development which is out of character, or harmfully impacts sensitive sites • Increasing light pollution and loss of tranquility <p>Getting Around</p> <ul style="list-style-type: none"> • Deterioration of links in village and to countryside • Loss of, or reduced bus services • Increasing car use and impact on safety and pollution <p>Natural environment</p>

Opportunities	Threats
<p>Housing</p> <ul style="list-style-type: none"> • Mix: Clarify current open market and affordable housing needs and influence any further housing to appropriately meet needs • A community-led housing scheme to address Orwell specific needs <p>Getting Around</p> <ul style="list-style-type: none"> • Secure better access to the countryside & improve circular rural routes • Secure permeability between residential areas and the village centre • Improve cycle infrastructure to Melbourn Greenway route • Improve circular walks <p>Infrastructure & village services</p> <ul style="list-style-type: none"> • Village Survey and consultation with local businesses indicates desire for coffee shop. Survey of recreational facilities also noted aspirations for swimming pool, skate park, • Promote water conservation and efficiencies and the use of swales to improve water quality • Fill gaps in village services and facilities • Provide land and flexible space that could support small businesses in the parish. 	<ul style="list-style-type: none"> • Loss of valued green spaces, access to countryside and habitats • River water incl. chalk stream quality diminishes and water consumption exceeds current capacity

Sources: 'Consultation Surveys, Orwell Neighbourhood Plan Group, 2022, 2023; 'A Demographic & Socio-Economic Review of Orwell', Cambridgeshire ACRE, March 2023; 'Orwell Neighbourhood Plan: The Planning Policy Context', Cambridgeshire ACRE, March 2023, 'Draft Orwell Housing Needs Assessment' (HNA), AECOM, September 2023; 'Draft Design Guidance and Codes', AECOM, December 2023 and Scoping the Plan Workshop 10th March 2022.,



3. The South Cambridgeshire Local Plan context

The Neighbourhood Plan must meet a set of basic planning conditions before it can be put to a referendum and be formally adopted. The basic conditions are:

- The Plan must be appropriate having regard to national planning policy
- The Plan must be in general conformity with the strategic policies in the Local Plan
- The Plan must contribute towards the achievement of sustainable development
- The plan must not conflict with EU legislation – mainly environment but also human rights.
- The making of the neighbourhood plan is not likely to have a significant effect on a European site or a European offshore marine site, either alone or in combination with other plans or projects

It is important to note that the Levelling Up and Regeneration Act proposes changes to these Basic Conditions but which need to be enacted through secondary legislation. These changes relate to the relationship with the Local Plan and the need for the Neighbourhood Plan to demonstrate that it is addressing, as far as it can, the impacts of climate change.

The Neighbourhood Plan must support the delivery of the strategic policies in the Development Plan and should shape and direct development that is outside of these strategic policies. The adopted Development Plan for South Cambridgeshire comprises South Cambridgeshire's Local Plan to 2031 adopted on 27th September 2018, made Neighbourhood Plans together with the Cambridgeshire and Peterborough Minerals and Waste Plan. The development plan is also supported by Supplementary Planning Documents:

- Cambridgeshire Flood and Water SPD 2018
- Sustainable Design and Construction SPD
- Greater Cambridge Biodiversity SPD
- Village Design Statements and New Town and New Village SPDs

The Neighbourhood Plan must be in general conformity with the strategic policies in the Local Plan. South Cambridgeshire Local Plan states: Strategic policies are those which are essential to the delivery of the Local Plan strategy. South Cambridgeshire has set out a list of the identified strategic policies to provide clarity for neighbourhood plan purposes (Appendix E of the South Cambridgeshire Local Plan). These include most of the policies in the Local Plan.

Full details of the Planning Policy context are included in the Cambridgeshire ACRE report [Orwell Neighbourhood Plan: The Planning Policy Context](#), Cambridgeshire ACRE, March 2023. Briefly the plan provides a policy context and a list of constraints which includes:

- Identification of Orwell as a Group Village where residential development will be permitted within the 'development framework'. The 'Group Village' designation secures an indicative maximum size of 8 dwellings. Development may exceptionally consist of up to about 15 dwellings where this would make the best use of a single brownfield site.
- A mapped settlement boundary around Orwell village, referred to in the Local Plan as the 'development framework'. Within this boundary, Local Plan Policy S/7 supports, in principle, development and redevelopment of unallocated land and buildings. Outside the 'development framework', Policy S/7 takes a more restrictive approach. Only allocations within Neighbourhood Plans and development for agriculture, horticulture, forestry, outdoor recreation uses and other uses that need to be in the countryside will be permitted.

- The District Council has provided an indicative housing figure for Orwell Parish and indicate that a minimum of 8 new homes will be required in Orwell between 2011 and 2031. It is important to note that this figure does not represent an overall cap on development and as noted above, Local Plan Policy S/7 allows for development within the Orwell 'development framework'. However, with the Westcroft Development, the parish has far exceeded this indicative minimum housing requirement. The Inset Maps identify a Protected Village Amenity Area at the allotments to the rear of Fisher Lane; two Local Green Spaces NH/12-060 – land south of Lordship Close and NH/12-061 – Recreation Ground at Town Green Road.
- Protected Roadside Verge at Hillside.
- A Conservation Area was designated in the parish in 1973 where development should preserve and enhance the character of the Conservation Area.
- Registered Parks and Gardens at Wimpole Hall
- Orwell Clunch Pit is identified as an SSSI.

The Greater Cambridge Housing Trajectory and Five Year Housing Land Supply Report (April 2023) concludes that the two authority areas jointly have 6.1 years of housing land supply for the 2023-2028 five-year period.

Over the past 5 years the most significant planning applications are:

- Development of 49 dwellings (40% affordable homes) at Hurdleditch Road allowed on appeal, outside the development framework, due to the lack of a 5 year housing land supply in South Cambridgeshire (S/3190/15/OL).
- 5 self-build units north west of West Croft refused planning consent due to its location outside the development framework and the intrusion into the open countryside (22/04392/OUT).

Within Orwell a number of planning applications have come forward for residential development including:

- One detached dwelling and pair of semidetached dwellings north west of Leaden Hill approved in 2018 (S/4393/18/FL).
- Bungalow to the rear of 11 Lotfield Street approved in August 2019 (S/2335/19/FL).
- Dwelling between 69 and 75 High Street approved in the Conservation Area in February 2019 (S/4756/18/FL).
- Dwelling adjacent to 55 Hillside refused due its location outside the development framework and potential harm to biodiversity to Eversden and Wimpole Woods Special Protection Area. An appeal against refusal is outstanding (21/04955/FUL).
- Dwelling at Butts Farm allowed on appeal in July 2022 to support the operation of a livery and self-storage business (21/04556/FUL).
- Conversion and extension of dwelling to form two dwellings at 22 High Street granted consent in November 2022 (22/02956/FUL).

Other development proposals have included:

- Agricultural Barn at Butts Farm, Malton Road approved in May 2022 (22/01308/FUL)
- Change of use of agricultural land to recreation ground at Hurdleditch Road. Application withdrawn (20/02790/FUL).

The district requires the housing mix of new developments to reflect regional and local housing assessments. 40% affordable housing is required on developments of 11 homes or more. For

market schemes comprising 10 or more homes, the size is promoted as 30% 1 and 2 bed homes, 30% 3 bed homes and 30% 4 + bed homes.

Policy H/9 in the Local Plan states that housing mix of affordable homes should be determined by local housing needs evidence and that the mix of market homes on sites of 9 or few homes will take account of local circumstances.

Extracts of the Policies Maps from the South Cambridgeshire District Local Plan were available at the workshop.

4. Scoping the Orwell Neighbourhood Plan

Given the evidence to date, community engagement and considering the SWOT analysis it was agreed to focus on 5 broad themes which could shape the emerging Neighbourhood Plan. Importantly Climate Change was agreed to be an overarching theme given its reach across all topic areas.

- **Housing Needs**

Although recognising the relatively high percentage of social rented accommodation within the village, the workshop discussed the impact of high house prices and affordability. It was acknowledged that there had been a significant fall in the number of people on the Housing Register, falling from 30 to only 2 households (September 2022). However, this might not reflect the full extent of the need. Housing development at Westcroft was considered to have a positive impact upon the village services and facilities with additional footfall from a younger population.

There was concern that the imbalance in house sizes in the parish has resulted in a shortage of smaller homes for older people looking to downsize. The workshop considered addressing the need for smaller homes, possibly in the form of terraces, or 'stepping stone homes' provided they were in character with the village and were supported by appropriate infrastructure and parking. It was also considered that homes should be accessible and adaptable to ensure they are future proofed to meet all needs (known as M4(3) and M4(2) standards). The workshop considered taking a more proactive position promoting development through a vehicle such as a Community Land Trust, which could then be used to support or enable other development.

- **Built Environment**

The workshop considered the early outputs of the Orwell Design Guidance and Codes including the 5 distinct Character Areas. The workshop considered that the Design Guidance and Code should be used to influence development and design in the parish and protect its character.

Given the concerns that the NP will not be able to effectively influence planning decisions, the workshop discussed the need to 'shine a light' on those distinctive features which are important to retain or enhance in each of the different parts of the village. This means that the Neighbourhood Plan needs to be as specific and definitive in identifying the key attributes. In terms of the village's built character, views and vistas (both into the village and out to the countryside) are important although not identified in the Design Guide. As well as views and vistas, the Neighbourhood Plan could helpfully include the protection of views towards Landmark Buildings such as St Andrews Church and the Pub. Additionally, gaps in the built form / settlement pattern, which are important to the rural character of the village, are

important to highlight. There was concern that backland development and the loss of gardens was inappropriate and didn't reflect the traditional rural and historic character of Orwell.

The workshop considered the need to ensure there are open spaces provided as part of new development and to ensure this open space is maintained so that it is then not lost in the future.

The workshop also considered the balance needed between maintaining dark skies and tranquility (helped through limited use of street lighting in the village) whilst also needing to ensure that there is safe pedestrian routes and access. The workshop discussed that if the quality and maintenance of footpaths was improved there would be less need for additional lighting.

- **Natural Environment**

The SWOT analysis highlighted the threat to the natural environment through inappropriate development, e.g. through harming environmentally sensitive sites. As noted under 'strengths' in the SWOT, the parish is relatively rich in biodiversity assets.

For the theme 'Natural Environment' the workshop noted objectives relating to improving peoples access or ability to enjoy the natural environment (e.g., "develop footpaths and bridleways" "wild area of children") as well as objectives relating to the protection or enhancement of the natural environment (e.g. "enhance the chalk stream"). Post Workshop Note: It will be important to ensure that in developing a policy approach increased access is compatible with protecting the biodiversity value of a site.

The Recreation Space Survey highlighted 3 of the most important environmental elements: Biodiversity Areas including wildflower meadow; Footpaths; Hedgerows and trees.

With respect to protection and enhancement of the natural environment/biodiversity there was recognition that there is not a clear understanding of habitats and connections between them which are important to support and enhance biodiversity. There is a desire to protect and enhance the chalk stream and a desire to improve the knowledge of the existing springs, and a desire to conserve areas of open water / reservoir, including those that are in private ownership. Hedgerows are also a key feature in the village and should be protected.

- **Getting Around**

The workshop highlighted the need to support accessibility for all. This includes ensuring the appropriate consideration of access for those who are elderly (+65), those with a disability and younger families with prams in all forms of development including the public realm.

The community consultation exercise identified weaknesses in the existing footpath and cyclepath network. This includes the lack of footpaths or cycleways linking places within the village, circular routes around the parish and linking the village to rail stations which could be used to support more sustainable work journeys. The workshop highlighted the opportunity to link the village to the Greenways being developed through the Greater Cambridge Partnership. The workshop also highlighted the need for bridleways as well as the needs of pedestrians and cyclists.

There was also some concern that new developments should not block existing public rights of way or harmfully impact upon the quality of the right of way such as those which are rural in character.

The workshop also discussed the impact of new developments on road safety hotspots or areas where there is congestion caused by on street parking. There was a concern that new development would exacerbate existing parking issues and new developments should consider the impact of more cars.

The lack of a frequent and quality bus service is also identified.

- **Services and Facilities**

Orwell is identified as a 'Group Village' in the Local Plan which reflects the level of services within the village. The community consultation highlighted both the valued services and facilities in the village which are important to protect whilst seeking to secure more meeting places to provide a wider range of facilities. Growth in population has made services generally more viable and there may scope to support a wider range of potential services. The retention of existing services and the promotion of more is supported. There was a concern that there was lack of space for small businesses, retail space, office start ups and to support those who are home working. In all cases, the services need to ensure that there is accessibility for those with disabilities – notably the shop, café and church.

In terms of priorities arising from the workshop, the improvement of water management was critically important for both surface water and foul water (septic tanks, bio-digester and grey water recycling). It is understood that the significant surface water and foul water issues discussed during the workshop is linked to pumping stations (in village and Foxtan) being at capacity alongside a prevalence of combined sewer and surface water drainage arrangements in older and higher parts of the village (as reported in the Design Guidance and Codes work by AECOM). It was considered that foul water / sewage capacity was a limiting factor in bringing forward new developments.

The Parish Council has completed a Recreation Space Survey where recreational facilities were ranked in order of importance. The results were Open Green Space – a mown area for outdoor games and fitness; Woodland activity play areas; Picnic Area; Outdoor Gym/Exercise Equipment and Children's play equipment. There was a general consensus to retain the open and green spaces and take opportunities to improve the recreational facilities.

- **Climate change**

The village is reliant upon oil as its primary energy source for heating and residents consider that a more sustainable and resilient solution is required. Additionally, there is common ground that new development and renovation of existing properties should seek to be more sustainable, be energy efficient and achieve carbon reduction measures. The workshop considered the impact of the Government's initiatives to secure Net Zero ready homes to be secured through Building Regulations.

The workshop highlighted innovative schemes for district heating schemes such as the scheme developed at Swaffham Prior. The participants encouraged further exploration of this type of scheme, which could be supported through the Neighbourhood Plan process.

Scoping the Orwell Neighbourhood Plan

The following table sets out a post-workshop analysis by Cambridgeshire ACRE. It attempts to provide an initial list of what the plan must do, what the plan can't do and what the plan could do. It should be stressed that this is an initial list and the NP steering group should review it before proceeding.

The Orwell Neighbourhood Plan must:
<p>Ensure any additional housing provision meets the needs of local people within the parish. Options for achieving this are:</p> <ul style="list-style-type: none">- including a parish-specific housing mix policy. This could include tenure, size, specialist housing requirements if the need is different to that required by the policy of the Local Plan- Include a policy which addresses the needs of an ageing population and those with disabilities and promotes accessible and adaptable homes, business places, services and facilities
<p>Preserve and enhance the characteristics of Orwell that are considered distinctive and make it special. Options for achieving this are:</p> <ul style="list-style-type: none">- developing a bespoke design policy to shape future development- use the character assessment for the village to inform parish-specific policies- identifying the most valued assets and features which should be protected, and where possible, enhanced- a policy that safeguards views and vistas into the settlement and out to the countryside including views to landmark buildings- a policy that protects important gaps within the settlement- a policy that sets out the safeguards for lighting to protect dark skies and tranquility
<p>Protect and enhancing the natural environment Options for achieving this are:</p> <ul style="list-style-type: none">- identifying natural assets of value (including chalk streams, allotments, priority habitats, area of water, hedgerows) and the corridors between them to protect their biodiversity value through policy
<p>Improving access to and ability for people to enjoy our natural environment</p> <ul style="list-style-type: none">- identifying all open spaces of value to people that need protecting- identifying rural routes for non-motorised users including opportunities to improve the provision and quality of the network
<p>Seek to improve accessibility around the village for all residents. Options for achieving this are:</p> <ul style="list-style-type: none">- undertake a mapping exercise of existing of cycle and pedestrian routes that need to be retained and highlighting areas where routes can be improved (including circular routes) and new linkages created. Use this to inform a planning policy in the NP- ensuring new development retains and improves connectivity throughout the village by incorporating excellent routes which prioritise safe and attractive access for pedestrians and cyclists- exploring opportunities for addressing connectivity to the Greenways network.

Ensure resilience to climate change. Options for achieving this are:

- signposting developers to toolkits for achieving low carbon and net zero carbon development and flagging up appropriate solutions for the parish
- Parish-specific policies relating to surface water flooding and sewage capacity highlighting those solutions which are appropriate

Protecting and supporting new village facilities to meet local needs. Options for achieving this are:

- Identify village services and facilities to understand value attached to existing facilities and any shortfalls in provision
- Identify any opportunities to meet local demand for retail, small business, office space
- Identify any facilities suitable for specific protection through the NP (e.g., a pub could be protected as an important community facility)

The Orwell Neighbourhood Plan could:

- Explore the potential for solution to the dependence on oil as the main fuel source including District Wide Heating Scheme. The policy could support the broad aims of this solution and /or highlight the potential location or site criteria against which it would be assessed
- consider an approach that supports further housing where it would provide enabling development for parish benefit.
- Require new development proposals in the parish to be assessed for traffic impacts on road safety, amenity value and the village environment or ensure the impacts are addressed through mitigation measures

The Orwell Neighbourhood Plan can't

- Require new businesses and shops to locate to the village
- Require improvement to water infrastructure outside the Neighbourhood Plan Area
- Require improvement to footpath and cycle network outside the Neighbourhood Plan Area
- Improve bus services
- Deliver a Conservation Area character appraisal but the Parish Council could apply pressure to GCSP or work jointly with them to prepare one
- Influence the built environment other than through schemes that come forward as planning applications. With regards to outdated surface water drainage arrangements, the Parish Council could consider dissemination of initiatives (e.g. information published by water company, signpost to a flood risk group).

A Framework for the Orwell Neighbourhood Plan

This following table presents an initial draft to sketch out a framework for the Orwell Neighbourhood Plan. It sets out proposed themes, objectives, planning policy ideas, together with either existing evidence supporting this or identified evidence gaps needed to be filled to explore the topic areas further.

A Framework for the Orwell Neighbourhood Plan

Theme	Objective	Options and ideas on delivering on this objective	How can the plan tackle this issue (i.e. what kind of planning policy)	Evidence needs
Spatial Strategy	1. To support growth in line with Orwell's Group Village Status	<ul style="list-style-type: none"> Up date development boundary (to reflect planned, built and permitted development) ensuring that the impact of the boundary does not prejudice the delivery of the housing requirement If needed, agree strategy for what can take place outside the development boundary in the countryside. This could include rural exceptions housing specifically to meet parish affordable housing needs. 	<p>New development to be focused on appropriate sites (small clusters) within an up to date development boundary – reflecting existing character areas (locations where backland or loss of gardens would be inappropriate)</p> <p>Development outside the development boundary to be restricted to uses that need to be located in the countryside</p>	<p><u>Existing</u> - Indicative housing requirement provided by South Cambridgeshire District Council</p> <p><u>Gaps</u> Map development boundary using previous development boundary as a baseline and applying the definition provided on page 532 and 33 of the adopted Local Plan. Early engagement will be required with Greater Cambridge Shared Planning Services who have been reluctant to accept changes to the development boundary.</p>

Theme	Objective	Options and ideas on delivering on this objective	How can the plan tackle this issue (i.e. what kind of planning policy)	Evidence needs
Climate Change	2. To reduce dependency of Orwell's residents on fossil fuels and ensure that Orwell is resilient against the future impacts of Climate Change	<p>Climate change mitigation measures: Design for renewable / low carbon / zero carbon energy generation development / eco homes</p> <p>Climate change adaptation measures: Identify Orwell specific opportunities for responding to Climate Change emergency</p>	<p>Policies encouraging development proposals to incorporate renewable / low carbon energy generation on site</p> <p>Policies resisting new development that is dependent on oil for heat.</p>	<p>Existing: Centre for Sustainable Energy – How to write a Neighbourhood Plan in a climate change emergency</p> <p>Net Zero Carbon Toolkit https://www.westoxon.gov.uk/netzerocarbond toolkit</p> <p>Greater Cambridgeshire Sustainable Design and Construction SPD</p> <p>Cambridgeshire Flood and Water SPD</p>
Flood Risk	3. Any development coming forward in the parish will not exacerbate existing flood risk and opportunities will be sought to manage and reduce existing flood risk.	Work with key stakeholders including and the Local Lead Flood Authority (Cambridgeshire County Council) and the Environment Agency to understand how the Neighbourhood Plan can assist in protecting or enhancing assets to relieve risk of foul water flooding	NP could add value by providing local context e.g are there any specific locations in the parish where a Sustainable Drainage Strategy is required and what are the most appropriate solutions	<p>Existing: Cambridgeshire Flood and Water SPD</p> <p>View the surface water flood mapping available at: https://check-long-term-flood-risk.service.gov.uk/map</p> <p>Cambridgeshire Surface Water</p>

Theme	Objective	Options and ideas on delivering on this objective	How can the plan tackle this issue (i.e. what kind of planning policy)	Evidence needs
				<p>Management Plan 2014 https://www.cambridgeshire.gov.uk/asset-library/imported-assets/Cambs_Surface_Water_Management_Plans_aug15.pdf</p> <p>Greater Cambridge Strategic Flood Risk Assessment Appendix D for maps showing areas at risk from Ground water and surface water. See attachments.</p> <p><u>Gaps</u></p> <p>Detailed mapping and narrative of the sewage water constraints and the appropriate solutions</p>
Housing	4. To ensure any additional housing provision meets the needs of local people within the NP Area	Housing mix policy to apply to allocated and windfall development. Secure a variety of housing including smaller homes/ that meet M4(2) and M4(3) standards	A housing mix policy which provides a more distinctive reflection of the parish's needs to be applied to future sites	Clear understanding of housing needs in the village <u>Existing</u> - DSER 2021

Theme	Objective	Options and ideas on delivering on this objective	How can the plan tackle this issue (i.e. what kind of planning policy)	Evidence needs
		Support in principle a rural exceptions site (but not a housing allocation) on edge of Settlement Boundary where it adheres to other policies in plan and will address parish affordable housing needs.	A rural exceptions housing policy. Potentially a community-led development exceptions policy.	- Orwell Housing Needs Assessment - SCDC housing register <u>Gaps</u> - Housing Needs Survey - Estate agent survey
Village & Settlement Character (covering built environment and landscape character)	5. To preserve and enhance the Orwell's built environment and landscape characteristics that are considered distinctive and make it special	<ul style="list-style-type: none"> - Identify key characteristics in the built-up area - Identify any important open spaces and settlement gaps - Identify any key views or other landmarks – e.g., Church - Identify areas where artificial light should be controlled- - Identify any natural features that contribute to village and landscape character - Protect valued green and blue spaces for amenity, beauty, accessibility 	<p>Use Design Guidance and Code and its Village Character Assessment to underpin a detailed design policy:</p> <p>Built environment characteristics:</p> <ul style="list-style-type: none"> - a policy which protects Local Green Spaces - a policy which sets expectations for artificial light and pollution at new development - a design policy setting Orwell specific design standards (e.g. built form, materials) <p>Orwell's village landscape characteristics:</p> <ul style="list-style-type: none"> - A policy which identifies and seeks to protect important views, vistas or landmarks (including Church) 	<p>Clear understanding of distinctive characteristics of Orwell</p> <p><u>Existing</u></p> <p>South Cambridgeshire Sustainable Design and Construction SPD Orwell Design Guidance and Codes Greater Cambridge Landscape Character Assessment</p> <p><u>Gaps</u></p> <p>If wishing to protect views, Orwell Views assessment (building on existing AECOM work)</p>

Theme	Objective	Options and ideas on delivering on this objective	How can the plan tackle this issue (i.e. what kind of planning policy)	Evidence needs
			<ul style="list-style-type: none"> - a policy which protects important, valued gaps within the built up area - Protecting and enhancing the setting of the village and its gateways 	<p>Orwell Landscape Character Assessment</p> <p>Identification of valued green spaces; Mapping work identifying existing valued spaces, opportunities for improvement and areas of sensitivity.</p> <ul style="list-style-type: none"> - Site visits - Community consultation <p>If needed, Local Green Space Assessment:</p>
Heritage	6. To protect and enhance the historic character of Orwell	<p>Describe the contribution made by different features (open spaces, buildings, landmarks, views, landscape features) in the Conservation Area, and its setting, and identify detracting features.</p> <p>Complete an audit of heritage assets using English Heritage’s methodology to identify non designated heritage assets including key archaeological sites</p>	<p>Use the Orwell Design Guidance and Code to inform policy to protect and enhance the Conservation Areas</p> <p>Policy protecting locally important heritage assets</p> <ul style="list-style-type: none"> - non designated heritage assets - Other features of importance 	<p><u>Existing</u></p> <p>Greater Cambridge Landscape Character Assessment</p> <p>Listed Buildings Local List</p> <p>Orwell Design Guidance and Codes</p> <p><u>Gaps</u></p> <p>Orwell Conservation Area Appraisals</p> <p>Heritage Assessments</p>

Theme	Objective	Options and ideas on delivering on this objective	How can the plan tackle this issue (i.e. what kind of planning policy)	Evidence needs
Biodiversity and the Natural Environment/	7. To protect and enhance Orwell's green and blue spaces and wildlife habitats	<p>Protect valued green and blue spaces for amenity, beauty, accessibility</p> <p>Identify and protect areas of valued biodiversity, habitat importance, connections between them</p>	<p>Policy to identify and protect green infrastructure including habitats, hedgerows, woodlands, wildlife corridors between habitats, sites of biodiversity value and identify opportunity areas for new provision.</p> <p>Policy to protect and enhance blue areas (springs, chalk stream, water bodies) to reflect their value to biodiversity and habitats</p>	<p><u>Existing</u></p> <p>Greater Cambridge Landscape Character Assessment</p> <p>www.Magic.gov.uk</p> <p>Greater Cambridge Biodiversity SPD 2022</p> <p>Cambridgenaturenetwork.org</p> <p><u>Gaps</u></p> <p>Mapping of green and blue infrastructure and an evaluation of their importance.</p>
	8. To improve people's access and ability to enjoy the natural environment	Identify opportunities to remove barriers or improve access to valued green and blue spaces and the wider natural environment.	Explore opportunities to identify routes and permeability for non-motorised users including those with disabilities and young families to improved accessibility or access to the natural environment.	<p><u>Existing</u></p> <p><u>Gaps</u></p> <ul style="list-style-type: none"> - Identify opportunities for additional access to the natural environment including circular routes. - Mapping workable walking, cycling routes.

Theme	Objective	Options and ideas on delivering on this objective	How can the plan tackle this issue (i.e. what kind of planning policy)	Evidence needs
				-Barriers facing those with accessibility issues
Getting Around	9. To improve public rights of way and support accessibility around parish for all non-motorised users, including those with disabilities	<p>New sites should include direct and attractive pedestrian and cycle friendly routes allowing ease of access around the village and potential links to the Barrington Greenway.</p> <p>Identify opportunities for circular routes and locations where there are barriers that need to be addressed.</p> <p>New sites should consider the impact upon specific safety or parking hotspots</p>	<p>Explore opportunities to identify safeguarded routes and permeability for non-motorised users including those with disabilities and young families.</p> <p>Policy to safeguard routes and the amenity value (such as rural character) of the public right of way.</p> <p>Policy identifying safety and parking areas including requiring off street parking standards and design if SCDC standards not considered to be appropriate</p>	<p><u>Existing</u></p> <p><u>Gaps</u></p> <ul style="list-style-type: none"> - Clear understanding of key congestion areas, pinch points for pedestrians/ cyclists and barriers faced -Evidence of connectivity problems - Mapping workable walking, cycling routes. -‘Desire lines’ for pedestrians/ cyclists -Barriers facing those with accessibility issues
Village Facilities	10. Support a vibrant village with shopping, leisure, business, cultural and community activities appropriate to identification of Orwell as a Group village	<p>Improves the village’s vitality, vibrancy and its long term resilience whilst also highlighting existing important assets to be protected</p> <p>Identify key opportunities for cultural, business and leisure</p>	<p>Policy which identifies key valued services and facilities which should be protected and any gaps in the provision that would be supported.</p>	<p><u>Existing</u></p> <ul style="list-style-type: none"> Recreation Space Survey of village services and facilities to identify opportunities to create a village facility

Theme	Objective	Options and ideas on delivering on this objective	How can the plan tackle this issue (i.e. what kind of planning policy)	Evidence needs
		infrastructure requirements including site identification if required	<p>Policy identifying site for infrastructure provision if required</p> <p>Policy setting out a criteria based approach to the assessment of sites</p>	<p>in consultation with local businesses</p> <p><u>Gaps</u> Understanding of any opportunities for new location of services and infrastructure.</p>

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Next Steps

The Orwell NP group have yet to finalise a vision for the Neighbourhood Plan. The group should use the emerging themes and objectives to help shape this. There should be a clear relationship between the vision, the objectives and the resulting planning policies in the plan.

The framework above is the result of workshop discussions within Cambridgeshire ACRE. It should be noted that at this stage the Orwell NP group have had no direct input to this. It is recommended the group review the draft framework and discuss with Cambridgeshire Acre any areas that require amending. Once agreed, the framework can be used by the group and the consultants to work from for:

1. Prioritising next steps
2. Drafting, reviewing and testing a draft vision for the Orwell Neighbourhood Plan
3. Building the evidence including mapping work
3. Progressing a structure for the neighbourhood plan; and for
4. Working with key stakeholders including officers at South Cambridgeshire District Council.

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