

# West Wickham



## Neighbourhood Plan

2021 – 2031

May 2021 Pre-Submission Draft

**Version: v2.0****Foreword**

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

Following consultation with the community and stakeholders it will be subject to independent examination and referendum. Should the community endorse the plan through a simple majority at referendum, it will become a key document in the planning process for West Wickham.

**Acknowledgements**

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

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## Chapter 1 Introduction

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

1.2 The Parish needs a Neighbourhood Plan to:

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

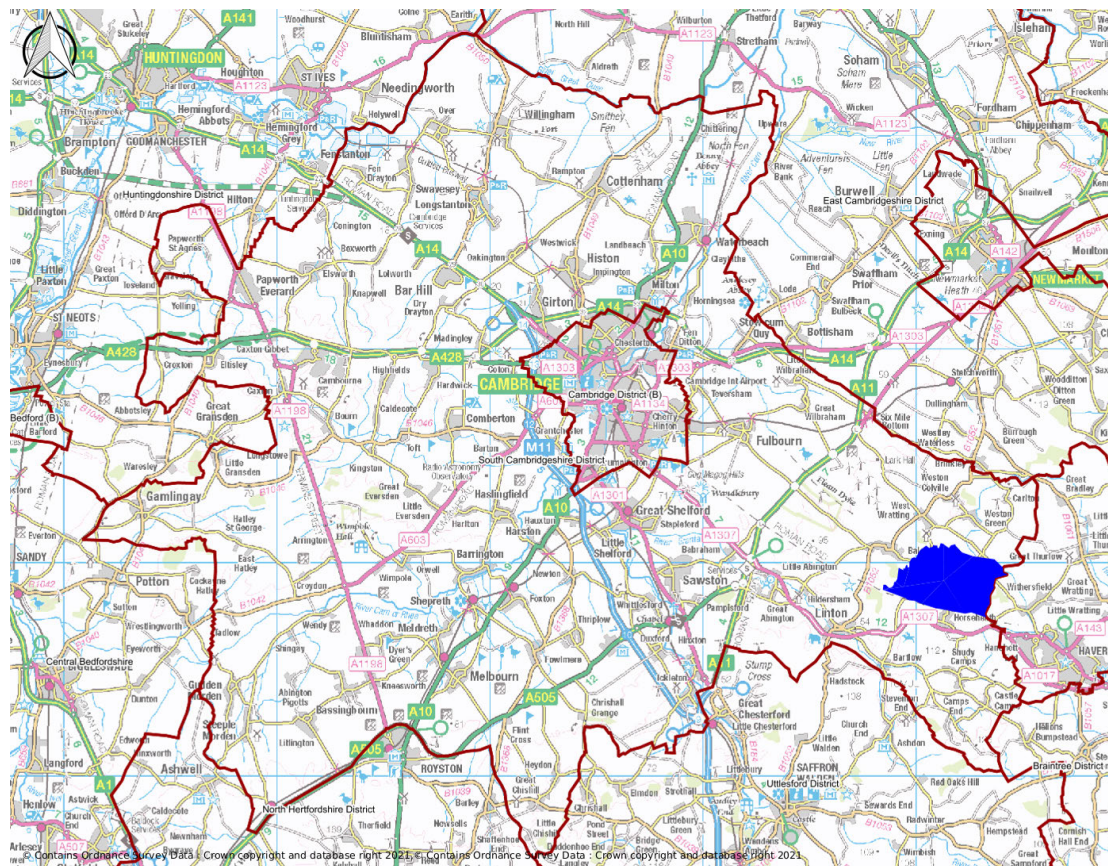
### About West Wickham

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

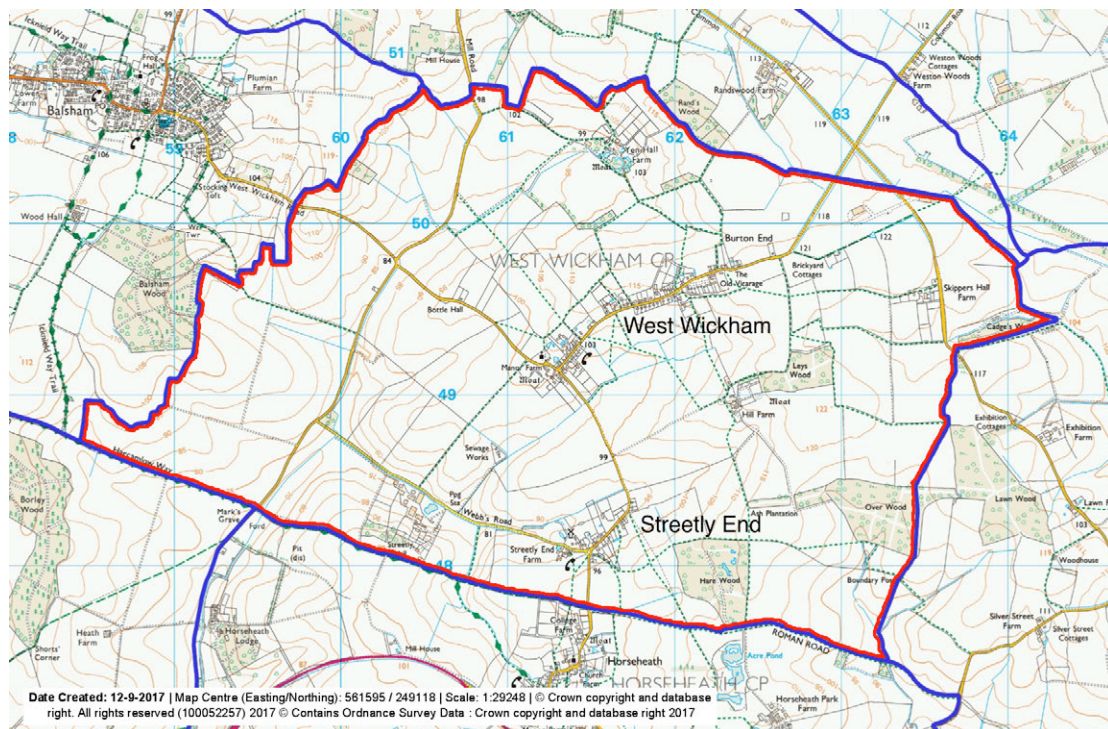
1.4 From the medieval period, with the parish economy based on agriculture, settlement was concentrated in three areas – around the church, Burton End and Streetly End. Twentieth century development has mostly filled the gap between the church end and Burton End with the main village settlement in the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

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



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



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



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



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

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

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

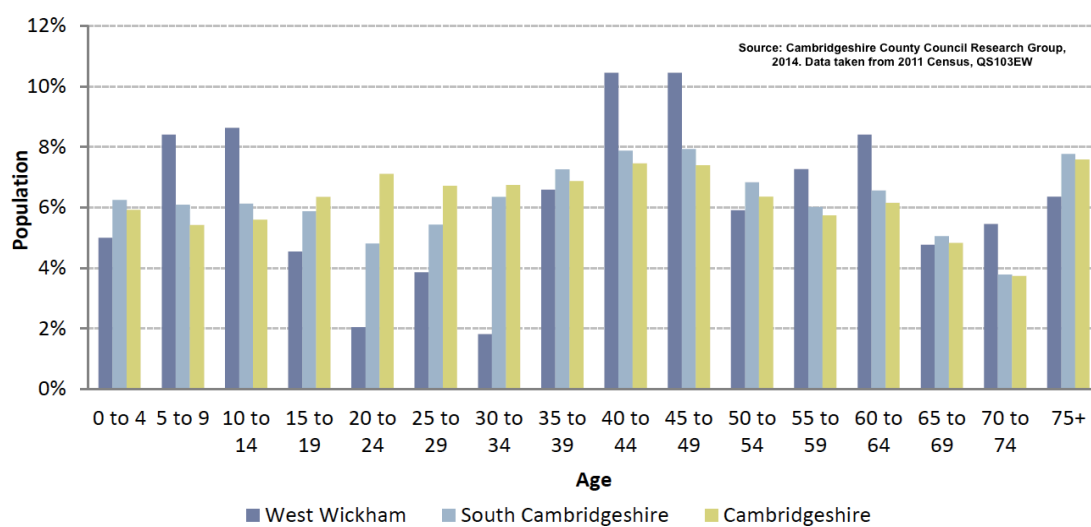
1.8 The age profile of the Parish suggests a turnover with young adults leaving the Parish and families with young children moving into the Parish.

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

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

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



**Figure 4: Population age profile.**

## Planning Context

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

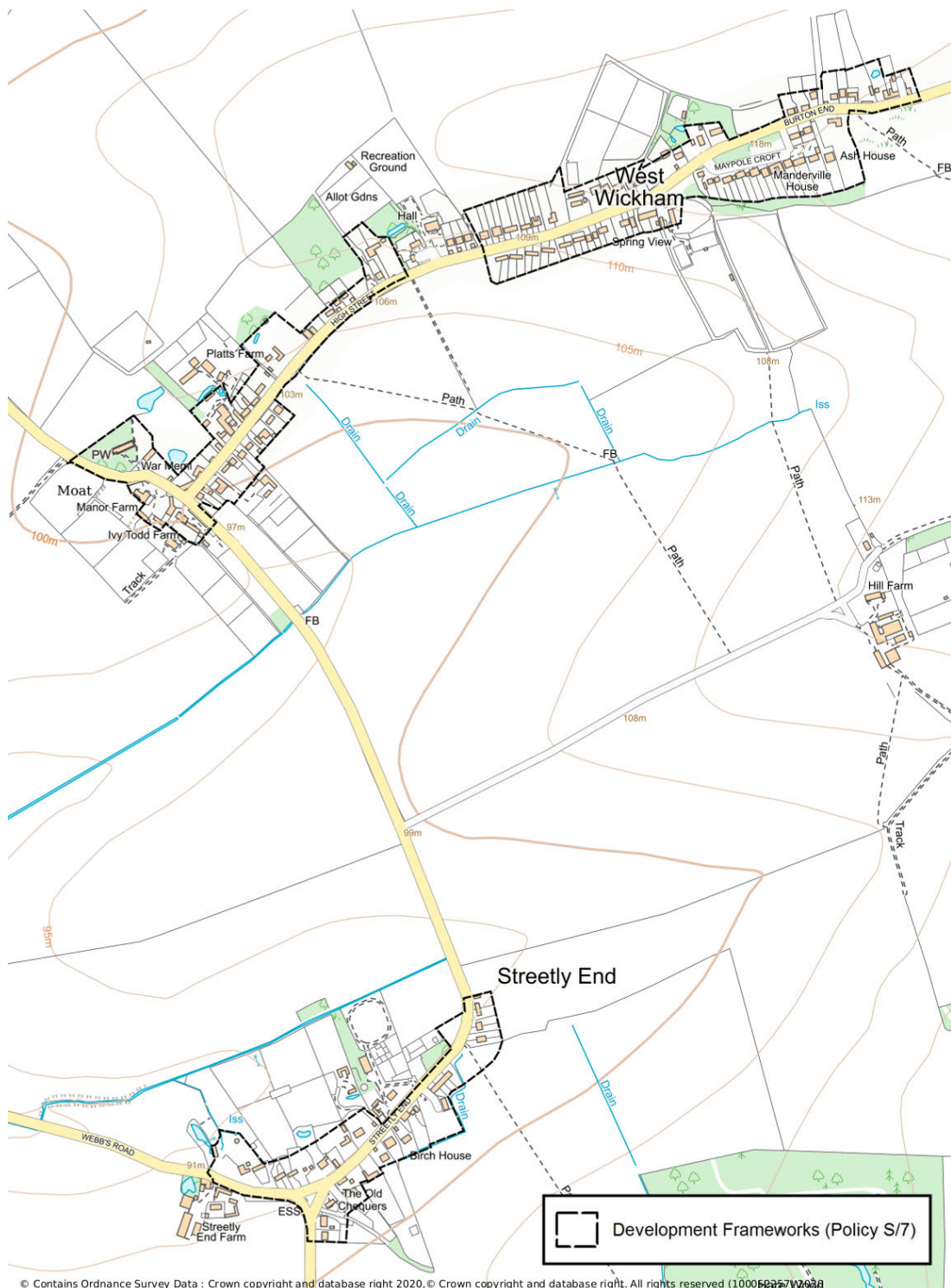
1.10 The Local Plan explains that, due to the lack of services & facilities in the Parish any significant development is deemed to be unsustainable because of the disproportionate number of journeys outside the village this would create. The Local Plan classifies West Wickham and Streetly End as infill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

1.11 A summary of the main Local Plan policies that have site-specific implications for the West Wickham Neighbourhood Plan area is set out below:

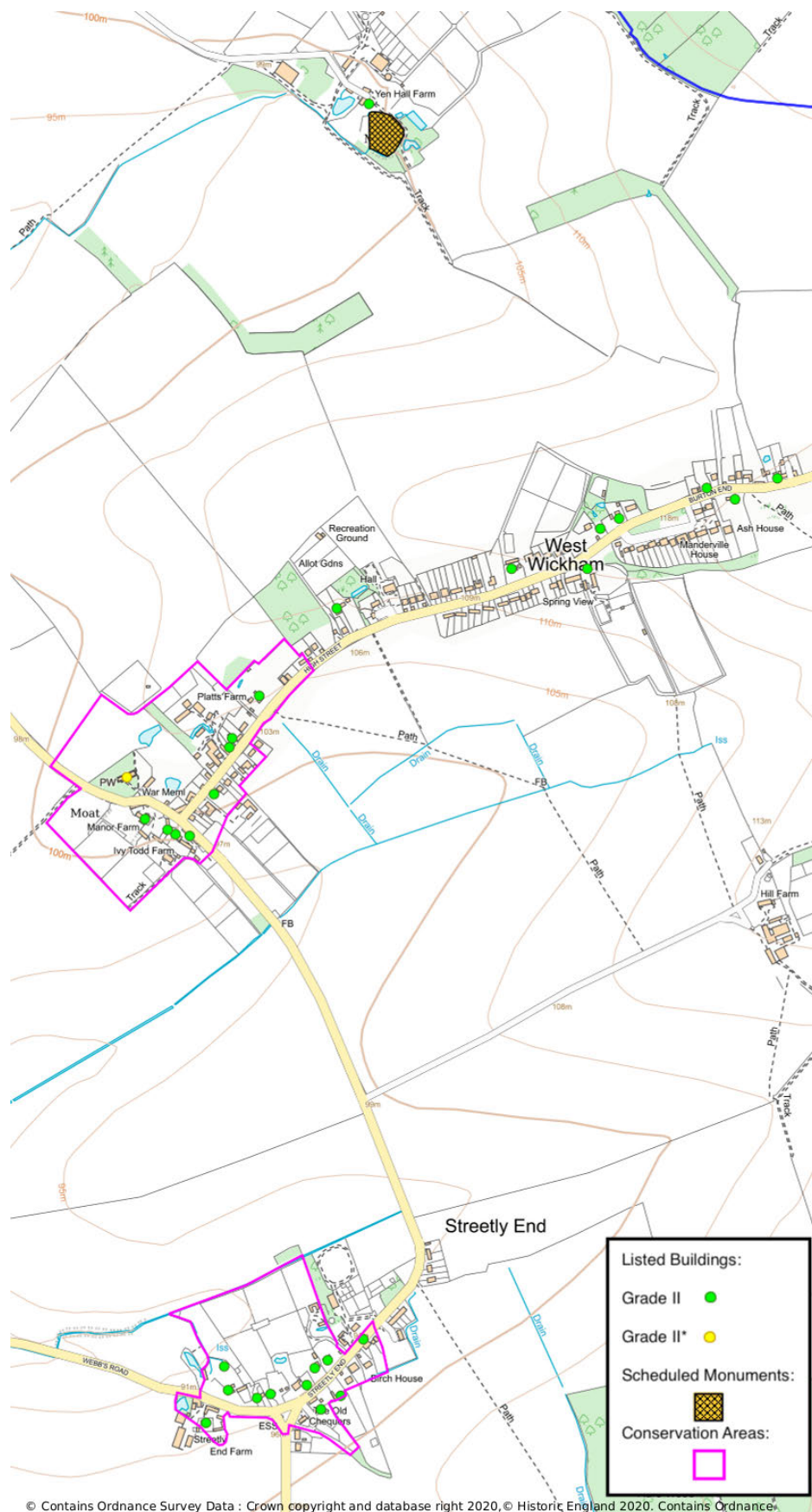
1. *S/7: Development Frameworks*: The Local Plan uses the term development frameworks to define boundaries where policies for the built-up areas of settlements give way to policies for the countryside. There are three development frameworks in the Parish as shown in Figure 5.
2. *S/11: Infill Villages*: The local plan states that development on any scale would be unsustainable in these villages, as it will generate a disproportionate number of additional journeys outside the village. Development will not be permitted on sites capable of accommodating scheme sizes significantly larger than 2 or exceptionally 8 dwellings in Infill Villages. The policy clarifies that exceptional circumstances (where up to 8 dwellings could be permitted) would only apply to brownfield sites bringing positive overall benefit to the village.
3. *NH/5: Sites of Biodiversity or Geological Importance*: This policy explains how development proposals affecting sites of biodiversity or geological importance will be determined. The Local Plan Policies Map identifies four areas in West Wickham as being of biodiversity or geological importance (Over Wood Site of Special Scientific Interest (SSSI), Hare Wood County Wildlife Site (CWS), Leys Wood CWS and Cadge's Wood (CWS))
4. *NH/7: Ancient Woodlands and Veteran Trees*: This policy states that planning permission will be refused for development resulting in the loss or deterioration of ancient woodland. There are four areas of ancient woodland (Hare Wood, Over Wood, Leys Wood and Cadge's Wood) in West Wickham parish shown on the Local Plan Policies Map.
5. *NH/11: Protected Village Amenity Areas*: The Local Plan says that development will not be permitted within or adjacent to Protected Village Amenity Areas if it would have an adverse impact on the character, amenity, tranquillity or function of the village. The 2018 Local Plan Policies Map identifies two areas of PVAAs in the Parish. These are both in Streetly End.
6. *NH/13: Important Countryside Frontage*: The Local Plan says planning permission for development will be refused if it would compromise the purposes of an Important Countryside Frontage. The 2018 Local Plan Policies Map identifies one Important Countryside Frontage in Streetly End.



7. *NH/14: Heritage Assets:* This policy sets out the district's development management approach to development proposals which impact the historic environment and heritage assets in the district. The historic environment and heritage assets in West Wickham parish include two Conservation Areas, a high number of listed heritage assets (see Figure 6), the landscape and non-designated heritage assets (assets which are of local historic importance but are not statutorily listed).



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



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

1.12 In addition to the Local Plan policies listed above which are all associated with specific areas of land in the Parish, the Local Plan includes other planning policies which are also important (for example, Policy HQ/1: Design Principles) when planning applications for development in the Parish are being considered. The relevance of each planning policy to a planning application will, in each case, depend on the nature and location of the development being proposed.

1.13 At the time of writing South Cambridgeshire District Council & Cambridge City Council are developing a new Greater Cambridge Local Plan. It is anticipated that the new plan will be adopted in 2023 with a plan end date of 2040 and it is likely our Plan will overlap with it. Our plan aims to be compatible with the emerging themes of the Greater Cambridge Plan appropriate to the Parish.

## Chapter 2 Key Issues

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

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

### Issues Identified in Early Community Consultation

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

#### Inappropriate Development

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

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

#### Meeting the housing needs of local people

2.5 Where new housing has been built it has been limited in mix, dominated by non-affordable larger units<sup>5</sup>. This has exacerbated imbalance of our housing stock and is not perceived to meet the needs of local people. Community support is focused on delivering a mix of homes including affordable, smaller family homes and opportunities for downsizing for local people<sup>6</sup>.

#### Protecting the natural environment

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

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

#### Community Amenity Space

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

#### Sustainable Travel & Road Safety

2.8 The Parish is only served by limited bus services that do not meet community needs. Overwhelmingly the community is reliant on private car use. Opportunities for

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<sup>5</sup> (Cambridgeshire ACRE, 2017)

<sup>6</sup> (West Wickham Parish Council, 2015)

walking and cycling are limited by the need to use national speed limit roads between West Wickham, Streetly End and Horseheath.

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

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

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

### Conclusions from Community Engagement & Analysis

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

#### Strengths

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

#### Weaknesses

- Some infill development has been of an inappropriate density or otherwise adversely affected village character.
- There is limited variety of housing mix in terms of tenure and size with existing stock dominated by larger properties.
- There is a lack of affordable housing options.



- There is a limited range of clubs, societies and social opportunities.
- The Parish has no shop, schooling or medical facilities.
- The public transport is not heavily used as options are limited.
- The village lacks sustainable transport routes for safe walking, cycling and horse riding.
- The roads are perceived to be unsafe for walking and cycling due to volume and speed of through traffic, especially in Streetly End.

### Opportunities for our Neighbourhood Plan

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

### Concerns for the Future

- If the imbalance in the housing mix is not improved the community will continue to lose diversity due to high house prices and limited affordable housing options.
- If future development does not respect the characterful views through to the countryside the connection to the natural and agricultural landscape will be diminished.
- Under paragraph 11 of the National Planning Policy Framework, if South Cambridgeshire District Council were unable to demonstrate that it can meet its five year housing land supply, as set out in the Local Plan it may be possible to secure planning permission for new homes where it has not been possible in the past<sup>7</sup>. This development may be approved even when there is no support from the local planning authority. Such development could be detrimental to character and natural environment of West Wickham. Development of this nature was approved when the local authorities land supply was considered out of date in 2016 & 2017. This resulted in approval for dwellings being granted in Streetly End outside of the development framework against the recommendation of the Parish Council.
- Facilities and services could become increasingly unsustainable due to changing demographics.
- Further declines in public transport would discriminate against the young and old.

### Issues not addressed directly by our plan

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

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<sup>7</sup> (Ministry of Housing, Communities & Local Government, 2019)



1. Delivery of public services: The scale of development required to deliver schools, medical facilities and the like would be environmentally unsustainable and incompatible with the strategic objectives of the Local Plan. Such large scale growth does also not have community support.
2. Public transport improvements: Our Neighbourhood Plan can not influence bus subsidies or timetabling or routing decisions by the bus operators.
3. The Neighbourhood Plan is not the appropriate mechanism to register widespread community objections to the proposed A1307 replacement dual carriageway proposed by the Haverhill A1307 Strategy Board.
4. The scale of development that would be sustainable and appropriate will not provide the funding for substantial investment in new amenity spaces.

2.13 There are some areas where the evidence gathered during the forming of our Neighbourhood Plan can be used to guide and support other organisations in targeting improvements in the Parish:

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

2.14 This evidence is presented in *Chapter 5*.

## Chapter 3 Vision and Objectives

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

### Objectives

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

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

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

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

<b>Outcome</b>	Local natural and historic environment has specific protection in addition to that mandated by the Local Plan.	Smaller dwellings help balance the housing mix, providing suitable accommodation for younger people and the old wishing to downsize  A policy identifying the site of the village hall as being suitable for future expansion of facilities.
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## Planning Policies

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

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

## Chapter 4 Plan Policies

### Policy Maps

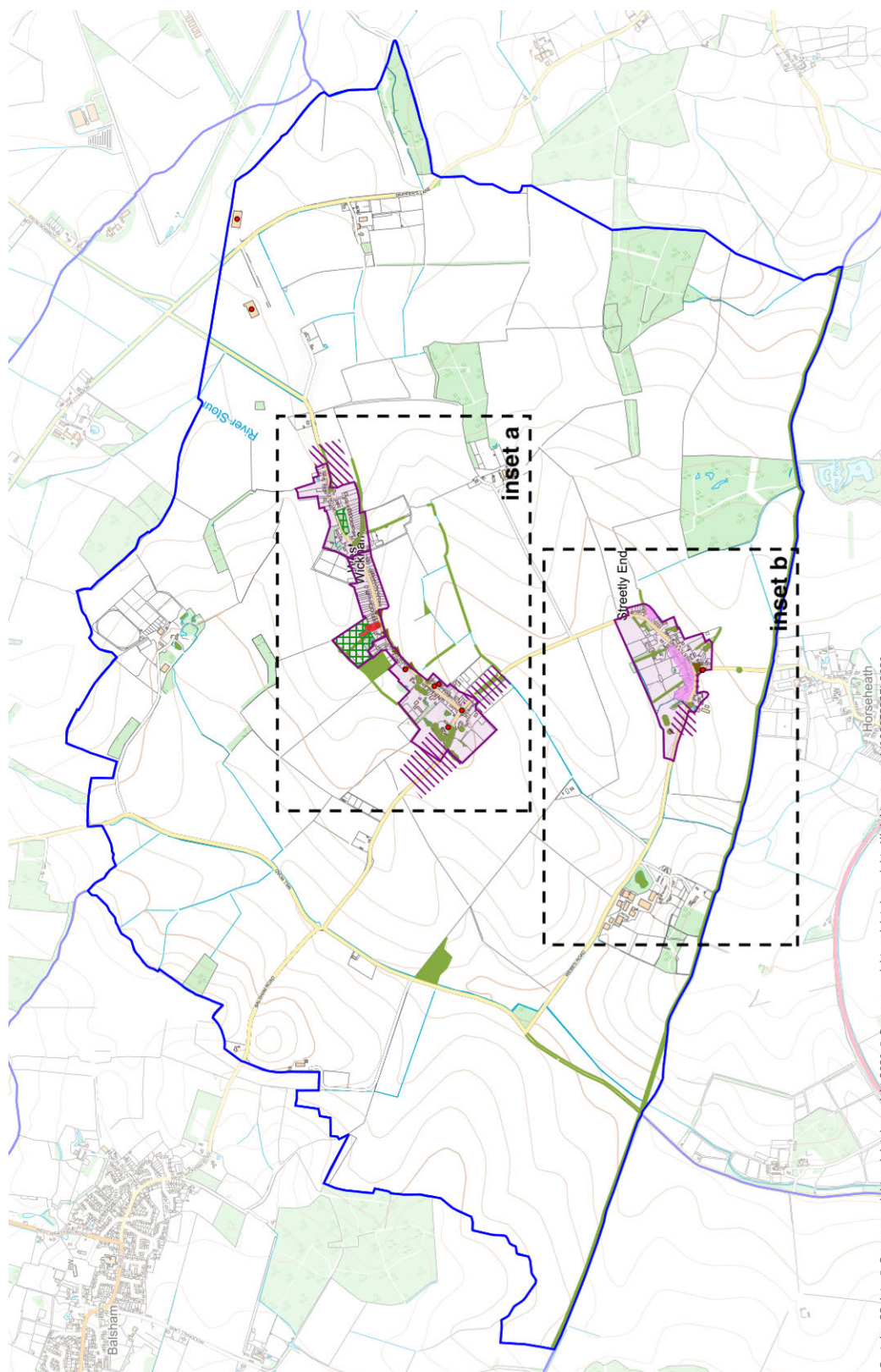
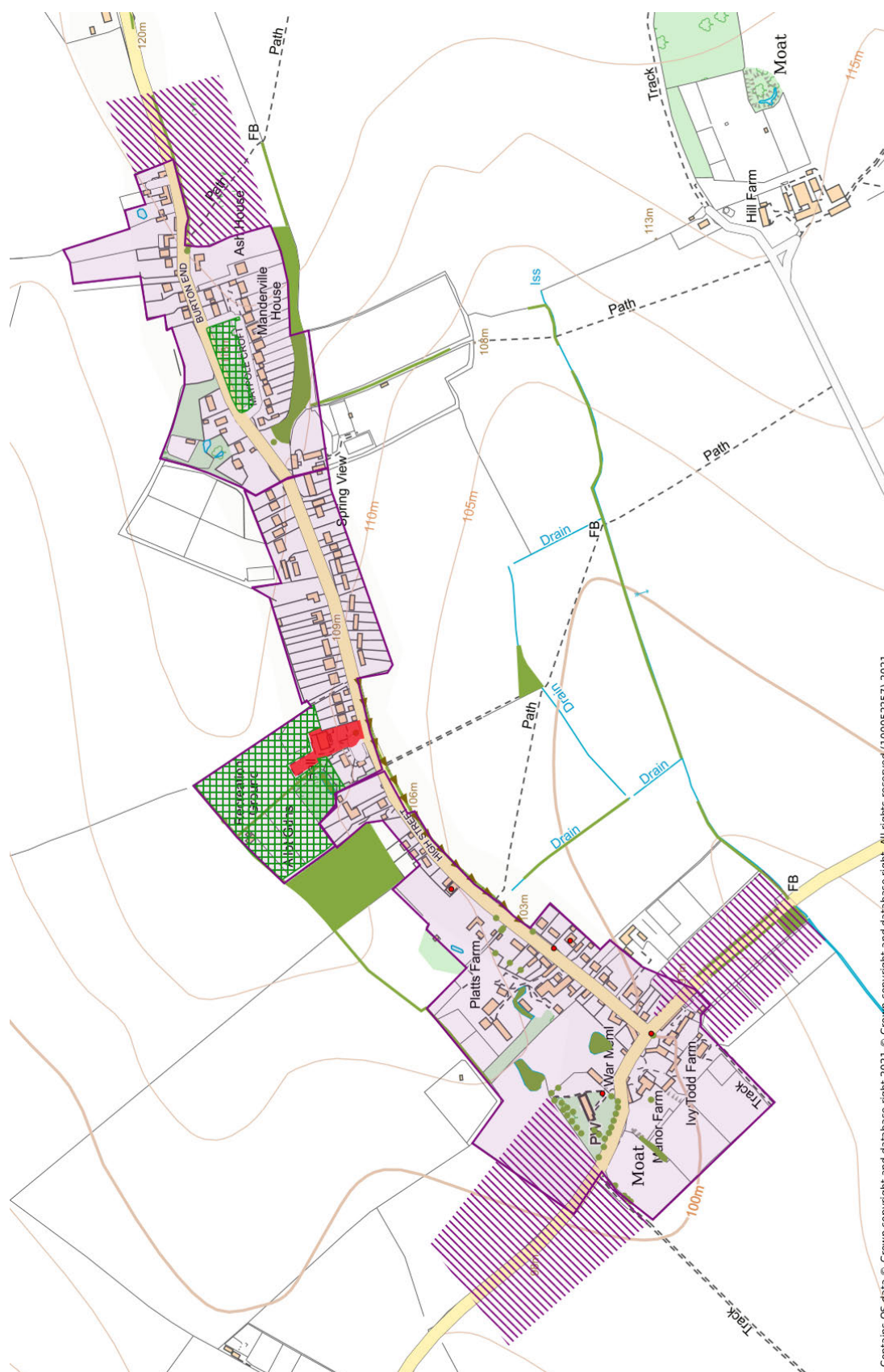


Figure 7: Parish policy map





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Figure 8: Policy map (inset a)

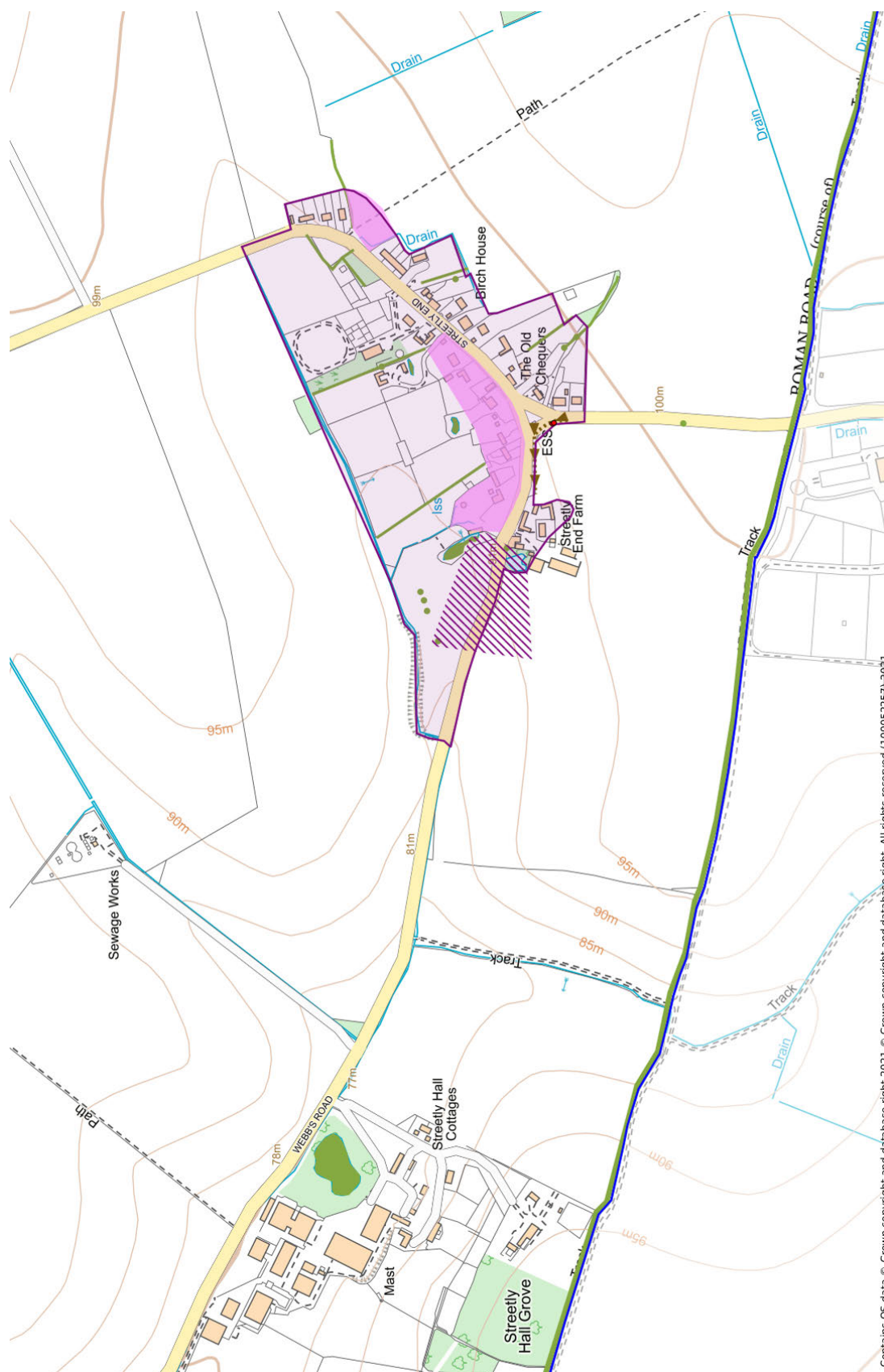










Figure 9: Policy map (inset b)



	WWK/1: Settlement patterns and identity: Village Gateways
	WWK/2: Built environment characteristics: Character Assessment Areas
	WWK/3: Heritage assets
	WWK/4: Local Green Spaces
	Existing Protected Village Amenity Areas designated by the South Cambridgeshire Local Plan 2018
	WWK/5: Important Countryside Frontages
	WWK/7: Protecting and Enhancing the Natural Environment
	WWK/11: The Village Hall Site

**Figure 10: Policy Map Key**

## The Spatial Strategy for West Wickham Neighbourhood Plan Area

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

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

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

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

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

## Protecting Village Character and Heritage Assets

4.5 Development should sustain and enhance the special character and distinctiveness of the village's historic rural environment including settlement area, buildings and the surrounding countryside in accordance with both local and national planning policies. Details of this distinctiveness are set out in *West Wickham Character Assessment 2018* which should be read in conjunction with this Plan<sup>8</sup>.

### Settlement patterns and identity

#### Policy context and rationale (Policy WWK/1)

4.6 West Wickham is in a regional landscape classified by Natural England as Wooded Village Farmlands. This is defined as a gently rolling elevated landscape with ancient woodland blocks and is an open landscape with long distance views.

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

4.8 Chapter 3 of the District's Design Guide adopted as Supplementary Planning Document in 2010, provides an analysis of village landscape and settlement for the different character areas in the district including the South-East Claylands where West Wickham lies<sup>9</sup>. This analysis notes that in this character area, most small villages and hamlets are sited on valley sides or on ridgetops, often having a linear form. This is true for West Wickham and Streetly End respectively. The SPD specifies design principles that are applicable to this Parish. This includes the recommendation that small extensions to villages on hilltops should be located along ridgelines, and extensions to villages on valley sides should be located parallel to the contours of the hillside. The SPD also recommends that the strong linear form of villages and hamlets should be maintained by limiting backland and cul-de-sac development.

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

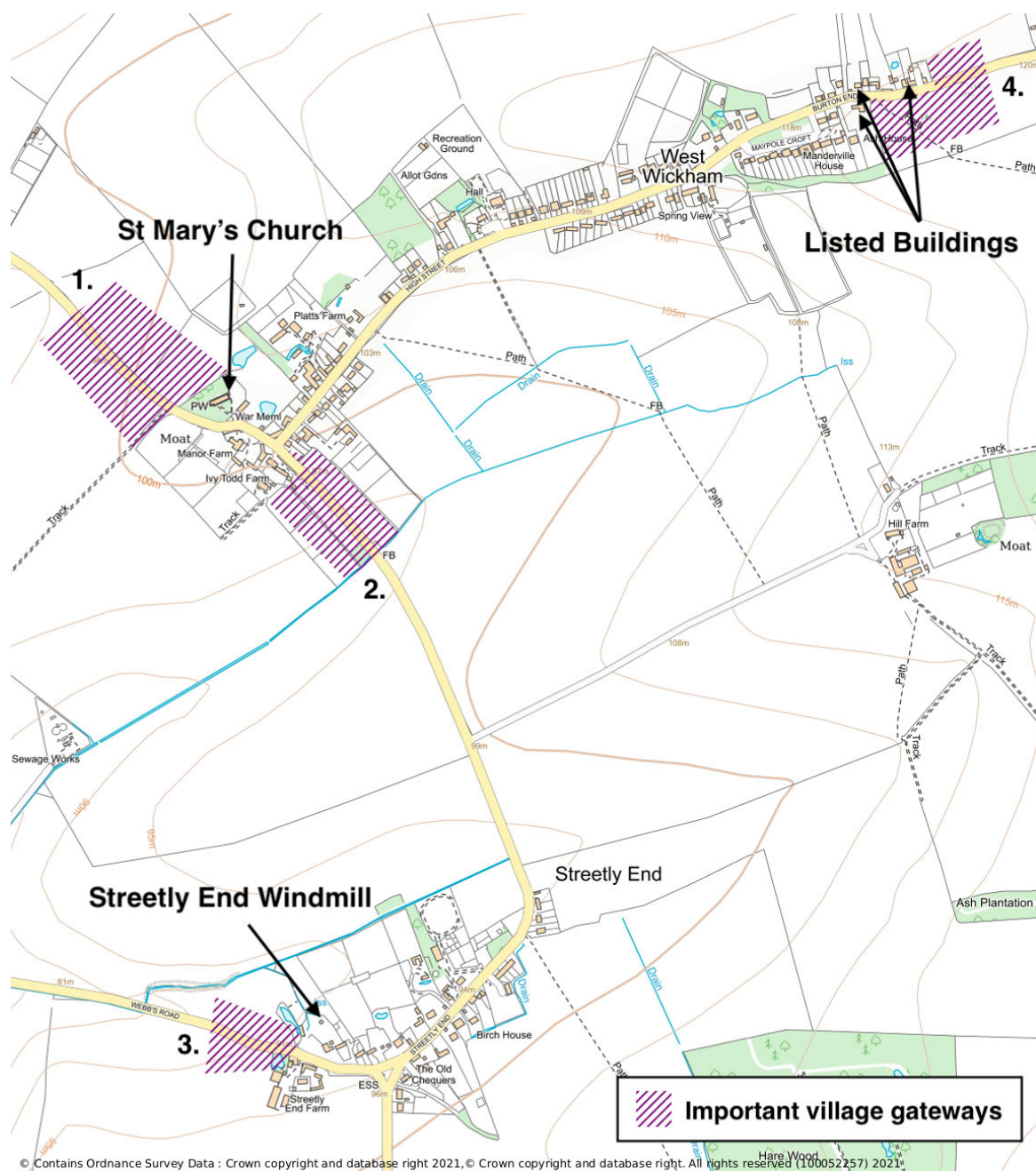
4.10 Every entrance into West Wickham village and the hamlet of Streetly End provides a strong rural and historic setting to the settlements which is recognised in the 2018 *Character Assessment* and identified on Figure 11. This is largely provided by the location of Listed Buildings on the edges, including the landmark Grade II\* St Mary's Church (Figure 12), the tower windmill in Streetly End (Figure 13) and an attractive

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<sup>8</sup> (West Wickham Neighbourhood Plan Working Group, 2018)

<sup>9</sup> (South Cambridgeshire District Council, 2010)

grouping of houses in Burton End (Figure 14), as well as the rural landscape of large agricultural fields and small closes in which they are set.



**Figure 11: Map of important village gateways.**





**Figure 12: Village gateways to the NW (1) and SE (2) of St Mary's Church**



**Figure 13: Village gateway (3) east of Streetly End**



**Figure 14: Village gateway (4) east of Burton End**

#### Policy intent (Policy WWK/1)

4.11 Local Plan Policy HQ/1: Design Principles states, amongst other things, that new proposals must preserve or enhance the character of local urban and rural areas and respond to their context in the wider landscape. The intent of Policy WWK/1 is to provide local specific context to this strategic policy by highlighting the importance of the key characteristics which new proposals should be consistent with. These are the historic linear settlement pattern in the Parish, the separate identities of West Wickham and Streetly End (with respect to West Wickham as well as Horseheath), the conservation of the setting of the historic village gateways and the many distinctive and far reaching views in to and out of the settlement and across the wider landscape that is enjoyed from the roads and public footpaths. The protection of Important Countryside Frontages which are identified in Policy WWK/5 are an important part of maintaining landscape character, settlement pattern and identity in the Parish.



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

**Development proposals that recognise, maintain and where possible enhance the existing landscape and settlement character in West Wickham parish will be supported.**

**Specifically, development proposals shall:**

- a) respect and retain the historic linear settlement patterns;**
- b) maintain the visual and physical separation which currently exists between the main village and the hamlet of Streetly End and between the hamlet of Streetly End and Horseheath;**
- c) conserve or enhance the setting of the historic village gateways as shown on the Policies Map; and**
- d) not adversely impact on views from public areas into and out of the settlement, towards local landmarks (including heritage assets) and across the wider countryside where these views are locally distinctive or key contributors to sense of place.**

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



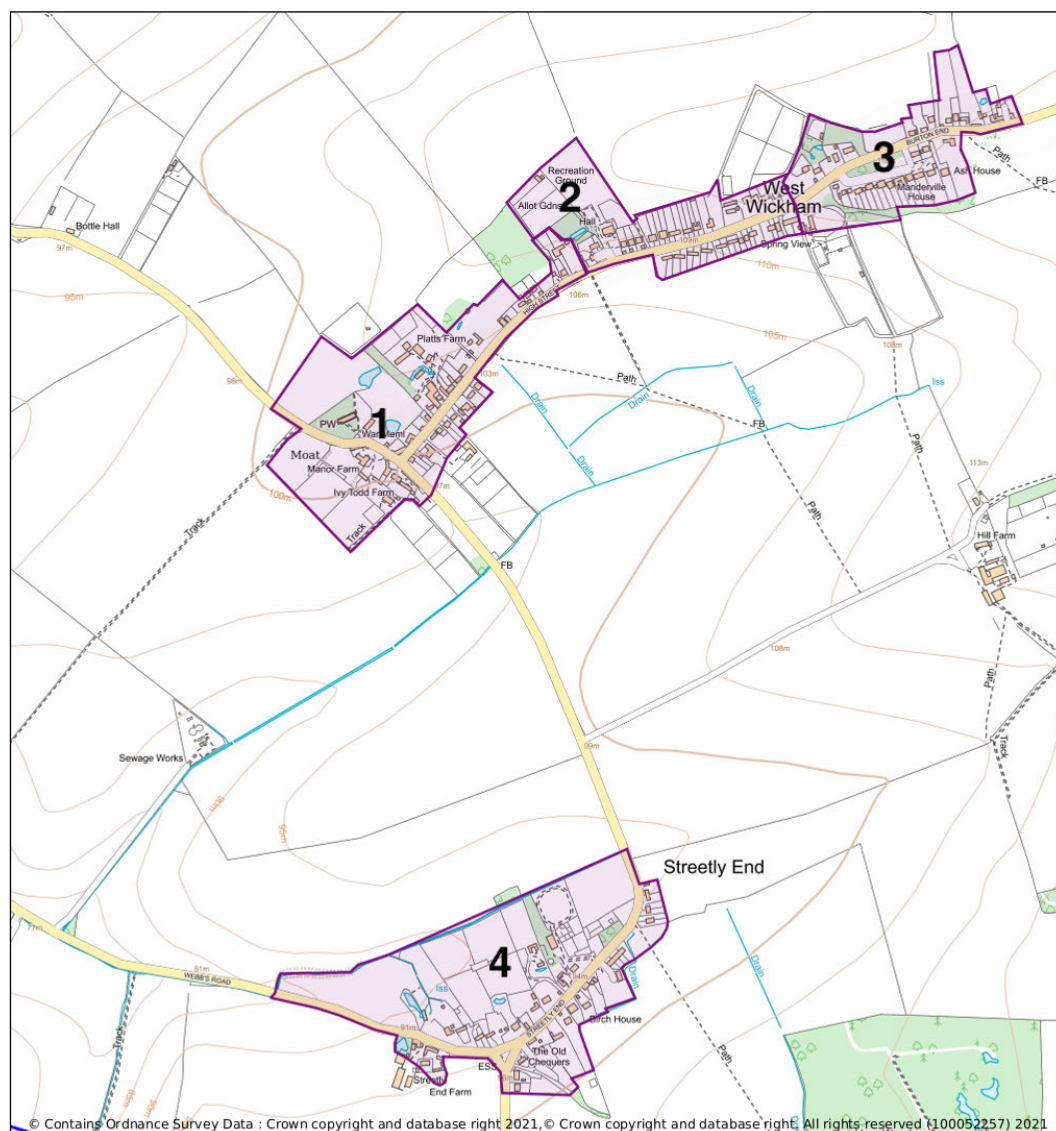
**Figure 15: View from public right of way near Hill Farm to the south of the High Street.**

### **Built environment characteristics**

#### **Policy context and rationale (Policy WWK/2)**

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

4.13 The Character Areas identified are shown in Figure 16 and described below:



**Figure 16: Character Assessment areas**

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

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

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

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

### **Character Area 3 (Burton End)**

4.16 This residential Area has a mix of old and modern houses. Seven houses are Listed. There are two open spaces – the green, a registered common, in front of the

former White Hart public house and that in front of the housing development in Maypole Croft – which help to give this Area its distinct rural character. The latter creates an open space in front of the housing, which is well set back but still accords with the village's linear settlement pattern.

#### **Character Area 4 (Streetly End)**

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

#### **Policy intent (Policy WWK/2)**

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

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

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

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

**The local built environment characteristics, as described in the West Wickham Character Assessment 2018, of building lines, density, height and building materials should be reflected in any new development. High quality design incorporating materials that reflect and complement the character of the locality will be expected. Trees, walls and hedges which contribute to the street scene should be retained and enhanced.**

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

## Heritage Assets

### Policy context and rationale (Policy WWK/3)

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

4.22 *West Wickham Character Assessment* 2018 identifies that within the Parish there are thirty Listed Buildings, including the Grade II\* St Mary's Church, the tower mill in Streetly End and agricultural buildings as well as houses and cottages (mostly listed as 17<sup>th</sup> century but several containing earlier features). Many of the Listed Buildings, but by no means all, are situated in the two Conservation Areas. The moated site at Yen Hall (outside the Development Framework) is a Scheduled Ancient Monument.

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

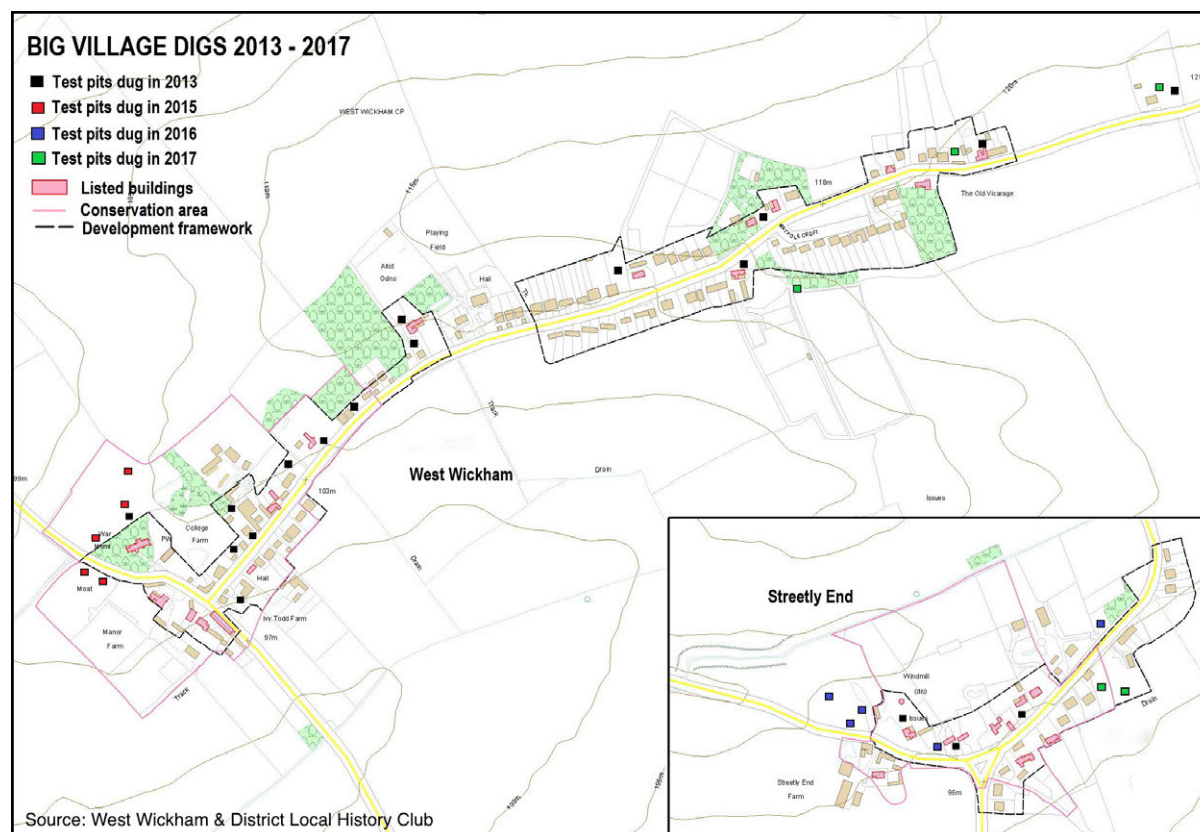
4.24 The historic Listed Buildings are spread across the whole settlement area and are the first buildings encountered from all approach roads. This is a distinct part of village identity as are much valued historic landscapes. The hedged churchyard with its many mature lime trees surrounding St Mary's church provides a unique, identifiable landmark. The registered village green in front of the former White Hart public house in Burton End was the site of the annual village fair which survived into the twentieth century. The Roman Road (Wool Street), a section of which is within the Parish, forms the entire southern boundary of the Parish. The conclusion from the first of a series of community archaeology projects undertaken within village settlement areas between 2013 and 2017 stated that new evidence had been provided about the likely extent of surviving archaeological evidence under the streets, gardens and houses which would be of use in managing this resource in the future. There is 'a clear indication of how very great the potential of the buried archaeological evidence is in and around West Wickham'<sup>10</sup>. Archaeological work during the community projects covered the whole extent of the settlement areas in the village and uncovered artefacts from the prehistoric era through to the 20th century (Figure 17)<sup>11</sup>. Any development should therefore take this into account.

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<sup>10</sup> (Lewis & Baillie, 2013)

<sup>11</sup> Cambridgeshire Historic Environment Record (CHER): 2013 MCB20388-20404, 2015 MCB25439 & MCB25488 [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk) . 2016 & 2017 reports forthcoming.





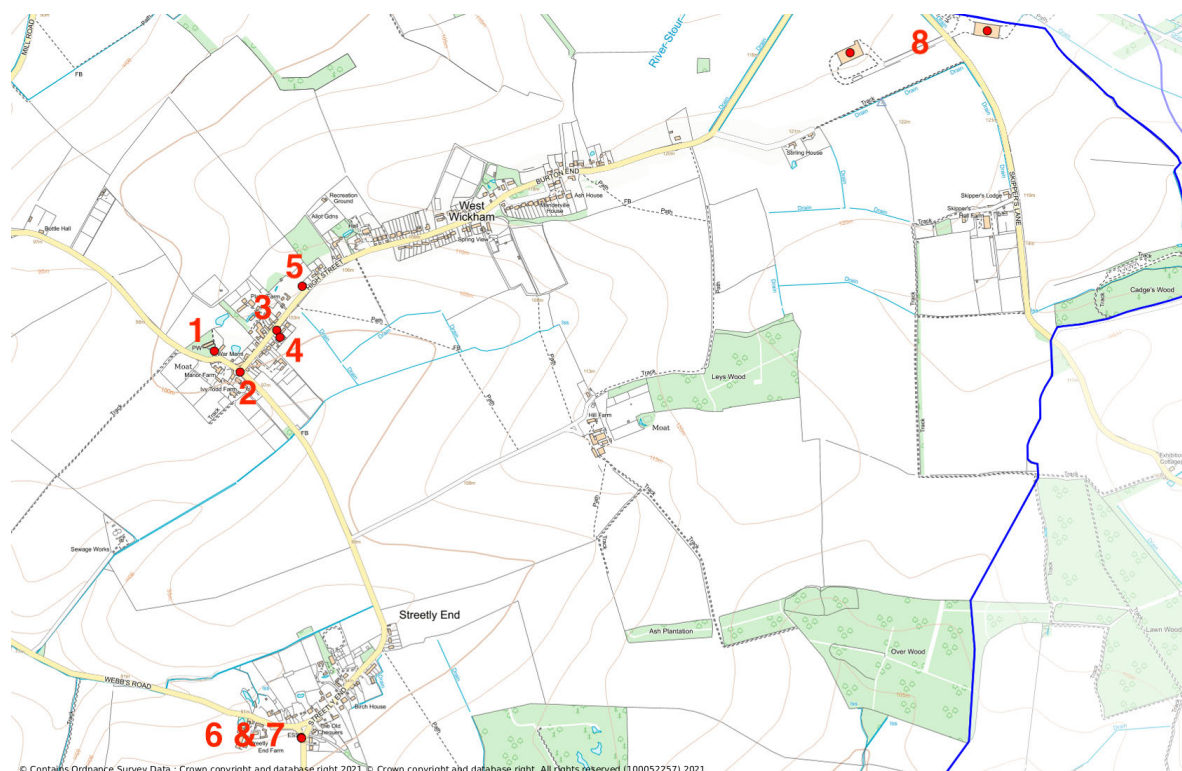
**Figure 17: Archaeological test pit locations excavated between 2013 and 2017.**

4.25 Whilst the designated historic assets represent the more ancient past, there are a number of non-designated structures from the 19<sup>th</sup> and 20<sup>th</sup> centuries which signify more recent but historically important changes within the village community and help give character and promote a sense of place. The most significant non-designated heritage assets are shown in Figure 18 and described below:

1. **War memorial:** This granite cross was erected by public subscription in St Mary's churchyard to commemorate those who lost their lives in the First World War. It was unveiled on 24 October 1920. Those who lost their lives in the Second World War were subsequently added.
2. **George V wall postbox in pillar:** Manufactured by W.T. Allen & Co Ltd 1934-36 and in a prominent position where the High Street meets the Streetly End/Balsham road.
3. **K6 telephone box (c 1936):** This is in the High Street and after being purchased by the Parish Council it is now used as a community book and toy library/exchange.
4. **Old School – 22 High Street:** This was opened in 1877 and in use for community events as well as an elementary school until 1971. It was built in Gothic style of local red brick with red tile roof. After the school closed the building was used for various commercial purposes before being converted to a private house.
5. **Old Chapel – 29 High Street:** This was originally built in 1877 as a Mission Hall with Reading Room to provide an alternative to the public house for the young men of the village. Like the school, it was built in red brick in Gothic style. It was

later used as a Methodist Chapel. It served as a store for a building business before being converted to a private house.

6. **Victorian wall postbox in pillar – Streetly End:** This was originally sited in the forecourt of The Chequers public house in the 1880s. When The Chequers became a private house (c1990) it was moved to its current location to form a feature with the K6 telephone box.
7. **K6 telephone box (c 1936) – Streetly End:** This is now used as an information point after being purchased by the Parish Council.
8. **Type B1 WWII aircraft hangar & Type T2 WWII aircraft hangar – Burton End:** These are two surviving hangars from the temporary wartime airfield, RAF Wrattling Common (1943-46). The airfield, which covered a number of neighbouring parishes, played an important role as a base for bombing expeditions, training aircrews, the relief of the starving Dutch people (operation Manna) and the repatriation of prisoners-of-war (operation Exodus). Their subsequent use for agricultural purposes and warehousing has not compromised their original purpose and they serve as a constant reminder of both those who served there and those who lost their lives. A Lancaster aircraft from the time features on West Wickham village sign and a Book of Remembrance and squadron colours are displayed in St Mary's church.



**Figure 18: Identified non-designated heritage assets in the Parish.**

### Policy intent (Policy WWK/3)

4.26 Local Plan Policy NH/14: Heritage Assets states that proposals will be supported where they sustain and enhance the significance of heritage assets, including their settings. The intent of Policy WWK/3 is to work alongside Policy NH/14 and to provide added context by providing clarity on the locally important heritage assets (non-designated and designated) in the Parish.

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

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

**A balanced judgement will be applied, having regard to the significance and scale of any harm to:**

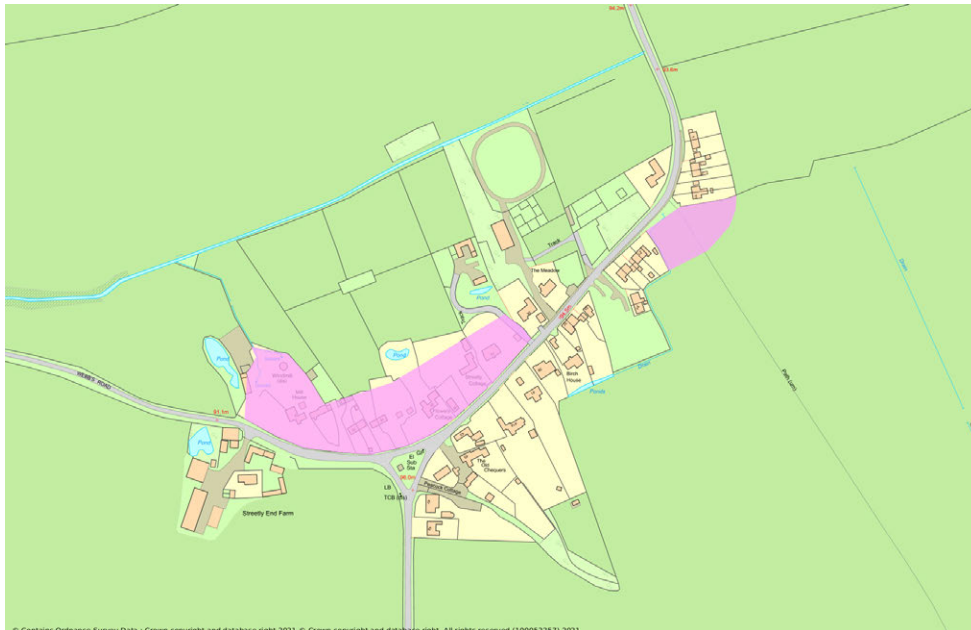
- 1. A non-designated heritage asset identified in Figure 18.**
- 2. The Roman Road (Wool St).**
- 3. Archaeological remains of value identified by Cambridgeshire Historic Environment Record.**

WWK/3: Heritage assets

### Local Green Spaces and Protected Village Amenity Areas

#### Policy context and rationale (Policy WWK/4)

4.27 The Local Plan 2018 (policy NH/11) recognises that village character is '*made up of a blend of buildings and open spaces*'. It states that Protected Village Amenity Areas (PVAAs) are sites designated to safeguard undeveloped land within villages which sustain village character or which have an important function such as allotments, playing fields and recreation areas. It also recognises that some PVAAs may be private gardens with no public access. The 2018 Local Plan identifies two PVAAs in the Parish. This applies to two areas in Streetly End (land between Nos 11 and Nos 31 Streetly End and land between No 32 Streetly End and Mill House). Shown in Figure 19, these areas are retained.



**Figure 19: Retained Protected Village Amenity Areas in Streetly End designated by the SCDC Local Plan 2018.**

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

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

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

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

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

4.31 As part of our work, we have reviewed currently designated PVAAs and considered whether protection should be afforded to any additional areas. Early consultation work with the community helped us identify potential areas to which the PVAA or LGS designation could apply and this led to a targeted questionnaire on these areas. 56 survey forms were returned, representing a third of all households consulted. This consultation helped us to understand in more detail the importance attached to the various green spaces and the reasons for this importance. The outcome of this work was



to retain the two existing PVAs in Streetly End and to propose two new Local Green Space designations in West Wickham<sup>12</sup>.

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

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



**Figure 20: Green space in front of Maypole Croft**

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

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

<sup>12</sup> (West Wickham Neighbourhood Plan Working Group, 2019)



**Figure 21: Land around the Village Hall (recreation ground, play area and allotments)**

Policy intention (Policy WWK/4)

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

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

**Land in front of Maypole Croft (Figure 20) and land around the Village Hall (Figure 21) are designated as Local Green Spaces. Development on these sites will not be acceptable other than in very special circumstances in line with national policy for the Green Belt.**

**WWK/4: Local Green Spaces**

#### **Important Countryside Frontages**

Policy context and rationale (Policy WWK/5)

4.35 The Local Plan (policy NH/13) recognises the importance of undeveloped land of strong countryside character where it either penetrates or sweeps into the built-up area providing a significant connection to the rural area beyond or it provides an important break between two nearby detached parts of the development framework. Paragraph 6.42 of the Local Plan states that *'such land enhances the setting, character and appearance of the village by retaining the sense of connection between the village and its rural origins and surroundings. The frontage where this interface particularly occurs is identified to indicate that the frontage and the open countryside beyond should be kept open and free from development.'* The Local Plan currently identifies one area of countryside frontage in the Parish which fulfils this function (in Streetly End). As part of our work, we have considered whether the designation should apply to additional areas. Early consultation work with the community helped us identify potential additional areas and this led to a specific Green Spaces Consultation in 2019. This

consultation helped us to understand in more detail the importance attached to the various existing gaps in the built environment and the reasons for this importance. The outcome of this work was to retain the existing Important Countryside Frontage (ICF) and to propose a new designation as follows.

### **Undeveloped frontage south of the High Street**

4.36 The land behind this frontage penetrates into the built-up area connecting it to the rural countryside beyond. It also provides a distinct break between two built-up areas in the linear settlement softening the effect of ribbon development and reflecting the historic development of the village. There are extensive views out to the agricultural landscape and the treed skyline and the views into this area from the surrounding countryside and roads provide the village with one of its defining, and highly valued, visual characteristics. Topography plays an important part in the importance of this frontage. The High Street is on higher ground than the land to the south. This means the views enjoyed from the High Street including the site of the Village Hall are particularly far reaching and extensive. Conversely, from Streetly End the settlement of West Wickham stands on higher ground. The row of houses to the east of the ICF stand out highlighting the sensitivity of this parcel of land in landscape terms. Two rights of way joining the footpath network are accessed from the frontage. The hedgerow along the frontage is valued for its habitat provision and as a green corridor for wildlife.



**Figure 22: Undeveloped frontage south of the High Street**





**Figure 23: View into the High Street from the road between West Wickham and Streetly End. The linking of open landscape to the existing development north of the High Street is clearly visible.**



**Figure 24: View from south of the High Street along the footpath heading south east towards Hill Farm and Leys Wood**



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

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

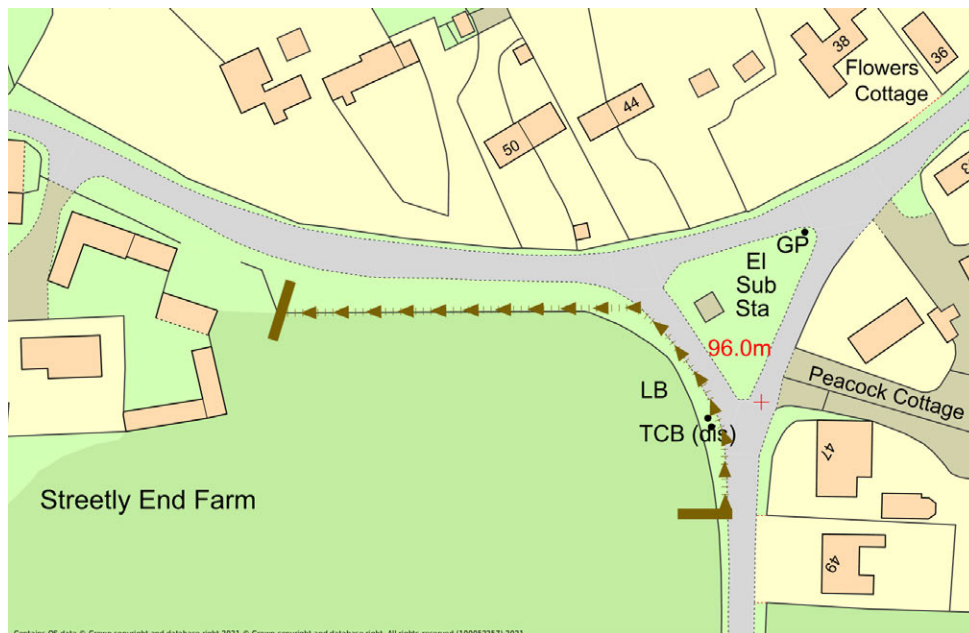


Figure 25: Undeveloped frontage between Streetly End Farm and opposite No 49.

#### Policy intention (Policy WWK/5)

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

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

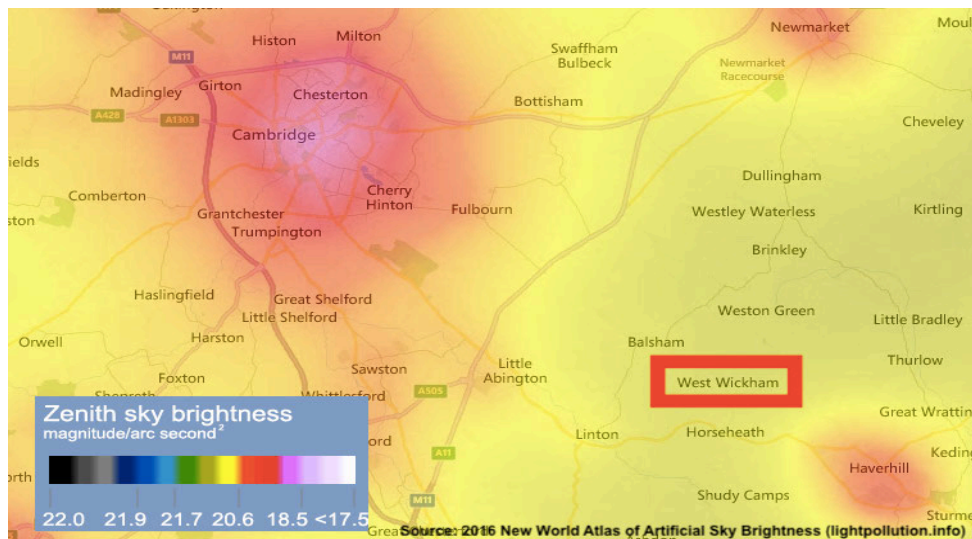
The area shown on Figure 22 is identified as an Important Countryside Frontage and the area shown in Figure 25 is retained as an Important Countryside Frontage, where land has a strong countryside character because it penetrates or sweeps into the built-up area providing a significant connection between the street scene and the surrounding rural area, or where it provides an important rural break between two nearby but detached parts of the development framework. Planning permission will be refused if it compromises these purposes. Both areas are also shown on the Policies Maps.

#### WWK/5: Important Countryside Frontages

## Dark Landscape

### Policy context and rationale (Policy WWK/6)

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



**Figure 26: South Cambridgeshire light pollution**

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

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

### Policy intention (Policy WWK/6)

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

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

**Proposals will be supported where the lighting proposed:**

- 1. Is the minimum necessary for its purpose.**
- 2. Is designed such that lighting is directed downwards to avoid spill up into the sky or out of the site (for example with a beam angle below 70 degrees).**
- 3. Will have no significant adverse effects individually or cumulatively to the character of the area, the residential amenity of local residents, the safety of vehicle users and pedestrians or the diurnal/seasonal rhythms of the Parish's biodiversity assets.**

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

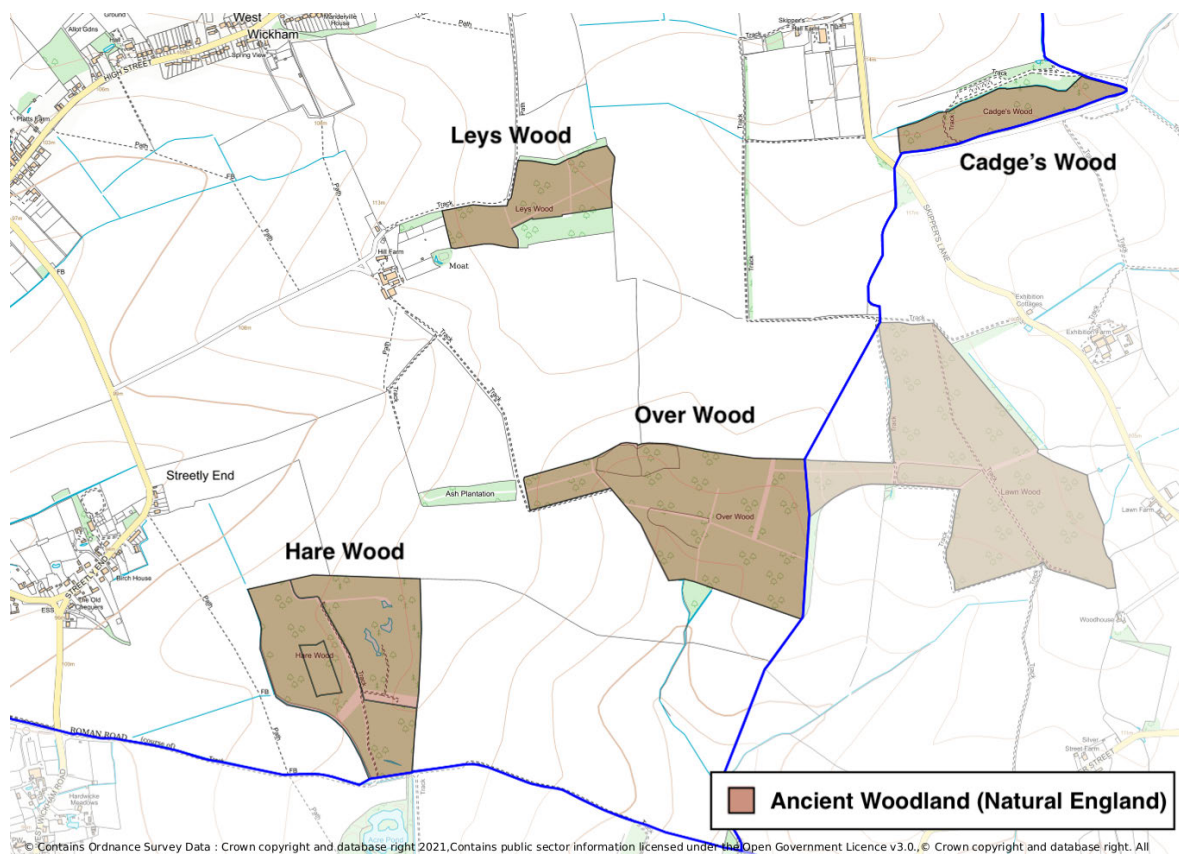
**WWK/6: Dark landscape**

## **Protecting and Enhancing the Natural Environment**

Policy Context and Rationale (Policy WWK/7)

### **County Wildlife Sites and Sites of Ancient Woodland.**

4.43 The Local Plan identifies four sites in the Parish of biodiversity importance. These are Hare Wood, Leys Wood and Cadge's Wood, which are all identified as both County Wildlife Sites and sites of ancient woodland; and Over Wood which is identified as being a Site of Special Scientific Interest and ancient woodland. These are all protected through Local Plan Policy NH/7: Ancient Woodland and Veteran Trees, which protects all areas of ancient woodland in the district, and Local Plan Policy NH/5: Sites of Biodiversity and Geological Importance, which applies to the County Wildlife Sites and Site of Special Scientific Interest. These sites are shown in Figure 27.



**Figure 27: Ancient woodlands in the Parish.**

### Strategic Green Infrastructure

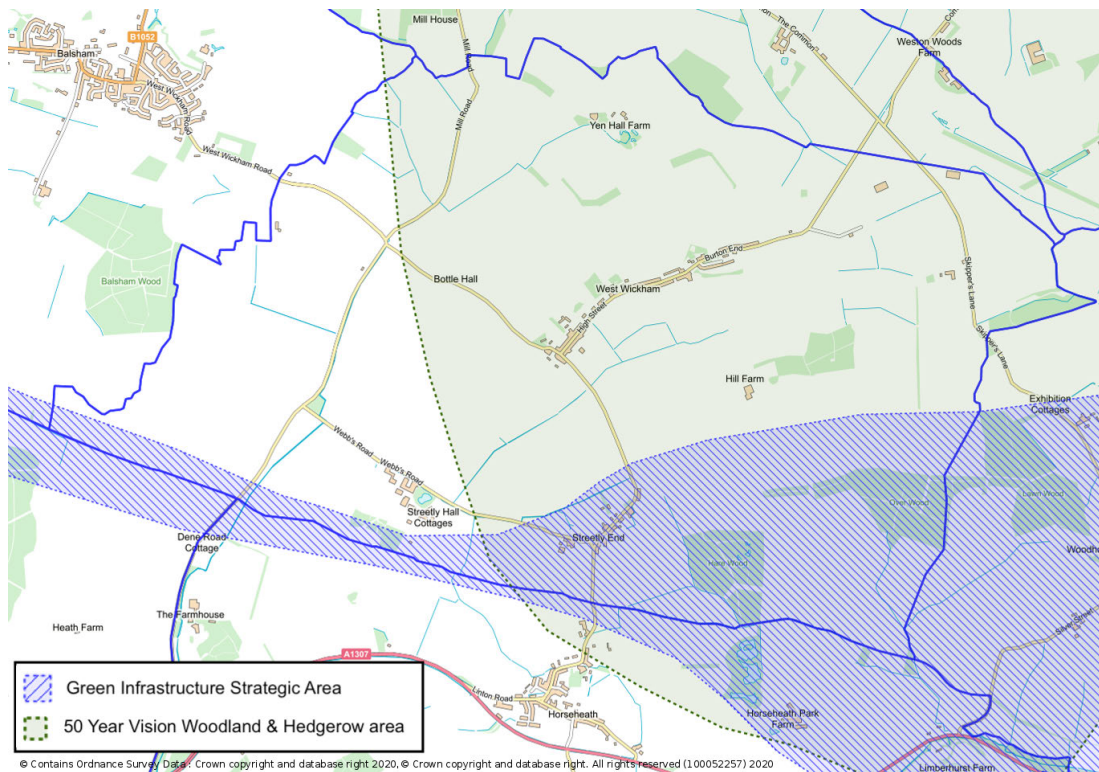
4.44 The 2011 Cambridgeshire Green Infrastructure Strategy defines the Strategic Network to provide or enhance green infrastructure in Cambridgeshire up to and beyond 2031<sup>13</sup>. Local Plan Policy NH/6 Green Infrastructure aims to conserve and enhance green infrastructure across the district.

4.45 Figure 28 shows the area of the South Cambridgeshire Strategic Green Infrastructure Strategy Area 6 contained within the Parish. It also shows the *Woodland and Hedgerows* area of the Parish designated to support a Biodiversity Action Plan (BAP) by the Wildlife Trust's Living Landscape Projects and Cambridgeshire and Peterborough Biodiversity Partnership's 50 year Vision<sup>14</sup>.

<sup>13</sup> (Cambridgeshire Green Infrastructure Forum, 2011)

<sup>14</sup> (Cambridgeshire and Peterborough Biodiversity Partnership, 2000)





**Figure 28: Strategic Green Infrastructure Area and Biodiversity Partnership 50 Year Vision Woodland & Hedgerow Area**

### Important Wildlife Species

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

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

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

west of the Parish provides suitable habitat for corn bunting, grey partridge, lapwing and turtle dove, and the north for all these except corn bunting. Other notable avian features include the large flock of golden plover that return each autumn, resident sparrowhawks and buzzards.

### **Other Important Wildlife Sites in the Parish**

4.49 *The Roman Road:* A section of Wool Street Roman Road forms the southern parish boundary. Its route shapes the finger of the Strategic Area defined by the Cambridgeshire Strategic Green Infrastructure Strategy that extends from Cambridge to the Suffolk border<sup>15</sup>. Improved stewardship has seen increasingly diverse habitat for flora and fauna<sup>16</sup>.

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

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

4.52 *Ponds:* Ponds are present across the Parish especially within the settlement areas but also at outlying farmsteads such as Yen Hall and Streetly Hall. Those with aquatic vegetation present are likely to support populations of both smooth and great crested newt as well as common toad and frog.

4.53 *Species rich and/or ancient hedgerows:* Ancient and/or species rich hedgerows survive along some field boundaries. Fixed linear features, including the parish boundary, the Roman road and Webb's Road have protected these valuable and historic habitats. These hedges form some property boundaries and are therefore at risk from damage/removal during development. The hedgerows highlighted in this plan have been assessed by the Neighbourhood Plan Working Group and contain a minimum of 7 different tree or shrub species.

4.54 *Notable Trees & Important Copses:* There are notable (some veteran and/or ancient) trees across the Parish, often associated with ancient hedges and woodland edges, some are within or on the edges of West Wickham and Streetly End and are therefore at risk from damage or removal during development. There are also important copses linked by wildlife corridors throughout the Parish that form an important part of the Parish's green infrastructure.

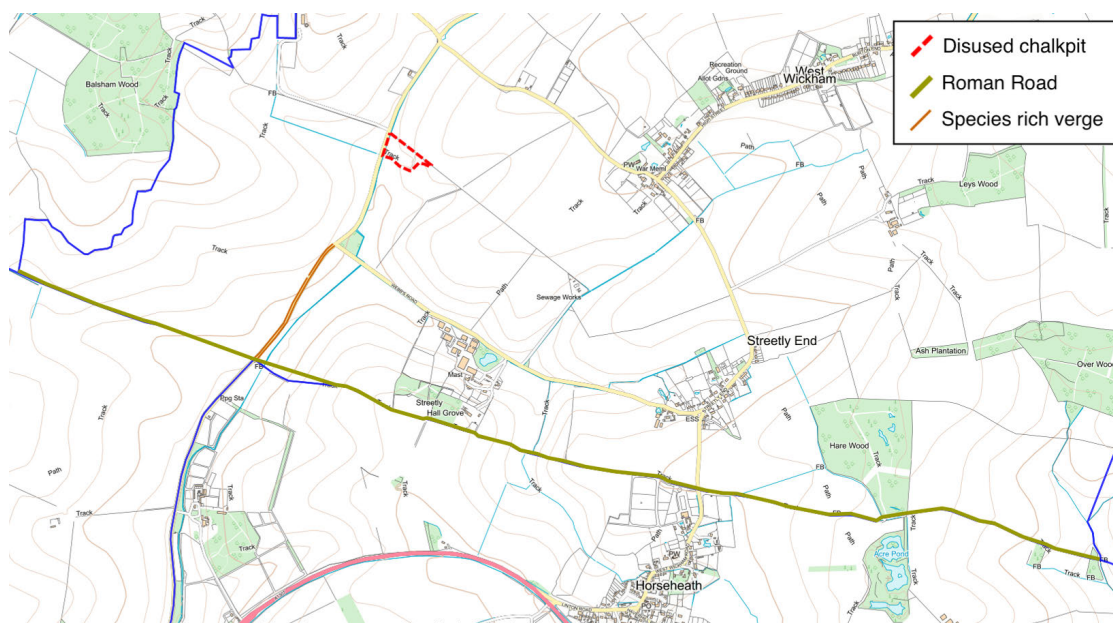
4.55 Policy WWK/7 is intended to operate alongside Local Plan Policies NH/4 and NH/6 and identifies particularly important sites. These areas have special biodiversity value and contribute to the Strategic Green Infrastructure of the district.

4.56 The Neighbourhood Plan work has identified: the Roman Road, the disused chalk-pit, wide, floristically diverse roadside verges, ponds and species rich/ancient hedges as sites of particular biodiversity value in the Parish. These are shown on Figure 29, Figure 30 and Figure 31 and described in the following sections.

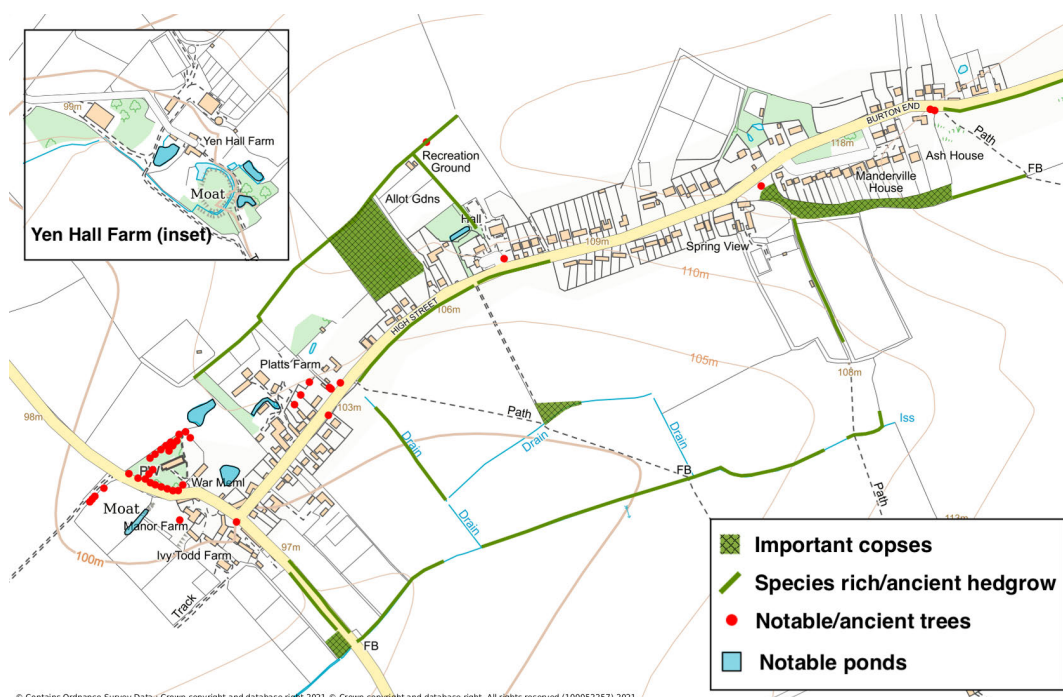
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<sup>15</sup> (Cambridgeshire Green Infrastructure Forum, 2011)

<sup>16</sup> (Friends of the Roman Road and Fleam Dyke, n.d.)

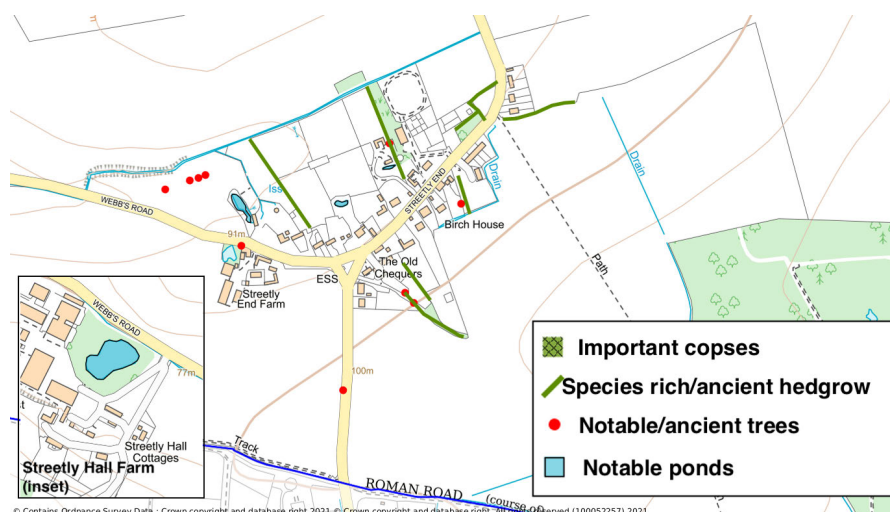


**Figure 29: Important wildlife sites: The Roman road, disused chalkpit and species rich verge.**



**Figure 30: Important wildlife sites in West Wickham**

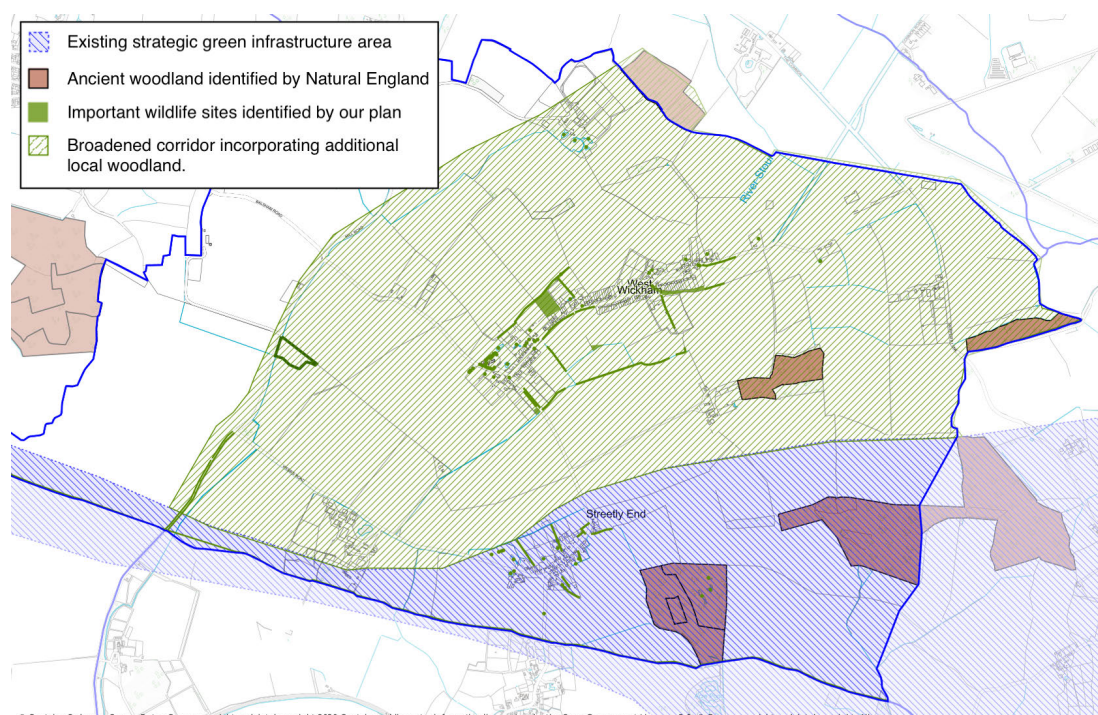




**Figure 31: Important wildlife sites in Streetly End**

#### Policy intent (Policy WWK/7)

4.57 As shown in Figure 32 our plan seeks to enhance the wildlife corridor provided by the Strategic Green Infrastructure Area and broaden it through policies that promote the protection and creation of natural habitats. These sites provide staging posts throughout the Parish linking on to existing ancient woodlands at Leys Wood, Cadge's Wood and those in adjacent parishes such as Rand's Wood in West Wrating.



**Figure 32: Enhanced wildlife corridor incorporating sites identified in our plan.**

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



### ***Policy WWK/7: Protecting and Enhancing the Natural Environment***

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

- 1. The Roman Road (Figure 29)**
- 2. The disused chalkpit (Figure 29)**
- 3. Wide, floristically diverse roadside verges (Figure 29)**
- 4. Ponds (Figure 30 and Figure 31)**
- 5. Species rich and/or ancient hedgerows (Figure 30 and Figure 31)**
- 6. Notable trees and important copses (Figure 30 and Figure 31)**

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

**Development should provide a net gain in biodiversity through for example:**

- 1. The creation of new natural habitats appropriate for important wildlife species.**
- 2. The planting of additional trees and hedgerows.**
- 3. Restoring and enhancing existing biodiversity networks supporting the Cambridgeshire Green Infrastructure Strategic area.**

**WWK/7: Protecting and Enhancing the Natural Environment**

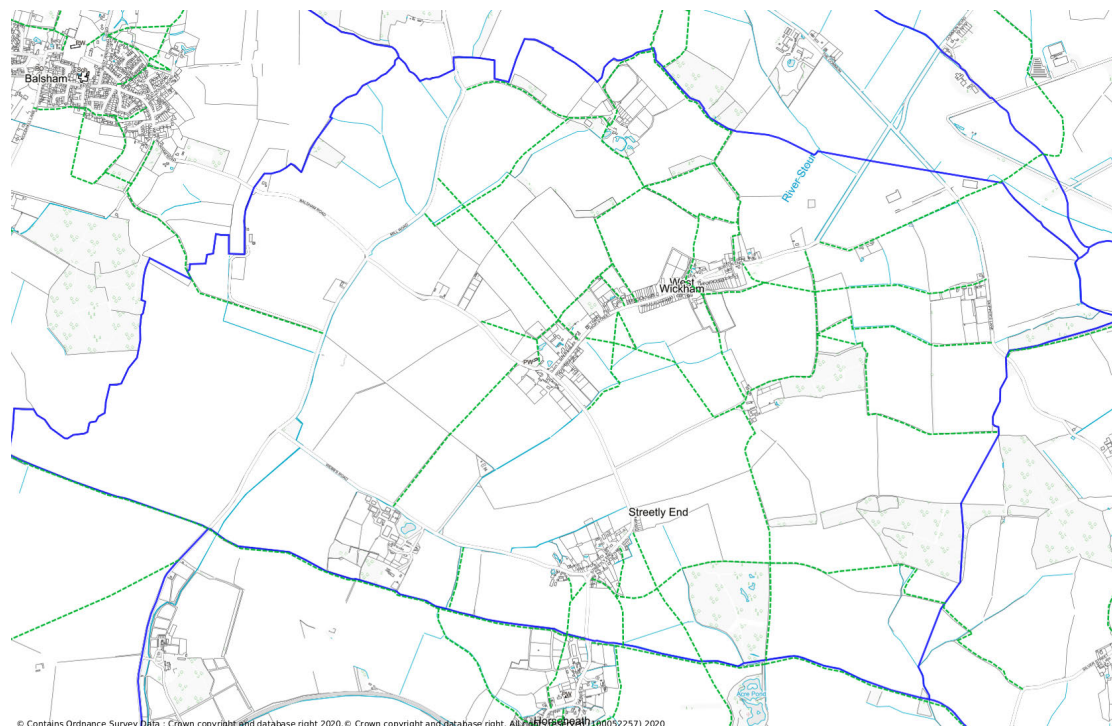
### **Access to the Countryside**

Policy context and rationale (Policy WWK/8)

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

4.60 Although the public rights of way network is accessible from all the settlement areas and relatively well connected, there are areas where connectivity could be improved, for example, by providing new access to the rights of way network through any development or by linking rights of way laterally and parallel to the linear

settlement patterns. This would provide greater access and more possibilities for use over both short and long distances.



**Figure 33: Public rights of way network in the Parish**

#### Policy intent (Policy WWK/8)

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

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

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

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

## Housing

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

Policy context and rationale (Policies WWK/9 and WWK/10)

### Local Plan Housing Requirement Figure

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

4.64 The Parish has an unusually high percentage of large detached properties. Only 14% of dwellings have 2 or fewer bedrooms compared to 30% in South Cambridgeshire<sup>17</sup>. This is also demonstrated by the Parish having more detached homes than in the ward and district and fewer bungalows, flats or terraced houses shown in Figure 34<sup>18</sup>.

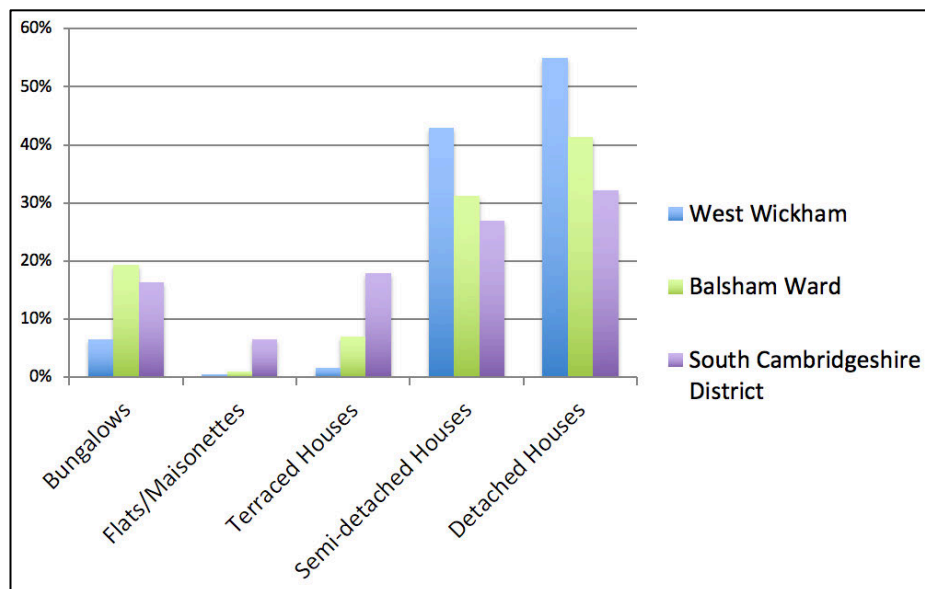


Figure 34: Distribution of housing types in parish, ward and district

4.65 A detailed Housing Need Survey carried out by Cambridgeshire ACRE in 2017 found that 11% of households indicated that their current home is unsuitable for their needs. The report concluded that 9 households indicated a need for affordable housing with the majority seeking a property with 2 or fewer bedrooms, as summarised in Table 1.

4.66 Since the completion of the Housing Needs Survey, a development comprising of 4 affordable housing units and one market housing unit been completed in Burton End. This development has helped address an existing shortfall in affordable housing provision in the Parish. The affordable housing need met by this development and the remaining need is summarised in Table 2.

<sup>17</sup> (Cambridgeshire County Council Research Group, 2014)

<sup>18</sup> (Cambridgeshire Insight, 2020)

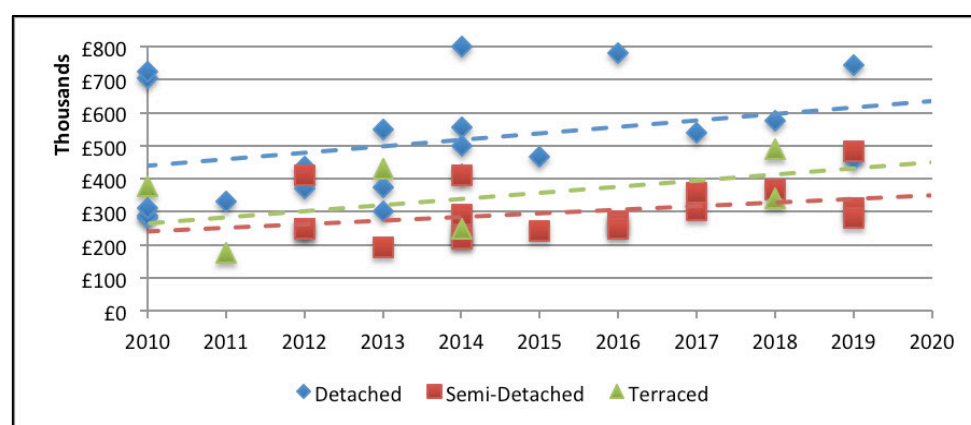
1 Bedroom		2 Bedrooms		Three Bedrooms	
Flat/House	Bungalow	Flat/House	Bungalow	Flat/House	Bungalow
2	1	2	2	2	0

**Table 1: 2017 Housing Needs Survey: Unmet affordable housing need in the Parish.**

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

**Table 2: Housing need met by the recent development in Burton End (S/0619/19/RM).**

4.67 Housing prices are high in the Parish as shown in Figure 35. It is likely that there will be further affordable housing needs in the Parish during the plan period up to 2031.



**Figure 35: Housing sale prices from 2010 onwards (Source: Land Registry April 2020)**

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

4.69 Whilst there is only limited evidence in place to suggest there is a need for smaller **market** homes in the Parish, it is clear that the current dominance of larger homes in the Parish is going to make it challenging for new households in the Parish trying to secure their first home in the Parish and for existing residents seeking to downsize. The current domination of dwelling stock by larger homes itself is an indication of an unsustainable imbalance in the demographic profile of the Parish. Furthermore, community engagement undertaken as part of the Community Engagement Strategy 2015 and as part of the Housing Needs Survey 2017 has indicated a desire among the local population for this imbalance to be addressed. The bias towards larger properties in our dwelling stock is demonstrated in



4.70 Figure 36. Only 9% of dwellings sold between 2010-2020 had 2 or fewer bedrooms<sup>19</sup>.

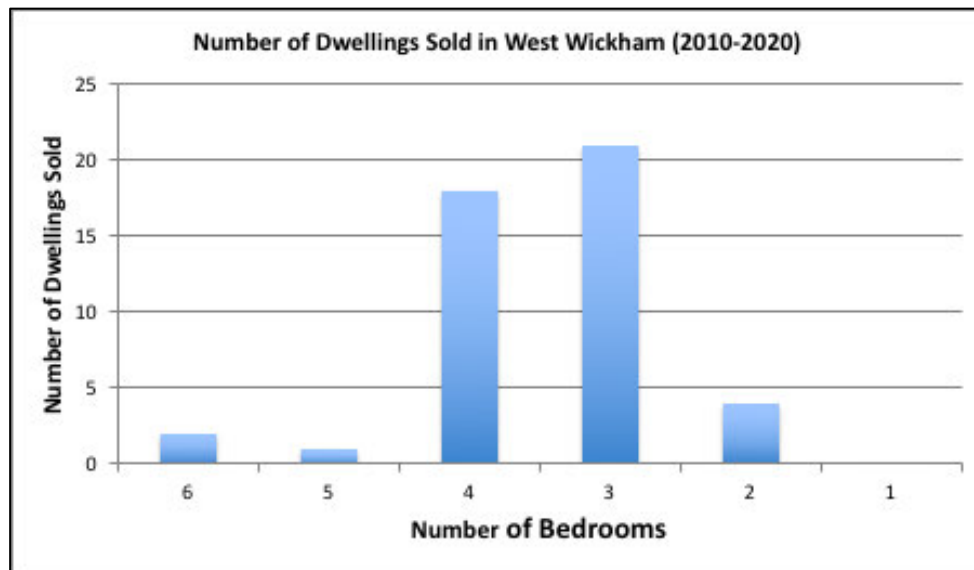


Figure 36: Number of bedrooms in dwellings sold (2010-2020).

4.71 To address the imbalance in our current housing mix<sup>20</sup>, developments incorporating smaller properties for young people or older people are preferred. This plan strongly encourages the development of new two-bedroom properties. Whilst there are currently no one-bedroom properties in the parish, such properties are not regarded as a priority to the same extent as two-bedroom properties. In a rural parish such as West Wickham, one bedroom-properties are considered to have limited flexibility with respect to facilitating home working or a live-in carer capacity.

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

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

<sup>19</sup> (HM Land Registry, 2020)

<sup>20</sup> (Cambridgeshire ACRE, 2017)

## Policy intent (Policies WWK/9 and WWK/10)

4.74 Policies WWK/9 and WWK/10 are intended to operate within the scope of the Local Plan policies *S/7 Development Frameworks* and *S/11 Infill Villages*. The overall intention is to secure development which can help address the current imbalance of the West Wickham housing stock. Policy WWK/9 refers to the term ‘suitable’ sites. These are sites that comply with existing Local Plan policies (e.g. within the development framework).

### *Policy WWK/9: Smaller properties*

**Residential development proposals on suitable sites which help address the current low stock of two bedroom homes in the parish are strongly encouraged.**

**To be supported, all residential development proposals must demonstrate (through reference to the most up to date evidence on parish housing stock and local needs) how the dwelling size, type and mix is appropriate to local site-specific circumstances, prioritising wherever possible the delivery of smaller homes over larger homes.**

#### **WWK/9: Smaller properties**

### *Policy WWK/10: Brownfield sites*

**Larger residential development schemes coming forward under the exceptional circumstances set out in Policy S/11 of the Local Plan (more than 2 and up to 8 dwellings on brownfield sites) will only be supported where the identified positive overall benefit to the village includes the delivery of smaller affordable homes or other types of dwelling identified as a priority for West Wickham in an up to date assessment of parish-specific housing needs.**

#### **WWK/10: Brownfield sites**

## The Village Hall Site

### Policy context and rationale (Policy WWK/11)

4.75 The site of the current Village Hall is located outside the village development framework but between two sections of it (Figure 37). There is support in the village for the existing facilities to expand and provide a more flexible use of space, for example, an additional room for meetings or a café would free up the main hall for other activities. However, there are currently no resources or funding in place to deliver this expansion. In the event of circumstances evolving during the Plan period and the Parish Council being in the position of being able to develop improved facilities, this will be allowed in principle.



Figure 37: Village Hall site and Development frameworks

### Policy intent (Policy WWK/11)

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

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

**Development associated with the expansion and/or enhancement of Village Hall facilities on or adjacent to the existing Village Hall (shown in Figure 37 and on the Policies Map) will be supported subject to:**

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

#### **WWK/11: The Village Hall Site**

## Chapter 5 Community Aspirations

5.1 During the process of developing our Neighbourhood Plan and engaging with the community, opportunities were identified to improve the lives of those living in the Parish<sup>21</sup>.

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

### Community Space

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

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

### Cycling & Walking Routes

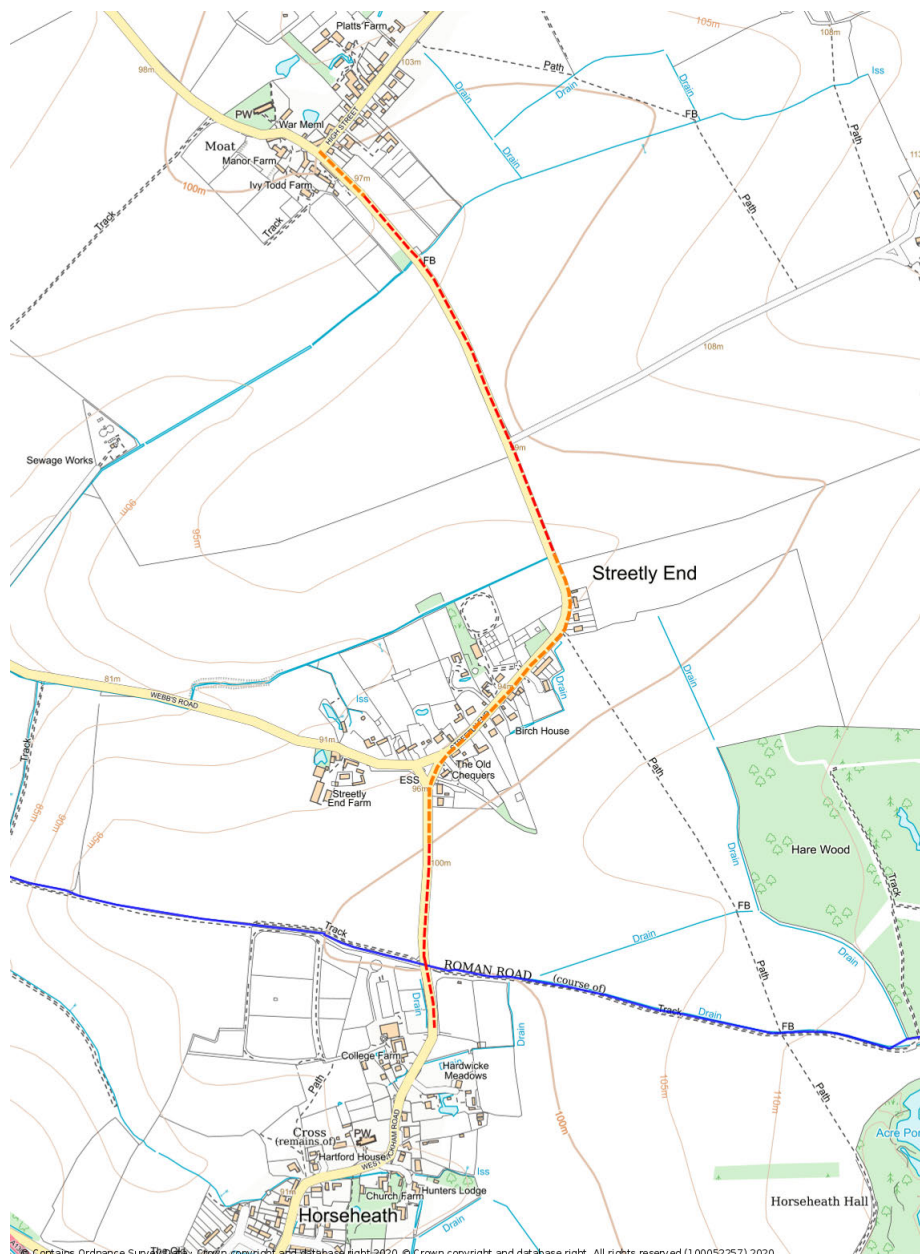
5.5 The village has a good footpath network and it is well used for recreation. However, it was felt that access from West Wickham to Streetly End and on to Horseheath is currently unsatisfactory. Current walking & cycling options are unpaved paths and field edges or a narrow, unlit, national speed limit section of rural road. The conditions underfoot and the dangers of walking or cycling on the highway present substantial barriers to sustainable travel between Streetly End and West Wickham. The current route is shown in Figure 38 with the national speed limit sections shown in red.

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

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<sup>21</sup> (West Wickham Parish Council, 2015)





**Figure 38: Current cycle route from West Wickham to Horseheath.**

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

## Road Safety

5.8 Sections of the Parish do not currently have pavements and sharing the highway with motorised vehicles presents a barrier to walking and cycling for some residents. This is exacerbated by vehicles travelling in excess of the 30mph speed limit<sup>22</sup>. Opportunities to lower the speed of traffic in the Parish have community support.

<sup>22</sup> (West Wickham Speed Watch, 2019)

## Chapter 6 Monitoring

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

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

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

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

## Chapter 7 Appendices

### Credits

Figure 3: West Wickham & District Local History Club (left), Janet Morris (right)

Figure 12: Skyler Media Ltd

Figure 13: Andrew Morris

Figure 14: Skyler Media Ltd

Figure 15: David Sargeant

Figure 23: Andrew Morris

Figure 24: Janet Morris

Wildlife Sites: David Sargeant

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### Glossary

Many of these definitions are reproduced from South Cambridgeshire Local Plan 2018 or the National Planning Policy Framework 2019.

**Affordable Housing:** Social rented, affordable rented housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.

**Aged or Veteran Tree:** A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.

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

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

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

**Brownfield Site:** Also known as '*Previously developed land*'. Land which is or was occupied by a permanent structure or associated fixed surface infrastructure. This excludes land that is or has been occupied by agricultural or forestry buildings or fixed surface structure that have blended into the landscape in the process of time. For a complete definition see the National Planning Policy Framework 2019.

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

**LGS/Local Green Space:** The National Planning Policy Framework (2012) introduced a new designation of Local Green Space, to identify and protect green areas of particular importance to a local community. The NPPF states that “the designation should only be used: where the green space is in reasonably close proximity to the community it serves; where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and where the green area concerned is local in character and is not an extensive tract of land.

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

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

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

**Natural England:** Natural England is the Government’s advisor on the natural environment. Natural England works with farmers and land managers; business and

industry; planners and developers; national, regional and local government; interest groups and local communities to help them improve their local environment.

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

**National Planning Policy Framework:** This document published in 2012 and revised in 2019 by the Government sets out national planning policies for England and the Government's requirements for the Planning System. The policies in the NPPF must be taken into account when preparing local and neighbourhood plans.

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

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

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

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

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

**SCDC:** South Cambridgeshire District Council

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

**Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

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

**Sustainable development:** Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without

compromising the ability of future generations to meet their own needs. See '*Unsustainable development*'.

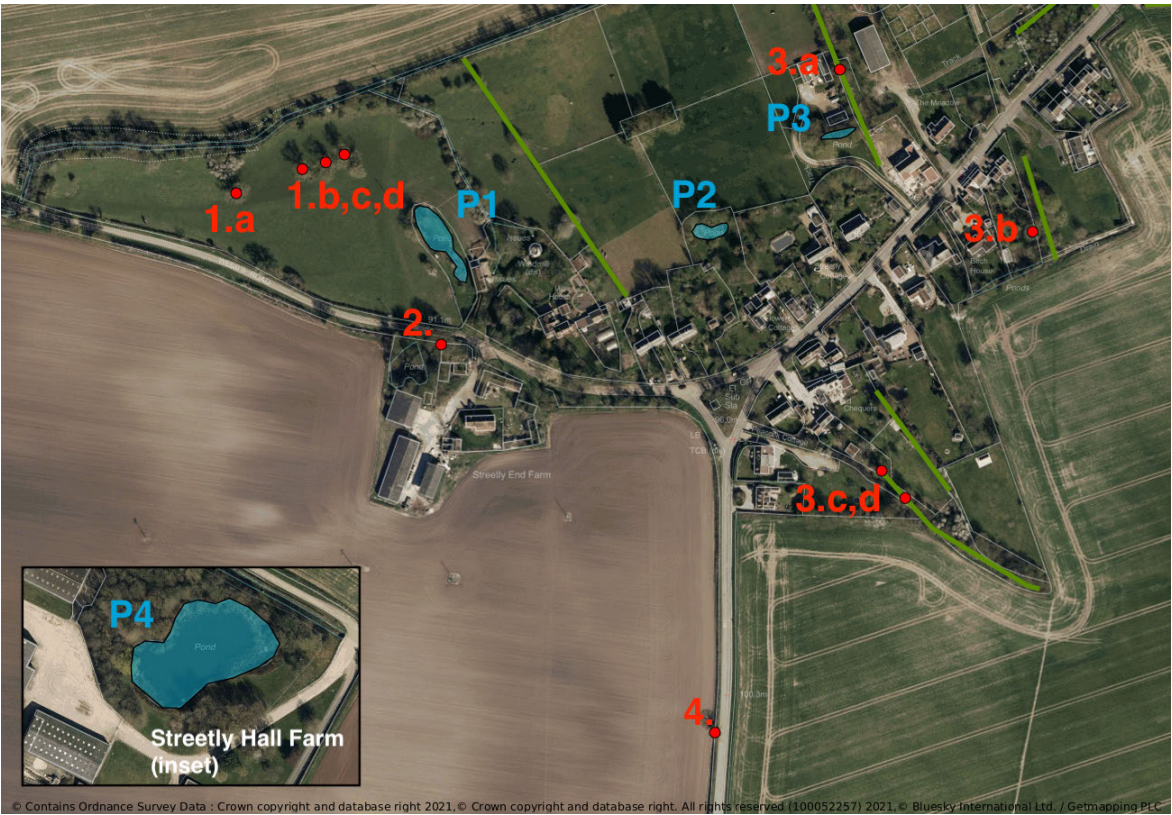
**Sustainable transport:** Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and zero emission vehicles, car sharing and public transport.

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

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

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


Important Wildlife Sites in Streetly End






Guide to notable ponds

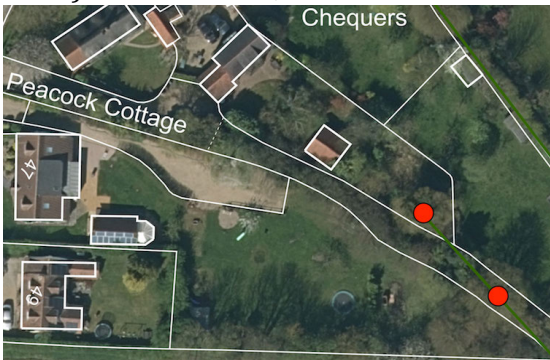
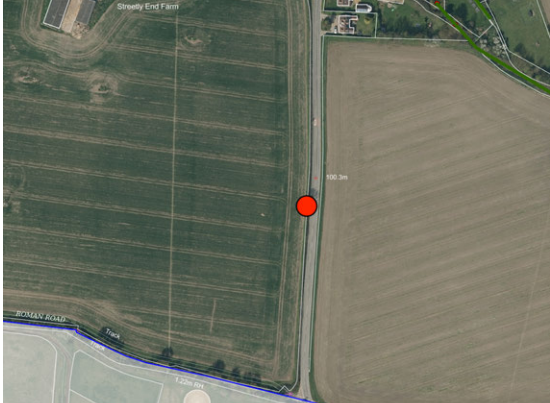
P1	Mill House: a large wildlife rich pond.
P2	Flowers Cottage: selected for size and habitat value.
P3	Behind Nos 30 and 32: selected for size and habitat value.
P4	Streetly Hall Farm: the largest body of water in the Parish.

Guide to identified notable trees:

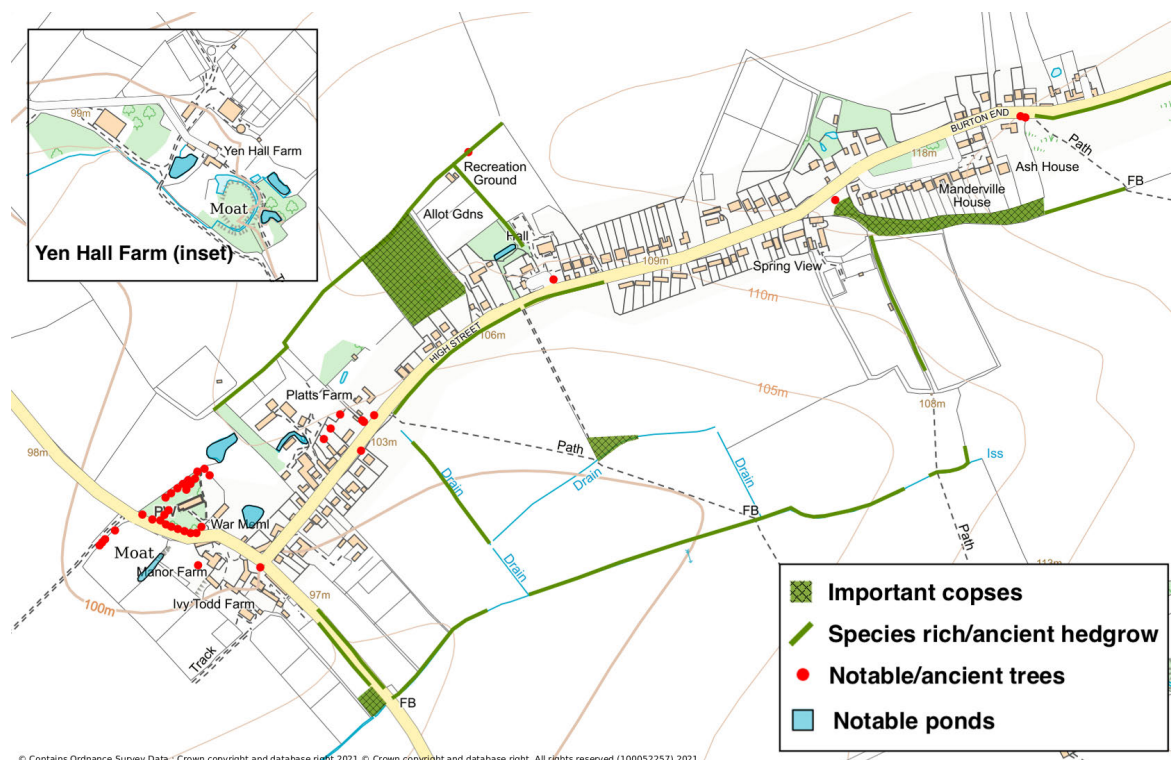
	Grid Refence	Description
1.	561204.3192,248203.1980 	Four (a-d) veteran and ancient willows with significant wildlife value. They feature splits, cracks and hollows associated with veteran trees that provided habitat to bats, invertebrates, fungi and lichens.



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

	<p>c &amp; d) 561575.9420,248043.7178</p> 	
<p>4.</p>	<p>561480.0598,247892.8219</p> 	<p>Ancient pollarded oak tree on entry to the village with high habitat, landscape and environmental value.</p>

## Important Wildlife Sites in West Wickham



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








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




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



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

	Grid Refence	Description
11.	561682.8084,249506.9027	Silver birch. Prominent position in front of the Village Hall.
12.	561571.2285,249672.4129	Large & mature oak in hedgerow.
13.	 562049.7048,249610.8890	Oak in prominent position on the Village Green.

14.	 <p data-bbox="437 622 687 656">The Old Vicarage</p>	<p>2 mature beech trees. Selected as examples of a native species with few mature specimens.</p>
a. 562290.6864,249719.0595	b. 562296.2654,249717.0448	

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