



**Pampisford Neighbourhood Plan 2024 to 2041
Basic Conditions Statement**

June 2024

Introduction

Cambridgeshire ACRE is an independent charity established in 1924. We are part of a network of 38 Rural Community Councils across England and are a member of ACRE (the national umbrella for RCCs). We are proud to support local communities in Cambridgeshire and Peterborough, and nearby where appropriate. We put a lot of effort into getting to know our customers so we can understand what they need from us. This ensures we focus on providing products and services that really make a difference to local people as they work in their own communities.

As part of our work, we provide a Neighbourhood Planning service for local communities. We have developed this service by building on our skills, knowledge and competencies gained in other project areas such as rural affordable housing and community-led planning and by working with local planning consultants to broaden our capacity.

Our current partners are:



You can find out more about our team and our work on our website [here](#).

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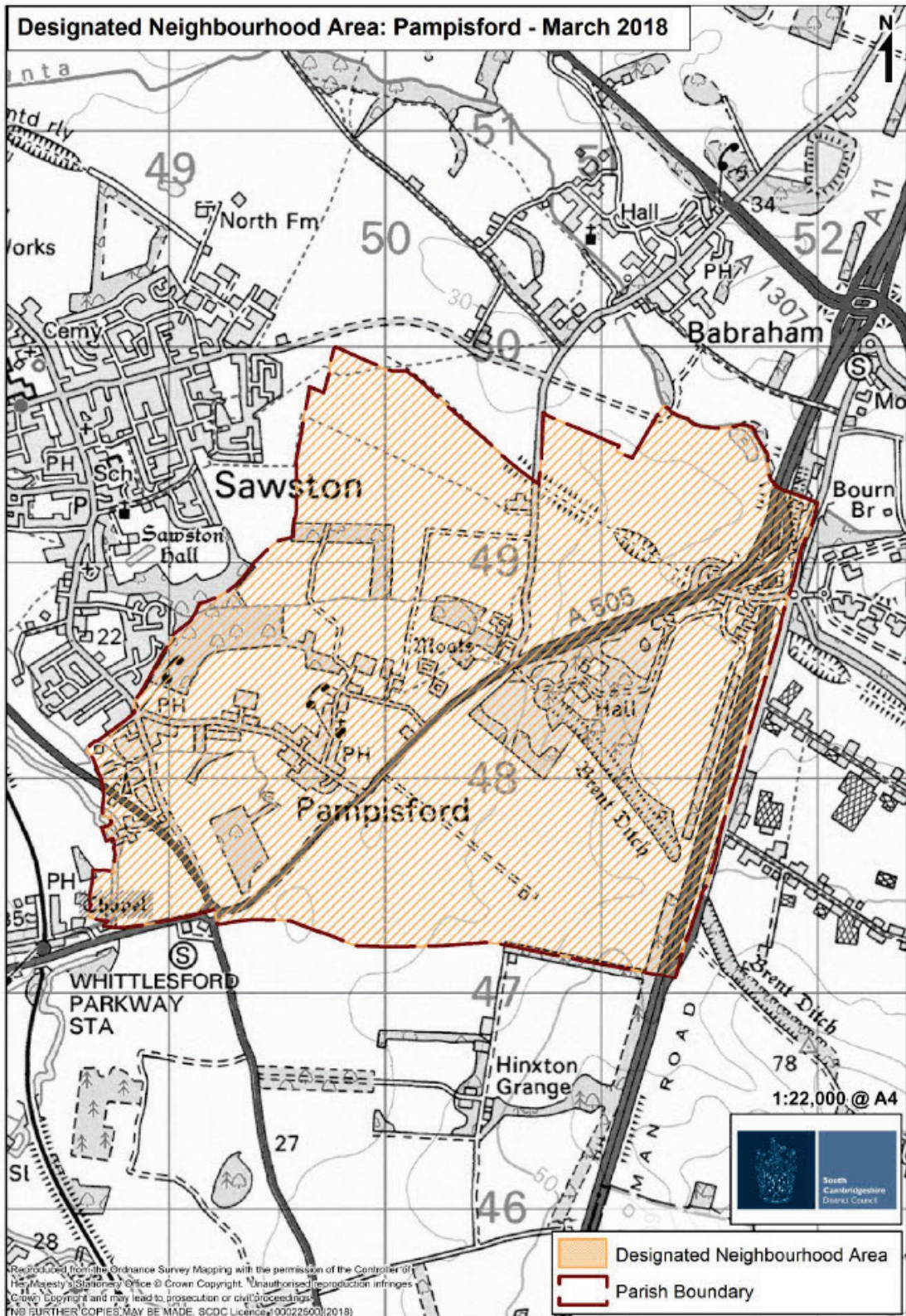
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1 Introduction

- 1.1 This Basic Conditions Statement has been prepared by Cambridgeshire ACRE on the behalf of Pampisford Parish Council to accompany the submission of the Pampisford Neighbourhood Plan (NP) to the local planning authority, South Cambridgeshire District Council (SCDC).
- 1.2 The NP is being submitted under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended), referred to in this document as “the Regulations”.
- 1.3 The neighbourhood plan area was formally designated by the Planning Portfolio Holder in SCDC on 29 March 2018 - <https://www.scamb.gov.uk/planning/local-plan-and-neighbourhood-planning/pampisford-neighbourhood-plan/> The plan area – see Map 1 - is the same area covered by Pampisford parish.
- 1.4 The policies described in Pampisford NP relate to the development and use of land in the designated neighbourhood area. The NP covers the period 2024 to 2041 and the plan does not contain policies relating to excluded development in accordance with Paragraph 8 of Schedule 4B to the 1990 Town and Country Planning Act (TCPA)
- 1.5 This statement addresses each of the ‘basic conditions’ required by the Regulations and explains how the submitted neighbourhood plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 TCPA.
- 1.6 Paragraph 8 of Schedule 4B of the 1990 TCPA states that a draft neighbourhood development order meets the basic conditions if:
 - a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order;
 - b) the making of the order contributes to the achievement of sustainable development;
 - c) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - d) the making of the order does not breach and is otherwise be compatible European Union (EU) obligations (the existing body of environmental regulation is retained in UK law); and
 - e) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

Schedule 2 to the Regulations also confirms that the following basic condition is prescribed for the purpose of paragraph 8(2) (g) of Schedule 4B to the 1990 Act.

- *The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017*



Map 1: The designated neighbourhood plan area

2 The Pampisford Neighbourhood Plan

2.1 The Neighbourhood Plan vision is:

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

2.2 The vision is supported by nine goals, organised into eight themes.

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

Table 1: The nine Neighbourhood Plan goals

2.3 There are nineteen planning policies in the Neighbourhood Plan. They are listed and described in the table below.

Goal	Planning policy reference and description
<p>1. Improve the suitability of our housing so that it meets the needs of existing and future residents.</p>	<p>Policy PAM 1 – Residential development A policy seeking to ensure size and design of new housing is suitable to meeting parish-specific needs. For infill housing, the policy prioritises the delivery of two- and three-bedroom homes over larger properties. For larger schemes coming forward under the exceptional circumstances the policy requires proposals to specifically address the low stock of one- and two-bedroom homes in the parish.</p> <p>Policy PAM 2 – Rural exceptions housing in Pampisford A policy specifically supporting the delivery of rural exceptions housing schemes on suitable sites on the edge of the village development framework if this would address needs of local households in the parish.</p>
<p>2. Protect and enhance village character and the surrounding landscape.</p>	<p>Policy PAM 3 – Maintaining and enhancing landscape character in Pampisford A policy seeking to ensure development proposals come forward in a way that protects existing village and landscape character and takes opportunities to improve it. As part of this the policy:</p> <ul style="list-style-type: none"> - identifies and protected locally important views - proposes one new Important Countryside Frontage - identifies four village gateways <p>To assist with policy implementation the policy is supported by an appendix that describes the locally valued views and their key features.</p> <p>Policy PAM 4 – London Road street scene improvement area A policy relating to a specific stretch of public realm that requires proposals, as applicable, to deliver or contribute towards the delivery of landscape, public realm and traffic calming measures.</p> <p>Policy PAM 5 – Local Green Spaces A policy proposing to designate 5 areas of open spaces as Local Green Spaces</p> <p>Policy PAM 6 – Achieving high quality design and reflecting local character. A policy, informed by the Pampisford Village Design Codes (AECOM 2021) setting out design requirements for new proposals coming forward in the parish.</p>
<p>3. Protect and develop the village social structure focused on the area of the Chequer’s Public</p>	<p>Policy PAM 7 – Pampisford village allotments A policy safeguarding the allotments for continued use and allowing loss if reversion of the allotments is provided in a suitable site in close proximity to the village centre.</p> <p>Policy PAM 8 – The site of the Chequer’s Public House This policy supports development proposals on the site of the</p>

Goal	Planning policy reference and description
House site, Village Hall and Church.	Chequer's pub and particularly welcomes the rebuilding of a pub or other community meeting space on the site.
4. Reduce our contributions to greenhouse gas emissions and make new development climate change resilient.	<p>Policy PAM 9 – Development and climate change This policy expects development proposals to make a meaningful contribution to decreasing the carbon footprint of the built environment. The policy requires the application of the energy hierarchy for all proposals and encourages the delivery of low carbon and net zero carbon homes and buildings.</p> <p>Policy PAM 10 – Sustainable work-life patterns This policy expects all development to help facilitate low carbon living by residents and employees. As part of this, all new residential development and development providing places of work should be provided with good pedestrian and cycling infrastructure, facilities for charging electric vehicles and dwellings should be provided with dedicated space home office area.</p> <p>The policy is also linked to a map showing all the existing routes suitable for non-motorised users in the parish. The policy requires proposals to maintain or enhance this network. The supporting text sets out opportunities for enhancing the off-road cycle route that currently links employment areas to key destinations.</p>
5. Protect and improve parish biodiversity	<p>Policy PAM 11 – Trees and Woodland</p> <p>Recognising the important contribution the parish makes to woodland cover in the district as a whole, the policy seeks to retain and increase the coverage of trees, hedgerows and woodland in the parish.</p> <p>Policy PAM 12 – Protecting and enhancing biodiversity in Pampisford Parish</p> <p>The policy applies the mitigation hierarchy to the protection of biodiversity in the parish; it seeks the delivery of biodiversity net gain on site wherever possible and where it is being delivered off-site it requires proposals to have regard to guidance published by GCSP. The policy also identifies opportunities for biodiversity enhancements in the parish and links to maps showing existing network of deciduous woodland and Natural England's habitat expansion zone (comprising land with potential for expanding, linking/joining networks across the landscape).</p>
6. Keep our village roads safe and appropriately manage and mitigate environmental	<p>Policy PAM 13 – Development, movement and traffic</p> <p>In recognition of community concerns regarding the impact of the traffic through the plan area, this policy is explicit in requiring all development proposals to be assessed for their impact on road safety especially for cyclists. The policy flags up specific locations where road safety is a concern. The policy</p>

Goal	Planning policy reference and description
impacts associated with traffic movements and parking.	<p>requires proposals to be considered in terms of increasing the level of on-street parking and requires any on-street parking layouts to be designed so as to avoid impeding the flow of pedestrians and cyclists.</p> <p>With respect to any proposals that could give rise to noticeable increases in traffic movements along Brewery Road or London Road, the policy requires impacts to be mitigated and provides an indication of what such mitigation measures could entail.</p>
7. Keep Pampisford working as a place of commercial, business and farming activity whilst protecting or improving residential amenity and the village environment.	<p>Policy PAM 14 – Preventing environmental pollution from Pampisford businesses</p> <p>This policy does not support development proposals that would lead to unacceptable impacts on residential amenity. In recognition of three employment areas being located in close proximity to residential areas, the policy requires all proposals to take impacts on nearby residents into account.</p> <p>With regards to the natural environment, in particular water quality, the policy clarifies that any new or expanded employment areas will be expected to be accompanied by an assessment of the extent of potential pollution together with the environmental receptors. On this point the policy draws attention to the parish lying in a groundwater protection zone.</p> <p>Policy PAM 15 - Brewery Road employment area</p> <p>This policy applies to any future development proposals at the Brewery Road employment area and identifies opportunities for improving landscaping.</p> <p>Policy PAM 16 – London Road employment area</p> <p>This policy applies to future development proposals at the London Road employment area and flags up the opportunities for public realm improvements that are set out in Policy PAM 4 of this plan.</p> <p>Policy PAM 17 – Rectory Farm employment area</p> <p>This policy applies to future development proposals at the Rectory Farm employment area. The policy highlights the positive contribution the site currently makes to village character in a key part of the village centre and in the conservation area. It expects proposals to maintain or enhance those features.</p>
8. Improve the network of rural routes into the surrounding countryside.	<p>Policy PAM 18 – Protecting and enhancing access to an enjoyment of the countryside This policy protects the existing network of rural routes and in recognition of the very limited available of routes identifies opportunities for improving those routes.</p>
9. Maintain the unique historic	<p>Policy PAM 19 – Local heritage and non-designated heritage assets This policy seeks to ensure the significance of parish</p>

Goal	Planning policy reference and description
character of the village.	heritage assets is fully recognised and considered when development proposals come forward. The policy identifies 12 non-designated heritage assets. To assist with policy implementation the policy is supported by an appendix that describes the assets and their significance

Table 2: A description of the Neighbourhood Plan policies

3 How the Neighbourhood Plan policies are appropriate having regard to national policies and guidance

- 3.1 National planning policy is principally provided by the National Planning Policy Framework (NPPF), last updated 19 December 2023. National planning guidance is provided by planning practice guidance available online at:
<https://www.gov.uk/government/collections/planning-practice-guidance>
- 3.2 Ministerial statements are also relevant including:
- 13 December 2023 – Local Energy Efficiency Standards Update
<https://questions-statements.parliament.uk/written-statements/detail/2023-12-13/hcws123>
 - 24 May 2021 – Affordable Homes Update <https://questions-statements.parliament.uk/written-statements/detail/2021-05-24/hlws48>
- 3.3 The NPPF provides a framework within which local communities can produce neighbourhood development plans for their area and sets out how planning should help achieve sustainable development.
- 3.4 This section demonstrates that Pampisford NP has regard to the relevant policies in the NPPF in relation to:
- Achieving sustainable development (NPPF Chapter 2)
 - Plan-making (NPPF Chapter 3)
 - Delivering a sufficient supply of homes (NPPF Chapter 5)
 - Building a strong, competitive economy (including supporting a prosperous rural economy) (NPPF Chapter 6)
 - Ensuring the vitality of town centres (NPPF Chapter 7)
 - Promoting healthy and safe communities (NPPF Chapter 8)
 - Promoting sustainable transport (NPPF Chapter 9)
 - Supporting high quality communications (NPPF Chapter 10)
 - Making effective use of land (NPPF Chapter 11)
 - Achieving well-designed and beautiful places (NPPF Chapter 12)
 - Protecting Green Belt land (NPPF Chapter 13)
 - Meeting the challenge of climate change, flooding and coastal change (NPPF Chapter 14)
 - Conserving and enhancing the natural environment (NPPF Chapter 15)
 - Conserving and enhancing the historic environment (NPPF Chapter 16)
 - Facilitating the sustainable use of minerals (NPPF Chapter 17)

How the Pampisford goals and policies relate to the principal goals provided in the NPPF 2023

- 3.5 Table 2 demonstrates how the Pampisford NP goals and policies relate to the principal goals set out in the NPPF.

How the Pampisford NP goals and policies relate to NPPF chapters and paragraphs.
<p>Goal 1: Improve the suitability of our housing so that it meets the needs of existing and future residents</p> <ul style="list-style-type: none">• Policy PAM 1 – Residential development• Policy PAM 2 – Rural exceptions housing in Pampisford

How the Pampisford NP goals and policies relate to NPPF chapters and paragraphs.

Goal 1 is consistent with Chapter 5 of the NPPF 2023
Chapter 5: *Delivering a sufficient supply of homes*

Paragraph 63 states “Within this context of establishing need, the size, type and tenure of housing needed 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”

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

- **Policy PAM 3 – Maintaining and enhancing landscape character in Pampisford**
- **Policy PAM 4 – London Road street scene improvement area**
- **Policy PAM 5 – Local Green Spaces**
- **Policy PAM 6 – Achieving high quality design and reflecting local character.**

Goal 2 is consistent with Chapters 8, 12 and 15 of the NPPF 2023.

Chapter 8: *Promoting healthy and safe communities*

Paragraph 96 c) states that planning policies should aim to achieve healthy, inclusive and safe places which “enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling”.

Chapter 12: *Achieving well-designed and beautiful places*

Paragraph 132 states that “Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. 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...”.

Paragraph 135 states that planning policies should ensure that developments

- “a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵²; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

How the Pampisford NP goals and policies relate to NPPF chapters and paragraphs.

Chapter 15: *Conserving and enhancing the natural environment:*

Paragraph 180 b) states that “Planning policies and decisions should contribute to and enhance the natural and local environment by b) recognising the intrinsic character and beauty of the countryside.”

Goal 3: Protect and develop the village social structure focused on the area of the Chequer’s Public House site, Village Hall and Church.

- **Policy PAM 7 – Pampisford village allotments**
- **Policy PAM 8 – The site of the Chequer’s Pub**

Goal 3 is consistent with Chapter 8 of the NPPF 2023.

Chapter 8: *Promoting healthy and safe communities*

Paragraph 96 c) see above

Paragraph 97 a) states that planning policies should “plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments”

Paragraph 97 c) states that planning policies should “guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs”

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

- **Policy PAM 9 – Development and climate change**
- **Policy PAM 10 – Sustainable work-life patterns**

Goal 4 is consistent with Chapters 9 and 14 of the NPPF 2023.

Chapter 9: *Promoting sustainable transport*

Paragraph 108 c states that “Transport issues should be considered from the earliest stages of plan-making and development proposals...”, so that, inter alia (c) “opportunities to promote walking, cycling and public transport use are identified and pursued”

Paragraph 110 d) planning policies should “provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans)”

Chapter 14: *Meeting the challenge of climate change, flooding and coastal change*

Paragraph 158 states “Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures”

Paragraph 159 b) states that new development should be planned for in ways that “can help to reduce greenhouse gas emissions, such as through its location, orientation and design”

Goal 5: Protect and improve parish biodiversity

- **Policy PAM 11 – Trees and Woodland**
- **Policy PAM 12 – Protecting and enhancing biodiversity in Pampisford Parish**

How the Pampisford NP goals and policies relate to NPPF chapters and paragraphs.

Goal 5 is consistent with Chapters 12 and 15 of the NPPF.

Chapter 12: *Achieving well-designed and beautiful places*

Paragraph 136 states “Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”

Chapter 15: *Conserving and enhancing the natural environment*

Paragraph 180 states “Planning policies should contribute to and enhance the natural and local environment by ...

“a) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; “...
 “d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures” and
 e) “preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans”

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

- **Policy PAM 13 – Development, movement and traffic**

Goal 6 is compatible with Chapter 9 of the NPPF 2023.

Chapter 9: *Promoting sustainable transport.*

Paragraph 108 states “Transport issues should be considered from the earliest stages of plan-making and development proposals so that:

- a) the potential impacts of development on transport networks can be addressed
- b) opportunities from existing or proposed transport infrastructure, and in changing transport technology and usage, are realised- for example in relation to the scale, location or density of development that can be accommodated
- c) opportunities to promote walking, cycling and public transport are identified and pursued;
- d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
- e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.”

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

- **Policy PAM 14 – Preventing environmental pollution from Pampisford businesses**
- **Policy PAM 15 - Brewery Road employment area**

<p>How the Pampisford NP goals and policies relate to NPPF chapters and paragraphs.</p>
<ul style="list-style-type: none"> • Policy PAM 16 – London Road employment area • Policy PAM 17 – Rectory Farm employment area
<p>Goal 7 is compatible with Chapter 6 in the NPPF 2023.</p> <p>Chapter 6: <i>Building a strong, competitive economy</i> Paragraph 88 states that planning policies and decisions should enable “a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.”</p> <p>Paragraph 89 states “Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”</p>
<p>Goal 8: Improve the network of rural routes into the surrounding countryside.</p> <ul style="list-style-type: none"> • Policy PAM 18 – Protecting and enhancing access to an enjoyment of the countryside
<p>Goal 8 is consistent with Chapters 8 and 13 of the NPPF 2023.</p> <p>Chapter 8: <i>Promoting healthy and safe communities</i> Paragraph 96 c) states that planning policies should aim to achieve healthy, inclusive and safe places which “enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling”.</p> <p>Paragraph 104 states: “Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks...”</p> <p>Chapter 9: <i>Promoting sustainable transport.</i> Paragraph 108 – see above.</p>
<p>Goal 9. Maintain the unique historic character of the village.</p> <ul style="list-style-type: none"> • Policy PAM 19 – Local heritage and non-designated heritage assets
<p>Goal 9 is consistent with Chapter 16 of the NPPF 2023.</p>

How the Pampisford NP goals and policies relate to NPPF chapters and paragraphs.
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Chapter 16. Conserving and enhancing this historic environment.

Paragraph 195 states "Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations"

Table 3: The Pampisford NP goals and policies assessed against the NPPF chapters.

How the NP policies are appropriate having regard to the policy guidance set out in the NPPF 2023

3.6 Table 4 sets out policy guidance from the NPPF 2023 organised by chapter and explores how the NP policies are appropriate having regard for these.

NPPF primary principles	Relevant NP policies	How the submission NP has regard to the NPPF
<p>Chapter 2: Achieving sustainable development.</p> <p>Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:</p> <ul style="list-style-type: none"> • an economic objective; • a social objective; and • an environmental objective <p>Chapter 2: Achieving sustainable development. Paragraph 11 a) states that “all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects...”</p>	All	<p>The Pampisford NP supports residential development within the village “development framework,” close to existing village facilities and subject to a proposal addressing parish specific affordable housing needs it also supports the delivery rural exceptions housing on the edge of Pampisford village. The plan supports employment proposals and provides criteria against which proposals on three of its village employments sites will be assessed. The plan proactively identifies opportunities for improving the sustainability of the settlement as a whole through initiatives relating to landscaping in the public realm, enhancing biodiversity and improving the network of routes suitable for non-motorised users. The plan also provides a positive framework in order to bring forward development on a key site in the heart of the historic core of the settlement.</p>
<p>Chapter 3: Plan Making.</p> <p>“Planning should be genuinely plan-led. Succinct and up to date plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings.”</p>	All	<p>The Pampisford NP sets out a positive framework for determining future planning applications in the parish.</p>
<p>Chapter 5: Delivering a sufficient supply of homes.</p> <p>“...strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of</p>	<p>Policy PAM 1 – Residential development</p> <p>Policy PAM 2 – Rural exceptions</p>	<p>The LPA has provided the parish with an indicative housing requirement figure of 2 dwellings to be delivered during the period 2017 to 2031. As at March 2023, 1 dwelling has been completed (since 2017) and a further 4 have been permitted (permitted 19082020) not commenced.</p>

NPPF primary principles	Relevant NP policies	How the submission NP has regard to the NPPF
<p>development and any relevant allocations.” (paragraph 67)</p> <p>“Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium sized sites (of a size consistent with paragraph 70a) suitable for housing in their area” (paragraph 71)</p> <p>“In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs including proposals for community-led development for housing. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs and consider whether allowing some market housing on these sites would help to facilitate this.” (paragraph 82)</p>	<p>housing in Pampisford</p>	<p>South Cambridgeshire’s 2018 Local Plan does not include a housing requirement number for the parish. However, it establishes a district wide settlement hierarchy placing Pampisford parish at the lowest level in this hierarchy.</p> <p>The approach in the NP is consistent with strategic growth requirements provided at the local authority level.</p> <p>Policies PAM 1 and PAM 2 are consistent with paragraph 63 in the NPPF which states “... <i>the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies</i>” The policy itself is supported by locally collected information on housing needs as published in the 2020 Housing Needs Survey.</p>
<p>Chapter 6: Building a strong, competitive economy.</p> <p>“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt.” (paragraph 85)</p> <p>“Planning policies and decisions should enable:</p> <ul style="list-style-type: none"> a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which 	<p>Policy PAM 8 - The site of the Chequer’s Pub</p> <p>Policy PAM 15 - Brewery Road employment area</p> <p>Policy PAM 16 - London Road employment area</p> <p>Policy PAM 17 - Rectory Farm employment area</p>	<p>Through Policy PAM 8, a positive strategy is put forward for facilitating the development of an important site in the heart of the historic core.</p> <p>Through policies PAM 14, 15, 16 and 17, the NP supports the range of businesses and employment uses in the parish. Policy PAM 15 and 16 signposts how these sites can be improved in landscape and character terms. Policy PAM 17 highlight existing features of value to be retained or enhanced when proposals come forward.</p> <p>Policy PAM 7 safeguards the continued presence of an allotment site for Pampisford village. The policy allows loss only if reprovision of the allotments is provided in a suitable</p>

NPPF primary principles	Relevant NP policies	How the submission NP has regard to the NPPF
<p>respect the character of the countryside; and d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship” (paragraph 88)</p>	<p>Policy PAM 7 – Pampisford village allotments</p>	<p>site in close proximity to the village centre.</p>
<p>Chapter 7: Ensuring the vitality of town centres</p> <p>“Planning policies and decisions should support the role that town centres play at the heart of local communities...” (paragraph 90)</p>	<p>NA</p>	<p>This chapter has limited relevance to the plan area, given its rural context. However, the NP takes a positive stance towards new residential development in locations close to existing village facilities (within the Pampisford development framework)</p>
<p>Chapter 8: Promoting healthy and safe communities.</p> <p>“Planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which a) promote social interaction... b) are safe and accessible.... and c) enable and support healthy lifestyles especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling” (paragraph 96)</p> <p>“Access to a network of high quality open spaces and opportunities for sports and physical activity is important for health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change” (paragraph 102)</p> <p>“Planning policies and decisions should protect and enhance public</p>	<p>Policy PAM 3 Maintaining and enhancing landscape character in Pampisford</p> <p>Policy PAM 4 London Road street scene improvement area</p> <p>Policy PAM 5 – Local Green Spaces</p> <p>Policy PAM 7 Pampisford village allotments</p> <p>Policy PAM 8 The site of the Chequer’s Pub</p> <p>Policy PAM 10 Sustainable work life patterns</p> <p>Policy PAM 18 – Protecting and enhancing access to and</p>	<p>Through flagging up opportunities for improving public realm at two of the village gateways, Policy PAM 3 aims to achieve health, inclusive and safe place with beautiful buildings. Policy PAM 4 aims to achieve healthy, inclusive and safe place along London Road.</p> <p>Policy PAM 7 aims to enable healthy lifestyles through the safeguarding of the village allotments.</p> <p>Policy PAM 5 designates five areas of land as Local Green Space in line with paragraphs 105 and 106 of the NPPF 2023.</p> <p>Policy PAM 8 encourages the re-provision of a pub or community meeting facility at a key site in the heart of the historic core, thereby by promoting social interaction</p> <p>Policies PAM 10 and PAM 18 highlight the importance of maintaining and improving the routes suitable for non motorised users whether this be as part of a development site or the parish wide infrastructure.</p>

NPPF primary principles	Relevant NP policies	How the submission NP has regard to the NPPF
<p>rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks..."(paragraph 104)</p> <p>"The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services." (paragraph 105)</p>	<p>enjoyment of the countryside</p>	
<p>Chapter 9: Promoting sustainable transport.</p> <p>"Transport issues should be considered from the earliest stages of plan-making and development proposals so that:</p> <ul style="list-style-type: none"> a) the potential impacts of development on transport networks can be addressed. b) opportunities from existing or proposed transport infrastructure, and in changing transport technology and usage, are realised- for example in relation to the scale, location or density of development that can be accommodated c) opportunities to promote walking, cycling and public transport are identified and pursued; d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse 	<p>Policy PAM 10 Sustainable work life patterns</p> <p>Policy PAM 13 – Development, movement and traffic</p> <p>Policy PAM 18 – Protecting and enhancing access to and enjoyment of the countryside</p>	<p>Policies PAM 10 and PAM 18 identify opportunities to promote walking and cycling by protecting the existing parish wide routes suitable for non motorised users (e.g., the segregated cycle path). PAM 10 also flags up issues in the current network and seeks wherever appropriate proposals to address the shortfalls. PAM 18 identifies aspirational new rural routes.</p> <p>Policy PAM 13 is focused on ensuring the environmental impacts of traffic generated is assessed identified, and appropriately mitigated.</p> <p>All three policies seek to ensure transport issues are considered from the earliest stages of development proposals.</p>

NPPF primary principles	Relevant NP policies	How the submission NP has regard to the NPPF
<p>effects, and for net environmental gains; and</p> <p>e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places” (paragraph 108)</p> <p>If setting local parking standards for residential and non-residential development, policies should take into account:</p> <p>a) the accessibility of the development;</p> <p>b) the type, mix and use of development;</p> <p>c) the availability of and opportunities for public transport;</p> <p>d) local car ownership levels; and</p> <p>e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.</p>		
<p>Chapter 10: Supporting high quality communications.</p>	<p>No specific policies</p>	
<p>Chapter 11: Making effective use of land.</p> <p>Paragraph 128 states that “Planning policies and decisions should support development that makes effective use of land, taking into account</p> <p>a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it</p> <p>b) local market conditions and viability</p> <p>c) the availability and capacity of infrastructure and services</p> <p>d) the desirability of maintaining an area’s prevailing character and setting (including residential</p>	<p>Policy PAM 6 – Achieving high quality design and reflecting local character</p>	<p>Policy PAM 6 expects development proposals to be the result of a design-led process with regards to a scheme’s design, built-form, choice of building materials as well as density.</p>

NPPF primary principles	Relevant NP policies	How the submission NP has regard to the NPPF
<p>gardens), or of promoting regeneration and change and e) the importance of securing well-designed and beautiful, attractive and healthy places”</p>		
<p>Chapter 12: Achieving well-designed and beautiful places. “The creation of high quality buildings and places is fundamental to what the planning and development process should achieve.” (paragraph 131)</p> <p>Paragraph 132 states “Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. 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, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.”</p> <p>Paragraph 135 states “Planning policies and decisions should ensure that developments</p> <ul style="list-style-type: none"> a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping c) are sympathetic to local character and history, including 	<p>Policy PAM 3 Maintaining and enhancing landscape character in Pampisford</p> <p>Policy PAM 4 London Road street scene improvement area</p> <p>Policy PAM 6 – Achieving high quality design and reflecting local character</p>	<p>The preparation of the NP has been informed by the Pampisford Neighbourhood Plan Design Codes document. This is submitted alongside the NP.</p> <p>In landscape terms, Policy PAM 3 identifies the special qualities of the parish and requires proposals to protect these features and where applicable enhance landscape character. Policy PAM 4 identifies specific issues in the public realm along London Road and sets out expectations with respect to future proposals.</p> <p>Policy PAM 6 is a design policy that will apply to most development proposals. The overall intention is that together with existing Local Plan and national policies, this will ensure new proposals contribute in a positive way to quality of the built environment and landscape setting of the village.</p>

NPPF primary principles	Relevant NP policies	How the submission NP has regard to the NPPF
<p>the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);</p> <p>d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</p> <p>e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”</p>		
Chapter 13: Protecting Green Belt land.	All	The NP has been prepared against the strategic policy that identifies the land surrounding Pampisford village as part of the Cambridge Green Belt.
<p>Chapter 14: Meeting the challenge of climate change, flooding and coastal change.</p> <p>Paragraph 157 states that the planning system should “support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including conversion of existing buildings, and support renewable</p>	<p>Policy PAM 9 – Development and climate change</p> <p>Policy PAM 10 – Sustainable work-life patterns</p> <p>Policy PAM 11 – Trees and Woodland</p> <p>Policy PAM 12 – Protecting and enhancing biodiversity in</p>	<p>Policy PAM 9 expects development proposals to make a meaningful contribution to decreasing the carbon footprint of the built environment. Further guidance is provided in the supporting text.</p> <p>Facilitating lifestyles that minimises the need to travel by motorised vehicles is an important way in which the planning system can contribute towards mitigating climate change (reducing greenhouse gas emissions). In this respect, Policy PAM 10 is key. It requires all new residential development and development providing places of work to be provided with good pedestrian and</p>

NPPF primary principles	Relevant NP policies	How the submission NP has regard to the NPPF
<p>or low carbon energy and associated infrastructure”</p> <p>Paragraph 158 states that “plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures.”</p> <p>Paragraph 159 states “New development should be planned for in ways that: a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government’s policy for national technical standards.</p>	<p>Pampisford Parish</p>	<p>cycling infrastructure, facilities for charging electric vehicles and dwellings should be provided with dedicated space home office area. The policy is also linked to a map showing all the existing routes suitable for non-motorised users in the parish. The policy requires proposals to maintain or enhance this network. The supporting text sets out opportunities for enhancing the off road cycle route that currently links employment areas to key destinations.</p> <p>Adapting to climate change involves ensuring the natural environment and local eco-systems are able to cope with extreme weather events. Policies PAM 11 and PAM 12 are therefore also relevant to Chapter 14 in the NPPF 2023.</p>
<p>Chapter 15. Conserving and enhancing the natural environment. Paragraph 180 a) and b) states that planning policies and decisions should contribute to and enhance the natural and local environment by a) protecting and enhancing valued landscapes...b) recognising the intrinsic character and beauty of the countryside. Paragraph 185 states that to protect and enhance biodiversity and geodiversity, “plans should identify, map and safeguard components of local wildlife-rich</p>	<p>Policy PAM 11 – Trees and Woodland</p> <p>Policy PAM 12 – Protecting and enhancing biodiversity in Pampisford Parish</p>	<p>Policy PAM 11 recognises the important contribution the parish makes to woodland cover in the county as a whole and seeks to retain and increase the coverage of trees, hedgerows and woodland. Consistent with the NPPF (paragraph 185) it maps the existing areas of deciduous woodland.</p> <p>Policy PAM 12 applies the mitigation hierarchy to the protection of biodiversity in the parish; it seeks the delivery of biodiversity net gain on site wherever possible and where it is being delivered off-site it requires</p>

NPPF primary principles	Relevant NP policies	How the submission NP has regard to the NPPF
<p>habitats and wider ecological networks” and “promote the conservation, restoration and enhancement of priority habitats, ecological networks and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity”</p>		<p>proposals to have regard to guidance published by Greater Cambridge Shared Planning Services (GCSP). Consistent with paragraph 185, the policy is supported by a map that identifies opportunities for biodiversity enhancements in the parish, referencing here Natural England’s habitat expansion zone (comprising land with potential for expanding, linking/joining networks across the landscape).</p>
<p>Chapter 16. Conserving and enhancing the historic environment.</p> <p>Paragraph 195 states “Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”</p> <p>Paragraph 196 states “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; b) the wider social, cultural, economic and environmental benefits that conservation of the historic</p>	<p>Policy PAM 6 – Achieving high quality design and reflecting local character</p> <p>Policy PAM 8 – The site of the Chequers Pub</p> <p>Policy PAM 19 – Local heritage and non-designated heritage assets.</p>	<p>Consistent with Paragraph 195, Policy PAM 6 requires particular care to be taken for development proposals within or otherwise impacting upon the significance of Pampisford’s conservation area.</p> <p>The NP recognises the prominent and sensitive location of the site of the Chequer’s Pub, being in the heart of the conservation area and located in the vicinity of a number of statutorily listed buildings. The loss of the pub through a fire in December 2021, has left a derelict and boarded up site in the heart of the conservation area and in the setting of a number of statutorily listed buildings. This is harming the significance of the heritage assets. In line with paragraph 195 of the NPPF, the NP therefore adopts a positive approach to bringing this site forward for sensitive development and preferably as a pub or community meeting space.</p> <p>Consistent with paragraph 195, Policy PAM 19 seeks to ensure the significance of parish heritage assets is fully recognised and considered when development proposals come forward. The policy identifies 12 non-designated heritage assets. To assist with policy implementation the policy is supported by an appendix</p>

NPPF primary principles	Relevant NP policies	How the submission NP has regard to the NPPF
environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place”		that describes the assets and their significance
Chapter 17. Facilitating the sustainable use of minerals. “It is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation.” (paragraph 215)	None.	The NP policies are appropriate having regard to this. See Chapter 5 for more information on the Cambridgeshire and Peterborough Minerals and Waste Local Plan adopted in 2021.

Table 4: NPPF primary principles and how the Pampisford planning policies are appropriate having regard to these.

4 How the Neighbourhood Plan contributes towards the achievement of sustainable development

- 4.1 The NPPF states, in paragraph 11, that plans and decisions should apply a presumption in favour of sustainable development.
- 4.2 Paragraph 8 of the NPPF explains that to achieve sustainable development the planning system has three overarching objectives (economic, social and environmental) which are interdependent and need to be pursued in mutually supportive ways.

The three overarching objectives in the planning system as defined in the NPPF
An economic objective <i>to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure</i>
A social objective <i>to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being</i>
An environmental objective <i>to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</i>

- 4.3 Table 5 below provides an overview as to how the plan as a whole contributes towards the sustainable development goals as defined in the NPPF.

The Sustainable Development Goals	Pampisford Neighbourhood Plan
Economic	<p>The parish has a strong economy and has a high number of employment sites, relative to its residential population. The importance of this economic base is recognised in the NP, in particular through Goal 7 “Keep Pampisford working as a place of commercial, business and farming activity whilst protecting or improving residential amenity and the village environment.”</p> <p>The four employment related planning policies (PAM 14, 15, 16 and 17) support the economic activity in the parish and seeks to ensure new employment activity can be sustainable with respect to the natural environment and delivery positive outcomes with respect to landscaping, the public realm, heritage assets and residential amenity.</p>
Social	<p>There is a strong presence of social goals in the NP as illustrated below. Together they are focused at supporting a strong, vibrant and health community in Pampisford parish.</p> <ul style="list-style-type: none"> • Goal 1 “Improve the suitability of our housing so that it meets the needs of existing and future residents” • Goal 2 “Protect and enhance village character and the surrounding landscape”

The Sustainable Development Goals	Pampisford Neighbourhood Plan
	<ul style="list-style-type: none"> • Goal 3 “Protect and develop the village social structure focused on the area of the Chequer’s Public House site, Village Hall and Church” • Goal 8 “Improve the network of rural routes into the surrounding countryside” and • Goal 9 “Maintain the unique history of the village”
Environmental	<p>The NP seeks to protect the natural, built and historic environment in the parish. This includes its natural environment (characterised by high levels and networks of wooded areas compared to the district and county as whole and the presence of Pampisford Hall Historic Park and Garden). It also includes its wealth of heritage assets largely focused in the Conservation Area and around its two scheduled monuments; Brent Ditch and the moated earthworks at College Farm. The plan also recognises the vulnerability of underground water assets in the parish and seeks to ensure new employment uses in the parish are managed appropriately with respect to this – see Policy PAM 14 <i>Preventing environmental pollution from Pampisford businesses</i></p> <p>With respect to addressing the climate change challenge, the NP does this through recognising and addressing the important role that sustainable transport infrastructure has and through requiring new development to meet sustainable design and construction standards.</p>

Table 5: How the Pampisford NP contributes towards the achievement of sustainable development (as defined by the NPPF)

4.4 Table 6 below provides an analysis, policy by policy, as to how the Pampisford NP contributes towards achieving the sustainable development goals in the NPPF.

	Economic	Social	Environmental
Policy PAM 1 – Residential development		✓	
Policy PAM 2 - Rural exceptions housing in Pampisford		✓	
Policy PAM 3 - Maintaining and enhancing landscape character in Pampisford		✓	✓
Policy PAM 4 - London Road street scene improvement area	✓	✓	
Policy PAM 5 - Local Green Spaces		✓	✓
Policy PAM 6 - Achieving high quality design and reflecting local character	✓	✓	✓

	Economic	Social	Environmental
Policy PAM 7 - Pampisford village allotment		✓	✓
Policy PAM 8 - The site of the Chequer's Pub		✓	
Policy PAM 9 - Development and climate change			✓
Policy PAM 10 - Sustainable work-life patterns	✓	✓	✓
Policy PAM 11 - Trees and Woodland		✓	✓
Policy PAM 12 - Protecting and enhancing biodiversity in Pampisford Parish		✓	✓
Policy PAM 13 - Development, movement and traffic		✓	✓
Policy PAM 14 - Preventing environmental pollution from Pampisford businesses	✓	✓	✓
Policy PAM 15 - Brewery Road employment area	✓	✓	
Policy PAM 16 - London Road employment area	✓	✓	
Policy PAM 17 - Rectory Farm employment area	✓	✓	
Policy PAM 18 - Protecting and enhancing access to and enjoyment of the countryside		✓	
Policy PAM 19 - Local heritage and non-designated heritage assets		✓	

Table 6: An analysis of the Pampisford NP policies against the sustainable development goals.

5 General conformity with the strategic policies of the Local Plan

5.1 Within South Cambridgeshire District, the statutory development plan comprises:

- The 2018 South Cambridgeshire Local Plan;
- The Cambridgeshire and Peterborough Minerals and Waste Plan July 2021
- The Northstowe Area Action Plan 2007;
- Cambridge East Area Action Plan 2008;
- Cambridge Southern Fringe Area Action Plan 2008;
- North West Cambridge Area Action Plan 2009; and
- Made Neighbourhood plans

5.2 The development plan is also supported by Supplementary Planning Documents including:

- Cambridgeshire Flood and Water SPD 2018
- Sustainable Design and Construction SPD 2020
- Greater Cambridge Biodiversity SPD

5.3 Of the above, it is the 2018 South Cambridgeshire Local Plan which is of most relevance to the Pampisford NP. The supplementary planning documents listed above also provide useful planning guidance although they do not have development plan status.

Emerging Greater Cambridge Local Plan

5.4 Cambridge City Council and South Cambridgeshire District Council are working together to create a joint Local Plan for the two areas, Greater Cambridge, for the period to 2041. This is referred to as the emerging Greater Cambridge Local Plan (GCLP).

5.5 The plan is expected to cover a plan period over the next 20 years. The Greater Cambridge Shared Planning services (GCSP) published their *First Proposals* in August 2021 and undertook consultation on these during the period 1 November 2021 to 13 December 2021. The First Proposals stage sets out the preferred approach by Greater Cambridge Planning to the level of growth that should be planned for and where it should be planned. In early 2023, GCSP published its intentions with respect to its preferred development strategy and key sites as well as providing an update on need for new jobs and homes.

5.6 The latest information on the progress of the GCLP is found here: <https://greatercambridgeplanning.org/emerging-plans-and-guidance/greater-cambridge-local-plan/>

2018 South Cambridgeshire Local Plan

5.7 The Local Plan vision is set out in Policy S/1. It is a concise vision:

Policy S/1: Vision *South Cambridgeshire will continue to be the best place to live, work and study in the country. Our district will demonstrate impressive and sustainable economic growth. Our residents will have a superb quality of life in an exceptionally beautiful, rural and green environment.*

- 5.8 The Local Plan objectives are set out in Policy S/2. This presents six overriding objectives:

Policy S/2: Objectives of the Local Plan *'The vision for the Local Plan will be secured through the achievement of 6 key objectives:*

a. To support economic growth by supporting South Cambridgeshire's position as a world leader in research and technology based industries, research, and education; and supporting the rural economy.

b. To protect the character of South Cambridgeshire, including its built and natural heritage, as well as protecting the Cambridge Green Belt. New development should enhance the area, and protect and enhance biodiversity.

c. To provide land for housing in sustainable locations that meets local needs and aspirations, and gives choice about type, size, tenure and cost.

d. To deliver new developments that are high quality and well-designed with distinctive character that reflects their location, and which responds robustly to the challenges of climate change.

e. To ensure that all new development provides or has access to a range of services and facilities that support healthy lifestyles and well-being for everyone, including shops, schools, doctors, community buildings, cultural facilities, local open space, and green infrastructure.

f. To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train.'

- 5.9 The spatial strategy set out across the two planning authority areas (Cambridge City and South Cambridgeshire District) is for Cambridge to remain the focus of development (comprising 54% of the housing requirement of both Councils 2011 to 2031) (see paragraph 2.24 of the Local Plan 2018). For South Cambridgeshire, the spatial strategy can be summarised as:

- Maintaining a green belt around Cambridge with the intent of defining the urban edge (See Local Plan Policy S/4: Cambridge Green Belt).
- Delivering development that will facilitate provision during 2011 to 2031 for 22,000 additional jobs to support the Cambridge cluster and 19,500 new homes including affordable homes (see Local Plan Policy S/5: Provision of new jobs and homes).
- Focusing development in order of preference on a) the edge of Cambridge b) at new settlements and c) in the rural area at Rural Centres and the Minor Rural Centres (see Local Plan Policy S/6: The Development Strategy to 2031).

- 5.10 Of direct implication to the Pampisford NP is the fact that the Cambridge Green Belt covers all of the parish that is located to the north of the A505 other than the village itself.

- 5.11 The Local Plan draws settlement boundaries, referred to as "Development Frameworks". The Development Framework around Sawston (the village located to the northwest of Pampisford) extends into Pampisford parish; encompassing residential development and other uses along London Road in addition to the London Road employment area.

- 5.12 Sawston village is identified as a rural centre in Policy S/8: Rural Centres of the Local Plan. This is in the third tier in the district-wide settlement hierarchy. The locations in Pampisford village described above therefore are all within the Sawston Rural Centre.

5.13 Pampisford village is at the lowest level in the district-wide settlement hierarchy; it is identified as in infill village.

The Cambridgeshire and Peterborough Minerals and Waste Local Plan

5.14 The Cambridgeshire and Peterborough Minerals and Waste Local Plan 2036, adopted in 2021 ¹ is the waste and minerals plan that applies to Pampisford

5.15 The parish falls within the Mineral Safeguarding area for chalk. The eastern and western extents of the parish also fall within the Mineral Safeguarding area for sand and gravel. Policy 5 in the Minerals and Waste Local Plan 2021, requires that the Mineral Planning Authority (Cambridgeshire County Council) be consulted on development proposals within all Mineral Safeguarding Areas subject to exceptions including proposals that fall within a settlement boundary.

5.16 The planning for minerals extraction and waste management is the responsibility of Cambridgeshire County Council. Whilst the planning for waste and minerals lies outside the scope of neighbourhood plans, it is important neighbourhood plans consider any existing policies or site allocations in these strategic documents.

The conformity assessment

5.17 “When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:

- whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with
- the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy
- whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy
- the rationale for the approach taken in the draft neighbourhood plan or order and the evidence to justify that approach.”

Paragraph: 074 Reference ID: 41-074-20140306
Revision date: 06 03 2014

5.18 Table 7 considers whether the NP policies are in general conformity with the policies in South Cambridgeshire’s 2018 Local Plan. Column 2 provides a brief summary of each Local Plan policy. The 3rd column clarifies whether the Local Plan policy has any relevance to the Pampisford neighbourhood plan area. The 4th column provides a commentary on how the NP conforms with Local Plan policy wherever relevant. Three different conclusions area reached:

- Not Applicable. (NA)
- The NP is in general conformity (C)

¹ <https://www.cambridgeshire.gov.uk/business/planning-and-development/planning-policy/adopted-minerals-and-waste-plan>

- The Pampisford NP complements or adds to the approach set out by the Local Plan policy by providing an additional level of detail or a distinct local approach (Complements)

5.19 No areas of tension are identified.

5.20 In a number of cases, the Pampisford NP is found, in line with accepted practice, to provide an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining the strategic policy. This applies as follows:

- a) Policy CC/1: Mitigation and Adaptation to Climate Change. Policy PAM 9 – *Development and climate change* complements the strategic approach by clarifying what is required and encouraged as part of the development in the parish. The policy is also accompanied by supporting text intended to guide applicants in the parish.
- b) Policy CC/7: Water Quality. This is an important policy for the Pampisford NP area. Pampisford parish falls in a source protection zone from groundwater and large areas are susceptible to groundwater flooding. Policy PAM 14 *Preventing environmental pollution from Pampisford Businesses* requires new employment proposals to be accompanied by an assessment of the extent of potential pollution and the environmental receptors in the parish including its status as a groundwater protection zone. The policy complements the strategic approach by adding parish specific context and requirements.
- c) CC/8 Sustainable Drainage Systems. Policy PAM 6 *Achieving high quality design and reflecting local character* is supported by the design codes set out in the appendix. This includes design guidance code 5.5.1 that applies to sustainable drainage systems: “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.”

The NP complements the strategic approach by adding parish specific context.

- d) CC/9 Managing Flood Risk. Policy PAM 3 *Maintaining and enhancing landscape character in Pampisford* and PAM 6 *Achieving high quality design and reflecting local character* is supported by the design codes set out in the appendix. This includes design guidance code 1.1. 1 that states: “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”

Information on the sources of flooding in the parish is also included in the plan, illustrated through the inclusion of map extracts from the Greater Cambridge Strategic Flood Risk Assessment. The NP complements the strategic approach by adding parish specific context.

- a) HQ/1 Design Principles. Policy PAM 3 *Maintaining and enhancing landscape character in Pampisford*; Policy PAM 4 *London Road street scene improvement area*, Policy PAM 6 *Achieving high quality design and reflecting local character*, Policy PAM 8 *The site of the Chequer’s Pub*, Policy PAM 15 *Brewery Road*

employment area, PAM 16 *London Road employment area*, Policy PAM 17 *Rectory Farm employment area* contain design related policy and guidance specific to the parish. The policies are informed by the Pampisford Design Codes document and complement the strategic design Policy HQ/1 Design Principles.

- b) NH/2 Protecting and enhancing Landscape Character. Policy PAM 3 *Maintaining and enhancing landscape character in Pampisford*; Policy PAM 4 *London Road street scene improvement area*, Policy PAM 6 *Achieving high quality design and reflecting local character*, Policy PAM 8 *The site of the Chequer's Pub*, Policy PAM 15 *Brewery Road employment area*, PAM 16 *London Road employment area*, Policy PAM 17 *Rectory Farm employment area* contain policy and guidance relevant to protecting and enhancing landscape character in the parish.

Together the policies provide relevant context to the parish and will work to maximise the effectiveness of Policy NH/2 Protecting and Enhancing Landscape Character.

- c) NH/4 Biodiversity. Policy PAM 11 *Trees and Woodland* and Policy PAM 12 *Protecting and enhancing biodiversity in Pampisford Parish* provide a parish specific approach that will sit alongside Local Plan Policy NH/4. They do this by highlighting the distinguishing features in the parish, mapping them together with providing maps showing the opportunities for strengthening biodiversity.
- a) NH/6 Green Infrastructure. Policies PAM 11 *Trees and Woodland* and PAM 12 *Protecting and enhancing biodiversity in Pampisford Parish* complements the approach taken in the Local Plan by highlighting the opportunities for improving green infrastructure networks in the parish.
- b) NH8: Mitigating the Impact of Development in and Adjoining the Green Belt. Policy PAM 15 *Brewery Road employment area* complements the Local Plan policy by identifying opportunities for improvements at this particular location.
- c) Non-strategic Policy NH13: Important Countryside Fringes. The Pampisford NP seeks the designation of one additional ICF, along London Road.
- d) NH/14 Heritage Assets & NH/15 Heritage Assets and Adapting to Climate Change. Policy PAM 19 *Local heritage and non-designated heritage assets* complements the Local Plan approach. The policy identifies 12 non-designated heritage assets. To assist with policy implementation the policy is supported by an appendix that describes the assets and their significance. Policies PAM 6 *Achieving high quality design and reflecting local character* and PAM 8 *The site of the Chequer's Public House* also provide a distinctive approach, adding to the Local Plan context. The former requires particular care to be taken for development proposals within or otherwise impacting upon the significance of Pampisford's conservation area.

The latter recognises the prominent and sensitive location of the site of the Chequer's Pub, being in the heart of the conservation area and located in the vicinity of a number of statutorily listed buildings. The loss of the pub through a fire in December 2021, has left a derelict and boarded up site in the heart of the conservation area and in the setting of a number of statutorily listed buildings. This is harming the significance of the heritage assets. In line with paragraph

195 of the NPPF, the NP therefore adopts a positive approach to bringing this site forward for sensitive development and preferably as a pub or community meeting space.

- a) H/9 Housing Mix. Policy PAM 1 *Residential development* adds local context through highlighting the need and encouraging the delivery of smaller homes
- b) H/11 Rural Exception Site Affordable Housing. The NP complements the approach in the Local Plan. Policy PAM 2 *Rural exceptions housing in Pampisford* articulates parish level support in principle to new rural exception sites where they come forward on the edge of the Pampisford village development framework.
- c) Policy E/4: Allocations for Class B1 Employment Uses. Policy PAM 16 *London Road employment area* applies to a larger area of land and clarifies that for any proposals here, Policy PAM 4 *London Road street scene improving area* will apply.
- d) SC/3 Protection of village services and facilities. Policy will apply alongside the NP policies. This is clarified in section 6.7 of the NP. Policy PAM 7 *Pampisford village allotments* provides added detail and provides a distinct approach by allowing loss only if a site of similar size, is reprovided for residents on a suitable site and in close proximity to the village centre.
- e) SC/8 Protection of existing recreation areas, allotments and community orchards. Policy PAM 7 *Pampisford village allotments* takes a locally distinct approach reflecting the following parish specific circumstances:
 - Pampisford only has one existing allotment site
 - Its loss would only be allowed if allotments re-provided for residents on a suitable site in close proximity to Pampisford village centre
- a) SC/10 Noise pollution, SC/11 Contaminated Land and SC/12 Hazardous Installations. These policies will apply alongside the NP policies. Given the location of employment sites in close proximity to residential properties in Pampisford, the NP adds to the Local Plan policy through its policy PAM 14: *Preventing environmental pollution from Pampisford Businesses*

T1/2 Planning for Sustainable Travel. Through Policies PAM 4 *London Road street scene improvement area*, PAM 8 *The site of the Chequer's Public House*, PAM 10 *Sustainable work life patterns* and PAM 13 *Development, movement and traffic* the NP provides parish specific context to the Local Plan policy by

- supporting traffic calming measures at the two London Road/Brewery Road Pampisford village gateways
- seeking adequate off road parking provision and attractive pedestrian friendly street frontage as part of redevelopment schemes at the site of the Chequer's Public House
- protecting and seeking improvements to the existing network of non-motorised rural routes through the parish.
- highlighting existing areas of concern with respect to road safety, parking issues and seeking proposals to appropriate in light of these.

- b) T1/3 Parking Provision. Policy PAM 13 *Development, movement and traffic* includes a clause *specific* to parking provision as part of new development. This provides parish specific context to the higher level policy.
- c) TI/8 Infrastructure and New Development. Two policies in the Pampisford NP include infrastructure-related clauses that could assist with the implementation of Policy TI/8.
- Policy PAM 4 *London Road street scene improvement area*
 - Policy PAM 13 *Development, movement and traffic*

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
S/1 Vision	Overarching vision for the Local Plan and South Cambridgeshire	Yes	The vision is a high-level vision for the district as a whole. The approach taken in the NP upholds the approach taken here.	C
S/2 Objectives of the Local Plan	Overarching objectives of plan	Yes	The Pampisford NP as a whole (the vision, objectives and policies) is in general conformity with the six Local Plan objectives	C
S/3 Presumption in Favour of Sustainable Development	Policy reflecting presumption in favour of sustainable development as set out in NPPF	Yes. Although see NPPF 2023 also.	A high-level strategic policy that will apply alongside NP policies. The Pampisford NP is consistent with this approach	C
S/4 Cambridge Green Belt	Strategic policy regarding the green belt.	Yes	The Pampisford NP fully takes into account the extent of the green belt in the parish and works within the strategic context provided by this policy.	C
S/5 Provision of New Jobs and Homes	Strategic policy to deliver homes and jobs	Yes	A high-level strategic policy that will apply alongside NP policies.	C
S/6 The Development Strategy to 2031	Policy setting out an overarching spatial strategy for the district	Yes	The level of development proposed in the Pampisford NP is compatible with the role of villages set out in this policy (provide windfall development consistent with the local service provision and quality of public transport access to Cambridge or a market town).	C
S/7 Development Frameworks	A district wide policy which allows in principle development within the development framework and resists development outside.	Yes.	This is an important strategic policy for Pampisford NP. It is linked to the Local Plan Policies map that defines settlement boundaries referred to as 'Development Frameworks' around Pampisford village. To note the western extent of Pampisford	C

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
			village (along London Road) falls within the Sawston 'Development Framework' and remaining parts of Pampisford village all within the Pampisford 'Development Framework.'	
S/8 Rural Centres	Policy concerning rural centres in the district	Yes. The western extent of Pampisford village (along London Road) fall within the Sawston 'Development Framework'. Policy S/8 does not place a limit on individual scheme size within the Sawston 'Development Framework'.	Policy will apply alongside the NP policies.	C
S/9 Minor Rural Centre	Policy concerning the minor rural centres in the district	No.		NA
S/10 Group Villages	Policy concerning group villages in the district	No.		NA
S/11 Infill Villages	Policy concerning infill development in villages.	Yes. Other than its western extents (See S/8 Rural Centres above) Pampisford village is identified as an infill village.	The local plan states that development on any scale would be unsustainable in these villages, as it would generate a disproportionate number of additional journeys outside the village. Development will not be permitted on sites capable of accommodating scheme sizes significantly larger than 2 or exceptionally 8 dwellings in Infill Villages. The policy clarifies that exceptional circumstances (where up to 8 dwellings could be permitted) would only	C

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
			<p>apply to brownfield sites bringing positive overall benefit to the village.</p> <p>The Pampisford NP is consistent with this strategic context.</p>	
S/12 Phasing, Delivery and Monitoring	Policy regarding strategic monitoring	Not directly		NA
Site Allocations SS/1 – SS/8	Eight strategic site allocations in six different detailed policies	No		NA
CC/1 Mitigation and Adaptation to Climate Change	A policy requiring all proposals to embed the principles of climate change mitigation and adaptation	Yes	Policy will apply alongside the NP policies. Policy PAM 9 – <i>Development and climate change</i> complements the strategic approach by clarifying what is required and encouraged as part of the development in the parish. The policy is also accompanied by supporting text intended to guide applicants in the parish.	Complements
CC/2 Renewable and Low Carbon Energy Generation	A policy providing a decision-making framework for renewable and low carbon energy generation.	Yes	Policy will apply alongside the NP policies.	C
CC/3 Renewable and low carbon energy in new developments	A policy requiring on site renewable generation for larger schemes	Yes	Policy will apply alongside the NP policies.	C
CC/4 Water Efficiency	A policy setting water efficiency standards and	Yes	Policy will apply alongside the NP policies.	C

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
	BREAM standards for non-residential.			
CC/5 Sustainable Show Homes	A policy regarding show homes on larger schemes.	Unlikely		NA
CC/6 Construction Methods	A policy concerning construction standards across the country	Yes	Policy will apply alongside the NP policies	C
CC/7 Water Quality	A policy establishing standards for water supply, drainage and sewerage.	Yes	This is an important policy for the Pampisford NP area. Pampisford parish falls in a source protection zone from groundwater and large areas are susceptible to groundwater flooding. Policy PAM 14 <i>Preventing environmental pollution from Pampisford Businesses</i> therefore requires new employment proposals to be accompanied by an assessment of the extent of potential pollution and the environmental receptors in the parish including its status as a groundwater protection zone. The policy complements the strategic approach by adding parish specific context and requirements.	Complements
CC/8 Sustainable Drainage Systems	A policy establishing the standards that will be expected regarding the management of surface water run-off.	Yes	Policy will apply alongside the NP policies. Policy PAM 6 <i>Achieving high quality design and reflecting local character</i> is supported by the design codes set out in the appendix. This includes design guidance code 5.5.1 that applies to sustainable drainage systems:	Complements

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
			<p><i>"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."</i></p> <p>The NP complements the strategic approach by adding parish specific context.</p>	
CC/9 Managing Flood Risk	A policy establishing approach to flood risk.	Yes.	<p>Policy will apply alongside the NP policies. Policy PAM 3 <i>Maintaining and enhancing landscape character in Pampisford</i> and PAM 6 <i>Achieving high quality design and reflecting local character</i> is supported by the design codes set out in the appendix. This includes design guidance code 1.1. 1 that states:</p> <p><i>"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"</i></p> <p>Information on the sources of flooding in the parish is also included in the plan, illustrated through the inclusion of map</p>	Complements

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
			extracts from the Greater Cambridge Strategic Flood Risk Assessment. The Neighbourhood Plan complements the strategic approach by adding parish specific context.	
HQ/1 Design Principles	Contains generic design principles which all development should comply with	Yes.	Policy PAM 3 <i>Maintaining and enhancing landscape character in Pampisford</i> ; Policy PAM 4 <i>London Road street scene improvement area</i> , Policy PAM 6 <i>Achieving high quality design and reflecting local character</i> , Policy PAM 8 <i>The site of the Chequer's Pub</i> , Policy PAM 15 <i>Brewery Road employment area</i> , PAM 16 <i>London Road employment area</i> , Policy PAM 17 <i>Rectory Farm employment area</i> contain design related policy and guidance specific to the parish. The policies are informed by the Pampisford Design Codes document and complement the Local Plan	Complements
HQ/1: Public Art and New Development	Provides a strategy for providing public art alongside new development.	Yes	Policy will apply alongside the NP.	C
NH/1 CA and Green Separation at Longstanton	A policy specific to Longstanton	No.		NA
NH/2 Protecting and enhancing Landscape Character	A policy establishing that proposals will only be supported where it respects, retains or enhances the local	Yes	Policy PAM 3 <i>Maintaining and enhancing landscape character in Pampisford</i> ; Policy PAM 4 <i>London Road street scene improvement area</i> , Policy PAM 6 <i>Achieving high quality design and reflecting local</i>	Complements

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
	character and distinctiveness of the local landscape.		<p><i>character</i>, Policy PAM 8 <i>The site of the Chequer's Pub</i>, Policy PAM 15 <i>Brewery Road employment area</i>, PAM 16 <i>London Road employment area</i>, Policy PAM 17 <i>Rectory Farm employment area</i> contain policy and guidance relevant to protecting and enhancing landscape character in the parish.</p> <p>Together the policies provide relevant context to the parish and will work to maximise the effectiveness of Policy NH/2 Protecting and Enhancing Landscape Character.</p>	
NH/3 Protecting agricultural Land	States that permission will not be granted for development which would lead to the irreversible loss of Grades 1, 2 or 3a agricultural land unless: a. Land is allocated for development in the Local Plan; b. Sustainability considerations and the need for the development are sufficient to override the need to protect the	Yes	Policy will apply alongside the NP policies.	C

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
	agricultural value of the land.			
NH/4 Biodiversity	A policy providing the decision-making framework regarding biodiversity and development	Yes	Policy PAM 11 <i>Trees and Woodland</i> and Policy PAM 12 <i>Protecting and enhancing biodiversity in Pampisford Parish</i> provide a parish specific approach that will sit alongside Local Plan Policy NH/4. They do this by highlighting the distinguishing features in the parish, mapping them together with providing maps showing the opportunities for strengthening biodiversity.	Complements
NH/5 Sites of Biodiversity or Geological Importance	A policy providing a decision-making framework for proposals affecting sites of biodiversity or geological importance.	Yes. The Sawston Halls Meadows SSSI is located close to the parish boundary	This policy will apply alongside the NP policies.	C
NH/6 Green Infrastructure	A policy providing a strategy for maintaining and improving green infrastructure	Yes.	Policy will apply alongside the NP policies. Policies PAM 11 <i>Trees and Woodland</i> and PAM 12 <i>Protecting and enhancing biodiversity in Pampisford Parish</i> complements the approach taken in the Local Plan by highlighting the opportunities for improving green infrastructure networks in the parish.	Complements
NH/7 Ancient Woodlands and Veteran Trees	A policy providing a decision-making framework for proposals affecting ancient	No ancient woodland in plan area recorded at www.magic.gov.uk	Policy will apply alongside the NP policies	C

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
	woodlands and veteran trees			
NH8: Mitigating the Impact of Development in and Adjoining the Green Belt	A policy focused on ensuring that no proposals will have an adverse impact on the rural character and openness of the green belt. Policy requires proposals on the edge of green belt to include careful landscaping and design measures of a high quality.	Yes. The majority of the parish is part of the Cambridge Green Belt	Policy will apply alongside the NP policies. Policy PAM 15 <i>Brewery Road employment area</i> complements the Local Plan policy by identifying opportunities for improvements at this particular location.	Complements
Policy NH/9: Redevelopment of Previously Developed Sites and Infilling in the Green Belt	A policy providing a decision-making framework for GB sites.	Yes	Policy will apply alongside the NP policies	C
Policy NH/10: Facilities for Recreation in the Green Belt	Policy allows for development in GB where this support recreation facilities where development will not (either individually or cumulatively) harm the openness of the Green Belt and the purposes of including land within it.	Yes	Policy will apply alongside the NP policies. It is particularly relevant to Policy PAM 5 <i>Local Green Spaces</i> which designated the Brewery Road Recreation area (located in the Green Belt) as Local Green Space.	C

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
Non-strategic Policy NH/11: Protected Village Amenity Area	A non-strategic policy identifying village amenity area in the plan area	No		NA
Non-strategic Policy NH12: Local Green Space	A non-strategic policy identifying Local Green Spaces in the plan area.	Yes	The Local Plan does not designate areas of land in Pampisford parish as Local Green Spaces. However, the Pampisford NP seeks the designation of an additional five areas of open land as Local Green Space.	Complements
Non-strategic Policy NH13: Important Countryside Fringes	A non-strategic policy identifying important countryside fringes in the plan area.	Yes, there are four stretches of ICF identified in Pampisford village	Policy will apply alongside the NP policies. The Pampisford NP seeks the designation of one additional ICF, along London Road.	Complements
NH/14 Heritage Assets & NH/15 Heritage Assets and Adapting to Climate Change	Policies providing a decision-making framework for heritage assets.	Yes. There are a number of heritage assets in the plan area.	<p>The policies will apply alongside the NP policies.</p> <p>Policy PAM 19 Local heritage and non-designated heritage assets complements the Local Plan approach. The policy identifies 12 non-designated heritage assets. To assist with policy implementation the policy is supported by an appendix that describes the assets and their significance. Policies PAM 6 <i>Achieving high quality design and reflecting local character</i> and PAM 8 <i>The site of the Chequer's Public House</i> also provide a distinctive approach, adding to the Local Plan context. The former requires particular care to be taken for development proposals within or</p>	Complements

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
			<p>otherwise impacting upon the significance of Pampisford's conservation area.</p> <p>The latter recognises the prominent and sensitive location of the site of the Chequer's Pub, being in the heart of the conservation area and located in the vicinity of a number of statutorily listed buildings. The loss of the pub through a fire in December 2021, has left a derelict and boarded up site in the heart of the conservation area and in the setting of a number of statutorily listed buildings. This is harming the significance of the heritage assets. In line with paragraph 195 of the NPPF, the NP therefore adopts a positive approach to bringing this site forward for sensitive development and preferably as a pub or community meeting space.</p>	
H1 - H7 Allocations	Policies applicable to sites allocated in other parts of the district	No		NA
H/8 Housing Density	Policy requires minimum density of 30 dph to be achieved in minor rural centres. Policy allows for rural densities to be varied to reflect site context.	Yes.	Policy will apply alongside the NP policies.	C
H/9 Housing Mix	A district wide housing mix policy:	Yes.	Policy will apply alongside the NP policies. Policy PAM 1 <i>Residential development</i> adds	Complements

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
			local context through highlighting the need and encouraging the delivery of smaller homes.	
H/10 Affordable housing	Affordable housing policy	Yes.	Policy will apply alongside the NP policies.	C
H/11 Rural Exception Site Affordable Housing	Policy allows for sites adjoining development framework boundaries to deliver rural exceptions housing	Yes	The NP complements the approach in the Local Plan. Policy PAM 2 <i>Rural exceptions housing in Pampisford</i> articulates parish level support in principle to new rural exception sites where they come forward on the edge of the Pampisford village development framework.	Complements
H/12 Residential Space Standards for Market Housing.	A district wide policy providing minimum internal space standards for new housing.	Yes	Local plan policy will apply alongside the NP policies.	C
H/13 Extensions to Dwellings in the Countryside.	A district wide emerging policy allowing for extensions to dwellings in the countryside	Yes.	Policy will apply alongside the NP	C
H/14 Replacement Dwellings in the countryside	A district wide emerging policy allowing for replacements dwellings in the countryside.	Yes	Policy will apply alongside the NP	C
H/15 Countryside Dwellings of Exceptional Quality	A district wide emerging policy allowing for new residential proposals of exceptional quality in the countryside subject to a strict criterion.	Yes.	Policy will apply alongside the NP	C

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
H/16 Development of Residential Gardens	A district wide policy providing an approach for residential garden development. The policy allows for this in countryside locations in line with Local plan policy H7	Yes.	Policy will apply alongside the NP	C
H/17 Re-use of Buildings in the Countryside for Residential use.	A district wide policy providing an approach for re-use of buildings in the countryside for residential use.	Yes	Policy will apply alongside the NP	C
H/18 Working at home	A district wide policy allowing for alterations in a rural home in order to facilitate home working.	Yes	Policy will apply alongside the NP policies	C
H/19 Dwellings to support a rural-based enterprise	A district wide policy that allows, if special circumstances can be demonstrated for, countryside dwellings where this is essential to support a rural-based enterprise.	Yes.	Policy will apply alongside the NP	C
H/20 Provision for Gypsies and Travellers and Travelling Showpeople	A district wide approach to planning for housing for Gypsies and Travellers	Possibly.	Policies will apply alongside the NP policies	C

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
H/21 Gypsy and Traveller Provision at new Communities	A policy concerning planning for needs of gypsies and travellers to be addressed as part of larger schemes	No	NA	NA
H/22 Proposals for Gypsies, Travellers and Travelling Showpeople sites on unallocated land outside development frameworks & H/23 Design of Gypsy and Traveller Sites, and Travelling Showpeople Sites	Policies providing a decision-making framework for proposals in countryside for gypsies, travellers and travelling show people and for all proposals in terms of design.	Possible.	Policy will apply alongside the NP policies	C
Policies E/1 - E3	Employment allocations or strategic policies not applicable to Pampisford parish.	No		NA
Policy E/4: Allocations for Class B1 Employment Uses	Two employment allocations for B1 office uses	Yes. The second allocation applies to land within the London Road employment area in Pampisford parish	The NP is in general conformity with this policy. Policy PAM 16 <i>London Road employment area</i> applies to a larger area of land and clarifies that for any proposals here, Policy PAM 4 <i>London Road street scene improving area</i> will apply.	Complements
Policies E/5 to E/8 employment allocations	Employment allocations/ strategic policies not applicable to Pampisford parish.	No		NA
E/9 Promotion of Clusters	A policy which supports new employment	Potentially	Policy will apply alongside the NP policies	C

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
	provision where this will assist with clusters.			
E/10 Shared Social Spaces in Employment Areas	Allows for leisure, eating and social hub facilities in employment areas.	Yes. Potentially within the Pampisford employment areas	Policy will apply alongside the NP policies	C
E/11 Large Scale Warehousing and Distribution Centres	Does not permit large scale warehousing or distribution centres in the district.	Yes	Policy will apply alongside the NP policies	C
E/12 New Employment Development in Villages	Allows new employment development within development frameworks within villages.	Yes	Policy will apply alongside the NP policies	C
E/13 New employment on the edges of villages	Policy allows for new employment on edges of villages subject to criteria	Yes.	Policy will apply alongside the NP policies	C
E/14 Loss of employment land to non-employment uses.	Policy preventing the loss of employment within and on the edge of villages.	Yes.	Policy will apply alongside the NP policies	C
E/15 Established Employment areas	Applicable to defined employment areas	Potentially	Policy will apply alongside the NP policies	NA
E/16 Expansion of existing businesses in the countryside	This allows for expansion of employment uses in the country subject to criteria	Yes.	The policy will apply alongside the NP policies.	C

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
E/17 Conversion or Replacement of Rural Building for Employment	Policy allows, subject to criteria, conversion of rural buildings for employment use.	Yes	Policy will apply alongside the NP policies	C
E/18 Farm Diversification	Policy provides a framework for determining applications involving farm diversification	Yes	Policy will apply alongside the NP policies	C
E/19 Tourist Facilities and Visitor Attractions	Policy providing a framework for tourist facilities in the countryside	Yes	Policy will apply alongside the NP policies	C
E/20 Tourist Accommodation	Policy providing a framework for applications providing tourist accommodation	Yes	Policy will apply alongside the NP policies	C
E/21 Retail Hierarchy	Identifies Minor Rural Centres Village Centres as third tier in the district retail hierarchy.	Yes	Policy will apply alongside the NP policies.	C
E/22 Applications for new Retail Development	Applies to new retail proposals within development frameworks.	Yes.	Policy will apply alongside the NP policies	C
E/23 Retailing in the countryside	Provides a framework for determining countryside proposals for retail	Yes.	Policy will apply alongside the NP policies	C

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
Non-strategic policy SC/1 Allocation for Open Space	Non-strategic policy that allocates land for future open space requirements	No		NA
SC/2 Health Impact Assessment	Policy applicable to larger schemes (20 or more homes or more than 1000 sq m floorspace).	Yes	Policy will apply alongside the NP policies	C
SC/3 Protection of village services and facilities	Policy protecting village services and facilities	Yes. To existing facilities in the parish.	Policy will apply alongside the NP policies. This is clarified in section 6.7 of the NP. Policy PAM 7 <i>Pampisford village allotments</i> provides added detail and provides a distinctive approach by allowing loss only if a site of similar size, is reprovided for residents on a suitable site and in close proximity to the village centre.	Complements.
SC/4 Meeting Community Needs	A policy requiring all proposals to contribute towards community infrastructure	Yes	Policy will apply alongside the NP policies	C
SC/5 Community Healthcare Facility Provision	A policy supports community healthcare facilities in development frameworks	Yes.	Policy will apply alongside the NP policies.	C
SC/6 Indoor Community Facilities.	A policy requiring contributions towards new indoor community facilities as part of larger development proposals. Applies a standard of	Yes	Policy will apply alongside the NP policies	C

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
	111 sq metres per 1,000 population			
SC/7 Outdoor Play Space, Informal Open Space and New Developments	A policy requiring all development proposals to contribute towards outdoor play space and informal recreation space. Policy includes standards for all types of open space. Policy states that only informal open space will be required on site for schemes of less than 10 units.	Yes.	Policy will apply alongside the NP policies	C
SC/8 Protection of existing recreation areas, allotments and community orchards	A policy protecting existing spaces	Yes. Existing allotments and recreation areas in parish	Policy PAM 7 <i>Pampisford village allotments</i> takes a locally distinctive approach reflecting the following parish specific circumstances: - Pampisford only has one existing allotment site - Its loss would only be allowed if allotments re-provided for residents on a suitable site in close proximity to Pampisford village centre.	Complements
SC/9 Lighting proposals	A policy providing an approach towards proposals involving lighting	Yes	Policy will apply alongside the NP policies	C

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
SC/10 Noise pollution	A policy managing impact of noise from development	Yes	Policy will apply alongside the NP policies. Given the location of employment sites in close proximity to residential properties in Pampisford, the NP adds to the Local Plan policy through its policy PAM 14: <i>Preventing environmental pollution from Pampisford Businesses</i>	Complements
SC/11 Contaminated Land	A policy managing new development and contamination	Yes	Policy will apply alongside the NP policies. Given the location of employment sites in close proximity to residential properties in Pampisford, the NP adds to the Local Plan policy through its policy PAM 14: <i>Preventing environmental pollution from Pampisford Businesses</i>	Complements
SC/12 Air Quality	A policy managing new development and air quality	Yes	Policy will apply alongside the NP policies. Given the location of employment sites in close proximity to residential properties in Pampisford, the NP adds to the Local Plan policy through its policy PAM 14: <i>Preventing environmental pollution from Pampisford Businesses</i>	Complements
SC/13 Hazardous Installations	A policy specific to hazardous installations	Yes	Policy will apply alongside the NP policies	C
SC/14 Odour and other fugitive emissions to air	A policy specific to fugitive emissions to air	Yes	Policy will apply alongside the NP policies	C
TI/I Chesterton Rail Station and Interchange	Site specific	No		NA
T1/2 Planning for Sustainable Travel	District wide policy providing an approach to planning applications	Yes	Through Policies PAM 4 <i>London Road street scene improvement area</i> , PAM 8 <i>The site of the Chequer's Public House</i> , PAM 10 <i>Sustainable work life patterns</i> and PAM 13	Complements

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
			<p><i>Development, movement and traffic</i> the NP provides parish specific context to the Local Plan policy by</p> <ul style="list-style-type: none"> • supporting traffic calming measures at the two London Road/Brewery Road Pampisford village gateways • seeking adequate off road parking provision and attractive pedestrian friendly street frontage as part of redevelopment schemes at the site of the Chequer's Public House • protecting and seeking improvements to the existing network of non-motorised rural routes through the parish. • highlighting existing areas of concern with respect to road safety, parking issues and seeking proposals to appropriate in light of these 	
T1/3 Parking Provision	District wide policy providing an approach to planning applications	Yes	Policy PAM 13 <i>Development, movement and traffic</i> includes a clause specific to parking provision as part of new development. This provides parish specific context to the higher level policy.	Complements
T1/4 Rail Freight and Interchanges	Allow for new freight interchange facilities and safeguards existing sidings	Unlikely		NA
T1/5 Aviation-Related Development Proposals	A decision-making framework for new	Unlikely		NA

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
	aviation related proposals			
T1/6 Cambridge Airport Public Safety Zone	Specific to Cambridge Airport public safety zone. Also applies to Air Safeguarding Zone around Imperial War Museum Duxford	Yes. Pampisford NP area falls within purple zone meaning the policy applies to structures greater than 90 m above ground level.	Policy will apply alongside the NP policies	C
T1/7 Lord's Bridge Radio Telescope	Essential to protect operation of internationally important telescope	Limited. The parish falls partly within Consultation Area 2.	Policy will apply alongside the NP policies	C
TI/8 Infrastructure and New Development	A district wide policy stating that planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the schemes acceptable in planning terms. The policy indicates that this could be via CIL or planning obligations and that any contributions need to be related to the form of the development and its	Yes	This policy will apply alongside the NP policies. Two policies in the Pampisford NP include infrastructure-related clauses that could assist with the implementation of Policy TI/8. <ul style="list-style-type: none"> • Policy PAM 4 London Road street scene improvement area • Policy PAM 13 Development, movement and traffic 	Complements

South Cambridgeshire's 2018 Local Plan policy	Subject	Relevance NP area?	How the NP conforms with the policy	Outcome
	impact upon the surrounding area.			
TI/9 Education Facilities	Strategic policy regarding education infrastructure	Yes	Policy will apply alongside the NP policies.	C
TI/10 Broadband	Strategic policy regarding broadband infrastructure	Yes	Policy will apply alongside the NP policies.	C

Table 7: conformity assessment of Pampisford NP policies against South Cambridgeshire's 2018 Local Plan

Table Key: NA = Not applicable, C - the NP is in general conformity, Complements = the Pampisford NP complements or adds to the approach set out in South Cambridgeshire's 2018 Local Plan

6 Compatibility with EU Obligations and Legislation

- 6.1 European Union Directive 2001/42/EC requires a Strategic Environmental Assessment (SEA) to be undertaken for certain types of plans or programmes that would have a significant environmental effect. The EU Directive has been transposed into UK legislation through the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations). Regulation 9 states that the responsible body (the local planning authority) shall determine whether or not a plan is likely to have a significant effect and that before making such a determination it shall take into account the criteria set out in Schedule 1 of the Regulations and consult the consultation bodies (Natural England, Historic England and the Environment Agency).
- 6.2 In April 2023, SCDC published the Pampisford Neighbourhood Plan Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) screening report. This determined that the Pampisford NP should be screened out for its requirement of SEA in line with the requirements of Directive 2001/42/EC.
- 6.3 In line with the SEA Regulations, SCDC consulted the statutory consultees (Historic England, Natural England and the Environment Agency) on the screening report. Following this engagement, SCDC published the SEA Screening Determination Statement in May 2023. This concludes that the Pampisford NP is not likely to require a Strategic Environmental Assessment.
- 6.4 The SEA screening determination report was published alongside the Pampisford NP at Regulation 14 consultation stage and also accompanies the NP at its submission stage under Regulation 15.

Human Rights and Equalities

- 6.5 The Pampisford NP has been prepared having regard to the fundamental rights and freedom guaranteed under the European Convention on Human Rights
- 6.6 An assessment has been carried out to assess the potential impacts of the Pampisford NP in relation to the protected characteristics as identified in the Equality Act 2010. This assessment is shown in the table below. It shows that the Pampisford NP is not likely to lead to increased inequalities or discrimination in the plan area.
- 6.7 The assessment finds that the Pampisford NP policies have neutral impacts on people with protected characteristics apart from Policies PAM 1, PAM 2, PAM 10 and PAM 18 that could have some minor positive effects on children, younger adults, older adults and those with physical disabilities.

Protected Characteristic	Impact	Commentary
Age	+ Positive	<p>Policies PAM 1: <i>Residential development</i> and PAM 2: <i>Rural exceptions housing in Pampisford</i> could assist with younger adults in the area currently having difficulties with accessing suitably sized homes and affordable homes. Similarly, the policies could assist older people looking to downsize but stay in the parish.</p> <p>Policies PAM 10 <i>Sustainable work-life patterns</i> and PAM 18 - <i>Protecting and enhancing access to an enjoyment of the countryside</i> s may also benefit younger people reliant on active travel as a means of getting around the parish and accessing neighbouring settlements. Older people who no longer drive could also benefit from this.</p>
Disability	+ Positive	Policies PAM 1: <i>Residential development</i> could assist those with disabilities seeking a home suitable for occupation by a wheelchair user.
Gender Reassignment	Neutral	
Marriage and civil partnership	Neutral	
Pregnancy and maternity	Neutral	
Race	Neutral	
Religion or belief	Neutral	
Sex	Neutral	
Sexual orientation	Neutral	

Table 8: Assessment of the NP against protected characteristics

7 How the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017

- 7.1 In April 2023, SCDC published the Pampisford Neighbourhood Plan Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) screening report. This concluded the following:
- There are no Habitats within scope of the HRA screening
 - There are no predicted effects from the Pampisford Neighbourhood Plan alone and no residual effects to consider in combination with other plans and projects.
 - The Pampisford Neighbourhood Plan is not predicted to have a Likely Significant Effect on any Habitat site either alone or in combination with other plans and projects. The requirements of the Plan to undertake further assessments under the Conservation of Habitats and Regulations 2017 (as amended) is therefore screened out.
- 7.2 Natural England was consulted on the HRA screening and concurred with the report findings. Subsequently in May 2023, SCDC published the Pampisford Neighbourhood Plan Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) Screening Determination Statement. As noted above in section 6, the report was published alongside the Pampisford NP at Regulation 14 consultation stage and also accompanies the NP at its submission stage under Regulation 15.