

# West Wickham



## Neighbourhood Plan

2021 – 2031

November 2021 Submission Draft

**Version: v4.0****Foreword**

This is the submission draft of the West Wickham Neighbourhood Plan, prepared by West Wickham Neighbourhood Plan Working Group, on behalf of West Wickham Parish Council.

Following submission, South Cambridgeshire District Council will publish the Plan for a further round of consultation and appoint an independent examiner. Subject to a successful examination, the Plan will then be subject to a parish-wide referendum. Should the community endorse the Plan through a simple majority at referendum, it will become a key document in the planning process for West Wickham.

**Acknowledgements**

West Wickham Parish Council would like to extend their sincere thanks to all those that have given their time and effort to create West Wickham Neighbourhood Plan:

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## Chapter 1 Introduction

1.1 Neighbourhood planning gives our community direct power to develop a shared vision for the Parish of West Wickham and shape its development and growth. Our plan seeks to protect the best characteristics of the Parish that make it special and address the challenges we face in sustaining a diverse and thriving community.

1.2 The Parish needs a Neighbourhood Plan to:

1. Ensure that future development enhances specific aspects of the local character of the Parish.
2. Identify the specific natural habitats in our Parish that should be protected in order to maintain and enhance biodiversity.
3. Help redress the imbalance in our current housing stock to allow younger people to remain in the Parish.

### About West Wickham

1.3 West Wickham is a parish covering 1188 hectares in the undulating uplands of south-east Cambridgeshire. The land rises from about 100 metres above sea level in the west to 122 metres in the east and is bisected by shallow valleys with watercourses draining to the Granta valley. The soil is boulder clay overlying chalk and land use is predominantly agricultural. The majority is arable with limited livestock but more recently there has been a return of some land to grass in relation to the horse racing industry. There are ancient woodlands on the eastern boundaries of the parish. The parish has approximately 440 residents and 180 houses<sup>1</sup>.

1.4 From the medieval period, with the parish economy based on agriculture, settlement was concentrated in three areas – around the church, Burton End and Streetly End. Twentieth century development has mostly filled the gap between the church end and Burton End with the main village settlement in the centre of the parish along a ridge running north-east/south-west with gently sloping valleys on either side. The hamlet of Streetly End lies on the sides at the head of another shallow valley about half a mile to the south. Both settlements are linear with houses on either side of a single street and are entirely surrounded by agricultural land. Trees, hedges, small fields and long gardens help to soften the edges of the settlements. The village was largely self-sufficient and remained so well into the 20th century with a range of tradesmen and services including a public house in each of the three settlement areas. An elementary school and a Mission Hall (later a Methodist chapel) were built in the 1870s.

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<sup>1</sup> (Cambridgeshire County Council, December 2014)

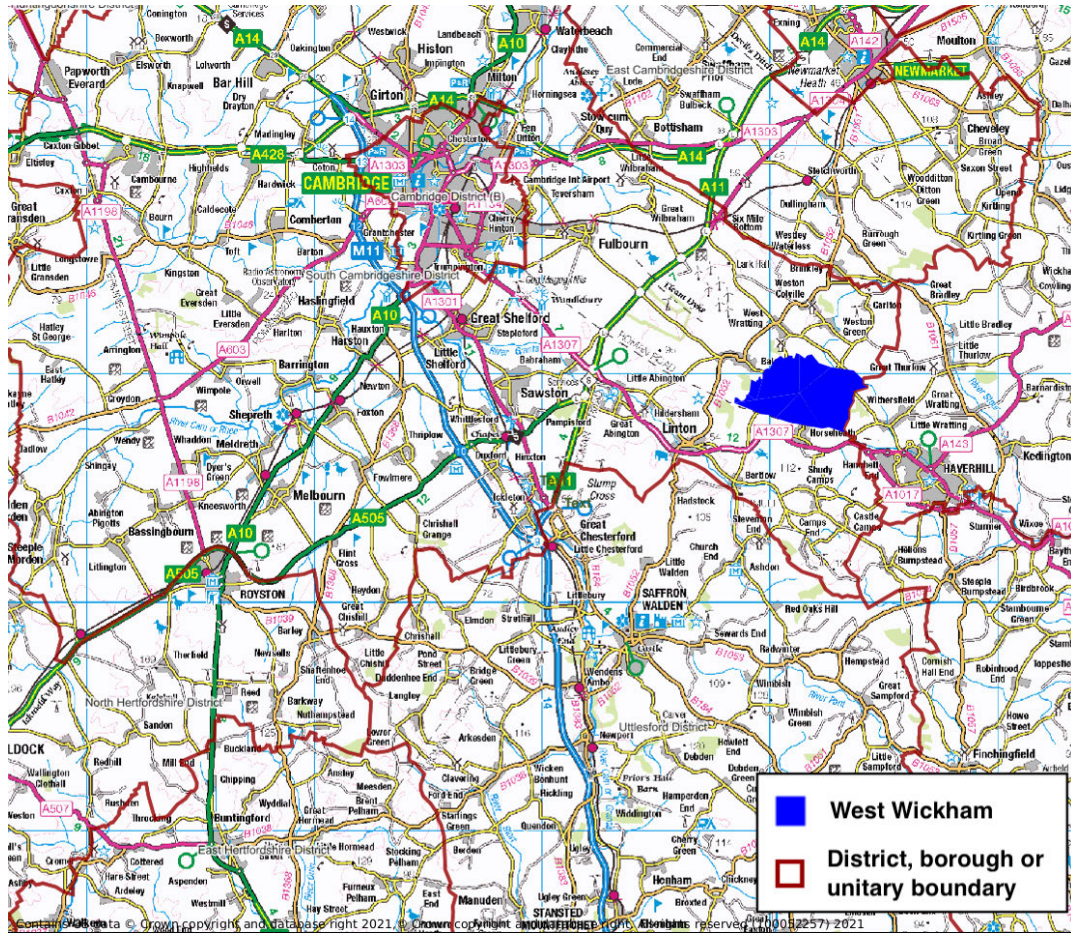


Figure 1: The Parish of West Wickham in South Cambridgeshire.

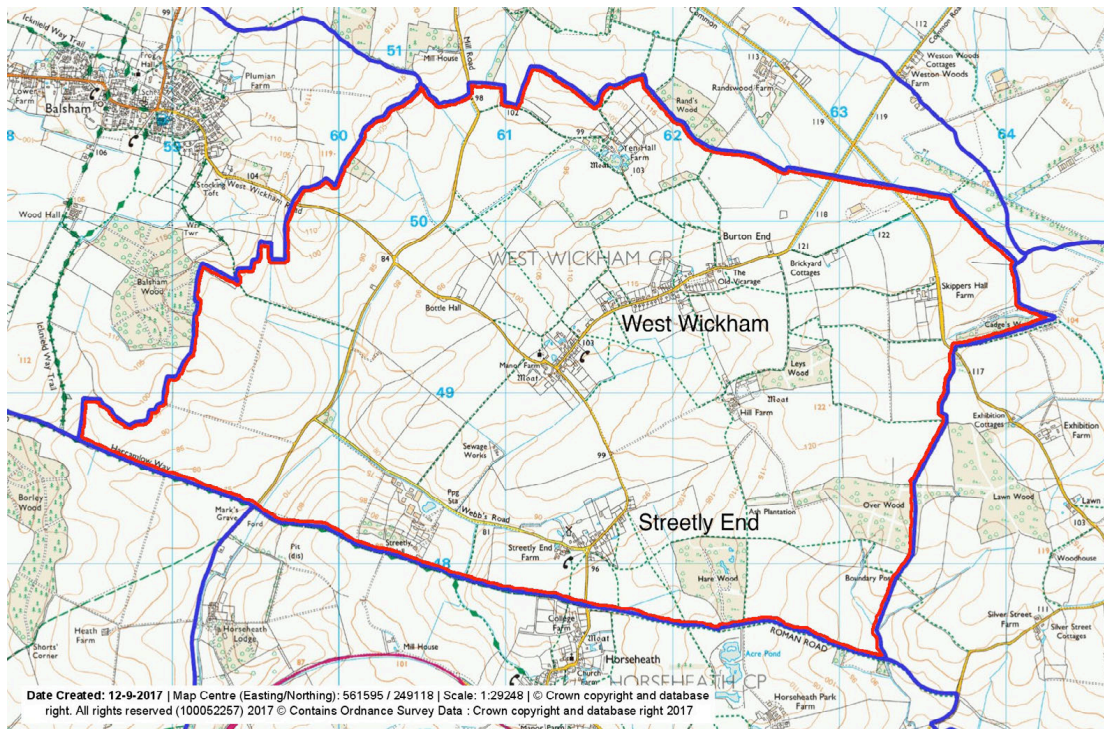


Figure 2: The area designated by South Cambridgeshire District Council on 17 November 2015:  
The Parish of West Wickham.

1.5 The wider landscape contains active farms centred on isolated farmhouses with some single houses along approach roads to the village. The majority pre-date planning regulations (two, based on medieval manors, are Listed - Old Streetly Hall and Yen Hall - while the moated site adjacent to the latter is a Scheduled Monument). Any exceptions have agricultural justification. Most of the older houses have been altered or extended over time, a few are direct replacements. There are some buildings, predominantly hangars, associated with the Second World War airfield of Wratting Common on the eastern edge of the parish which are now used as warehousing. There is a wide variety of architectural styles in the village with 30 Listed Buildings<sup>2</sup>.



**Figure 3: High Street looking east taken in early 20<sup>th</sup> C and in 2018.**

1.6 The village is almost entirely residential with very few people now employed locally in agriculture and most people commuting to work in Cambridge, Haverhill or further afield. There appears to be an increasing number of people working from home either self-employed or as employees. Public transport is extremely limited leading to 93.5% of households having at least one car or van<sup>3</sup>. There are now no shops or public houses. St Mary's Church is in active use while the Village Hall, opened in 2000, provides space for clubs, societies and other social and sports activities. A recreation ground including a children's playground is adjacent to the Village Hall along with allotments and a nature area.

1.7 Over 54% of the accommodation in the Parish is detached. Over three quarters is owner occupied and half of these are owned outright. Only 14% of dwellings in West Wickham have two or fewer bedrooms compared with 30% in South Cambridgeshire<sup>4</sup>.

1.8 The age profile of the Parish suggests a turnover with young adults leaving the Parish and families with young children moving into the Parish.

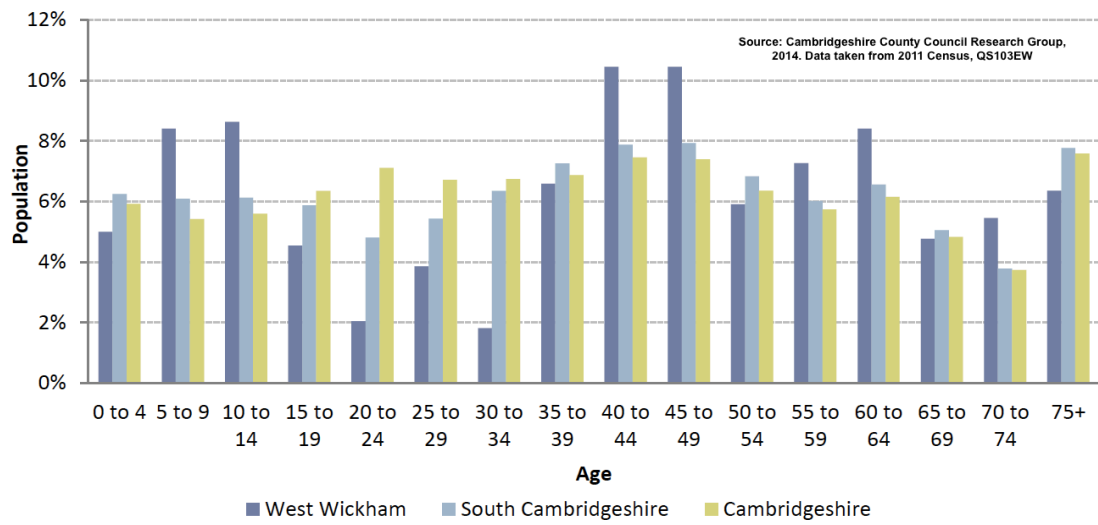
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<sup>2</sup> (Historic England, 1990)

<sup>3</sup> (Office for National Statistics, 2011)

<sup>4</sup> (Cambridgeshire County Council Research Group, 2014)





**Figure 4: Population age profile.**

## Planning Context

1.9 In order to be successful at examination this Neighbourhood Plan must meet a number of tests known as the basic conditions. This includes tests relating to the national and local planning context. This Neighbourhood Plan must have regard to the national policy and guidance issued by the government and it must be in general conformity with the strategic policies of the South Cambridgeshire Local Plan 2018 (hereafter referred to as the Local Plan)<sup>5</sup>.

1.10 The Local Plan explains that, due to the lack of services & facilities in the Parish any significant development is deemed to be unsustainable because of the disproportionate number of journeys outside the village this would create. The Local Plan classifies West Wickham and Streetly End as infill villages. This is the lowest tier in the Local Plan settlement hierarchy and accordingly there are strict policies that apply to new development proposals in this Neighbourhood Plan area.

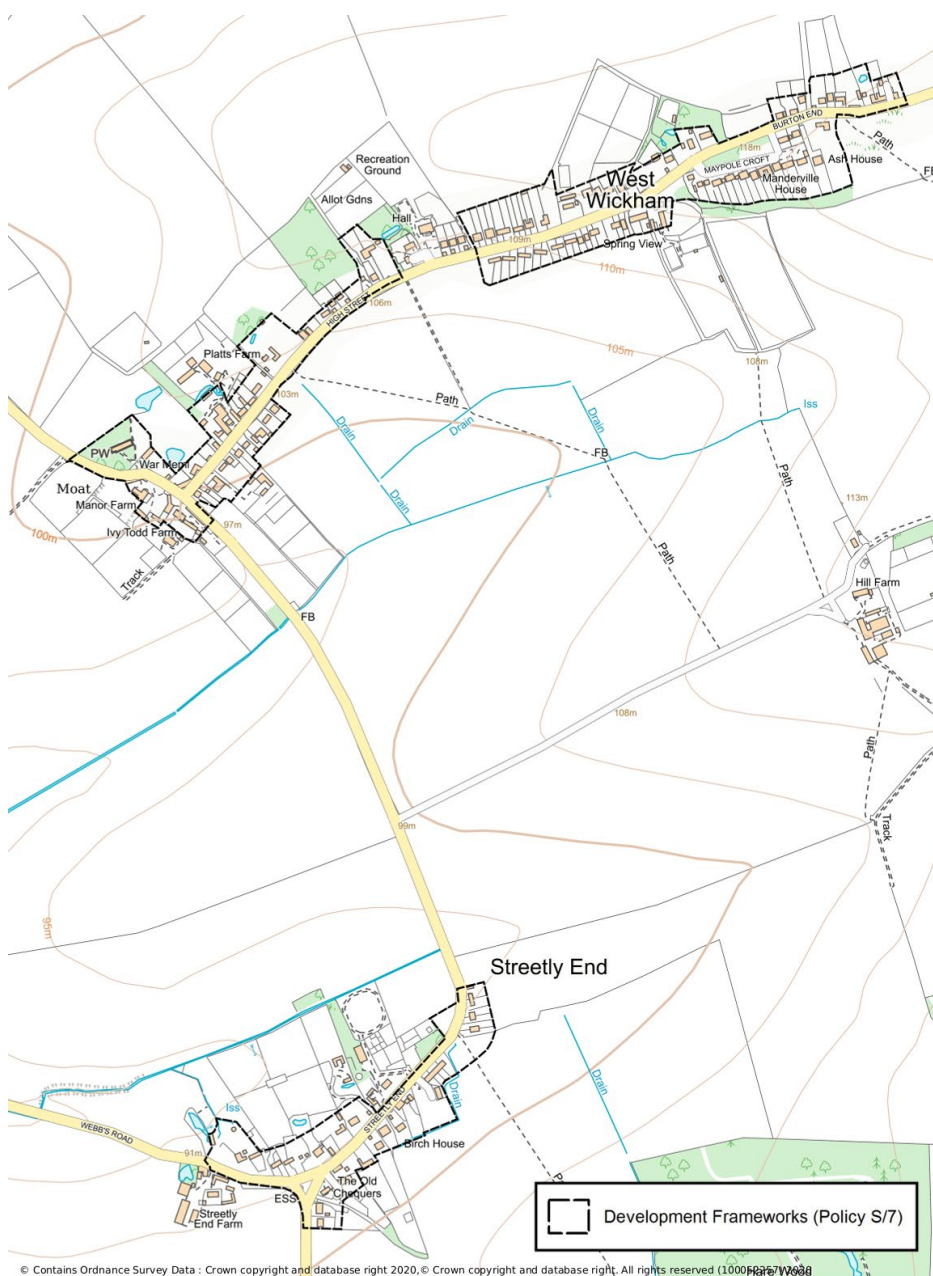
1.11 In the preparation of this Neighbourhood Plan and in the preparation of a development proposal in the Parish, it is important to consider the full range of Local Plan policies applicable to West Wickham parish (for example, Policy HQ/1: Design Principles). The relevance of each planning policy to a planning application will, in each case, depend on the nature and location of the development being proposed. A summary of the main Local Plan policies that have site-specific implications for the West Wickham Neighbourhood Plan area is set out below:

1. *S/7: Development Frameworks*: The Local Plan uses the term “development frameworks” to define boundaries where policies for the built-up areas of settlements give way to policies for the countryside. There are three development frameworks in the Parish as shown in Figure 5.
2. *S/11: Infill Villages*: The Local Plan states that development on any scale would be unsustainable in these villages, as it will generate a disproportionate number of additional journeys outside the village. Development will not be permitted on sites capable of accommodating scheme sizes significantly larger than 2 or exceptionally 8 dwellings in Infill Villages. The policy clarifies that exceptional circumstances (where up to 8 dwellings could be permitted) would only apply to brownfield sites if they bring positive overall benefit to the village.
3. *NH/5: Sites of Biodiversity or Geological Importance*: This policy explains how development proposals affecting sites of biodiversity or geological importance will be determined. The Local Plan Policies Map identifies four areas in West Wickham as being of biodiversity or geological importance (Over Wood Site of Special Scientific Interest (SSSI), Hare Wood County Wildlife Site (CWS), Leys Wood (CWS) and Cadge’s Wood (CWS))
4. *NH/7: Ancient Woodlands and Veteran Trees*: This policy states that planning permission will be refused for development resulting in the loss or deterioration of ancient woodland. There are four areas of ancient woodland (Hare Wood, Over Wood, Leys Wood and Cadge’s Wood) in West Wickham parish shown on the Local Plan Policies Map.
5. *NH/11: Protected Village Amenity Areas*: The Local Plan says that development will not be permitted within or adjacent to Protected Village Amenity Areas (PVAAs) if it would have an adverse impact on the character, amenity,

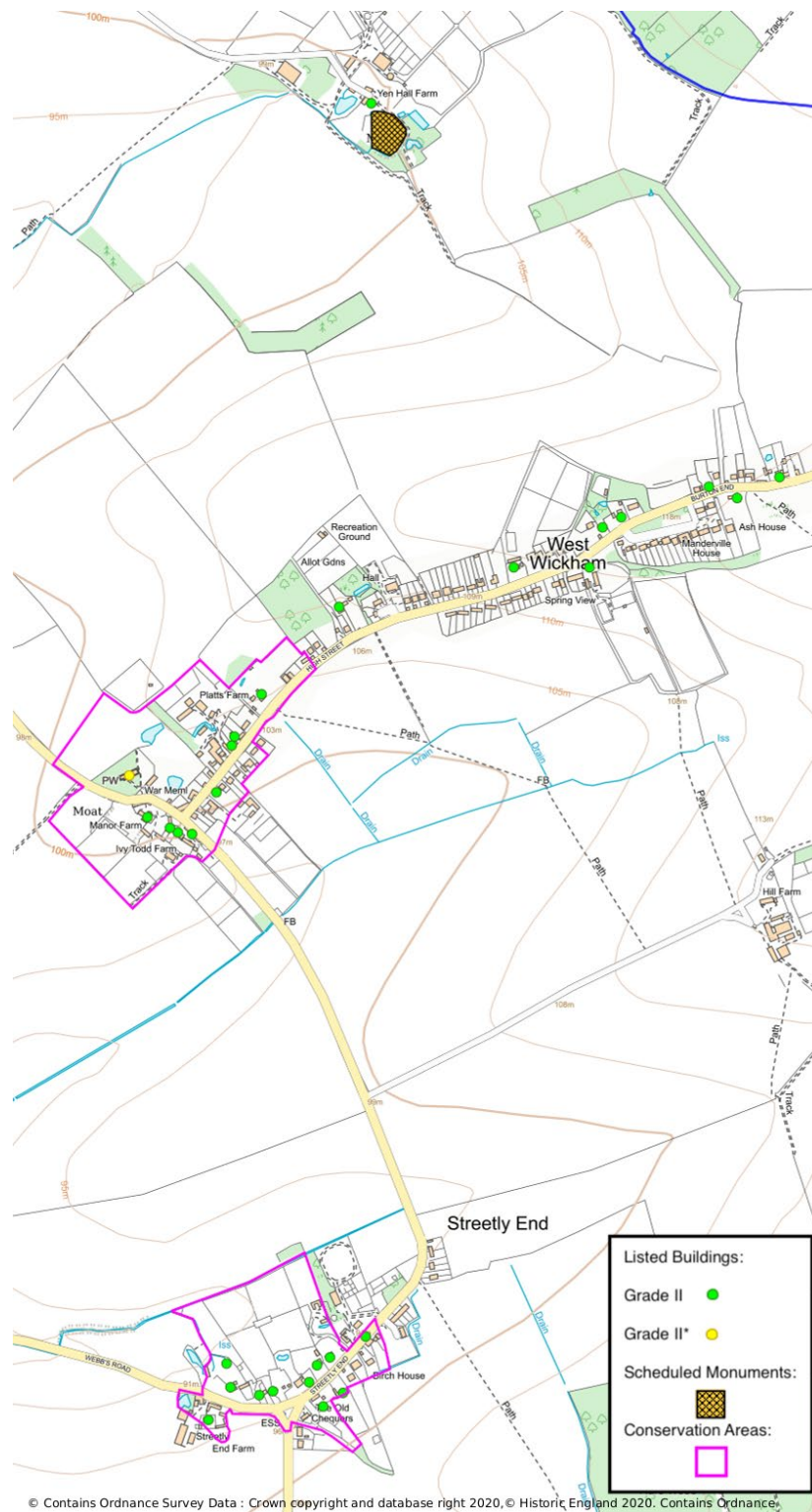
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<sup>5</sup> (South Cambridgeshire District Council, 2018)

- tranquillity or function of the village. The 2018 Local Plan Policies Map identifies two areas of PVAAs in the Parish. These are both in Streetly End.
6. *NH/13: Important Countryside Frontage:* The Local Plan says planning permission for development will be refused if it would compromise the purposes of an Important Countryside Frontage. The 2018 Local Plan Policies Map identifies one Important Countryside Frontage in Streetly End.
  7. *NH/14: Heritage Assets:* This policy sets out the district's development management approach to development proposals which impact the historic environment and heritage assets in the district. The historic environment and heritage assets in West Wickham parish include two Conservation Areas, a high number of listed heritage assets (see Figure 6), non-designated heritage assets (assets which are of local historic importance but are not statutorily listed) and the landscape.



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**Figure 5: South Cambridgeshire Local Plan 2018 development frameworks.**



**Figure 6: Listed Heritage Assets in the Parish.**

1.12 At the time of writing South Cambridgeshire District Council & Cambridge City Council are developing a new Greater Cambridge Local Plan. It is anticipated that the new plan will be adopted in 2023/2024 with a plan end date of 2041 and it is likely this Plan will overlap with it. This plan aims to be compatible with the *First Proposals* of the Greater Cambridge Plan appropriate to the Parish.

## Chapter 2 Key Issues

2.1 Following initial engagement with the community to establish that there was support to develop a Neighbourhood Plan, the Parish was designated as a Neighbourhood Area in November 2015. Under the direction of the Parish Council a Working Group was established to develop a Neighbourhood Plan.

2.2 The Working Group carried out a number of questionnaire surveys and arranged drop in sessions at the Village Hall.

### Issues Identified in Early Community Consultation

2.3 After early consultation with the community the following key issues in the Parish were identified:

#### **Inappropriate Development**

2.4 Development in the village has not consistently respected the character of the village, the historic linear settlement pattern and surrounding historic buildings. For example:

- Backfill development has been allowed in Burton End contrary to the predominately linear historic growth.
- Some properties have been built that are out of scale with their surroundings.

#### **Meeting the housing needs of local people**

2.5 Where new housing has been built it has been limited in mix, dominated by non-affordable larger units<sup>6</sup>. This has exacerbated imbalance of our housing stock and is not perceived to meet the needs of local people. Community support is focused on delivering a mix of homes including affordable, smaller family homes and opportunities for downsizing for local people<sup>7</sup>.

#### **Protecting the natural environment**

2.6 Development has seen the loss of green space and wildlife habitats. The community is in close proximity to wildlife living in the agricultural and natural landscape and the desire to protect existing habitats is widespread. The community is concerned that:

- Infilling has led to the loss of gardens and green spaces.
- Mature trees & hedges have been destroyed to make way for development.

#### **Community Amenity Space**

2.7 There is majority support in the village to improve facilities, for example a café, social opportunities for older residents, a youth club and bar.

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<sup>6</sup> (Cambridgeshire ACRE, 2017)

<sup>7</sup> (West Wickham Parish Council, 2015)

## **Sustainable Travel & Road Safety**

2.8 The Parish is only served by limited bus services that do not meet community needs. Overwhelmingly the community is reliant on private car use. Opportunities for non-motorised users are limited by the need to use national speed limit roads between West Wickham, Streetly End and Horseheath.

2.9 The Parish also suffers from persistent speeding, which adds to the perception of risk when travelling on foot or by bicycle or horse.

2.10 In response to these concerns the Working Group undertook more detailed analysis and consultation with the community on specific issues:

- a) The most important aspects of the character of the Parish as perceived by the community were documented in a detailed Character Assessment document.
- b) Cambridgeshire ACRE carried out a Housing Need Survey in 2017.
- c) The community was consulted on the value of various green spaces in the Parish.

## **Conclusions from Community Engagement & Analysis**

2.11 The Working Group used the feedback from the community consultation, alongside the evolving evidence to reach a consensus on the strengths, weaknesses, opportunities and concerns applicable to the plan area. This provided a good basis from which to develop an appropriate vision and plan objectives.

### **Strengths**

- a) The Parish has a varied, high quality and interesting built environment. This includes a characteristic layout of historic linear settlements (broken down into four distinct areas in the West Wickham Character Assessment). The area has a rich development history with two Conservation Areas, over thirty Listed Buildings and one Scheduled Monument.
- b) The policies in the Local Plan that apply to West Wickham are consistent with the scale of development envisaged by the community.
- c) The Parish has an unspoilt landscape setting and the community enjoys a pervasive connection to the countryside.
- d) There are rich natural biodiversity assets throughout the Parish including four areas of ancient woodland and one designated Site of Special Scientific Interest (SSSI).
- e) The Parish is largely unlit with low levels of light pollution.
- f) There is a good local footpath network that is well used.
- g) The Village Hall supports a range of community groups that enhance social inclusion and wellbeing.
- h) The broadband provision is good in the High Street and Burton End.

### **Weaknesses**

- a) Some infill development has been of an inappropriate density or otherwise adversely affected village character.

- b) There is limited variety of housing mix in terms of tenure and size with existing stock dominated by larger properties.
- c) There is a lack of affordable housing options.
- d) There is a limited range of clubs, societies and social opportunities.
- e) The Parish has no shop, schooling or medical facilities.
- f) The public transport is not heavily used as options are limited.
- g) The village lacks sustainable transport routes for safe walking, cycling and horse riding.
- h) The roads are perceived to be unsafe for non-motorised users due to volume and speed of through traffic, especially in Streetly End.
- i) Broadband provision is insufficient at some outlying properties and in Streetly End.

### **Opportunities for our Neighbourhood Plan**

- a) Our Character Assessment and Neighbourhood plan policies can be used to ensure future development enhances the character of the Parish.
- b) Small scale development can be tailored to local need.
- c) Designated Protected Village Amenity Areas, Local Green Spaces and Important Countryside Frontages will preserve the areas that are special to the community.
- d) The aspirations for improving routes for non-motorised users and increased amenity space in the village have been recorded for future funding opportunities.

### **Concerns for the Future**

- a) If the imbalance in the housing mix is not improved the community will continue to lose diversity due to high house prices and limited affordable housing options.
- b) If future development does not respect the characterful views through to the countryside the connection to the natural and agricultural landscape will be diminished.
- c) Under paragraph 11 of the National Planning Policy Framework, if South Cambridgeshire District Council were unable to demonstrate that it can meet its five year housing land supply, as set out in the Local Plan it may be possible to secure planning permission for new homes where it has not been possible in the past<sup>8</sup>. This development may be approved even when there is no support from the local planning authority. Such development could be detrimental to the character and natural environment of West Wickham. Development of this nature was approved when the local authorities land supply was considered out of date in 2016 & 2017. This resulted in approval for dwellings being granted in Streetly End outside the development framework against the recommendation of the Parish Council.
- d) Facilities and services could become increasingly unsustainable due to changing demographics.

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<sup>8</sup> (Ministry of Housing, Communities & Local Government, 2021)

e) Further declines in public transport would discriminate against the young and old.

### Issues not addressed directly by this plan

2.12 Not all of the issues raised during the community consultation can be addressed by this Neighbourhood Plan:

1. Delivery of public services: The scale of development required to deliver schools, medical facilities and the like would be environmentally unsustainable and incompatible with the strategic objectives of the Local Plan. Such large scale growth does not have community support.
2. Public transport improvements: This Neighbourhood Plan cannot influence bus subsidies, timetabling or routing decisions by the bus operators.
3. The Neighbourhood Plan is not the appropriate mechanism to register widespread community objections to the proposed A1307 replacement dual carriageway proposed by the Haverhill A1307 Strategy Board.
4. The scale of development that would be sustainable and appropriate will not provide the funding for substantial investment in new amenity spaces.
5. The re-classification of existing rights of way is not within the scope of the Neighbourhood Plan unless directly related to new development. There are legal implications and it would involve extensive consultation with statutory authorities, landowners and users.

2.13 There are some areas where the evidence gathered during the forming of this Neighbourhood Plan can be used to guide and support other organisations in targeting improvements in the Parish. This evidence is presented in Chapter 5:

1. There is widespread support for providing additional amenity space in the Parish. Whilst Policy WWK/11: The Village Hall Site (in this plan) supports the delivery of enhanced facilities on the site of the Village Hall, the delivery of this will be dependent on initiatives including funding streams coming forward outside the planning process.
2. There is a desire to reduce the speed of vehicles travelling through the Parish.
3. A safe route for non-motorised users between West Wickham, Streetly End and Horseheath is a community priority to encourage sustainable travel and recreation.



## Chapter 3 Vision and Objectives

3.1 The vision for the Neighbourhood Plan is:

**Our Neighbourhood Plan has at its core the ambition to enhance the lives of current and future residents by protecting the rural character of the Parish of West Wickham, the balance of built, agricultural and natural landscapes, its diverse wildlife and its tranquillity.**

### Objectives

3.2 To underpin this vision, this Neighbourhood Plan identifies two overriding objectives:

- Objective 1: Protect the valued characteristics of West Wickham through locally targeted policies that protect and enhance the Natural and Historic environment of the Parish.
- Objective 2: Sustain a diverse and thriving community with policies that support and facilitate improvements in the provision of community facilities and that deliver a housing mix that meets the needs of local people. This means providing smaller dwellings for the young and old who wish to remain in the Parish.

3.3 The vision and the two objectives identified here are regarded as a way to strengthen the planning context already provided by the Local Plan and through national policy. This is explained in the illustration in Table 1 below.

	<b>Objective 1</b>	<b>Objective 2</b>
<b>Notes on the Local Plan</b>	Local Plan policies do not describe the specific attributes of West Wickham and Streetly End with respect to: <ul style="list-style-type: none"> <li>- Linear Development</li> <li>- Dark Skies</li> <li>- Street scene</li> </ul>	Local Plan Policies strictly limit the number of dwellings that can be built in the village and Parish. Due to national policy, the Local Plan is unable to require developments lower than a certain size to include affordable housing although the Local Plan does support the delivery of affordable housing for local people on rural exception sites. The Local Plan isn't specific about the size of developments that should come forward in the Parish.
<b>Neighbourhood Plan response and outcome</b>	Local Policies that detail the most valued characteristics of the Parish.  Designation of Local Green Spaces and Important Country Side Frontages.  Local natural and historic environment has specific protection in addition to that mandated by the Local Plan.	Housing policies require delivery of smaller dwellings where appropriate. Smaller dwellings help balance the housing mix, providing suitable accommodation for younger people and the old wishing to downsize.  Identify where there is scope and support for improved provision of community facilities. A policy identifying the site of the village hall as being suitable for future expansion of facilities.

**Table 1: Plan response to Local Plan context and outcomes.**

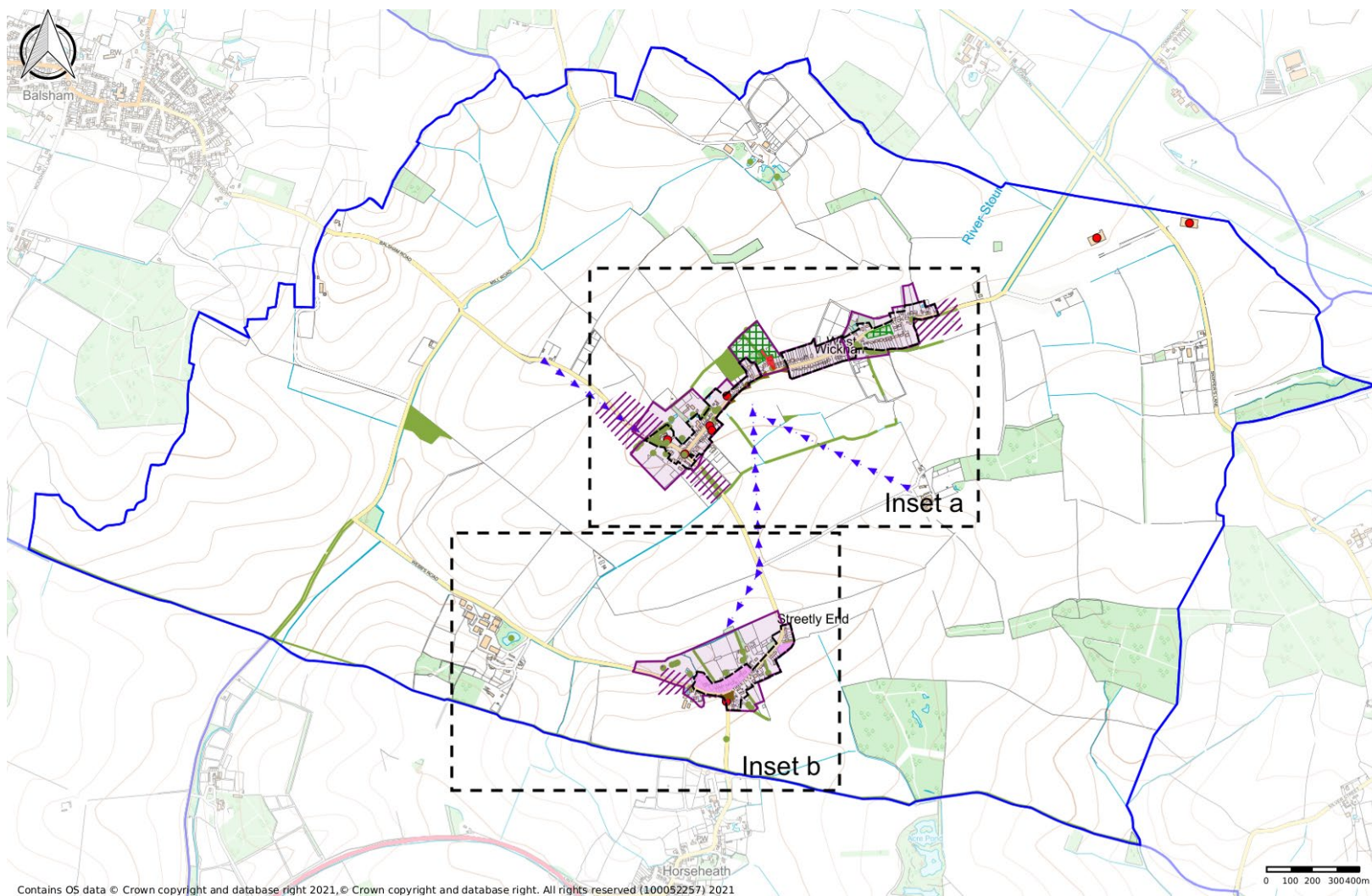
## Planning Policies

3.4 The planning policies are set out in Chapter 4. The illustration below is intended to demonstrate how the individual planning policies are linked to the two overriding objectives:

Policies	Objective 1: Protect the valued characteristics of West Wickham through locally targeted policies that protect and enhance the Natural and Historic environment of the Parish.	Objective 2: Sustain a diverse and thriving community with policies to deliver a housing mix that meets the needs of local people. This means providing smaller dwellings for the young and old who wish to remain in the Parish.
WWK/1: Settlement patterns and identity	✓	
WWK/2: Built environment characteristics	✓	
WWK/3: Heritage assets	✓	
WWK/4: Local Green Spaces	✓	
WWK/5: Important Countryside Frontages	✓	
WWK/6: Dark landscape	✓	
WWK/7: Biodiversity and green infrastructure	✓	
WWK/8: Access to the countryside	✓	
WWK/9: Delivering smaller homes in West Wickham		✓
WWK/10: West Wickham exceptional circumstances		✓
WWK/11: The Village Hall site		✓

**Table 2: Objectives and Policy Summary.**

## Chapter 4 Plan Policies



**Figure 7: Parish policy map overview.**

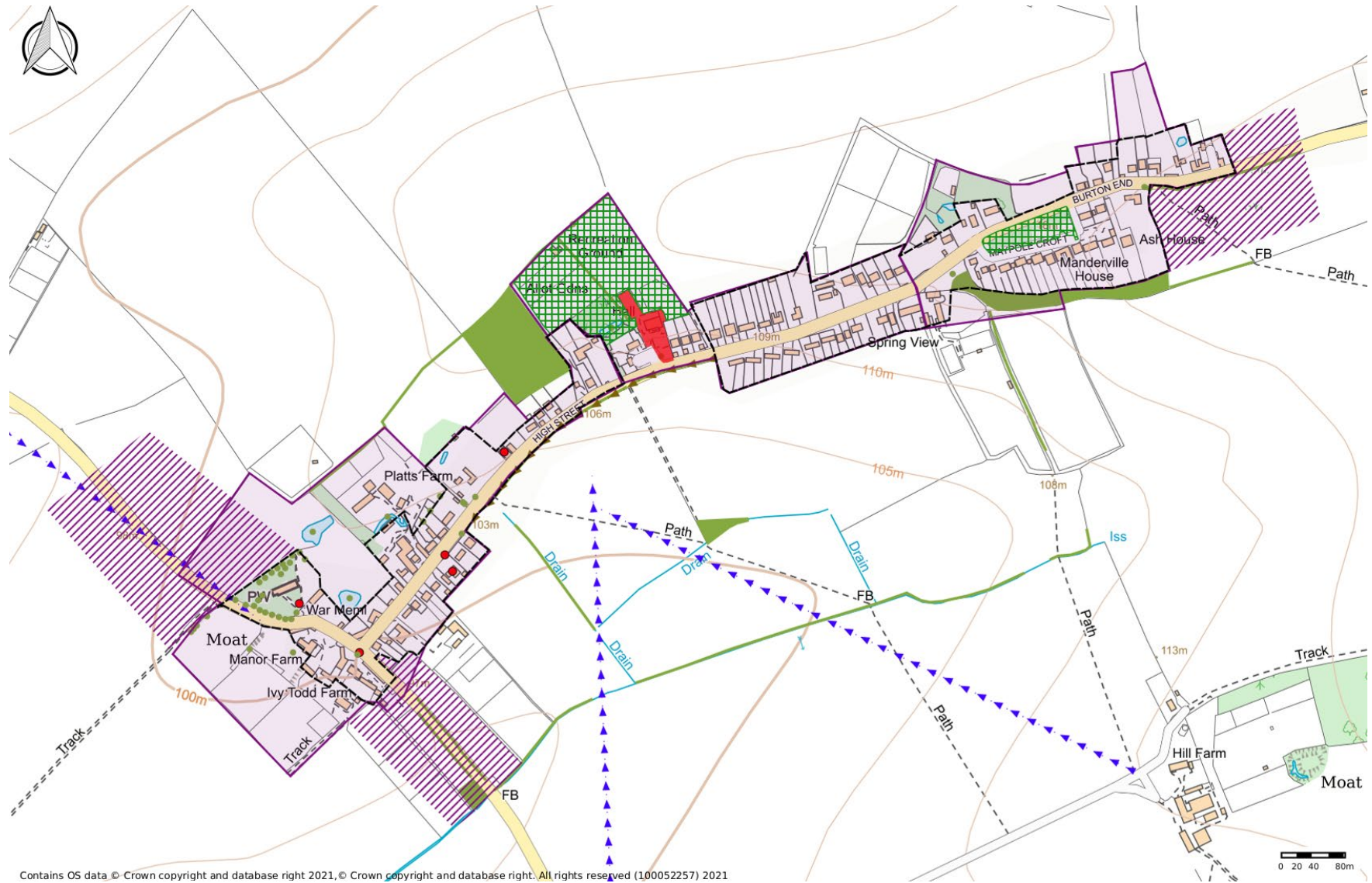


Figure 8: West Wickham policy map overview (inset a).

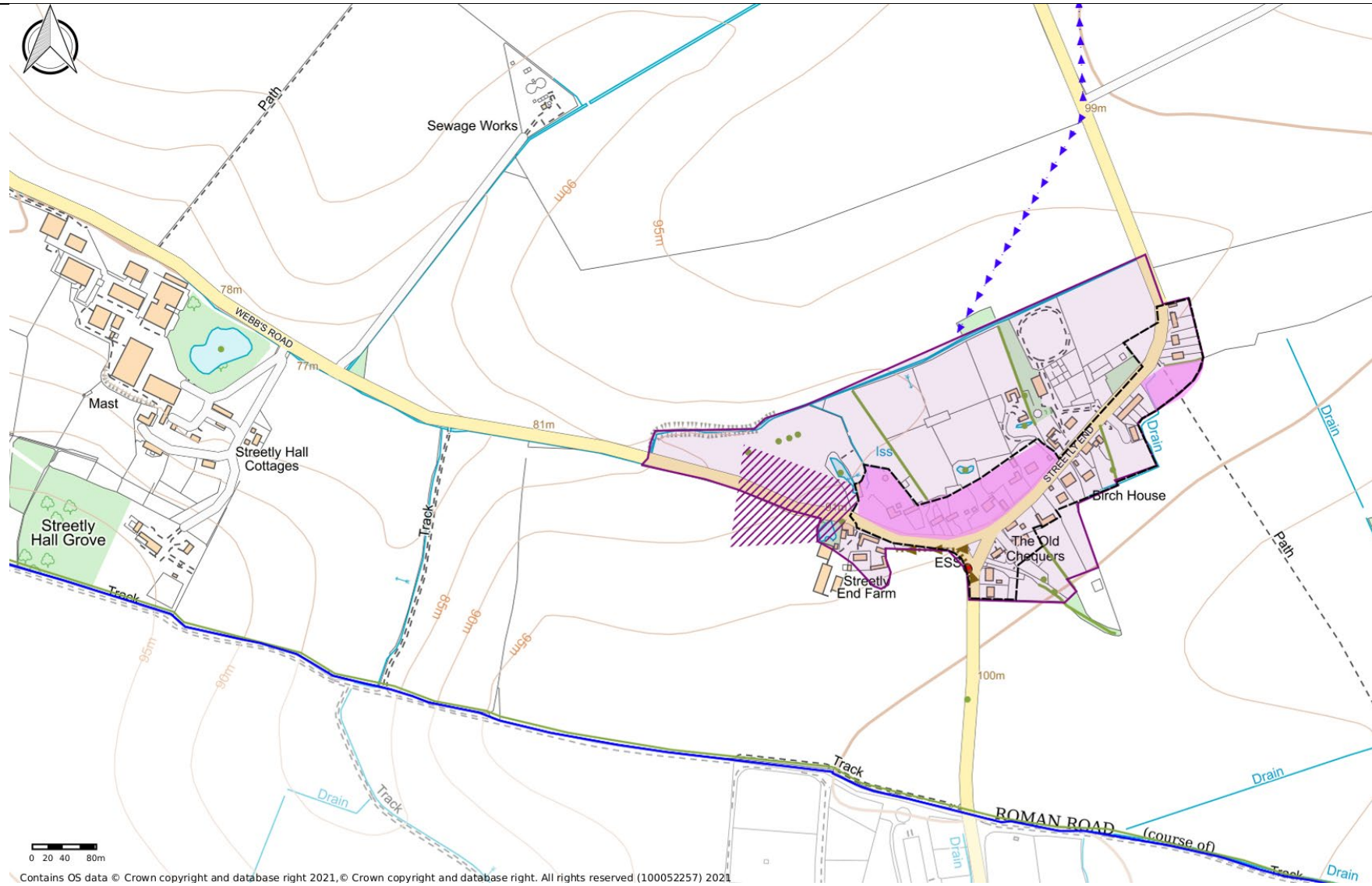












Figure 9: Streetly End policy map overview (inset b).

	Parish boundary (the designated area)
	WWK/1: Settlement patterns and identity: Village Gateways
	WWK/1: Distinctive & valued views.
	WWK/2: Built environment characteristics: Character Assessment Areas
	WWK/3: Heritage assets
	WWK/4: Local Green Spaces
	Existing Protected Village Amenity Areas designated by the South Cambridgeshire Local Plan 2018
	WWK/5: Important Countryside Frontages
	WWK/7: Biodiversity and green infrastructure
	WWK/11: The Village Hall site

**Table 3: Policy maps key.**

4.1 This chapter covers the following policy topics:

- The spatial strategy for the West Wickham neighbourhood plan area
- Protecting village character and heritage assets
- Local Green Spaces, Protected Village Amenity Areas and Important Countryside Frontages
- Protecting and enhancing the natural environment
- Housing
- The Village Hall site

4.2 Some of the planning policies relate to specific areas of land in the parish. Where this is the case the policy is accompanied by a Policy Map. Figure 7 shows all these extents parish-wide and Figure 8 and Figure 9 show these for West Wickham village and Streetly End hamlet respectively.

## The Spatial Strategy for West Wickham Neighbourhood Plan Area

4.3 This section describes the high level shape of future development in the Parish. The objective of our strategy is to support only small scale sustainable development appropriate to size of the village. We consider this objective to be largely met through existing Local Plan policies.

4.4 To inform the Neighbourhood Plan, and in line with paragraph 67 of the National Planning Policy Framework (NPPF) 2021, South Cambridgeshire District Council provided the West Wickham Neighbourhood Plan group with an updated housing requirement figure to be met during the period 2018 to 2031. This figure is 3 dwellings. This number has already been exceeded, in part, through the delivery of 4 affordable dwellings as part of a rural exception site.

4.5 Local Plan Policy S/7: Development Frameworks allows for development within the defined development frameworks. Outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other Local Plan policies will be permitted.

4.6 Local Plan Policy S/11: *Infill Villages* allows for limited development within the defined development frameworks. The policy for infill villages is appropriate for West Wickham so this Neighbourhood Plan does not attempt to duplicate it. It is summarised here to give the context in which this Plan sits:

1. Development will be directed to within the development framework boundary, as reproduced in Figure 5.
2. Infill Development within the development framework boundary will be restricted to one dwelling or two dwellings within a continuous built up frontage.
3. In very exceptional circumstances a slightly larger development (not more than about 8 dwellings) within the development framework boundary may be permitted where this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village. Policy WWK/10 in this plan sets out expectations as to how such a scheme could bring overall benefit to the village.

4.7 This Neighbourhood Plan supports, in principle, the expansion of Village Hall facilities on the existing site which falls outside the development framework. Other than this, there are no allocations for development outside the development framework in this plan.

## Protecting Village Character and Heritage Assets (Policies WWK/1, WWK/2 and WWK/3)

4.8 Development should sustain and enhance the special character and distinctiveness of the village's historic rural environment including settlement area, buildings and the surrounding countryside in accordance with both local and national planning policies. Details of this distinctiveness are set out in *West Wickham Character Assessment 2018* which should be read in conjunction with this Plan<sup>9</sup>.

### Policy WWK/1 Settlement patterns and identity: context and rationale

4.9 West Wickham is in a regional landscape classified in the East of England Typology classification system (by Landscape East) as Wooded Village Farmlands<sup>10</sup>. This is defined as a gently rolling elevated landscape with ancient woodland blocks and is an open landscape with long distance views.

4.10 The main settlement is along a ridge with gently sloping valleys on either side. The hamlet of Streetly End lies on the sides of another shallow valley to the south. Both settlements are linear in nature with extensive views both from and to the agricultural landscape with its scattered farmhouses and treed skyline. This makes a strong contribution to the rural character of the village which, from comments received in the consultation process, is highly valued by residents. Trees, hedges, small fields (many early historic enclosures) and long gardens help to soften the edges of the settlements and provide wildlife habitats and green infrastructure networks.

4.11 Chapter 3 of the District's Design Guide adopted as Supplementary Planning Document (SPD) in 2010, provides an analysis of village landscape and settlement for the different character areas in the district including the South-East Claylands where West Wickham lies<sup>11</sup>. The SPD provides the following description for overall landscape character in the South-East Claylands. The description is fitting for our parish:

*"This is an undulating area reaching 100 – 120 meters in height on the hilltops. A scattering of farmsteads and small settlements interspersed with farm woodlands, contribute to landscape character. The field sizes are mostly large, but are united by the gently rolling landform and woodland. Smaller fields, landscape and woodlands closer to edges of settlements give a more intimate scale. An historic irregular field pattern remains; Earthbanks are a distinctive feature along with some roadsides, reflecting ancient hedge and bank field boundaries; a few still retain their hedges. Long open views extend to wooded skylines, and sometimes village rooftops and church towers. The area has a surprisingly remote, rural character."*

4.12 In terms of settlement character, the SPD notes that in this character area, most small villages and hamlets are sited on valley sides or on ridgetops, often having a linear form. This is true for West Wickham and Streetly End respectively. The SPD specifies design principles that are applicable to this Parish. This includes the recommendation that small extensions to villages on hilltops should be located along ridgelines, and extensions to villages on valley sides should be located parallel to the contours of the

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<sup>9</sup> (West Wickham Neighbourhood Plan Working Group, 2018)

<sup>10</sup> (Landscape East, 2011)

<sup>11</sup> (South Cambridgeshire District Council, 2010)



hillside. The SPD also recommends that the strong linear form of villages and hamlets should be maintained by limiting backland and cul-de-sac development.

4.13 The main village and the hamlet of Streetly End have historically clear separate identities. Streetly End is particularly attractive with a high proportion (nearly half) of Listed Buildings within a Conservation Area. Development on settlement edges which closes the gap between the main village and Streetly End and Streetly End and the nearby village of Horseheath would compromise these distinct identities and strong sense of place. It could also result in extensive and obtrusive ribbon development.

4.14 The entrances shown on Policy Map 1 into West Wickham village and the hamlet of Streetly End provide a strong rural and historic setting to the settlements.

#### Village Gateways 1 and 2: St Mary's Church

4.15 These two gateways lie in the West Wickham Conservation Area. The landmark Grade II\* listed St Mary's Church (Figure 10) is located at the western entrance to West Wickham village and in the heart of the Conservation Area. Both church and Conservation Area as a whole provide a strong setting of great character at both entering and leaving the village. With its foreground of fields and its surrounding lime trees, the church is a major landmark that can be seen for some distance around and from approach roads into the village.

4.16 Village Gateway 1 provides the entrance into West Wickham village from the north along the Balsham Road to St Mary's Church and its landscaped setting dominates the entrance to the village on the left side; the trees and established hedgerow dominate the entrance and hide the church the closer the approach towards the village (when travelling from the north). On the right-hand side, arrival at the settlement edge is marked by the characteristic flint, field stone and brick wall and boarded barn along the boundary to the Grade II listed Manor Farm.

4.17 Village Gateway 2 provides the entrance into the village from the south. As the junction with the High Street is approached through small fields on either side, the village gateway is framed with views of the St Mary's Church ahead, to the left the Grade II listed barn at Ivy Todd Farm and the turning into the High Street on the right (Figure 11).



**Figure 10: Village gateways to the NW (1) and SE (2) of St Mary's Church.**



**Figure 11: Village gateway (2) to SE of St Mary's Church.**

### Village Gateway 3: Streetly End Windmill

4.18 This village gateway lies in the Streetly End Conservation Area. The Grade II listed tower windmill is a strong landmark at the village gateway into Streetly End from the west along Webbs Road (Figure 12). Adjacent meadows, mature trees (including a rare elm) add to this to make a strong feature on entering and leaving the village.



**Figure 12: Village gateway (3) east of Streetly End.**

#### Village Gateway 4: Burton End

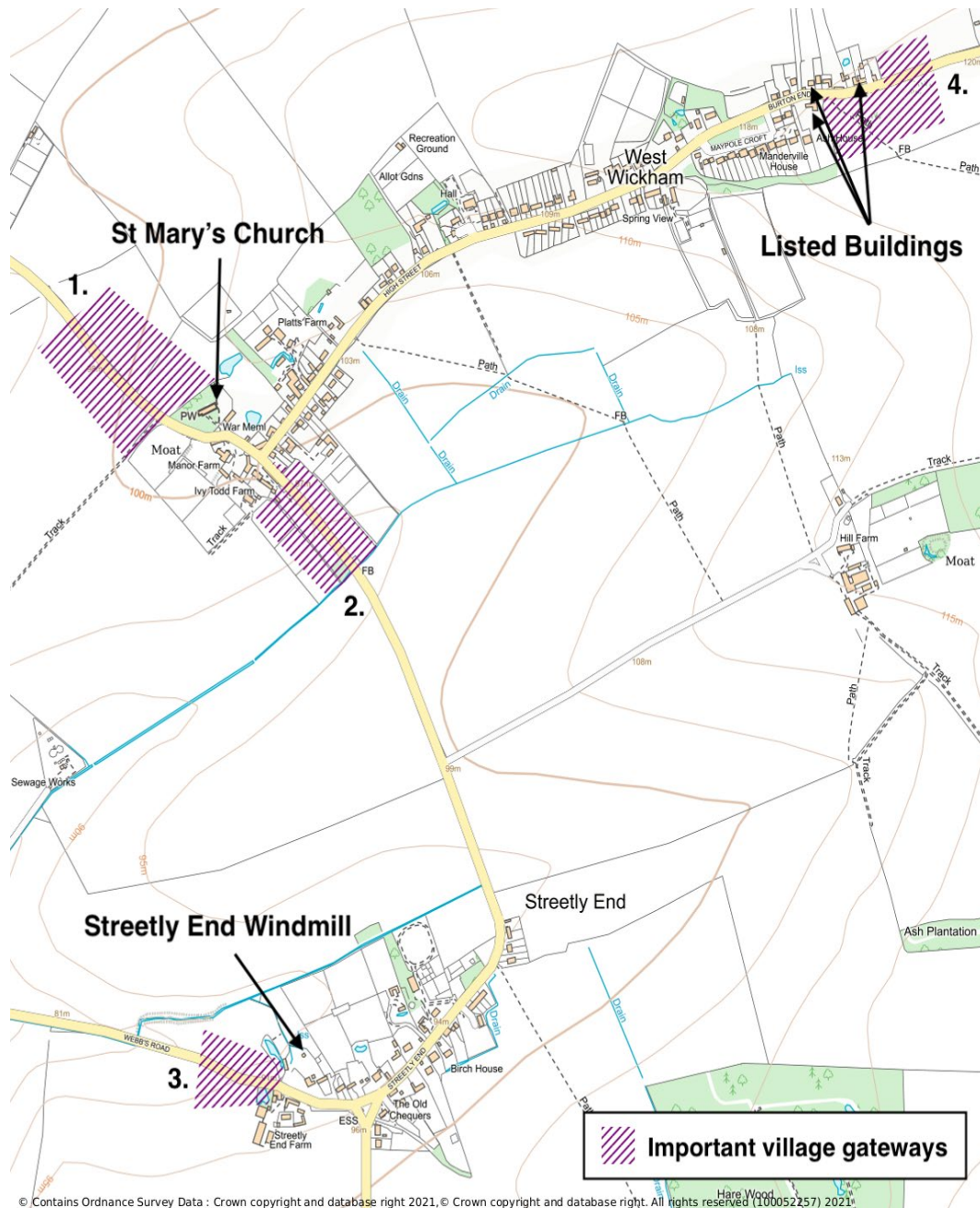
4.19 When travelling into the village from the east along Burton End, as well as departing the village, a group of Grade II Listed cottages on the northern side overlooking open countryside and the Grade II Listed Old Vicarage to the south, provide an attractive village gateway (Figure 13 & Figure 14).



**Figure 13: Village gateway (4) east of Burton End.**



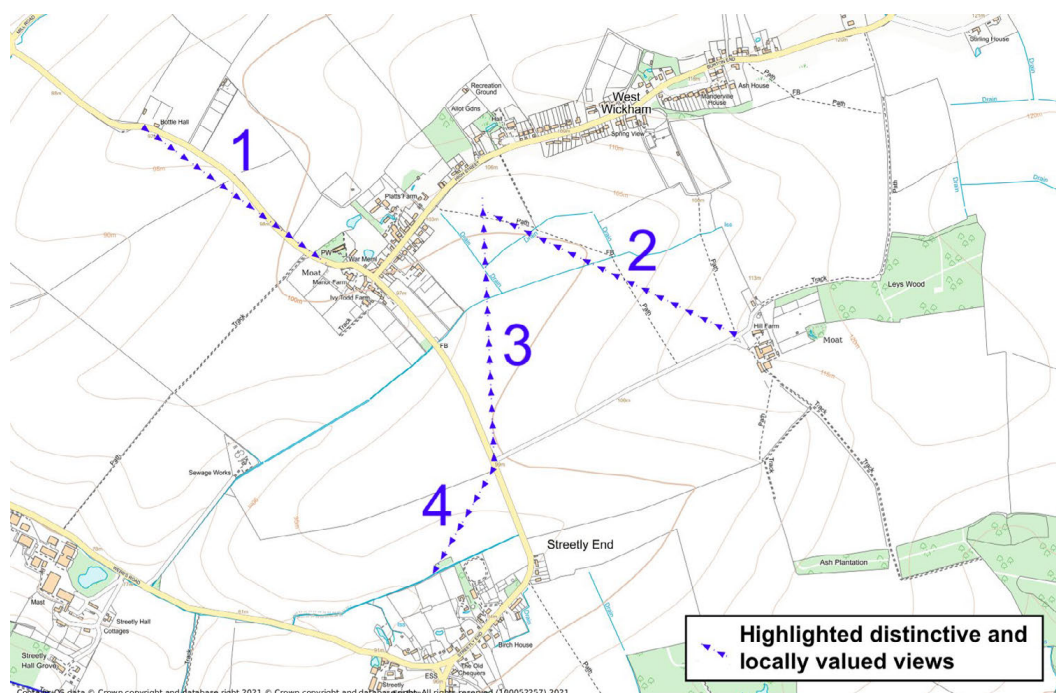
**Figure 14: Village gateway (4) cottages in Burton End.**



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**Policy Map 1: Important Village Gateways (WWK/1).**

4.20 Policy Map 2 shows the following four distinctive and locally valued views looking into the settlements of Streetly End and West Wickham from the surrounding area.



**Policy Map 2: Highlighted distinctive and locally valued views (WWK/1).**

- View 1 is from the West Wickham Road on the northern approach towards the village. The view is shown on Figure 15. The Grade II\* Listed Church of St Mary's is a prominent feature in this view. The attractive treed skyline and the open space in the foreground provides an attractive setting to this approach. They also contribute to the setting of the Listed Building. A series of similar views can be enjoyed along the length of West Wickham Road on the northern approach. The view shown on Policy Map 2 is illustrative of a long series of views.



**Figure 15: View 1 from West Wickham Road on the northern approach towards the village.**

- View 2 is from the public right of way near Hill Farm to the south of the High Street. As can be seen in Figure 16 this is a long open view. The linear village of West Wickham appears intermittently but is mostly nestled comfortably in amongst a largely wooded skyline. A significant feature in this view is St Mary's

Church located at the western gateway into the village. Similar views can be enjoyed along this footpath. The view shown on Policy Map 2 is illustrative of a long series of views.



**Figure 16: View 2 from Hill Farm to the south of the High Street.**

- View 3 is from the road between West Wickham and Streetly End. The view is shown on Figure 17. Again, this view is long and open. The linear village of West Wickham appears intermittently and the buildings are mostly comfortably nestled in amongst the trees. Built development along the southern side of the High Street is more intrusive on the skyline. This demonstrates the visual sensitivity of the existing gap in the building line to further development. This view is taken in when departing Streetly End to head north towards Balsham. It demonstrates the intervisibility between the two settlements of the Parish. Similar views can be enjoyed along the road. This view is therefore a representative view.



**Figure 17: View 3 from the road between West Wickham and Streetly End looking towards West Wickham.**

- View 4 is from the same point as View 3 above but instead looking in a south-westerly direction towards Streetly End. The view is shown on Figure 18. The settlement of Streetly End is mostly hidden in amongst the largely wooded skyline. Where buildings are seen they are nestled comfortably in the trees and the settlement contributes to landscape character. The view is taken from the

only motorised route linking the two settlements. As with View 3 it demonstrates the close connection and intervisibility between the two settlements. Similar views are enjoyed along a short stretch of the road. The view shown on Policy Map 2 is illustrative of a short series of views.



**Figure 18: View 4 from the road between West Wickham to Streetly End looking towards Streetly End.**

### **Policy WWK/1 Settlement patterns and identity: intent**

4.21 Local Plan Policy HQ/1: Design Principles states, amongst other things, that new proposals must preserve or enhance the character of local urban and rural areas and respond to their context in the wider landscape. The intent of Policy WWK/1 is to provide local specific context to this strategic policy.

4.22 Defining characteristics of the Parish are the historic linear settlement pattern (described above), the separate identities of West Wickham and Streetly End (with respect to West Wickham as well as Horseheath), the historic village gateways, the many distinctive and far reaching views into and out of the settlements as well as the views across the wider landscape which are enjoyed from the roads and public footpaths.

4.23 Policy WWK/1 requires that development proposals do not adversely impact the locally distinctive and locally valued views looking into both settlements. Clause d) of the policy specifically refers to the views on Policy Map 2. These are views of principal importance. However, the intention of this clause is not to negate the importance of the other attractive views in the Parish, for example the many long and open views across the wider landscape from the extensive network of public rights of way. As part of complying with Local Plan policies HQ/1 (Design Principles) and NH/2 (Protecting and Enhancing Landscape Character) as well as e) and f) in Policy WWK/1 these will be important considerations when both preparing and considering a development proposal.

4.24 West Wickham is a linear settlement along a ridge with gently sloping valleys on either side and Streetly End is a linear settlement on the side of a valley to the south of West Wickham. The location and linear nature of the built form means there is a strong visual connection between settlement and open countryside including, for example, frequent extensive views out to the wider landscape from the village roads. The intention of clause e) is to ensure this strong connection is retained. The protection of Important Countryside Frontages which are identified, later in this plan, in Policy Map 2 is an important part of maintaining landscape character, settlement pattern and identity in the parish.

### *Policy WWK/1: Settlement patterns and identity*

**To be supported, development proposals must recognise, maintain and where possible enhance the existing landscape and settlement character in West Wickham parish.**

**Specifically, development proposals shall:**

- a) respect and retain the historic linear settlement patterns;**
- b) maintain the visual and physical separation which currently exists between the main village and the hamlet of Streetly End and between the hamlet of Streetly End and Horseheath;**
- c) conserve or enhance the setting of the historic village gateways as shown on Policy Map 1;**
- d) not adversely impact locally distinctive and locally valued views from public areas into the settlements, including the key views defined on Policy Map 2 and described in the supporting text;**
- e) maintain or reinforce the strong connection between settlement and the surrounding rural landscape through the sensitive treatment of the settlement edges and through the protection of Important Countryside Frontages (see Policy WWK/5); and**
- f) respect, retain or enhance the character and distinctiveness of West Wickham's rural landscape as described in the District's Design Guide SPD (or any document that supersedes it) and as described in the supporting text to this policy.**

**WWK/1: Settlement patterns and identity**



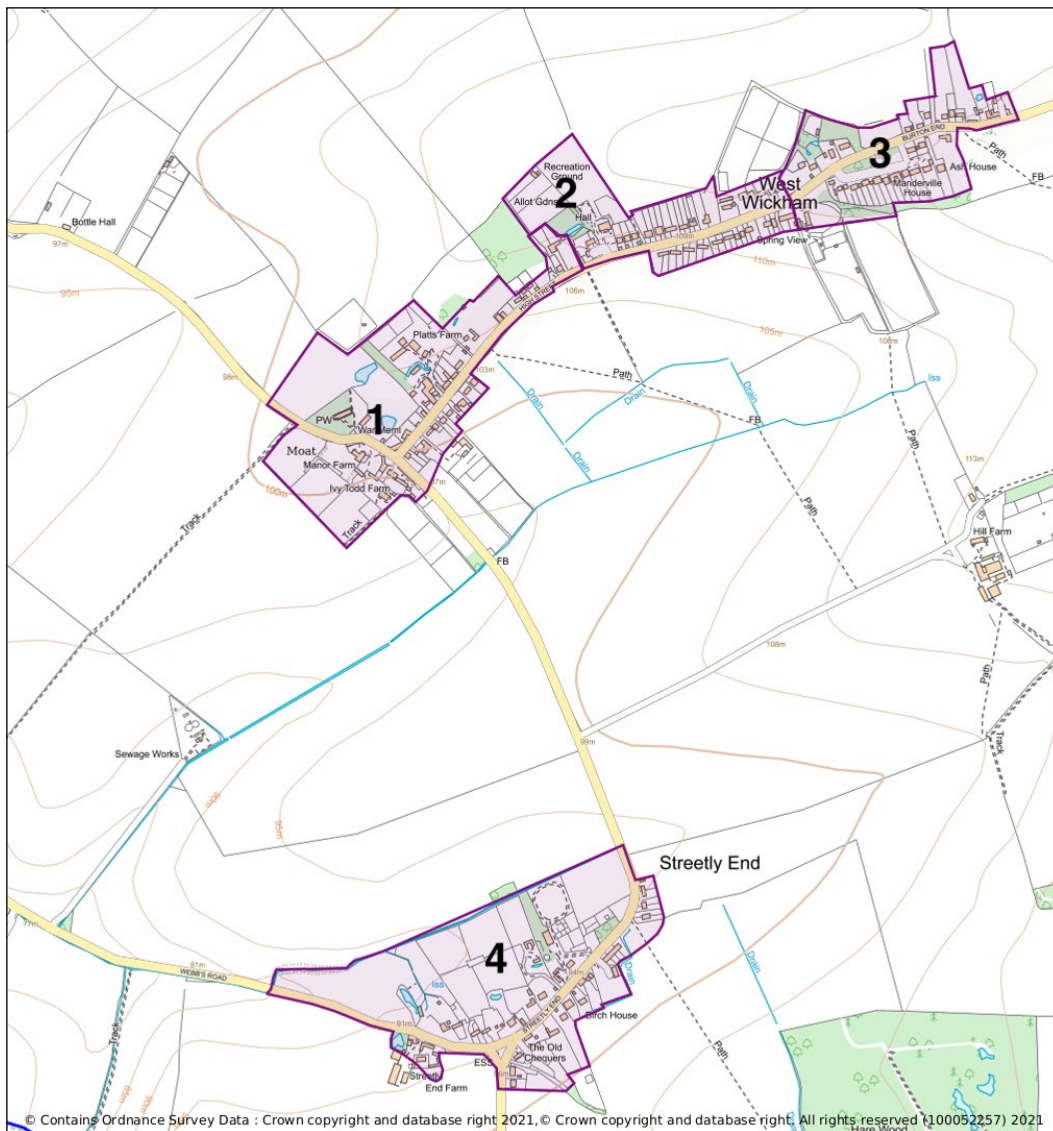
## **Policy WWK/2 Built environment characteristics: context and rationale**

4.25 A Character Assessment was undertaken in 2017 in order to establish the distinct appearance and feel of the village settlement and areas within it and identify what gives them their local distinctiveness and unique identity. After an initial open meeting for residents, a series of evening walks were arranged around four character areas to make the assessment. A draft of the resulting Character Assessment was presented to the Parish Council, posted on the village website and made available at a drop in session for village members. All comments were taken into consideration in the final document which was accepted by the Parish Council on 24 September 2018.

4.26 Development over a long period of occupation has led to an eclectic mix of housing styles and materials which is characteristic of the village as a whole. However, the older properties (most Listed) which are timber-framed, rendered and painted and with thatch or tile roofs are spread across the whole extent of the settlement areas giving important cohesion in aesthetic terms. The local red brick has been used for chimney stacks and for facing some notable properties. Red brick was also used for former 19<sup>th</sup> century public buildings while Cambridge yellow brick does not appear until the late 19<sup>th</sup> century. Agricultural and outbuildings have traditionally had horizontal, tarred, timber cladding.

4.27 Building lines vary; with more consistency in some areas than in others but variation is relatively small and does not compromise the essential linear characteristic of the village. Houses are predominantly detached or semi-detached and of one and half or two storeys. There is a low density of housing as all have gardens, some quite large, and most both in front and behind. Many properties are bounded with walls or hedges and there is a high degree of tree planting which contributes to an attractive rural street scene.

4.28 The Character Areas identified are shown in Policy Map 3 and described below:



**Policy Map 3: Character Assessment Areas (WWK/2)**

**Character Area 1 (Church End/High Street)**

4.29 This Area is the historic core of the village and reflects its agricultural nature. The majority is within the Conservation Area and the 11 Listed Buildings include the oldest standing building, St Mary’s Church, as well as farmhouses, barns and cottages. Many buildings have been converted from public or commercial use (for example the school, schoolhouse, chapel, public house).

4.30 The key characteristics of this character area are drawn from the West Wickham Character Assessment and summarised below.

<p><b>Settlement Pattern:</b></p>	<p>Predominantly linear (although refer to layout) and ribbon development just below and south of the ridgeline.</p> <p>A small cluster of former farmhouses and associated agricultural buildings around the junction of the High Street and the Balsham/Horseheath Road.</p>
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<b>Land Use:</b>	Predominantly residential, one working farm and an active Anglican Church.
<b>Topography:</b>	Elevated. Settlement located just below and south of the ridgeline.
<b>Building layout (including density):</b>	Housing plots are irregular in size and generally inconsistent reflecting development over a long period. Almost all have garden frontages to the road.
<b>Roads and routes:</b>	The High Street is a minor country road although just wide enough for two way traffic. Some of the older houses do not have off-street parking. There are pavements on both sides where there are residential buildings. The agricultural land is bordered by a grass verge, ditch and hedge.  A number of public rights of way lead off the High Street and Balsham/Horseheath road.
<b>Boundary treatment:</b>	Most buildings are bounded by hedges, walls or fences. Some buildings have additional grass verges.  The small closes and fields which back them are bounded by hedges.
<b>Views:</b>	The elevated position and undeveloped southern side of the High Street allows for extensive views of the wider countryside.
<b>Notable landmarks:</b>	Grade II* listed St Mary's Church, its tower and surrounding lime trees.  Village war memorial in the churchyard.  George V letter box in brick pillar.  A redundant red K6 telephone box.
<b>Streetscape:</b>	Streetscape is dark at night with no lighting.  Utility poles on both sides of the road with many crossing wires.  Some public seating and litter bins of mixed design.  George V letter box in brick pillar and a redundant red K6 telephone box, both regarded as locally important landmarks.
<b>Open space and green infrastructure:</b>	The churchyard is a well-kept open space.  Many mature and maturing trees, mostly native species but including a fine blue cedar.  Two large spring-fed ponds near the church.
<b>Building (height, form, age and materials):</b>	Majority of houses are detached and 1 ½ or 2 storeys in height.  Their ages range from the 17th century (although some may have older internal features) to date. Older properties are timber-framed, either rendered and painted or fronted with the local red brick (notable examples being Cobwebs and Ivy Todd farmhouse). Former Victorian public buildings, such as

	<p>the school and school house and the Mission Hall (later a Methodist chapel) are of red brick in Gothic style and have been sympathetically converted for residential use.</p> <p>Houses from the same Victorian period are of Cambridgeshire yellow brick. More modern houses are a mix of a Cambridgeshire yellow brick equivalent or are rendered. Many have been extended in some way. Roofing materials are also varied, usually dependent on the age of the property, and include thatch, pantiles, peg tiles, slate and concrete tiles. Windows also vary with casement, sash and horizontal sliding sash.</p> <p>Farm buildings within the Conservation Area make an important contribution to its significance.</p>
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**Table 4: Character Area 1 key characteristics**

#### Character Area 2 (High Street East)

4.31 Virtually all the development in this Area has been built in the last ninety years and on land which was previously in agricultural use. The majority of housing was built by the local authority but there are individually designed houses as well. The Area also contains a large open space devoted to public recreational and amenity use which includes the Village Hall.

4.32 The key characteristics of this character area are drawn from the West Wickham Character Assessment and summarised below.

<b>Settlement Pattern:</b>	Predominantly linear and ribbon development just below and south of the ridgeline. There is a small L-shaped housing association development in Home Close which is an exception to this pattern.
<b>Land Use:</b>	Residential A Village Hall, village car park, playing field, children’s playground, allotments and nature reserve.
<b>Topography:</b>	Elevated. Settlement on both sides of the road is located just below and south of the ridgeline.  The area is at the eastern end of the ridge and the land rises slightly more steeply in an easterly direction. The land is appreciably higher than that to the south.
<b>Building layout (including density):</b>	Housing plots are fairly regular in shape, mostly long and thin but vary in size.  Housing density is greater here than elsewhere in the village.  The building line is set back from the road in a consistent building line. Houses have generous front and back gardens. Some gardens have been surfaced for car parking.
<b>Roads and routes:</b>	There are pavements on both sides except for two short lengths at either end where the road is narrower and there is only room for a pavement on one side.

	<p>The local authority housing was not originally provided with off-street parking space and a layby was constructed on the south side in the 1980s to help alleviate problems associated with growing car ownership.</p> <p>Public footpaths run alongside and through the playing field give access to the footpath network in the countryside to the north.</p>
<b>Boundary treatment:</b>	<p>A wide grass verge in front of some of the houses on the south side.</p> <p>Gardens on both sides are mostly bounded by hedges, fences or walls.</p>
<b>Views:</b>	<p>The elevated position allows for views to the south to the wider landscape.</p>
<b>Notable landmarks:</b>	<p>The hedged agricultural land adjoining the south side of the High Street opposite the Village Hall contributes to the rural character of the village and provides extensive views to the countryside beyond.</p> <p>The Village Hall and the village sign.</p>
<b>Streetscape:</b>	<p>This whole area around the Village Hall is hedged and its road frontage is grassed with trees and shrubs. There is a relatively small frontage of hedged agricultural land adjoining the south side of the High Street opposite the Village Hall.</p> <p>There is one litter bin, a post-mounted ER letter box and a broadband cabinet.</p> <p>Utility poles on both sides of the road with a crossing wirescape.</p> <p>The only two streetlights in the village are in this area, one opposite the Village Hall drive and the other on the drive opposite the entrance to Home Close.</p>
<b>Open space and green infrastructure:</b>	<p>A large area of recreational and amenity land behind the Village Hall on the northern side of the High Street.</p> <p>Mature trees around the playing field, allotments and nature reserve.</p> <p>Nature reserve and a small pond.</p>
<b>Building (height, form, age and materials):</b>	<p>With the exception of one cottage (Listed), all the development in this area has been built in the last ninety years.</p> <p>The majority of the housing is semi-detached, 2 storey and originally built by the local authority.</p> <p>The area is more uniform in appearance than elsewhere in the village.</p> <p>Houses are mainly built of brick in a variety of colours; some houses are rendered and painted. Roofs are mostly tiled or</p>

	slated with one thatched cottage. Properties are in good condition and well- maintained.
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**Table 5: Character Area 2 key characteristics**

### Character Area 3 (Burton End)

4.33 This residential Area has a mix of old and modern houses. Seven houses are Listed. There are two open spaces – the green, a registered common, in front of the former White Hart public house and that in front of the housing development in Maypole Croft – which help to give this Area its distinct rural character. The latter creates an open space in front of the housing, which is well set back but still accords with the village’s linear settlement pattern.

4.34 The key characteristics of this character area are drawn from the West Wickham Character Assessment and summarised below.

<b>Settlement Pattern:</b>	Linear development. The cul-de-sac development of Maypole Croft runs parallel to Burton End and maintains the linear pattern.
<b>Land Use:</b>	Residential. Two open spaces – a village green in front of White Gables (104 High Street) and land in front of the Maypole Croft development. Both are grassed with amenity tree planting. Housing is backed by small paddocks and woodland.
<b>Topography:</b>	Land flattens out towards east as the ridge joins the plateau which is the watershed between the Stour and Colne valleys.
<b>Building layout (including density):</b>	A mixture of regular and irregular plots. Most are long and thin and all with generous gardens. Building line to north is inconsistent with some of the older houses which are very close to the road. Building line of Maypole Croft has been extended which gives an overlap with building line of houses to south of Burton End and consequently an untypical appearance of backfill.
<b>Roads and routes:</b>	Burton End is rather narrow. Although a continuation of the High Street and a through route, it has the appearance of a country lane. Except for a small length on the south side, there are no pavements. Footpaths lead off both sides of the road giving access to footpath networks and the wider countryside.
<b>Boundary treatment:</b>	Most properties are hedged or fenced.
<b>Views:</b>	There are views of the countryside to the south and to east of the village gateway. The small paddocks and strip of woodland which back the settlement prevent wider views to and from the adjacent countryside.

<b>Notable landmarks:</b>	<p>The village green in front of White Gables, the former White Hart public house (104 High Street), was the site of the annual village fair.</p> <p>The Old Vicarage (10 Burton End) was once the home of Rev J R Wollaston who emigrated to Western Australia in 1840 where he helped establish the Anglican church.</p>
<b>Streetscape:</b>	<p>Utility poles on both sides of the road with a crossing wirescape.</p> <p>There is no street lighting.</p>
<b>Open space and green infrastructure:</b>	<p>Village green in front of White Gables(104 High Street) with amenity tree planting and crossed by a public footpath.</p> <p>Open space in front of Maypole Croft with amenity tree planting.</p>
<b>Building (height, form, age and materials):</b>	<p>Houses are mainly 1½ or 2 storey and a mixture of semi-detached and detached with one terrace (27-33 Burton End, part Listed, part modern).</p> <p>Houses cover a wide range from the 17<sup>th</sup> c to date. The Maypole Croft development was built in the 1970s. A small development opposite was completed in 2021.</p> <p>The older buildings are timber-framed, rendered and painted with mainly thatched roofs.</p> <p>The more modern houses are of brick in a range of colours with tiled roofs. Some of the houses in Maypole Croft have tile facings.</p> <p>The houses in the recent development opposite Maypole Croft are rendered and painted or boarded with tile roofs.</p> <p>Properties are in good condition and well-maintained.</p>

**Table 6: Character Area 3 key characteristics.**

#### Character Area 4 (Streetly End)

4.35 Streetly End is a hamlet to the south of the main village. Nearly half the houses (twelve) are Listed, including the landmark tower windmill, and within the Conservation Area which covers most of the hamlet. This makes it particularly attractive.

4.36 The key characteristics of this character area are drawn from the West Wickham Character Assessment and summarised below.

<b>Settlement Pattern:</b>	Settlement pattern is predominantly linear except for two local authority built bungalows (29,31 Streetly End) at right angles to the road.
<b>Land Use:</b>	Residential with small paddocks with stabling for horses and fields.
<b>Topography:</b>	The hamlet is at the head of a shallow valley which drains into the Granta valley to the west. The land slopes gently to the north.

<b>Building layout (including density):</b>	<p>The majority of plots are irregular in shape with no consistent building line. Local authority built housing has smaller, more regular plots with a more consistent building line.</p> <p>Density of housing is low.</p>
<b>Roads and routes:</b>	<p>Sharp bend where Streetly End is entered from the north east and gentler bends to the west on both Webb's Road and the Horseheath road. The road is two way but narrow and only has pavements on one side switching from the south side to north.</p> <p>Several public footpaths give access to the countryside and connect with wider networks.</p>
<b>Boundary treatment:</b>	<p>Properties predominantly hedged or fenced.</p>
<b>Views:</b>	<p>Views to the surrounding country side from both the east and west extremities of Streetly End.</p>
<b>Notable landmarks:</b>	<p>Brick built tower windmill dated 1802.</p> <p>Rare Victorian letter box in brick pillar alongside redundant K6 telephone box.</p>
<b>Streetscape:</b>	<p>No street lighting, but has utility poles on both sides with crossing wirescape.</p> <p>Former K6 telephone box and adjacent Victorian letter box.</p> <p>Electricity sub-station on triangle between Streetly End and Webb's Road.</p>
<b>Open space and green infrastructure:</b>	<p>Triangle of land formed by junction of Streetly End and Webb's Road has shrubs and mature trees.</p> <p>Green space in front of local authority built bungalows (29, 31 Streetly End) has amenity tree planting and is crossed by public footpath.</p>
<b>Building (height, form, age and materials):</b>	<p>All Listed buildings are within the Conservation Area. Mostly 1 or 2 storeys and detached. These date from the 17<sup>th</sup> century, although many have earlier internal features, and are timber-framed, rendered and painted. The majority are thatched.</p> <p>Local authority built housing is 2 storey and semi-detached except two bungalows which are detached. These are brick built in different colours and date from the 1930s to the 1970s.</p> <p>Other housing is 2 storey with age range from 1920s to date. Many have attempted to replicate the vernacular architecture and are rendered and painted. Roofs are mainly tiled.</p> <p>Both the tower windmill and redundant agricultural buildings contribute to the significance of the Conservation Area.</p>

**Table 7: Character Area 4 key characteristics.**



## **Policy WWK/2: intent**

4.37 Local Plan Policy HQ/1: Design Principles states, amongst other things, that new proposals should be compatible with their location and appropriate in terms of scale, density, mass, form, siting, design, proportion, materials, texture and colour in relation to the surrounding area. The intent of Policy WWK/2 is to provide specific local context to this strategic policy by requiring applicants to be guided by the West Wickham Character Assessment which itself describes these aspects (e.g. scale, density, mass etc) in the Parish.

### *Policy WWK/2: Built environment characteristics*

**The local built environment characteristics, as described in the West Wickham Character Assessment 2018 and summarised in the supporting text to this policy (including tables 4 to 7), of building lines, density, height, boundary treatment and building materials should be reflected in any new development. High quality design incorporating materials that reflect and complement the character of the locality will be expected. Trees, walls and hedges which contribute positively to the street scene should be retained and enhanced.**

**All proposals will be expected to maintain or reinforce the rural character of the village roads through ensuring any new boundary treatment and, where applicable, paving and signage are all sympathetic to the street scene. On-plot parking should be provided in line with Local Plan policy and designed to avoid or minimise a detracting impact on the rural character of the village roads, incorporating where necessary, appropriate boundary treatment to mitigate detracting impacts.**

**WWK/2: Built environment characteristics**

### **Policy WWK/3 Heritage Assets: context and rationale.**

4.38 The Local Plan (Para 6.44) recognises that heritage assets – buildings, monuments, sites, places, areas or landscapes – are irreplaceable but can also be vulnerable to neglect or unsympathetic change.

4.39 There are thirty Listed Buildings in the Parish, including the Grade II\* St Mary's Church, the tower mill in Streetly End and agricultural buildings as well as houses and cottages (mostly listed as 17<sup>th</sup> century but several containing earlier features). Many of the Listed Buildings, but by no means all, are situated in the two Conservation Areas. The moated site at Yen Hall (outside the Development Framework) is a Scheduled Ancient Monument.

4.40 It is not only the buildings themselves that are of historic significance but the setting surrounding them sustains and enhances their appreciation, particularly surrounding gardens or grounds and through views into and out from the settlement areas.

4.41 **Listed Buildings:** The historic Listed Buildings are spread across the whole settlement area and are the first buildings encountered from all approach roads. This is a distinct part of village identity.

4.42 **Historic landscapes:** The hedged churchyard with its many mature lime trees surrounding St Mary's church provides a unique, identifiable landmark. The registered village green in front of the former White Hart public house (104 High Street) was the site of the annual village fair which survived into the twentieth century.

4.43 **The Roman Road (Wool Street):** A section of the Roman Road forms the entire southern boundary of the Parish. In its entirety the Roman Road is an archaeological site of national importance and large stretches are a Scheduled Ancient Monument. It is also environmentally important for its rare chalk grassland with parts designated as Sites of Special Scientific Interest (SSSI). Originating as a prehistoric trackway, the Roman Road has long been used by walkers and horse riders as a route between Cambridge and Suffolk although today this is more for recreational purposes.

4.44 **Archaeological remains:** The conclusion from the first of a series of community archaeology projects undertaken within village settlement areas between 2013 and 2017 stated that new evidence had been provided about the likely extent of surviving archaeological evidence under the streets, gardens and houses which would be of use in managing this resource in the future. There is 'a clear indication of how very great the potential of the buried archaeological evidence is in and around West Wickham'<sup>12</sup>. Archaeological work during the community projects covered the whole extent of the settlement areas in the village and uncovered artefacts, mainly in the form of pottery sherds, from the prehistoric era through to the 20th century (Figure 19)<sup>13</sup>. Any development, particularly within the development frameworks, should recognise that it provides the opportunity to learn more about the history of the village and its former residents and take this into account. Development proposals should allow for proper archaeological assessment, evaluation and possible excavation.

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<sup>12</sup> (Lewis & Baillie, 2013)

<sup>13</sup> Cambridgeshire Historic Environment Record (CHER): 2013 MCB20388-20404, 2015 MCB25439 & MCB25488 [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk). 2016 & 2017 reports forthcoming.

4.45 Whilst the designated historic assets represent the more ancient past, there are a number of other structures from the 19th and 20th centuries which signify more recent but historically important changes within the village community and help give character and promote a sense of place. The Neighbourhood Plan identifies these as non-designated heritage assets. Shown in Policy Map 4, these are:

1. **War memorial:** This granite cross was erected by public subscription in St Mary's churchyard to commemorate those who lost their lives in the First World War. It was unveiled on 24 October 1920. Those who lost their lives in the Second World War were subsequently added.
2. **George V wall postbox in pillar:** Manufactured by W.T. Allen & Co Ltd 1934-36 and in a prominent position where the High Street meets the Streetly End/Balsham road.
3. **K6 telephone box (c 1936):** This is in the High Street and after being purchased by the Parish Council it is now used as a community book and toy library/exchange.
4. **Old School – 22 High Street:** This was opened in 1877 and in use for community events as well as an elementary school until 1971. It was built in Gothic style of local red brick with red tile roof. After the school closed the building was used for various commercial purposes before being converted to a private house.
5. **Old Chapel – 29 High Street:** This was originally built in 1877 as a Mission Hall with Reading Room to provide an alternative to the public house for the young men of the village. Like the school, it was built in red brick in Gothic style. It was later used as a Methodist Chapel. It served as a store for a building business before being converted to a private house.
6. **Victorian wall postbox in pillar – Streetly End:** This was originally sited in the forecourt of The Chequers public house in the 1880s. When The Chequers became a private house (c1990) it was moved to its current location to form a feature with the K6 telephone box.
7. **K6 telephone box (c 1936) – Streetly End:** This is now used as a book library.
8. **Type B1 WWII aircraft hangar & Type T2 WWII aircraft hangar – Burton End:** These are two surviving hangars from the temporary wartime airfield, RAF Wrattling Common (1943-46). The airfield, which covered a number of neighbouring parishes, played an important role as a base for bombing expeditions, training aircrews, the relief of the starving Dutch people (operation Manna) and the repatriation of prisoners-of-war (operation Exodus). Their subsequent use for agricultural purposes and warehousing has not compromised their original purpose and they serve as a constant reminder of both those who served there and those who lost their lives. A Lancaster aircraft from the time features on West Wickham village sign and a Book of Remembrance and squadron colours are displayed in St Mary's church.

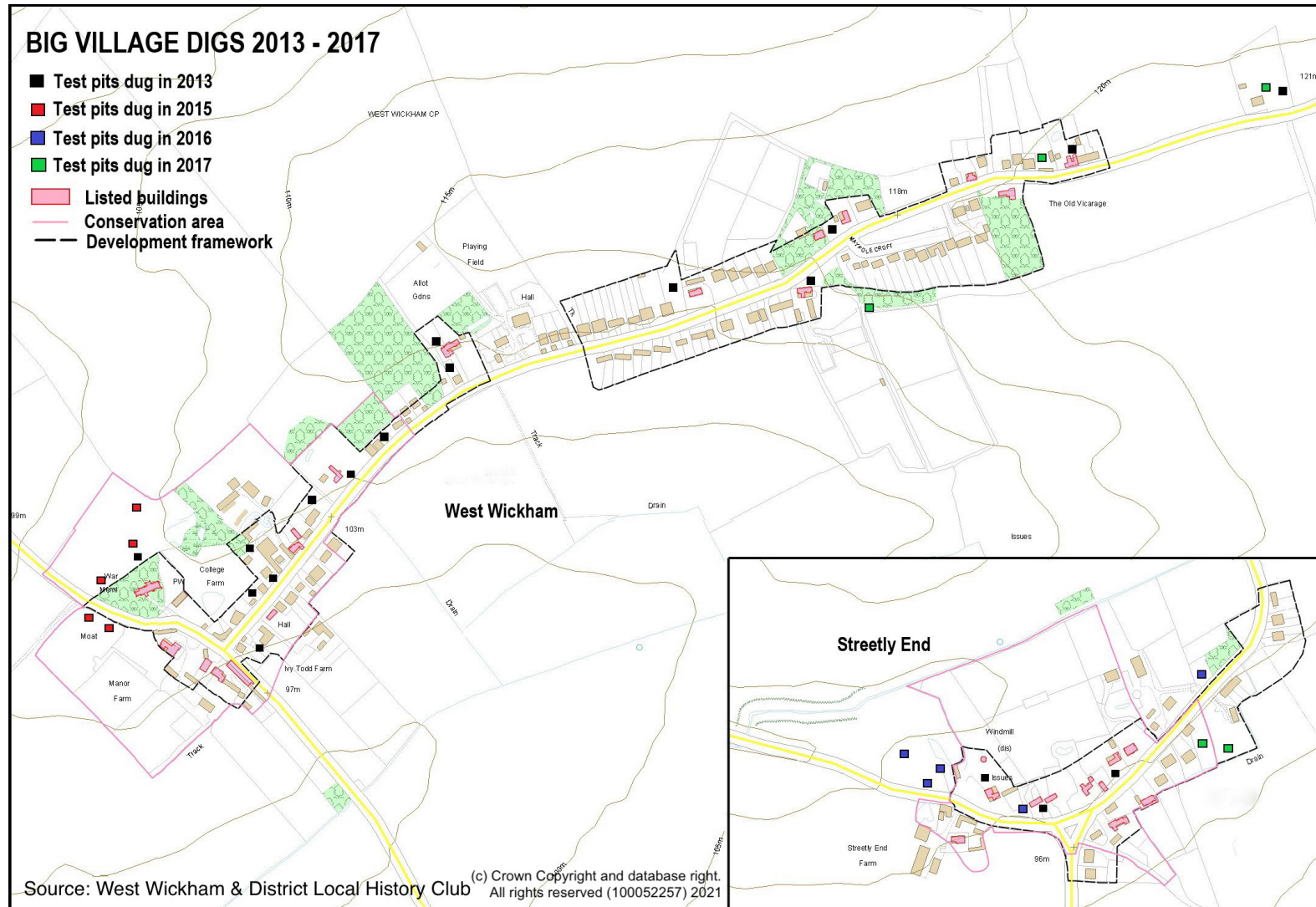
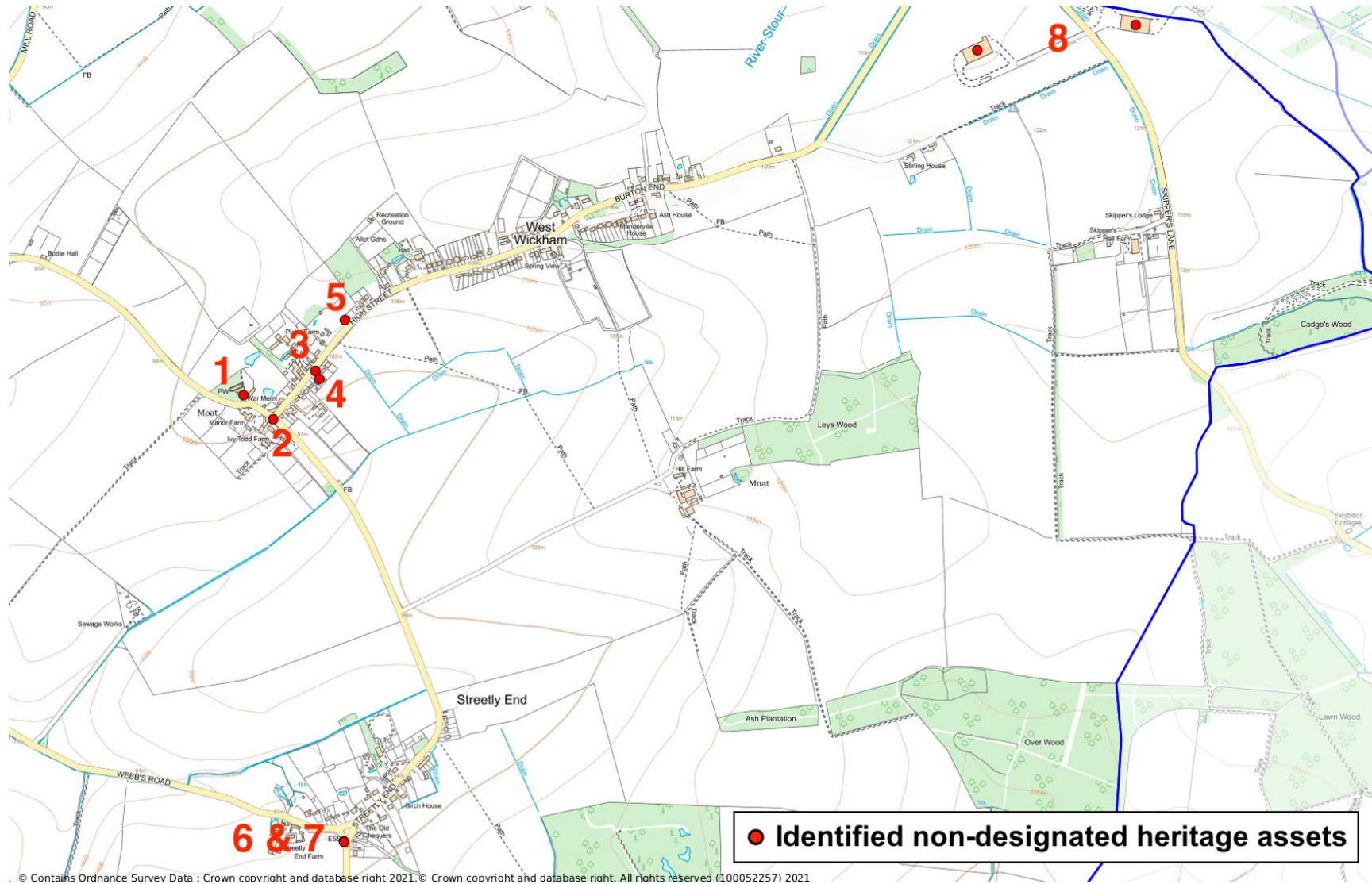


Figure 19: Archaeological test pit locations excavated between 2013 to 2017 show the extent of archaeological remains within and adjacent to the development frameworks.



**Policy Map 4: Identified non-designated heritage assets in the Parish (WWK/3).**

### **Policy WWK/3 Heritage assets: intent**

4.46 Local Plan Policy NH/14: Heritage Assets states that proposals will be supported where they sustain and enhance the significance of heritage assets, including their settings. The intent of Policy WWK/3 is to work alongside Policy NH/14 and to provide added context by providing clarity on the locally important heritage assets (non-designated and designated) in the Parish. If, during the Plan period, additional structures in the Parish are identified as being of local historical importance, these will be considered as potential non-designated heritage assets in a future review of the Neighbourhood Plan.

#### *Policy WWK/3: Heritage assets*

**Development proposals should conserve the significance of designated heritage assets such as listed buildings, conservation areas, the scheduled ancient monument at Yen Hall and their respective settings.**

**Development proposals that affect non-designated heritage assets or are located in the Conservation Areas, are required to be accompanied by a heritage statement setting out how harm has been avoided or minimised or the significance of those assets more effectively revealed for the community to appreciate.**

**Where proposals would have a harmful effect on either of the following, a balanced judgement will be applied having regard to the significance of the asset and the scale of the harm:**

- 1. A non-designated heritage asset identified in Policy Map 4.**
- 2. The Roman Road (Wool St)**

**Applicants will be expected to take into account the potential of buried archaeological evidence in and around West Wickham and consult the Cambridgeshire Historic Environment Record in order to establish the potential of a development site to include artefacts of archaeological interest. The submission of an appropriate desk-based assessment and field evaluation will be required where necessary and in line with the NPPF.**

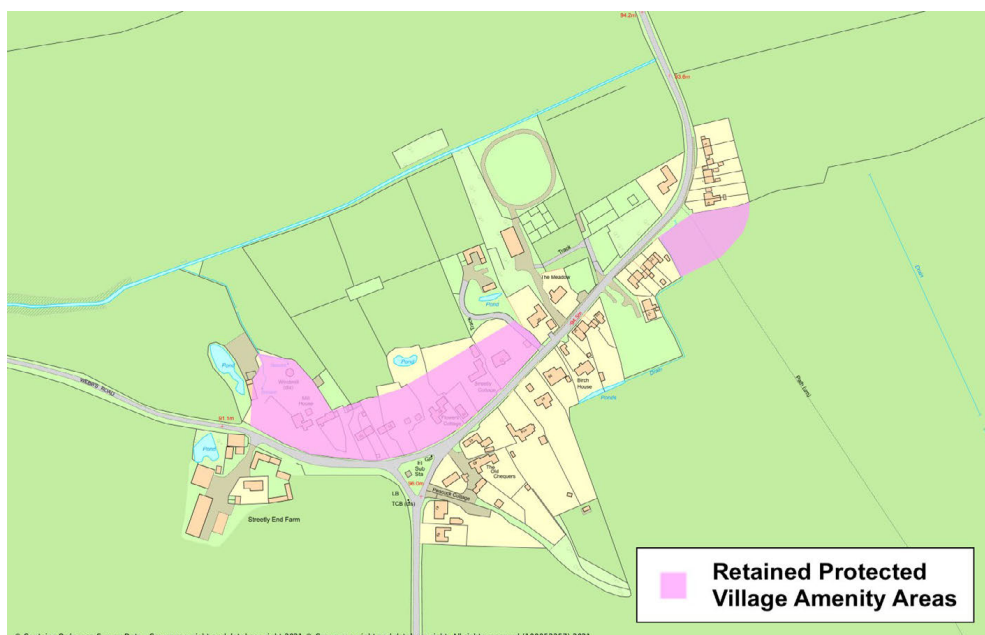
**WWK/3: Heritage assets**

## Local Green Spaces, Protected Village Amenity Areas and Important Countryside Frontages (Policies WWK/4 and WWK/5)

4.47 As part of our work, we have reviewed currently designated Protected Village Amenity Areas (PVAAs) and considered whether protection should be afforded to any additional areas. In 2019, the NP group undertook a Green Spaces Consultation<sup>14</sup>. The aim of this work was to learn more about people’s views on the green spaces in the village including areas where the countryside meets built-up areas. 56 survey forms were returned, representing a third of all households consulted. This consultation helped us to understand in more detail the importance attached to the various green spaces and the reasons for this importance. In addition, the NP group have undertaken an assessment of open spaces in the village against the criteria, set out in paragraph 102 of the NPPF, which applies to the designation of Local Green Spaces<sup>15</sup>. The outcome of this work was to retain the two existing PVAAs in Streetly End, to propose two new Local Green Space designations, and to propose an additional Important Countryside Frontage. A report of the 2019 Local Green Space consultation and the West Wickham parish open spaces assessment is available to view alongside this plan.

### Protected Village Amenity Areas

4.48 The Local Plan 2018 (policy NH/11) recognises that village character is ‘made up of a blend of buildings and open spaces’. It states that Protected Village Amenity Areas (PVAAs) are sites designated to safeguard undeveloped land within villages which sustain village character or which have an important function such as allotments, playing fields and recreation areas. It also recognises that some PVAAs may be private gardens with no public access. The 2018 Local Plan identifies two PVAAs in the Parish. This applies to two areas in Streetly End (land between Nos 11 and Nos 31 Streetly End and land between No 32 Streetly End and Mill House) - see Figure 20.



**Figure 20: Retained Protected Village Amenity Areas in Streetly End designated by the SCDC Local Plan 2018.**

<sup>14</sup> (West Wickham Neighbourhood Plan Working Group, 2019)

<sup>15</sup> (West Wickham Neighbourhood Plan Working Group, 2021)

#### Land between Numbers 11 and 31, Streetly End

4.49 This area is currently designated a PVAA in the SCDC Local Plan 2018 and this is retained. It provides an important break in the linear development and a visual as well as physical link to the surrounding countryside as it is crossed by a public right of way. It is particularly valued as contributing to village character.

#### Land between Number 32 and the Mill House, Streetly End

4.50 This area is also currently designated a PVAA in the SCDC Local Plan 2018 and is to be retained. All the residential buildings in this area are Listed, timber-framed, rendered and thatched. They form a very attractive group in the Conservation Area with the remains of the early 19<sup>th</sup> century tower windmill forming a landmark backdrop. The area is highly valued for both its historic importance and for its major contribution to village character. Additionally, the large proportion of hedges, trees and cultivated gardens provide a range of wildlife habitats and contribute to biodiversity.

#### **Policy WWK/4 Local Green Spaces: context and rationale**

4.51 The National Planning Policy Framework provides a Local Green Space designation (LGS) to protect local green areas of particular importance to local communities. Local Green Spaces must be demonstrably special to a local community for their beauty, historic significance, recreational value, tranquillity or richness of wildlife.

#### Land in front of Maypole Croft, Burton End

4.52 This piece of land is adjacent to the registered village green in front of White Gables (104 High Street and formerly the White Hart PH) and may well have been part of a much larger green at one time. It has been an open space since the development of Maypole Croft in the 1970s with both the Parish Council and residents undertaking tree planting. The open space contributes a spacious element to the comparatively dense development of Maypole Croft and is essential to that development according with the village's linear settlement pattern. Consultation responses said it is particularly valued for giving the village character, for wildlife habitat (trees, hedge and grass) and as part of the green infrastructure network. 97% of consultation responses thought it was important that it should be protected.

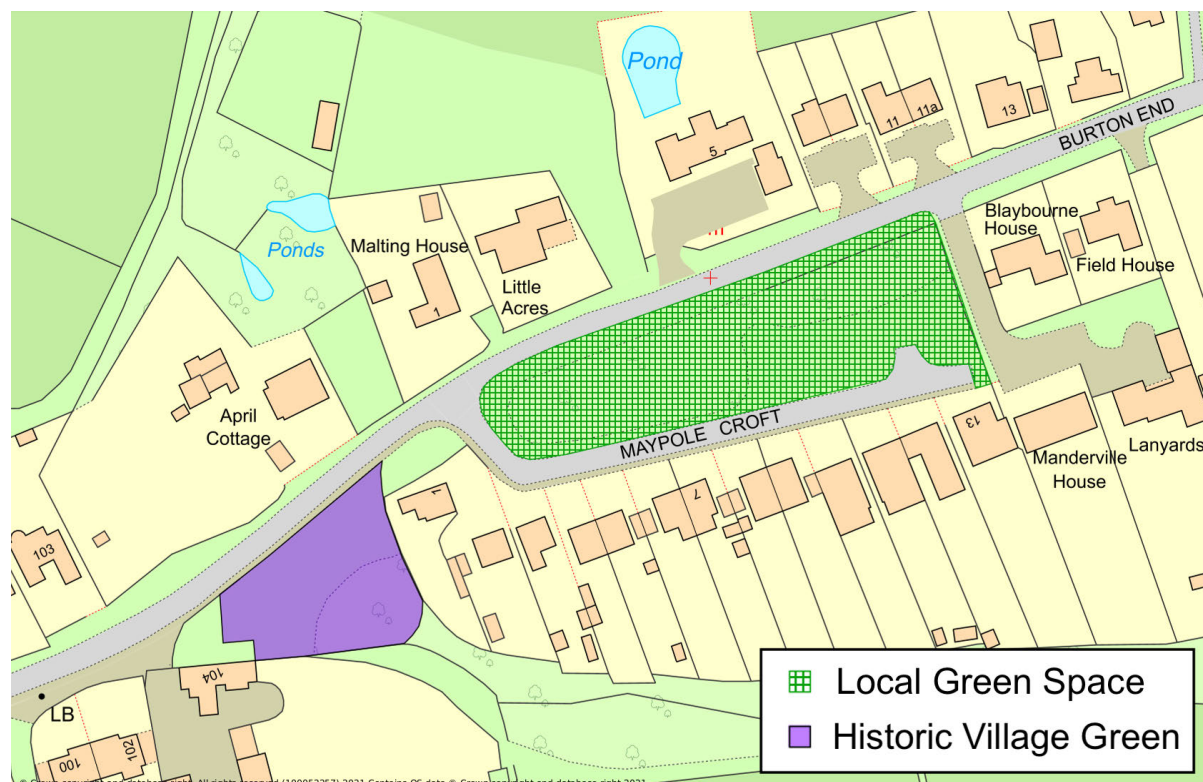




**Figure 21: Land in front of Maypole Croft as seen from Maypole Croft.**



**Figure 22: Land in front of Maypole Croft as seen from Burton End road.**



**Policy Map 5: Green space in front of Maypole Croft (WWK/4).**

#### Land around the Village Hall, High Street

4.53 This area consists of recreation field, children’s play area, allotments and a small nature reserve. It is owned by the Parish Council. This is not only highly valued for its recreational use but also for its diverse wildlife habitat. There are hedges, native, ornamental and orchard trees, areas of long grass, wildflower areas and a small pond. A public right of way crosses the area to link with the wider countryside and footpath network. 95% of consultation responses thought this area was valuable for recreation and 98% supported its protection.



**Figure 23: The area designated as a Local Green Space north of the Village Hall.**



**Policy Map 6: Land around the Village Hall, recreation ground, play area and allotments (WWK/4 & WWK/11)**

## Policy WWK/4 Local Green Spaces: intent

4.54 The intention of Policy WWK/4 is to designate two new Local Green Spaces in the Parish.

### *Policy WWK/4: Local Green Spaces*

**The following sites, as shown on Policy Map 5 and Policy Map 6 are designated as Local Green Spaces:**

- a) Land in front of Maypole Croft (Policy Map 5) and**
- b) Land around the Village Hall (Policy Map 6).**

**Development on these sites will not be acceptable other than in very special circumstances in line with national policy for the Green Belt.**

### WWK/4: Local Green Spaces

## Policy WWK/5 Important Countryside Frontages: context and rationale

4.55 The Local Plan (policy NH/13) recognises the importance of undeveloped land of strong countryside character where it either penetrates or sweeps into the built-up area providing a significant connection to the rural area beyond or it provides an important break between two nearby detached parts of the development framework. Paragraph 6.42 of the Local Plan states that *'such land enhances the setting, character and appearance of the village by retaining the sense of connection between the village and its rural origins and surroundings. The frontage where this interface particularly occurs is identified to indicate that the frontage and the open countryside beyond should be kept open and free from development.'* The Local Plan currently identifies one area of countryside frontage in the Parish which fulfils this function (in Streetly End). As part of our work, we have considered it appropriate to retain the existing Important Countryside Frontage (ICF) and to propose a new designation as follows.

### Undeveloped frontage south of the High Street

4.56 The land behind this frontage (see Policy Map 7) penetrates into the built-up area and provides a strong connection between West Wickham and the surrounding rural countryside. This countryside frontage also provides a distinct break between two built-up areas in the linear settlement softening the effect of ribbon development and reflecting the historic development of the village. This frontage is an important interface between the built-up area in the village out into the open countryside.

4.57 Through gaps in the street and village landscaping, extensive views out to the agricultural landscape and the treed skyline can be enjoyed from the public bench located on higher ground in the grounds of the Village Hall (Figure 24). Shorter views can be enjoyed through gaps in the hedgerows from the High Street itself. Just south of the High Street at the entrance to the public footpath the views are more open (Figure 25).



**Figure 24: View from the Village Hall across the undeveloped frontage south of the High Street.**

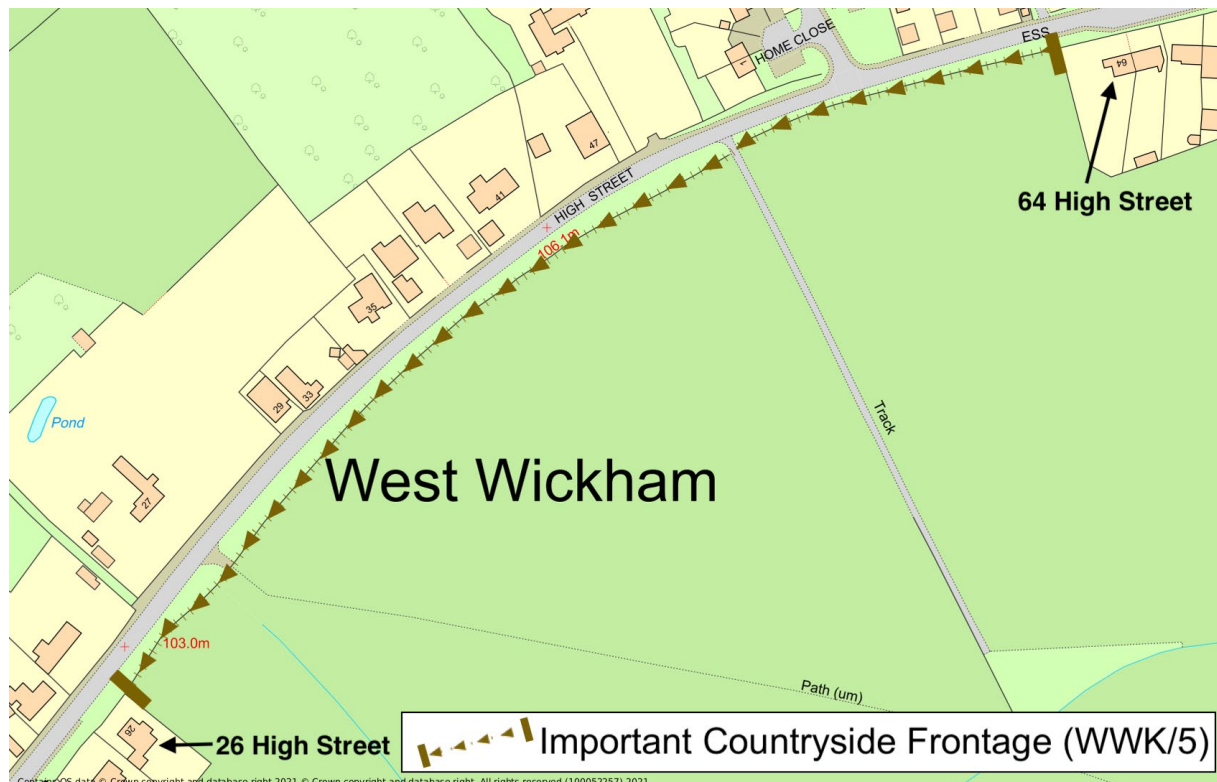


**Figure 25: View from the undeveloped frontage south of the High Street along the footpath heading south east towards Hill Farm and Leys Wood**

4.58 Topography plays an important part in the importance of this frontage. The High Street is on higher ground than the land to the south (although this land rises again at Hill Farm and Leys Wood). This means the views enjoyed from the High Street and more so from the site of the Village Hall are particularly far reaching and extensive. From Streetly End (which itself is on a valley side) the settlement of West Wickham stands on higher ground. There are extensive views into this frontage across the agricultural landscape from the surrounding public footpath network and roads. This provides the

village with one of its defining, and highly valued visual characteristics (See View 3 on Policy Map 2 and Figure 17). The row of houses to the east of the Important Countryside Frontage (ICF) stands out, highlighting the visual and landscape sensitivity of this frontage.

4.59 Two rights of way joining the footpath network are accessed from the frontage. The hedgerow along the frontage is valued for its habitat provision and as a green corridor for wildlife.



**Policy Map 7: Important Countryside Frontage south of the High Street (WWK/5)**

Undeveloped frontage between Streetly End Farm and opposite no 49 Streetly End

4.60 This frontage is retained as an ICF as already designated in SCDC Local Plan 2018. It sweeps into the settlement area at a point where two roads diverge to form a small green. It forms a break between two built-up areas either side of Streetly End and connects the hamlet to the surrounding countryside. The frontage also provides an appropriate foreground for the buildings in the Conservation Area beyond and it is particularly valued for its contribution to the character of the hamlet. Hedge and trees provide wildlife habitat and a green corridor (Figure 26).

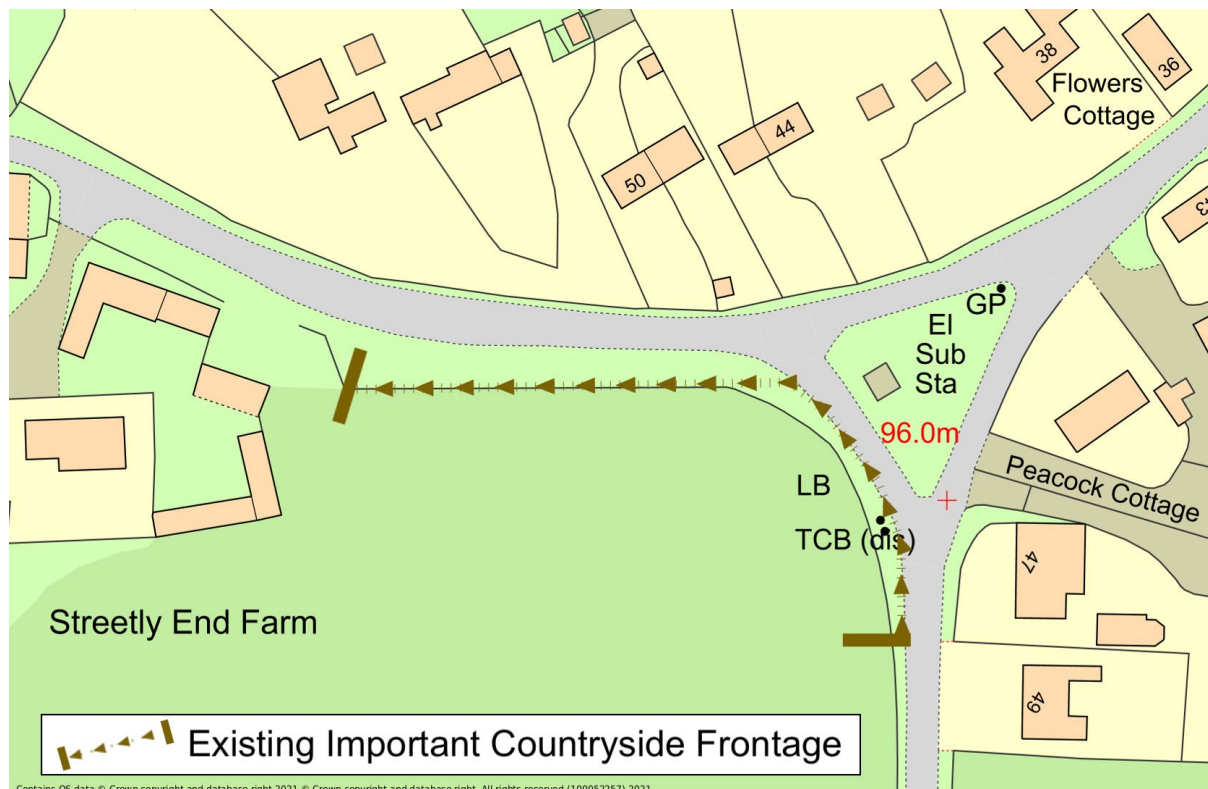


Figure 26: Undeveloped frontage between Streetly End Farm and opposite No 49.

**Policy WWK/5 Important Countryside Frontages: intent**

4.61 The intention of Policy WWK/5 is to extend the Important Countryside Frontage Local Plan designation to one additional area in the Plan area.

*Policy WWK/5: Important Countryside Frontages*

**The area shown on Policy Map 7 is identified as an Important Countryside Frontage, where land has a strong countryside character because it penetrates or sweeps into the built-up area providing a significant connection between the street scene and the surrounding rural area, or where it provides an important rural break between two nearby but detached parts of the development framework. Where a development proposal compromises these purposes, planning permission will be refused.**

**WWK/5: Important Countryside Frontages**

## Protecting and Enhancing the Natural Environment (Policies WWK/6, WWK/7 and WWK/8)

### Policy WWK/6 Dark landscape: context and rationale

4.62 The Parish has only two streetlights and the unlit nature of the village is valued by the community as a distinctive rural characteristic. The lack of nearby major settlements or major roads gives a low level of light pollution. This is also important for nocturnal wildlife and affords good views of the night sky.

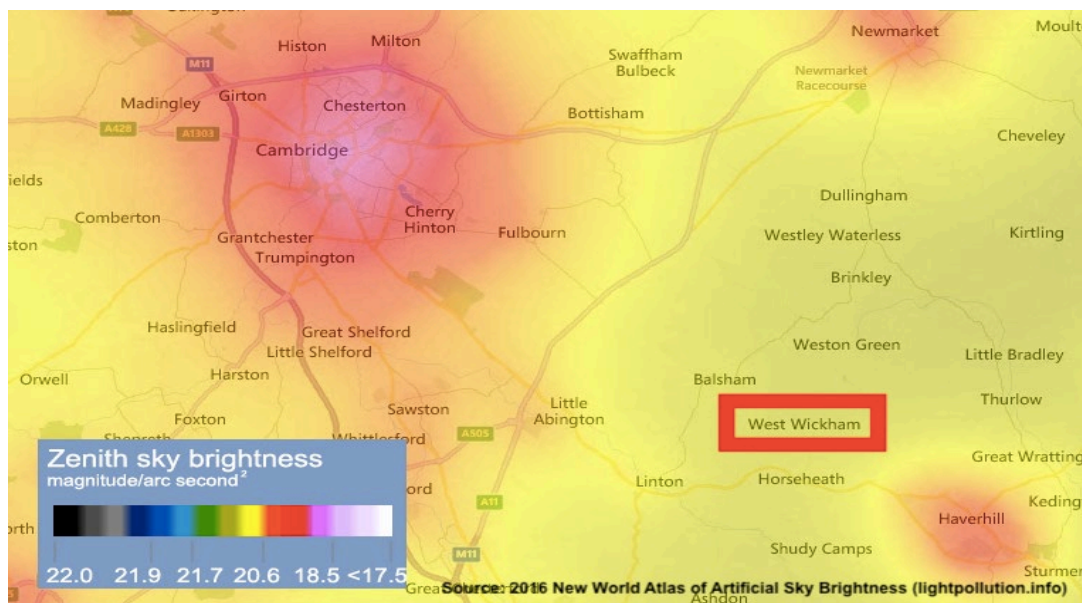


Figure 27: South Cambridgeshire light pollution

4.63 Measurements of the luminance of the night sky made in accordance with International Dark Sky Association guidelines throughout the Parish were 20.56 mag/arcsec<sup>2</sup>. This equates to a Bortle Scale Class 4 (Rural/Suburban transition) sky where the Milky Way is visible when well above the horizon and impressive. This represents some of the lowest levels of light pollution found in South Cambridgeshire (Figure 27).

4.64 It is appropriate therefore either to avoid new external lighting schemes or minimise the adverse impacts of any new lighting (when it is found to be necessary for the purposes of any associated development). Planning practice guidance<sup>16</sup> lists the adverse impacts of light intrusion (when light spills over from the site intended to be lit) to include safety impacts caused through distraction (e.g. when driving vehicles), health impacts through impaired sleep, cause annoyance to people, compromise an existing dark landscape and adversely impact natural eco-systems. Planning practice guidance asserts that these adverse effects can usually be avoided with careful lamp and luminaire selection and positioning. This would include avoiding artificial lighting near or above the horizon and ensuring any required lighting is directed precisely and downwards to the area that needs to be lit.

<sup>16</sup> (Ministry of Housing, Communities & Local Government, 2014)



### **Policy WWK/6 Dark landscape: intent**

4.65 The intention of Policy WWK/6 is to ensure that new development proposals retain the dark skies character of the Parish. It is acknowledged that much domestic external lighting does not require planning permission and is not controlled by this policy.

#### *Policy WWK/6: Dark landscape*

**Development proposals which include external lighting will only be permitted if the night sky is protected from light pollution.**

**This means the proposed lighting:**

- a) Is the minimum appropriate for its purpose (for example turned off when it is not needed);**
- b) Is designed such that lighting is directed downwards to avoid spill up into the sky or out of the site (for example with a beam angle below 70 degrees);**
- c) Avoids light spillage beyond the area intended to be lit.**

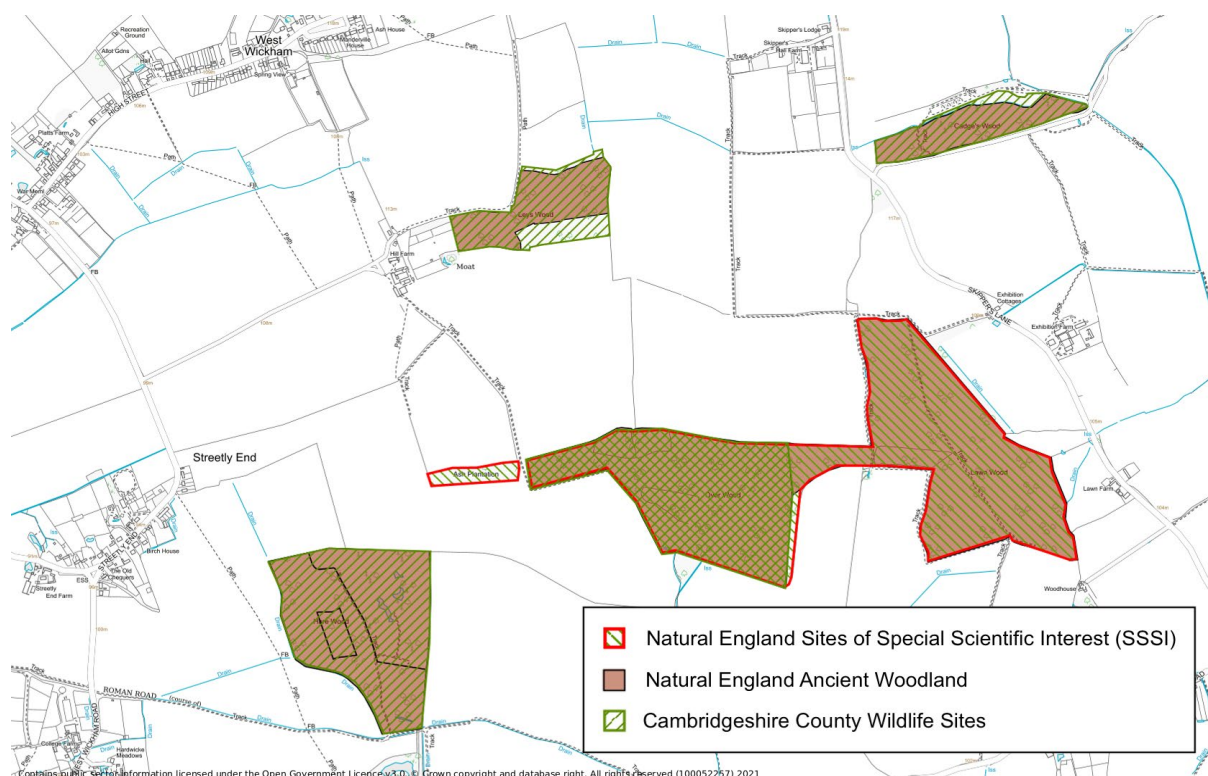
**Proposals where external lighting is required should include information about layout and beam orientation, a schedule of the light equipment proposed including luminaire type, mounting height, aiming angles and lumen unit levels.**

**WWK/6: Dark landscape**

## Policy WWK/7 Biodiversity and green infrastructure: context and rationale

County Wildlife Sites and Sites of Ancient Woodland.

4.66 The Local Plan identifies four sites in the Parish of biodiversity importance. These are Hare Wood, Leys Wood and Cadge’s Wood, which are all identified as both County Wildlife Sites and sites of ancient woodland, and Over Wood which is identified as being a Site of Special Scientific Interest and ancient woodland. These are all protected through Local Plan Policy NH/7: Ancient Woodland and Veteran Trees, which protects all areas of ancient woodland in the district, and Local Plan Policy NH/5: Sites of Biodiversity and Geological Importance, which applies to the County Wildlife Sites and Site of Special Scientific Interest. These sites are shown in Figure 28.



**Figure 28: Woodlands in the Parish.**

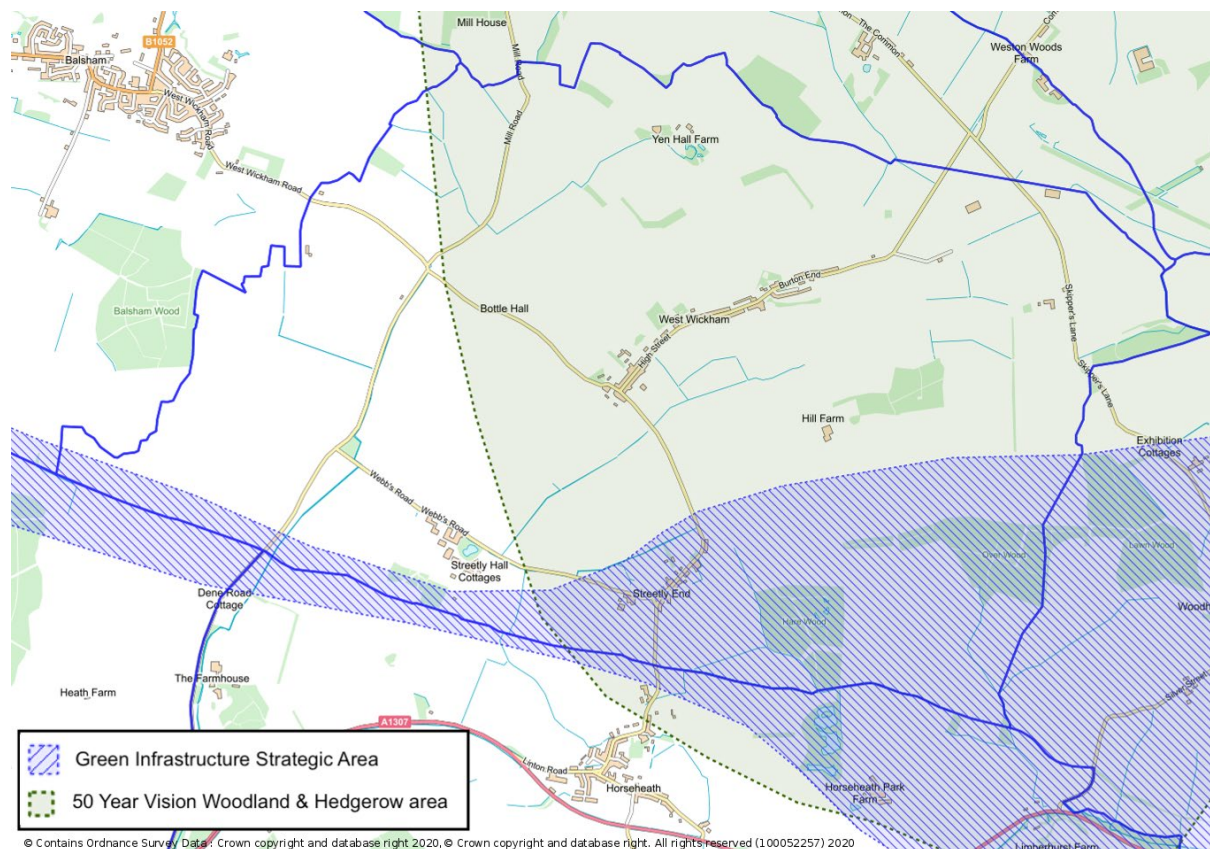
### Strategic Green Infrastructure

4.67 The 2011 Cambridgeshire Green Infrastructure Strategy defines the Strategic Network to provide or enhance green infrastructure in Cambridgeshire up to and beyond 2031<sup>17</sup>. Local Plan Policy NH/6 Green Infrastructure aims to conserve and enhance green infrastructure across the district.

4.68 Figure 29 shows the area of the South Cambridgeshire Strategic Green Infrastructure Strategy Area 6 contained within the Parish. It also shows the *Woodland and Hedgerows* area of the Parish designated to support a Biodiversity Action Plan (BAP) by the Wildlife Trust’s Living Landscape Projects and Cambridgeshire and Peterborough Biodiversity Partnership’s 50 year Vision<sup>18</sup>.

<sup>17</sup> (Cambridgeshire Green Infrastructure Forum, 2011)

<sup>18</sup> (Cambridgeshire and Peterborough Biodiversity Partnership, 2000)



**Figure 29: Strategic Green Infrastructure Area and Biodiversity Partnership 50 Year Vision Woodland & Hedgerow Area**

### Important Wildlife Species

4.69 Great crested newt and pipistrelle bat (both European Protected Species - EPS) were recorded in the Parish in 1985 (National Biodiversity Network (NBN) records) and despite the lack of recent, formal recording, are still present today, along with other species of bat. Otter (also an EPS) is not recorded on the NBN but was photographed on a wildlife camera in West Wickham. Badgers (protected by the Protection of Badgers Act 1992) are present with setts in several locations throughout the Parish. 'Priority species' (JNCC) mammals include brown hare and hedgehog (recent records on the NBN for the last 3 species).

4.70 Rare plant species recorded on the NBN include English bluebell (protected by the Wildlife and Countryside Act 1981 - W&CA - internationally rare), oxlip (nationally rare), wood anemone, wood sorrel, woodruff, greater butterfly orchid and wild garlic. Further recent anecdotal records of rare species include early purple, pyramidal and bee orchids.

4.71 The Parish is home to several species protected by W&CA schedule 1: barn owl and red kite (although the latter may not nest in the Parish, but feed regularly in the area). Many Priority/Red list (RSPB) species are present: skylark, linnet, cuckoo, yellow hammer, reed bunting, spotted fly catcher, house sparrow, grey partridge, turtle dove, starling, song thrush, lapwing, field fare and redwing (all recorded on the NBN, although some of these species are declining rapidly and are now rare in the Parish). Further Priority/Amber list (RSPB) species include bullfinch, swift, tawny owl, kestrel and dunnock. The north and west of the Parish are identified as a farmland bird assemblage

area, under the 'Bird Conservation Targeting Project' (RSPB), which produces breeding distribution maps for a suite of rare and declining farmland and/or woodland birds. The west of the Parish provides suitable habitat for corn bunting, grey partridge, lapwing and turtle dove, and the north for all these except corn bunting. Other notable avian features include the large flock of golden plover that return each autumn, resident sparrowhawks and buzzards.

#### Other Important Wildlife Sites in the Parish

**4.72 The Roman Road:** A section of Wool Street Roman Road forms the southern parish boundary. Its route shapes the finger of the Strategic Area defined by the Cambridgeshire Strategic Green Infrastructure Strategy that extends from Cambridge to the Suffolk border<sup>19</sup>. Improved stewardship has seen increasingly diverse habitat for flora and fauna<sup>20</sup>.

**4.73 The disused chalkpit:** The chalk pit is a registered common (no. CL72) and supports chalk grassland, hawthorn scrub (valuable for nesting and feeding birds) and geological interest with its exposed chalk face. The Local Plan explicitly notes disused chalk pits as part of the green infrastructure network and states that their management is crucial to maintain existing biodiversity interest.

**4.74 Wide, floristically diverse roadside verges:** Remnants of semi-natural grassland, including chalk grassland, exist on wide road verges, especially to the west of the Parish, where chalk is closer to the surface.

**4.75 Ponds:** Ponds are present across the Parish especially within the settlement areas but also at outlying farmsteads such as Yen Hall and Streetly Hall. Those with aquatic vegetation present are likely to support populations of both smooth and great crested newt as well as common toad and frog. *Notable ponds* are identified in Figures 30 and 31 and described in more detail in the appendix.

**4.76 Species rich and/or important hedgerows:** Important and/or species rich hedgerows survive along some field boundaries. Fixed linear features, including the parish boundary, the Roman road and Webb's Road have protected these valuable and historic habitats. These hedges form some property boundaries and are therefore at risk from damage/removal during development. The hedgerows highlighted in this plan have been assessed by the Neighbourhood Plan Working Group as *Important* as defined by the 1997 Hedgerow Regulations because they are part of field systems that pre-date the enclosure acts and/or contain a minimum of 7 different tree or shrub species. Further detail is provided in the appendix to this plan.

**4.77 Notable Trees & Important Copses:** Notable trees are defined in this plan as trees providing locally important landmarks due to their visual, wildlife or cultural impact. Some of these notable trees are also classified as veteran. Because of its age, size and condition, a veteran tree is of exceptional biodiversity, cultural or heritage value. The notable trees across the Parish are often associated with important hedges and woodland edges, some are within or on the edges of West Wickham and Streetly End and are therefore at risk from damage or removal during development. There are also important copses linked by wildlife corridors throughout the Parish that form an

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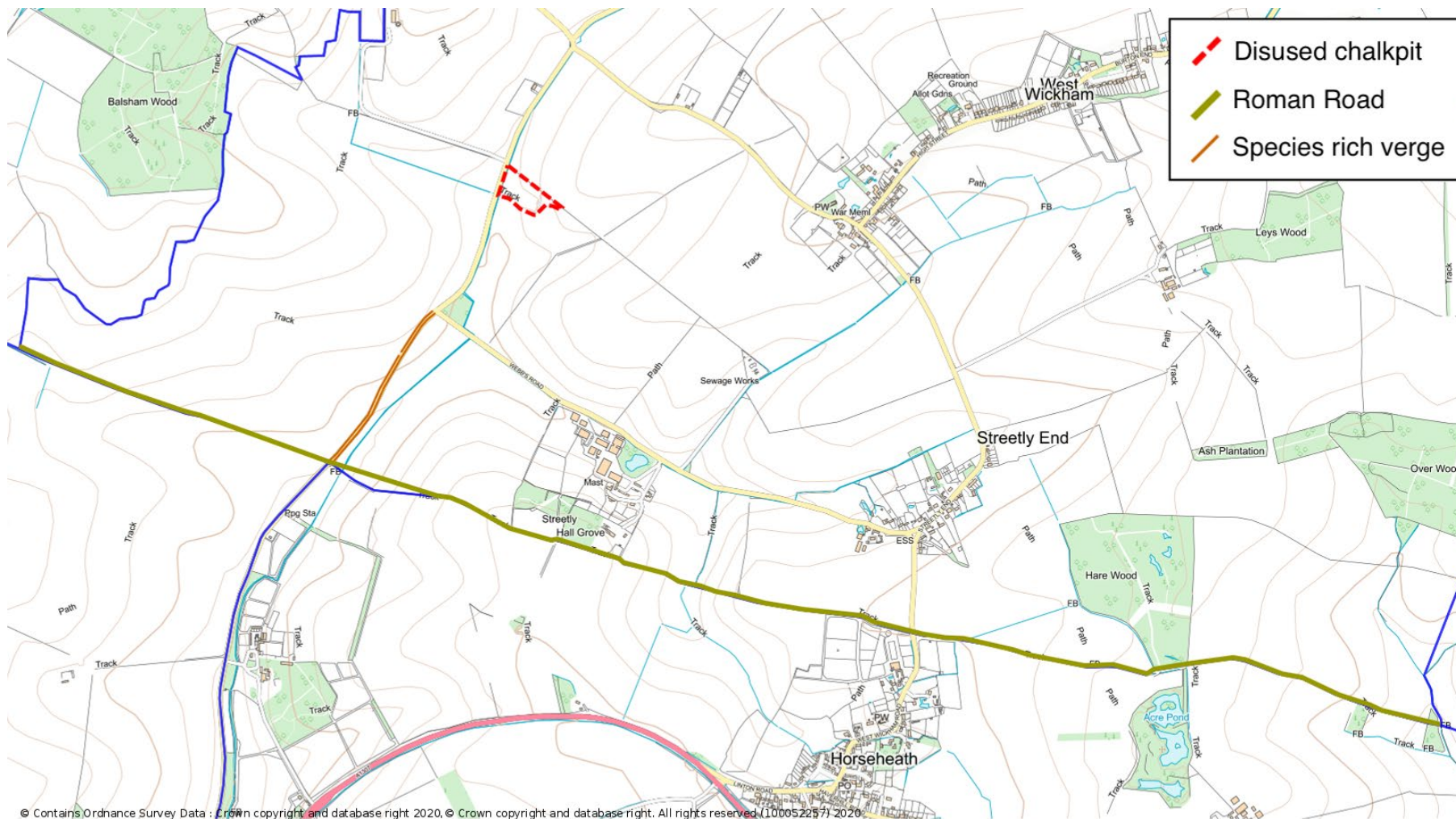
<sup>19</sup> (Cambridgeshire Green Infrastructure Forum, 2011)

<sup>20</sup> (Friends of the Roman Road and Fleam Dyke, n.d.)

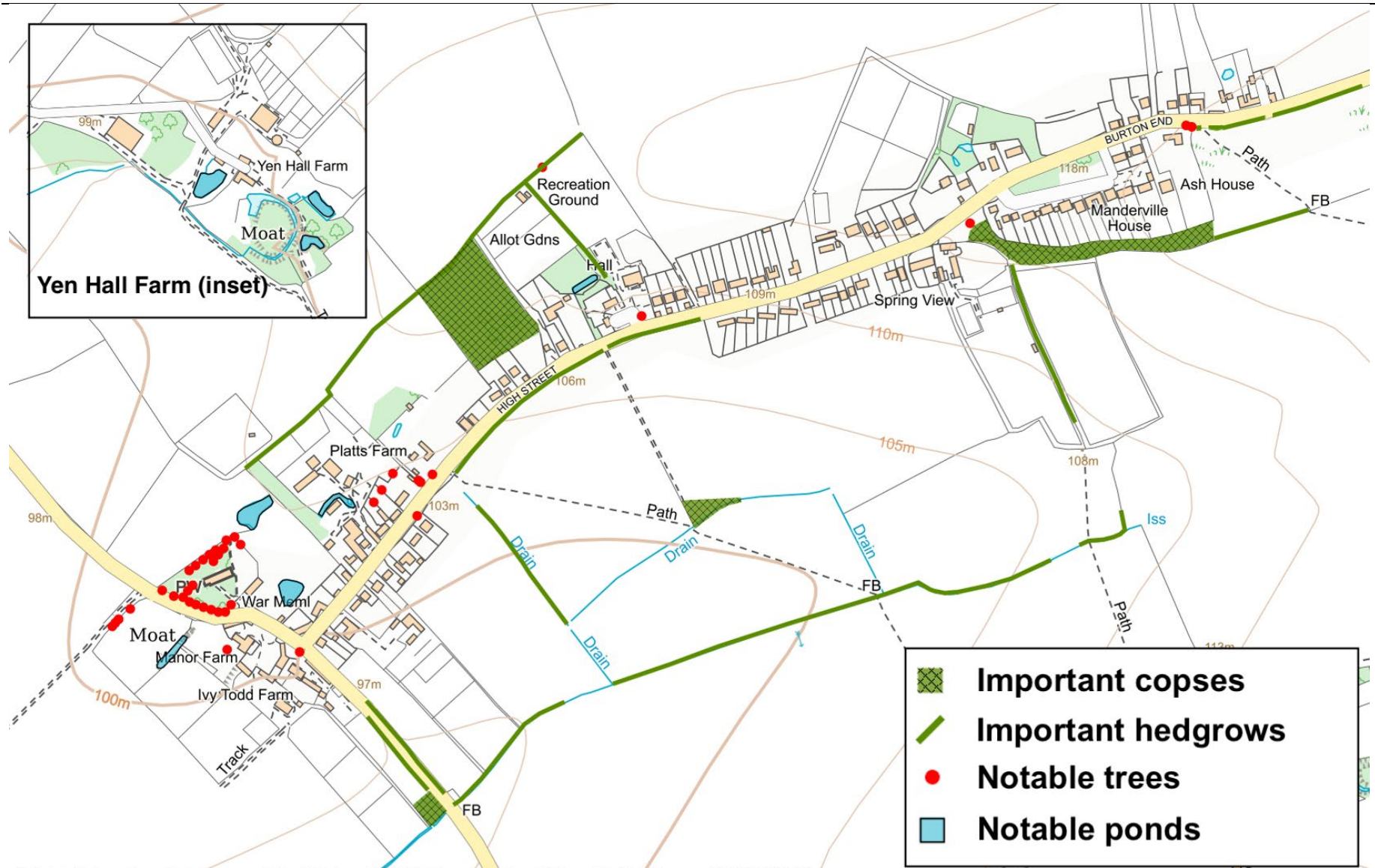
important part of the Parish's green infrastructure. Further detail is provided in the appendix to this plan.

4.78 Policy WWK/7 is intended to operate alongside Local Plan Policies NH/4 and NH/6 and identifies particularly important sites. These areas have special biodiversity value and contribute to the Strategic Green Infrastructure of the district.

4.79 The Neighbourhood Plan work has identified: the Roman Road, the disused chalk-pit, wide, floristically diverse roadside verges, ponds and species rich/important hedges as sites of particular biodiversity value in the Parish. These are shown on Policy Map 8, Policy Map 9 and Policy Map 10 and described in the previous sections.

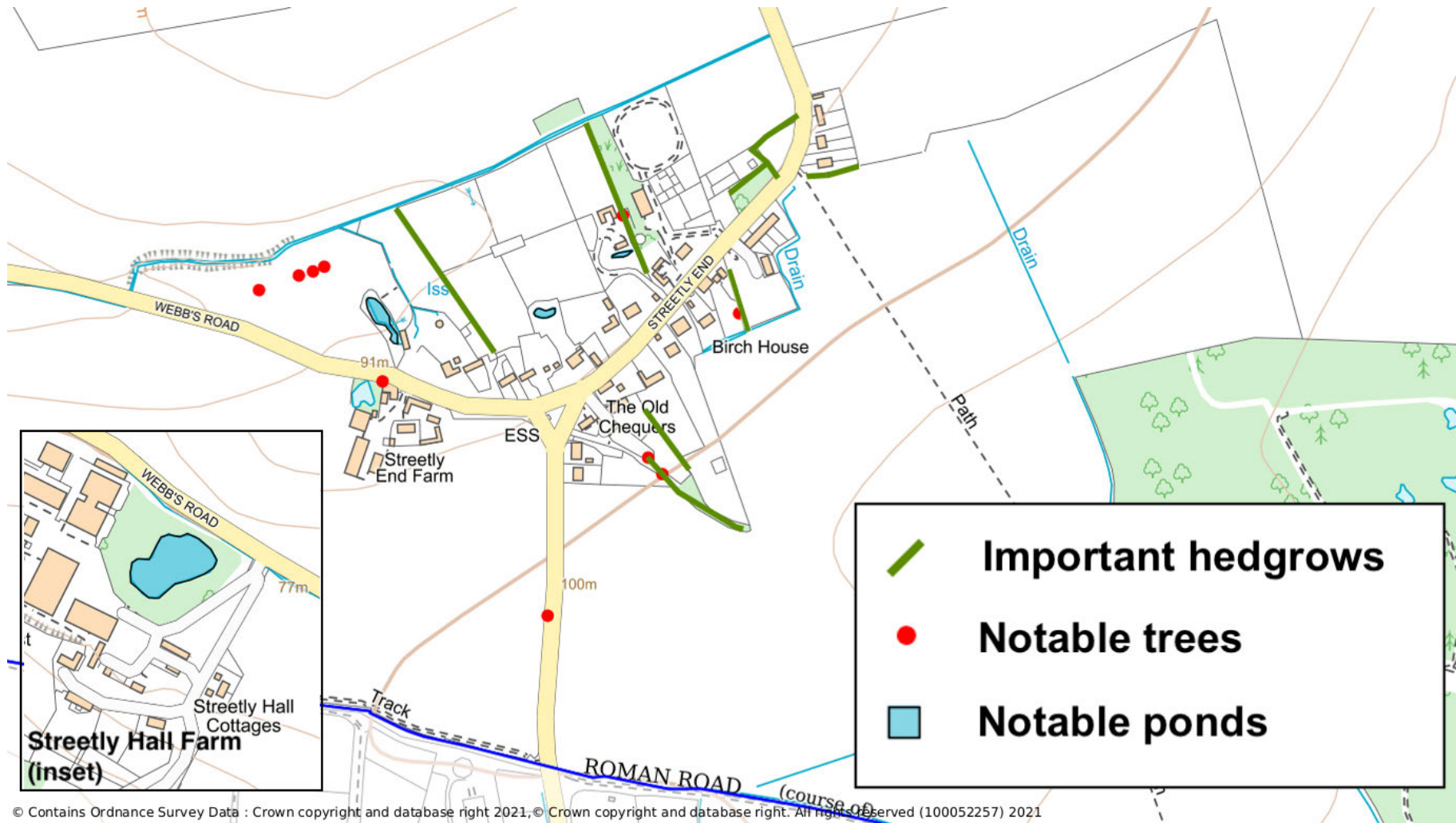


**Policy Map 8: Important wildlife sites: The Roman road, disused chalkpit and species rich verge (WWK/7).**



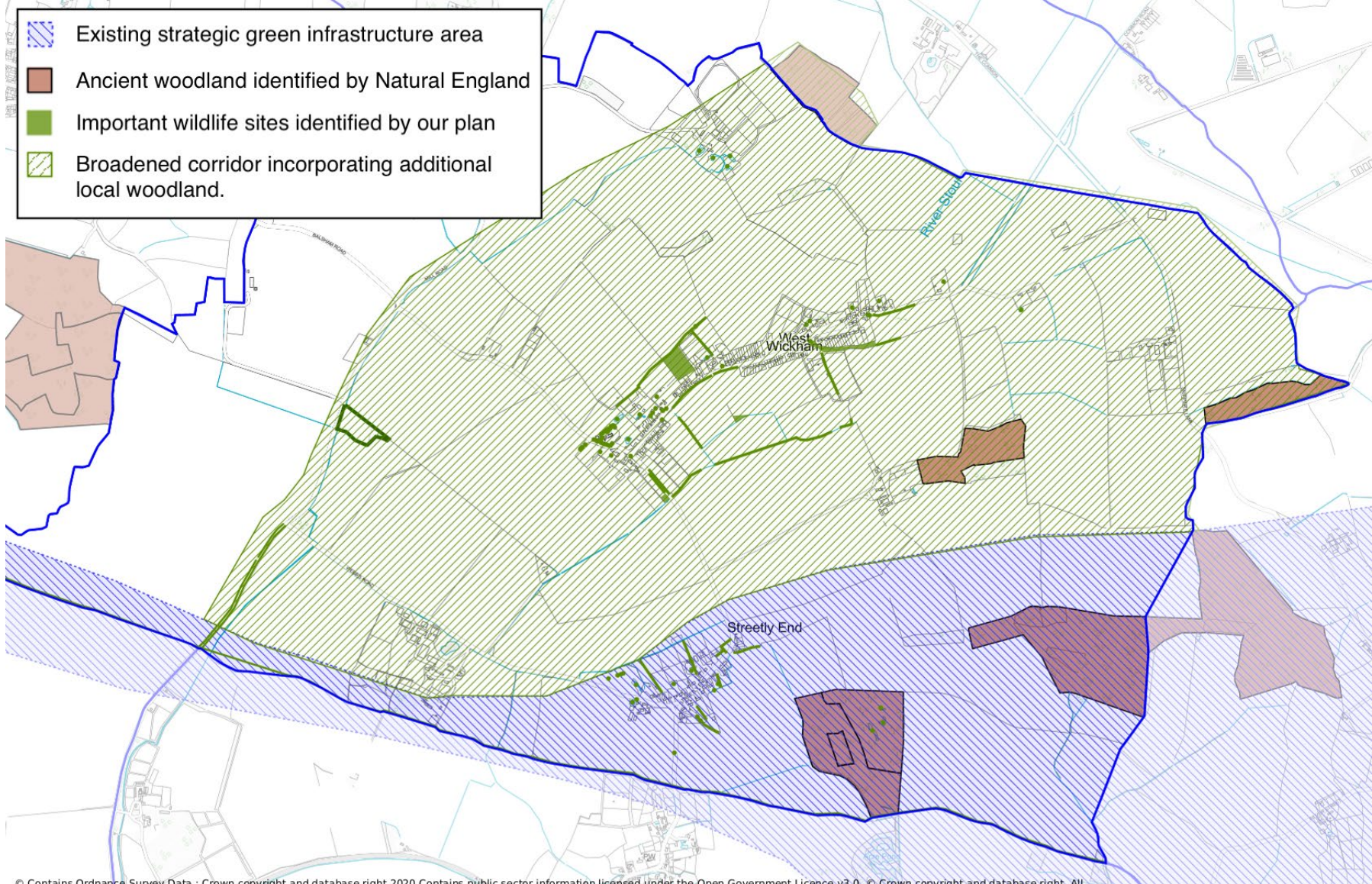
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**Policy Map 9: Important wildlife sites in West Wickham (WWK/7).**



**Policy Map 10: Important wildlife sites in Streetly End (WWK/7).**





**Figure 30: Enhanced wildlife corridor incorporating sites identified in this plan.**

### **Policy WWK/7 Biodiversity and green infrastructure: intent**

4.80 As shown in Figure 30 this plan seeks to enhance the wildlife corridor provided by the Strategic Green Infrastructure Area and broaden it through policies that promote the protection and creation of natural habitats. These sites provide staging posts throughout the Parish linking on to existing ancient woodlands at Hare Wood, Leys Wood, Cadge's Wood and those in adjacent parishes such as Rand's Wood in West Wratting.

4.81 Local Plan Policy NH/4 Biodiversity states that new development must aim to maintain, enhance, restore or add to biodiversity. The intention of policy WWK/7 is to highlight the importance of retaining or enhancing specific features, which are a priority for the biodiversity and green infrastructure within the Parish.

#### *Policy WWK/7: Biodiversity and green infrastructure*

**Development proposals will be expected to retain features of existing biodiversity value including the following which are locally valued and contribute to the Parish and wider district's strategic green infrastructure.**

- 1. The Roman Road (Policy Map 8)**
- 2. The disused chalkpit (Policy Map 8)**
- 3. Wide, floristically diverse roadside verges (Policy Map 8)**
- 4. Notable ponds (Policy Map 9 and Policy Map 10)**
- 5. Species rich and/or important hedgerows (Policy Map 9 and Policy Map 10)**
- 6. Notable trees and important copses (Policy Map 9 and Policy Map 10)**

**Any development proposals which cause loss or harm to them will not be permitted unless the need for and benefits of the development demonstrably and substantially outweigh any adverse impacts and where replacement habitats are provided as part of the proposal.**

**Development should provide a net gain in biodiversity which could include:**

- 1. The creation of new natural habitats appropriate for important wildlife species.**
- 2. The planting of additional trees and hedgerows.**
- 3. Restoring and enhancing existing biodiversity networks (see the broadened wildlife corridor in Figure 30) which in turn will support the Cambridgeshire Green Infrastructure Strategic area.**

**WWK/7: Biodiversity and green infrastructure**

### Policy WWK/8 Access to the countryside: context and rationale

4.82 Objective 4 of the *Cambridgeshire Green Infrastructure Strategy 2011* states that green infrastructure, of which public rights of way are a part, ‘*can support healthy and active lifestyles, support good mental health, inspire learning and create a sense of community*’. The public right of way network in the Parish is well used. It allows people to enjoy the historic rural landscape of cultivated fields, meadows, hedgerows and ancient woodland along with extensive views to the surrounding countryside and historic settlements (including West Wickham and Streetly End). The varied nature of the countryside that rights of way cross, go through or pass alongside allows for an appreciation of the local flora and fauna and the rights of way in themselves provide a green corridor and habitat for wildlife. Comments during the Character Assessment and Neighbourhood Plan consultation process show that they are highly valued for their contribution to well-being and sense of identity.

4.83 Although the public rights of way network is accessible from all the settlement areas and relatively well connected, there are areas where connectivity could be improved, for example, by providing new access to the rights of way network through any development or by linking rights of way laterally and parallel to the linear settlement patterns. This would provide greater access and more possibilities for use over both short and long distances.

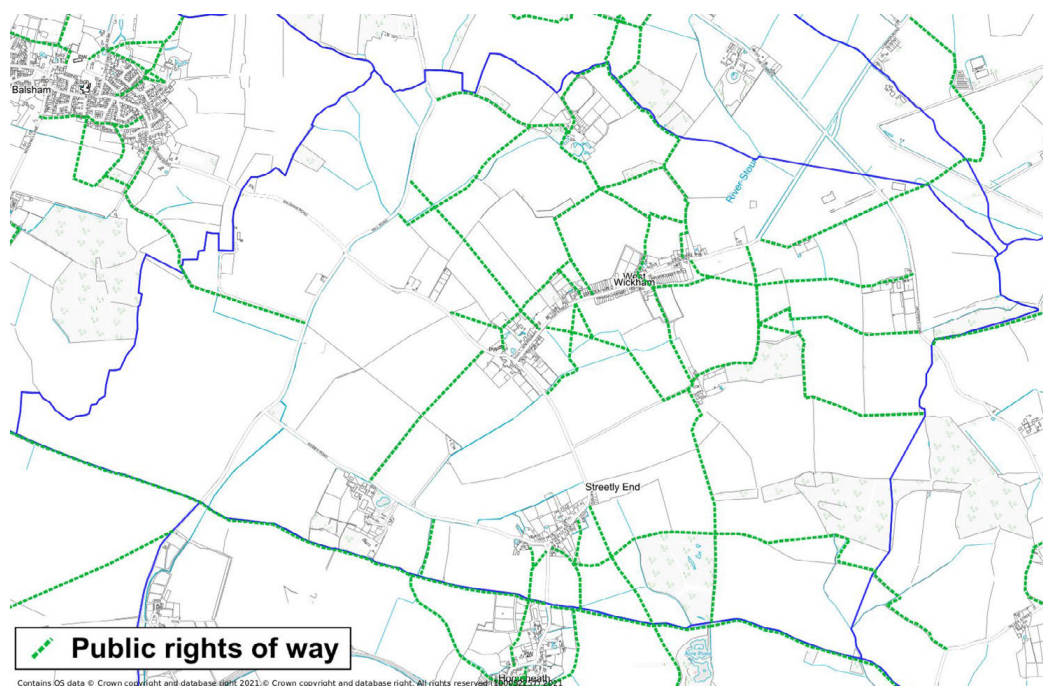


Figure 31: Public rights of way network in the Parish

### Policy WWK/8 Access to the countryside: intent

4.84 The intent of Policy WWK/8 is to protect or enhance the quantity and quality of the existing public rights of way network in the Parish.

*Policy WWK/8: Access to the countryside*

**The existing network of public rights of way, footpaths and bridleways will be retained and enhancements to this network will be encouraged from development proposals located within 300 metres of a public right of way. Proposals which will impact adversely on the public enjoyment of rights of way will not normally be supported. Opportunities to link two or more public rights of way or enhance existing rights of way as part of a development will be supported.**

**WWK/8: Access to the countryside**

## Housing (Policies WWK/9 and WWK/10)

4.85 Our housing policy aims to improve the sustainability of our community with well-designed small-scale developments that meet the needs of local people.

### Policies WWK/9 Delivering smaller homes in West Wickham and WWK/10 West Wickham exceptional circumstances: context and rationale

#### Local Plan Housing Requirement Figure

4.86 The housing requirement figure for the West Wickham Neighbourhood Plan area (provided by SCDC in December 2020) is the delivery of 3 additional homes during the plan period 2018 to 2031.

4.87 The Parish has an unusually high percentage of large detached properties. Only 14% of dwellings have 2 or fewer bedrooms compared to 30% in South Cambridgeshire<sup>21</sup>. This is also demonstrated by the Parish having relatively more detached homes than in the ward and district and fewer bungalows, flats or terraced houses shown in Figure 32<sup>22</sup>.

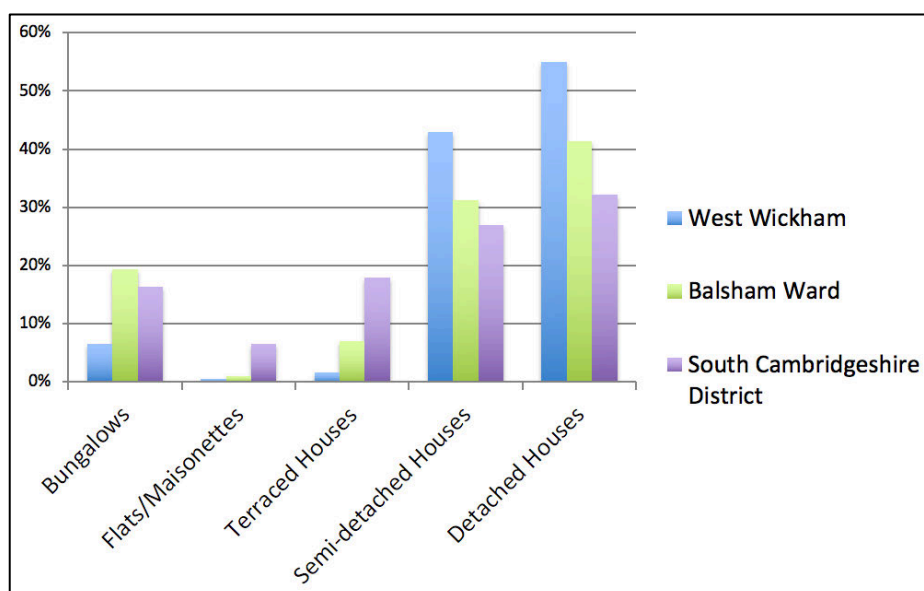


Figure 32: Distribution of housing types in parish, ward and district

4.88 A detailed Housing Need Survey carried out by Cambridgeshire ACRE in 2017 found that 11% of households indicated that their current home is unsuitable for their needs. The report concluded that 9 households indicated a need for affordable housing with the majority seeking a property with 2 or fewer bedrooms, as summarised in Table 8.

4.89 Since the completion of the Housing Needs Survey, a development comprising 4 affordable housing units and one market housing unit has been completed in Burton End. This development has helped address an existing shortfall in affordable housing provision in the Parish. The affordable housing need met by this development and the remaining need is summarised in Table 9.

<sup>21</sup> (Cambridgeshire County Council Research Group, 2014)

<sup>22</sup> (Cambridgeshire Insight, 2020)

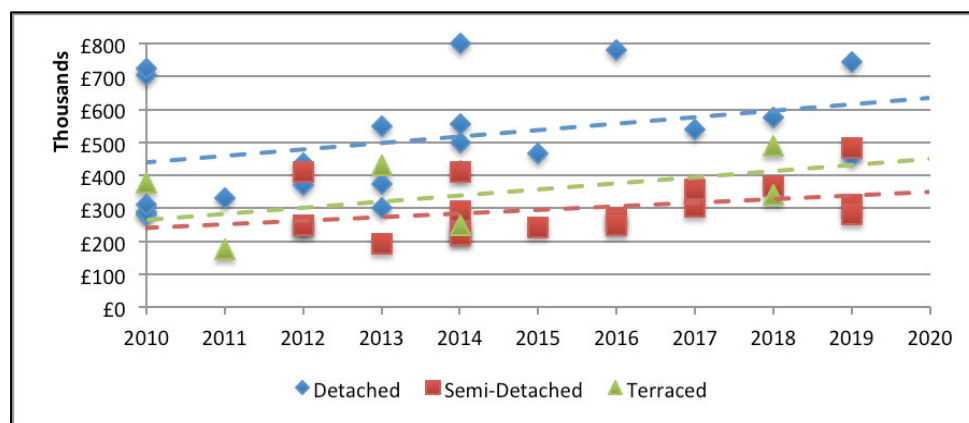
1 Bedroom		2 Bedrooms		Three Bedrooms	
Flat/House	Bungalow	Flat/House	Bungalow	Flat/House	Bungalow
2	1	2	2	2	0

**Table 8: 2017 Housing Needs Survey: Unmet affordable housing need in the Parish.**

	1 Bedroom		2 Bedrooms		Three Bedrooms	
	House	Bungalow	House	Bungalow	House	Bungalow
2017 Housing Need	2	1	2	2	2	0
Provided by Burton End development		1	1	1	1	0
Remaining unmet need.	2	0	1	1	1	0

**Table 9: Housing need met by the recent development in Burton End completed in November 2020 (S/0619/19/RM).**

4.90 Housing prices are high in the Parish as shown in Figure 33. It is likely that there will be further affordable housing needs in the Parish during the plan period up to 2031.

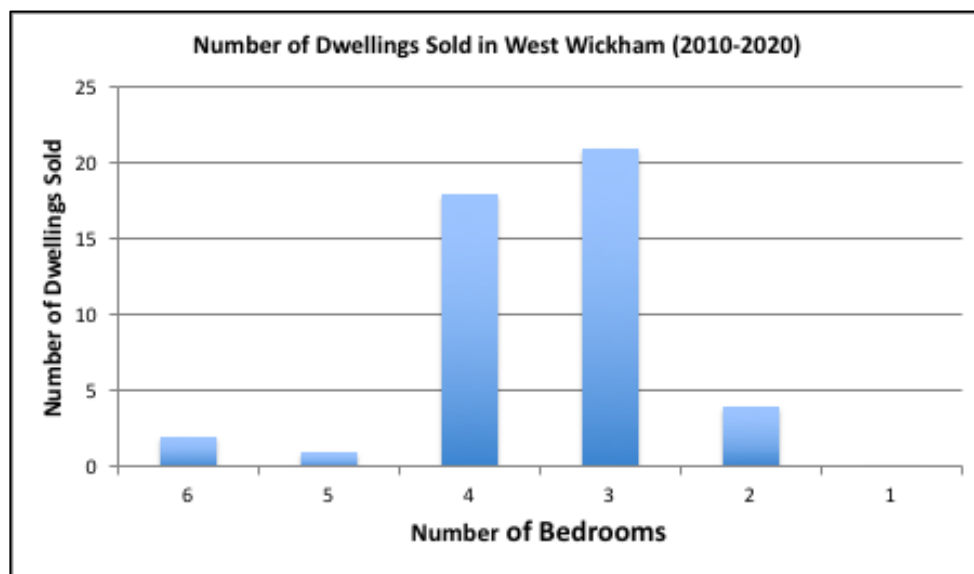


**Figure 33: Housing sale prices from 2010 onwards (Source: Land Registry April 2020)**

4.91 With regards to market demand or need for housing coming from within the Parish, the 2017 Housing Needs Survey indicated only limited demand. There was some indication (between 3 and 4 respondents) of a desire to move as their existing home was too large.

4.92 Whilst there is only limited evidence in place to suggest there is a need for smaller *market* homes in the Parish, it is clear that the current dominance of larger homes in the Parish is going to make it challenging for new households in the Parish trying to secure their first home in the Parish and for existing residents seeking to downsize. The current domination of dwelling stock by larger homes itself is an indication of an unsustainable imbalance in the demographic profile of the Parish. Furthermore, community engagement undertaken as part of the Community Engagement Strategy 2015 and as part of the Housing Needs Survey 2017 has indicated a desire among the local population for this imbalance to be addressed. The bias towards larger properties in our dwelling stock is demonstrated in Figure 34. Only 9% of dwellings sold between 2010-2020 had 2 or fewer bedrooms<sup>23</sup>.

<sup>23</sup> (HM Land Registry, 2020)



**Figure 34: Number of bedrooms in dwellings sold (2010-2020).**

4.93 To address the imbalance in our current housing mix<sup>24</sup>, developments incorporating smaller properties for young people or older people are preferred. This plan strongly encourages the development of new two-bedroom properties. Whilst there are currently no one-bedroom properties in the parish, such properties are not regarded as a priority to the same extent as two-bedroom properties. In a rural parish such as West Wickham, one bedroom-properties are considered to have limited flexibility with respect to facilitating home working or a live-in carer capacity.

4.94 At the same time, it is acknowledged that the sites which may be considered suitable for new residential development are likely to be small. This is primarily due to the Local Plan context in which this neighbourhood plan sits. Local Plan Policy S/11 *Infill Villages* allows for limited residential development within the defined *development frameworks*. It restricts schemes to not more than 2 dwellings in West Wickham. In very exceptional circumstances, the policy allows for larger development for up to 8 dwellings where this would lead to the “*sustainable recycling of a brownfield site bringing forward positive overall benefit to the village*”.

4.95 Small sites where only one or two dwellings could come forward will not facilitate a mix of housing types and may even be unsuitable for the delivery of smaller homes. For example, this may apply where the predominant housing type in the immediate vicinity is large, detached homes. Nevertheless, wherever possible, and subject to a development proposal meeting high design standards in accordance with both the Local Plan and this plan, the Neighbourhood Plan seeks the delivery of smaller homes in preference to larger homes.

### **Policies WWK/9 Delivering smaller homes in West Wickham and WWK/10 West Wickham exceptional circumstances: intent**

4.96 Policies WWK/9 and WWK/10 are intended to operate within the scope of the Local Plan policies *S/7 Development Frameworks* and *S/11 Infill Villages*. The overall intention is to secure development which can help address the current imbalance of the

<sup>24</sup> (Cambridgeshire ACRE, 2017)

West Wickham housing stock. Policy WWK/9 refers to the term ‘suitable’ sites. These are sites that comply with Local Plan policies (e.g. in the existing Local Plan this is within the development framework or outside where this complies with Clause 2 of Policy S/7 in the Local Plan).

*Policy WWK/9: Delivering smaller homes in West Wickham*

**Residential development proposals on suitable sites which help address the current low stock of two bedroom homes in the parish will be supported.**

**Development proposals that create one or more new dwellings must prioritise the delivery of smaller homes over larger homes, unless an alternative dwelling size, type and mix can be justified through reference to up to date evidence on parish housing stock and local needs or to local site-specific circumstances.**

**WWK/9: Delivering smaller homes in West Wickham**

*Policy WWK/10: West Wickham exceptional circumstances*

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

**WWK/10: West Wickham exceptional circumstances**



## The Village Hall Site (Policy WWK/11)

### Policy WWK/11 The Village Hall site: context and rationale

4.97 The site of the current Village Hall is located outside the village development framework but between two sections of it. There is support in the village for the existing facilities to expand and provide a more flexible use of space, for example, an additional room for meetings or a café would free up the main hall for other activities. However, there are currently no resources or funding in place to deliver this expansion. In the event of circumstances evolving during the Plan period and the Parish Council being in the position of being able to develop improved facilities, this will be allowed in principle.



**Policy Map 11: Village Hall site and development frameworks (WWK/11).**

### Policy WWK/11 The Village Hall site: intent

4.98 The purpose of Policy WWK/11 is to identify the site of the existing Village Hall as an appropriate location for potential expansion of community facilities.

#### *Policy WWK/11: The Village Hall site*

**Development associated with the expansion and/or enhancement of Village Hall facilities on or adjacent to the existing Village Hall (shown Policy Map 11) will be supported subject to:**

- a) The quantity and quality of the open recreation space being retained, re-provided or enhanced.**
- b) Provision of onsite car parking in line with Local Plan Policy TI/3: Parking Provision to meet the additional needs generated by the development.**

**WWK/11: The Village Hall site**

## Chapter 5 Community Aspirations

5.1 During the process of developing this Neighbourhood Plan and engaging with the community, opportunities were identified to improve the lives of those living in the Parish.

5.2 Due to the limited scope for sustainable development in the Parish these improvements will not be funded by larger scale development. They are recorded here so that any future projects align with the community's priorities.

### Community Space

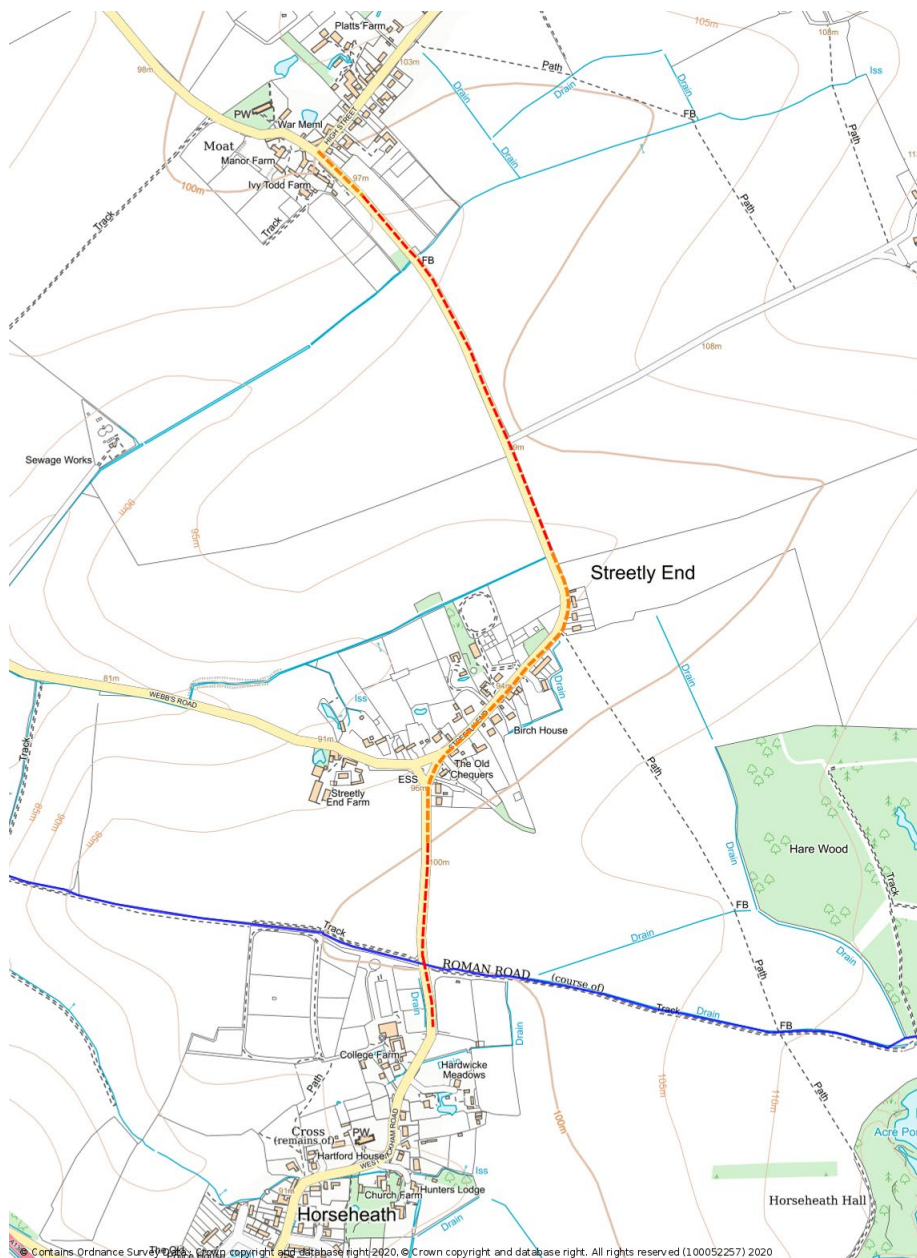
5.3 The Parish has an excellent Village Hall and it is used by a variety of organisations that make important contributions to the wellbeing of the community. These clubs & societies provide opportunities for physical and intellectual activity and reducing loneliness and social isolation, especially for those that find travel outside of the Parish difficult.

5.4 The Village Hall is heavily used to such an extent that it was felt that additional community space would allow further opportunities for amenities & social activities. It is anticipated this would be most likely to be achieved with an extension to the current Village Hall. This aspiration is permitted by Policy WWK/11.

### Active Travel Routes

5.5 The village has a good footpath network and it is well used for recreation. However, it was felt that access from West Wickham to Streetly End and on to Horseheath is currently unsatisfactory. Current options for non-motorised users are unpaved paths and field edges or a narrow, unlit, national speed limit section of rural road. The conditions underfoot and the dangers to non-motorised users on the highway present substantial barriers to sustainable travel between Streetly End and West Wickham. The current route is shown in Figure 35 with the national speed limit sections shown in red.

5.6 This is also a significant problem for people wishing to access the public transport services available in Horseheath. Access to frequent bus services to Haverhill and Cambridge would be considerably improved by providing safe access for non-motorised users to Horseheath.



**Figure 35: Current route for non-motorised users from West Wickham to Horseheath.**

5.7 It is proposed that it should be a priority for the Parish Council to provide a paved route for non-motorised users from West Wickham to Streetly End and, in conjunction with Horseheath Parish Council, on to Horseheath.

### Road Safety

5.8 Sections of the Parish do not currently have pavements and sharing the highway with motorised vehicles presents a barrier to walking. This is exacerbated by vehicles travelling in excess of the 30mph speed limit<sup>25</sup>. Opportunities to lower the speed of traffic in the Parish have community support.

<sup>25</sup> (West Wickham Speed Watch, 2019)

## Chapter 6 Monitoring

6.1 The Parish Council acknowledges that circumstances may change within the Plan period. In addition, some policies will work better than others. On this basis the Parish Council will review the effectiveness of the Plan's policies on an annual basis.

6.2 Where appropriate the Parish Council will consider either a full or a partial review of the Plan. This will be based around the monitoring information gathered, any revisions which may arise with the Local Plan and any broader changed circumstances which may arise.

6.3 The Parish Council will use the following criteria to assess whether the Plan has achieved its aims:

1. *Has the percentage of dwellings in the Parish with 2 or fewer bedrooms increased?*
2. *Have any housing developments in the Parish met the needs of local families?*
3. *How many planning applications not supported by the Parish council on the following grounds were approved:*
  - a. *Detrimental to the character or heritage assets of the village?*
  - b. *Detrimental to the environment or the Parish's green infrastructure?*
4. *Have any changes to the footpath network in the Parish as a result of planned development been perceived as positive or negative?*
5. *Have any of the Parish's Local Green Spaces been lost to development?*
6. *Has the night sky quality deteriorated from the measurements taken in 2020 during the development of this Plan?*

## Glossary

Many of these definitions are reproduced from South Cambridgeshire Local Plan 2018 or the National Planning Policy Framework 2021.

**Affordable Housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

**Ancient or Veteran Tree:** A tree which, because of its great age, size or condition is of exceptional biodiversity cultural or heritage. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

**Ancient Woodland:** An area that has been wooded continuously since at least 1600 AD.

**BAP:** A strategy prepared for a local area aimed at conserving and enhancing biological diversity. Can address a specific habitat or species.

**Biodiversity:** Biodiversity is the variety of life in all its forms. This includes the plant and animal species that make up our wildlife and the habitats in which they live.

**Brownfield Site:** Also known as ‘*Previously developed land*’. Land which is or was occupied by a permanent structure or associated fixed surface infrastructure. This excludes land that is or has been occupied by agricultural or forestry buildings or fixed surface structure that have blended into the landscape in the process of time. For a complete definition see the National Planning Policy Framework 2021.

**Character Assessment:** A character assessment is a document that describes the distinct appearance and feel of an area. It communicates the characteristics that combine to give an area its distinctiveness and identity.

**Community Facilities:** Facilities which help meet the varied needs of residents for health, education, and public services, as well as social, cultural and religious activities.

**Conservation Area:** Conservation areas are of notable or historic importance and are protected against undesirable changes. Conservation areas are designated by the local planning authority.

**CWS: County Wildlife Sites** are a conservation designation recognising an area’s importance and value to wildlife. It does not confer any statutory protection.

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**Designated Heritage Asset:** A Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation. See also *Heritage Asset*.

**Development Frameworks:** The term used by the South Cambridgeshire Local Plan for boundaries between built-up areas of settlements and the countryside. The main residential areas of the Parish are said to be inside the development frameworks.

**EPS: European Protected Species** are species of plants and animals protected by law throughout the European Union.

**Exception Site:** An exception site is currently a site that provides affordable housing provided within or adjoining a rural settlement, as an exception to normal planning policy. They can include small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding. The development of 4 affordable units and 1 market house opposite Maypole Croft in 2020 is an example of a rural exception site.

**Green Infrastructure:** Consists of multi-functional networks of protected open space woodlands, wildlife habitat, parks, registered commons and villages and town greens, nature reserves, waterways and bodies of water, historic parks and gardens and historic landscapes.

**Heritage Asset:** Is a building or object that has value because it contributes to society, knowledge or culture. Heritage assets without a statutory designation are referred to as non-designated heritage assets. Designated heritage assets include listed buildings, scheduled monuments and conservation areas.

**Historic Environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**ICF: Important Countryside Frontage** is a term used by South Cambridgeshire Local Plan for land with a strong countryside character that (a) penetrates or sweeps into the built up area connecting the street scene with the surrounding rural area or (b) provides an important break between two nearby but detached parts of the development framework. Development that compromises these purposes is not permitted.

**Important Hedgerow:** A hedgerow that meets the criteria for 'importance' under The Hedgerow Regulations 1997, made under Section 97 of the Environment Act 1995. In West Wickham most of our important hedgerows qualify because they are part of a field

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system that existed before 1845. Some newer hedgerows qualify because of the number of species present.

**Infill Village:** Infill villages are identified in the settlement hierarchy. Infill Villages are generally amongst the smallest in South Cambridgeshire. These villages have a poor range of services and facilities and it is often necessary for local residents to travel outside the village for most of their daily needs.

**Infrastructure:** Infrastructure is a term used to describe new facilities, such as roads, community centres, schools, IT provision and cycle paths, with a development. It means anything that is required, other than houses, to make a new development work.

**Intermediate Housing:** Homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

**JNCC: The Joint Nature Conservation Committee** is a public body that advises the UK government on nature conservation.

**LGS/Local Green Space:** The National Planning Policy Framework (2012) introduced a new designation of Local Green Space to identify and protect green areas of particular importance to a local community. The NPPF states that “the designation should only be used: where the green space is in reasonably close proximity to the community it serves; where the green area is 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 where the green area concerned is local in character and is not an extensive tract of land.

**Listed Building:** The listing of a building by Historic England marks and celebrates its special architectural and historic interest. It brings the building under the consideration of the planning system so it can be protected. The owner must get Listed Building Consent to carry out alterations, which would affect its character.

**Local Plan:** Sets out policies to guide the future development of South Cambridgeshire. It also sets out where future development will take place, and identifies land for new housing, community facilities, shops and employment. It is the key document used to determine planning applications for new development in the district. For West Wickham the adopted local plan is referred to as South Cambridgeshire Local Plan 2018. South Cambridgeshire District and Cambridge City Councils are currently starting work on a new joint local plan called the Greater Cambridgeshire Local Plan.

**Local Planning Authority:** The public authority whose duty it is to carry out specific planning functions for a particular area. West Wickham’s local planning authority is South Cambridgeshire District Council.

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**Natural England:** Natural England is the Government’s advisor on the natural environment. Natural England works with farmers and land managers; business and industry; planners and developers; national, regional and local government; interest groups and local communities to help them improve their local environment.

**NBN:** The National Biodiversity Network is an organisation created to oversee and facilitate the sharing of biodiversity information.

**National Planning Policy Framework:** This document published in 2012 and revised in 2021 by the Government sets out national planning policies for England and the Government’s requirements for the Planning System. The policies in the NPPF must be taken into account when preparing local and neighbourhood plans.

**Neighbourhood Plans/Neighbourhood Development Plan:** A Plan prepared by a Parish Council or neighbourhood forum for a particular neighbourhood area. They must be consistent with the strategic policies in the current Local Development Framework and the Local Plan.

**Non-Designated Heritage Assets:** Heritage assets which do not have statutory designations. They can include undesignated buildings and structures of special local architectural and historical interest. See *‘Heritage Asset’*.

**Notable tree:** A tree which is considered by the Neighbourhood Plan to provide a locally important landmark due to its visual, wildlife or cultural impact.

**Notable pond:** Permanent or seasonal standing water bodies which meet one or more of the criteria specified by the UK Biodiversity Action Plan Priority Habitat Descriptions.

**Priority Species and Habitats:** Priority Species and Habitats are those that are identified within a Biodiversity Action Plan (BAP) and/or the Natural Environment and Rural Communities Act, 2006, Section 41.

**PVAA:** Protected Village Amenity Areas are recognised by South Cambridgeshire District Council Local Plan as important to character, amenity, tranquillity or function of a village. Development within or adjacent to these areas which would have an adverse impact is not permitted.

**RSPB:** The Royal Society for the Protection of Birds

**SCDC:** South Cambridgeshire District Council

**Scheduled Monument/ Scheduled Ancient Monument:** Archaeological sites, buried deposits or structures of national importance by virtue of their historic, architectural, traditional or archaeological interest. The Secretary of State for Culture, Media and Sport schedules them under the National Heritage Act 1983.

**Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.



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Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Social rented housing:** Housing owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

**SSSI/Site of Special Scientific Interest:** Sites designated by Natural England under the Wildlife and Countryside Act 1981.

**Sustainable development:** Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. See '*Unsustainable development*'.

**Sustainable transport:** Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and zero emission vehicles, car sharing and public transport.

**Unsustainable development:** Refers to development which is made at the expense of future generations. For example, development that creates a disproportionate amount of travel by private car is unsustainable because of the energy consumption, traffic congestion and deterioration in the quality of life for those concerned; or development that causes substantial damage to ecosystems or fails to mitigate against the effects of climate change is considered unsustainable.

**W&CA:** The Wildlife and Countryside Act 1981 is the primary legislation which protects animals, plants and habitats in the UK.

**Wildlife Corridor:** Areas of habitat connecting wildlife populations.

## Appendix 1: Additional Information on Important Wildlife Sites in the Parish

### Important Hedgerows

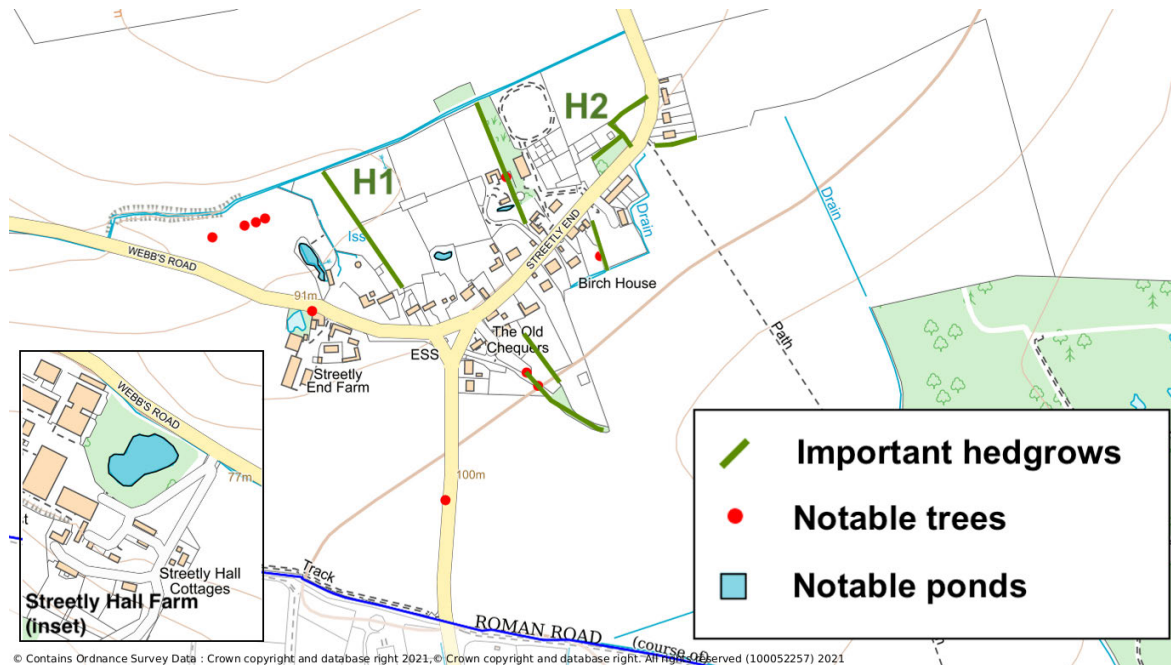
West Wickham has numerous mature and diverse hedgerows, which provide valuable habitats and wildlife corridors. Species include hawthorn, blackthorn, field maple, dogwood, crab apple, elder, hazel, oak, ash, elm, sycamore, guelder rose, spindle, willow, wild plum, goat willow, bramble, wild rose. Some examples of hedgerows are below:



Unless otherwise stated the hedgerows indicated on the following maps are ‘important’ as defined by The Hedgerow Regulations 1997 under Section 5(a), because they are part of a field system that existed before 1845 and shown on the 1812 Inclosure map (Ref KP173 Cambridgeshire Archives). Many of these hedgerows also meet additional criteria in the regulations due to the number of species they support.

Where indicated hedgerows do not predate 1845 the Neighbourhood Plan working group have confirmed they include 7 or more woody species specified in Schedule 1, Part II Criteria, paragraph 7(1). These are indicated in the maps below.

### Important Wildlife Sites in Streetly End



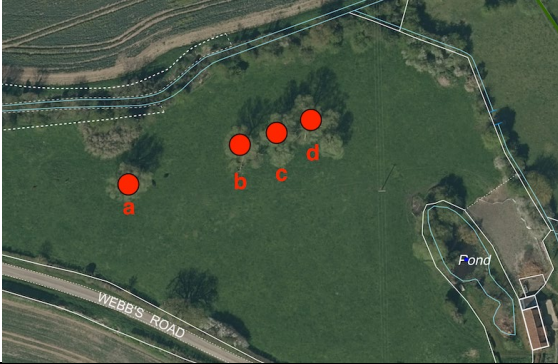


Hedgerows H1 and H2 do not predate 1845 and are 'important' due the number of species present.



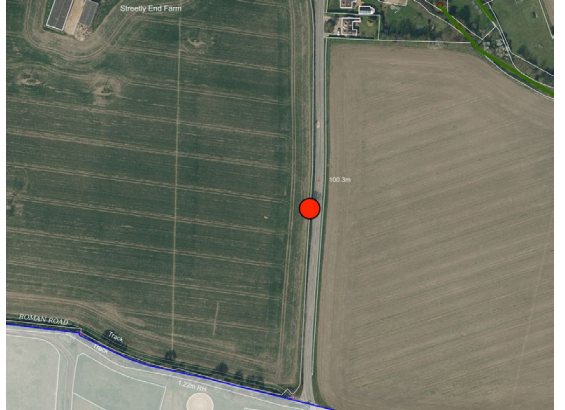


Guide to notable ponds:

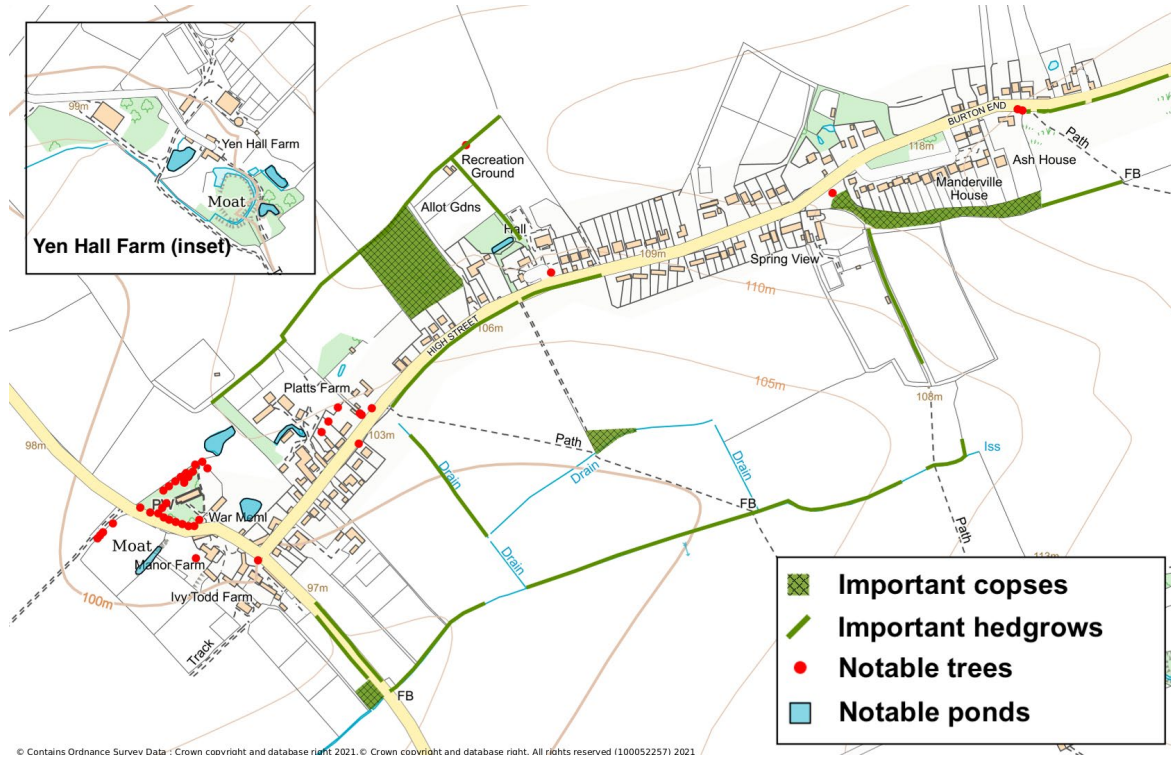
P1	Mill House: a large wildlife rich pond.
P2	Flowers Cottage: selected for size and habitat value.
P3	Behind Nos 30 and 32: selected for size and habitat value.
P4	Streetly Hall Farm: the largest body of water in the Parish.

Guide to identified notable trees:

	Grid Reference	Description
1.	561204.3192,248203.1980 	Four (a-d) veteran and ancient willows with significant wildlife value. They feature splits, cracks and hollows associated with veteran trees that provided habitat to bats, invertebrates, fungi and lichens.
2.	561322.4085,248116.3106 	Veteran elm, a rare survival, with significant wildlife value. It features splits, cracks and hollows associated with veteran trees that provided habitat to bats, invertebrates, fungi and lichens.
3.	a) 561551.7195,248274.4099  b) 561662.5308,248181.3642	Ancient field maples: a coppice stool, now over-stood (a) and standards (b, c and d). The presence of ancient field maples in boundaries rather than oaks is a feature of Streetly End. They have high landscape and historic value in addition to their habitat value.

	 <p>Birch House</p> <p>Ponds</p> <p>c &amp; d) 561575.9420,248043.7178</p>  <p>Peacock Cottage</p> <p>Chequers</p>	
4.	<p>561480.0598,247892.8219</p>  <p>Stroally End Farm</p> <p>100.3m</p> <p>BROOKMAN ROAD</p> <p>Track</p>	<p>Ancient pollarded oak tree on entry to the village with high habitat, landscape and environmental value.</p>

### Important Wildlife Sites in West Wickham



All hedgerows indicated qualify as ‘important’ as they predate 1845 and most would also qualify due to the diversity of species present.



Ponds P5, P6, P7 and P8 form a cluster of sizeable semi natural ponds with considerable habitat value.



Guide to identified notable trees:

	Grid Refence	Description
5.	a. 561204.3192,248203.1980 b. 561094.1470,249169.0636 c. 561090.5826,249165.1893 d. 561086.8633,249161.1600	4 mature lombardy poplar. These also have a high landscape value.
6.	St Mary's Churchyard	23 limes in churchyard; some ancient, some more recent replacements; habitat for birds, bats, invertebrates, high importance for pollinators; high landscape and historic value.
7	a. 561214.7152,249133.2650 b. 561296.0756,249130.4755	2 ancient yew trees.
8.	a. 561381.4652,249298.6202 b. 561389.0588,249311.3279 c. 561402.6964,249329.6146 d. 561429.5065,249322.4859 e. 561433.0709,249319.2315	5 mature sycamores of high habitat value. Also important for streetscape.
9.	561430.7463,249283.8979	Blue cedar. Example presented to the village by William H Pearson to mark his retirement after many years as a parish councillor, habitat and streetscape value.
10.	561443.7640,249329.3047	Large weeping willow.



Pond P9 is in the village nature reserve and as such has very high habitat potential.

Guide to identified notable trees:

	Grid Refence	Description
11.	561682.8084,249506.9027	Silver birch. Prominent position in front of the Village Hall.
12.	561571.2285,249672.4129	Large & mature oak in hedgerow.
13.	 562049.7048,249610.8890	Oak in prominent position on the Village Green.
14.	 a. 562290.6864,249719.0595 b. 562296.2654,249717.0448	2 mature beech trees. Selected as examples of a native species with few mature specimens.



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## Credits

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