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## Evidence Base Document

### Housing and Rural Development

#### Sustainable local economy

##### **Outcome of Business Survey Needs Questionnaire: [sent: Link;](#)**

Aa total of 130 businesses in the Whittlesford parish were sent the questionnaire ([insert link](#)). This deliberately included several larger organisations just outside the parish, in particular the Imperial War Museum, Volvo, Welch's and McDonalds.

In addition to the micro-businesses, the main employers in the parish are Cambridge Assessment (DC10 site), various businesses in the Scutches Farm units, companies at the Lion works in Station Road East, the Hamilton Kerr Institute (University of Cambridge) and William Westley Primary School. Although some Whittlesford residents work in these local organisations, the great majority of employees in many businesses live outside the parish. The direct impact of such businesses on the local economy is therefore limited.

A total of thirty responses to the questionnaire were received. There was general support for more business units to be encouraged, particularly on brownfield sites and making use of redundant farm buildings. We should note that there is potential to replace the demolished Syngenta building north of the DC10 site in Hill Farm Road. Many respondents wanted to see better broadband and mobile phone services and about a third reported difficulty in recruiting staff.

#### Housing Opportunities

##### **Key points raised as a result of the [Whittlesford Neighbourhood Plan questionnaire, February 2014](#)**

- Residents value the character of Whittlesford and would not want to see this compromised.
- A number of people said that they did not want the village to become simply a home for commuters.
- Others emphasised the importance of making affordable homes available to young people with family in the village.
- The other category which was mentioned a number of times was smaller properties suitable for older residents who wanted to downsize without leaving the village.
- There was also some support for limited commercial development, to encourage local employment, although other people felt that neighbouring villages already offered enough of this.

In February 2017, Cambridge ACRE carried out a housing needs survey on behalf of the Neighbourhood Planning Steering Group, with the final report being delivered in June. The survey (ref: Whittlesford Housing Needs Survey February 2017) was sent to all 759 households in the Parish.

201 completed forms were returned; this is a response rate of 27%, which compares well with the norm of 20-25%.

## Issues

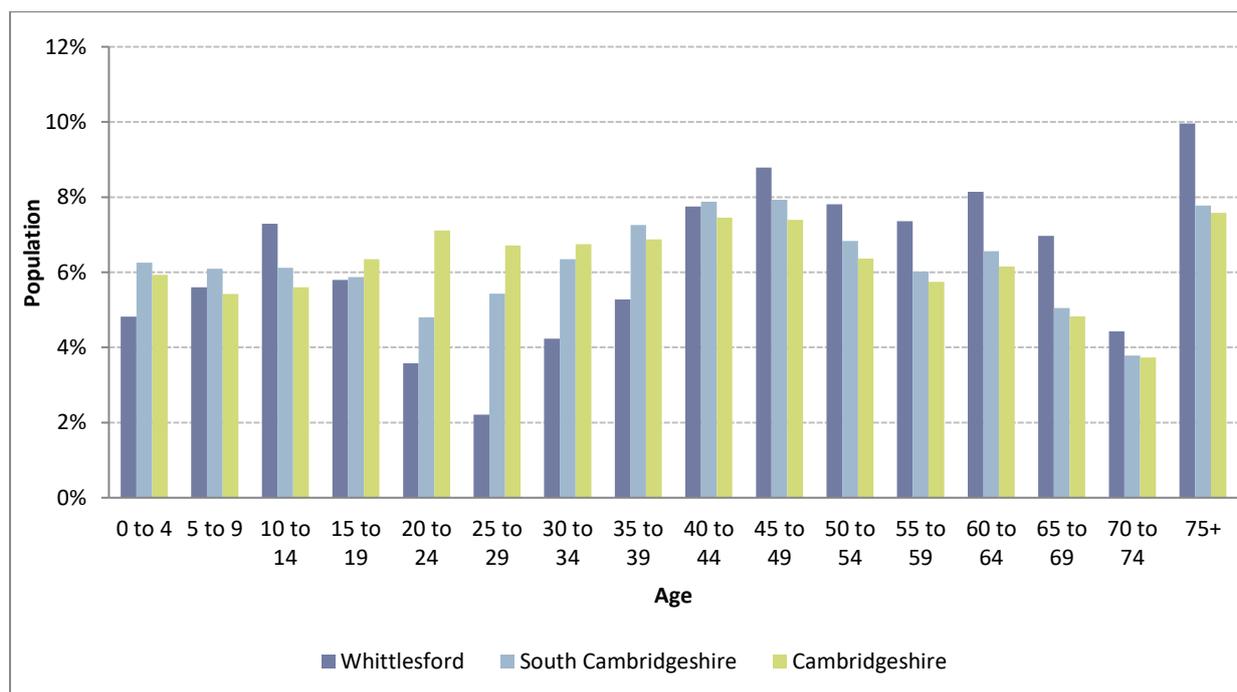
### Growing population

Between 1991 and 2001 the population grew by about 200.<sup>1</sup> Over the period 2002/3 to 2015/16 there were an additional (net) 65 dwellings built in the parish. Half these were built in one year, 2010/11, at Whittlesford Bridge. In fact, Whittlesford Bridge accounts for about two thirds of all the houses built over the period.<sup>2</sup>

### Aging population

The age profile of Whittlesford is fairly typical of a rural Cambridgeshire community. The 20-39 age cohort comprise only 15% of the population compared with 23% across Cambridgeshire as a whole. In contrast, 29% are aged over 60 compared with 24% in Cambridgeshire. The numbers of school age children are similar to the county average. This profile suggests there is a significant exodus of young adults from the parish which is counter-balanced by an influx of families with many of the parents potentially staying in the parish into their retirement years.

Figure 1: Population age profile, 2011



'Parish Profile Data: Whittlesford', Cambridgeshire County Council Research Group, 2014. Data taken from 2011 Census, QS103EW

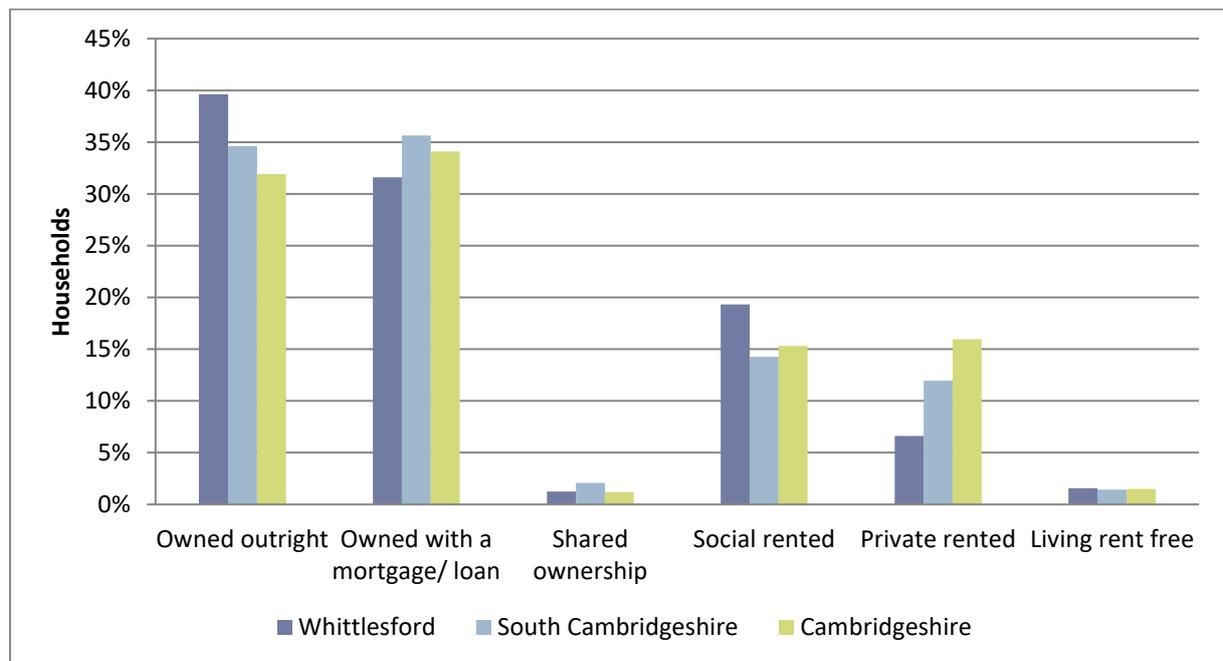
<sup>1</sup> 'Cambridgeshire Population and Dwelling Stock Estimates: 1991-2010', Cambridgeshire County Council, July 2011

<sup>2</sup> 'Housing Completions in Cambridgeshire 2002-2016', (Tables H1.2 and H2.2), Cambridgeshire County Council, undated.

## Housing Tenure

The majority of households (72%) in Whittlesford are owner occupiers. Social rented housing comprises a higher share (19%) than across South Cambridgeshire (14%). These tenures are counter-balanced by a very low proportion of private rented accommodation. There is also a very limited supply of shared ownership properties.<sup>3</sup>

Figure 2: Household tenure, 2011



'Parish Profile Data: Whittlesford', Cambridgeshire County Council Research Group, 2014. Data taken from 2011 Census, QS405EW

Whittlesford is a desirable village to live in, situated in an area with a strong and buoyant economy and with limited scope for growth. Open market property is therefore inevitably expensive. Available data suggests the entry level price for a house in the Parish is around £280,000, putting ownership well beyond the reach of, for example, a household with two people working full-time and earning the 'national living wage'. Even for those households with a considerably higher income, the need to provide a large deposit is a considerable obstacle.

Rents are also high: Local Housing Allowance would be insufficient to cover the cost of any available privately rented houses. Note also that there are generally very few properties available to let in the private sector. Social rented properties are also in scarce supply. Between March 2008 and December 2013 18 properties became available. They attracted an average of 56.5 bids each (compared with 54 per property across South Cambridgeshire as a whole).<sup>4</sup>

The housing survey showed over 80% of respondents to be in favour of a small development of affordable homes for local people within the Parish. A total of 30 households said their current home

<sup>3</sup> 'Parish Profile Data: Whittlesford', Cambridgeshire County Council Research Group, 2014

<sup>4</sup> 'Parish Profiles', Cambridgeshire County Council Research Group, October 2014

was not suitable for their needs, nine of which met the eligibility criteria for affordable housing (including evidence of a local connection).

To supplement these results, the local Housing Register was searched for households in need of affordable housing who either live in Whittlesford or have a local connection to the Parish. In aggregate, there 40 households identified as being in need of affordable housing who either live in, or have a local connection to, Whittlesford:

1 bed		2 bed		3 bed		4 bed		5+ bed		Total
F/H	B	F/H	B	F/H	B	F/H	B	F/H	B	40
16	4	12	2	6						

### Key future sites for development

- The two depots (serving CCC and the Highways Agency respectively) are likely to become available for development within a few years. This gives us an opportunity to shape the nature of the development so as to best support the vision and objectives of this Neighbourhood Plan.
- The one anomalous commercial site in the village itself is Granta Processors, situated in Mill Lane, adjacent to William Westley School *[insert map]*. This brings heavy goods traffic along Duxford Road and into a residential street and exacerbates traffic and parking problems around the school. In an ideal world, this business would be relocated. The owners indeed planned this and received outline planning permission for 18 houses on their existing site, but dropped the plans when they were unable to find another suitable site. Nevertheless, they are not committed to staying in place for more than the next few years, so we intend to explore with them what opportunities there may be to move the business to a more suitable location, if possible within the parish, and with good access to the A505 and M11, freeing up the Mill Lane site for residential development.
- By the time any planning application is made, we expect all other available land in the Whittlesford Bridge area to have been developed for housing. The likely timing of availability of the Highways depot site for development gives us an opportunity to take stock and reassess the housing needs for the parish.
- **Scrap yard development:** We will ensure that the planned development is carried out to provide an appropriate mix of housing that will enhance the southern part of the parish. *[insert map]*
- **Other developments in the south of the parish:** Housing built on the two plots of land currently earmarked for development (off Moorfield Road and Royston Road) must be in character with its surroundings. *[insert map]*

### Environment and Heritage

**Key areas that require specific protection:**

**Key Environmental sites**

1. The descriptions below and the map **XXXX** give details of the areas concerned.
2. The Millennium Wood (see *N.3.2* and *N.12.3* background report)
3. Earls Hook (see *N.3.2* background report)
4. Chalkland grassy areas (see *N.6.3* background report)
5. Woodland and grassland between Middle Moor and Whippetree Road including the County Wildlife Site and Moor Plantation together with the tree belt to the northeast of Whippetree Road to the Little Shelford boundary including Spicer's Lake, Saffron Walden fishing lake and their surroundings. The area is depicted on the attached map.
6. Thriplow Hummocky Fields SSSI. This is currently protected exclusively for *Lythrum hyssopifolia*. There are other rare plants in this SSSI including *Plantago major* subspecies *intermedia* and members of the *Riccia* genus of the Marchantiophyta liverworts.
7. Thriplow Peat Holes SSSI
8. Chalk Pit, Stanmoor Hall
9. The Lawn (protected in the emerging Local Plan as a Local Green Space NH/12)
10. The river Granta, all main watercourses and tributaries.
11. Hoffer Brook
12. All open ditches within the Parish. Whittlesford has a large network of open ditches, particularly in the northern part. These provide very good ecological connectivity throughout this extensive network.
13. All linear belts containing native trees and hedges over 25 metres long.
14. All woodlands as quoted in South Cambridgeshire District Council schedules.
15. All wooded areas over 0.05 hectares not currently scheduled by South Cambridgeshire District
16. All grassland areas over 0.01 hectares as identified on map **XXXX**.

**Key heritage sites**

1. The archaeological excavation: Saxon Village site (see *N.3.2* background report). Unprotected. Many Saxon artefacts and coins have been discovered here but the full extent of the village remains unclear.
2. The Park: (see *N.3.2* background report). Unprotected. Much coinage has been unearthed close to the cemetery end of this field. A full archaeological survey is needed before any development is contemplated in this whole area (also proposed for protection as a Priority Amenity Site (5 below)).

3. The wall of the walled garden. The uninterrupted stretch of the 18<sup>th</sup> century manor's wall on Church Lane is a commanding feature of Whittlesford, as is the stretch abutting the churchyard. Of considerable historic importance as a reminder of the time when the manor and the church were entirely separate from the centre of the village.
4. The Medieval Market on West End. Unprotected. The village was granted a charter to hold a market by King John. The character of the wide verges at this site and the pond are important to the history of Whittlesford.
5. The church meadow on The Butts. An important setting for the church and a key viewpoint for walkers and cyclists. This is a site where food was distributed to the poor and is adjacent both to the walled garden (see 4 below) and the Saxon Village site (see 1 above).
6. The Lawn (protected in the emerging Local Plan as a Local Green Space NH/12). The Lawn is also of considerable historic importance as the lawn of the original manor and a key element of the village landscape.
7. The Roman bath house site north of the existing Scheduled Monument (The existing Scheduled Monument is protected in emerging Local Plan NH/14 on the Thriplow boundary). Already Green Belt. It is likely that large parts of the existing Scheduled Monument have little archaeological significance but finds on the adjacent Roman bath house site demonstrate the importance of this site. Pending full assessment of the total area of the bath house site needs to be protected.
8. Two World War II pill boxes and the remains of a radar station on Whiteland Road. Green Belt. Of historic significance, especially in the context of the role played by Duxford airfield in the Second World War.
9. One World War II pill box on Footpath 2. See 7.
10. The Old School building on Old School Lane. A National School built in 1859 retaining many of its original features, including external doors.
11. The moat around the Moat House. Unprotected. A medieval mote.
12. Maynards factory building and office. Of historic importance as a feature of Whittlesford's industrial past. Both retain original signage.

Key Amenity sites are recorded on Map **XXXX**. They are:

1. Church meadow; the view from Church Lane and views from the Sawston Footpath (Footpath 1) including good views towards the Parish Church (N.6.6 Appendix 3 views 1a and 1b)
2. Arable field at North Road (The Park) affording views to the Parish Church from North Road and views from footpath 1 towards the village. (N.6.6 Appendix 3 views 2a and 2b)

3. Land west of Hill Farm Road either side of the bridleway to Thriplow affording views from the bridleway and from Hill Farm Road. there are limited public viewpoints from the road with high hedges. (N.6.6 Appendix 3 views 3a and 3b)
4. The meadows beside Footpath 2 between the railway crossing and the mill with views to the river and towards the mill and the village. (N.6.6 Appendix 3 views 4a and 4b)
5. The wooded setting of Whippetree Road. (N.6.6 Appendix 3 view 5)
6. The treed entrance to the village from the Baulks footpath to Radegunds on both sides of the road. (N.6.6 Appendix 3 view 6)
7. The setting of the Millenium Wood with views across the meadow from North Road by Rayners Farm and views from the Croat footpath across arable land towards the wood and Rayners Farm. (N.6.6 Appendix 3 views 7a and 7b)
8. Markings Farm meadow affording views from West End towards open land and the Millenium Wood. (N.6.6 Appendix 3 view 8)
9. Long views over open land from Duxford Road towards the east. Limited public viewpoints with high roadside hedges. (A N.6.6 ppendix 3 view 9)
10. Long views over open land from Duxford Road towards the west. Limited public viewpoints with high roadside hedges. (N.6.6 Appendix 3 view 10)
11. Long views south west from the west end of Royston Road and from footpath 8 towards high ground at Heydon. (N.6.6 Appendix 3 views 11a and 11b)

## Community Assets

Key asses in Whilttlsford:

### **The Memorial Hall**

- The village hall opened in 1920 as a memorial to the fallen in the First World War, and was modernised, extended and rededicated in 1998. It is a major village asset, and used by a large range of groups and individuals from Whittlesford and elsewhere. The Whitsers pre-school playgroup (see 4.1) is a daily user of the Hall; other regular user groups are listed in **Appendix XXX**. Occasional use includes adult and children's parties, wedding receptions, discos, and fairs. The Memorial Hall holds both a full theatre licence and a public entertainment licence. Facilities include a large hall seating up to 200 with a well-equipped stage with stage lighting, a smaller hall, a professional standard kitchen, and a small meeting room used by the Parish Council.

- The Memorial Hall is formally a trust with the Parish Council as the sole trustee, and is administered by a management committee that includes representatives of the Trustee being the Parish Council.

### **The Lawn**

- Officially named the King George V Playing Field, The Lawn is in the centre of the village, and is the focus of sporting and recreational activity. Organised sport includes:
  - Whittlesford United Football Club, with two teams competing in local leagues
  - Whittlesford Warriors, a thriving parent-led junior football club with 180 members organised in age groups from 4 to 15 years
  - Whittlesford Cricket Club with 50 members fielding two senior teams in local leagues and a junior team
  - Whittlesford Tennis Club with 40 members using two hard courts
- William Westley School uses The Lawn regularly for outdoor sports. There is also general public use and certain organised events – annual circus, pancake race, summer ball, etc.
- The children’s play area, created over 50 years ago, compares unfavourably with those in neighbouring villages of the similar size, and is currently in need of major refurbishment, but fundraising for this is well under way. There is a pavilion used by the football and cricket teams, and the first parts of a trim trail were installed recently.
- Whilst The Lawn is a 9 acre site, it cannot accommodate the number of children in the Warriors who wish to play on Saturdays. Currently certain age groups are forced to meet at facilities in Ickleton and Hauxton.
- The Lawn is run as a trust with the Parish Council as the custodian trustee, and administered by The Lawn Trust (which includes representatives of the main user groups) as managing trustee.

### **Education**

#### **Pre-school**

- Started 50 years ago, the Whittlesford Pre-School Playgroup (Whitsers) caters for children aged 2½ to 5 years, currently offering sessions every morning during term time in the Memorial Hall. 44 children are currently registered. From September, it is planned to open Tuesday to Thursday afternoon sessions (12-3 including lunch) subject to sufficient demand. The national Early Years Funding Scheme provides 15 hours per week of free education for all three and four year olds; fees for children who are not yet three are £4.50 per hour, as are additional hours over the EYF provision.
- Whitsers is run by an elected committee of volunteer parents; they set policies and monitor the implementation of these by the paid staff of six. The group is a member of the Pre-School Learning Alliance and a registered charity (1024615). The last Ofsted inspection in February 2014 rated the standards of provision as “good”.

#### **William Westley Church of England Primary School**

- The school is a major focus of village life both for children and their parents. It is situated on Mill Lane and caters for children between the ages of 4 and 11 with 7 year groups – a reception class for the Foundation Year; Years 1 and 2 for Key Stage 1 (the infant years); Years 3 to 6 for Key Stage 2 (the junior years).
- Within the framework of the national curriculum, the school’s governing body is responsible for the overall management of the school while delegating the day-to-day administration to the Head Teacher. The Ofsted inspection of the school in January 2016 graded the school’s performance as “good”, with a number of areas identified as “outstanding”.
- The current number of pupils is 210. The official catchment area is the Parish of Whittlesford, but there is a significant number of pupils from adjoining parishes. The local authority (LA) sets an admissions limit of 30 children each year; when there is oversubscription, the LA policy sets out the following order of priority:
  - Children with a particular medical need
  - Children living within the catchment area
  - Children living outside the catchment area, but with an older sibling already at the school
  - Any other children
- The number of children attending William Westley from within the village is increasing but does vary from year to year. In the present Reception year, 25 of the 30 children are from within catchment. In September 2017, 20 of the 30 children starting in Reception year live in Whittlesford. In September 2018, research shows that will be over 30 children of Reception age living in the village.
- The Governing Body is committed to maintaining seven classes within the school. At present the school is looking to upgrade classrooms to provide adequate provision for classes of 30 children. Currently, two of the classes are below the recommended size. Last year one of the classrooms was enlarged, and it is hoped that in the summer of 2018 further work will take place to upgrade the present building.
- In addition to the provision of education to meet the national curriculum, the school offers a range of music and sports clubs, and runs a successful Out-of-School Club that was rated as “outstanding” in all areas in the Ofsted inspection in January 2016. The club is open from 7.30am to 8.55am and from 3.20pm to 6.00pm during term time, and offers holiday care from 8.00am to 6.00pm.
- The school is also a significant employer within the village. The Head Teacher is supported by a teaching staff of 13, 10 teaching assistants, and 6 others. The Out-of-School Club employs a total of 10 some of whom are part-time.

### **Secondary Education**

- Most 11-year-olds transfer from William Westley to Sawston Village College. A dedicated bus service is provided for those who do not walk or cycle there

### Churches

#### **Parish Church**

- Part of the Diocese of Ely, St Andrew and St Mary's Church occupies a Grade 1 listed building with its origins in the 12<sup>th</sup> century. The vicar lives in the parish and also ministers to the Parish of Pampisford. In addition to the provision of regular services and pastoral care, the church is licensed for weddings. A relatively recent extension to the church incorporates a room that can be hired for small meetings.
- The churchyard, now almost full, contains a number of war graves of officers who were stationed at RAF Duxford.

### **United Reformed Church**

- This church, in the village centre, is a part of the Eastern Synod of the United Reformed Church, and occupies a building constructed in 1996, replacing a previous building of 1903. The church itself is used for weekly coffee mornings and pensioners' lunches, and there is a meeting room available for hire. The recently installed minister shares his time with Duxford URC and Cambridge's Emmanuel Church.
- Independent of the two churches, there is a Parish Cemetery, administered by the Parish Council, on land adjacent to the churchyard of the Parish Church. The Parish Council has secured additional space adjacent to the existing cemetery to ensure future capacity; with the trend towards cremations, it is likely to provide sufficient space for another 50 years.
- The Chapel of St John the Baptist, better known as Duxford Chapel, is an 800-year-old building near to the Red Lion Inn and the railway station. It is in the care of English Heritage that has a maintenance agreement with the District Council. Whilst public access can be arranged, it is not currently used for any formal events.

### **Licensed Premises**

These are at four locations within the Parish:

- The Tickell Arms (a Grade 2 listed building in the village centre) – a restaurant and pub run by the Cambs Cuisine group
- The Bees-in-the-Wall ( a Grade 2 listed building on the north side of the village) – a privately owned traditional pub, also serving food
- Social Club (in the village centre) – a thriving membership club, with a lounge bar, television and snooker table. It runs bingo sessions twice a week and occasional musical evenings
- The Red Lion (a Grade 2 listed building) and Holiday Inn Express (both near the station) – hotel accommodation, restaurant and bar

All are significant social hubs and contribute to the character of the parish as well as to the local economy.

### **Footpaths**

- There are currently nine designated public footpaths within the parish, of which three lead outside the village, and two are partly on permissive paths:
  - Footpath 1 from North Road via The Baulks and then towards Sawston via the level crossing near the old Spicers site. Most of this path is also part of the National Cycle Network Route 11.

- Footpath 2 from the east end of Mill Lane towards Sawston, crossing the railway line and the Sawston By-Pass. This is also a designated cycle path.
- Footpath 3 known as The Croat from Vicarage Lane, skirting the Millennium Wood to Whippletree Road.
- Footpath 4 from the Millennium Wood to North Road alongside Rayner's Farm.
- Footpath 5 from Newton Road to Whippletree Road alongside the allotments, using a short distance of permissive footpath.
- Footpath 6 from Whippletree Road (near the West End junction) to Spinney Hill Farm on Newton Road
- Footpath 7 from Hill Farm Road towards Thriplow, crossing the M11.
- Footpath 8 from Parsonage Barns on West End to Chuck-a-Bush Farm on the A505.
- Footpath 9 from Church Lane, along the rear of Church Close gardens to The Baulks and Footpath 1, using a short distance of permissive footpath.
- Whilst these paths provide valuable walking links and opportunities for recreation, exercise and dog walking, there is a need – backed up in the public consultations – for more local circular footpaths, and for the condition of existing ones to be improved. With the future increase in housing near to the station, a traffic-free path between Station Road and Mill Lane and the school has been suggested, possibly using part of the old Cows' Walk. Access to the "Spicer's Lake" area has also been mentioned at open evenings.
- Any possibility of additional footpaths must be considered in consultation with the landowners and with due respect to health and safety concerns.
- Residents frequently ask for improvements in the condition of footpaths alongside roads; prioritising such work is within the remit of the Parish Council

#### **Societies, clubs, charities:**

The village is fortunate to have several active clubs and societies, all of which contribute to the social life and cohesion of the parish:

##### **Nicholas Swallow and Other Charities**

By amalgamation of three existing organisations dating back several centuries, the combined charity came into being in 1911. It owns 14 properties in the village and lets these at affordable rents (currently ca 60% of open market rates) to tenants with a strong Whittlesford connection and who are unable to afford the cost of buying local housing. The charity is currently seeking to increase its housing stock by about 50%.

#### **Sports Clubs**

In addition to the four clubs mentioned above as users of The Lawn, there is a carpet bowls club that meets in the Memorial Hall. There are also small informal groups that meet regularly for walking and cycling.

#### **Other clubs and societies**

- LOOK magazine, published monthly

- Whittlewomen
- Gardening Club
- Acoustic music group
- Book groups
- Whittlesford Society, concentrating on cultural, heritage and environmental matters
- Millennium Group, organising events and raising money for village causes
- Brownies
- Scouts, Cubs and Beavers (joint with Duxford)
- Little Fishes

There is a frequently expressed need for a youth club or equivalent, but efforts to date to form such a club have not been successful. There is a thriving Youth Centre in Sawston, and a Youth Initiative in Great Shelford.

### **Medical**

No facilities for medical or dental care exist within the parish. There is however a large Health Centre in Sawston and a smaller one in Great Shelford, as well as dental practices in both of those villages. The Sawston Health Centre operates a scheme that enables prescription medicines to be collected from the Post Office. For those do not have a car, the 7A bus service which provides a skeleton service to Sawston is being withdrawn in September. A small group of volunteers offers private car transport to the Sawston Health Centre and to Addenbrooke's Hospital.