

Regulation 16 Consultation – Draft Soham & Barway Neighbourhood Plan

ECDC published for consultation the draft Soham & Barway Neighbourhood Plan for the period 23 April to 3 June 2024. The table sets out all comments received during the publication period. A total of 14 were received. Original copies of the representations are held by ECDC.

The comments are listed in no particular order. The comments are provided in full unless otherwise stated.

Name	Comments
Total Planning	<p>Summary by ECDC: Various comments, particular in respect of design issues and the Local Plan allocation site SOH2</p> <p>Full Representation: please see full representation published on our website at https://www.eastcambs.gov.uk/local-development-framework/soham-and-barway-neighbourhood-plan</p>
Defence Infrastructure Organisation (DIO) Safeguarding Team representing the MOD	<p>Summary by ECDC: Various comments, particular in respect of renewable energy, BNG and aircraft safety</p> <p>Full Representation: please see full representation published on our website at https://www.eastcambs.gov.uk/local-development-framework/soham-and-barway-neighbourhood-plan</p>
Cambridgeshire County Council	<p>Summary by ECDC: Various comments and objections, including on matters such as policies for affordable housing, views, BNG, Landscape Character and sustainable buildings.</p> <p>Full Representation: please see full representation published on our website at https://www.eastcambs.gov.uk/local-development-framework/soham-and-barway-neighbourhood-plan</p>
Wicken Parish Council	<p>Wicken Parish Council fully supports the Neighbourhood Plan for Soham and Barway.</p>
J Shead	<p>Sadly there is a notable lack of ambition with this document.</p> <p>Active Travel - essential for a healthy population (remember that the Dutch and Danes are the happiest and healthiest countries) is mentioned just twice.</p> <p>Active Travel infrastructure has a very high cost benefit ratio.</p>

Name	Comments
	<p>A healthy population seriously reduces the load on the NHS.</p> <p>Please don't use begging words like <i>hopes</i> and <i>encourage</i>.</p> <p>Don't say '<i>hopes</i>' - replace with '<i>intends</i>'.</p> <p>Don't say '<i>encourage cycling</i>' - replace with '<i>build safe cycle paths</i>'.</p> <p>Road Safety - 20 MPH and new Zebra Crossings</p> <p>In our historic town with its narrow pavements, vehicle speeds can be too high.</p> <p>Lower speeds will enable people who currently feel unsafe, to walk, cycle or mobility scooter.</p> <p>Extend the 20mph zone in a radius of 750 metres from the Fountain Public House.</p> <p>It is simpler to create a zebra crossing in a 20 zone.</p> <p>Obviously all new developments must be designed for 20mph by default.</p> <p>A new Zebra Crossing on Clay Street is long overdue for students crossing to/from College Lane to/from Church Walk. Every school day there are incidents with students trying to cross Clay Street.</p> <p>Location from Google Maps https://maps.app.goo.gl/S26ahpeaz2USRyLt9</p> <p>A new Zebra Crossing is needed from Station Rd across Mereside to Soham Station. This crossing will also benefit visitors to Fair Haven Care Home.</p> <p>Location from Google Maps https://maps.app.goo.gl/iH6R8Cf4RqwRg3Hm8</p> <p>Footpath Improvements</p> <p>For the ever growing number of students walking to SVC south of the College, the substandard footpath to The Butts (205/102) must be widened, surface upgraded and the redundant kissing gate removed.</p> <p>See photos below</p>

Name	Comments
	<div style="display: flex; justify-content: space-around;">   </div> <p>Community Assets</p> <p>Soham Commons and all historic buildings potentially at risk from developers should be listed as Assets of Community Value to protect them from being lost.</p> <p>New Houses</p> <p>Cambridge is building houses with integral cycle storage cupboards (located at front of the house for easy convenient access). The new development at Waterbeach Barracks is one example.</p> <p>Integral storage will also enable Mobility Scooter storage and charging.</p> <p>All Cambridgeshire developments must adopt this policy.</p> <p>In Summary</p> <p>It is universally understood that people need to walk and cycle more.</p> <p>Please give us a comprehensive step up, rather than an insignificant nudge.</p> <p>We need attractive walkable neighbourhoods with a sense of place. Be ambitious, don't be cautious</p>

Name	Comments
Natural England	<p>Summary by ECDC: Natural England does not have any specific comments on this draft neighbourhood plan.</p> <p>Full Representation: please see full representation published on our website at https://www.eastcambs.gov.uk/local-development-framework/soham-and-barway-neighbourhood-plan</p>
Environment Agency	<p>We aim to reduce flood risk, while protecting and enhancing the water environment.</p> <p>There are no new allocated sites in this plan.</p> <p>Having commented previously on this plan we are pleased to see that our previous comments have been taken on board. We therefore have no further detailed comments to make in relation to this plan.</p>
National Grid Electricity Transmission	<p>National Grid Electricity Transmission has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Grid Electricity Transmission</p> <p>National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.</p> <p>National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently.</p> <p>National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET.</p> <p>Proposed development sites crossed or in close proximity to NGET assets:</p> <p>An assessment has been carried out with respect to NGET assets which include high voltage electricity assets and other electricity infrastructure.</p> <p>NGET has identified that no assets are currently affected by proposed allocations within the Neighbourhood Plan area.</p> <p>NGET provides information in relation to its assets at the website below.</p> <p>www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/</p> <p>Please also see attached information outlining guidance on development close to NGET infrastructure.</p>

Name	Comments
	<p>Distribution Networks</p> <p>Information regarding the electricity distribution network is available at the website below: www.energynetworks.org.uk</p> <p>Further Advice</p> <p>Please remember to consult NGET on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets.</p>
<p>Lead Local Flood Authority (LLFA)</p>	<p>The LLFA have reviewed the Neighbourhood Plan submitted for review under Regulation 14 of Neighbourhood Planning Regulations 2012 and have the following comments:</p> <ul style="list-style-type: none"> • The inclusion of the Cambridgeshire Flood and Water Supplementary Planning Document, Paragraphs 159-169 of the National Planning Policy Framework, and East Cambridgeshire Local Plan Policy ENV 8 is supported by the LLFA as it covers the importance of managing surface water runoff in new developments using sustainable drainage systems. • The LLFA are pleased to see the promotion of water reuse via rainwater harvesting systems which reduces existing stresses on potable water in Cambridgeshire. The LLFA is also supportive of above-ground open SuDS features such as attenuation basins, bio-retention systems, and permeable paving as in addition to controlling the rate of surface water leaving the site, they also provide water quality treatment, amenity, and biodiversity benefits. • Some areas of Soham and Barway are at high risk of surface water flooding. This is addressed within the Neighbourhood Plan and surface water flood risk maps have been utilised to show potential flood risk within Soham and Barway, and the specific locations that are most at risk. • The LLFA are pleased to see Policy SBNP21 – Flood Risk, as this encourages the use of the Cambridgeshire Flood and Water SPD, NPPF, DEFRA's Non-Statutory Standards for Sustainable Drainage, and the CIRIA SuDS Manual to design site-specific surface water drainage strategies as well as outlining what the drainage strategy should include. • The neighbourhood plan appears to have comprehensively considered flood risk by identifying recent cases of flooding and considering future development.
<p>Sport England</p>	<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport,</p>

Name	Comments
	<p>protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>Therefore, it is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 102 and 103. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.</p> <p>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</p> <p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.</p> <p>https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 103 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.</p> <p>http://www.sportengland.org/planningtoolsandguidance</p> <p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.</p> <p>http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or</p>

Name	Comments
	<p>neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p> <p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England's Active Design Guidance: https://www.sportengland.org/activedesign</p>
Historic England	<p>We are pleased to see amendments have been made to plan's historic environment policy and the Parish's heritage assets.</p> <p>We do not wish to add any further comment at this stage and refer you to any comments made at Regulation 14 stage, as well for general advice to our detailed guidance on successfully incorporating historic environment considerations into a neighbourhood plan, which can be found here: <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>.</p> <p>To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.</p>
K Horgan	<p>I am pleased to write in support of the draft Soham and Barway Neighbourhood Plan currently under consideration.</p> <p>As Soham and Barway are a key part of the future development areas for East Cambridgeshire it is vital that any growth in housing and infrastructure is done sympathetically with the needs of the local community.</p> <p>The proposed Neighbourhood Plan clearly seeks to inform all developers of the wishes of the community in which my family and I live. It should also help strike the best balance between expansion of the towns of Soham and Barway and the need to stop undesirable growth that diminishes the pleasure of living in this area.</p> <p>I commend this plan and supporting documents without reservation.</p>

Name	Comments
National Highways	<p>National Highways is a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN).</p> <p>It has been noted that once adopted, the Neighbourhood Plan will become a material consideration in the determination of planning applications. Where relevant, National Highways will be a statutory consultee on future planning applications within the area and will assess the impact on the SRN of a planning application accordingly.</p> <p>Notwithstanding the above comments, we have reviewed the document and note the details of set out within the draft document are unlikely to have an severe impact on the operation of the trunk road and we offer No Comment</p>
East Cambridgeshire District Council (ECDC)	<p>This letter sets out East Cambridgeshire District Council’s (ECDC) response to the submitted plan, which is being consulted upon to 3 June 2024.</p> <p>The District Council welcomes the Town Council bringing forward this Plan, and, broadly speaking, the Plan is considered to be well presented, with clear identification of what are policies and what is wider supporting text. There is helpful use of maps and diagrams throughout.</p> <p>The District Council has worked closely with the Town Council during the preparation of this plan. It has commented on various emerging draft versions of the Plan (both formal and informal versions). The District Council is pleased to note that the Town Council has engaged positively with the District Council and has carefully considered all suggestions made, incorporating changes where it considered helpful to do so.</p> <p>As such, the District Council has no fundamental concerns with the content of the Plan and its policies, and is comfortable with the approach and proposals taken on matters such as:</p> <ul style="list-style-type: none"> • Slight adjustments to the development envelope, to reflect recent permissions • Establishing various detailed requirements relating to housing types, sizes and standards • The approach taken in respect of biodiversity, wildlife, landscape and local green spaces • Design guidance and codes • Sustainable buildings <p>Conformity with strategic policies</p> <p>As a general comment, the Neighbourhood Plan policies appear to be broadly aligned with the strategic policies contained within the Local Plan 2015 (as amended 2023) and national policy. The District Council is therefore satisfied that the draft Neighbourhood Plan does not undermine its strategic policies and is capable of meeting the requirement for ‘general conformity’.</p>

Name	Comments
	<p>Other obligations</p> <p>As set out in Submission Document 5, the District Council issued a Determination Statement in March 2024 that concluded that the District Council considers that no likely significant environmental effects will arise from implementation of the Neighbourhood Plan.</p> <p>The District Council sees no reason why the conclusions set out in the Statement issued in March 2024 do not remain valid.</p> <p>In conclusion, ECDC considers that the Soham and Barway Neighbourhood Plan is capable of satisfying the basic conditions and other relevant legal obligations.</p>