

# SOUTH NEWNHAM NEIGHBOURHOOD PLAN

2024 – 2041

## BASIC CONDITIONS STATEMENT



**Table of Contents**

Structure of the Basic Conditions Statement .....3

1.0 Legal Requirement .....3

2.0 Submission of Supporting Documents and Evidence.....5

3.0 National Planning Policy Framework (19 Dec 2023) .....6

4.0 Cambridge City Council Local Plan (2018).....20

5.0 South Newnham Neighbourhood Plan Policies and Conformity with the 2018 Local Plan and NPPF Guidelines.....26

6.0 South Newnham Neighbourhood Plan Compatibility and Conformance with European Union (EU) Obligations (under retained EU Law)

6.1 Strategic Environment Assessment .....32

6.2 Compliance with Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulation 2017.....32

6.3 Human Rights and Equalities .....33

7.0 Conclusion .....34

## STRUCTURE OF THE BASIC CONDITIONS STATEMENT

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This document explains how the South Newnham Neighbourhood Plan taken as a whole and the policies set out in it meet the requirements of each of the basic conditions and other legal tests. It is structured as follows:

Section 1. Legal Requirement: explains how the Neighbourhood Plan meets the legal requirements.

Section 2. Submission of supporting documents and evidence: sets out the process and submission of documents.

Section 3. National Planning Policy Framework (19 Dec 2023): sets out how the Neighbourhood Plan has had regard to national planning policies and advice.

Section 4. Cambridge City Council Local Plan (2018): explains how the 'making' of the Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority.

Section 5. South Newnham Neighbourhood Plan Policies and Conformity with the 2018 Local Plan and NPPF Guidelines: lists the Policies in each Section of the Plan and shows in a table how the Neighbourhood Plan Policies conform with the 2018 Local Plan and NPPF Guidelines.

Section 6. South Newnham Neighbourhood Plan Compatibility and Conformance with European Union (EU) Obligations (under retained EU Law).

Section 6.1. Strategic Environment Assessment: explains how the 'making' of the Neighbourhood Plan does not breach and is otherwise compatible with Environmental obligations.

Section 6.2. Compliance with Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017: concludes that the Neighbourhood Plan is fully compliant.

Section 6.3. Human Rights and Equalities: sets out the Neighbourhood Plan position on human rights and equalities.

Section 7. Conclusion: The Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Submission version of the South Newnham Neighbourhood Plan.

### 1.0 LEGAL REQUIREMENT

1.1. This Basic Conditions Statement has been prepared to support the Submission version of the South Newnham Neighbourhood Plan. The Basic Conditions Statement demonstrates how the Submission version of the Neighbourhood Plan meets the statutory requirements set out within the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning (General) Regulations 2012.

- 1.2. The Submission version of the Neighbourhood Plan presented has been produced by the South Newnham Neighbourhood Forum, a qualifying body as defined by the Localism Act 2011. At the Forum AGM on Friday 15 March, an update was provided to members on the work done to revise the draft Plan following the Pre-Submission Consultation and the final policies were agreed. As part of the programme of work, we outlined that the next stage was to submit the final Neighbourhood Plan documents to the Local Planning Authority on 15 April 2024. Members voted unanimously to proceed with submission of the Neighbourhood Plan (Regulation 15).
- 1.3. South Newnham Neighbourhood Forum was designated in March 2017 for a period of five years, and in March 2022 the Forum made a formal application to Cambridge City Council to re-designate the Forum. The Council posted notices in the Cambridge Independent and posters were displayed in the neighbourhood. A six-week consultation was held from 10 May to 21 June 2022 and the Forum held two drop-in events at the Newnham Croft Social and Sports Club with information on the Neighbourhood Plan and displays of maps.
- 1.4. The Decision to redesignate the Forum was made on 21 July 2022, by the Executive Councillor for Planning and Infrastructure for Cambridge Town Council as follows:
  - (a) noted the results of the public consultation of the South Newnham application to redesignate the South Newnham Neighbourhood Forum and
  - (b) agreed to approve redesignation of the South Newnham Neighbourhood Forum as the appropriate body for the preparation of a neighbourhood plan for the South Newnham Neighbourhood Area.See link below for public record of the redesignation:  
<https://www.cambridge.gov.uk/neighbourhood-area-designations>
- 1.5. The plan refers solely to the area within the boundary shown in Map 1 (see below).
- 1.6. The Submission version of the South Newnham Neighbourhood Plan refers only to planning matters (use and development of land) and does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.
- 1.7. This statement explains how the Neighbourhood Plan meets the requirements set out in paragraph 8 of Schedule 4B of the Town & Country Planning Act.
- 1.8. A Neighbourhood Plan will be considered to have met the basic conditions if:
  - Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan.
  - The making of the neighbourhood development plan contributes to the achievement of sustainable development.
  - The making of the neighbourhood development plan 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).

- The neighbourhood development plan is compatible with and does not breach European Union (EU) obligations (under retained EU law).
- 1.9. Regulation 32 of the 2012 Regulations prescribes a further Basic Condition for a neighbourhood plan. This requires that 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.
- 1.10. The time period for the Plan within which its policies will apply, is from 2024 to 2041. This period has been chosen to align with the dates covered by the emerging Greater Cambridge Local Plan.

## **2. SUBMISSION OF SUPPORTING DOCUMENTS AND EVIDENCE**

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2.1 The Neighbourhood Plan has given the community of South Newnham the opportunity to define the key characteristics of their area and to guide future development and change, preserving what is important to local people and indicating how the area should evolve in future in the context of the growth of Cambridge City.

2.2 All policies within the Submission Version of the Neighbourhood Plan have been assessed for conformity against the National Planning Policy Framework Guidelines and the Cambridge City Local Plan (2018) in Sections 3 and 4.

2.3 There are no other neighbourhood plans relating to the South Newnham Neighbourhood Area. The area to be covered by the Neighbourhood Plan was confirmed by Cambridge City Council on March 2017 and is identified on the map below.

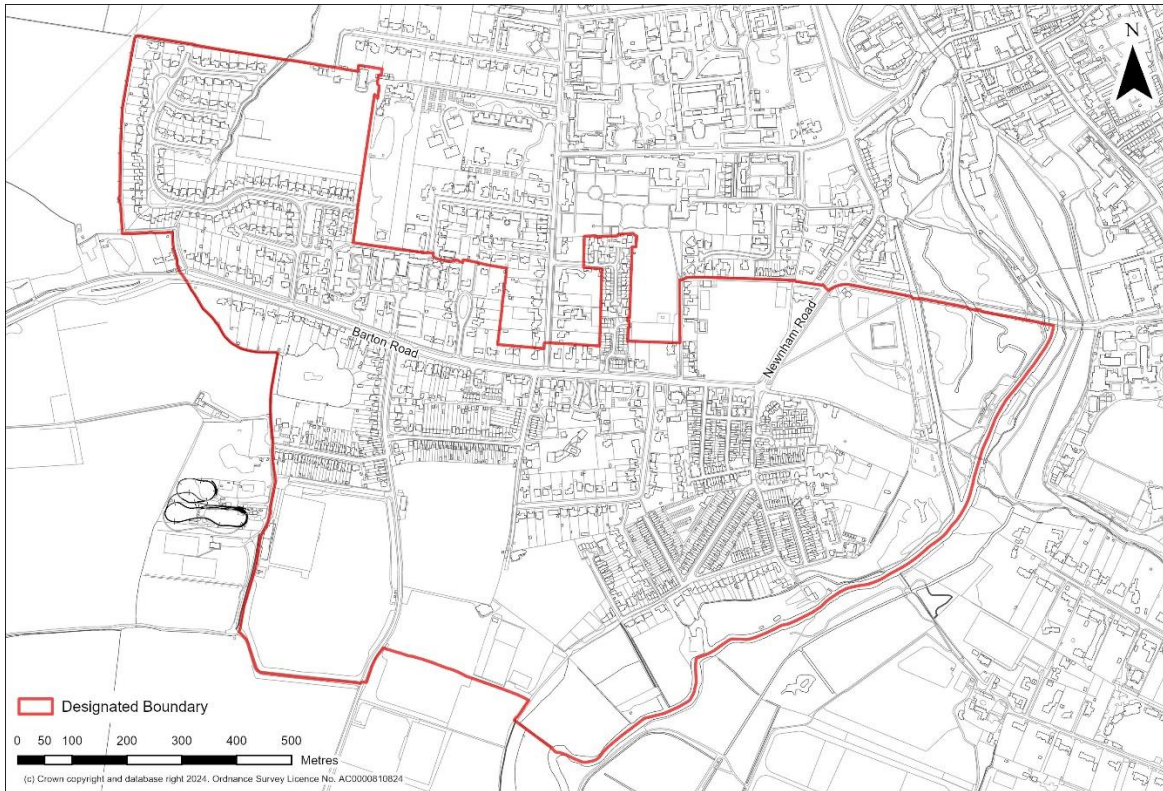
2.4 The Neighbourhood Plan covers the period up to 2041 and will be subject to review to ensure that it responds to changes over time and if necessary, policies and development guidelines will be revised for future phases of development.

2.5 Between 2016 and spring 2024, the Neighbourhood Plan Steering Group worked closely with the wider community, local businesses and Greater Cambridge Shared Planning Services and engaged extensively with statutory stakeholders, developers and landowners through the Pre-Submission consultation process (Reg. 14 Consultation).

2.6 The Reg.14 Consultation was held between 12<sup>th</sup> June and 30<sup>th</sup> July 2023. Amendments have been made to the Neighbourhood Plan to address issues raised in responses to the Reg. 14 consultation.

2.7 The Neighbourhood Plan is supported by a Consultation Statement and a Basic Conditions Statement.





Map 1: South Newnham Neighbourhood Area

### 3.0 NATIONAL PLANNING POLICY FRAMEWORK (19 December 2023)

The Submission version of the South Newnham Neighbourhood Plan has been prepared having regard to national policies as set out in the National Planning Policy Framework (NPPF), first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019, 20 July 2021 and 19 December 2023. This sets out the government’s planning policies for England and how these are expected to be applied. The Plan has also taken account of the National Planning Practice Guidance (NPPG) published by the Government in April 2014 in respect of formulating neighbourhood plans.

#### 3.1 NPPF Section 2 Achieving Sustainable Development

A Neighbourhood Plan is required to represent “sustainable development” which is defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

The NPPF Para 8 recognises that there are economic, social and environmental dimensions to sustainable development, but as South Newnham is a suburb of Cambridge, and not a parish or district with an independent governance structure, the scope of the economic and social dimensions of the South Newnham Neighbourhood Plan are by definition limited to the neighbourhood.

Adopting the principles of good place making developed by the Prince's Foundation for local communities, South Newnham residents met in workshops to work on a sustainability appraisal, called Community Capital Framework. This framework aimed to assess the areas of social, economic, and environmental capital but to “cross-cut” these with a series of values namely: rooted, connected, balanced, resilient and prudent. This approach recognises that true sustainability is not just about quantifying assets in any community, but rather finding out what values really matter to people in a particular place, and what it is that makes the community coherent, special and different.

The Community Sustainability Appraisal completed by South Newnham Neighbourhood Forum is included in the Consultation Statement. Some of the comments made during the appraisal workshops regarding the named values discussed were:

- Rooted values: Positive comments included “Very mixed: beautiful through its diversity. Buildings of varying ages and styles. Has “character” and interest visually and in the interface between built and natural environments. Feels like a connected community”. Negative comments included “Far too many vehicles, traffic reduction and less parking on our streets would improve the air, safety and appearance”
- Connectivity values: Positive comments included “pleasant walk into centre of town; good cycle infrastructure”. Negative comments included “the semi-wild nature of some paths and river access are at risk of ‘gentrifying with improvements’ that can add an unwanted urban feel and damage wildlife”.
- Balanced values: Positive comments included “good range of local business, mostly small scale”. Negative comments included “new buildings following demolition of old ones often too large and out of proportion to sites”.
- Resilience values: Positive comments included “growing households can adapt housing to suit changing needs e.g. addition of lofts to accommodate facilities.
- Prudent values: Positive values included “Many of the uses/activities enjoyed on our green spaces are sustainable: walking, playing, swimming, etc”.

In the context of South Newnham, sustainable development is envisioned by achieving a new balance between the economic and social infrastructure and the natural environment to transition to a low, and ultimately zero carbon society, by supporting, protecting and enhancing:

- The biodiversity of the neighbourhood's natural environment in a world of climate change to ensure that it is sustainable and enjoyed for future generations.
- A network of safe, car-free routes for walking and cycling that are in harmony with the natural environment in a low carbon society.
- Retail activities and community facilities that are local enterprises of energy and dynamism meeting the needs of residents for day-to-day shopping and social needs.

- A balanced supply of housing stock with its mix of types and styles of distinct local character and heritage protected and enhanced to meet the needs of the neighbourhood's residents at all stages of life.

The table below shows how SNNP Policies aim to achieve sustainable development across the economic, social and environmental criteria set by NPPF.

KEY: + strong ++ very strong

<b>SNNP Policy:</b>	<b>Economic Factors</b>	<b>Social Factors</b>	<b>Environmental Factors</b>
Policy SNNP 1: Protecting and enhancing biodiversity.			++
Policy SNNP 2: Delivering biodiversity net gain.			++
Policy SNNP 3: Reduce and maintain low levels of light pollution.			++
Policy SNNP 4: Creating Local Green Spaces.		+	++
Policy SNNP 5: Protecting and maintaining the connectivity network.		++	+
Policy SNNP 6: Improving and enhancing neighbourhood community assets.	++	++	
Policy SNNP 7: Protecting and supporting homes and facilities for older people	++	++	
Policy SNNP 8: Conserving additionally identified Local Heritage Assets.	+	+	+
Policy SNNP 9: Improving the energy and water efficiency of existing and new buildings.	++		++
Policy SNNP 10: Responding to climate change and the risk of local flooding.	++		++
Policy SNNP 11: Protecting and enhancing local character through design-led development.	++	++	
Policy SNNP 12: Protecting residential amenity in South Newnham.		+	+
Policy SNNP 13: Converting existing houses into more than one separate housing unit.	++	++	+
Policy SNNP 14: Protecting and enhancing the character of neighbourhood garden boundaries.		+	++
Policy SNNP 15: Conserving and enhancing existing views and street scenes.		++	++



### 3.2 NPPF Section 3 Plan Making

The NPPF Para 15 requires that: “The planning system 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.

The NPPF Para 16 states that plans should:

- a) be prepared with the objective of contributing to the achievement of sustainable development
- b) be prepared positively, in a way that is aspirational but deliverable
- c) be shaped by early proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees
- d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals
- e) be accessible through the use of digital tools to assist public involvement and policy presentation
- f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in the NPPF 2023)

In the early workshops held in January 2017 members of the South Newnham Neighbourhood Forum took part in a Community Sustainability Appraisal, based on the Community Capital framework developed by the Prince’s Foundation for local communities. The appraisal covered the natural, social, economic and built environment, set against values that matter to people with both positive and negative comments recorded. The positive values of living in Newnham were typically “Newnham village is a template for a local community that works, and they are proud to belong to it”. “Local shops provide opportunities for informal interactions which support community feeling”. Connectivity values included comments “one of the key features paths, walkways alleys and snickets make for a more friendly neighbourly and pleasant environment with no need to get into a car for basic needs and recreation”.

When writing the Policies the Forum sought the assistance of consultants and engaged with the Local Planning Authority (the Cambridge City Council Planning Dept and Greater Cambridge Shared Planning Service) to ensure the wording of the policies was clear and unambiguous to decision makers in future development proposals. The Evidence Base provides very detailed information to support the policies proposed.

### 3.3 NPPF Section 4 – Decision Making

The NPPF Para 38 states: "Local planning authorities should approach decisions on proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the

area. Decision-makers at every level should seek to approve applications for sustainable development where possible”.

The South Newnham Neighbourhood Forum has adopted a positive approach and supported the development policies in the Cambridge City Council Local Plan, in line with NPPF Section 4.

The NPPF Para 55 states: “Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition”.

The South Newnham Neighbourhood Forum supports the conditions and planning obligations set out by the local planning authorities in the Cambridge City Council Local Plan with particular reference to effects of climate change and flooding risk.

The NPPF Para 56 states: “Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision- making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification<sup>23</sup>.”

The NPPF Para 57 states: “Planning obligations must only be sought where they meet all of the following tests<sup>24</sup>:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development”.

South Newnham Neighbourhood Plan supports the planning conditions set by the local authorities in the Cambridge City Council Local Plan 2018.

### **3.4 NPPF Section 5 – Delivering a sufficient supply of homes.**

The NPPF Para 60 states “To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed...”.

South Newnham neighbourhood does not have land available for boosting the supply of homes, but the housing needs of individual South Newnham residents and homeowners can change as a family’s size and its requirement for space and facilities changes. Some, though not all, houses in South Newnham are large enough and appropriately configured to be split into more than one separate housing unit of adequate size without adversely affecting the residential amenity of neighbours. This is not the case for the terraced Victorian and Edwardian housing. This housing is not of a sufficient size or design to enable sub-division. Furthermore, sub-division would result in inadequate living space standards for future occupiers.

The Neighbourhood Plan Policy SNNP13: Converting existing houses into more than one separate housing unit is intended to protect family housing stock in South Newnham by facilitating the conversion of appropriately sized and configured homes into more than one separate housing unit to better meet the evolving housing needs of residents and home owners at different stages of life.

SNNP Policy 13 therefore states: "Subdivision of existing detached and semi-detached houses into more than one separate housing unit will be supported to meet evolving family needs provided that:

1. Alterations are sympathetic to the existing building
2. Proposals include functional design considerations such as bin and bike storage, and local streets are not adversely impacted by creating additional car parking
3. The amenity of neighbours is protected, including light amenity
4. The conversion provides at least one larger family sized home (two bedroom plus~) with garden access.

Subdivision of existing terraced houses into separate housing units will not be supported".

Policy SNNP 7: Protecting and Supporting Homes and Facilities for Older People is intended to protect and support the continued provision in South Newnham of rented accommodation for older people.

### **3.5 NPPF Section 6 Building a strong competitive economy**

The NPPF Para 85 requires that: "Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future."

The NP Policy SNNP6: Improving and enhancing Community Assets, is intended to improve and enhance community assets, and to identify the shops, healthcare, educational and pastoral services, care for the elderly, significant employers, and leisure, sports and social facilities that make up these assets.

This aspiration is reflected in SNNP 6 Policy wording "Development proposals that improve and enhance a Neighbourhood Community Asset (see Map 4) by way of the extension or partial re-development of an existing building or to provide a new local shop, artist studio, community, sports, or leisure facility, will be supported provided that they respond positively to their context and contribute to the quality of life and place and do not adversely affect the street scene and landscape, and providing the residential amenity of nearby properties is protected in line with Policy SNNP 12 of this plan.

Where planning consent is required, proposals to change the use of shops or commercial units will be resisted unless it can be demonstrated that their continued use is no longer viable in accordance with the methodology set out in Policy 72 of the Cambridge 2018 Local

Plan, namely by providing evidence of active marketing for at least 12 months, showing that the premises are not reasonably capable of being used or redeveloped for a centre use."

### **3.6 NPPF Section 7 Ensuring the vitality of town centres**

The NPPF Para 90 requires that: "Planning policies and decisions should support the role that town centres play at the heart of local communities".

During consultation with Newnham residents, the importance of supporting and enhancing the "village" of Newnham Croft was well recognised and Policy SNNP 6 Improving and enhancing Community Assets is intended to support the community assets that have been identified to ensure the vitality of South Newnham community centre is maintained.

### **3.7 NPPF Section 8 Promoting healthy and safe communities**

The NPPF Para 96 requires that: "Planning policies and decisions should aim to achieve healthy, inclusive and safe places which a) promote social interaction... b) are safe and accessible.... and c) enable and support healthy lifestyles. Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities".

The NPPF Para 102 states: "Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.

South Newnham neighbourhood has access to a network of high quality open spaces and opportunities for sport and physical activity as set out in the Evidence Base. They include playing fields, recreation grounds, and a Nature Reserve.

The NPPF Para 106 states that: "The Local Green Space designation should only be used where the green space is:

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

The Neighbourhood Plan has identified five Local Green Spaces, which have been assessed against the criteria set out in Paragraph 106 of the NPPF. Policy SNNP 4, Creating Local Green Spaces, identifies Gough Way children's play area, Skaters' Meadow footpath, Secondary woodland at Pembroke allotment, Newnham Croft School Wilderness area, and Barton Road green verges.

### 3.8 NPPF Section 9 Promoting sustainable transport

The NPPF Para108 (c) states that: “opportunities to promote walking, cycling and public transport use are identified and pursued”,

The NPPF Para116 (a) states that: “give priority first to pedestrian and cycle movements, both within the scheme and neighbouring areas and ( b) clarifies that applications should address the needs of people with disabilities and reduced mobility in relation to all modes of transport”.

South Newnham benefits from a high level of connectivity within the neighbourhood, and with other areas of Cambridge, and descriptions of the footpaths, lanes, alleyways, and cycle routes which form the Connectivity Network are described the Evidence Base. During consultation the residents of South Newnham were asked to identify aspects of the network of safe pedestrian and cycle routes in the area that they would like to see protected and retained and others which they would like to see improved.

The NP SNNP Policy 5: Protecting and maintaining the Connectivity Network gives priority to the safety of pedestrians. The policy contributes to the Local Plan objective to “promote greater pedestrian and cycle priority through and to the city centre” by supplementing Cambridge City Council Local Plan Policy 80 (Supporting Sustainable Access to Development).

### 3.9 NPPF Section 10 Supporting high quality communications

The NPPF Para 118 states that: “Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high-quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).

Whilst the NP policies do not conflict with the policies set out in Chapter 10 of the NPPF, the NP policies are not generally directly applicable to this chapter.

The Local Plan Policy TI/10: Broadband will apply to development in the South Newnham Neighbourhood area

### 3.10 NPPF Section 11 Making efficient use of land

The NPPF para 123 states that: “Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions”.

Whilst the NP policies do not conflict with the policies set out in Chapter 11 of the NPPF, the NP policies are not generally directly applicable to this chapter. This is because the South Newnham NP does not allocate sites or include policies relating to housing densities.

### 3.11 NPPF Section 12 Achieving well designed and beautiful places

The NPPF Para 131 states that: "The creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve." Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

The NPPF Para 135 states that: "Planning policies and decisions 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 users<sup>52</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

As stated in the NPPF 2023, good design is a key aspect of sustainable development. It creates better places in which to live and work and helps make development acceptable to communities.

The design principles laid out in Policy SNNP 11 result from the Forum's cumulative learning between 2016 and 2024 from community workshops, preparation of the Evidence Base and Street Appraisals, pre-application discussions with residents/developers, reviewing planning applications as a Statutory Consultee and discussing them with applicants and affected residents, consultation meetings with residents, and discussions with planners. Based on this input, the objective of the design principles is to facilitate balanced and sustainable developments that meet the evolving needs for housing in the neighbourhood area in a world of climate change, whilst protecting and enhancing the character of South Newnham and its setting and protecting the amenity of its residents.



The NP SNNP11 Policy: Protecting and Enhancing Local Character through Design-led Development, wording:

“All development proposals (including new build proposals, extensions, altering existing buildings and demolition projects where they require planning permission) should protect and enhance the character and setting of South Newnham and must be the result of a design-led process with regards to a scheme’s layout, choice of building materials, scale and form.

In this process, applications should be informed by the existing built environment characteristics, as described in the street appraisals supporting this Neighbourhood Plan and as summarised in the supporting text to this policy. For schemes coming forward in either West Cambridge Conservation Area or Newnham Croft Conservation Area, applications must also be informed by the advice and guidance contained in the applicable conservation area appraisals.

The following principles apply:

- a) Where there is a prevailing building line and set back distances, proposals shall maintain these.
- b) Proposals should sensitively respond to prevailing building heights and those to the front and rear of the development site,
- c) Proposed building form and massing should respond appropriately to site context and not overwhelm either the street scene or the building scale in neighbouring buildings.
- d) Flat roofed extensions beyond the original building line and above ground floor level will be opposed except in exceptional circumstances. Where flat roofs are considered acceptable, these should be green or brown roofs (as per Policy SNNP 10).
- e) Choice of building materials should complement existing materials on the same building or adjoining properties (where applicable) and draw on the prevailing materials palette:
  - Wall materials: gault or red brick or render
  - Roof materials: slate or clay tile pitched roofs
  - Chimneys; Gault, red or other brick
- f) Proposals retain original design features such as sash or casement windows, small porches, stone detailing, and front doors, or replace with matching equivalents to the original design and materials where possible. Schemes which retain, reinstate or repair original design features whilst also meeting sustainability goals are encouraged.
- g) Front gardens shall be maintained and shall not be paved over to provide potential for car parking”.

### 3.12 NPPF Section 13 Protecting Green Belt Land

The NPPF Para 145 states that: "Once established, there is no requirement for Green Belt boundaries to be reviewed or changed when plans are being prepared or updated. Authorities may choose to review and alter Green Belt boundaries where exceptional circumstances are fully evidenced and justified, in which case proposals for changes should be made only through the plan-making process. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non- strategic policies, including neighbourhood plans".

The South Newnham NP works within the context of established green belt boundaries as designated in the Cambridge City Council Local Plan 2018. No policies in the SNNP contradict or undermine the status of the Green Belt in South Newnham.

### 3.13 NPPF Section 14 Meeting the challenge of climate change, flooding and coastal flooding

The NPPF para 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 or low carbon energy and associated infrastructure".

The Cambridge City Council Local Plan 2018 includes a set of strategic planning policies relating to climate change and flooding. Local Plan Policies that apply in South Newnham include Policy 32 Flood Risk, Policy 30 Energy-efficiency improvements in existing dwelling.

The NP Policy SNNP 10: Responding to Climate change and the risk of local flooding supports both NPPF and Local Plan policies with particular reference to areas in the neighbourhood at risk of flooding.

The SNNP policy 10 wording states that "All development proposals which involve new build in in areas at risk from surface water flooding (as documented in the most up to date Strategic Flood Risk Assessment Report – the most up to date version is a component of the "Greater Cambridge Integrated Water Management Study, 2021) shall be accompanied by a site-specific flood risk assessment.

Such development proposals shall:

- Be accompanied by a surface water drainage strategy
- Ensure all surface water is appropriately managed through the use of sustainable drainage systems (SuDS) and include proposals for the future maintenance of these and

- Be designed and constructed to reduce the overall level of surface water flood risk to the use of the site and elsewhere when compared to the current use.

For all development in all locations, Sustainable Drainage Systems (SuDS) are the preferred method of surface water disposal and should be incorporated unless demonstrably unfeasible to do this. All hard surfaces such as parking areas, drives and patios should include permeable paving, where reasonably practical. When new roofs are being installed, opportunities to install green brown or biodiverse roofs should be taken. Applicants will be expected to comply with the SuDS design principles set out in the Cambridgeshire Flood and Water Management SPD (including updates on this) when designing and planning for SuDS. This includes a requirement that SuDS are designed to avoid risk of pollution into water courses and sites of biodiversity value in the plan area.

Where appropriate proposals for flood-prevention barriers to vulnerable property should ensure that they have regard to the character of the locality, and do not result in the unnecessary loss of surrounding vegetation".

### 3.14 NPPF Section 15 Conserving and enhancing the natural environment

The NPPF Para180 states that: "Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) 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;
- 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; and
- (f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate".

The NP Policy SNNP1: Protecting and enhancing biodiversity is intended is to prevent further adverse impact on the natural environment of our neighbourhood and where possible enhance its ecological status for current and future generations to achieve an overall measurable net gain in biodiversity for the neighbourhood area.

SNNP1 policy wording: “Development proposals shall be accompanied by an assessment, appropriate to the nature of the development, that identified their impact on sites and features of biodiversity value in the plan area including those listed below, identified on Map 2 and described in the supporting text of this policy:

1. The Green River Corridor comprising:
  - a) The River Cam County Wildlife Site,
  - b) Sheep’s Green, Snobs Brooke Mill Leat and the Rush,
  - c) Lammas Land,
  - d) Owlstone Croft Gardens,
  - e) The Grove gardens,
  - f) Newnham Croft School Wilderness area,
  - g) Paradise Nature Reserve
  - h) Skaters’ Meadow.
  - i) Species rich and protected hedgerows along the Driftway, Newnham Croft Primary School, the lane to Newnham Riverbank Club and along the water meadow in Skaters’ Meadow.
2. Barton Road Lake County Wildlife Site
3. Bin Brook County Wildlife Site
4. Wolfson College Gardens
5. Playing Fields. Downing College, St. Catharine’s College, Pembroke College, Gonville and Caius College, Corpus Christi College Sports Fields and Cambridge RFU Club.
6. Species rich and/or important hedgerows at Grantchester Road, Gough Way and King’s Road.

The hierarchy of mitigation should be applied to all proposals by implementing, in order the following steps:

- i) Firstly, avoid impacts. This means retaining habitats of value for enhancement and management and retaining species in situ.
- ii) Secondly, mitigate impacts where these have been found to be unavoidable, through replacement of lost protected and priority habitats and accommodating displaced species in the site boundary.
- iii) Thirdly, where mitigation measures are insufficient, provide for compensatory measures that will offset harm.

For the purposes of delivering enhancements, specific opportunities for improving biodiversity in the neighbourhood include:

- increasing tree canopy coverage
- strengthening ecological connectivity alongside the Green River Corridor.

Development shall avoid severance of bat flight-lines to protect foraging and commuting habitat for Barbastelle bats, which could belong to the population protected by Eversden & Wimpole Woods SAC."

The NP Policy SNNP 2: Delivering Biodiversity Net Gain policy wording: "For householder applications and other proposals exempt from BNG requirements there is still an expectation in most instances that an element of biodiversity gain should be incorporated into the proposal as these can make an important difference to local biodiversity. Examples of such measures include garden boundary treatment that allows for small mammals (such as hedgehogs) to travel through, installation of bird boxes, insect 'hotels', bee blocks, bat boxes and/or hibernation holes".

Cambridge City Council adopted the Greater Cambridge Biodiversity Supplementary Planning Document in 2022. This states that Biodiversity Net Gain (BNG) shall be achieved on site where possible and in accordance with BS8683:2021 *Process for designing and implementing Biodiversity Net Gain*. This is a new British Standard that sets out a process for implementing BNG, which is an approach to development and land management that leaves biodiversity in a measurably better state than before.

The Greater Cambridge Planning Biodiversity SPD seeks a 20% level of BNG above pre-development baseline conditions.

Appropriate measures for delivering BNG in the South Newnham plan area will depend on the context of each specific site and surroundings, together with the details of the development proposed. Measures shall be focused on supporting recognised nature conservation priorities. The information provided in this part of Neighbourhood Plan on known habitats and species present in plan area (see Policy SNNP 1) shall be referred to.

SNNP 3 Policy wording "To protect wildlife and especially bats, proposals for additional lighting both within and adjacent to the Green Infrastructure Network will be supported only if it is necessary and capable of avoiding harm to the natural environment. Where external lighting is deemed necessary on buildings, shielded yellow/orange lights shall be used as opposed to unshielded white lights. Where lighting is deemed necessary on footpaths and cycleways within the Green Infrastructure Network, solar studs shall be used.

New lighting shall be designed such that lighting is a) directed downwards to avoid spill up into the sky or out of the site, b) it is the minimum required taking into account public safety and crime prevention, c) it should avoid light spillage beyond the area intended to be lit, and d) it minimises the impact to wildlife and landscape character, particularly at sites on the edge of Cambridge".

### **3.15 NPPF Section 16 Conserving and enhancing the historic environment**

The NPPF Para 195 states that: "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”.

The NP Policy SNNP 8: Conserving additional identified Local Heritage Assets is proposing an additional 7 buildings to the existing list of Local Heritage Assets, based on input from residents. The additional buildings include a Victorian vicarage, Edwardian shops, and the Sports and Social Club.

#### 4.0 CAMBRIDGE CITY COUNCIL LOCAL PLAN 2018

**4.1 The SNNP must be in general conformity** with the strategic policies in the Cambridge City Council Local Plan 2018 and the NP must support the delivery of the strategic policies in the Local Plan and should shape and direct development that is outside of these strategic policies. The Local Plan is also supported by Supplementary Planning Document on Biodiversity Strategy 2021 and Greater Cambridge Integrated Water Management Study 2021,

#### 4.2 Cambridge City Council spatial strategy up to 2031

Section 2 of the 2018 Local Plan includes vision, objectives and spatial strategy.

“The key issues in Cambridge are balancing and managing the conflicts between two dynamics. Firstly, how to maintain the advantages of a compact city – in terms of sustainability and quality of life – against demands for knowledge sector led business and housing growth and the spatial implications of this dynamic. The planning challenge is to integrate both. It is recognised that the city must grow to maintain its competitiveness and address housing needs and affordability, but the factors that created and underpin this economic success and growth must also be carefully balanced. Growth must enhance the quality of life and secure sustainable development, supported by the delivery of new and improved infrastructure.”

#### 4.3 The Cambridge City Council Local Plan Vision

2018 local Plan Vision is set out in Section 2.3:

“Vision for Cambridge is of a compact, dynamic city, located within the high-quality landscape setting of the Cambridge Green Belt. The city will draw inspiration from its iconic historic core, heritage assets, river and structural green corridors, achieving a sense of place in all its parts, with generous, accessible and biodiverse open spaces and well-designed architecture. Building on the city’s reputation for design excellence, Cambridge’s new development will be innovative and will promote the use of sustainable modes of transport, helping to support the transition to a more environmentally sustainable and successful low carbon economy.”

The Vision for the South Newnham Neighbourhood Plan aligns with the vision of Cambridge City Council Local Plan and is specific to the aspirations and values of its neighbourhood community.



#### 4.4 Objectives of the Local Plan.

The Vision of the Local Plan will be secured through 15 strategic objectives:

1. Contribute to the vision of Cambridge as an environmentally sustainable city, where it is easy for people to make a transition to a low carbon lifestyle. This means making best use of energy (including community energy projects), water and other natural resources, securing radical reductions in carbon emissions, minimising environmental impact and being capable of adapting to the impacts of climate change;
2. Be highly water efficient, contribute to overall flood risk reduction through water sensitive urban design, and help to improve the quality of the River Cam and other water features in the city;
3. Be of the highest quality, in terms of design excellence and innovation, addressing the development's impact upon its surroundings and embracing the principles of sustainable design and construction;
4. Contribute to the positive management of change in the historic environment, protecting, enhancing and maintaining the unique qualities and character of Cambridge, including the River Cam corridor, the city's wider landscape and setting, and its designated and undesignated heritage assets for the future;
5. Protect and, where appropriate, enhance the character and quality of the Cambridge skyline;
6. protect and enhance the landscape setting of the city, which comprises the Cambridge Green Belt, the green corridors penetrating the urban area, the established network of multi- functional green spaces, and tree canopy cover in the city;
7. Protect and enhance the city's biodiversity, network of habitats and geo-diversity;
8. Meet the housing needs of the city within its sub-region, delivering an appropriate mix of housing types, sizes and tenures to meet existing and future needs, including affordable housing;
9. Assist the creation and maintenance of inclusive, environmentally sustainable communities;
10. Promote and support economic growth in environmentally sustainable and accessible locations, facilitating innovation and supporting Cambridge's role as a world leader in higher education, research, and knowledge-based industries, while maintaining the quality of life and place that contribute to economic success;
11. Support Cambridge's vibrant and thriving centres, with a varied range of shopping facilities in accessible locations that meet the needs of people living, working and studying in, or visiting, the city and its wider sub-region;
12. Promote social cohesion and sustainability and a high quality of life by maintaining and enhancing provision for open space, sports and recreation, community and leisure facilities, including arts and cultural venues that serve Cambridge and the sub-region;
13. Be located to help minimise the distance people need to travel, and be designed to make it easy for everyone to move around the city and access jobs and services by sustainable modes of transport;
14. Ensure appropriate and timely provision of environmentally sustainable forms of infrastructure to support the demands of the city, including digital and cultural infrastructure; and
15. Promote a safe and healthy environment, minimising the impacts of development and ensuring quality of life and place.

#### 4.5 Cambridge City Council Strategic Policies for Neighbourhood Planning

The strategic policies in the Cambridge Local Plan were considered and agreed at the Planning and Transport scrutiny Committee in January 2019 and are under item 19/8/PnT <https://democracy.cambridge.gov.uk/ieListDocuments.aspx?CId=475&Mid=3559&Ver=4>

An assessment of the South Newnham Neighbourhood Plan against Local plan policies finds:

- Many Local Plan policies are directly relevant to the SNNP plan area and the SNNP policies provide an additional level of detail or a distinct approach to that set out in the strategic policy;
- There are further Local Plan policies that are directly relevant to the SNNP plan area and these policies will sit alongside the SNNP policies as part of the statutory development plan for the area;
- Some Local Plan policies have no impact or relevant to the SNNP area or the SNNP

#### 4.6 Cambridge City Council Local Plan 2018 Strategic policies where the SNNP is found specifically to support strategic principles and where the SNNP is found to provide an additional level of detail or a distinct approach are:

Section Two: The Spatial Strategy

Vision for Cambridge to 2031

Strategic objectives of the Local Plan

Policy 1 Presumption in Favour of sustainable development

Policy 4 Cambridge Green Belt

Policy 7 The River Cam

Section Four: Responding to climate change and managing resources

Policy 28 Carbon reduction community energy networks, sustainable design and construction and water use.

Policy 30 Energy-efficient improvements in existing dwelling

Policy 31 Integrated water management and the water cycle

Policy 32 Flood Risk

Policy 34 Light pollution control

Policy 35 Protection of human health and quality of life from noise and vibration

Section Six: Maintaining a balanced supply of housing

Policy 46 Development of student housing

Policy 47 Specialist housing

Policy 48 Housing in multiple occupation

Policy 50 Residential space standards

Section Seven: Protecting and enhancing the character of Cambridge

Policy 55 Responding to context

Policy 56 Creating successful places

- Policy 57 Designing new buildings
- Policy 58 Altering and extending existing buildings
- Policy 59 Designing landscape and the public realm
- Policy 61 Conservation and enhancement of Cambridge's historic environment
- Policy 62 Local heritage assets
- Policy 63 Works to a heritage asset to address climate change
- Policy 67 Protection of open space
- Policy 69 Protection of sites of biodiversity and geodiversity importance
- Policy 70 Protection of priority species and habitats
- Policy 71 Trees

Section Eight: Services and local facilities

- Policy 72 Development and change of use in district, local and neighbourhood centres
- Policy 73 Community, sports and leisure facilities
- Policy 74 Education facilities
- Policy 75 Healthcare facilities
- Policy 76 Protection of public houses

Section Nine : Providing the infrastructure to support development

- Policy 80 Supporting sustainable access to development
- Policy 81 Mitigating the transport impact of development

Non Strategic Policies

- Policy 52 Protecting garden land and the subdivision of existing dwelling plots
- Policy 53 Flat conversions
- Policy 66 Paving over front gardens

**4.7 Cambridge City Council Local Plan 2018 Strategic policies that are directly relevant to the SNNP plan area, which will sit alongside the SNNP policies as part of the statutory development plan for the area :**

- Policy 2 Spatial strategy for the location of employment development
- Policy 3 Spatial strategy for the location of residential development
- Policy 5 Strategic transport infrastructure
- Policy 6 Hierarchy of centres and retail capacity
- Policy 8 Setting of the city
- Policy 36 Air quality, odour and dust
- Policy 65 Visual pollution
- Policy 68 Open space and recreation provision through new development

#### 4.8 Cambridge City Council Local Plan 2018 Strategic policies that have no impact or relevant to the SNNP area or the SNNP

Policy 10	City Centre
Policy 11	Development in the City Centre Primary Shopping Area
Policy 12	Fitzroy/Burleigh Street/Grafton Area of Major Change
Policy 13	Cambridge East
Policy 14	Areas of Major Change and Opportunity Areas – general principles
Policy 15	Cambridge Northern Fringe East and new railway Station Area of Major Change
Policy 16	South of Coldham's Lane Area of Major Change
Policy 17	Cambridge Biomedical Campus (including Addenbrookes Hospital) Area of Major change
Policy 18	Southern Fringe Areas of Major Change
Policy 19	West Cambridge Area of Major Change
Policy 20	Land between Huntingdon Road and Histon Road Area of Major Change
Policy 21	Station Areas West and Clifton Road Area of Mayor Change
Policy 22	Mitcham's Corner Opportunity Area
Policy 23	Eastern Gate Opportunity Area
Policy 24	Mill Road Opportunity Area
Policy 25	Cambridge Railway Station, Hills Road Corridor to the City Centre Opportunity Area
Policy 26	Old Press/Mill Lane Opportunity Area
Policy 27	Site specific development opportunities
Policy 29	Renewable and low carbon energy generation
Policy 37	Cambridge Airport Public Safety Zone and Air Safeguarding Zones
Policy 38	Hazardous installations
Policy 39	Mullard Radio Astronomy Observatory, Lord's Bridge
Policy 40	Development and expansion of business space
Policy 41	Protection of business space
Policy 42	Connecting new developments to digital infrastructure
Policy 43	University development
Policy 44	Specialist colleges and language schools
Policy 45	Affordable housing and dwelling mix
Policy 49	Provision for Gypsies and Travellers
Policy 51	Accessible homes
Policy 54	Residential moorings
Policy 60	Tall buildings and the skyline in Cambridge

Policy 64	Shopfronts, signage and shop security measures
Policy 77	Development and expansion of visitor accommodation
Policy 78	Redevelopment or loss of visitor accommodation
Policy 79	Visitor attractions
Policy 82	Parking management
Policy 83	Aviation development
Policy 84	Telecommunications
Policy 85	Infrastructure delivery, planning obligations and the Community Infrastructure Levy

#### 4.9 General Conformity

The National Planning Policy Guidance provides a definition of what is meant by 'general conformity'

"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: 41-974-20140306

Revision date: 06 03 2014

Paragraph 184 NPPF - General conformity with the strategic policies of the Local Plan: during the production of the South Newnham Neighbourhood Plan the South Newnham Neighbourhood Forum has consulted with the local planning authority in order to ensure that the Neighbourhood Plan is in general conformity with the policies of the Cambridge City Local Plan (2018).

#### 4.10 Supplementary Planning Documents (SPDs)

Supplementary Planning Documents (SPDs) add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. These documents can be a material consideration in planning decisions but are not part of the development plan. They include:

- [Affordable housing SPD](#)
- [Biodiversity SPD](#)
- [Cambridgeshire flood and water SPD](#)
- [Eastern Gate SPD](#)

- [Making space for people SPD](#)
- [Old Press/Mill Lane SPD](#)
- [Planning Obligations Strategy SPD](#)
- [Public art SPD](#)
- [Sustainable design and construction SPD](#)

SPDs relevant to South Newnham Neighbourhood Plan include:

- [Biodiversity SPD](#)
- [Cambridgeshire flood and water SPD](#)
- [Planning Obligations Strategy SPD](#)
- [Sustainable design and construction SPD](#)

### 4.11 Emerging Greater Cambridge Local Plan

Cambridge City Council and South Cambridgeshire District Council are working together to create a joint Local Plan for the 2 areas – which the two authority areas refer to as Greater Cambridge. The plan is expected to cover a plan period over the next 20 years. However, the plan is at an early stage of development. Greater Cambridge Planning published their “First Proposals” in August 2021 and consulted on these during the period 1 November 2021 to 13 December 2021. The First Proposals stage sets out the preferred approach by Greater Cambridge Shared Planning to the level of growth that should be planned for and where it should be planned. The submission version of the South Newnham Neighbourhood Plan is consistent with the emerging development strategy set out in “First Proposals”..

## 5.0 SOUTH NEWNHAM NEIGHBOURHOOD PLAN POLICIES AND CONFORMITY WITH THE 2018 LOCAL PLAN AND NPPF GUIDELINES

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**5.1 The fifteen policies proposed in the South Newnham Neighbourhood Plan are summarised under the headings below:**

### **Biodiversity of the Natural Environment**

- Policy SNNP 1: Protecting and enhancing biodiversity. This policy aims to protect and enhance the rich assets of biodiversity in the green infrastructure and prevent further adverse impact on the natural environment.
- SNNP Policy 2: Delivering Biodiversity Net Gain. This policy aim to provide guidance on how development schemes can deliver biodiversity net gain.
- Policy SNNP 3: Reduce and maintain low levels of light pollution. This policy intent is to ensure impact of light pollution on wildlife is fully considered in development proposals and to mitigate the impact of light pollution on wildlife, especially bats, which are an endangered and protected species present in the neighbourhood area.

### **Local Green Spaces**

- SNNP Policy 4: Creating Local Green Spaces. This policy proposes four local green spaces that meet the national test as set out in paragraph 102 of the National Planning Policy Framework 2021 as being special to the local community and holding a particular local significance. These are: Gough Way Children's Play Area, Skaters' Meadow Footpath,



Secondary Woodland at Pembroke Allotments and Newnham Croft School wilderness area.

### **Walking and Cycling**

- SNNP Policy 5: Protecting and maintaining the connectivity network. This policy aims to maintain the level of connectivity for the pedestrians and cyclists.

### **Neighbourhood Community Assets**

- SNNP Policy 6: Improving and enhancing community assets. This policy aims to improve and enhance South Newnham's neighbourhood assets, all of which are within walking or cycling distance.

### **Homes and Facilities for Older People**

- SNNP Policy 7: Protecting and supporting homes and facilities for older people. This policy aims to protect and support the continued provision in South Newnham of rented accommodation for older people.

### **Non-designated Local Heritage Assets**

- SNNP Policy 8 proposes to add 8 buildings to the existing list of Local Heritage Assets, including a Victorian Vicarage, Edwardian shops, Social Club, cricket pavilion, stink pipes and gas lamps.

### **Sustainable Development of the Built Environment.**

- SNNP Policy 9: Improving the energy efficiency of existing and new buildings. This policy aims to ensure opportunities are taken at the development stage to improve the environmental performance of South Newnham's building stock.
- SNNP Policy 10: Responding to climate change and the risk of local flooding. This policy aims to reduce the risk of flooding in the plan area by taking full account of existing flood risk from all sources when planning applications are being considered.
- SNNP Policy 11: Protecting and enhancing local character through design-led development. This policy aims to facilitate balanced and sustainable development whilst protecting and enhancing the character of South Newnham and its setting. The policy aims to provide clarity to applicants about design expectations in South Newnham.
- SNNP Policy 12: Protecting residential amenity in South Newnham. This policy aims to protect the residential amenity of residents from all aspects of excessive development.
- SNNP Policy 13: Converting existing house into more than one separate housing unit. This policy aims to protect family housing stock in South Newnham but allowing for conversion of appropriately sized and configured homes into more than one separate housing unit.
- SNNP Policy 14: Protecting the character of neighbourhood garden boundaries. This policy aims to protect the character of garden boundaries, and thereby maintain the character and setting of the neighbourhood, and the privacy and amenity of neighbouring properties.
- SNNP Policy 15: Conserve existing views and street scenes. This policy aims to protect the views out of the neighbourhood area and the street scenes within the area for current and future generations.

The conformity of these policies with the 2018 Local Plan and the NPPF Guidelines is detailed in the table below:

**5.2 Assessment of Conformity of South Newnham Neighbourhood Plan Policies with Cambridge City Local Plan (2018) and National Planning Policy Framework Guidelines, and the Policy Intent for South Newnham Neighbourhood Area.**

South Newnham Neighbourhood Plan Policy	Conforms to Cambridge City Council Local Plan 2018 Policy	Conforms to National Planning Policy Framework Section
<p><b>Policy SNNP1: Protecting and Enhancing Biodiversity.</b> The policy intent is to prevent further adverse impact on the natural environment of our neighbourhood and where possible enhance its ecological status for current and future generations to achieve an overall measurable net gain in biodiversity for the neighbourhood area.</p>	<p><b>Policy 59:</b> Designing landscape and the public realm (h), <b>Policy 67:</b> Protection of open spaces <b>Policy 68:</b> Open Space and recreation provision through new development. <b>Policy 69:</b> Protection of sites of biodiversity and geodiversity importance. <b>Policy 70:</b> Protection of priority species and habitats. <b>Policy 71:</b> Trees</p> <p>Cambridge City Council Biodiversity Strategy 2021-30.</p>	<p><b>Section 15:</b> Conserving and enhancing the natural environment Para 180 (a) protecting landscape and biodiversity (b) recognising intrinsic character and beauty of countryside (d) net gains for biodiversity, para 181, 182, 185 and 186(a)</p>
<p><b>Policy SNNP2: Delivering Biodiversity Net Gain.</b> The policy intent is to provide guidance on how development schemes can deliver biodiversity net gain in the plan area in line with national requirements.</p>	<p>Greater Cambridge Planning Biodiversity SPD "Biodiversity Net Gain should be achieved on site where possible and in accordance with BS8683:2021 Process for designing and implementing BNG.</p>	<p><b>Section 15</b> para 180 (d) Statutory biodiversity metric tool and national guidance on its application</p>

South Newnham Neighbourhood Plan Policy	Conforms to Cambridge City Council Local Plan 2018 Policy	Conforms to National Planning Policy Framework Section
<p><b>Policy SNNP3: Reduce and Maintain Low Levels of Light Pollution.</b> The policy intent is to ensure the impact of light pollution on wildlife is fully considered when development proposals come forward. To mitigate the impact of light pollution on wildlife, especially bats, which are an endangered and protected species present in the neighbourhood area.</p>	<p><b>Policy 34:</b> Light pollution control</p>	<p><b>Section 15:</b> Para 185  Bat Conservation Trust and Institute of Lighting Professionals, Guidance Note 8 Bats and artificial lighting.</p>
<p><b>Policy SNNP4: Creating Local Green Spaces.</b> The policy intent is to designate open spaces of value in the plan area as Local Green Spaces</p>	<p>Cambridge City Council Open Space and Recreational Strategy, October 21.</p>	<p><b>Section 8:</b> Promoting healthy and safe communities. Para 106 Local Green Spaces.  <b>Section 15:</b> Conserving and enhancing the natural environment Para 180(a) protecting landscape and biodiversity (b) recognising intrinsic character and beauty of countryside (d) net gains for biodiversity</p>
<p><b>Policy SNNP5: Protecting and Maintaining the Connectivity Network.</b> The policy intent is to maintain the level of connectivity for the pedestrian and cyclist in the plan area and identify the connectivity assets that this policy applies to.</p>	<p><b>Policy 80:</b> Supporting sustainable access to development, prioritising walking, cycling and public transport. <b>Policy 81:</b> Impact of transport on development</p>	<p><b>Section 8:</b> Promoting healthy and sustainable communities Para 96 (a), (b), (c)  <b>Section 9:</b> Promoting sustainable transport. Para 108 (c) opportunities to promote walking, cycling and public transport use are identified and pursued.</p>

South Newnham Neighbourhood Plan Policy	Conforms to Cambridge City Council Local Plan 2018 Policy	Conforms to National Planning Policy Framework Section
<p><b>Policy SNNP6: Improving and Enhancing Community Assets.</b> The policy intent is to improve and enhance community assets, and to identify the shops, healthcare, educational and pastoral services, care for the elderly, significant employers, and leisure, sports and social facilities that make up these assets.</p>	<p><b>Policy 72:</b> Development and change of use in district, local and neighbourhood centres <b>Policy 73:</b> Community, sports and social facilities, <b>Policy 74:</b> Education facilities, <b>Policy 75:</b> Health facilities, <b>Policy 76:</b> Protection of public houses</p>	<p><b>Section 8:</b> Promoting healthy and safe communities. Para 96 (a), 97,98 and 99.</p>
<p><b>Policy SNNP7: Protecting and Supporting Homes and Facilities for Older People.</b> To protect and support the continued provision in South Newnham of rented accommodation for older people.</p>	<p><b>Section 6:</b> Maintaining a balanced supply of Housing. <b>Policy 47:</b> Specialist housing.</p>	<p><b>Section 5:</b> Delivering a sufficient supply of housing. Para 60</p>
<p><b>Policy SNNP8: Conserving Additionally Identified Local Heritage Assets.</b> To add 7 additional buildings to the existing list of Local Heritage Assets, based on input from residents. The additional buildings include a Victorian vicarage, Edwardian shops, and Social Club</p>	<p><b>Policy 62:</b> Local heritage assets <b>Policy 63:</b> Works to a heritage asset</p>	<p><b>Section 16:</b> Conserving and enhancing the historic environment. Paras 195, 196, 197, 199, 201.</p>
<p><b>Policy SNNP9: Improving the Energy Efficiency of Existing and New Buildings.</b> Policy intent is to ensure opportunities are taken at the development stage to improve the environmental performance of South Newnham's building stock.</p>	<p><b>Policy 28:</b> Carbon reduction, community energy networks, sustainable design and construction, water use. <b>Policy 30:</b> Energy-efficiency improvements in existing dwellings</p>	

South Newnham Neighbourhood Plan Policy	Conforms to Cambridge City Council Local Plan 2018 Policy	Conforms to National Planning Policy Framework Section
<p><b>Policy SNNP 10: Responding to climate change and the risk of local flooding.</b> This policy aims to reduce the risk of flooding in the plan area by taking full account of existing flood risk from all sources when planning applications are being considered.</p>	<p><b>Policy 32: Flood Risk</b></p>	<p><b>Section 14:</b> Meeting the challenge of climate change, flooding and coastal flooding. Para 157.</p>
<p><b>Policy SNNP11: Protecting and Enhancing Local Character Through Design-led Development.</b> The policy is intended to provide clarity to applications about design expectations in South Newnham</p>	<p><b>Policy 50:</b> Residential space standards <b>Policy 52:</b> Protecting garden land <b>Policy 53:</b> Flat conversions <b>Policy 55:</b> Responding to context <b>Policy 58:</b> Altering and extending buildings <b>Policy 60:</b> Tall buildings <b>Policy 66:</b> Paving over front gardens</p>	<p><b>Section 12:</b> Achieving well-designed places. Paras 131, 132, 135.</p>
<p><b>Policy SNNP12: Protecting Residential Amenity in South Newnham.</b> To protect the residential amenity of residents from all aspects of excessive development pursued by neighbours and developers.</p>		<p>Section 12: Achieving well designed and beautiful places. Para 131, 132, 135.</p>
<p><b>Policy SNNP13: Converting Existing Houses into More than One Separate Housing Unit.</b> To facilitate the conversion of existing houses into more than one separate housing unit to better meet the evolving housing needs of residents and homeowners at different stages of life.</p>	<p><b>Policy 46:</b> Development of Student Housing <b>Policy 48:</b> Housing in Multiple occupation <b>Policy 53:</b> Flat conversions</p>	<p><b>Section 5:</b> Delivering a sufficient supply of homes. Para 60</p>
<p><b>Policy SNNP14: Protecting the Character of Neighbourhood Garden Boundaries.</b> To protect the character of garden boundaries, and thereby maintain the character and setting of the neighbourhood area, and the privacy and amenity of neighbouring properties.</p>	<p><b>Policy 55:</b> Responding to context <b>Policy 66:</b> Paving over front gardens</p>	<p><b>Section 12:</b> Achieving well-designed and beautiful places. Para 135</p>

<p><b>Policy SNNP15: Conserve Existing Views and Street Scenes.</b> To protect the views out of the Neighbourhood Area and the street scenes within the Neighbourhood Area for current and future generations.</p>	<p><b>Policy 55:</b> Responding to context  <b>Policy 59:</b> Designing landscape and the public realm</p>	<p><b>Section 12:</b> Achieving well-designed and beautiful places. Para 135.</p>
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## 6.0 SOUTH NEWNHAM NEIGHBOURHOOD PLAN COMPATIBILITY AND CONFORMANCE WITH EUROPEAN UNION (EU) OBLIGATIONS (UNDER RETAINED EU LAW)

### 6.1 Strategic Environmental Assessment

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).

In March 2023, Greater Cambridge Shared Planning Services (GCSP) prepared and issued a SEA screen report, combined with a HRA screening report and appropriate assessment. In this report, it was concluded that the draft NP did not trigger the need for a strategic environmental assessment. GCSP subsequently consulted the three statutory authorities, Historic England, Natural England and the Environment Agency.

GCSP subsequently, in April 2023, issued an SEA screening determination statement combined with a HRA screening determination. The SEA screening determination concludes the South Newnham Neighbourhood Plan is not likely to require a Strategic Environmental Assessment.

The SEA screen determination is available to view at <https://www.newnhamforum.co.uk/> and at <https://greatercambridgeplanning.org/>

### 6.2 Compliance with Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulation 2017

In the March 2023 combined SEA and HRA screening and HRA appropriate assessment report, the authors (Place Services) made a recommendation with respect to Policy SNNP1 – Protecting and Enhancing Biodiversity, to insert a clause to read ‘Avoid significant impact on hedgerows or any severance of bat flight lines to protect foraging and commuting habitat for Barbastelle bats which could belong to the population protected by Eversden & Wimpole Woods SAC.’ The purpose of this was to ensure that any impacts on the Eversden & Wimpole SAC would be considered at the planning application stage. The report concludes there is no need for SNNP to be assessed at Stage 2 (Appropriate Assessment). The conclusion at paragraph 5.2 of the report reads:

“Subject to the above recommendation being incorporated and Natural England’s review, this HRA Screening Report, indicates that, without mitigation embedded, the South Newnham Neighbourhood Plan is not predicted to have a Likely Significant Effect on any

Habitats site, either alone or in combination with other plans and projects. The requirement for the Plan to undertake further assessment under the Conservation of Habitats and Regulations 2017 (as amended) is therefore screened out.”

Natural England was consulted on the SEA/HRA scoping report in March and April 2023. In its response, Natural England concurred with the HRA findings. The response from Natural England is appended to the SEA Environmental Report, available to view at: <https://www.cambridge.gov.uk/media/12278/south-newnham-neighbourhood-plan-screening-determination-statement.pdf>.

It is concluded that 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.

### 6.3 Human Rights and Equalities

The Neighbourhood Plan has been prepared having regard to the fundamental rights and freedom guaranteed under the European Convention on Human Rights.

**Plan Preparation.** South Newnham Neighbourhood Forum has from the beginning of the plan process committed to the ambition that the Neighbourhood Plan should be developed with the full input of the community, and every effort has been made to consult with the community in a meaningful way at every stage of the Plan's development. To this end, early engagement and consultation was sought with a series of three community Workshops between May 2016 and January 2017, and the Forum's inaugural meeting in May 2017, to which residents and stakeholders were invited. Posters were displayed locally, and leaflets were delivered to all houses, shops, and businesses. Ward Councillors were invited. The Forum emailed the Bursars of nine Cambridge Colleges known to own property locally and invited them to attend the Workshops and inaugural meeting and had personal engagement with seven of the nine Colleges. The South Newnham Neighbourhood Forum website was set up in April 2017 as a tool to keep Forum members, Councillors, and the community up to date with progress in creating the Neighbourhood Plan. Aware that not everyone has access to or facility for using the web, the Forum Committee has continued to use posters and distribute paper-based leaflets, and Residents' Associations have played a role in advertising public meetings on the Neighbourhood Plan. Subsequent notable public activities have been: (i) seeking input on elements of a vision for South Newnham in Feb 2018, (ii) the first presentation of the draft Neighbourhood Plan in May 2019, and after a delay in plan making in 2020 and 2021 caused by the Covid Pandemic, (iii) consultation on redesignation of the Forum in May/June 2022, and (iv) the Regulation 14 Consultation in June/July 2023. Posters, leaflets, Residents' Association communications, and the Forum website have been used to advertise these public activities, with the addition of emails/letters to 97 consultation bodies for the Regulation 14 Consultation.

Full details of the engagement and consultation work undertaken are in the Consultation Statement.

**Assessment.** An assessment has been carried out to assess the potential impacts of the SNNP in relation to the protected characteristics as identified in the Equality Act 2010. This assessment is shown in the table below and shows that the SNNP is not likely to lead to increased inequalities or discrimination in the plan area. Three of the policies (SNNP5, SNNP6 and SNNP7) are identified as having positive impacts on people who may experience disadvantage by virtue of their age and one of the policies (SNNP7) is identified as having a positive impact on people who may experience disadvantage by virtue of disability.



<b>Protected Characteristic</b>	<b>Impact</b>	<b>Commentary</b>
Age	+ Positive	<p>Policy SNNP 5 – Protecting and Maintaining the Connectivity Network places an expectation on applicants to deliver developments that prioritise pedestrian safety. The policy also safeguards the existing connectivity network and supports, in principle, improvements to it. This has the potential to benefit younger and older members of the population who may be less likely to drive or have access to their own vehicle.</p> <p>Policy SNNP 6 – Improving and Enhancing Neighbourhood Community Assets supports, in principle, proposals which extend or redevelop community assets (defined as local shop, artist studio, community, sports or leisure facility). The policy also resists proposals which result in the loss of shops or commercial units. The policy has the potential to benefit younger and older members of the population who may be more reliant on facilities being located within walking distance to their homes.</p> <p>Policy SNNP 7 – Protecting and Supporting Homes and Facilities for Older People encourages proposals that are designed to take into account the needs of elderly and disabled people. The policy also safeguards the existing building at Lammas Court (an accommodation facility primarily for older persons). Policy SNNP7 will have particular benefits for older members of the population.</p>
Disability	+ Positive	Policy SNNP7 – Protecting and Supporting Homes and Facilities for Older People encourages proposals that are designed to take into account the needs of elderly and disabled people.
Gender Reassignment	Neutral	
Marriage and civil partnership	Neutral	
Race	Neutral	
Religion or belief	Neutral	
Sex	Neutral	
Sexual orientation	Neutral	

## **7.0 CONCLUSION**

The Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Submission version of the South Newnham Neighbourhood Plan and all the policies contained within it.