

# ISLEHAM NEIGHBOURHOOD PLAN

Made Version - 19 May 2022



2021 - 2041

Cover map courtesy of Emily Stevens

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## Section 1 Introduction

This is the 'made' version of the Isleham Neighbourhood Plan. The plan covers the Isleham Neighbourhood Area which was formally designated by East Cambridgeshire on 21<sup>st</sup> February 2019. The Neighbourhood Area follows the boundary of Isleham Parish.

Isleham Parish Council carried out public consultation (Regulation 14) on its draft plan from 15 May 2021 to 15 July 21 (see consultation statement). The plan was submitted to East Cambridgeshire District Council on 07 December 2021. Following the statutory publication period (Regulation 16), the plan was independently examined in February and March 2022.

This version of the plan has been amended to incorporate the recommendations made by the Independent Examiner in his Examiner's Report. The modified plan was put to a local referendum on 28 April 2022 where it was supported by the majority of voters. The plan was formally 'made' by East Cambridgeshire District Council on 19 May 2022.

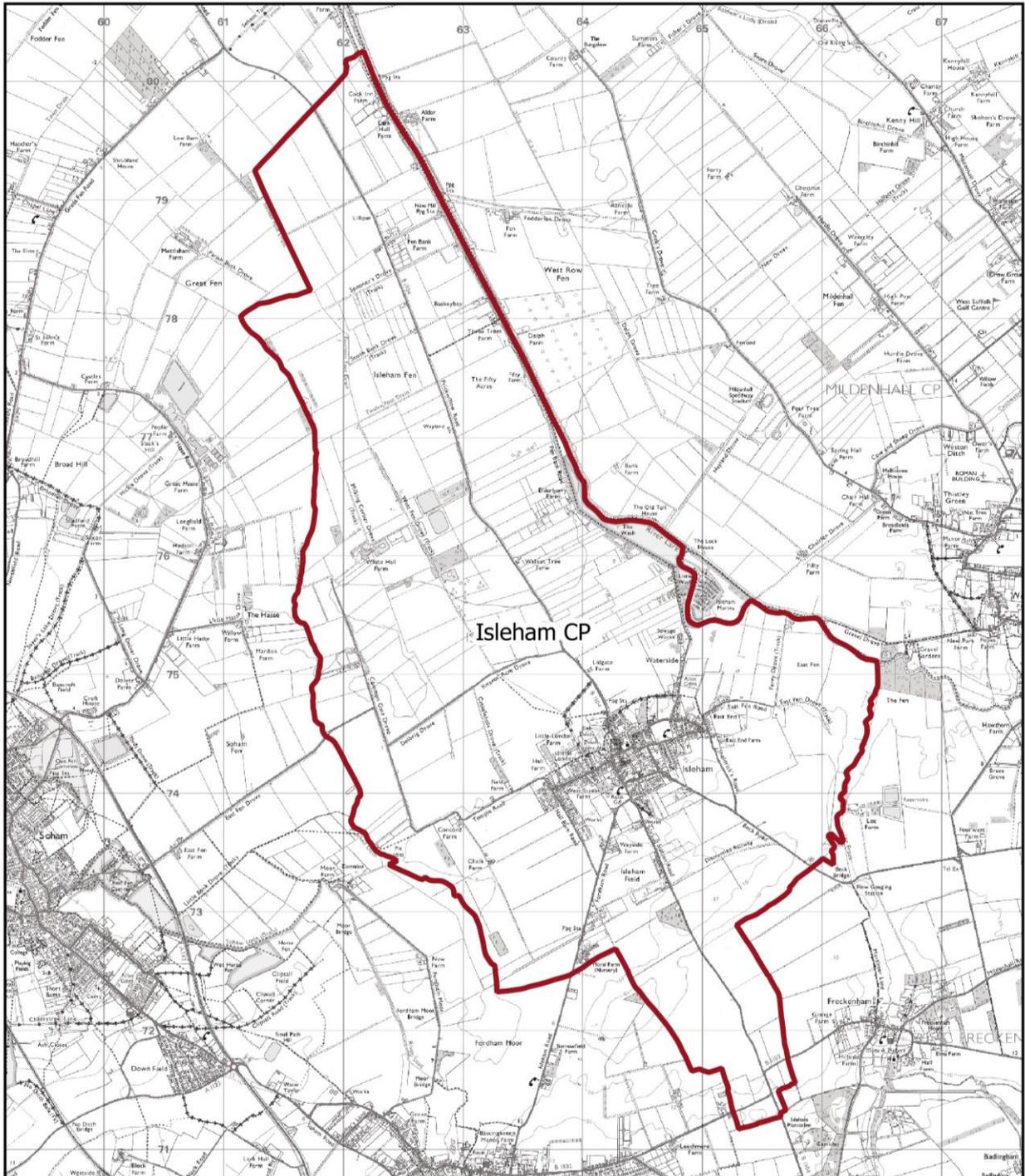
### **1.1 About Neighbourhood Plans**

- 1.1.1 Neighbourhood Plans were introduced in the Localism Act (2011) with the intention of giving communities direct power to develop a shared vision for their neighbourhood and shape the development of their local area. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community, where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.
- 1.1.2 When adopted, the Neighbourhood Plan will have the same status as the East Cambridgeshire Local Plan, becoming part of the 'development plan'. Decisions on planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. As such this neighbourhood plan will provide an important framework for how Isleham should grow in the coming years.
- 1.1.3 However, it should be noted that national policy stipulates that neighbourhood plans should not promote less development than is set out in the Local Plan or undermine its strategic priorities. As such, the East Cambridgeshire Local Plan will set a level of growth that will occur within Isleham and the neighbourhood plan cannot prevent that.
- 1.1.4 What the neighbourhood plan can do is to create a suite of policies that complements existing local, national and strategic planning policy, to provide additional detail and subtlety that reflect the special characteristics of Isleham that cannot reasonably be addressed by higher-level policy. It can also help to secure the infrastructure that is needed to support growth and protect areas, landmarks and services that are most important to the community.

### **1.2 About the Isleham Neighbourhood Plans**

- 1.2.1 The Isleham Neighbourhood Plan is being produced by Isleham Parish Council on behalf of the community of Isleham. The boundary of the Isleham Neighbourhood Area, which was formally designated on 21 February 2019, can be seen on Map 1 overleaf:

Map 1: Isleham Neighbourhood Area



**Isleham Neighbourhood Area**

**Legend**

 Neighbourhood Area

Date: February 2019  
 Scale: 1:45,000

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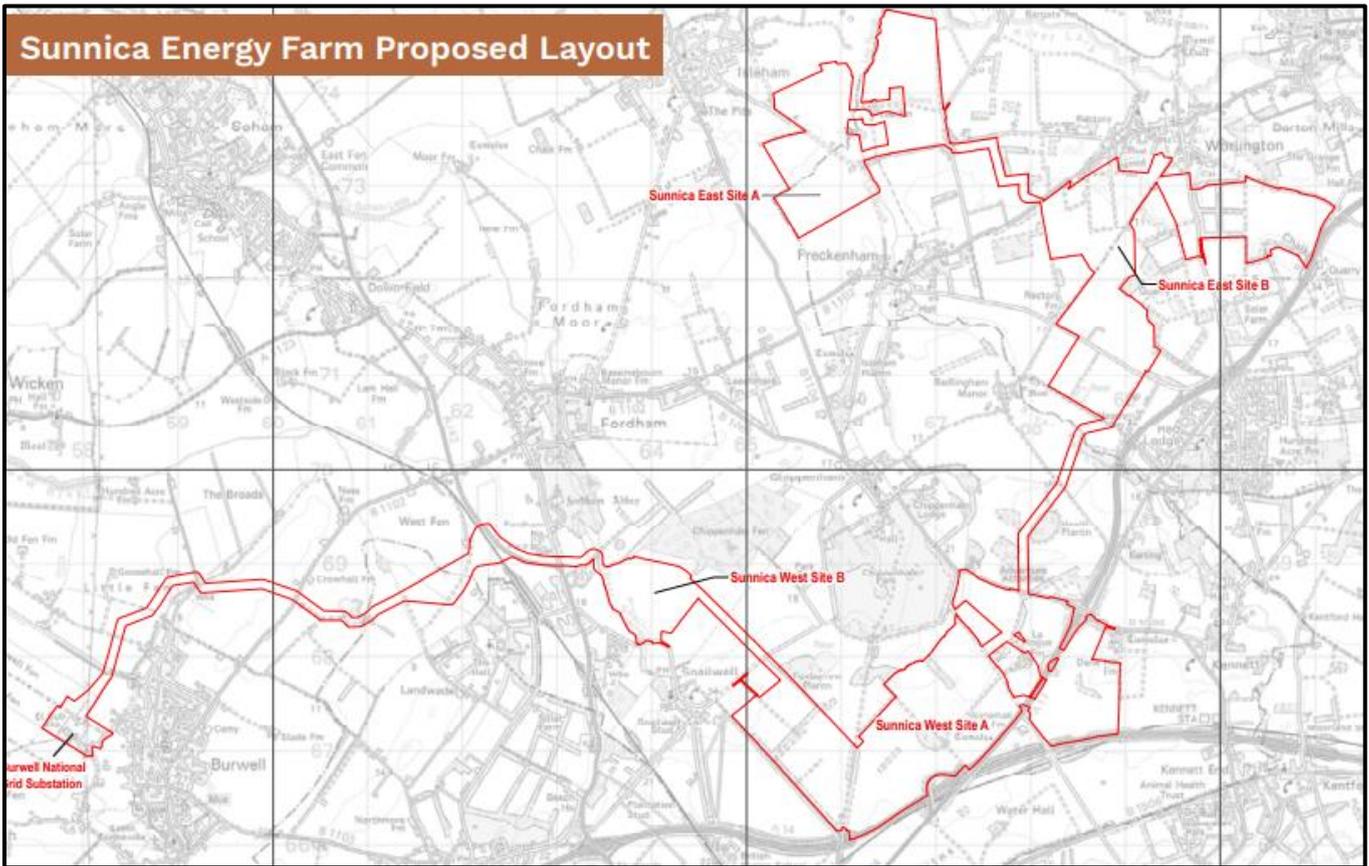


**East Cambridgeshire  
 District Council**



- 1.2.2 It is clear, given the number of planning applications and permissions in the village, that a significant amount of growth is likely to occur in Isleham, and this plan is intended to ensure that:
- the new development fits the village context and delivers an appropriate mix and style of houses;
  - development is supported by the necessary facilities and services;
  - the important attributes of Isleham that the community holds dear are not lost;
  - Isleham's individuality and distinctiveness is retained and strengthened; and
  - development beyond that allocated in the Local Plan/Neighbourhood Plan is restricted to small sites within the village envelope and other development which is acceptable in a rural area.
- 1.2.3 The Isleham Neighbourhood Plan is intended to set out a local blueprint for how Isleham should develop sustainably in the best interest of the village, in the context of the wider Local Plan.
- 1.2.4 Neighbourhood Plans are restricted to dealing with matters relating to land use and development planning, and therefore many other important non-planning matters cannot be included in the plan. Where the community have raised concerns about non-planning matters, whilst these are not in the plan, they will be recorded by the Parish Council and other means to tackle the issue will be considered where possible.
- 1.2.5 This plan is written in general conformity with the strategic policies of the 2015 East Cambridgeshire Local Plan.
- 1.2.6 Once adopted, the Isleham Neighbourhood Plan will form part of the Development Plan for East Cambridgeshire. It is therefore important to note that this plan is read in conjunction with the policies in the East Cambridgeshire Local Plan. It does not seek to replicate these policies but to build on them from a local perspective.
- 1.2.7 At the time of writing this plan the village of Isleham and its surrounding area is facing unprecedented challenge through the proposed construction of a 2,792-acre solar farm, a significant amount of which falls within this parish. It is important to stress that this plan does not seek to dismiss the utilisation of renewable energy. We genuinely support its use in the vast majority of situations but have many significant concerns over the size and scale of this project, its effectiveness and impact on so many different aspects of both our immediate environment as well as its detrimental implications on both national and international food production.
- 1.2.8 The proposal is classified as a Nationally Significant Infrastructure Project and will be determined by the Secretary of State through the Development Consent Order process. As Nationally Significant Infrastructure, the project is outside the remit of this plan.
- 1.2.9 Depending on a decision by the Secretary of State, Isleham Parish Council may wish to re-visit relevant aspects of the plan through a potential Neighbourhood Plan review.

Map 2: Sunnica Proposed sites



## Section 2 Context

### 2.1 History

2.1.1 The archaeological record shows Isleham Parish has been inhabited for at least three thousand years. The spectacular hoard of a Bronze Age metal worker, evidence of a Romano-British farm and the still visible remains of Medieval canals and wharfs all point to a flourishing community throughout the ages.

2.1.2 In the Domesday Book of 1086 Isleham is recorded as being in the largest 20% of settlements in the area with a total of 46 households. Isleham means 'Gisla's homestead' or 'enclosure'. The unassuming 'Crooked Ditch', probably of Saxon origin, forms the western parish boundary with neighbouring Soham. It then joins the River Lark, forming the northern tip of the Parish.

2.1.3 Historically the village has had at least five recognised churches:

- The Priory Church of Margaret of Antioch was given to the Benedictine monks of St Jacut-de-la-Mer by the Norman Lord Alan of Brittany in around 1100. Not wanting the Priory sending funds to its French superior during the 100 Years War, King Henry V seized the property in 1414 and gifted it to Pembroke College Cambridge. It then fell into use as a tythe barn, the large door added for better access during the 16thC. Despite its chequered history the shell remains a fine example of a classic Romanesque style church.
- St Andrew's Parish Church is known to have existed before 1279; the chancel was rebuilt and consecrated by the Bishop of Rochester in 1331. The medieval tower collapsed and was rebuilt in 1893. The grandeur of St Andrew's we owe to Crystofer Peyton, Lord of the manor. The Peyton's owned Isleham manor since 1430. This majestic building is well preserved and can be viewed from several advantage points in the village and also can be seen from the two roads approaching the village from Suffolk, from Fordham Road and from across the flat lands of the fens in the west. It is a Grade 1 listed building.
- The Ark Independent Church was formerly known as High Street Baptist Church. The original church was founded in 1812 but had grown in attendance to the point that the church relocated to a new building on the edge of the village in 2019. The former Baptist Chapel is in the process of being converted into a private residence.
- Pound Lane Free Church. This church was built in 1829 and enlarged in 1838. It is still functioning as an active church today.
- The Zoar Chapel (Sun St) This chapel was founded in 1846 but may have closed by 1860. It is now a private residence.

2.1.4 Some other interesting facts relating to the village of Isleham:

- A cricket club was first established in the village in 1882. It remains an active part of village life.
- In May 1850 the famous church minister Charles Spurgeon was baptised in the river Lark approximately 1.5 miles from the centre of the village.
- In 1952 a community centre was built on part of the recreation ground. This was replaced by the brand-new Beeches Community Centre in 2013. The recreation facilities have expanded and now include an all-weather pitch for both tennis and 5 a side football as well as a designated skateboarding park and children's play area.

- The old Parish Pound, was so called because it was here that stray cattle were impounded, and a fine was collected from the owner. This area also included a lock up or cage where local, petty criminals were temporarily kept.
- The Cambridge to Mildenhall Railway was opened in 1885 and Isleham Station was built on the southern outskirts of the village. The line was closed in 1964 as part of the Beeching cuts.
- The war memorial next to the Parish church was designed by architect Mr Thomas Dinham Atkinson and unveiled in the spring of 1921. It commemorates the local men who gave their lives during the two world wars: 45 in the first and 14 in the second.
- The Lime Kilns are listed buildings and were a much needed resource in the late 1800's with evidence of this still seen today in the chalk pits and limestone (clunch) walls dotted around the village. Work finally stopped in 1935 but three of the kilns are preserved.

2.1.5 Further details relating to the development of Isleham can be found at: <https://www.british-history.ac.uk/vch/cambs/vol10/pp420-427>

## 2.2 Locality & the Surrounding Area

- 2.2.1 Isleham is in the East Cambridgeshire District within the county of Cambridgeshire, close to the border with Suffolk.
- 2.2.2 Isleham is fairly isolated in a largely rural area where arable farming is the predominant land use. The nearest village is Fordham which is 3 miles to the south but has close links with other surrounding towns and villages including Soham, West Row, Prickwillow and Mildenhall.
- 2.2.3 Isleham has a close relationship with these neighbouring areas, sharing a number of services. Most residents have employment outside the village and the majority of needs can only be met outside of the village. This because of the paucity of public transport has resulted in very high levels of car dependency. It however retains a strong sense of community and identity.

Image 1: The close relationship between Isleham village and arable farm land.



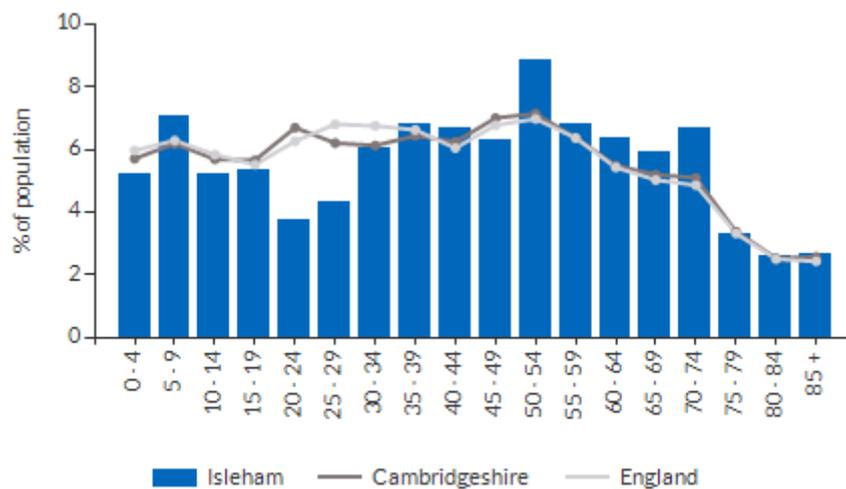
- 2.2.4 The Parish has some small blocks of woodland, within and on the outskirts of the village, including wet woodland along the route of the River Lark, marsh and fen vegetation in the river floodplain.
- 2.2.5 Ely Drainage Board has published a baseline report of flood risk management called "Future Fens – Flood Risk Management Report and provides the foundation of a strategy looking at flood risk management in the area over the next one hundred years. A copy of the report can be found at the following link:- [https://www.ada.org.uk/wp-content/uploads/2021/05/Future-Fens-Flood-Risk-Management-Baseline-Report-Final\\_web.pdf](https://www.ada.org.uk/wp-content/uploads/2021/05/Future-Fens-Flood-Risk-Management-Baseline-Report-Final_web.pdf)

- 2.2.6 Its landscape is mainly flat with open fields closely linked to the village in both local and public ownership, used for arable and grazing. These add to the sense of a community still established around mixed farming.
- 2.2.7 These areas and the limited number of footpaths are well used and enjoyed by parishioners, for dog walking, jogging and leisure. The local economy benefits from the attractiveness of Isleham Fen and the river corridor, bringing large numbers of boaters, anglers, campers and caravanners during summer.

### 2.3 Population

- 2.3.1 The population of Isleham parish at the 2011 Census was 2380 and was estimated to be 2,441 in 2018.
- 2.3.2 The parish has experienced only modest growth in recent years. The population was estimated to be 2,380 in 2011 and 2,270 in 2001. There was stronger growth in the previous decade when the population grew by 310 people from 1,960 in 1991.
- 2.3.3 The lack of population growth is reflective of the low levels of housing development in recent years.
- 2.3.4 Between 2002 and 2019 there were 125 net dwellings completed – about seven per year. However, this will increase with the level of development currently being undertaken in the village.

Table 1: Isleham Population by Age, 2018

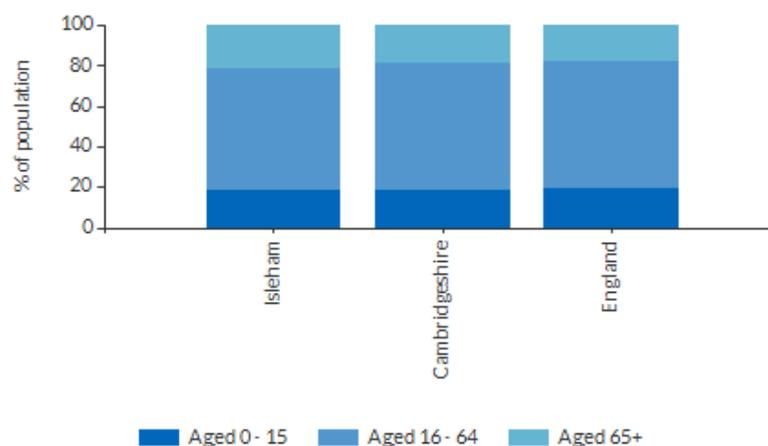


Date: 2018 Source: ONS

Source: <https://cambridgeshireinsight.org.uk/parish-profile>

ONS population estimates, 2018 (taken from [www.cambridgeshireinsight.org.uk/parish-profile](http://www.cambridgeshireinsight.org.uk/parish-profile))

**Table 2. Estimates by Broad Age Group, All Persons**



Date: 2018 Source: ONS

- 2.3.5 Isleham’s age profile is fairly typical of a Cambridgeshire rural community. A lower-than-average proportion of people aged 20-29 is counter-balanced by a higher-than-average proportion of people aged 50-74. The proportions of school-age children and people aged 75+ are similar to Cambridgeshire as a whole.
- 2.3.6 According to the 2011 Census, Isleham’s household structure had some significant differences to Cambridgeshire, and to a lesser extent East Cambridgeshire. Isleham had a lower proportion of single person households and a higher proportion of couple households, particularly those with dependent children.
- 2.3.7 From the 2011 Census Isleham has a relatively healthy population. Only 6.0 per cent of the population consider that that their day-to-day activities are limited a lot by long term health issues or disability. This figure rises to 8.5 per cent for those who consider their day-to-day activities are limited a little. Both figures are slightly lower than both East Cambridgeshire and Cambridgeshire. Women experience slightly more health issues than men. However, the key determinant is age. Health problems are relatively scarce for all cohorts aged under 50. Health problems escalate rapidly after this and over half of those aged 75+ consider their day-to-day activities to be limited a lot or a little.

## 2.4 Housing

- 2.4.1 The Parish of Isleham has experienced only modest growth in recent years.

**Table 3. Population Growth 2001-2018**

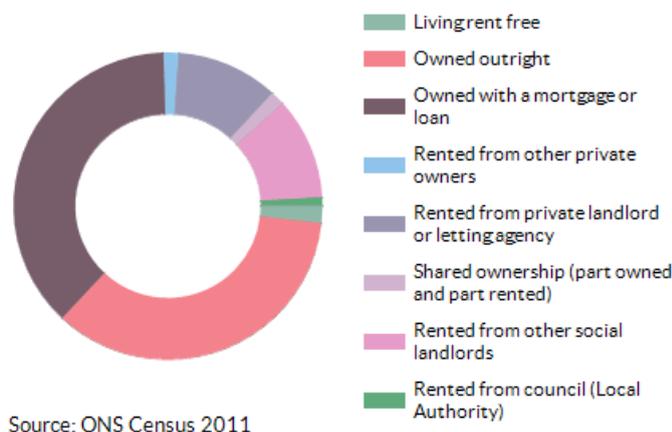
Population Numbers	2001 (est)	2011 (census)	2018 (est)
	2270	2380	2441

- 2.4.2 The 2011 census shows that Isleham had 983 households in 2011. 96% of these dwellings are houses and bungalows, consequently there are very few flats in the village.
- 2.4.3 The lack of population growth is reflective of the low levels of housing development in recent years. Between 2002 and 2019 there were 125 net dwellings completed – about seven per year. Development rates may increase slightly in the near future.

2.4.4 East Cambridgeshire District Councils 5-year Land Supply Report (<https://www.eastcambs.gov.uk/local-development-framework/monitoring-and-local-development-scheme> published December 2020) identifies 52 dwellings that could reasonably be expected to complete in the period April 2019 to March 2024. However, there are commitments beyond this. A recent review identified commitments of over 200 dwellings (including 125 dwellings through one planning permission).

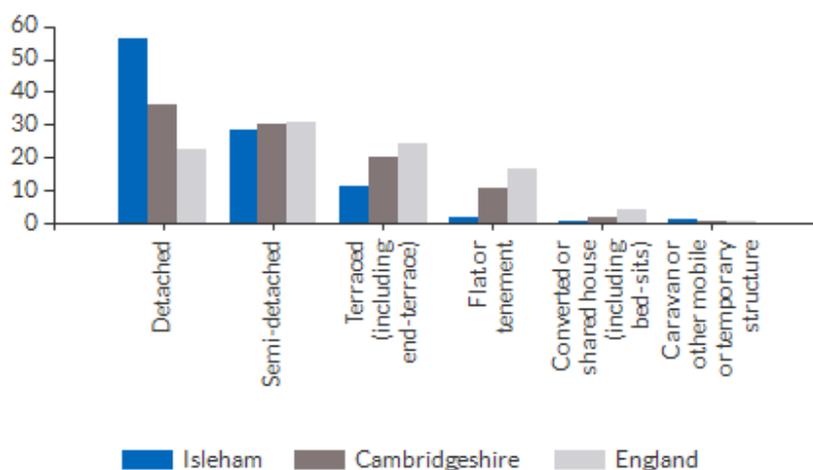
2.4.5 In 2011, owner occupation was the dominant housing tenure in Isleham. Three in four households (73 per cent) were owner occupiers. These were broadly evenly split between those owning outright and those owning with a mortgage. Both social rented and private rented tenures were under-represented in the parish at 12 per cent each compared with Cambridgeshire averages of 15 per cent and 16 per cent respectively. Shared ownership was a minority tenure, only accounting for one per cent (14) of households. Given the relatively small amount of development in Isleham since 2011 this broad picture is unlikely to have changed significantly. Nationally, there has been a fall in social rented housing and owner occupation and an increase in private rented housing.

Table 4. Property Ownership



2.4.6 The majority of dwellings in Isleham are detached (56 per cent) or semi-detached (29 per cent) houses. There is limited terraced housing (12 per cent). The remainder comprise flats and mobile park homes. This house type profile is not usual for a rural community.

Table 5. Types of Housing Stock (%)



Source: ONS Census 2011

2.4.7 The predominance of larger ‘house types’ in the parish has implications for the size of houses. Twenty-nine per cent of dwellings have 4+ bedrooms compared with only 26 per cent in East Cambridgeshire. In contrast, there is a relative shortage of smaller accommodation. Thirty-one per cent of dwellings have two or less bedrooms compared with 35 per cent in Cambridgeshire. In contrast, the proportion of dwellings with four or more bedrooms (also 31 per cent) are much higher than in Cambridgeshire (26 per cent). There is no data available on the age of the housing stock in Isleham. However, the history of the village means that there is a considerable supply of older housing. Much of this is within the Conservation Area.

2.4.8 Clearly, many existing owner occupiers in Isleham will have significant housing equity. However, young people seeking to leave the parental home or those in the rented sector may not. Every household has its own set of unique circumstances. Therefore, the assumptions set out above are just that; working assumptions. Nevertheless, it seems reasonable to conclude that many low-income households with a connection to Isleham have little chance of being able to set up home in their own community without some kind of support.

Table 6. Lower Quartile Property Prices by Ward, April 2019 – September 2019

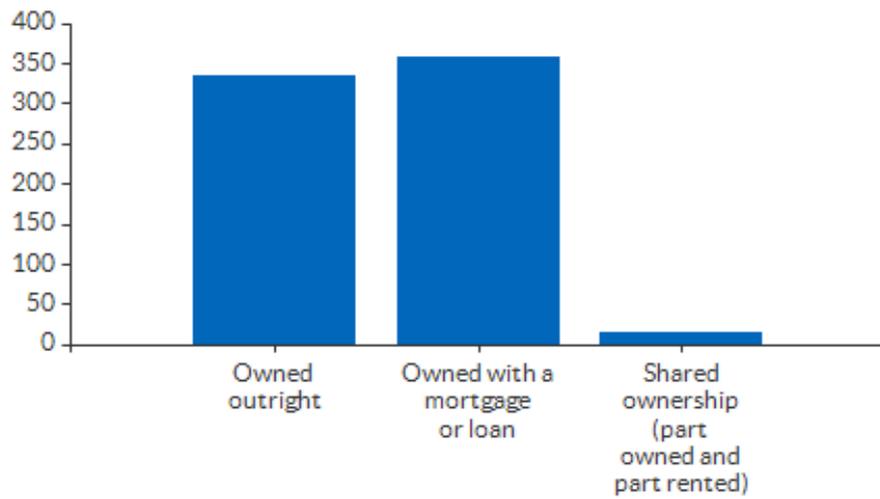
	2 bed	3 bed	4 bed
Isleham ward	£202,500	£267,500	£351,875
Fordham	£198,739	£252,000	£385,000
Soham North	£189,000	£218,600	£330,000
Soham South	£192,500	£212,500	£312,500
East Cambridgeshire	£192,500	£235,000	£345,00

Note: Data are an average of house price sales and valuations over a six-month period. Prices can fluctuate from one period to another due to the low level of sales involved. Nevertheless, the prices do reflect actual sales and valuations.

Image 2: A mix of housing types and sizes in Isleham

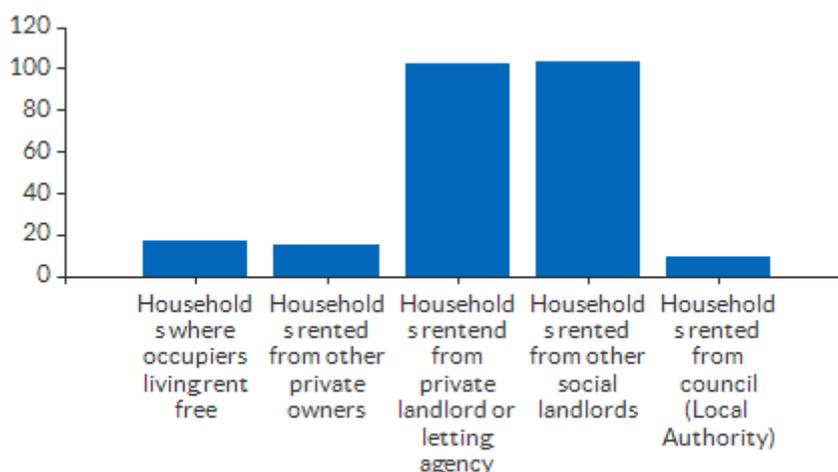


Table 7. Property Ownership Counts



Source: ONS Census 2011

Table 8. Property Rental Counts



Source: ONS Census 2011

- 2.4.9 The local Housing Register was searched for households in need of affordable housing who either live in Isleham or have a local connection to the Parish. There are 28 households on the Register that meet these criteria. Fourteen of these households live in the parish. The remainder will have a local connection to Isleham via previous residence, family or employment.
- 2.4.10 This data has been combined with the results of the Housing Needs Survey (2020) which indicate 42 households as being in need of affordable housing who either live in, or have a local connection to, Isleham, with 12 households seeking to meet their needs through open market housing. This survey can be found at: <http://www.isleham-village.co.uk/rulesdocs.html>

## 2.5 Character

- 2.5.1 Isleham is a rural fenland edge village of considerable interest with its buildings of clunch and pebble, ragstone and brick which range from late medieval to the present. The village lies 7.2 miles south-east of Ely and 6.6 miles north-east of Newmarket.
- 2.5.2 The main settlement of Isleham developed around its main high street which runs between Mildenhall and Prickwillow with many of its historic buildings lining Mill Street, Church Street and also along Sun Street and Pound Lane.
- 2.5.3 The village contains at least 34 Listed Buildings and a Conservation Area (see section 4:2) The scheduled remains of an 11th century Benedictine Priory and the listed priory church are located 100m west of the Church of St Andrew. (see 4.6) The B1104 road runs through the village, meeting at the historic centre of the village.
- 2.5.4 A notable and important characteristic of the village is that most buildings are one or two storeys in height with the only exceptions being historic buildings.
- 2.5.5 Traditional building materials are frequently visible around the village with a mix which includes red and gault brick, limestone, flint and clunch. Building styles are typically quite traditional although examples of modern architectural interest punctuate the village in a number of locations.

Image 3: Historic buildings on Church Street and Mill Street



- 2.5.6 There are also pockets of industry throughout Isleham with an employment site along Hall Barn Road. This employment area blends well with the surrounding predominant residential uses. There are also large farms operating in and around the village which offer an important link between the village and the surrounding rural area.

## 2.6 Landscape

- 2.6.1 Isleham sits at the intersection of three contrasting areas of soil type and underlying geology. This sets the framework for its varied and in some cases special wildlife. To the south extends the spur of Cambridgeshire chalk. This 'East Anglia Chalk' area is characterised by its underlying chalk, with rolling downland, mostly in arable production, with sparse tree cover, but with some hardwood plantations and pine belts.
- 2.6.2 Isleham is one of a group of villages on the 5-metre contour termed 'fen edge communities. As such, the focus of the village has always been as much to the fen north and west as to the chalk hinterland to the south and east.
- 2.6.3 The chalk ends in spring lines towards the northern boundary of the village that feed a series of drainage ditches near the original course of the river Lark. Beyond this the soil is silt and sand from the old alluvial floodplain, grading into peat further north – the area of ancient fen. To the east the village abuts the Brecks, characterised by sandy soils.
- 2.6.4 Around Isleham the area can be characterised as flat or lightly undulating arable fields, lined with hedgerows and punctuated by copses. This often results in big sky views with depth and interest being provided by trees, woodlands, characteristic pine shelter belts to the south and poplar to the north, or man-made structures such as barns and telegraph poles. There is a greater amount of undulation to the south west of the village towards Fordham, providing a variety of landscapes around the village.
- 2.6.5 Isleham has a close relationship with the rural area and the natural environment with many mature trees throughout the village. Drovers and footpaths within and at the edge of the village are popular with walkers and provide a connection with open countryside, with views across the fens and towards the Brecklands. Even in the more recent developments, green landscaping has contributed much to this characteristic of the village with trees, hedges and other plant life being visible in every pocket of the village.

Image 4: An aerial view of the village and surrounding countryside



Image 5: Typical landscape around Isleham taken across the Priory fields



## 2.7 Wildlife and biodiversity

- 2.7.1 Isleham is home to a range of habitat types and as a result an array of wildlife. The differing areas of soil type and underlying geology has long been recognised and valued by farmers, able to work some fields whilst others remained too wet. The soils also set the scene for differing roadside verge vegetation with hemlock and hemp agrimony characteristic of the fen roads, scabious on the chalk and viper's bugloss glowing blue along the sandier verges.
- 2.7.2 The River Lark corridor is notified as a County Wildlife Site. Otters and water vole inhabit the Lark, whilst its associated Washland is sufficiently important for breeding and wintering wildfowl and waders, including occasional breeding avocets, to be managed with assistance from Natural England through Defra's Environmental Stewardship scheme. Isleham wash and the river corridor also retains some of the important fen plant life including Biodiversity Action Plan species like Tubular Water Dropwort. The wetland bird totals are provided for by the annual Wetland Bird Survey. In addition to aquatic species, the river Lark supports a range of flora and fauna, including Kingfishers and otters
- 2.7.3 Isleham Local Nature Reserve – an old railway cutting through increasingly rare chalkland, is a valued community asset and is very popular with dog walkers and joggers. It holds chalk grassland flora with associated butterflies like common blue and small copper, and a prevalence of other wildlife including bullfinches, lesser whitethroat, common lizard and grass snakes. Birdwatching and nature discovery events are held regularly at the reserve for local parents and schoolchildren.
- 2.7.4 The Wash is an area designated to hold flood water in the winter. It is a county wildlife site covering 60 acres of shallow open water, areas of mud and wet grassland. This is an important habitat for over-wintering waders and wildfowl. Birdwatchers, boaters, anglers and campers value these areas with their rich natural history, and in turn support local businesses and farm shops. But valued wildlife is not just confined to these areas. The hedgerows, fields, meadows, and trees in and around the village, including cemeteries, allotments, droves and orchards, provide a range of habitats for flora and fauna to thrive. These unremarked but important fragments of natural habitat support some farmland bird species such as skylark, yellowhammer, yellow wagtail and corn bunting that are undergoing severe declines nationally.

These natural green spaces linked by a number of footpaths brings people closer to nature within walking distance of the village.

- 2.7.5 The Millennium Wood is on a small hill to the east of the village. It was established in 2000 and planted with native tree species. It contains a central glade and seating area.
- 2.7.6 The Community Orchard was planted in 2013 with varieties of local heritage fruit trees. It is managed to encourage wildlife.
- 2.7.7 Valued wildlife is not just confined to these areas, but the hedgerows, fields, meadows, and trees in and around the village provide a range of habitats for flora and fauna to thrive.

## 2.8 Growth

- 2.8.1 Housing in Isleham has grown steadily over the past 120 years. Whilst much of this growth has taken place since World War II, it has mainly occurred quite organically in the form of infill sites, small scale and individual developments of fewer than 30 dwellings, often much smaller. This has resulted in a varied mix of dwelling designs, reflecting the era of their development and responsive to the site shape and size.

Image 6: Typical post-war housing along The Causeway and Festival Road



- 2.8.2 The ECDC Local Plan 2015 identified a total of five sites committed for the development of dwellings in our village:

Map 3: Local Plan Policies Map (Isleham Inset Map)



Table 9. Site Allocations (Housing) 2015 Local Plan

ISL1	Land at Lady Frances Court, Fordham Road	15 Dwellings
	The Local Plan 2015 identifies 0.56 hectares as a housing allocation for 15 dwellings. The plan sets out expectations including provision of 30% affordable housing.	
	<u>Progress to date (April 2020)</u> Planning permission is due to be submitted for this site in the spring 2021	
ISL2	Land adjacent to Pritty Garden 5a Fordham Rd	10 dwellings
	Full planning permission was granted for the construction of 10 dwellings on this site in August 2017 (17/00510/FUL)	
	<u>Progress to date (April 2021):</u> These developments were completed in early spring of 2021	
ISL3	Land near 8 Hall Barn Road	14 dwellings
	Outline approval for 14 dwellings (16/00055/OUM) was given in December 2016. Several FUL applications have been made including the latest (20/00260/OUT), which was submitted in February 2020	
	<u>Progress to date (Oct 2020)</u> Objections have been raised in relation to both the proposed increased in the number of houses (17) as well as their quality and design.  A decision relating to the latest application is pending	

ISL4	Land north west of 15 Pound Lane	4 dwellings
	Planning permission was given for the construction of four detached houses with two new accesses in January 2019 (18/00634/FUL).	
	<u>Progress to date (Oct 2020)</u> Construction is still to begin on any of these dwellings	
ISL5	Houses at rear of 30 Church Lane.	4 dwellings
	Planning permission was granted in August 2017 for the construction of four houses. 17/00851/FUL These together with a further 4 houses. These were constructed alongside an additional 4 houses previously constructed on the adjacent plot (15/0060/FUL)	
	<u>Progress to date (Oct 2020)</u> These houses together with a further 4 houses on the adjacent plot (15/0060/FUL) were constructed in 2018	
The 2017 Local Plan (which was subsequently withdrawn) included one further additional allocation of land for housing		
ISLH4	Land accessed between 2 and 4 Fordham Road	Up to 125 dwellings
	Outline planning permission for up to 125 dwellings including affordable housing, land to be reserved for nursery use (Use D1), open space including an extension to the recreation ground, play areas, sustainable draining features and associated infrastructure including foul sewage pumping station, was granted in November 2018. (18/00363/OUM)	
	<u>Progress to date (Oct 2020)</u> This significant development of (a slightly reduced) 121 dwellings is currently under construction with an expected completion date of Oct 2021	

- 2.8.3 ISLH4 also set out the requirements for 1 to 1.5 ha gifted to PC for recreational purposes, traffic calming, bungalow styles, landscaping, a series of character areas and groundwater protections. Subsequently 1.18 hectare of land to be used by the Parish Council as part of the recreation ground has been identified. Subject to legalities this land is likely to be transferred to the Parish in the spring of 2022.
- 2.8.4 In recent years there has been a significant amount of building of larger homes, utilising garden land, increasing the density and reducing the green landscape within the village. The development of 123 homes at Fordham Road however is a development of a scale that the village has not previously experienced. (See appendix 2)
- 2.8.5 The Local Plan allows for additional community-led development. In Isleham the Lady Frances Peyton's Hospital Almshouse Charity is actively working on opportunities to deliver affordable housing in the village for local people.
- 2.8.6 One of the biggest challenges for Isleham is accommodating the growth that has occurred over recent years, and the growth that is planned to continue over the coming years. This growth has resulted in the population growing from 2270 in the 2001 Census to 2380 in the 2011 Census to an estimated population in 2018 of 2441. This growth has occurred at a time when local retail facilities have decreased and the ability to access other areas has reduced with the curtailment of public transport.
- 2.8.7 It is recognised that the village has significant increased pressure on its local infrastructure. The existing village infrastructure, including the Primary/Early Years school, is running beyond capacity. In addition, the lack of employment, retail and public transport opportunities within the village result in an unsustainable pattern of development, leading to car dependency and encouraging high levels of out commuting by private vehicle, contrary to the National Policy Framework.

2.8.8 Based on a range of factors identified in section 4.1 of this plan it is expected that by 2022 Isleham's housing will have increased by over 27% when compared with its 2011 census base with an extra 268 homes(net) having been built. This will obviously make increasing demands on our village infrastructure and affect our rural and village status.

## 2.9 Employment

2.9.1 Isleham is home to a range of employers and has 36 small businesses involved in a wide variety of trades, a thirty-unit light industrial estate (Hall Barn Road Industrial Estate) and a three-unit industrial estate (Wells Business Park) that heavy-duty haulage and vehicle repair companies occupy. Also, the village includes many large farms. The small businesses mainly operate from farm buildings and private houses but the village also has a convenience store and a post office.

2.9.2 The adopted Local Plan identifies one new site for employment.

Image 7: The Hall Barn Road Industrial Estate



Table 10. Site Allocation (Commercial) 2015 Local Plan

ISL 6	Hall Barn Road – adjacent to the existing industrial estate	1 hectare (98 jobs) for B1 B2 & B8 uses and associated development
	Planning application number 16/0629/OUM for the erection of buildings to accommodate up to 4,160 square metres was approved in May 2019	
	<u>Progress to date Oct 2020</u> Construction is still to begin on this site	

## 2.10 Getting Around

2.10.1 Isleham is poorly served by public transport. There is just one bus service each day the number 204 bus, which connects the village with Newmarket. Departing Isleham at 6.53am and returning back in the village at 18.47 this service is fundamentally provided to enable residents to access local places of employment.

2.10.2 Residents therefore rely heavily on private cars. This is reflected in the 2011 Census data which recognises that Isleham has a significantly higher proportion of households with two, three or four cars or vans than at either a local or national level (see 4:10) and demonstrates that development in Isleham is likely to generate even higher amounts of car travel than is the case, on average, elsewhere in East Cambridgeshire or England.

2.10.3 The village also experiences a significant amount of through-traffic from private cars, vans, heavy goods vehicles and farm traffic. This partly results from the extended geography of housing within the village

Table 11: Typical Driving Times

Typical driving times	Newmarket	Ely	Mildenhall	Cambridge
Isleham	20 mins	20 mins	20 mins	40 mins

2.10.4 Driving times during peak times are likely to be significantly higher (often double) the above

## 2.11 Infrastructure, Services and Facilities

2.11.1 Concerns have been raised by the community about the availability of medical care and educational facilities in the village. These are seen as two of the most important services needed to support a growing population

2.11.2 Isleham is currently served by Staploe Medical Centre in Soham (4 miles) and to a lesser degree Red Lodge (6 miles) and Mildenhall (5 miles). Each of these practices are, according to the NHS Choices website, accepting new patients at 30 January 2018 and they are all currently rated as good or outstanding by the Care Quality Commission. The nearest dental practices are in Soham, Red Lodge and Newmarket.

2.11.3 Many parishioners now comment on the length of time they have to wait for an appointment. Previously a bus service was provided twice weekly to transport patients to the surgery but this has now been discontinued.

2.11.4 The population of the schools serving the village of Isleham are identified in table 7 below.

Table 12 Number of Pupils Attending Relevant Local Schools\*

		No on role	OFSTED category
Pre school	Isleham	48	Outstanding 2016
Isleham Primary CE School	Isleham	205	Good 2016
Soham Village College *	Soham	1384	Good 2016

\* [Get information about schools - GOV.UK \(get-information-schools.service.gov.uk\)](http://get-information-schools.service.gov.uk)

\*\*The vast majority of children from Isleham Primary School transfer to SVC

2.11.5 At present the primary school caters for Isleham children and also children from Chippenham. As the village grows (especially when the Bloor Homes development is completed) extra places will be needed which the school may not be able to accommodate. CCC have indicated there is no room for expansion on the present site.

2.11.6 Isleham has a convenience store in the village centre. For larger supermarkets, residents need to travel to Soham, Ely or Newmarket. There are also three pub/restaurants in the village, The Sun, The Griffin and The Merry Monk, and there is also a Chinese Takeaway.

2.11.7 Isleham has a good range of services and facilities and the additional planned growth will help a number of these services to thrive, but will also have the potential to put a strain on this infrastructure. These services are important to retain and, where necessary, expand to help

ensure that the community is well served. These include:

- The Beeches Community Centre – which offers a wide range of activities including; social, health & wellbeing, sporting, creative and drama related
- Scouts, Cubs, Beavers, Guides, Brownies and Rainbows groups;
- Youth & adult football,
- Tennis and cricket clubs;
- Mums and Toddlers groups; exercise classes; a gardening club; and more.
- Recreation Ground with football, cricket pitches and MUGA
- Cricket, football & tennis clubs
- Children’s Playground & Skate Park
- Bowls Club
- Limestone Community Centre – Sanctuary Hereward building available to older residents of Limestone Close
- St. Andrew’s Church
- The (new) ‘Ark’ Church
- Pound Lane Church
- The Griffin, The Rising Sun and Merry Monk - pubs and restaurants
- Isleham Primary School
- Isleham Pre-school
- Post Office - part time
- Co-op
- Farm Butcher’s shop
- Solicitors
- Chinese take away
- Allotments – Dunstall, Three Trees and Waterside
- Village orchard
- Millennium woods
- Nature Reserve

2.11.8 All of these groups are a fantastic attribute for the community and help to build what is considered by many to be a strong, cohesive community.

2.11.9 East Cambridgeshire Local Plan Policy GROWTH 3 requires adequate infrastructure to be available to support development in order for planning permission to be granted and Policy COM 3 protects community facilities from redevelopment. This neighbourhood plan supports the implementation of these policies, but does not seek to duplicate them.

2.11.10 East Cambridgeshire District Council has adopted the Community Infrastructure Levy (CIL) as

one way to secure developer contributions for infrastructure. Under CIL 15% of money gathered within the neighbourhood area must be spent on local priorities and, upon adoption of this neighbourhood plan, this will increase to 25% of CIL income.

2.11.11 There are a number of pieces of infrastructure that may be funded through this or through other developer contributions, including:

- Improving the land given by Bloor Homes which will become an extension to the Recreation Ground;
- Footpath to the Nature Reserve
- Creating a circular walk/cycle way

2.11.12 The Parish Council will manage funds received in communication with the District Council and the community to ensure that the funding is focussed on local priorities.

## 2.12 Community Cohesion

2.12.1 Isleham has a positive reputation for being a welcoming community. We recognise that planning policy can often result in small communities such as Isleham receiving a high percentage of new residents within a relatively short period of time and that this can potentially lead to a lack of cohesion among residents. We are committed to promoting and fostering good relations between residents and to maintain or further improve their; feeling of being valued and safe, their enjoyment of equality of opportunity and their shared responsibility for our community.

2.12.2 We recognise that community cohesion is a multi-faceted concept, requiring a range of different strategies and initiatives including:

- Establishing and encouraging positive relationships between different cultural, religious and social groups, with a particular respect for diversity.
- The establishment, sharing and nurturing of Common Civic Values and sense of both rights and responsibilities.
- Support for the social, economic, physical, mental and emotional wellbeing of all residents but particularly those who might be deemed vulnerable.
- Projects among young people who not only represent the future of our village but are potentially likely to become disengaged and antisocial if the climate is not right
- Effective communication with all stakeholders including through forums and social media such as the Isleham News Facebook page
- The engagement of a range of public & voluntary organisations including local faith groups; The Ark, Pound Lane and St Andrew's Churches.

*For specific examples / case studies please see "What Works' in Community Cohesion Research Study conducted for Communities and Local Government and the Commission on Integration and Cohesion" Department for Communities and Local Government: London June 2007*

### Section 3 Vision & Objectives

**Our vision is that this Neighbourhood Plan should help maintain and further improve the character, infrastructure and environmental features of our village for both the current and future generations.**

Our **aims** for this plan are that:

1. the **history** of our village will be honoured and maintained, *with new history being recognised and celebrated*
2. Isleham will maintain its visual and physical separation from Fordham and that its place in the **locality** will grow positively in terms of both its independence and its interdependence of other local towns and villages
3. as the **population** of Isleham *inevitably* grows, it will be a place where everyone; feels safe, welcomed, experiences positive wellbeing and is able to contribute to our very special community.
4. the demand for new **housing** will be justified, carefully planned and will have a positive impact on the villages distinctive **character and** semi- rural environment.
5. that the natural **landscape** including footpaths, green spaces and valued views will be protected and where **wildlife, biodiversity and habitats** are able to flourish
6. that as the village experiences **growth**, there will be proportionate improvements to the infra-structure of our village including increased **employment** opportunities and **transport** links.

## Section 4 Policies

### 4.1 Housing Growth

- 4.1.1 This Neighbourhood Plan has been written against the adopted East Cambridgeshire Local Plan 2015. The Local Plan is more than five years old. East Cambridgeshire District Council has commenced a 'Single Issue Review' of its Local Plan which proposes to update the plan's housing requirement only. Other Local plan policies are expected to remain unchanged.
- 4.1.2 Details regarding the sites identified in the 2015 Local Plan can be seen in Table 9 of this plan (section 8.17 of the Local Plan)
- 4.1.3 In the period between the 2011 census and April 2020 there was a growth of 62 (net) dwellings in Isleham, At 01 April 2020, there was supply from sites with planning permission or allocated in the Local Plan for 206 new dwellings. This will result in a 27% increase in the actual number of houses in the village. This substantial growth is already affecting the character of our village.

Image 8: New homes currently under construction on Fordham Rd Isleham



- 4.1.4 The indicative housing requirement figure for Isleham, for the lifetime of this Neighbourhood Plan to 2031, is zero. This is because the amount of development already approved or completed in East Cambridgeshire's rural area exceeds the Local Plan requirement (2011-2031). Whilst this dwelling requirement cannot be deemed a ceiling for decision making purposes it should be viewed as Isleham's proportion of the strategic housing requirements required across the wider district area.
- 4.1.5 The 2021 NPPF (para 69) states Neighbourhood Plan groups should consider the opportunities for allocating small and medium size sites suitable for housing in their area. Isleham has already achieved its expected housing growth (for the period of this Local Plan) through the development of existing sites. However, Planning Policy 1 fulfils the requirements of national policy and creates a number of opportunities for additional housing growth, including small-scale infill and windfall developments within the updated Development Envelope (see Policy 2), development of affordable homes, and allocates a site at Fordham Road capable of delivering up to 45 new dwellings. As it is owned by The Lady Peyton Charity, we are confident that this site could be developed with both sensitivity and reflecting the need to prioritise the development of shared ownership / affordable properties.
- 4.1.6 The map below identifies a specific site allocation where we feel growth can be accommodated (Land off Fordham Rd).

#### Map 4: Proposed Site Allocation ISL7 off Fordham Rd Isleham

*For the development of up to 45 dwellings - including the 15 originally identified for ISL1*



- 4.1.7 Through Policy 1, this Neighbourhood Plan ensures that housing growth will be developed sustainably for the village's context and that Isleham's characteristics are retained by:
- being organic in size, scale and location
  - being based on local housing needs
  - ensuring the character of the village, in particular the central core and conservation area, is retained and, wherever possible, enhanced
  - leading to improved services for all residents and not overwhelming the existing infrastructure
  - being of a mix of housing size and types to ensure choice and affordability. In particular there is the need for two bedroomed dwellings as well as the needs of an ageing population looking to downsize into homes suitable for lifetime occupation.
  - adhering to the identified Development Envelope for our village as well as all relevant local and national planning policies
- 4.1.8 Affordability of housing is an issue in Isleham as it is in the wider East Cambridgeshire area. The Local Plan includes requirements in relation to delivering affordable housing. This neighbourhood plan supports the delivery of affordable housing in Isleham at the level stated in the Local Plan
- 4.1.9 Applications for affordable housing on sites outside of, but immediately adjacent to, the Development Envelope should only be approved under exceptional circumstances, where no alternative site is available within the Development Envelope and should include conditions prioritising their allocation to people with a strong local connection.
- 4.1.10 Details of what such needs might include and the types of design features we regard as being important to our village are outlined in the following section (4.2 Housing design)
- 4.1.11 Development must contribute to meeting the needs of the village.

### **Policy 1a: Housing Growth**

For reasons set out at paragraph 4.1.4, there is no requirement for this Plan to make provision for additional housing beyond that set out in the adopted East Cambridgeshire Local Plan. However, further sustainable development contributing to the needs of the village is supported by the allocation of land off Fordham Road for approximately 45 dwellings, as identified on Map 4. In addition, small-scale infill and windfall developments will be supported within the Development Envelope for Isleham, subject to compliance with other relevant policies of the Plan.

Land outside the Development Envelope is defined as open countryside, where residential development will normally only be allowed for affordable housing to meet local needs on sites well-related to Isleham village, and in the circumstances set out in Policy 1b.

### **Policy 1b: Housing Types**

Where appropriate, proposals for residential use should provide a mix of house types and sizes to help ensure a diverse community resides within the village: specifically, proposals which provide two bedroomed dwellings, meet the needs of an ageing population and are suitable for lifetime occupation will be supported.

Development proposals for residential use should, where appropriate, provide affordable housing on site in accordance with Local Plan Policy HOU 3 (or a subsequent replacement Local Plan policy). Development proposals on sites outside of, but immediately adjacent to, the Development Envelope may be considered as a Rural Exception Site where the proposal is to enable a majority of affordable housing. Where development is proposed on a Rural Exception Site, it must be demonstrated that it meets an identified local need which cannot be met within the Development Envelope, and conditions may be implemented prioritising occupiers with a strong local connection.

### **Policy 1c: Site Allocation ISL7 – Land off Fordham Road**

An area of approximately 1.57 ha at Fordham Road (as indicated on Map 4) is allocated for the development of approximately 45 dwellings.

Development proposals will be supported where they satisfy the following site-specific requirements:

- i. The proposal is accompanied by an ecological assessment which considers the effects of increased recreational pressure on sensitive sites designated for nature conservation.
- ii. To protect and enhance the water environment, the design of the scheme should incorporate the Environment Agency's groundwater protection hierarchy, promote sustainable design, incorporate necessary mitigation measures and account for climate change.

The proposal should be accompanied by an assessment of contamination, undertaken in line with Land Contamination Risk Management (LCRM) guidance and undertaken by suitably competent

persons, and should address risks to controlled waters from contamination following the requirements of the National Planning Policy Framework and the Environment Agency Guiding Principles for Land Contamination. Development proposals will be permitted where it is demonstrated that any identified contamination is capable of being appropriately remediated or rendered innocuous to make the site suitable for the proposed end use.

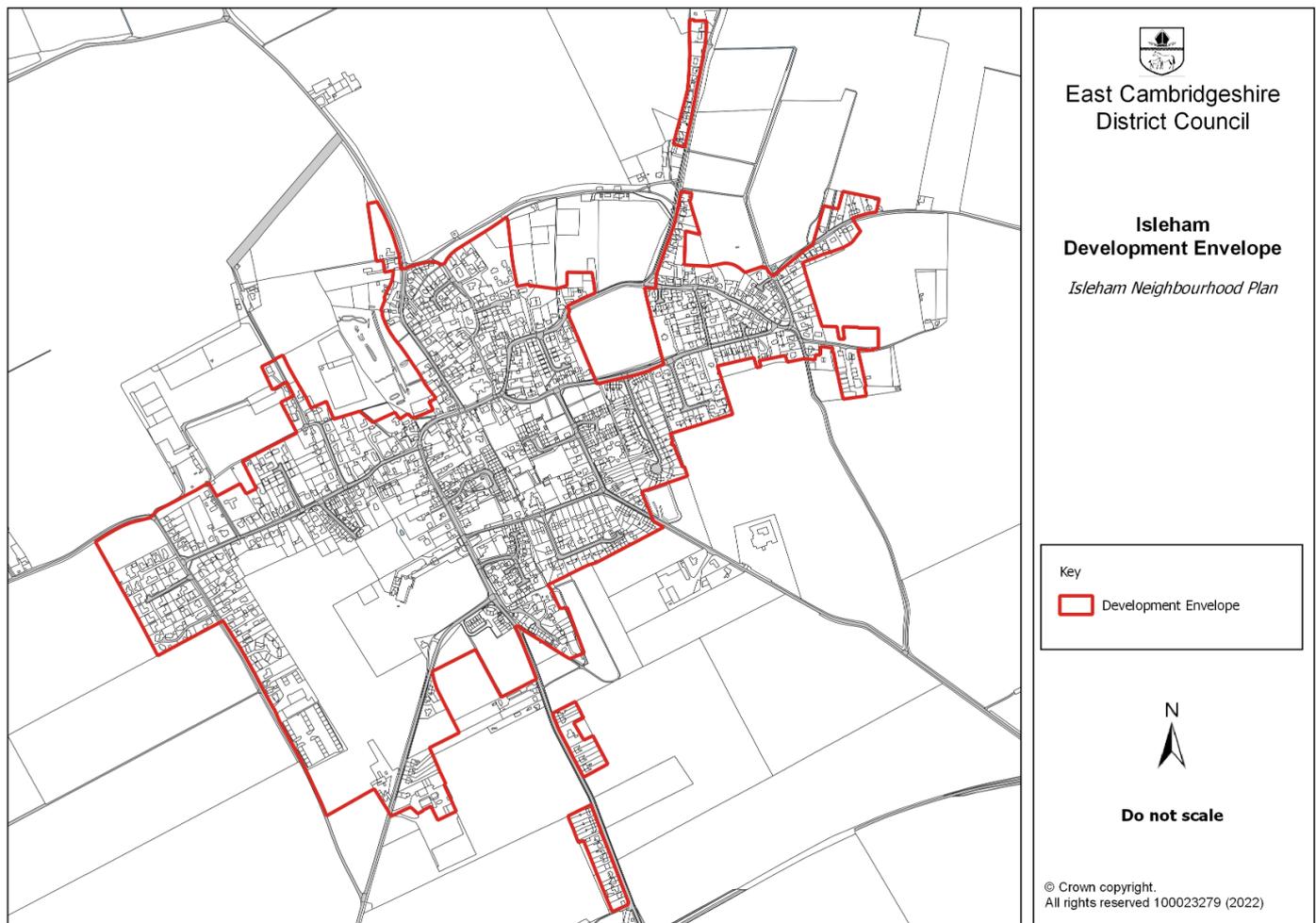
The proposal should incorporate Sustainable Drainage Systems (SuDs). Infiltration SuDS must meet the criteria in Groundwater Protection Position Statements G1 and G9 to G13.

- iii. The design of the scheme should respond appropriately to Isleham's rich historic environment and be informed by a Heritage Statement which, as a minimum, should:
- identify the relationship of the site to heritage assets;
  - describe the significance of the heritage assets affected by the proposed development, including where appropriate the contribution made by the development site to their setting;
  - quantify the impact of the development on the significance of the heritage asset; and
  - recommend and justify the mitigation measures that should be taken in designing the scheme to avoid or limit harm to heritage assets owing to development within their settings.
- iv. To accommodate the likely increase in demand for school places arising from the development, the proposal should contribute to the expansion or re-location of Isleham primary school.

## 4.2 Development Envelope

- 4.2.1 Isleham's Development Envelope defines the extent of the built area of the village. As discussed in section 4.1, Isleham has experienced substantial housing growth in recent years. Although a development envelope was identified in the 2015 Local Plan, the ongoing growth of the village means that it is appropriate to extend this boundary and create a number of opportunities for housing growth. This extended Development Boundary is illustrated on Map 5.

Map 5: Isleham Development Envelope



- 4.2.2 Isleham is a rural parish, and the open areas and arable fields that are undeveloped around the village have importance to retaining this characteristic. There are a number of areas which are more sensitive in relation to maintaining separation with neighbouring settlements and avoiding their coalescence. It is important to maintain this separation so that the distinctive identities of each settlement can be maintained.
- 4.2.3 At present there is obvious separation between Isleham and other villages; the nearest being Fordham. Recent planning decisions however, have allowed the beginnings of development along several of the access roads to the village, as more agricultural land is made available for housing.
- 4.2.4 Although gaps with other neighbouring villages are also sensitive, they are larger (typically between 4km and 7km from Isleham). Whilst many have had some development occur within these gaps, there is still a clear sense of separation.

- 4.2.5 Arguably, the most sensitive of these gaps is that between Isleham and Fordham, which is only approximately 3km. Within this narrow gap there is already a water treatment plant (and associated works and buildings), a lorry depot, farm producing tomatoes with greenhouses and outbuildings and some isolated dwellings. There is also a group of houses just on the outskirts of Fordham. These have slightly reduced the sense of separation, particularly on the East side of the road, but there is still a clear distinction between settlements.
- 4.2.6 Policy 1a directs the majority of new development to locations within the Development Envelope. This is complemented by Policy 2 which updates the Development Envelope to ensure that this boundary accurately reflects the extent of Isleham village, including both existing and committed development.
- 4.2.7 Policy 2 seeks to maintain the character of Isleham village, surrounding rural area, and the sense of separation by generally resisting development in areas outside the Development Envelope, which would either cumulatively or in isolation threaten the visual or physical separation between settlements.

#### **Policy 2: Isleham's Development Envelope**

**The Development Envelope for the village is modified from that contained in the East Cambridgeshire Local Plan 2015, with the boundaries as shown on Map 5.**

**Land outside the Development Envelope is defined as open countryside where, in addition to any proposals relating to rural exception sites (Policy 1a), development will normally only be allowed for:**

- **the operation of existing businesses such as agriculture, horticulture, forestry, and outdoor recreation; and**
- **other uses which can demonstrate a genuine need to be located in the countryside. Such uses could include the provision of new or replacement community facilities or essential infrastructure, where this cannot be accommodated within the Development Envelope and is required to meet the needs of local people.**

## 4.3 Character & Design

- 4.3.1 Isleham is a rural fenland edge village of considerable interest with its buildings of clunch and pebble, ragstone and brick, which range from late medieval to the present. The village lies 9 miles south-east of Ely and 6 miles north-east of Newmarket.
- 4.3.2 Development of the village over time has been undertaken along the roads connecting the village to its surrounding villages. Development out of the built area of the village is limited to individual isolated properties.
- 4.3.3 Whilst much of this growth has taken place since 1945, it has mainly occurred organically in the form of infill sites, small scale and individual developments of fewer than 30 dwellings, often much smaller. This has resulted in a varied mix of dwelling designs, reflecting the era of their development and responsive to the site shape and size. Those areas outside the conservation area show a greater uniformity in the building form.
- 4.3.4 In recent years there has been a significant amount of building of larger homes, utilising garden land, increasing the density of the village and reducing the green landscape. There is however a wide range of the built form and development design in Isleham providing visual interest throughout the village.
- 4.3.5 The village has a limited network of off-road routes, both within the village and into the landscape. These are highly valued by the community as they increase the sense of being in nature and provide safe, bio-diverse routes away from road networks.
- 4.3.6 Key routes within the village are usually framed by mature trees and hedges, even in the heart of the village. The village's pattern of development means that a 'wild' feeling, provided by soft, informal green spaces, wildlife and mature trees, can be felt often throughout the village. This is a distinctive quality. Hedges, often large, provide many of the village's boundary treatments and these also enhance the sense of being in nature.

### Isleham Conservation Area

- 4.3.7 The Conservation Area is centred on Church Street, Pound Lane and Mill Street and includes many individual and distinctive buildings including at least 29 which are listed.

Map 6: Isleham Conservation Area



- 4.3.8 The streets are generally wide but do experience a number of pinch points.
- 4.3.9 The majority of the housing in this area is pre-1945. It lacks uniformity, and is two-storey, built directly on and perpendicular to the street, with either no, or small, front gardens. There is a wide mix of properties with individual detached larger homes with bigger back gardens, terraced smaller dwellings and converted redundant buildings. The building materials used are wide ranging, red and local buff brick, clunch, flint, with a number rendered, or colour washed buildings. Roofs are generally steeply pitched with ridges parallel to the roads, red clay pantiles and slate predominate. Roof lines vary considerably but are generally 2 storeys most with gables or more rarely hipped ends. The area benefits from significant use of clunch walls. The visual amenity is further enhanced with developments in former clunch pits offering wider vistas over the roofs of the homes developed in the pits where the clunch has been extracted.

#### Conservation Area to East End

- 4.3.10 Pre-1945 this area was predominantly agricultural with a cluster of dwellings at East End half a mile from the centre. This area has been developed but retained 2 open fields offering important wider views and retains the village's close link with agriculture.
- 4.3.11 The area has been subject to smaller scale developments by the local authority and private developers along and parallel to the existing roads and using cul-de-sacs. It is consequently more uniform than the centre of the village with a mix of building types incorporating now redundant individual farms, farm buildings of clunch and timber clad, smaller detached houses and bungalows, semi-detached and terraced homes. These homes are generally set back from the road with wider views available to the surrounding countryside. The majority of roofs are pitched using red pantile, slate or concrete tiles.
- 4.3.12 The redevelopment of the former Airey Houses in Croft Lane has introduced a greater variety of layout, house style roof line and features to this area reflecting features within the village.

#### Conservation Area to the West

- 4.3.13 Post 1945 the village has extended along West Street and Little London with a mix of houses and bungalows set back from the roads and small-scale cul-de-sac developments of houses and bungalows with little variation. Roofs are again pitched using pantiles, concrete and slate tiles. Recently infilling with significantly larger detached homes has occurred, restricting views from the roads to open countryside and the Hall. The street scenes retain variety because of the individual style, size of the dwellings and the irregular building line fronting the road and offering clear views of the Church tower.

#### Hall Barn Road

- 4.3.14 Linear development of this road towards the end of the 20<sup>th</sup> Century has been of larger detached dwellings set back from the road with off road parking. The previously large gardens and small holdings have been infilled with larger individual, or small groups, of houses or bungalows which are accessed from a series of cul-de-sacs. Red and buff brick are used with ridged roofs of varying height. It does not have the variety of form found elsewhere in the village. This area also includes the village industrial area. These units are very dominant because of their scale and mass from the southern part of the village and approaching from Fordham.
- 4.3.15 Policy 3 sets out a range of criteria and principles to ensure new developments maintain Isleham's character and achieve high quality design. In addition to satisfying the requirements of the policy, applicants are encouraged to have regard to the 'Detailed Design Guidance' provided in Appendix 5.

### **Policy 3: Character & Design**

**Development proposals must deliver high quality design through:**

- **Delivering a quantum of development that is appropriate for the site, taking into account the site size and shape, making the best use of the site given its context;**
- **Responding to key features on the site such as trees, hedges, topography, and buildings and retaining them as part of the scheme wherever possible;**
- **Responding to important characteristics of the surrounding area including views, buildings and their materials and design features, building heights, space between buildings, heritage assets, and trees;**
- **Introducing visual interest from the surrounding area through the overall design, orientation and position of buildings, architectural details, landscaping and materials, particularly when viewed from publicly accessible areas;**
- **Providing a mix of dwelling styles and sizes where appropriate;**
- **Ensure the height of new development is reflective of the low (two storeys or fewer) character of present development in the village;**
- **Including a robust green landscaping scheme that is appropriate for the site and links well with surrounding green infrastructure;**
- **Providing adequate amenity space for future occupiers of the properties;**
- **Not resulting in unacceptable impacts on the amenity of occupants of neighbouring or nearby properties;**
- **Providing buildings and spaces that are accessible, inclusive and safe;**
- **Using high quality materials throughout the scheme; and**
- **Utilise latest technologies and materials to ensure the highest possible level of energy efficiency including the installation of solar panels on all new developments.**

**Planning permission will only be granted if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet all the necessary requirements arising from a proposed development. Development may need to be phased spatially or chronologically to ensure the provision of infrastructure in a timely manner, with conditions or planning obligations to be used in securing any phasing arrangements.**

**Proposals that exhibit substandard design quality, particularly when considered against these requirements, will not be supported.**

**Plans and supporting statements submitted with planning applications should make clear how decisions on the design of the proposal were arrived at and why they are appropriate for the context of the site.**

**Development that exhibits outstanding or innovative design will be supported in principle, where this is appropriate for the context of the site.**

**Applicants should also refer to the detailed design guidance at Appendix 5 on how development can be carried out in accordance with good design practice.**

## 4.4 Green Space Assessment

- 4.4.1 One of Isleham's key characteristics is its greenness, not just in the presence of trees and other flora throughout the village, but the rural expanse that surround the village and which the community have ready access to. As part of the Isleham Neighbourhood plan process it is possible to protect some of the green spaces that are of particular importance to the community.
- 4.4.2 The East Cambridgeshire Play and Informal open spaces audit 2012/13 identified that there is a deficit of informal open spaces within Isleham. The village does contain however, several open spaces which have local importance for a number of reasons including:
- Recreation e.g., the playing field (approx. 8 acres) the community orchard and the three village allotments
  - Historical significance e.g. The Priory Field
  - Biodiversity e.g. The Wash
  - This assessment reviews a number of open spaces in and around Isleham village to consider whether some form of protection would be suitable within the Neighbourhood Plan

### Methodology

- 4.4.3 Open spaces can be protected through a number of means within a Neighbourhood Plan. One such way is through designation of areas as Local Green Spaces, a designation introduced through the National Policy Framework (NPPF) which offers strong protection against development on areas of green space. The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.
- 4.4.4 Local Green Space designation will not be appropriate or necessary in many circumstances and many green spaces will not meet the criteria required for this designation to be used. In order to be designated as a Local Green Space, paragraph 102 of the 2021 NPPF provides the following three criteria:

Table 13. Green Space Criteria

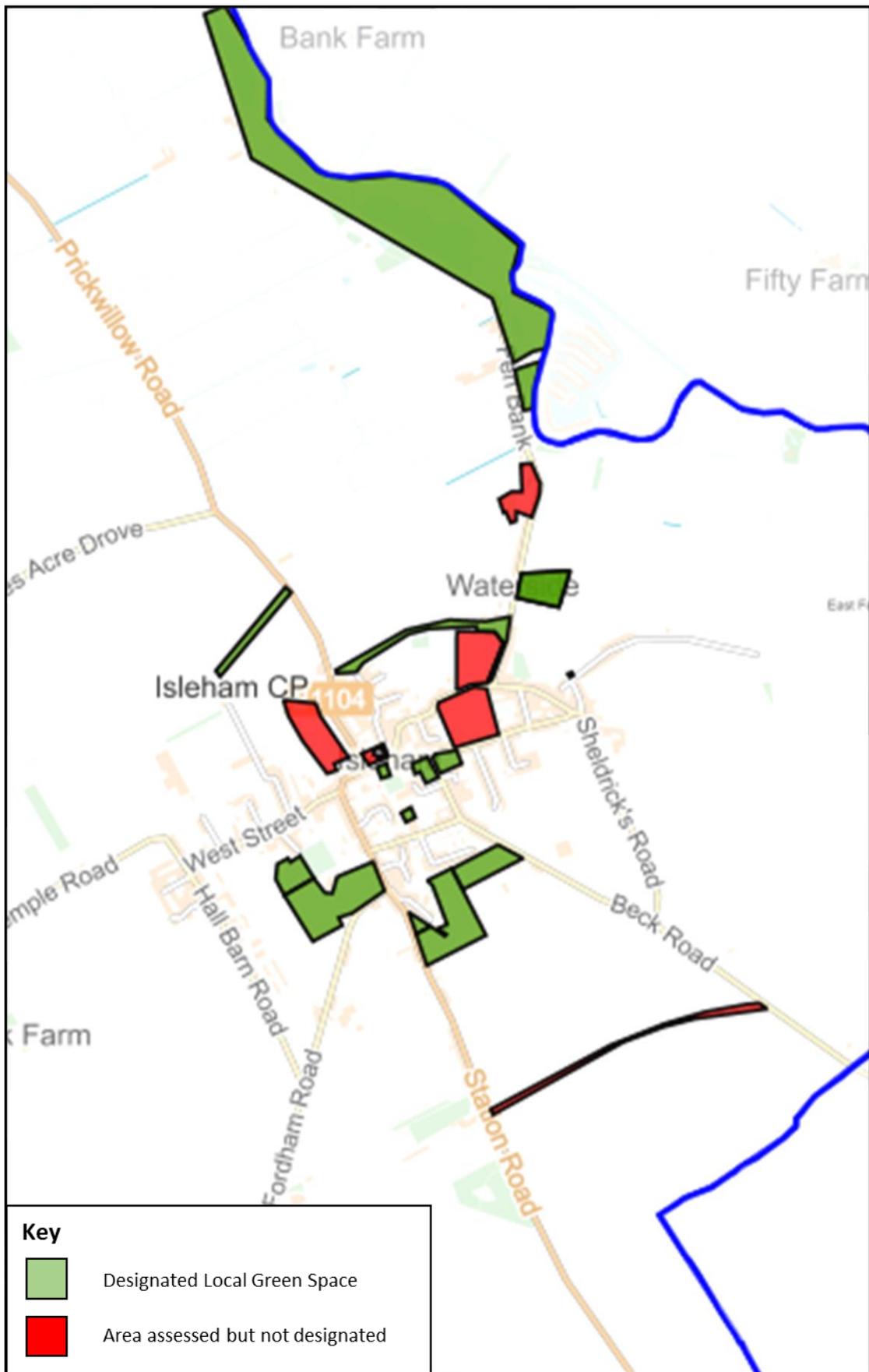
Local Green Space Criteria NPPF (2021)	Approach
1. In reasonably close proximity to the community it serves;	This assessment will include areas within or adjoining the village development envelope
2. Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	<p>This assessment will base inclusion as a green space on:</p> <ul style="list-style-type: none"> <li>• Beauty: the area enhances local character, adds to the setting of a building or groups of buildings – judged as being the visual attractiveness of the area as a whole and the contribution that it makes to the landscape or townscape or landmark</li> <li>• Historic significance: the area is important for the setting of a listed building or other heritage asset; it includes historic landscape features, such as ancient trees; or the area itself holds some specific historic importance</li> <li>• Recreational value: the area offers a recreational benefit to the community such as a play area, allotments, informal spaces in housing estates, sports and playing fields (not already covered by another designation)</li> <li>• Tranquillity: the area has a remoteness to it, with an absence of artificial noise and visible signs of urbanity allowing for calm and for quiet enjoyment and reflection</li> <li>• Richness of its wildlife: the area provides for biodiversity, geodiversity, known protected species, and/or priority habitats</li> </ul>
3. Local in character and not an extensive tract of land	No definition of an extensive tract of land is given in the 2021 NPPF. Whilst it is not considered appropriate to use an area as a threshold, as a 'rule of thumb' areas of 5 hectares are larger or that or not well-contained have been considered to be an 'extensive tract of land'

Conclusion

- 4.4.5 The assessment identifies that each of the open areas considered in this assessment performs at least one important function, providing some benefit to the community, but not all warrant additional protection in the neighbourhood plan.
- 4.4.6 Those areas that are outside of the Development Envelope already have a good deal of protection as they are classified as 'countryside' in the East Cambridgeshire Local Plan, and in many cases, this is considered to be an appropriate level of protection for an area. A number of other locations also benefit from additional, robust protection due to the attribute for which they were suggested for protection in the neighbourhood plan such as the area surrounding Listed Buildings. In these cases, it is considered that additional designation is not necessary.
- 4.4.7 Of the 20 areas assessed, this report recommends that the following 13 areas (identified in green on the map below) are allocated as Local Green Space in the Isleham Neighbourhood Plan where it is proposed that development will not be allowed other than in very special circumstances:

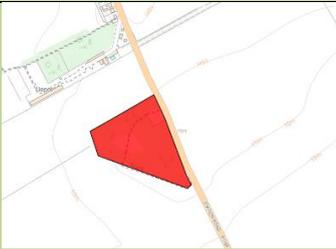
Map 7: Areas assessed for inclusion as identified Green Spaces

Full assessment of all sites can be found in Appendix 2.



**Policy 4: Local Green Spaces**

The following locations, shown on Map 7, are designated as Local Green Spaces:

<p><b>IGS 1</b> <b>Recreation Ground</b></p>		
<p><b>IGS 2</b> <b>Nature Reserve and Arable Land</b></p>		
<p><b>IGS 3</b> <b>Community Orchard</b></p>		
<p><b>IGS 4</b> <b>Allotments</b></p>		
<p><b>IGS 5</b> <b>Millennium Woods</b></p>		
<p><b>IGS 6</b> <b>Coates Drove</b></p>		

<p><b>IGS 7</b> <b>The Washes</b></p>		
<p><b>IGS 8</b> <b>Little London Drove</b></p>		
<p><b>IGS 10</b> <b>Parish Graveyards</b></p>		
<p><b>IGS 9</b> <b>Bowling Green</b></p>		
<p><b>IGS 11</b> <b>St Andrew's Church Social Centre</b></p>		
<p><b>IGS 15</b> <b>Scrubland Waterside</b></p>		

**IGS 20**

**Village  
Pond**



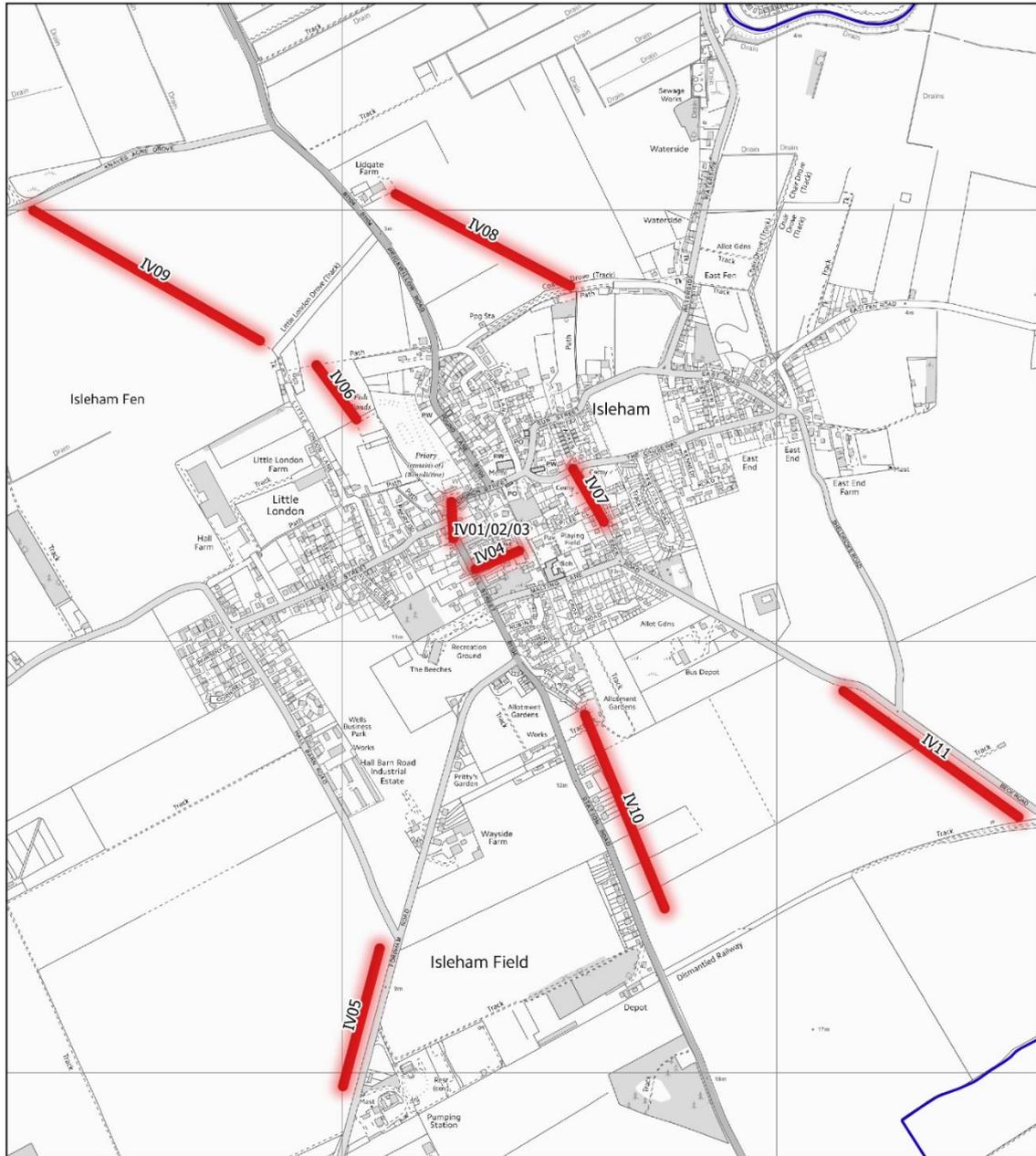
**Development proposals on a Local Green Space will not be permitted, except where the proposal meets the 'very special circumstances' set out in national policy for the protection of Green Belt land.**

## 4.5 Locally Important Views Policy

- 4.5.1 Isleham is an attractive village surrounded by varied countryside which allows a number of views of both the sky and the village. These views are of great importance to the community and should be protected.
- 4.5.2 By analysing what makes each view special and identifying how they contribute to sense of place, a framework for their protection can be justified. It will aid policy making and inform responses to planning applications to help ensure the protection or even enhancing of key views.
- 4.5.3 There is no accepted definition of what constitutes an important view, in any of the published and accepted landscape guidance. The selection of views is also a result of people's perceptions, so is somewhat subjective.
- 4.5.4 Important views are usually understood along the lines of a view that defines the special character and qualities of a settlement and contributes to its 'sense of place'. Such views could have a particularly notable or distinctive composition or scenic quality, that makes them stand out in the eyes (and memories) of local people and visitors. They might feature distinctive and/or historic buildings, local landmarks, or an appealing or historically intact arrangement of topography, natural features and built form that together help give a settlement its identity, and perhaps come with particular recognised cultural associations.
- 4.5.5 Given that recognised indicators of value - such as statutory landscape designations, planning policy for landscape quality, designated green spaces, or visitor attractions drawing large numbers of people - are generally absent in Isleham, the criteria focus is on 'local' value.
- 4.5.6 The following final definition was agreed by the Neighbourhood Plan group: A Key View is a *"a publicly accessible viewpoint that reflects the most distinct and unique characteristics of the Neighbourhood Area. It is memorable and appreciated, and evokes positive emotions. It encompasses an important feature of the village's settlement history and the way its landscape has been shaped by those who have lived and worked in it, and by nature. It may be said to be worthy of being illustrated in a photo, postcard or painting and as such would best represent a special element of the village's identity."*
- 4.5.7 Initially around 20 views were selected by the Neighbourhood Plan group in the summer 2020. The team walked and drove around the parish and each view was tested against the following criteria:
- scenic value relating to the composition of rural views including complexity, appreciation of topography, depth of field, naturalness, and arrangement of natural and vegetative features.
  - number of people likely to be experiencing it. The more people that experience a viewpoint, the higher the value attributed, i.e., a view identified by numerous people as important, might be considered more valued than one selected from an isolated point in the parish that few people frequent.
  - the way in which people are passing through a space – views enjoyed by pedestrians pausing on a footpath are likely to be valued over than views experienced by traffic speeding past along a main road.
  - presence of a landmark feature, perhaps with skyline presence, aiding orientation in the landscape or along a route.
  - where a view is closely related to the setting of a Heritage asset.
  - other locally distinctive points of interest or cultural associations that particularly define the character of the area. Views that are indicative of a special 'sense of place' which reflect its intrinsic character and key characteristics.

- 4.5.8 The following map identifies the 11 key views which were all felt to meet the criteria. Those discarded were felt to be weak in light of the agreed definition, and perhaps lacked focus, a point of interest or variety, or sufficient qualities that combined to form a scenic view.
- 4.5.9 Local people all identified the vast expanse of sky which allows residents to enjoy amazing views at sunrise and sunset as being of great interest and importance to them and the photographs below show this sky.

**Map 8: Locally Important Views (note some views are important in both directions)**



**Locally Important Views**

Key	
	Locally Important View
	Neighbourhood Area

Do not scale

  
**East Cambridgeshire District Council**  


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Image 9: Identified Locally Important Views

<p>IV01</p>	<p><u>View of St Andrews Church from Mill Street</u></p> <p>The height of the Church Tower ensures visibility from most areas within the village</p> <p>At the rear of the photograph is the Corner House and also the former High Street Church</p>	
<p>IV02</p>	<p><u>View along Mill Street from the Co-op corner</u></p>	
<p>IV03</p>	<p><u>View north to the Priory from Mill Street</u></p>	
<p>IV04</p>	<p><u>View down Limestone Close to the Lime kilns</u></p> <p>The kilns are a key part of Isleham history and limestone is present in the clunch walls around the village</p>	
<p>IV05</p>	<p><u>View across Fordham Moor to Fordham</u></p> <p>View typifies the nature of the very flat open fields and immense expanse of sky.</p>	

<p>IV06</p>	<p><u>View across Priory Field to the Priory</u></p> <p>In the foreground are earthworks relating to the activities of the small priory community that farmed here</p>	
<p>IV07</p>	<p><u>View down Beck Road across old cemetery to the Alms houses</u></p> <p>In 1842 the Lady Peyton almshouses were rebuilt in red brick, dressed in yellow, as a row of five single storeyed dwellings, with nine alternating Gothic doors and windows.</p>	
<p>IV08</p>	<p><u>View from Coates Drove across Isleham Fen towards Ely Cathedral</u></p> <p>Ely Cathedral is just visible on a clear day in the distance. Coates Drove marked the end of the higher ground and the start of the drained fens.</p>	
<p>IV09</p>	<p><u>View from Little London Drove across Isleham Fen towards Ely Cathedral</u></p>	
<p>IV10</p>	<p>View from Millennium Wood across to Lee Beck and to Fordham</p> <p>The gaps between the villages should be retained to keep the rural feel of the area.</p>	

IV11	<u>View from Beck Road to the Ark Church and to the current farmland beyond</u>	
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### **Policy 5: Locally Important Views**

The following views are designated as Locally Important Views:

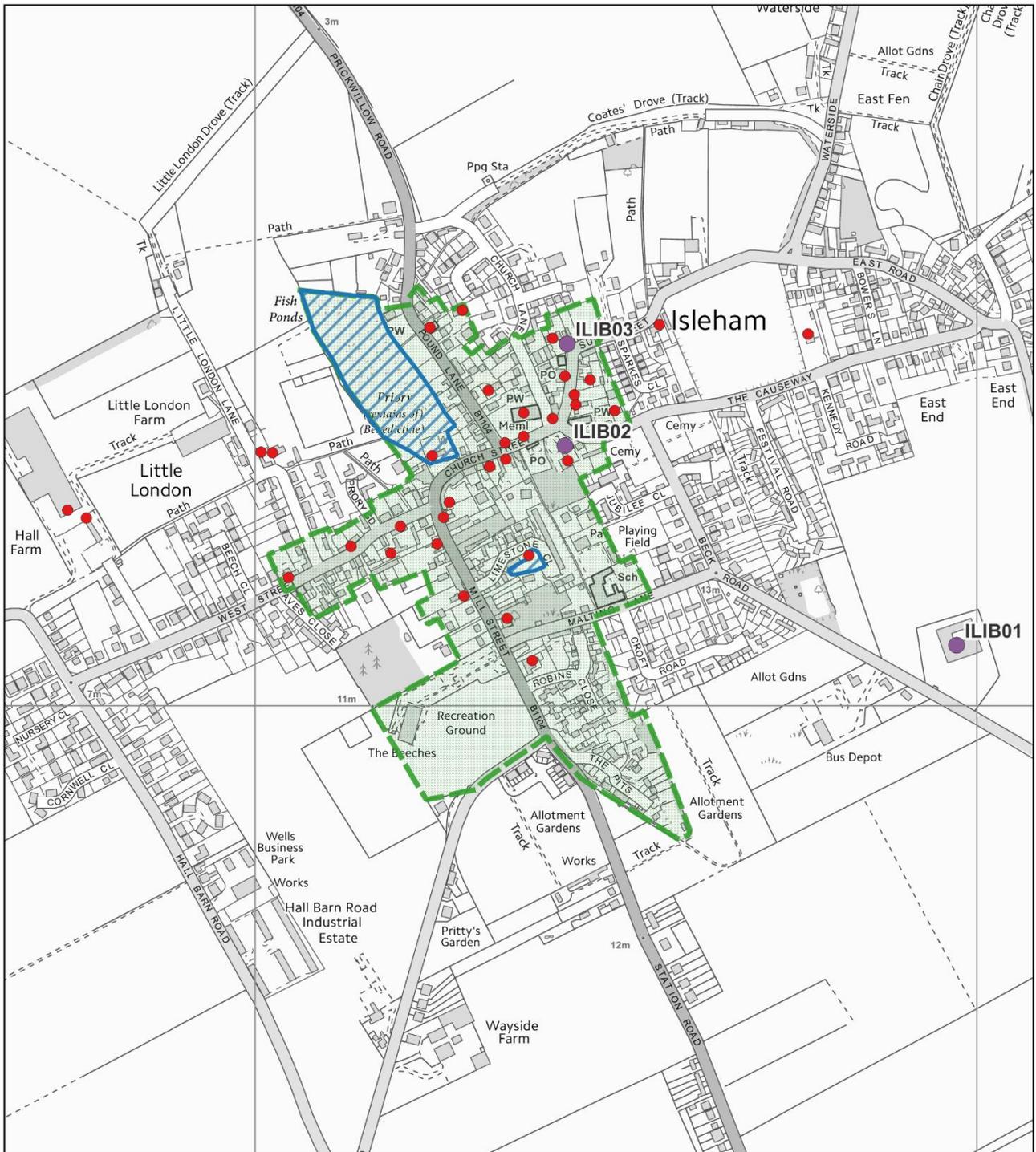
- IV01 - View of St Andrew's Church from Mill Street
- IV02 - View along Mill Street from the Co-op corner
- IV03 - View north to the Priory from Mill Street
- IV04 - View down Limestone Close to the Lime kilns
- IV05 - View across Fordham Moor to Fordham
- IV06 - View across Priory Field to the Priory
- IV07- View down Beck Road across old cemetery to the Alms houses
- IV08 - View from Coates Drove across Isleham Fen towards Ely Cathedral
- IV09 - view from Little London Drove across Isleham Fen towards Ely Cathedral
- IV10 - View from Millennium Wood across to Lee Beck and to Fordham
- IV11 - View from Beck Road to the Ark Church and farmland beyond

Development proposals should not obstruct or detract from a Locally Important View. Any proposal that has the potential to impact on these views should be accompanied by supporting information to demonstrate why the proposal will not have a negative impact on the view.

## 4.6 Heritage Assets & Locally Important Buildings & Structures

- 4.6.1 Development proposals requiring planning permission that have the potential to affect the significance of a Locally Important Building, including the contribution made by its appearance and setting, should be accompanied by a heritage statement.
- 4.6.2 Proposals that would enhance or better reveal the significance of these locally important heritage assets will be supported. Proposals that would harm the significance of a locally important building directly, or through development in its setting, must be clearly justified.
- 4.6.3 Isleham contains a number of heritage assets of both local and national significance. The preservation of these assets is a priority for this plan as they contribute to the sense of community and they help define what is important about Isleham, and how Isleham developed as a village. They also act as key landmarks across the village. The listed buildings within the village and Isleham Conservation Area boundary are shown on Map 9 below:
- 4.6.4 This plan therefore supports the work of various village-based individuals and organisations in recording and sharing details of these sites of local interest so that both current and future generations can learn about and benefit from the rich history of our village. Please see maps 9 - 11.
- 4.6.5 Preserving heritage assets does not necessarily mean preventing all changes from occurring, but it is recognising what is important about the asset and what its contribution and status is, weighing this up with the need to maintain an economically viable use. Listed buildings, conservation areas, Scheduled Ancient Monuments and non-designated heritage assets are protected by both national policy and in the East Cambridgeshire Local Plan. Of particular relevance is the National Planning Policy Framework (2021) paragraphs 189-208 which deals with the protection of designated and non-designated heritage assets
- 4.6.6 There are no less than 34 listed buildings and 2 scheduled monuments in Isleham the location of which can be seen on Map 9.

## Map 9: Listed Building, Monuments & Heritage Assets



### Listed Buildings, Monuments & Other Heritage Assets

Key	
	Identified Locally Important Building
	Listed Building
	Scheduled Monument
	Conservation Area

Do not scale



East Cambridgeshire  
District Council



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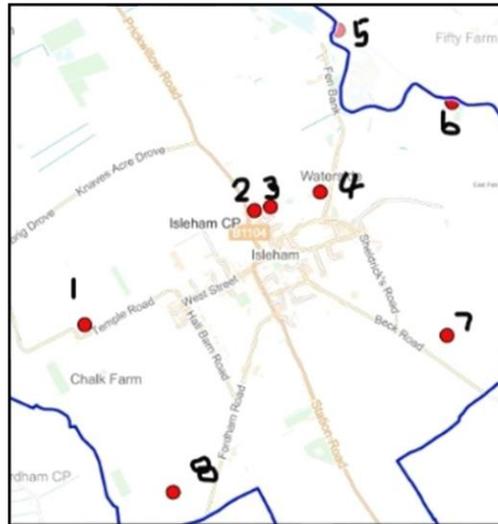
Image 10: Identified Locally Important Buildings

ILIB 01	The Ark Church	
ILIB 02	Old Fire Station	
ILIB 03	Zoar Chapel	

4.6.7 There are a number of buildings in Isleham which do not satisfy the criteria for listing at a national level, but are of importance locally. Some of these buildings are also included on the East Cambridgeshire Buildings of Local Interest Register. These Locally Important Buildings are of particular importance for the street setting in their location or for their prominence or historic relevance to Isleham. Listed buildings have not been included in this designation as they have a higher order of protection already.

4.6.8 In addition to important buildings, there are a range of other sites of historical interest. The location of these sites are illustrated on Map 10 for information.

Map 10 Other sites of historical interest



Key:

1. Site of Roman villa
2. Site of Middle Age Canal Cut
3. Roman Earth Bank
4. Site of Middle Age Canal Cut
5. Site for former ferry.
6. Ley Brook chalk stream
7. Site of crashed USAF plane
8. Railway embankment

**Policy 6: Heritage Assets & Locally Important Buildings & Structures**

The following properties and structures are designated as Locally Important Buildings:

- ILIB 01 – The Ark Church
- ILIB 02 – Old Fire station
- ILIB 03 – Zoar Chapel

Development proposals requiring planning permission that have the potential to affect the significance of any Locally Important Building, including the contribution made by its appearance and setting should be accompanied by a heritage statement.

Proposals that would enhance or better reveal the significance of these locally important heritage assets will be supported. Proposals that would result in harm to the significance of a locally important building should normally be refused, unless:

- The harm is outweighed by the substantial public benefit of the proposal; or
- No viable use of the locally important building can be found and conservation by grant-funding, charitable or public ownership is demonstrably not possible.

## 4.7 Wildlife & Habitats Policy

- 4.7.1 Wildlife and their habitats are an important part of any rural community and this is the case for Isleham. The neighbourhood area includes a wide variety of habitats including chalk grassland and scrub on Isleham LNR, fen fragments and wet grazing marsh and associated ditches in Isleham Washes and along the river corridor, wet woodland near the Marina, and native hardwood plantations at various points to south of the village. The agricultural fields that surround the village are bordered by hedgerows and hedgerow trees or water filled ditches whilst there are numerous trees, shrubs, hedges and green roads throughout the village.
- 4.7.2 There is an abundance of wildlife in and around the village which is of great value to the community and is important to be maintained and, where possible, enhanced to mitigate against pressures from an expanding population and to support their well-being. Our experience during Covid19 pandemic has demonstrated the importance of local assets such as these, as people of all ages have enjoyed access to open countryside and close encounters with wildlife. The retention and enhancement of these habitats and the wildlife that resides in them is a priority for this plan, with the goal of ensuring successful cohabitation of humans with wildlife and the natural environment.
- 4.7.3 Our proposed key policy 7 priorities for wildlife within the parish boundary are:
1. Maintain and enhance the biodiversity value, and importance as village assets, of areas of particular importance for wildlife including Isleham wash, Isleham LNR and the Millennium woodland plantations.
  2. Maintain key areas of accessible managed greenspace within the village improving their accessibility and recreational use for all and where possible enhancing their value for wildlife.
  3. Recognise the importance of and maintain the character of wildlife corridors (including hedgerows, green rides and droves, treelines) and other semi natural patches of wildlife habitat (scrub, copse and unmanaged grassland) within the village to maximise potential for encounters and experiences with wildlife.
  4. Support where we can the areas of valuable wildlife habitat outside the village but within the Parish boundary, so that these can coexist with farming systems and in particular seek opportunities to restore populations of declining farmland bird and insect species, including sympathetically managed arable and grazing land, spring fed ditch systems, parts of the less heavily modified river Lark corridor.
  5. Ensure where appropriate that significant development in or around the village meets the expectations for biodiversity Net Gain under the National Planning Policy Framework.

Image 11: Isleham Wash



### **Policy 7: Biodiversity & Habitats**

All development proposals, regardless of size should respect these policy objectives which will contribute to the government's 25-year plan for the environment,

Development proposals should, wherever possible, seek to enhance connectivity of green networks through the inclusion of strong landscaping schemes that include trees, shrubs, hedgerows, green roofs and green walls, for example.

Wherever possible, development proposals should avoid the loss of biodiversity, habitats or natural features such as trees, hedgerows, watercourses or ponds. Where the loss of a feature is unavoidable, mitigation may be acceptable through the introduction of new features that will result in at least a neutral impact on the biodiversity.

Overall a net gain in biodiversity should be achieved, in accordance with the provisions set out in the NPPF and the Environment Act 2021. This should be demonstrated by appropriate evidence prepared by a suitably qualified person on behalf of the applicant.

## 4.8 Services and Facilities

- 4.8.1 Isleham generally has a size appropriate range of services and facilities. These services are important to retain and future development needs to strengthen the community and contribute to the additional facilities and services the community requires.
- 4.8.2 Although there are many other valued facilities in Isleham not included on the following list, the following are those deemed most valued for the operation of Policy 8.
- The Beeches Community Centre
  - Isleham Recreation Ground
  - Isleham Church of England Primary School and pre school
  - St Andrew's Parish Church
  - The Ark Church
  - Isleham Bowls Club;
  - The Rising Sun;
  - The Griffin
  - The Merry Monk;
  - The Co-operative food store;
  - The Allotments

### Image 12: Some of Isleham's Valued Community Facilities

*Clockwise from top left: The Beeches Community Centre & Recreation Ground, Isleham School, The Griffin Public House, The Rising Sun public house, The Merry Monk restaurant & The Co-op*



- 4.8.3 This policy seeks to ensure that both present and future residents receive services which afford a high quality of:
- Home and family life.

- Professional opportunity and services, contributing wherever possible to the local economy while protecting the rural character and environment of the parish.

4.8.4 Although the additional planned growth will help a number of these services to thrive, there is little question that this growth will also have the potential to put a strain on this infrastructure.

4.8.5 East Cambridgeshire Local Plan Policy GROWTH 3 requires adequate infrastructure to be available to support development in order for planning permission to be granted and Policy COM 3 protects community facilities from redevelopment. This Neighbourhood Plan supports the implementation of these policies, but does not seek to duplicate them.

4.8.6 East Cambridgeshire District Council has adopted the Community Infrastructure Levy (CIL) as one way to secure developer contributions for infrastructure. Under CIL 15% of money gathered within the neighbourhood area must be spent on local priorities and, upon adoption of this neighbourhood plan, this will increase to 25% of CIL income.

4.8.7 A number of infrastructure projects have been earmarked for financial support from the neighbourhood portion of CIL. These include:

- Improved recreational and sporting facilities, particularly the development of new land
- Resurfacing of the car park surfaces
- Repairs to the cemetery and war memorial walls
- Footpath to the Isleham Nature Reserve, eventually to Fordham

4.8.8 The Parish Council will manage funds received in communication with the District Council and the community to ensure that the funding is focussed on local priorities.

### **Policy 8: Services and Facilities**

**Proposals for the delivery of new community facilities or extensions to existing facilities will be supported in principle, where they:**

- are appropriately located (see policy 1a)
- would not likely result in conflict with occupants of neighbouring properties, give rise to any other significant adverse impact or be detrimental to the rural character and environment of our parish

**Development proposals that would result in the loss of a Valued Community Facility will not be supported unless it can be demonstrated with suitable evidence that it satisfies the requirements of Local Plan Policy COM3 or a subsequent replacement Local Plan Policy and should be accompanied, where relevant by a heritage statement.**

## 4.9 Pedestrian Access & Public Rights of Way

- 4.9.1 The public rights of way around Isleham are an important asset for many villagers. They provide an escape in rural and semi-rural parts of the parish and provide health and wellbeing benefits. This plan aims to retain these public rights of way and also wherever possible to enhance and extend them for the benefit of the growing community.
- 4.9.2 There are at least 20 footpaths in and around the village and these are used for both recreational and exercise purposes by many local residents.

Map 11: Local Footpaths



- 4.9.3 It is not only the retention of the route of the public rights of way that is important, but their setting and the sense of escape which provide enjoyment for users that are essential to be preserved. Where a development proposal is in a location on or near to a public right of way, careful consideration will be required for what impact the proposal may have on it and whether there is an opportunity to enhance the public right of way. Proposals that would urbanise an otherwise rural right of way, either through the built form of a proposal or through its use, should be avoided where possible unless adequate mitigation can be included, such as through substantial landscaping or potentially through the suitable re- routing of the right of way.
- 4.9.4 Much of Isleham village has adequate footpaths and pavements to accommodate pedestrians wishing to navigate the village on foot. It is important that new developments allow future residents to connect in to this network easily and safely. It is also important that development proposals make the most of any opportunities to improve pedestrian routes wherever suitable, for example through linking in existing residential areas with other parts of the village where this would provide an attractive and suitable route.
- 4.9.5 Any expansion of the village has been towards the chalk land but our oldest paths and tracks still align along the northern edge of the village. It is possible to walk on green paths from east to west across the entire village.

- 4.9.6 This network is a valuable recreational amenity and together with radially routed paths connected to the centre, provides a viable off-road walkway for pedestrians to shops and the social heart of the village. Some form the backbone to larger open areas and are considered in more detail in the main body of 'Green Spaces'.
- 4.9.7 Away from the village there is the Fordham Road Railway Reserve and Millennium Wood, both accessed by Permissive Paths where landowners have agreed to allow use by walkers without conceding rights. To the north of the village there is the River Lark and its washes where the towing path provides walking routes to Prickwillow and West Row. Other cross field routes provide contact with our neighbours in Fordham, Soham and Freckenham.
- 4.9.8 Continuation of the footways on Station Road to the wood, on Fordham Road to the Railway Reserve and along Waterside to the Washes could have real benefit for a village that is set to substantially increase its residential stock over the next few years. Whilst the Rights of Way are almost indestructible, we do need the help of the planners, when considering permission for development, to bear in mind the value we have in the setting, history and social benefit of our paths and tracks development proposals should be connected to the existing footways in the village. In most cases this will be easily achieved with provision of pavements within a scheme or possibly an extension to, or safe crossing points to, link to existing footways.
- 4.9.9 We will look for opportunities to promote additional footpaths and cycle paths especially to the south of the village connecting with important recreational areas like Isleham LNR.

#### **Policy 9: Pedestrian Access & Public Rights of Way**

**Development proposals that would obstruct or would result in a significant impact upon the enjoyment of a public right of way will not normally be allowed. This can include but is not limited to;**

- **proposals for the creation of new dwellings,**
- **new buildings for commercial uses,**
- **for the change of use of building where the proposal would materially increase the activity on the site or where the proposed use would result in an impact through noise, odour, light or other pollution, where this would have potential to diminish accessibility, connectivity or tranquillity of a right of way.**

**Development proposals:**

- **that would be clearly visible from a public right of way should consider the appearance of the proposal from the right of way and incorporate green landscaping to reduce any visual impacts.**
- **that will enhance or extend an existing public right of way or that will deliver a new right of way in a suitable location will be viewed favourably.**
- **Should incorporate adequate and safe pedestrian links from every property within the site to the existing footpath network.**
- **should utilise any opportunity (where appropriate) to link two or more public rights of way thus enhancing connectivity through the village.**

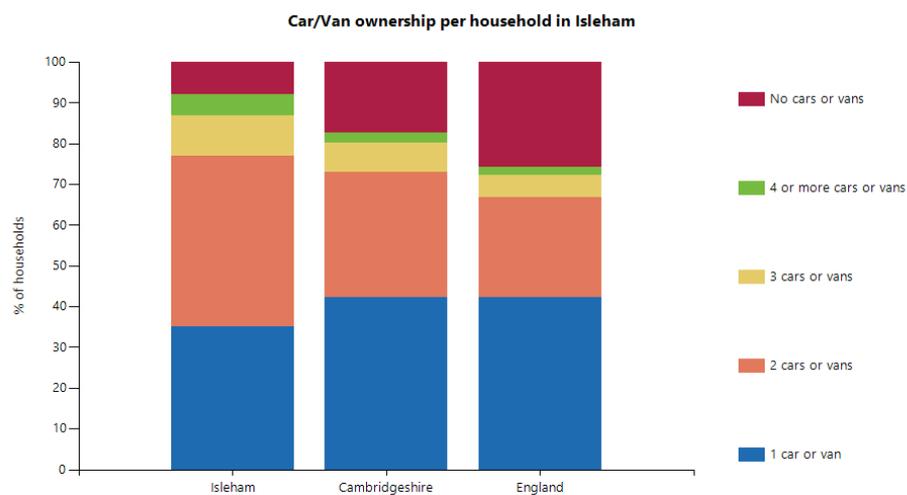
## 4.10 Car Parking

4.10.1 Given that Isleham is a rural area it is not surprising that car ownership is higher than the wider East Cambridgeshire area.

**Table 14: Percentage of Isleham Homes with 2, or more Cars**

Households	Isleham	East Cambridgeshire	England
with 2 or more cars or vans	53.2%	46.5%	38.6%
with 3 or more cars / vans	11.7%	8.2%	
with 4 or more cars or vans	4.1%	3.4%	

**Table 15: Car Ownership Per Household**



Source: ONS Census 2011

- 4.10.2 The village offers public, off-street parking at the Priory and The Beeches Community centre and there is a small car park adjacent to the Co-op. Parking is not helped however by extremely limited public transport in the village, reduced conditions for providing parking places associated with new housing and the continuing trend to convert garages into living accommodation,
- 4.10.3 On street parking does cause some logistical problems around the village, restricting the flow of traffic, resulting in potential road safety issues, as well as negatively impacting on the landscaped environment and street scene.
- 4.10.4 The issues around car parking are primarily relating to on street parking and restricting the flow of traffic. This is more pronounced at certain times with the large numbers of people using cars to access the Churches in the village on Sundays and on Saturdays for those using the Recreation Ground.
- 4.10.5 Other areas of difficulty include the school which is located on a very narrow street, the Co-op which, as the only shop in the village, is particularly busy early evening and the public houses and restaurant over the weekends. Of particular concern are the growing numbers of vehicles which regularly, park (partly) on pavements, grass verges or on blind corners. This can result in danger to pedestrians, particularly those with push or wheel chairs, who are forced to walk on the public highway.

Image 13: On-Street Parking Problems



4.10.6 Car parking has caused some issues in some new housing developments around the village with significant amounts of on-street parking, making it difficult to navigate and resulting in potential road safety issues, as well as negatively impacting on the landscaped environment and street scene in these developments. The majority of these cases are on quiet roads and cul-de-sacs so they do not typically impede general traffic flow through the village, but they do have a local impact and therefore warrants addressing in future developments.

Table 16. Parking Provision for New Dwellings

Plan	Standards	Notes
Adopted Local Plan 2015	<ul style="list-style-type: none"> <li>• Spaces per dwelling (averaged out across the development)</li> <li>• Up to 1 visitor space for every 4 dwellings</li> </ul>	The policy allows for lower levels of car parking to reflect local conditions

4.10.7 We believe that the policies in the adopted plan (and plans preceding this) have resulted in issues in some developments with too few spaces being provided.

4.10.8 Garages are rarely used for vehicular parking which has effectively reduced the amount of planned parking provision and this is not helped either by the continuing trend to convert garages into living accommodation.

4.10.9 Public transport in Isleham is very limited and as such the majority of adults in the village will have access to their own car, including young adults living with their parents. Schemes in the past have also included parking courts with spaces not being conveniently located for each dwelling. All of these issues have led to problems of on-street parking and cars being bumped up on kerbs, restricting access for pedestrians, particularly those with pushchairs.

4.10.10 Rather than requiring a higher level of parking requirement than that sought in the Local Plan, this neighbourhood plan seeks to ensure that the parking provided will be usable and used by future occupants. Straightforward and adequate parking provision will increase the attractiveness of a development to buyers and so should be beneficial for developers seeking to sell the properties they build. Electric cars are becoming more accessible and suitable for a larger proportion of the population and, as such, it is important to ensure that homes are ready for this emerging technology.

### **Policy 10: Car Parking**

**Development proposals will be required to meet the parking standards in the Local Plan as a minimum and proposals which exceed this minimum will, in principle, be welcomed, provided this does not give rise to a poor-quality design overall.**

**In proposals incorporating residential development, vehicle parking will usually be required to be provided on-plot. Any on-street or courtyard parking will require justification for why it is the most appropriate design solution for the proposal, including a clear demonstration of how the spaces are suitably located near to an entry point of each dwelling using the parking area which mean that the space(s) will likely be used by future occupiers. Any on-street parking should be included in initial designs to ensure that any visual impact is minimised and to ensure that movement for vehicles and pedestrians will not be restricted.**

**Proposals will be expected to include facilities for electric plug-in vehicles with an adequate number of electrical charging points in a convenient location to charge vehicles in each allocated car space. Information supporting the application should demonstrate the suitability of the number and location of these charging points in relation to the parking spaces to be provided.**

## 4.11 Cycle Parking & Storage

- 4.11.1 Cycles offer not only a valued leisure pursuit for many residents, but also a key mode of transport for commuting to work in the village or neighbouring areas. The availability of secure and suitable storage of cycles is essential to allow people to choose cycling as a means of transport and will make houses more attractive for many buyers.
- 4.11.2 Adequate, safe and secure cycle parking should accompany all residential development proposals. The East Cambridgeshire Local Plan requires new residential dwellings to provide 1 cycle parking space per home<sup>1</sup>. Many families however will have multiple cycles and new developments should provide adequate options for storing cycles.
- 4.11.3 It is best to provide cycle parking within garages where this will not affect parking spaces relied on for cars. Alternately development should ensure sufficient private garden spaces to accommodate a cycle shed with easy direct and direct access to road /cycle paths.
- 4.11.4 Where it is impossible to meet such conditions within individual dwellings the scheme should provide secure, covered cycle storage, for use by the community, in a well-lit location that is conveniently located for the homes that will use the facility. Such facilities should be of a sufficient enough size to house in excess of 1 cycle space per dwelling

### **Policy 11: Cycle Parking & Storage**

**Residential development proposals should be accompanied by adequate, safe and secure cycle parking. This may be provided within garages where this will not affect parking spaces relied on for cars or can be accounted for within private garden spaces where the garden has easy direct access and is of an adequate size to accommodate a cycle shed and adequate amenity space for the dwelling. Where shared cycle parking is proposed, this should be incorporated into the design of the scheme so that it is safe and secure, in a well-lit location that is overlooked, and in a convenient location for the users of the facility. Shared cycling storage should, wherever possible, be delivered in excess of 1 cycle space per dwelling.**

<sup>1</sup> [https://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover\\_0.pdf](https://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover_0.pdf) (Spatial strategy and policies p 107)

## Section 5 Supporting Projects & Resources

### 5.1 Community Projects

- 5.1.1 Through the process of developing this neighbourhood plan a number of issues were raised that are not related to land use and development planning. Whilst these issues cannot be tackled through a neighbourhood plan it is important not to let these issues be forgotten and to address them through other means.
- 5.1.2 This section contains a number of community projects or intentions that Isleham Parish Council intend to implement going forward in response to these issues. These projects, whilst contained within this neighbourhood plan, are not intended to be used in making decisions on planning applications.
- 5.1.3 Please note, these projects are not necessarily in priority order:

Table 17. Proposed Community Projects

Project A – Investigate opportunities with the use of land being bequeathed to the Parish as part of the Bloor Homes development
Project B – Upgrade the Priory Car park, making more effective use of this off - street parking whilst ensuring access to the Priory Field and enhancing views of the Priory
Project C – Promote the provision of public transport to Isleham to improve connectivity within the parish and to neighbouring areas.
Project D – Investigate options for improving recreational and social opportunities within and ensure the long-term viability of The Beeches Community Centre
Project E – Investigate opportunities to deliver additional and improved activities for teenagers in the village
Project F – Organise community events to assist with the management of The Nature Reserve, Millennium Woods and other public open areas to maintain and improve these for the community benefit and to assist in developing community cohesion. Explore possibilities of a footpath from the village to the woods.
Project G – Investigate opportunities to enhance the public rights of way in Isleham Parish including the potential for improved access for all users, and for extending and linking existing public rights of way.
Project H – Investigate opportunities with the education authority to deliver new or enhanced educational facilities in the village.
Project I – Investigate opportunities with the Cambridgeshire and Peterborough Clinical Commissioning Group to deliver new medical facilities in the village.

## 5.2 Monitoring and Review

- 5.2.1 Isleham Parish Council will have responsibility for providing the leadership for the Isleham Neighbourhood Plan. The Parish Council will closely monitor new development through the planning process to ensure that the Neighbourhood Plan policies are adhered to.
- 5.2.2 Each Annual Meeting of the Parish Council after the Plan's implementation will include a detailed report on the impact of the Neighbourhood Plan on the previous year, and the likely impact of the Plan for the forthcoming year. The Parish Council website <http://isleham-village.co.uk/np.html> will carry an up-to-date report on progress with the Plan during its lifetime. The Parish Council intends to hold four-yearly (one Parish Council term) reviews of the effectiveness of this Neighbourhood Plan, to be carried out by community-based steering groups. These will hold the Parish Council to account for their stewardship of the Neighbourhood Plan, and will consider if there is any need to review or amend the Plan.”
- 5.2.3 Similarly, should any future examination of the Local Plan result in any substantial impacts to the deliverability of the Isleham Neighbourhood Plan, or should any changes in community aspirations arise at any time, Isleham Parish Council will review the Isleham Neighbourhood Plan as necessary.

### 5.3 Glossary

**The NPPF (2021) and the East Cambridgeshire Local Plan has a comprehensive glossary, and will likely be helpful when reading this neighbourhood plan.**

**Countryside** – All land outside of the Development Envelope in the up-to-date Local Plan where policy restrictions apply to development. Typically, this restricts development to that which is necessary to: the operation of agriculture, horticulture, forestry, outdoor recreation, transport or utility services; community-led development; equine related development; affordable housing exception sites; dwellings for rural workers; replacement dwellings; re-use of existing buildings for residential use; agricultural diversification; infill development; or minerals and waste development. For full details of restrictions please view the up-to-date East Cambridgeshire Local Plan.

**Heritage Statement** – A statement accompanying a planning application which would directly affect a heritage asset (including both designated and non-designated). Heritage Statements should be used to:

- describe and assess the significance of the asset and/or its setting to determine its architectural, historic, artistic or archaeological interest; and
- identify the impact of the development on the special character of the asset; including the cumulative impact of incremental small-scale changes which may have as great an effect on the significance of a heritage asset as a larger scale development; and
- provide a clear justification for the works, especially if harm would be caused to the significance of the asset or its setting, so that the harm can be mitigated and weighed against public benefits

The level of detail required should be proportionate to the asset's significance and sufficient to understand the potential impact of the proposal on its significance and/or setting.

**Major development** – references in this neighbourhood plan specifically relate to the residential components as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010. Specifically, development of 10 or more dwellings or on a site of 0.5 hectares or more.

**Strong Local Connection** – Used for the purpose of ensuring local need is met in Rural Exceptions Sites. A local connection is defined as someone who has lived in the parish for 6 out of the past 12 months; or someone who has lived in the parish for 3 of the last 5 years; or someone who has previously lived in the parish for 5 years or longer; or someone who is employed on a permanent contract within the parish; or a person who has close relatives (defined as parents, siblings or children) living in the parish for the past 5 years.

**Ribbon Development** – Development that spreads in a linear fashion, normally along a main road.

**Rural Exceptions Site** – 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.

**Village nucleus** – The main area of the village clustered around the main services. Sometimes referred to as a 'clustered settlement' or a 'nucleated village'.

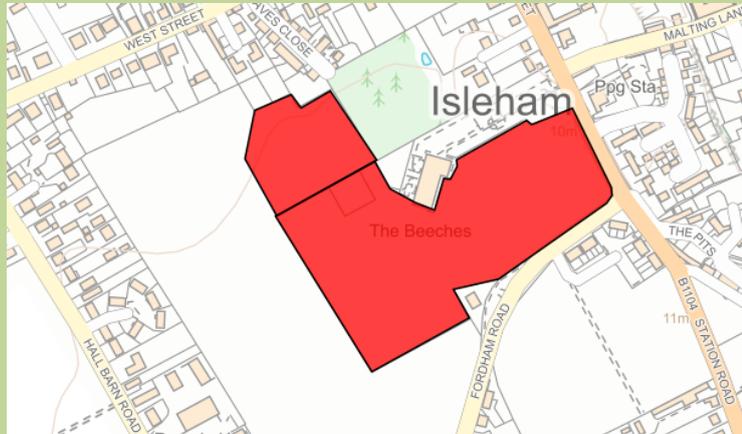
## Appendix 1 – Planning Application Data

Planning applications for new dwellings in Isleham in the period January 2017- December 2020

2017		2018		2019		2020	
Planning Number	Number of new dwellings	Planning Number	Number of new dwellings	Planning Number	Number of new dwellings	Planning Number	Number of new dwellings
17/00099	4	18/00127	1	19/00366	3*	20/00011	1
17/00214	1	18/00148	1^	19/00376	110	20/00007	70
17/00222	3	18/00276	1	19/00381	4	20/00363	1
17/00223	2	18/00467	9^	19/00447	125*	20/00469	1^
17/00255	1	18/00634	4^	19/00481	1	20/00491	23
17/00422	1	18/00667	1^	19/00510	1*	20/00142	1*
17/00436	1	18/00777	1	19/00541	1*	20/00258	6
17/00510	10	18/00800	1	19/00798	4	20/01069	1
17/00550	1	18/00815	1^	19/01030	4*	20/01095	1
17/00627	2	18/00819	2	19/01074	1*		
17/00848	2	18/00824	2	19/01115	2*		
17/00851	4	18/00854	1	19/01178	5^		
17/01002	1	18/00857	1	19/01735	1*		
17/01178	1	18/00933	3	19/01777	4		
17/01220	1	18/00934	1				
17/01247	3*	18/01092	1				
17/01249	14^	18/01119	1				
17/01390	1	18/01214	1				
17/01532	1	18/01375	6				
17/02020	2	18/01401	2				
17/02110	2	18/01482	9				
17/02131	1	18/01572	2				
17/02166	1	18/01574	1				
17/02181	1	18/01695	3*				
		18/01736	10*				
Total number of applications Jan 17 – Aug 20							72
Total number of houses applied for							498
Total number approved							261
Total number refused							237
* Under construction at time of writing this document							141
^ Approval given but construction still to begin							36

**Appendix 2 - Evaluations of individual green spaces**

**1. Isleham Recreation Ground**



**Description**

This area is an area of grass bounded on two sides by Fordham Rd and Mill Street, with houses and a small wood along the North West and fields to the South West where there is planning permission for 120 homes. The land is flat with a number of mature trees around the perimeter and further young trees on the Fordham end. The land surrounds the Beeches Community Centre outside of which is a large play area for young children and a MUGA which is used for tennis in the summer and a range of activities in the winter

Status of area	Not designated as a Village Green
Proximity to the local community	The area adjoining the Community Centre and is extensively used by the local football teams, the cricket team and various keep fit classes.  The Beeches is used for Community events throughout the year.
Extensive tract of land	Whilst it is fairly well contained, the area is approximately 4.9 hectares in size with a further hectare coming from Bloor Homes Development and can be considered an extensive tract of land.
Demonstrably special to the local community	Demonstrably special to the local community
Beauty	The area is quite an attractive area and enhances the value of the community centre, it also provides visual interest, particularly when combined with some of the more mature vegetation in some areas.
Historic significance	The area has been used as a recreation ground for several decades.
Recreational value	Recreational value to the community is extensive with 2 men's football teams and 14 age groups in the Youth football. It is also used by the cricket team, and keep fit classes.
Tranquillity	The area adjoins Fordham Road, a busy road on the south boundary, and some of the forthcoming developments may have quite an

	urbanising effect on the area. The many recreational games can disturb the tranquillity but at other times it can be very peaceful.
Wildlife & Biodiversity	There are some hedgerows and trees on the boundary of the area which provide habitat for wildlife and biodiversity but there are no particular features of ecological interest and there is no known presence of any priority species
<b><u>Recommendation</u></b>	
Currently this field meets the requirements for Local Green Space. It has value in relation to the setting of the northern and western parts of Isleham but there should be no risk of development on balance it is recommended for designation as a Local Green Space.	

## **2. Isleham Nature Reserve and field**



### **Description**

This area is a long thin area of grass formed from the old railway line and bounded either side by the old railway banks. The land is owned by the County Council as is the field next to the Reserve which is farmed under a stewardship scheme. Both areas have asset of Community Value status. The field is flat with a number of mature trees at the bottom where there is a ditch- Crooked Ditch fed by springs. Along the railway embankment there are very few trees but hedge laying is being carried out in a number of areas. From the bottom of the Reserve a pathway continues towards Fordham and this is bounded by a number of more mature trees. The land lies to the South of Isleham midway between Fordham and Isleham

Status of area	ACV
Proximity to the local community	The area is extensively used by the dog walkers and rambles. Planned new houses (125) will be close to the Reserve
Extensive tract of land	The area of the Reserve would not classify as extensive but the adjoining field at 5.7ha is an extensive area.

Demonstrably special to the local community	<b>Demonstrably special to the local community</b>
Beauty	The area is an attractive area of chalk grassland, now rare in England, it provides a safe area to walk with dogs or children as the banks create natural boundaries.
Historic significance	The field contains part of the site of the abandoned village of Little Isleham.
Recreational value	Recreational value to the community is extensive with up to 70 dog walkers using the Reserve every day.
Tranquillity	The area adjoins Fordham Road at one end but other than that is a very tranquil area. Lack of artificial noise, lighting and visible signs of urbanity, allows for calm and quiet enjoyment of the area
Wildlife and biodiversity	There are some hedgerows and trees on the boundary of the area and it consists of rare chalk grassland. The management of the Reserve and field are designed to encourage species diversity Common lizards and grass snakes are seen frequently. The bushes provide food for birds and overwintering flocks of redwings and fieldfares are common.
<p><b><u>Recommendation</u></b></p> <p>Currently the Reserve and the field meet the requirements for Local Green Space and both are recommended for designation as a Local Green Space.</p>	

### 3. The Orchard



#### Description:

The Orchard is a small area bounded on one side by Station Rd and on the other two sides by a small track and allotments. The land is flat with over 30 heritage fruit trees all chosen for their connection with Cambs. The land is close to the Beeches Community Centre and the centre of the village.

Status of area	ACV
Proximity to the local community	The area is used for walking and quiet reflection and is close to the community
Extensive tract of land	It is fairly well contained, and would not be considered an extensive tract of land.
Demonstrably special to the local community	<b>Demonstrably special to the local community</b>
Beauty	The area is quite an attractive area and will continue to improve as the trees grow. It will also provide visual interest over the coming years.
Historic significance	There is no known specific historic significance to the area.
Recreational value	The area is used for walking and sitting and family time.

Tranquillity	The area adjoins Station Road, a busy road on the western boundary, but is bounded by hedges and remains a tranquil space in the heart of the village.
Wildlife and biodiversity	There are some hedgerows on the boundary of the area but there are no particular features of ecological interest and there is no known presence of any priority species.
<b><u>Recommendation</u></b>	
This field meets the requirements for a Local Green Space and <b>is recommended for designation</b>	

#### 4. Allotment Sites



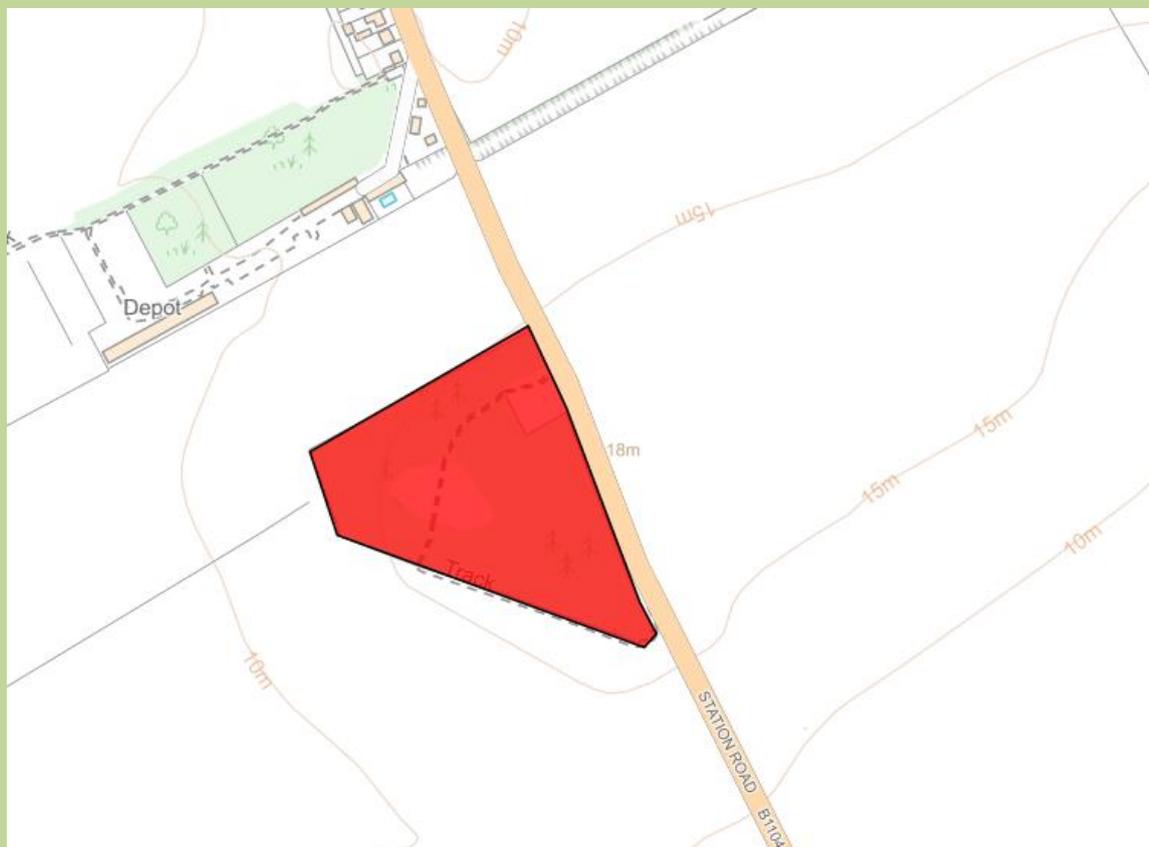
#### Description

Mostly well used, close to village, potentially more need for them with increasing houses, provide wildlife and biodiversity corridors through the village e.g., Cherry tree Drove, Waterside allotments, Coates Drove, 3 Trees, Waterside, Station Rd (Dunstall) Beck Rd

Status of area	Areas are close to the community and used for veg and fruit growing as well as chickens.
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Proximity to the local community	Well contained areas and would not be considered an extensive tract of land.
Extensive tract of land	<b>Demonstrably special to the local community</b>
Demonstrably special to the local community	The areas are generally well maintained and have been used as allotments since the 1930's The area has a number of temporary structures such as sheds and greenhouses and there are few features of interest meaning the areas are not of particular beauty.
Beauty	There is no specific aesthetic appeal to this area
Historic significance	The area is used for growing fruit and vegetables.
Recreational value	Pleasant places to spend an afternoon, ability to grow your own food.
Tranquillity	There are some hedgerows on the boundary of the area but there are no particular features of ecological interest and there is no known presence of any priority species.
Wildlife and biodiversity	
<p><b><u>Recommendation</u></b></p> <p>The allotments meet the requirements for Local Green Spaces and are <b>recommended for designation</b></p>	

## 5. Millennium Woods



### Description

Mostly well used, close to village, Area of woodland in a county generally lacking of trees.

Status of area	Owned by County Council Farms
Proximity to the local community	Close to the community
Extensive tract of land	Well contained area of 3.4ha so would not be considered an extensive tract of land.
Demonstrably special to the local community	<b>Demonstrably special to the local community</b>
Beauty	The area is generally well maintained and becoming more attractive as the trees develop.
Historic significance	There is no known specific historic significance to the area.

Recreational value	The area is used for walking with dogs and children, relatively safe space.
Tranquillity	Pleasant place to spend an afternoon, although close to a busy road Station Rd the trees shield noise and the area is very peaceful and quiet with seats where people can sit or picnic.
<u>Wildlife and biodiversity</u>	The wood is home to a number of deer, muntjac and roe deer and flocks of overwintering birds make use of the berries on the trees. there are no particular features of ecological interest and there is no known presence of any priority species.
<b><u>Recommendation</u></b>	
The wood is recommended for designation as a Local Green Space.	

6. **Coates Drove**



**Description**

Very well used for walking with children and dogs, close to village.

Status of area	None
Proximity to the local community	Close to the community

Extensive tract of land	Ancient Drove Road which marked the end of the village. 1.5ha total so not extensive
Demonstrably special to the local community	<b>Demonstrably special to the local community</b>
Beauty	The area is generally well maintained with some hedges and more mature trees. More hedge is being planted to increase diversity.
Historic significance	Drove way on the earthworks of the old sea wall and canal. Area also contains earthwork remains of two hythes.
Recreational value	The area is used for walking with dogs and children, relatively safe space.
Tranquillity	Pleasant place to walk with little or no traffic as the ground is rough. The area is very peaceful and quiet.
Wildlife and biodiversity	The Drove is a wildlife and biodiversity corridor with deer, muntjac, hares and owls foraging and hunting along it. There is no known presence of any priority species.
<b><u>Recommendation</u></b>	
The Drove <b>is recommended for designation</b> as a Local Green Space	

## 7. The Washes



### Description

Well used by village people and campers at the Eco camp site. Used by people at the Marina. An extensive area of rough grass, with some areas of standing water and shallow muddy areas

Status of area	Common - owned by IPC
Proximity to the local community	Close to the community, bordered by a rough track on one side and the river on the other side.
Extensive tract of land	Well contained area of 20ha combined, so would be considered an extensive tract of land.
Demonstrably special to the local community	<b>Demonstrably special to the local community</b>
Beauty	The area is generally well maintained and farmed under a stewardship scheme.
Historic significance	Built when Fens were drained as a means of preventing flooding of surrounding fields during winter.
Recreational value	The area is used for walking with dogs and children, relatively safe space.
Tranquillity	The area is very peaceful and quiet with beautiful views across the fens

Wildlife and biodiversity	<p>The Wash is home to deer, owls and rabbits. The shallow water is a summer area for avocets, whilst kingfishers, godwits, ruff, snipe and a number of other wading birds are regularly seen.</p> <p>Overwinter there are flocks of geese and ducks. Otters have also been seen in the river.</p>
<p><b><u>Recommendation</u></b></p> <p>The Wash is recommended for designation as a Local Green Space.</p>	

8. **Little London Drove**



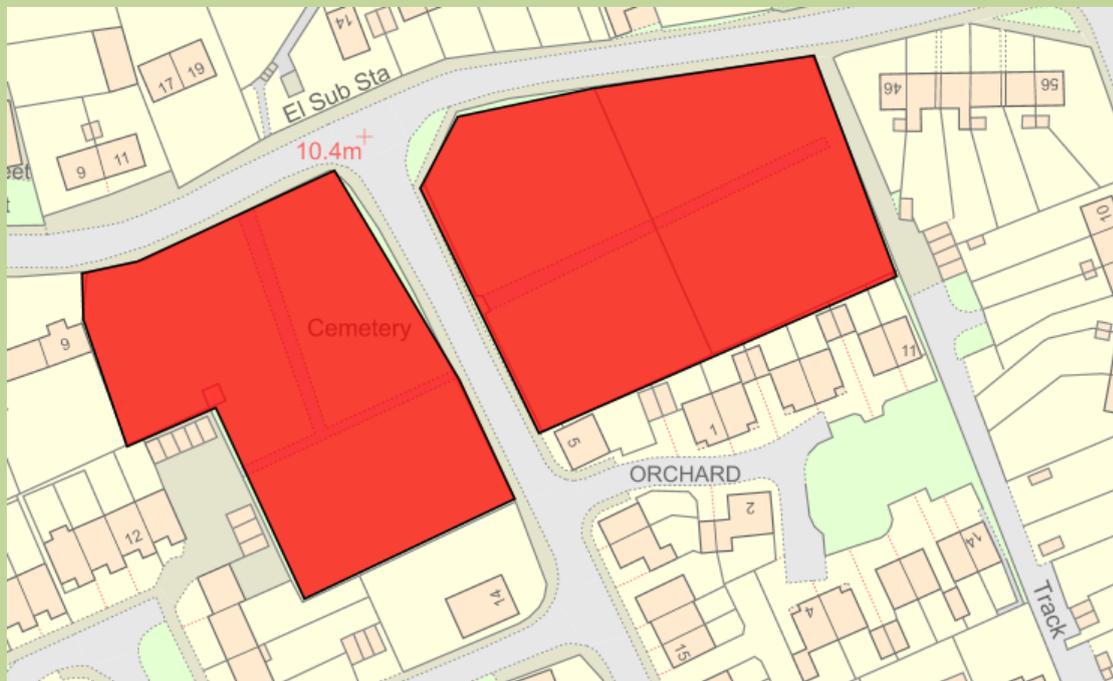
<p><b><u>Description</u></b></p> <p>Mostly well used, close to village, Some mature trees along the Drove</p>	
Status of area	Unknown
Proximity to the local community	Close to the community

Extensive tract of land	Well contained area of 0.7ha so would not be considered an extensive tract of land.
Demonstrably special to the local community	<b>Demonstrably special to the local community</b>
Beauty	The area is generally well maintained and becoming more attractive as the trees develop.
Historic significance	There is no known specific historic significance to the area.
Recreational value	The area is used for walking with dogs and children, relatively safe space. There are seats where people can sit and look over the Fen
Tranquillity	Pleasant place to spend an afternoon, the area is very peaceful and quiet with seats where people can sit or picnic.
Wildlife and biodiversity	The Drove is a wildlife and biodiversity corridor with deer, muntjac, hares and owls foraging and hunting along it. There is no known presence of any priority species.

**Recommendation**

The Drove is recommended for designation as a Local Green Space.

**9. Parish Graveyards**

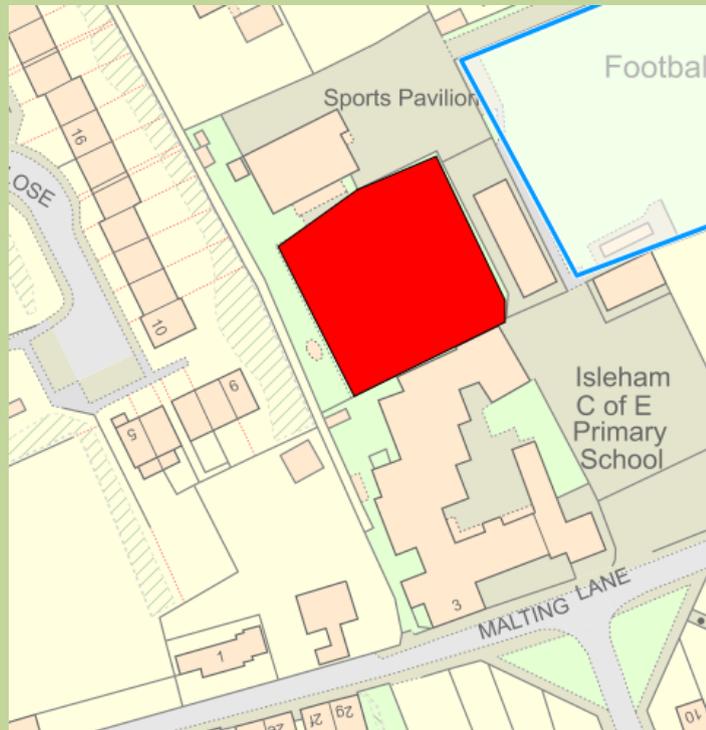


**Description**

The new graveyard is a flat area of 0.4ha, surrounded by roads on two sides and houses on the third side. The old graveyard at 0.4ha has a number of different types of tree around the boundary

and through the middle of the area. The western Boundary is marked by a clunch wall facing onto the pavement on Beck Road and the Causeway. The northern and eastern boundaries are marked with low brick walls and flank walls of neighbouring dwellings.	
Status of area	Both areas are in use as graveyards
Proximity to the local community	It is within the Development envelope within a primarily residential area.
Extensive tract of land	This area of the two graveyards is approximately 0.8 hectares and is well enclosed and so is not considered to be an extensive tract of land.
Demonstrably special to the local community	<b>Demonstrably special to the local community</b>
Beauty	The trees and the presence of grave stones give the old Graveyard a degree of visual beauty, however the presence of residential dwellings somewhat dominates the views and diminishes its attractiveness.
Historic significance	The old Graveyard area has been a graveyard for over 100 years
Recreational value	Aside from visiting graves, the graveyard has little recreational offering.
Tranquillity	As a graveyard with a number of mature trees there is a degree of tranquillity, however, the development to the south of the area and the noise from the neighbouring roads and the primary school do detract from this.
<u>Wildlife and biodiversity</u>	The trees in the graveyard offer a habitat for wildlife.
<b><u>Recommendation</u></b>	
This area satisfies the requirements for designation as a Local green Space and, whilst it is valuable to the community, there is very little or no risk for the use of the area as a graveyard to be changed. However, the trees in the old graveyard provide habitats for birds and insects and are valuable visual amenities in a fairly flat landscape It is therefore recommended that this area be designated.	

**10. Bowling Green**



**Description**

This area includes a bowling green and the associated pavilion. There is car parking to the North, the school playing field is to the East, there are houses on the other sides of the area

Status of area	It is currently in use as a bowling club.
Proximity to the local community	It is immediately adjacent to the Development Envelope.
Extensive tract of land	The area is approximately 0.25 hectares and so is not considered to be an extensive tract of land.
Demonstrably special to the local community	<b>Demonstrably special to the local community</b>
Beauty	The area is dominated by man-made structures such as the pavilion, fencing, hardstanding and lighting and as such its visual attractiveness is limited. However, there are mature trees on the borders.
Historic significance	A bowling green was first laid in 1923 and has been in use ever since
Recreational value	As it is used for lawn bowls this area is very important for recreational purposes.

Tranquillity	There is a degree of tranquillity associated with lawn bowls, however, given the urbanising features listed above this cannot be considered tranquil in the sense intended for Local Green Space.
<u>Wildlife and biodiversity</u>	Given the urbanising features listed above there is little in the area that offers a habitat for wildlife.

**Recommendation**

Whilst this is an important asset for the community and in many ways, this meets the requirements for Local Green Space designation, it cannot be considered an open space in those terms due to the presence of the pavilion and other associated hard landscaping features. It is recommended that this area is designated.

**11. St Andrew's Church Social Centre**



**Description**

This area includes a green grassed area with fruit trees and flower beds with the associated Social Centre. There is a small area of car parking to the South There are residential houses on the other sides of the area.

Status of area	It is currently in use as a recreational area for the Social Centre.
Proximity to the local community	It is immediately adjacent to the centre of the village and opposite St Andrew's Church.

Extensive tract of land	The area is approximately 0.1 hectares and so is not considered to be an extensive tract of land.
Demonstrably special to the local community	<b>Demonstrably special to the local community</b>
Beauty	The area is dominated by man-made structures such as the Social Centre and clunch walls on the other 3 sides, with hardstanding for car parking and a paved area for sitting. It is a visually attractive garden with mature fruit trees.
Historic significance	The social centre appears to have been built in the early 19 <sup>th</sup> century and has been used ever since
Recreational value	As it is used for informal coffee mornings and social groups this area is very important for recreational purposes. It also serves as the village Post Office
Tranquillity	There is a degree of tranquillity associated with the area due to the high walls and its seclusion and could be considered tranquil in the sense intended for Local Green Space.
<u>Wildlife and biodiversity</u>	The old trees and clunch walls offer many habitats for wildlife
<p><b><u>Recommendation</u></b></p> <p>It is considered that this area does satisfy the requirements for designation as Local Green Space. This area has an important role for the setting of the conservation area and it is recommended for designation as a Local Green Space.</p>	

12. Scrub opposite JJ Lodge



**Description**

This area is a fairly flat scrubby area with ditches and ponds running through it and bounded by the river. There are some mature trees within the area. There is a large Marina across the river to the east of the area, with a several floating homes and houseboats to the North.

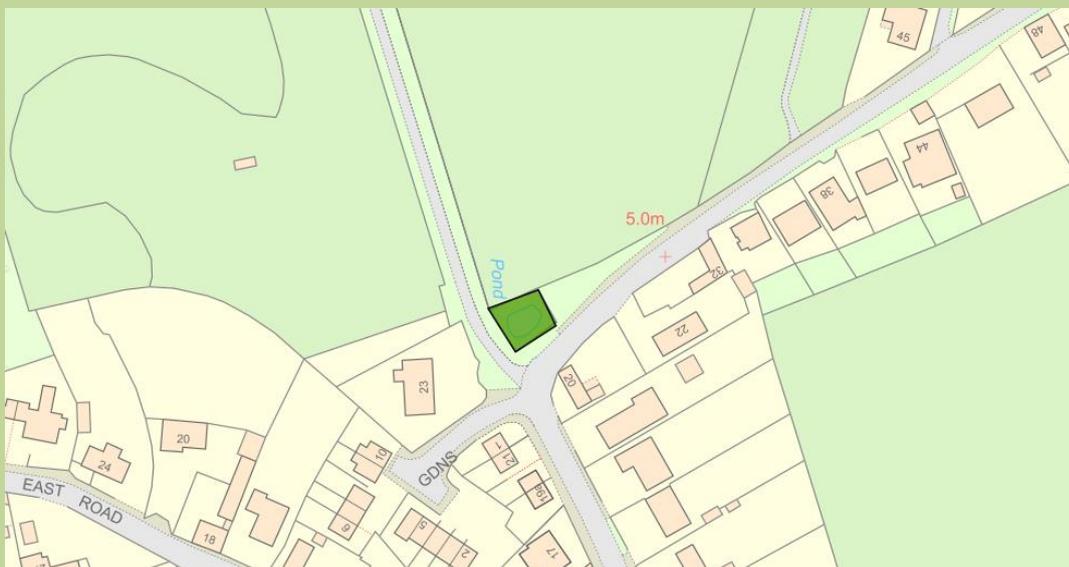
Status of area	Scrub
Proximity to the local community	The area is along a road leading to a marina and a camp site
Extensive tract of land	The area is approximately 0.8 hectares and is fairly self-contained, so is considered to not be an extensive tract of land.
Demonstrably special to the local community	<b>Demonstrably special to the local community</b>
Beauty	The area is relatively flat and there are a number of mature trees around the area which provide visual interest.
Historic significance	No known significance

Recreational value	With no public access to the area, it is of very limited recreational value.
Tranquillity	Quiet with the exception of noise from vehicles accessing the Wash and Marina
Wildlife and biodiversity	The mature flora on the land provides habitats for a number of species. The variety of habitats is important for wildlife

**Recommendation**

It is considered that, despite the absence of public access to this area, it does satisfy the requirements for designation as Local Green Space.

**13. Pond**



**Description**

This is a relatively small pond next to Chair Drove. There are mature trees behind the pond area which provide habitat for birds and possibly bats. The pond has frogs every year and some ducks.

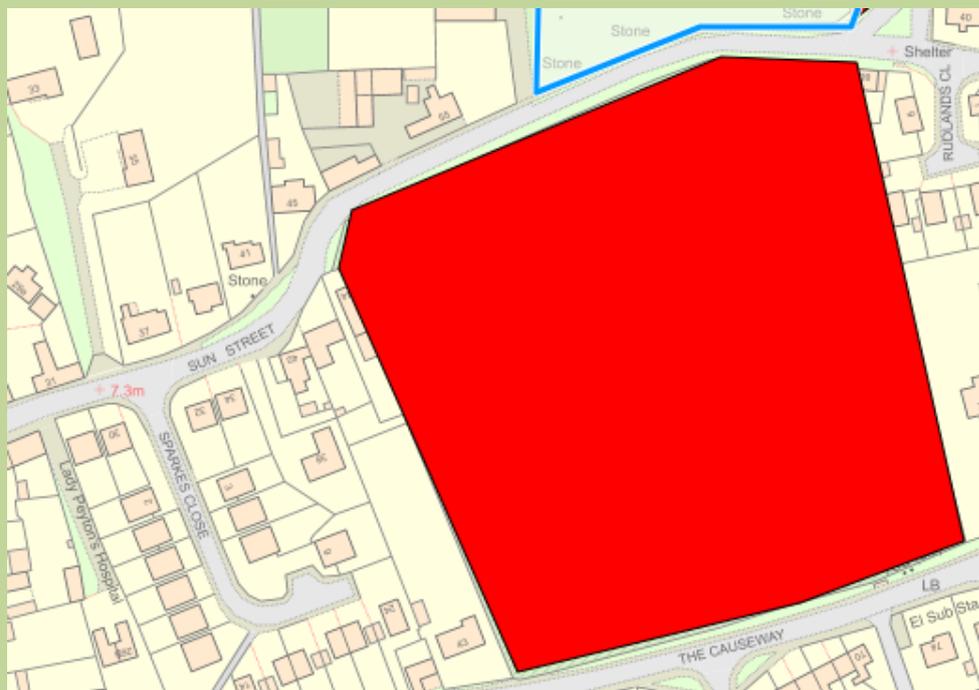
Status of area	Pond
Proximity to the local community	The area is along a footpath and track leading to allotments.
Extensive tract of land	The area is approximately 0.2 hectares and is fairly self-contained and so is considered to not be an extensive tract of land.
Demonstrably special to the local community	The pond sides are planted with local wild flowers and the area is becoming of increasing interest

Beauty	The pond is becoming increasingly attractive as more water plants establish
Historic significance	No known historic features
Recreational value	Many families find the walk along the allotments to the pond to be an attractive one with small children.
Tranquillity	
<u>Wildlife and biodiversity</u>	The mature trees on the land provides habitats for a number of species. The pond itself gives a unique habitat for the village and is important for wildlife

**Recommendation**

It is considered that this area does satisfy the requirements for designation as Local Green Space. and it is therefore recommended for designation as a Local Green Space.

**14. Sun Street / Causeway Field**



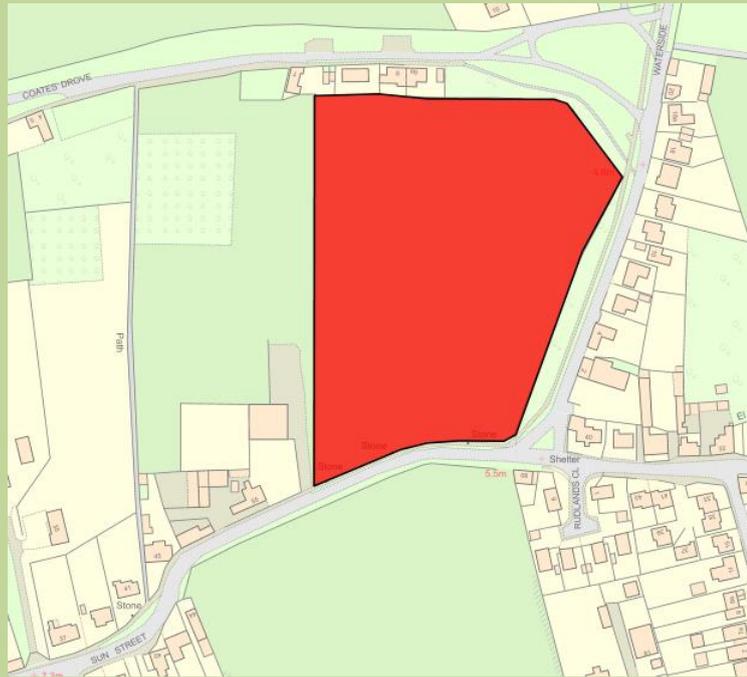
**Description.**

This area is an undulating field used as an arable field. There are mature hedgerows and trees surrounding the area. There are residential dwellings to the east, south and west of the area.

Status of area	This area has previously had planning permission refused
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Proximity to the local community	The area is adjacent to the current Development Envelope and is within the Development Envelope in the Proposed Submission Local Plan and is near to a number of dwellings.
Extensive tract of land	The area is approximately 2.6 hectares and is fairly self-contained and so is considered to not be an extensive tract of land.
Demonstrably special to the local community	<b>Demonstrably special to the local community</b>
Beauty	The area has a significant drop in level at the western end and there are a number of mature trees and hedgerows around the area which provide visual interest.
Historic significance	The land is next to the Isleham Conservation Area and the Grade 1 listed cottages and it is important for the setting of these heritage assets
Recreational value	With no public access to the area, it is of very limited recreational value.
Tranquillity	The screening between the area and the neighbouring roads provides a good degree of protection from road noise. There are a number of houses clearly visible to the north of the area which have an urbanising effect.
<u>Wildlife and biodiversity</u>	The mature flora on the land provides habitats for a number of species.
<p><b><u>Recommendation</u></b></p> <p>It is considered that, despite the absence of public access to this area, it does satisfy the requirements for designation as Local Green Space. This area has an important role for the setting of the conservation area. However, given that it is not a public open space it is not appropriate for Local Green Space designation at this time and therefore it is not recommended for designation as such.</p>	

**15. Sun Street / Coates Drove field**



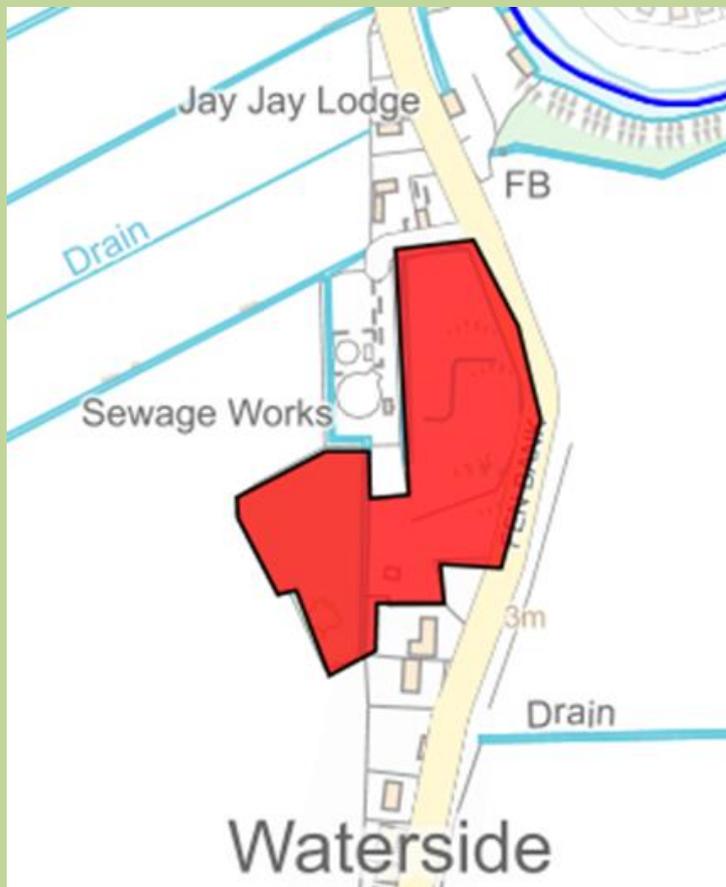
**Description**

This area is a fairly flat field used as a pasture. There are mature hedgerows and trees surrounding the area. There are residential dwellings to the north and east of the area.

Status of area	Pasture
Proximity to the local community	The area is adjacent to the current Development Envelope and is within the Development Envelope in the Proposed Submission Local Plan and is near to a number of dwellings.
Extensive tract of land	The area is approximately 2.2 hectares and is fairly self-contained and so is considered to not be an extensive tract of land.
Demonstrably special to the local community	<b>Demonstrably special to the local community</b>
Beauty	The area is relatively flat and there are a number of mature trees and hedgerows around the area which provide visual interest.
Historic significance	The land is next to the Isleham Conservation Area and the grade 1 listed cottages and it is important for the setting of these heritage assets
Recreational value	With no public access to the area, it is of very limited recreational value.
Tranquillity	The screening between the area and the neighbouring roads provides a good degree of protection from road noise. There are a

	number of houses clearly visible to the north of the area which have an urbanising effect.
<u>Wildlife and biodiversity</u>	The mature flora on the land provides habitats for a number of species.
<b><u>Recommendation</u></b>	
It is considered that, despite the absence of public access to this area, it does satisfy the requirements for designation as Local Green Space. This area has an important role for the setting of the conservation area. However, given that it is not a public open space it is not appropriate for Local Green Space designation at this time and therefore it is not recommended for designation as such.	

**16. Scrub adjacent to Anglian Water**



**Description**

This area is a fairly flat scrubby area with ditches and ponds running through it. There are some mature trees surrounding the area. There are residential dwellings to the south of the area, with a small Travellers camp to the North and fields to the West, on the East side the area is bounded by Fen bank and an arable field

Status of area	Scrub
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Proximity to the local community	The area is along a road leading to a marina and a camp site
Extensive tract of land	The area is approximately 1.2 hectares and is fairly self-contained and so is considered to not be an extensive tract of land.
Demonstrably special to the local community	<b>Demonstrably special to the local community</b>
Beauty	The area is relatively flat and there are a number of mature trees around the area which provide visual interest.
Historic significance	Non known
Recreational value	With no public access to the area, it is of very limited recreational value.
Tranquillity	Quiet with the exception of noise accessing the Wash and Marina
<u>Wildlife and biodiversity</u>	The mature flora on the land provides habitats for a number of species. The variety of habitats is important for wildlife
<p><b><u>Recommendation</u></b></p> <p>It is considered that, despite the absence of public access to this area, it does satisfy the requirements for designation as Local Green Space. Given that it is not a public open space it is not appropriate for Local Green Space designation at this time and therefore it is not recommended for designation as such.</p>	

17. Old Railway Track



**Description**

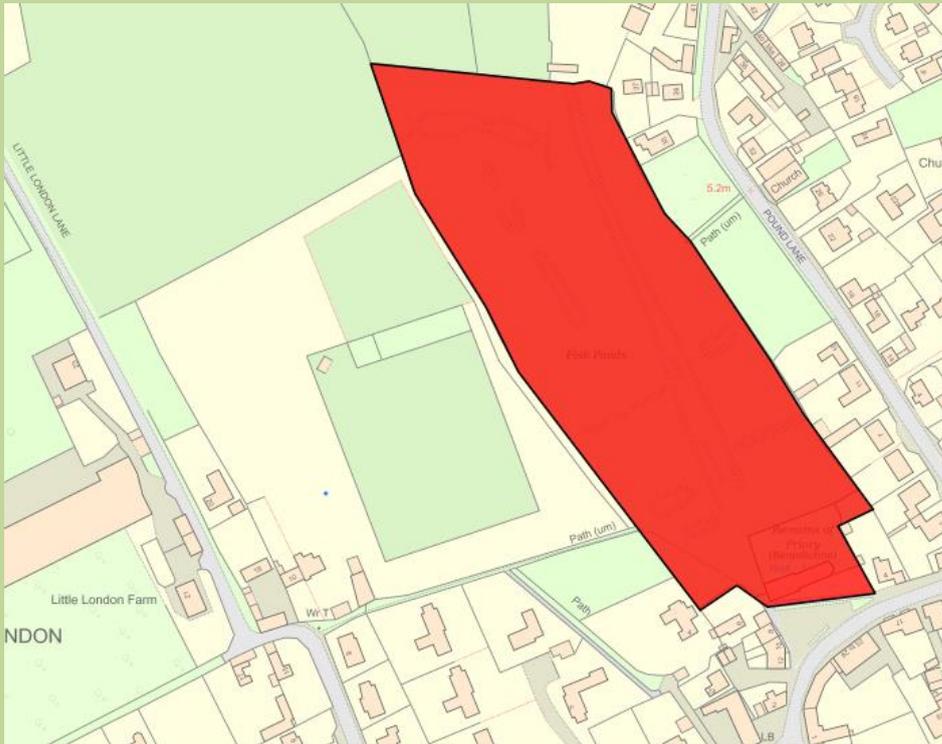
Area of old Railway extending from Fordham Rd across to Beck Rd

Status of area	Footpath
Proximity to the local community	Close to the community
Extensive tract of land	Well contained area and would not be considered an extensive tract of land.
Demonstrably special to the local community	<b>Demonstrably special to the local community</b>
Beauty	The area is generally not well maintained, mostly scrub.
Historic significance	There is no known specific historic significance to the area.
Recreational value	The area is little used
Tranquillity	The area is quiet
<u>Wildlife and biodiversity</u>	The track is a wildlife corridor with deer, muntjac, hares and owls foraging and hunting along it. No features of ecological interest and there is no known presence of any priority species.

**Recommendation**

The old Railway is not recommended for designation as a Local Green Space. It is considered that the protection offered by its shape and countryside location is sufficient protection.

18. **Priory Field**



**Description**

Mostly well used as a pathway across the village. This area is an undulating field where the monks from the Church had fish ponds. It is now used for grazing. There are mature hedgerows and trees surrounding the area. There are residential dwellings to the north, east and south west of the area and the church lies to the west.

Status of area	Owned by Pembroke College Cambridge
Proximity to the local community	Close to the community
Extensive tract of land	Well contained area and would not be considered an extensive tract of land.
Demonstrably special to the local community	<b>Demonstrably special to the local community</b>
Beauty	The area is generally well maintained by horses grazing and allows for views of the Priory.
Historic significance	Designated as an Ancient Monument and is at the rear of Isleham Priory a Norman Church built in 1090
Recreational value	The area is used for walking with dogs and children, relatively safe space.
Tranquillity	Pleasant place but visitors restricted to footpaths.

Wildlife and biodiversity	There are no particular features of ecological interest and there is no known presence of any priority species.
<b><u>Recommendation</u></b>	
No risk of development. On balance it is not recommended for designation as a Local Green Space and it is considered that the protection offered by its designation as a historic site is sufficient.	
All entrances into the priory field need to be protected from buildings which would impact on the access and tranquil beauty of the grounds & priory	

**19. St Andrew's Church Graveyard**



<b>Description</b>	
This area is fairly flat and is the churchyard for St Andrews Church. There are a large number of mature trees in the area surrounding the church. There are houses to the north, east and west and a pub across the road to the south	
Status of area	It is in use as a grave yard.
Proximity to the local community	It is within the Development Envelope within a primarily residential area.
Extensive tract of land	This area is approximately 0.4 hectare in size and is self-contained and as such it is not considered to be an extensive tract of land.
Demonstrably special to the local community	<b>Demonstrably special to the local community</b>

Beauty	The church, the graveyard and the mature trees on the area make for a visually appealing area with much visual interest.
Historic significance	The area is vital for the setting of the Grade I Listed church and it has been in this use since the 14 <sup>th</sup> century.
Recreational value	The church is an important part of the community and many residents frequent the church. As such, the churchyard provides some recreational benefit.
Tranquillity	The churchyard is a tranquil place, suitable for quiet reflection. Whilst there is some road noise from Pound Lane and Church Street the historic setting provides an air of tranquillity.
<u>Wildlife and biodiversity</u>	The mature trees provide habitats for a range of wildlife.

**Recommendation**

This area meets the requirements for designation as a Local Green Space and the churchyard is very much valued by the community. However, there is very little or no threat to the space given its current use, the role it plays for the setting of the Grade I Listed church, and as it is owned by the Church Commissioners / Dioceses. As such it is not recommended that this area is designated as an open green space

### Appendix 3 - Listed Buildings in Isleham

No	Description & address	Grade	National Grid Ref	
1	Isleham Hall (formerly listed as St. Bernards Hall and barns) 60-68 West Street	II	TL 63766 74262	
House, C16, associated with the Bernard and Peyton families, now divided into separate dwellings. The east front was rebuilt or cased in the late C19 but the west wall and south gable end preserve the original wall material of clunch, now painted, and red brick. Steeply pitched roof of cement tiles with mid C19 gault brick ridge and side stack probably rebuilt on site of original stacks. The south gable end has an end parapet on kneelers and at the apex an octagonal finial of moulded brick above a square panel set diagonally, also of red brick. The main elevation is C19 and in two storeys. Six recessed hung sashes, restored, of twelve panes each. The rear has two wings, one with an end parapet on kneelers and possibly originally a stair turret. The other wing may be a C17 addition. Access to the interior was unobtainable.				
2	Barn and Warehouse West Street	II	TL 63740 74273	
A large C16 barn/warehouse associated with Isleham Hall and formerly connected to the port of Isleham by a small lode or cut now filled in. Late C16 or early C17 granary addition to right hand and C20 repairs to left hand gable end. Coursed clunch with red brick dressings to window openings. Steeply pitched plain tiled roof with parapeted gable ends. Nine bays and originally of two storeys. Splayed surrounds and four-centred red brick arches to openings at first and ground floors, some of the windows have sites for iron grilles. The large barn door entries are enlargements of the original openings. Inside, the roof is intact and of side purlin construction with curved wind bracing from the principal rafters to the purlins: cambered and stop chamfered tie beams on wall posts with arch bracing from the posts to the ties. - RCHM: Record Card.				
3	Barn, rear of number 3 (colson) West Street	II	TL 64188 74213	
Aisled barn, mid-late C17, probably contemporary with No. 1 West Street. The aisle to the north was removed and a two-storey extension added in C19. Clunch, part weatherboarded with steeply pitched pantiled roof. The C19 extension is also of clunch with a low pitch slate roof, and a round-headed arch to a hoist opening at first floor. Inside, the barn is in four bays. The original gable of the roof can be seen in the extension.				
4	21, Sun Street	II	TL6441274513	
Cottage, C18. Clunch with steeply pitched plain tile roof with end parapets and end stacks. One storey and attics. Three gabled dormers. Three windows, including two hung sashes. Two doorways				
5	18, Little London Lane	II	TL 64008 74354	
Cottage, late C17, of three bay plan, much restored externally but retaining timber framing intact. Exterior rendered. Steeply pitched pantiled roof with rebuilt stack. One storey and attics, three dormers. Doors and fenestration are all C20				
6	79, The Causeway	II	TL 64766 74519	
House, early C19. Yellow gault brick with hipped, slate roof and end stacks. Double pile plan. Two storeys. Flat gauged brick arches to range of three recessed hung sashes of twelve panes each. Central doorway with flat roof Doric portico. Panelled door with rectangular fanlight				
7	5, Mill Street	II	TL 64261 74263	

Cottage, late C18 or early C19. Roughcast render probably to a clunch wall with pantiled roof and end stacks. One storey and attics. Two C19 gabled dormers and two, three-light casements on either side of doorway. Included for group value				
8	18 Mill Street	II	TL 64289 74153	
One of a pair of cottages, early C18. Clunch and part gault brick with a pantiled roof, and parapeted gable end. Original shared ridge stack, and an end stack to left hand. One storey and attics. Two C19 dormers, and two windows on either side of doorway.				
9	Red Lion Public House (Merry Monk) West St	II	TL 64046 74179	
Cottage, C17 of lobby entry plan. Timber-framed, rendered with steeply pitched pantiled roof and original ridge stack of gault brick. One storey and attic. Two C19 gable dormers. Four small hung sashes on either side of doorway opposite the stack. Inside the ground floor has been much altered and extended.				
10	10 Sun Street	II	TL 64464 74455	
Cottage, early C18, originally probably larger than one bay. Later it was extended by one room. Early C18 part of red brick, painted, extension of clunch. Steeply pitched cement tile roof with end stack of brick. One storey and attics. One dormer. Two windows in segmental arches. Doorway and two windows in gable end.				
11	Griffin Hotel 11 Church Street	II	TL 64347 74344	
Inn, C16. Timber framed, plaster rendered with steeply pitched roof of C20 tiles and internal stack. Two storeys. Three C20 three-light casements. Two similar windows on either side of doorway. Roof extended over carriageway and two storey wings at left hand. Access was obtained to the ground floor only. Part of the original floor framing was visible. Unmoulded joists of large scantling laid flat.				
12	The Manor House 6 Pound Lane	II	TL 64323 74440	
House, c.1840. Pebblestone with yellow gault brick rusticated quoins, bands and window dressings. Low pitch, hipped roof of slate with two stacks also of pebblestone with brick dressings. Double pile plan and two storeys. Flat arches to three, two-light casements. Central doorway with arched fanlight with ornamental glazing bars. Tuscan portico, segmental in plan, with flat hood, the cornice with eaves brackets.				
13	Inisfael 6, Mill Street	II		
House, late C18 possibly of earlier origin, with later additions at rear. Yellow gault brick to front wall and mingled brick to side and rear walls. Plain tiled steeply pitched roof with end parapets and stacks and a dentil eaves cornice. Two storeys and attics. Symmetrical elevation of three hung sashes of sixteen panes each. Central doorway with late C18 doorcase with moulded cornice and garlanded frieze. Six panelled door.				
14	6 Sun Street	II	TL 64442 74434	
Originally the granary to adjoining farmhouse, no. 2, but converted to a house in 1970s. Early C18 and of red brick, English bond with a steeply pitched plain tiled roof with end parapets. Two storeys, with two former hoist openings and two windows at first floor and two doorways, now blocked, and two windows at ground floor. Although the fenestration has changed the openings are original and retain the segmental arches.				
15	13 Church Street	II		
House, early C19 of yellow gault brick and double pile plan with low pitch, hipped slate roof with end stacks. Two storeys. Segmental arches to three later flush frame hung sashes with single, central glazing bar. Two tripartite hung sashes on either side of doorway in elliptical arch. Doorcase of narrow fluted pilasters with entablature and frieze. One similar tripartite hung sash to right-hand lean-to to addition.				
16	10 Little London	II	TL 64024 74353	

	House, late C17, much altered in C19 and C20. Timber frame survives in rear wall only. The rest is brick, early C18 red brick to left hand gable end and early C19 gault to front wall. Steeply pitched roof of C20 tiles with rebuilt ridge stack. One storey and attics. Three gabled dormers. Three hung sashes and a porch at ground floor.			
17	War Memorial Church Street	II	TL 64346 74367	
	War memorial, Celtic cross of simulated stone on plinth and base. Leaded lettering. This List entry has been amended to add sources for War Memorials Online and the War Memorials Register. These sources were not used in the compilation of this List entry but are added here as a guide for further reading, 4 September 2017.			
18	Baptist Chapel Pound Lane	II	TL 64242 74528	
	Non-conformist chapel built 1829, enlarged 1838, with gable end to road. Yellow gault brick with slate roof and parapeted gable end on kneelers. Road elevation in two stages. Two recessed hung sashes flanking a similar round-headed window. Central doorway with doorcase of incised pilaster strips, narrow hood and panelled reveals. Panelled double doors and rectangular fanlight with glazing bars. Two iron boot scrapers set in wall. Inside the chapel is galleried on three sides. RCHM: Record Card.			
19	The Rising Sun Public House Sun Street	II	TL 64429 74460	
	Early C17 timber framed and rendered cottage of two bay plan extended by one bay to the right hand in late C17. A brewhouse, of clunch, was built in C18 and there have been extensive alterations in C20. Steeply pitched roof of C20 tiles with an original ridge stack of red brick. One storey and attic. Three dormers. Three shuttered windows, including one with hung sash of sixteen panes. RCHM: Record Card			
20	7 Church Street	II	TL 64433 74342	
	Former vicarage, c.1849. Yellow gault brick house of double pile plan, and low pitch hipped slate roof with end stack and deep boarded eaves. Principal elevation in west side. Three storeys, framed by pilaster strips. Range of three hung sashes with slender glazing bars. Central doorway in double recessed, round-headed arch. Interior has original principal and back staircases and the incumbent's study near the front door.			
21	Lady Peyton Almshouses, 15-23, The Causeway	II	TL 64498 74412	
	Almshouses built in 1842, restored and modernised in 1982. Clunch with red brick casing and yellow brick quoins, and dressings to door and window openings. Low pitch, hipped slate roof with ridge stacks. Single storey. Originally the front elevation had five Y-casements and five doorways all in pointed arches with moulded labels of stone, now three of the doorways have been converted to windows. The almshouses were re-established by Lady Frances Peyton in 1582			
23	45 Mill Street	II	TL 64384 74063	
	House, c.1830. Finely gauged red brick but with the rear wing of flint with red brick dressings. Low pitch, hipped, slate roof with deep boarded eaves. Two storeys to front range, but rear range has a lower ground floor. Elevation to road framed by pilaster strips. Range of three recessed hung sashes each of twelve panes in flat, gauged brick arches. Original cast iron portico with tented roof. The fenestration in the service wing at the rear includes two iron casements and two flush frame hung sashes of twelve panes each.			
24	24 Pound Lane	II	TL 64287 74552	
	House of hall and crosswing plan with attic storey of crosswing jettied. Probably late C16 but possibly earlier. Probably timber framed now rendered with steeply pitched plain tiled roof, with a saw tooth eaves cornice to the hall. One large, probably C16, side stack of clunch with off-sets to crosswing and a C19 end stack to the hall. One storey and attics to hall. Two C19 dormers and two windows at ground floor. Doorway			

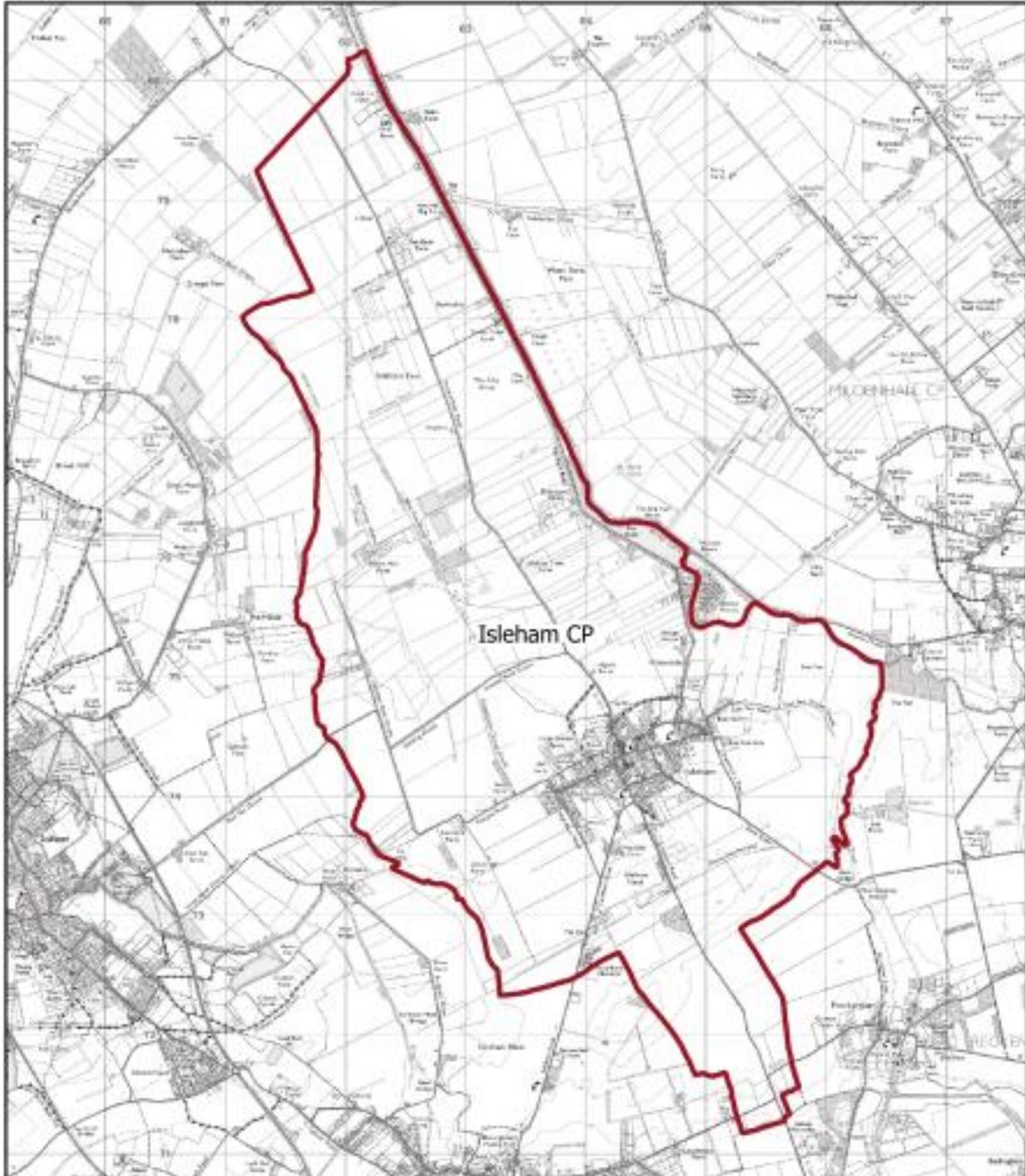
possibly on site of cross-passage. Crosswing of one storey and attic with attic jettied at eaves height and carried on four unmoulded jetty brackets				
25	2, Sun Street	II	TL 64444 74420	
<p>Farmhouse, c.1670. Coursed clunch with plain tiled roof with small ridge and end stack. Moulded eaves cornice, also of clunch except for band of saw tooth ornament in brick. Gable end parapet on kneelers. Two storeys and attics with the dormers removed. Two storeys framed by rusticated pilasters and divided by a plain band. At first floor, four early C19 hung sashes of twelve panes each. Three similar windows at ground floor. Early C19 door of six panels with a flat hood. Interior. The house has a cellar. The main beams in the floor frame have ovolo moulding and there is an original closed-string staircase of four flights with flat section twisted balusters with moulded rail and square newel posts</p>				
26	12 West Street	II		
<p>House, mid-late C17. Probably timber framed, pebble dash and plaster rendered with steeply pitched plain tile roof and end stack. Two storeys. Two three-light casements, heads flush with eaves. Two similar ground floor windows on either side of doorway. Adjoining barn to left hand, C18, of narrow yellow gault brick with steeply pitched pantiled roof. One hoist opening at first floor and a later three-light casement inserted at ground floor, right hand. Inside, only the quartered and boxed floor frame is visible. The house is in two bays and is cellared</p>				
27	1 Mill Street	II	TL 64269 74284	
<p>Cottage c.1730 with early C19 extension at rear. Clunch with narrow gault brick to front wall, English bond. Steeply pitched plain tile roof with dentil eaves cornice, end parapets and ridge and end stacks. One storey and attics. Two gable dormers. Four windows in original openings and possibly originally with cross frame casements. Later doorcase with narrow flat hood carried on scroll brackets. At rear, early C19 extension of clunch and gault brick. Roof of shallow pitch. Two storeys. Some original iron casements with small panes. Adjoining the cottage on the left hand is an early C19 single storey stable range. Clunch, open on garden side, with a slate roof. Inside, the hall and one other ground floor room have stone paving with small black Belgian sets between, similar to those in the chancel of the Church of St. Andrew. One upstairs room was a cheese room and retains its original door and lock fittings.</p>				
28	41 Mill Street	II	TL 64349 74122	
<p>House, early C18 extended in C19 by addition of a wing at the rear. Clunch with original facing of red brick to the front wall. Plain tile roof, steeply pitched with end stacks and parapets. Wood eaves cornice and C19 guttering with lion's head mask enrichment. Two storeys and attics. Two dormers with segmental heads. Main elevation originally of five window bays, including three flush frame hung sashes of twelve panes in open- boxing and two blind openings. Three similar windows at ground floor, originally of four windows, but two to right hand have been blocked and a new window inserted. Central doorway with doorcase of plain pilasters and entablature and a flat hood. Door of six raised and fielded panels with a rectangular fanlight. Interior has fine early C18 closed string staircase of two flights and landing. Turned balusters and moulded rail. The original house has a service basement with entry at rear.</p>				
29	The Corner House 2 Church Street	II	TL 64412 74401	
<p>House, late C17 or early C18, built on a restricted site. Extended in C18 at rear. Brick, part rendered with chequer- board pattern brick-work to right-hand gable end. Parapet, possibly later, to plain tiled roof, hipped at angle, with shaped end parapet to right hand gable end and initials R.M. in wrought iron. Two storeys and attics. Two later eaves dormers. Four flush frame hung sashes of twelve panes each. One double fronted shop front and two similar hung sashes at ground floor. Stair turret in angle at rear. Pedimented doorcase, early C19. Rear range, C18, red brick painted and of one</p>				

	storey and attic. Plain tiled steeply pitched roof with a saw tooth eaves cornice and a ridge stack. Doorway from Church Lane has an early C19 reeded doorcase with boss enrichments at the corners. Inside the shop and an upstairs room are lined with early C18 raised and fielded panelling in two heights with a moulded cornice. The rear range has c.1840 plaster boss and cornice mouldings. The house is a good example of commercial premises associated with a south Fenland port (RCHM). RCHM: Record Card.		
30	Priory Church of St Margaret of Antioch Church Street	I	TL 64245 74349 
	A small Benedictine priory of c.1080-90 built by Count John and given to the abbey of St. Jacut in Brittany. Later it was used as a barn and now it is in the care of the Department of the Environment. Although restoration has taken place, the priory is substantially intact and remains a rare example of Romanesque work. The walls are principally of clunch laid in herringbone pattern with Barnack limestone plinth and dressings to door and window openings. The roofs have been rebuilt and that of the nave has been raised. Plan of nave, choir and apse sanctuary, originally with a semi-domical roof. The west end has two C16 buttresses of flint with red brick quoins and a single round-headed lancet window. The barn doors in the north and south walls of the nave are also probably of the C16. The south doorway of the choir and most of the window openings are C13 with Caernarvon heads. The apse has original pilaster buttresses of Barnack. Interior. Round-headed choir arch, double recessed and unmoulded, on responds each with two attached half round columns with cushion capitals and splayed bases. Vacant nook shafts on west side. Sanctuary arch has been demolished but the rectangular piers have survived with moulded capitals and bases. At the west end of the nave there are three bulls eye window openings. RCHM: Record Card. Pevsner: Buildings of England, p.416.		
31	Church of St Andrew Church Street	I	TL 64372 74409 
	Parish church of cruciform plan dedicated in 1331, replacing an earlier church on the site of which traces remain in the stone-work of the north east corner of the nave and in the C13 Y-tracery in the north chapel. Much of the internal appearance dates from C15 when the roofs of the nave and aisles and the clerestorey were built. The west tower was rebuilt in 1863 by G.E. Street replacing one that had collapsed and the walls were refaced in 1893. The church has a particularly fine clerestorey and roofs of 1495 and is noteworthy for its monuments and brasses to the Bernard and Peyton families. The church is built of flint and pebblestone with Barnack dressings, the interior wall material is clunch. Embattled three-stage west tower with pyramidal roof. The embattled nave has a C15 clerestory with, on each side, five windows of three cinquefoil lights with vertical tracery in four-centred head. The south aisle, south porch and south chapel are all of 1331, on a continuous splayed sill. The fenestration which was originally of clunch, has been restored. The interior of the porch is in two bays with a two bayed wall arcade of two central arches on attached columns. The inner archway to the south doorway is two-centred and has the hollow and roll mouldings of the C14. The door, however, is early C18 with raised and fielded panelling and original brass-work. The north wall of the chancel has an original window of clunch. Two trefoil lights with reticulated tracery in two-centred head. The north chapel has two windows, restored, with Y-tracery indicating an earlier church on the site. Above the north doorway are the marks of a gable possibly for a north porch.  INTERIOR: North and south arcades of 1331 and of clunch. Five bays with two-centred arches of two moulded orders on quatrefoil columns with subsidiary shafts to angles. The clerestorey and roof were constructed in 1495 for Crystofer Peyton, as was the embattled cornice with mask and foliate bosses and the blind tracery which fills the spandrels of the arches. The nave roof is in five bays, of Queen post construction with subsidiary posts. The tie beams, which are cambered and moulded and have a winged demi-angel, are supported on wall posts which are braced to the ties forming a four-centred arch. The intermediate bays have angels with emblems of the Passion and at the soffits smaller angels with shields. The north and south aisles		

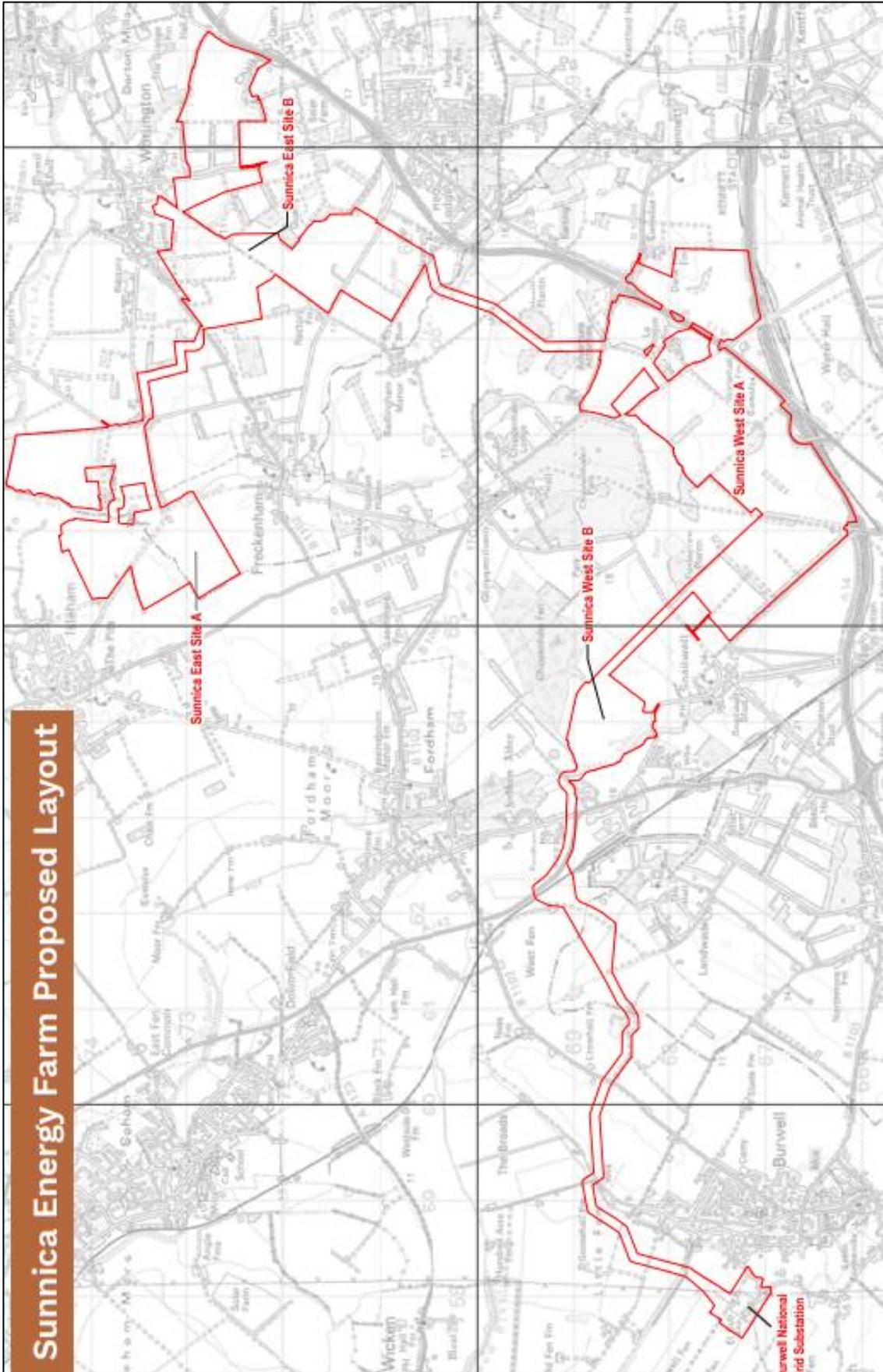
<p>and the north and south transepts all have roofs of c.1500. The chancel arch is similar to those of the nave arcade. The floor is early C18. The south wall of the chancel has a piscina of C14 with trefoil cusping to the head, and a sedilia restored in C19. The font is C13 and of clunch. Octagonal, with each side, the soffit and stem carved. Fine C16 lectern, found in fen in C19, of brass in form of eagle with outstretched wings as book rest, on a sphere with lions sejant at base. C15 desk in chancel with sloping bookrest, and poppy head finials to ends. Front with blind arcade of ogee arches with sub-cusped tracery. Stalls in original site in chancel, with misericords representing church and state. Pews. Some C15 pew ends in north aisle. The communion rail with its jewelled work finials and balusters is a fine example of early C17 work.</p> <p>Monuments. North transept: Barbara Themilthorpe, 1619, clunch painted, Corinthian columns with entablature framing figure of child. Roger Peachey, late C17, black marble in white stone frame. The church contains a number of fine monuments and brasses to members of the Bernard and Peyton families, including a C15 Easter Sepulchre. C13 and C14 wall tombs in the north and south chapels, early C15 chest tomb in the south chapel and late C16 and early C17 canopied tombs also in the south chapel.</p> <p>RCHM: Record Card. Pevsner: Buildings of England, p.413. W.M. Palmer: Monumental Inscriptions and Coats of Arms from Cambridgeshire</p>				
32	Lime Kilns on E side of High Street		TL 64376 74196	
Scheduled Monument List Entry Number: 1006871				
33	Lime Kilns Limestone Close	II	TL6437974210	
Four lime kilns, built c.1860 for the manufacture of lime mortar. The ramp and four kilns with the coursed clunch walling are intact. Scheduled as an Ancient Monument.				
34	Lych Gate Church Street	II	TL 64372 74376	
Lych gate, much repaired and restored, but of late C15 or early C16 origin. Timber-framed on brick sill with tiled gable roof. In two unequal bays, the narrower bay said to have been used as the village stocks.				

**Appendix 4 - A4 Copies of Maps**

**Map 1: Isleham Parish Area**



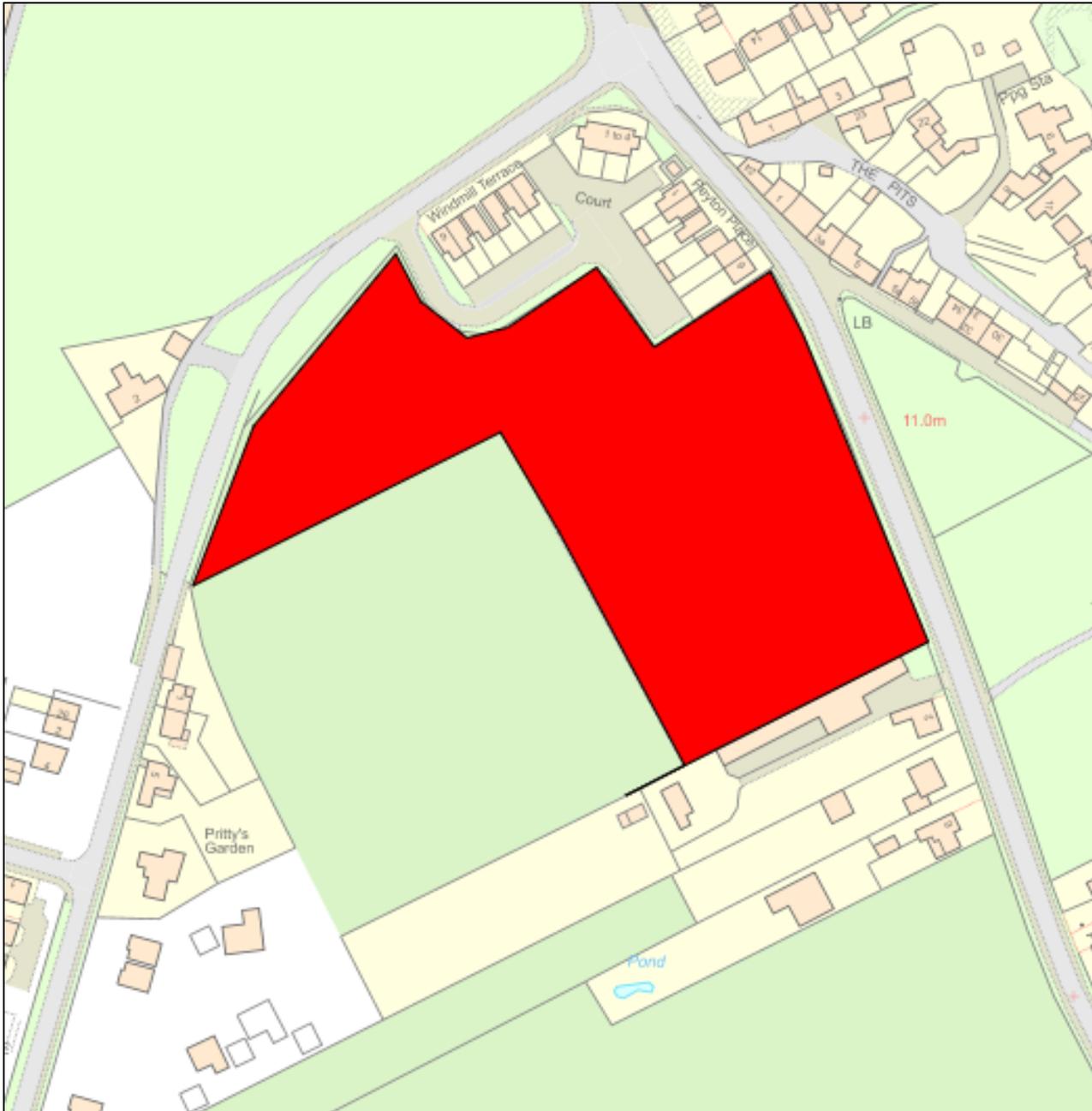
Map 2: Sunnica – Proposed Sites



Map 3: Local Plan 2015 Policies Map (Isleham Inset Map)



Map 4: Proposed Development Site – Lady Peyton Land off Fordham Rd



# Map 5: Isleham Development Envelope



East Cambridgeshire  
District Council

**Isleham  
Development Envelope**  
*Isleham Neighbourhood Plan*

Key

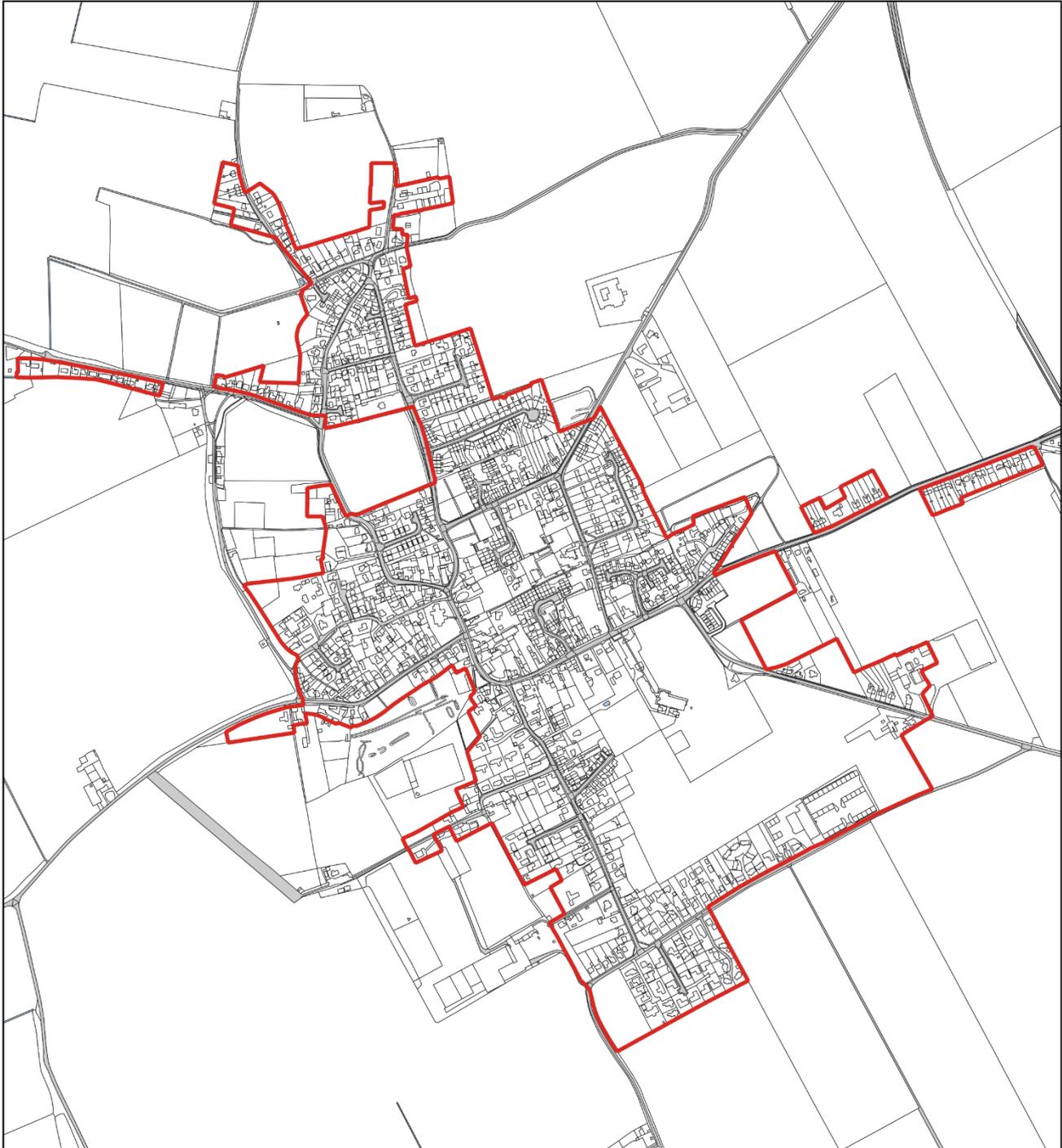


Development Envelope



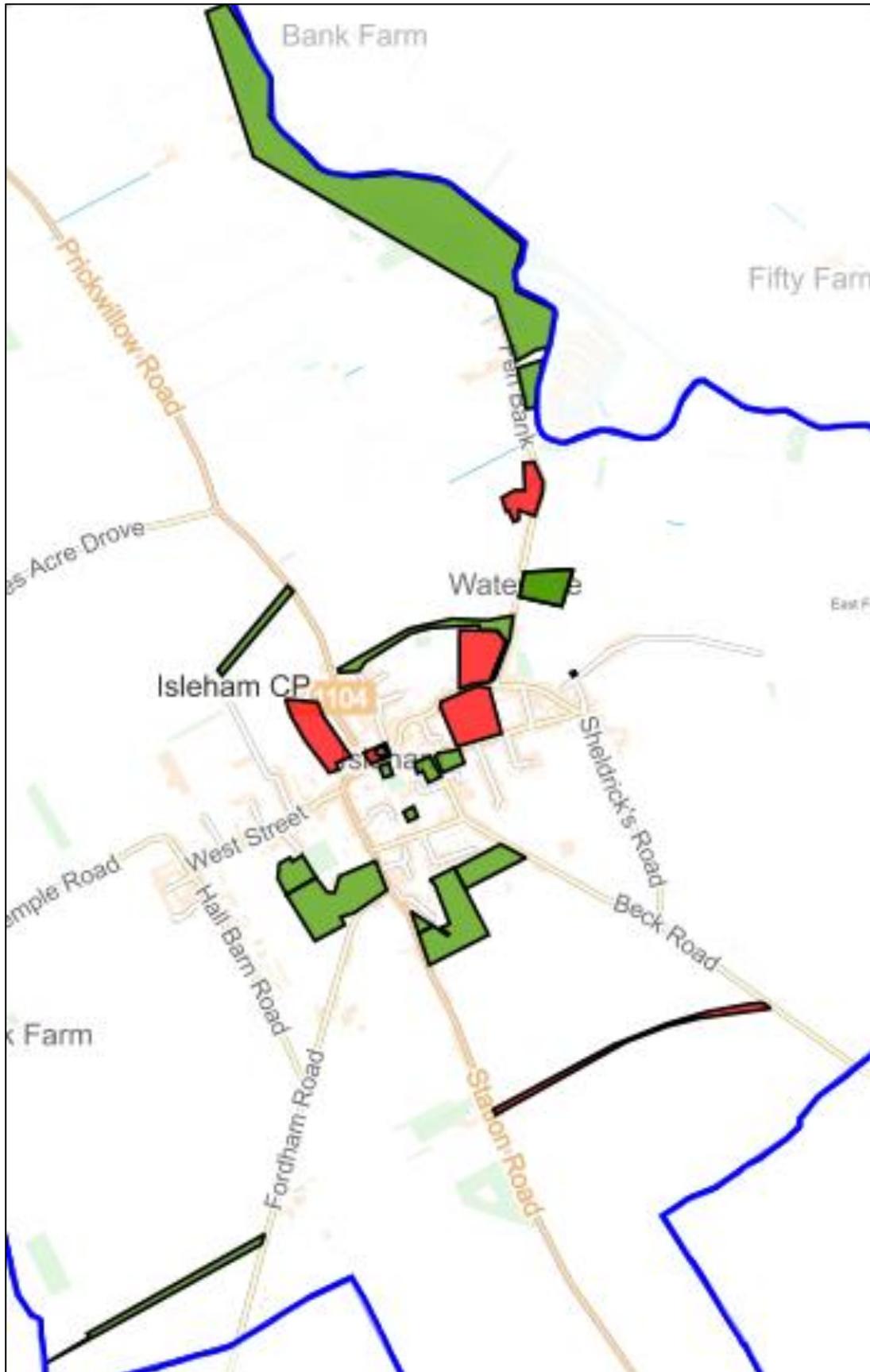
**Do not scale**

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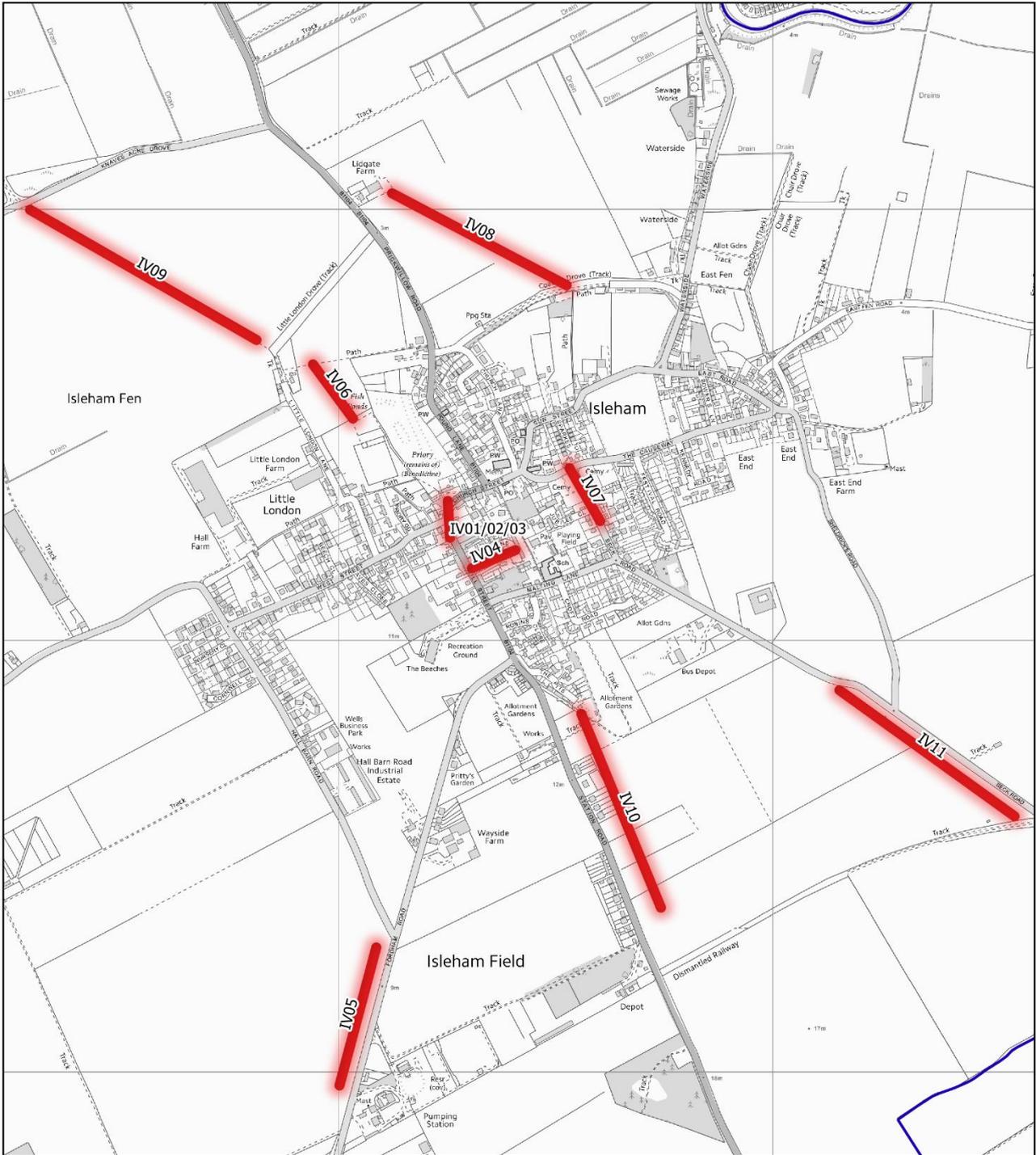




Map 7: Areas Assessed for Inclusion as Identified Green Spaces



# Map 8: Locally Important Views



## Locally Important Views

Key	
	Locally Important View
	Neighbourhood Area

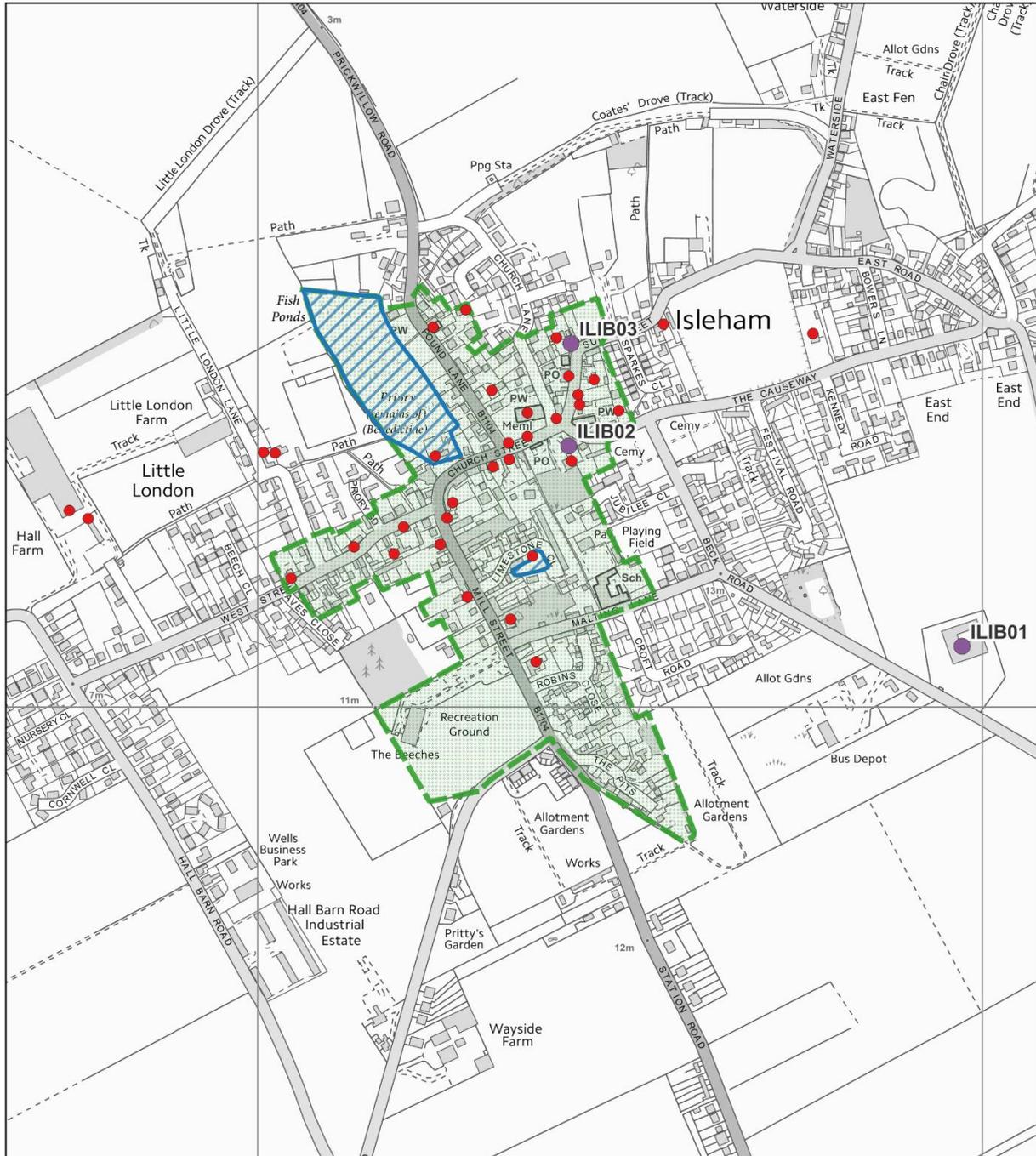
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East Cambridgeshire  
District Council



# Map 9: Listed Buildings in Isleham



## Listed Buildings, Monuments & Other Heritage Assets

Key	
	Identified Locally Important Building
	Listed Building
	Scheduled Monument
	Conservation Area

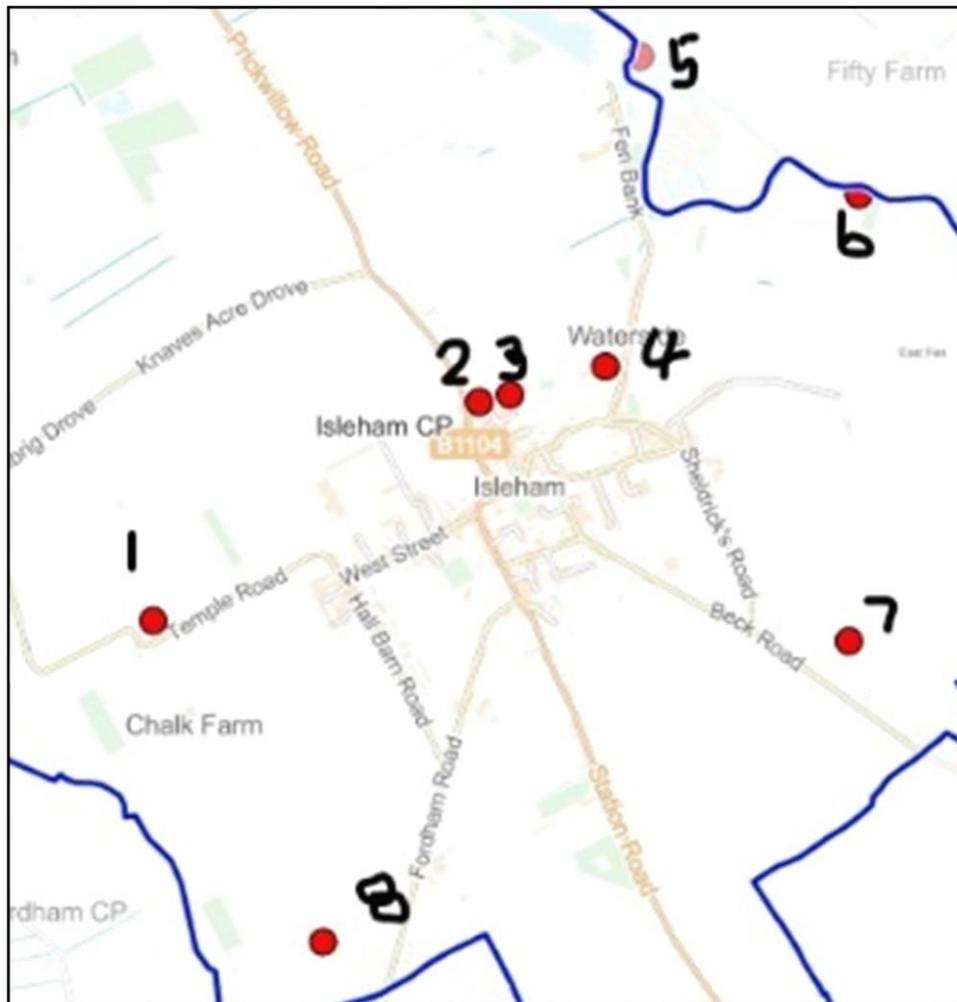
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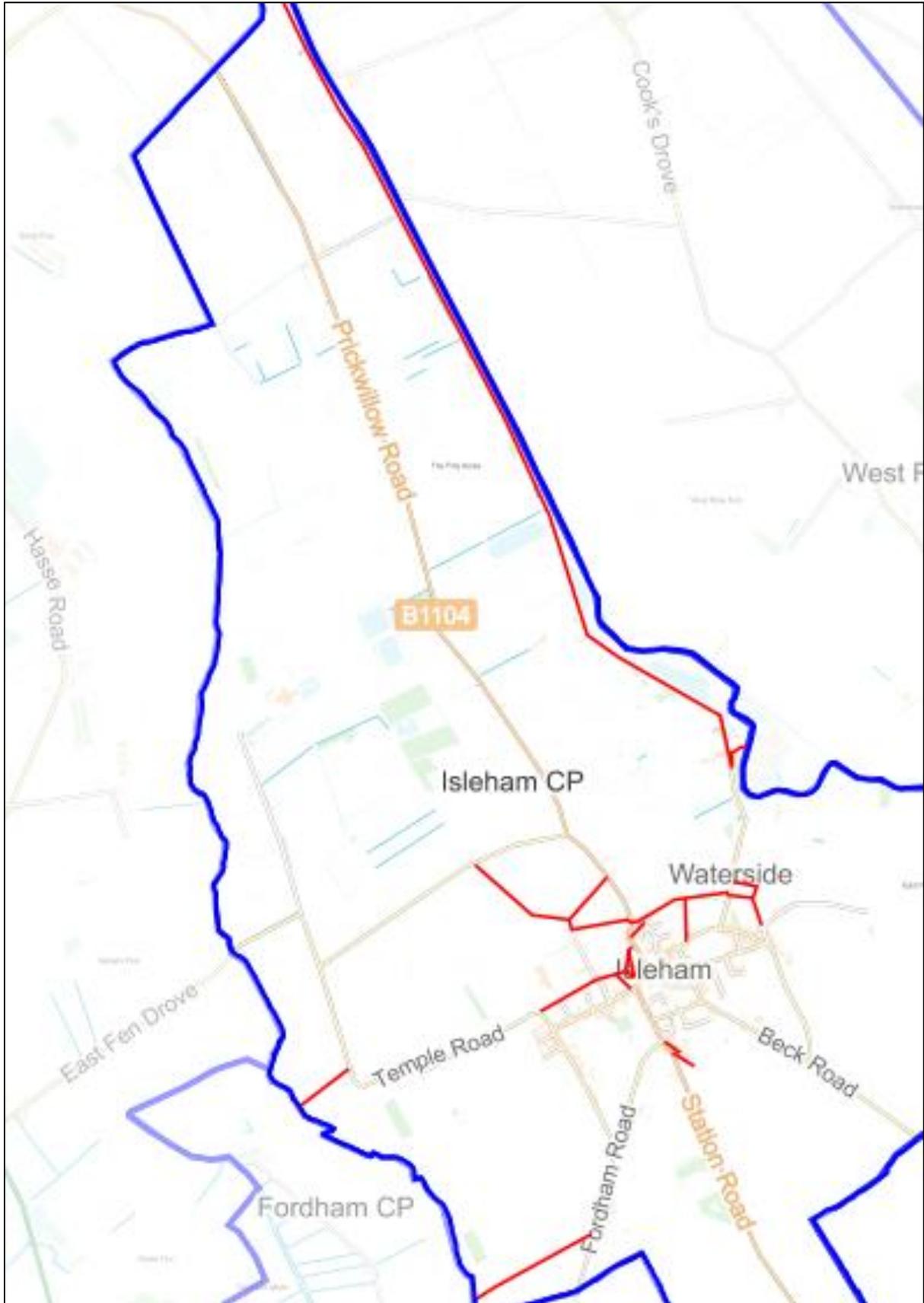
East Cambridgeshire District Council



## Map 10: Other Sites of Historical Interest



Map 11: Local Footpaths



## **Appendix 5 - Detailed Design Guidance**

*The following 'Detailed Design Guidance' complements Policy 3: Character & Design. In the interests of delivery high quality design, applicants are encouraged to have regard to this Detailed Design Guidance when drawing up development proposals.*

### **New Home Development**

To maintain and enhance the village character described above, all new development should:

- maintain and enhance valued landscapes, views throughout the village and the wide views across farmland to and from the village. It should also enhance views from the countryside to the village.
- be in keeping with the scale of surroundings and avoid overbearing impact on neighbouring properties.
- be informally aligned and avoid forming perimeter blocks.
- not be of repetitive building design. Each site should provide a variety of building types and design with coherent scale, massing and elegant simplicity in detailing.
- include consideration to siting new, publicly accessible, green spaces in proximity to pedestrian and cycle links. These should form a network connecting to the village core and community facilities/services.
- utilise permeable materials on hard surface areas to assist with sustainable drainage and control surface water flooding.
- seek to maintain and enhance wildlife corridors in ways that are not costly to maintain, reflecting the 'wild-feeling' spaces within the village. The use of native plant species, hedges, ditches and open fencing would help to support diversity of wildlife.
- aim to achieve a zero-carbon footprint with a 'Fabric 1<sup>st</sup> Approach' to the inclusion of eco measures and a 20% difference between SAP energy assessments. All new housing must have solar panels installed during their construction. The Parish Council will encourage and support the development of low carbon housing and commercial development that addresses these and other emerging technologies.
- include off-street parking. The number of expected parking spaces should be based on the number of bedrooms within each property

### **Site planning** should:

- incorporate open views from and through the interior of the site towards the countryside and local landmarks.
- have planted and irregular 'soft edges' at the interface with the countryside.
- not include gateway buildings at the entrance to any site: green gateway spaces with seating and planting are more appropriate to the character of the village.

### **Street networks** should:

- be a natural extension of the village with informal, interconnected streets, lanes and spaces
- avoid rigid and regular grids and adopt a style of street design appropriate to the village.

- ensure sensitive treatment of main road frontages including trees, hedgerows and the boundary walls typical of Isleham.
- reduce carriageway widths wherever possible, thus calming traffic while accommodating anticipated vehicle movements and avoiding informal parking on pavements.

New developments of multiple homes should make provision for informal public amenity space within their sites, as this is a priority for residents. Such features should:

- be meaningful and not just to utilise space which cannot be built upon
- have a rural character and be combined with natural landscapes such as meadowland or orchards.
- integrate small 'doorstep' play spaces and play equipment.

#### Streetscape should:

- respond appropriately to the existing material palette of red brick, buff stock brick and clunch with slate, clay and clay pantile roofs. Contemporary design will be encouraged where it respects the pattern of roof-lines and local materials
- maintain the typical one and two-storey scale of houses found in the village by
  - o maintaining gaps and set-backs in the building line
  - o respecting the characteristic roofscape and ridge heights of the village
  - o not constructing blocks of flats. Courtyard / townhouse formats with direct entrance from the street are more appropriate
- be such that views down and across streets are not dominated by car parking, with off-street parking set well back from the public realm.
- not include continuous development along Station Road or Fordham Road as this would interrupt the landscape connection to the south and west
- ensure a sensitive transition between the village to its rural surroundings, retaining the open fields
- ensure technical equipment, road marking and signage have minimal visual impact, particularly in important locations

Any back-fill development should not block views from the road to surrounding countryside or enclosing fields and should be clearly subservient in size to the front property. The distinction between older linear development and newer infill should be maintained.

#### Infill should:

- adopt the scale, density and grain of the context area and units should not form a continuous perimeter nor block views or routes (even informal) through the village or to the countryside
- be in proportion to its plot and location within the village.
  - o the scale and massing of each building should as a rule be no bigger or higher than the existing building and no higher than the surrounding buildings, to distinguish back land development from the older linear village pattern.
  - o it should be seen as subordinate to existing dwellings on the original plot. New dwellings may have the same overall number of storeys as the existing dwelling, but occupy a smaller footprint, and should 'read' as subordinate.

- be avoided where it would block or encroach on the important or valued gaps and views
- provide good quality amenity, good quality access to all dwellings on the plot, privacy for existing and new dwellings, and soft hedgerow boundary treatments.
- set the key facade of the new building perpendicular to the main road and behind the existing dwelling is recommended
- create community green space and useful, direct pedestrian connections that expand Isleham's pedestrian network
- include boundary treatments between new and existing dwellings in the form of native hedging. Where hedge boundaries have been lost at the original dwelling, where possible they should be reinstated
- include off-street parking created through plot subdivision and infill. Any existing off-street parking provision should be preserved for the retained home. The number of expected parking spaces should be based on the number of bedrooms within each property
- have a landscape design which includes significant provision for countryside trees and shrubs to make a positive contribution to the village as a whole.

Green Areas should:

- ensure existing trees and hedges are protected. New dwellings should be built such that they do not interfere with the health or growth of existing trees and hedges.
- Include landscape designs and planting schemes which:
  - o include native species (see Figure 14), mature or semi-mature, to ensure that new planting quickly feels part of the wider village network.
  - o respond to the 'wild-feeling' currently present within the village, in a manner that supports greater diversity of wildlife and is not costly to maintain.
  - o include boundary, threshold and path treatments throughout the village which (subject to privacy and security) include open fences and hedgerows and support wildlife routes.

Landscape, Routes and Connectivity should:

- be well connected to and safeguard Isleham's existing network of public footpaths bridleways, walks and cycle routes
- providing connections outside of the new developments themselves enabling wider access to the Green Areas of the village.
- incorporate (in larger sites) accessible green lanes away from roads, creating useful and direct connections. Such lanes should:
  - o link with green open spaces within the site, so that new development is well integrated with the characteristic green network running through Isleham.
  - o be at least 2m wide
  - o include street lighting within the village envelope
  - o include native species hedgerows on at least one side
  - o avoid close-boarded fencing as these are visually unsuitable and block the movement of wildlife

- be permeable to rainwater and suitable for walking and cycling.
- seek opportunities to enhance, extend, or provide new networks that are separate from streets and roads and which include further road safety crossings. Specific projects include:
  - a new route for pedestrians and cyclists to the Nature Reserve and on to Fordham
  - a new footpath on Station Road over the old railway bridge to the wood
  - creating and extending existing paths to create a circular off road village walk.
  - extending the footpath along Waterside to the Wash and Marina

Village Edges should:

- be designed to maintain the sense of a landscape belt around the village and create or preserve significant open green spaces with a rural character.
- ensure a soft transition between rural fields and housing through the types of houses constructed, with single storey on the perimeter, leading to taller buildings at the core of any development.
- utilise native species hedges rather than fences on the external sides. Tall trees and green verges are essential to local character, with simple planting and occasional seating; pavements should be integral to the natural edges - typically on one side only.

Opportunities should be taken to further screen the Hall Barn Road Industrial Estate with additional trees.