

THE GREAT AND LITTLE CHESTERFORD NEIGHBOURHOOD PLAN SUMMARY

REFERENDUM VERSION
OCTOBER 2022

Please note: this summary is NOT definitive
Please refer to the full plan

NEIGHBOURHOOD PLAN

PURPOSE AND VISION



- ❖ A Neighbourhood Plan will allow Great and Little Chesterford to protect what we hold dear to us and shape how we want our communities to develop.
- ❖ If the Neighbourhood Plan is adopted, new planning applications must be assessed against the **Policies of the Neighbourhood Plan**
- ❖ Our vision is for organic and proportionate growth that will retain the villages' separate and distinctive characteristics and identities, our shared resources, rural feel and inclusive, welcoming community.
- ❖ The plan defines the characteristics of our area that must be conserved and enhanced, and directs where development can take place.

The Neighbourhood Plan will only be applicable to the Chesterfords – it is OUR plan. It works alongside the Uttlesford Local Plan and the National Planning Policy Framework.

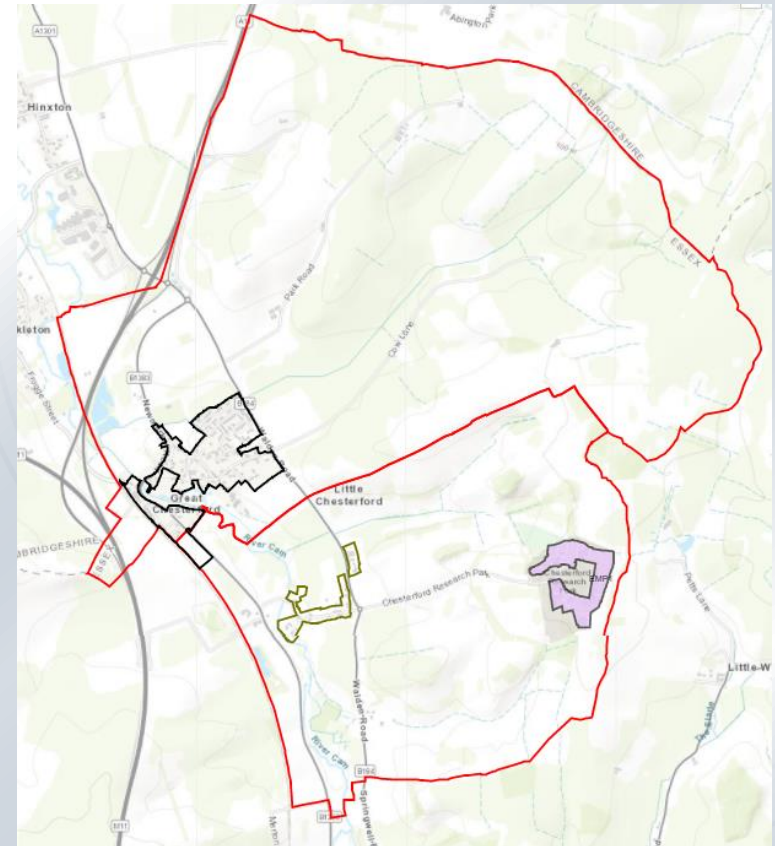
BOUNDARIES AND LIMITS



The plan covers the parishes of Great and Little Chesterford.

Existing planning policy used to make planning decisions defines Great Chesterford and Chesterford Research Park as areas for development. These have been updated, and a settlement boundary defined for Little Chesterford

The development limits and settlement boundaries are shown on this map.



KEY

-  Parish Boundaries
-  Great Chesterford Development Limits
-  Little Chesterford Settlement Boundaries
-  Chesterford Research Park Development Limits



THE RIVER CAM

The River Cam and its tributaries are the historic reason for settlement in the Chesterfords and form important landscape features at the heart of our Neighbourhood Plan Area.

Potential development areas are also strictly limited by flood risk from these waterways as shown here.

The plan defines a Cam Valley Area to conserve and enhance the river banks and important immediate surroundings.

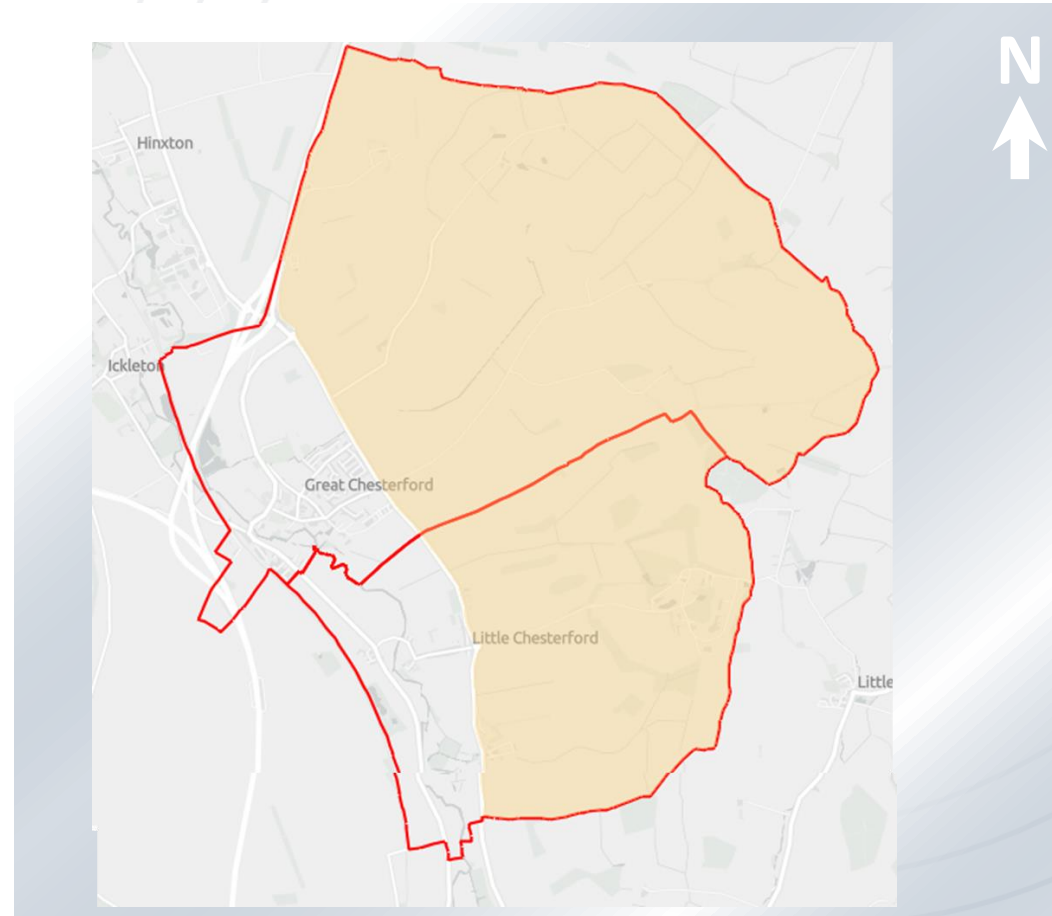


-  Fluvial Flood Zone
-  Cam Valley Area

KEY

CHALK UPLANDS

The Chesterfords are surrounded by chalk ridges that are highly visible from the villages and surrounding area. The plan conserves the open landscape characteristics of this area.



KEY

Chalk Uplands

ROMAN LANDSCAPE





The Scheduled Monuments of the Roman Town/Fort/Cemeteries and the Roman Temple are nationally important.

This includes their setting and relationship with each other and the landscape.

The plan sets out an area to conserve the relationship between the two sites, the view eastward from the temple altar and the associated watercourse.



KEY

-  Scheduled Monuments
-  Roman Scheduled Monument setting zone

Policy GLCNP/1 – Overall Spatial Strategy



1. New development proposals should be within the development limits of Great Chesterford village, or land allocated in Policy GLCNP/9.1 (Land Opposite Rectory Barns, Little Chesterford)
2. Outside of the Great Chesterford development limits or Little Chesterford settlement boundary, the intrinsic character, rural nature and beauty of the area will be recognised and preserved and enhanced, and development proposals should relate to uses that:
 - Need to be located in the countryside;
 - Are appropriate to exception sites; or
 - Are employment uses at sites identified in policy GLNCP/7- Employment.

The following principles apply in areas with specific strategic landscape and heritage sensitivities:

- a) Development proposals will be supported in the Chalk Uplands area where they maintain and enhance the characteristics of the open chalk upland landscape.
- a) Development proposals will be supported in the Roman Scheduled Monuments and Setting Zone where they preserve and enhance the landscape features and conserve or enhance the significance of the Roman Scheduled Monuments including the inter-visibility between them.
- a) Development proposals in the Cam Valley Area will be supported if they preserve and enhance the landscape features, natural beauty and wildlife habitats of the watercourse, flood plain and river banks.

SEPARATION ZONES & SETTLEMENT PATTERNS



The plan conserves the separate and distinctive nature of our settlements.

It defines separation zones between each of them, with the road infrastructure and consented development at Hinxton to the north (the 'Northern Gateway'), and with Chesterford Research Park.


The distinctive pattern of each settlement will be conserved. Backland development in Little Chesterford should not result in significant detrimental harm to the linear character of the village.



Separation Zones

 Northern Gateway

 Great and Little Chesterford

 Little Chesterford and Chesterford Research Park

 Little Chesterford and Springwell

KEY

Policy GLCNP/2 – Settlement Pattern and Separation



Outside the Great Chesterford development limits or Little Chesterford settlement boundary:

1. Development proposals in the following Separation Zones should either be appropriate to a location outside a settlement, or otherwise avoid significant harm to the purpose of the Separation Zone in providing a rural buffer or visual break between settlements and/or protecting the character and rural setting of settlements:
 - Little Chesterford/Chesterford Research Park Separation Zone
 - Little Chesterford/Springwell Separation Zone
 - Great and Little Chesterford Separation Zone
 - Northern Gateway Separation Zone

Within the villages of Great Chesterford and Little Chesterford:

2. Any development should be sensitively designed, respecting the historic nature and historic architecture, conforming to the existing development patterns: nucleated in Great Chesterford and linear in Little Chesterford.
2. Backland development in Little Chesterford should not result in significant detrimental harm to the linear character of the village .

GETTING AROUND

The Plan wants to promote and enhance pedestrian and cycle routes to village amenities, employment sites and to Saffron Walden/Cambridge.

It will seek to improve existing routes and allocate land or seek contributions for enhancements.

Safe and convenient pedestrian access to village amenities is a key consideration in selecting sites for housing development.



Policy GLCNP/3 – Getting Around



1. Development proposals should include suitable provision for adequate sustainable transport infrastructure and be designed to prioritise pedestrian and cycle movements.
2. Proposed development should where appropriate be capable of providing direct access to safe walking routes to all village amenities including provision of pedestrian crossings as appropriate. Village amenities are defined as:
 - a) In Great Chesterford: the railway station, shop, surgeries, school, preschool and the Chesterford Community Centre;
 - b) In Little Chesterford: the Village Hall and Church, and the bus stops on the B184.
3. The following on-site infrastructure should be provided on any proposed development as appropriate:
 - a) Provision of vehicle charging points for all dwellings and parking standards in accordance with the Essex Design Guide or the updated Essex Parking Standards Guidance (whichever is more recent).
 - b) Provision of adequate footway pavements which link with the existing pedestrian network.
4. Where directly, fairly and reasonably related in scale and kind to the proposed development, off-site contributions or physical infrastructure works shall be sought for pedestrian and cycle infrastructure improvements and road safety measures.

LANDSCAPE CHARACTER



The Plan wants to ensure development is appropriate to character of the landscape across the parishes, as defined in an expert report (Chesterfords' Landscape Character Assessment 2017)

It seeks to conserve the landscape pattern and green features such as woodland, field boundaries and special verges. It defines areas of green screening that are distinctive features in our communities,

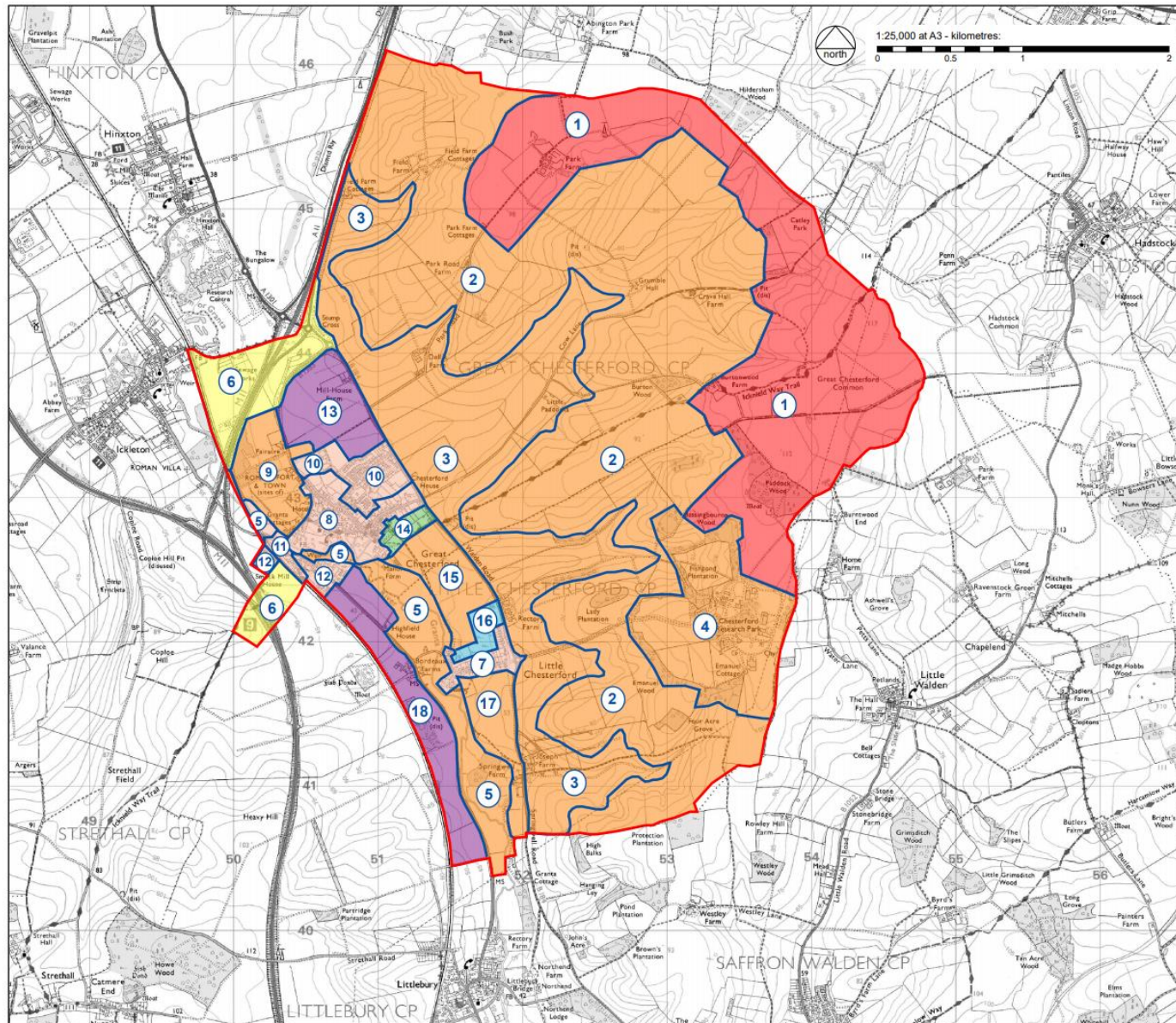


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|--|-----------------|--|--------------------|
| | Green Screening | | Important Woodland |
| | Special Verge | | Ancient Woodland |

KEY

Chesterfords' Landscape Character Assessment 2017

(summary)



KEY

- Great and Little Chesterford Parish
- Boundaries
- Character Area Boundary

Landscape Capacity

- High
- Medium/High
- Medium
- Low/Medium
- Low
- Negligible/Low
- Built Development - not relevant to capacity study

Character Areas:

1. Chesterford Ridge
2. Chalk Upper Slopes
3. Chalk Lower Slopes
4. Chesterford Research Park
5. River Cam Floodplain
6. Transport Corridor Farmland
7. Little Chesterford
8. Great Chesterford Historic Core
9. Great Chesterford Archaeological Farmland
10. Great Chesterford Housing (Northern)
11. Great Chesterford Industry
12. Great Chesterford Housing (Southern)
13. Mill House Farmland
14. Great Chesterford Backlands
15. The Chesterfords Hinterland
16. Little Chesterford Backlands
17. Springwell Farmland
18. Bordeaux Pit Farmland

CLIENT:
The Chesterfords Neighbourhood Plan Steering Group

PROJECT:
Chesterfords Neighbourhood Plan

TITLE:
Landscape Capacity

SCALE AT A3: 1:25,000 **DATE:** February 2017

752.1/7A **HDA 7**

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The Stables, Howbery Park, Benson Lane, Wallingford, OX10 8BA
01491 838175 • email@hda-entw.co.uk • www.hda-entw.co.uk

Landscape Architecture Masterplanning Ecology **hda**

Policy GLCNP/4 a – Landscape Character



Development will be supported if:

- a) It is appropriate, having regard to the landscape sensitivity and landscape value attributed to the landscape character area in which it is located, as described in the Chesterfords' Landscape Character Assessment 2017;
- b) It conserves or enhances the landscape pattern including woodland areas hedgerows and individual trees, and does not diminish the role they play in views across the landscape;
- c) It conserves or enhances the historic landscape character of field patterns and field size, greens, commons or verges;
- d) It conserves or enhances special verges and green screening and
- e) It conserves or enhances the landscape significance and better reveals cultural and heritage links.

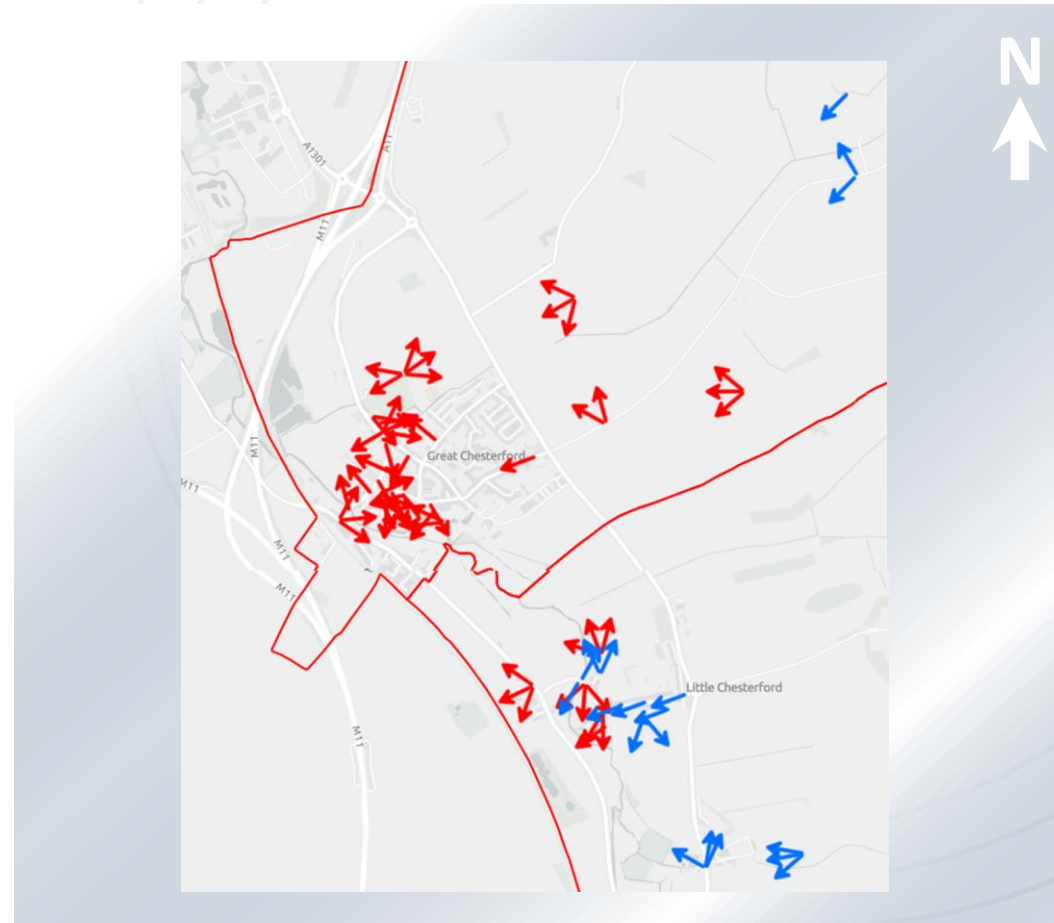
IMPORTANT VIEWS



The Plan wants to ensure we retain the important views that make our communities special places to be.

It has described important views defined by experts and by the community that must be conserved and enhanced.

Panoramic views to and from the Chesterford Ridge and Chalk Upper Slopes including open views to and from Scheduled Monuments, historic buildings and landmarks such as churches must also be maintained.



- ↑ Important views
- ↑ Locally important views

KEY

Policy GLCNP/4b – Views



Development will be supported if:

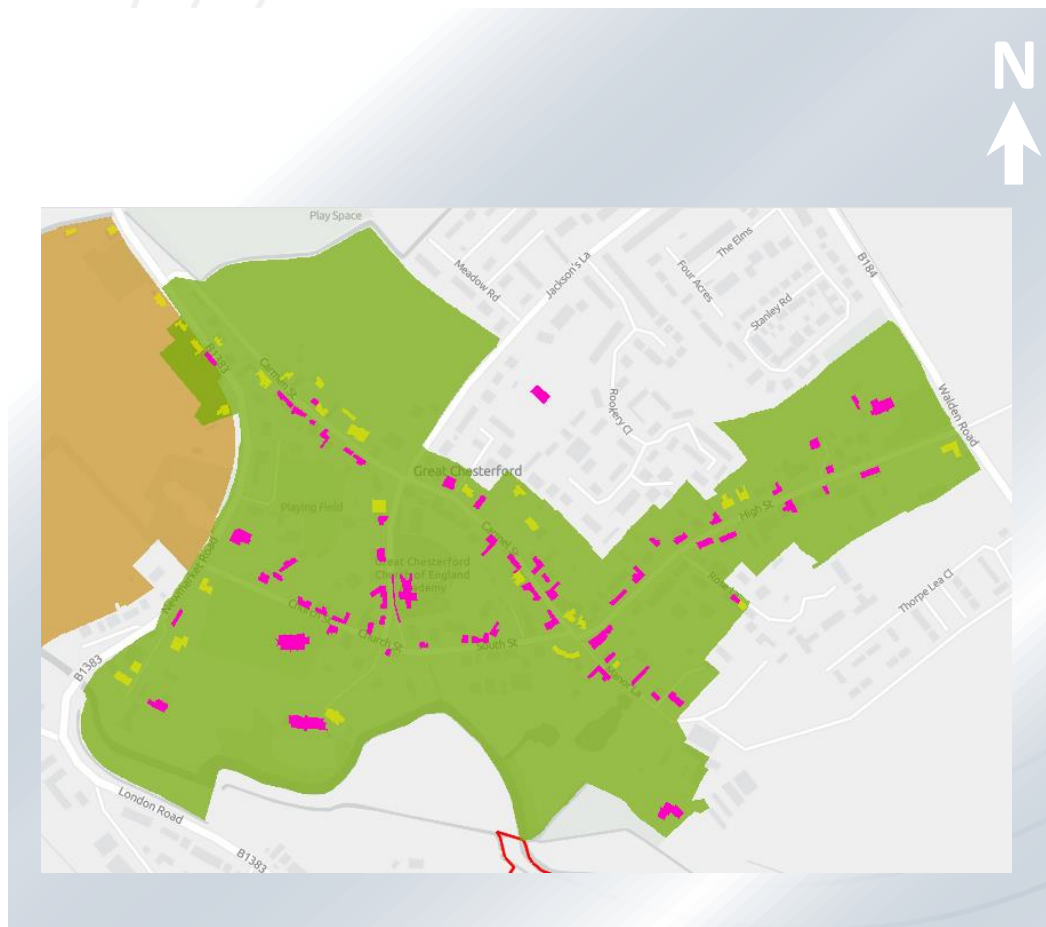
- a) It maintains or enhances and does not significantly adversely impact upon the Important Views or Locally Important Views;
- b) The panoramic views to and from the Chesterford Ridge and Chalk Upper Slopes are maintained, including open views to and from Scheduled Monuments, historic buildings and landmarks such as churches..

HISTORIC FEATURES IN GREAT CHESTERFORD




Both villages have a rich history and historic features that the plan wishes to conserve and enhance.

In Great Chesterford, as well as the two Roman Scheduled Ancient Monuments, there is a protected Conservation Area which contains many of the buildings that are nationally or locally listed.



KEY

 Scheduled Monuments

 Conservation area

 Listed Buildings

 Local Heritage Listed buildings

HISTORIC FEATURES IN LITTLE CHESTERFORD



Little Chesterford also has many listed buildings. To afford similar levels of protection outside of the Conservation Area at Great Chesterford, the plan defines an historic core around the Grade I Manor and Church and flint walls and sunken banks that must be conserved.

The agricultural nature of the surroundings of the Scheduled Monument at Bordeaux Farm must also be conserved.



Little Chesterford village

Springwell

KEY

- | | | | | | |
|--|--------------------|--|---------------------------------|--|--------------|
| | Historic Centre | | Listed Buildings | | Sunken Banks |
| | Scheduled Monument | | Local Heritage Listed buildings | | Flint Walls |

Policy GLCNP/5 – Historic Environment



Development proposals should conserve and enhance the historic environment and take account of the following as appropriate:

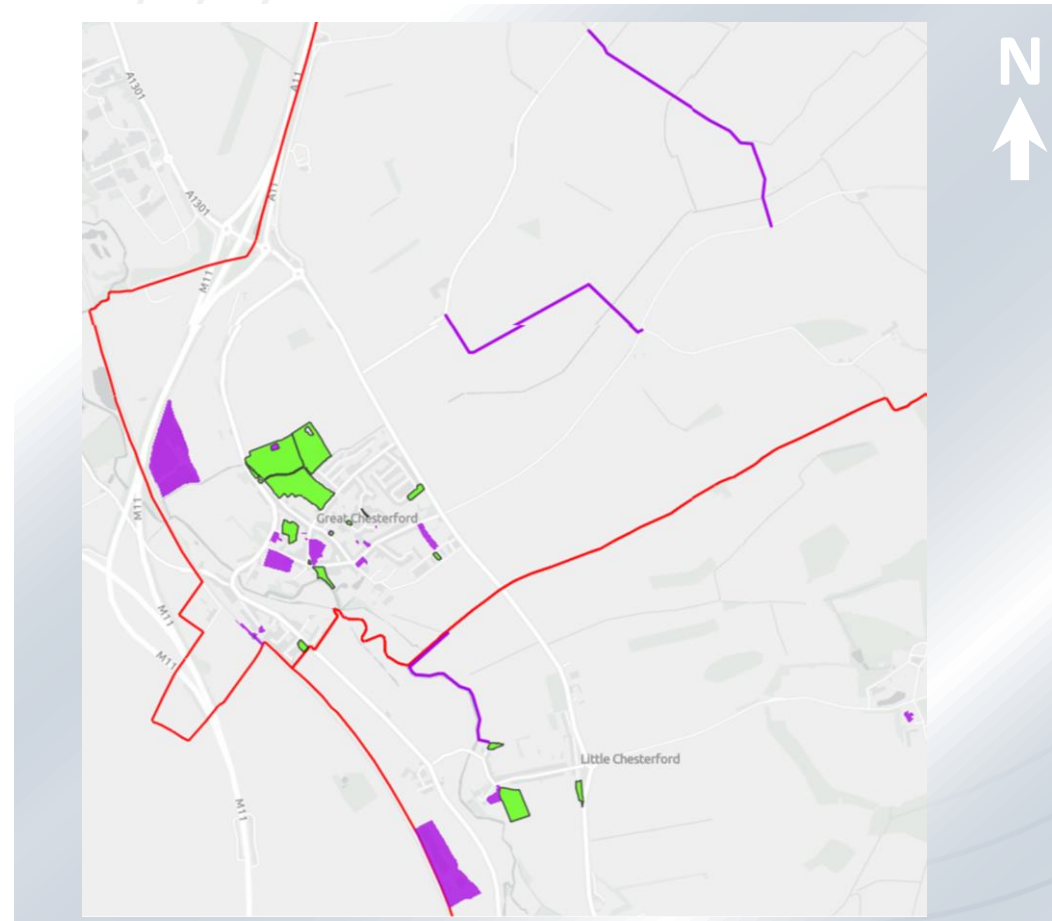
1. The significance of any undesignated heritage asset, including any structure on the Local Heritage List;
2. Open visibility between the Scheduled Monuments comprising the Roman town and Fort, and the Romano-Celtic Temple and the open aspect of the Romano-Celtic Temple area should both be conserved;
3. Development along Newmarket Road should avoid any significant detrimental impact on views into the designated Scheduled Monuments;
4. The setting of the Bordeaux Farm Scheduled Monument should be conserved;
5. In Little Chesterford, the Historic Core comprising the open space and setting of the Church and Hall should be conserved;
6. The Local Historic Features (flint walls and sunken banks) in Little Chesterford should be conserved or enhanced by any development proposals;
7. The publication and dissemination of the results of archaeological investigations is encouraged where these are required to be undertaken; and
8. The contribution of a high quality of design and materials.



VALUED SPACES AND FACILITIES



The plan supports the use of land for the things we value including recreational and educational facilities, services like surgeries, pubs & shops, places of worship and community routes.

The highest level of protection is given to Local Green Spaces that are valued for their beauty, tranquillity, recreational use or wildlife.



-  Valued community paces and facilities, including community routes (by kind permission of landowners)
-  Local Green Spaces

KEY

VALUED SPACES AND FACILITIES



Valued Community Spaces and Facilities

Recreational Facilities (places regularly visited)

1. Hall Gardens (recently reduced in size)
2. Pilgrim Close Hardstanding Open Spaces
3. Saffron Walden Angling Club Bordeaux Pit (main pit and small pit)
4. Chesterford Fisheries

Local Services

1. The village shop on School Street
2. GP surgery on School Street
3. GP surgery on High Street
4. Great Chesterford railway station
5. The Plough PH
6. The Crown and Thistle PH
7. The Crown House Hotel
8. Fitness gym at Chesterford Research Park

Community Services

13. All Saints Church
14. St Mary the Virgin Church
15. Congregational Chapel
16. The Chesterfords Community Centre
17. Little Chesterford Village Hall
18. Telephone box on Horse River Green

Educational Facilities

19. Great Chesterford C of E Primary Academy

Community Routes (used by residents for recreational purposes with the kind permission of the landowners)

20. Park Road to Cow Lane (via the Roman temple site)
21. Grumble Hall to Park Farm
22. Riverside walk between Great and Little Chesterford

Local Green Spaces

LGS-1	Recreation Ground – Great Chesterford
LGS-2	Allotments, orchard, nursery field – Great Chesterford
LGS-3	Jubilee Gardens – Great Chesterford
LGS-4	Horse field parallel to Carmen Street and on Jacksons Lane – Great Chesterford
LGS-5	Academy playing field – Great Chesterford
LGS-6	Coronation Green – Great Chesterford
LGS-7	Horse River Green – Great Chesterford
LGS-8	Congregational Chapel garden – Great Chesterford
LGS-9	Pilgrim Close open space – Great Chesterford
LGS-10	Rookery Close open space – Great Chesterford
LGS-11	Stanley Road play area – Great Chesterford
LGS-12	Thorpe Lea open space – Great Chesterford
LGS-14	Ash Green open space – Great Chesterford
LGS-15	Green by Manor Cottages – Little Chesterford
LGS-16	Meadow behind Little Chesterford Village Hall – Little Chesterford
LGS-17	Grassed area adjacent to B184 – Little Chesterford

Policy GLCNP/6 – Valued Community Spaces and Facilities



Development proposals which result in the loss or significant reduction in the value of Valued Community Spaces and Facilities should demonstrate that either the space or facility is no longer required or that alternative appropriate provision of at least equivalent value exists or will be provided elsewhere in an appropriate location in the neighbourhood area.

Policy GLCNP/7 – Local Green Spaces

The sites as shown in the neighbourhood plan are designated as Local Green Spaces.

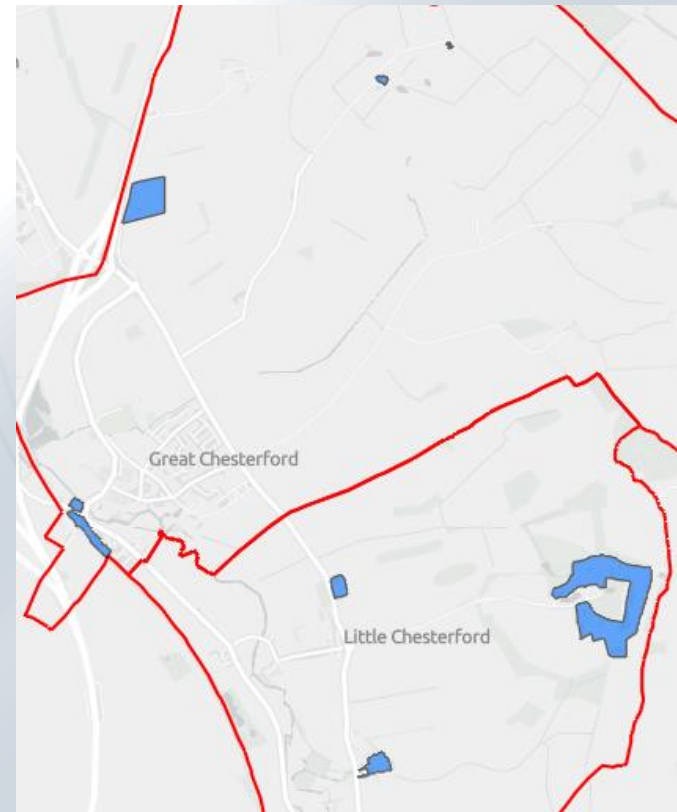
Note: Designated Local Green Spaces are afforded the same protections as Green Belt Land

EMPLOYMENT SITES


The plan wants to promote local jobs and travel to employment sites that doesn't adversely impact the local community.

It supports Research & Development at Chesterford Research Park and sustainable travel that minimises rat-running.

It has defined several existing employment sites in addition to those already included in current planning policy.



KEY

 Employment Sites

Policy GLCNP/8 – Employment



1. Proposals for new employment development will be supported at the employment sites and where necessary (to deliver sustainable development directly, fairly and reasonably related in scale and kind to the proposed development) off-site contributions are secured towards initiatives that minimise resulting through traffic in the villages.
2. Proposed developments at Chesterford Research Park will be supported where they are for research and development (and ancillary) uses, are not within the Chesterford Research Park Separation Zone, and are subject to the provision of a workplace travel plan which takes into account the need to minimise through traffic in the villages where appropriate.
3. Proposed development that has a significant detrimental impact on sites of employment, including causing their loss or reduction, should demonstrate that the relevant business is not viable in that location and redevelopment or an alternative use is the only realistic proposal.

HOUSING GROWTH

The plan wants to ensure that housing growth is proportionate and organic.

It proposed a total 10% increase over the next fifteen years, and Uttlesford District Council agreed an indicative requirement of 96 dwellings.

The plan seeks to ensure that any development is proportionate to be the village that it is part of, and a mix of sizes and types of houses, including affordable housing.



Policy GLCNP/9 – Housing



Residential development proposals will be supported which are located on:

- site allocation Chest 12 and are in accordance with Policy GLCNP/9.1
- windfall sites of fewer than five units; or
- infill sites or previously developed land

and which address the following considerations:

- a scale of development which is proportionate to the size of the settlement in which it is located;
- provision of a mix of sizes and tenures of homes which reflects local needs;
- provision of specialist housing for older people where appropriate;
- provision of affordable homes which meet local housing needs as expressed in the local housing needs assessment; and
- securing contributions for the Early Years and Child Care education facility to the east of the Bowls Club in Great Chesterford where this relates appropriately to the proposed development.



HOUSING SITES

The starting point for potential housing sites was the Uttlesford District Council's "call for sites", plus further sites put forward by landowners as part of the Neighbourhood Plan Process.

Potential sites associated with the North Uttlesford Garden Community were not included, nor were sites of less than 5 dwellings.



KEY

-  Neighbourhood Plan Sites Assessed
-  2015 Call For Sites (not included in NP assessment)

HOUSING SITES ASSESSED






The plan includes allocation of sites for potential housing development as this gives us more control over housing development moving forward. There is a rigorous process to assess and select sites.

Sites were assessed against a set of established criteria to determine if they were suitable for development.

Sites that were not suitable did not progress to the next step of site selection.



KEY

-  Site Not Suitable
-  Site Possibly Suitable
-  Site Suitable

HOUSING SITES SELECTED USING NEIGHBOURHOOD PLAN POLICIES



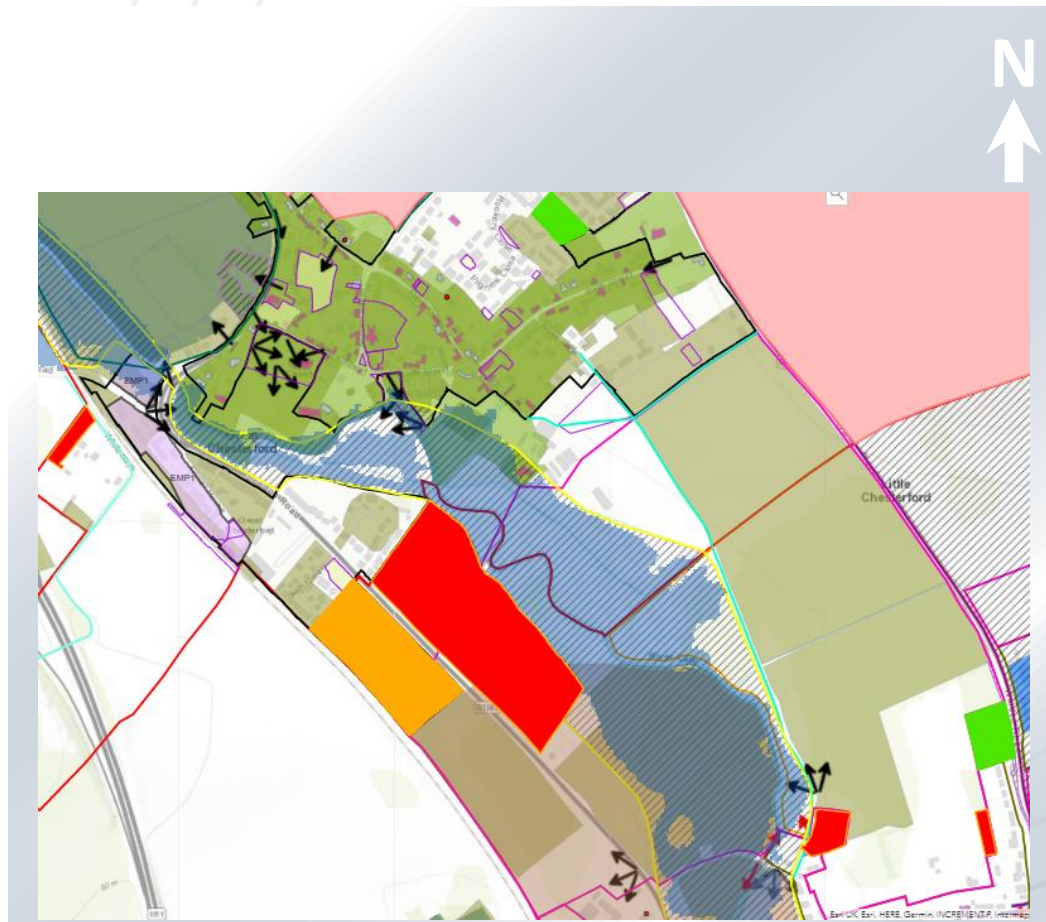
The potentially suitable sites were assessed against the plan policies we have previously described.




Two sites were selected for development with no/minor conditions.

One site was selected for development with major conditions.

10 dwellings in Little Chesterford representing 10% growth.

89 dwellings in/adjoining Great Chesterford representing 11% growth.

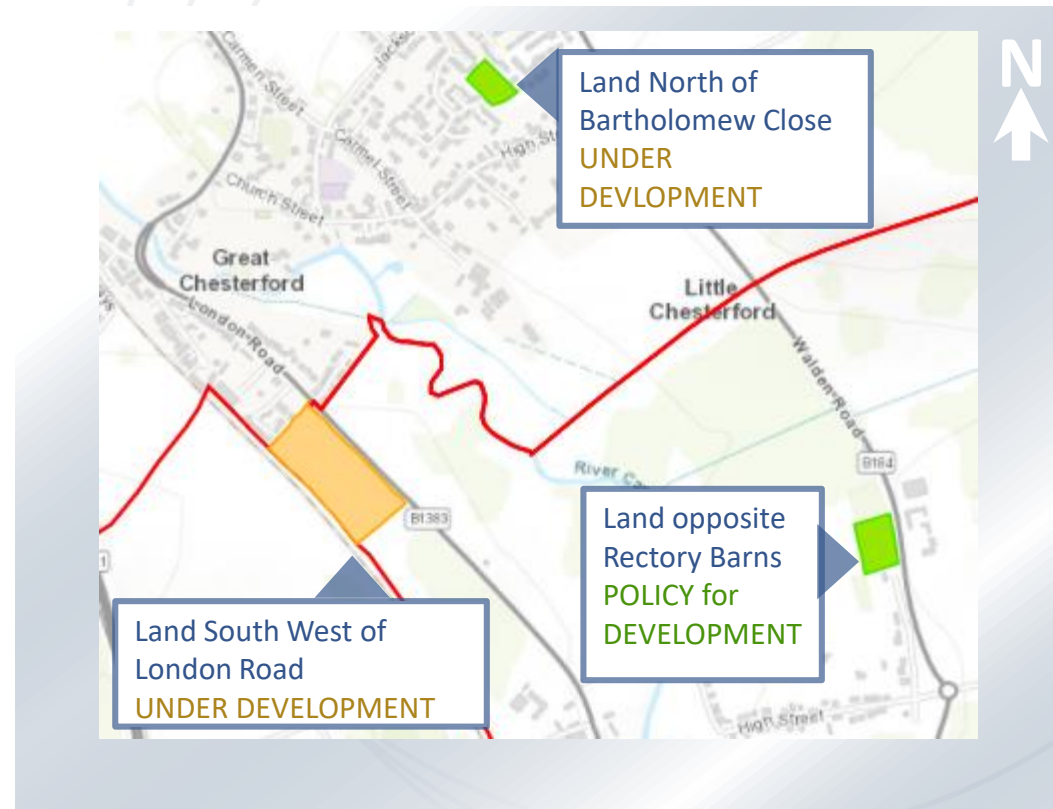
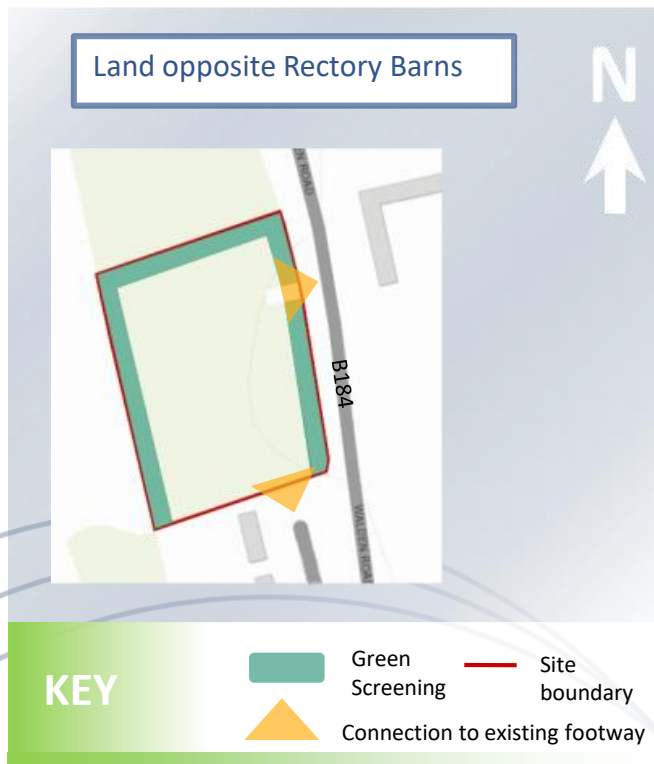


-  Site Not Selected
-  Site Selected with major considerations
-  Site Selected with no/minor considerations

KEY

SELECTED SITES AND HOUSING POLICY

Two of the selected sites have subsequently gained planning permission and have started development.



A policy for the undeveloped site sets out conditions to be met and specifies contributions to community facilities

Policy GLCNP/9.1 – Land Opposite Rectory Barns



Proposals for up to 10 dwellings will be supported.

Development proposals should incorporate the following principles:

1. The built form should continue the linear form of the existing dwellings along the Old Walden Road, Little Chesterford.
2. Green screening should be retained and enhanced to preserve the visual settlement edges and views along the Walden Road and from the Cam Valley.
3. Access to the residential dwellings should provide safe pedestrian and vehicular access.
4. Access for construction traffic should minimise disruption to residents of Little Chesterford.
5. Provision of, or contribution to, recreational facilities.
6. Footways should connect the housing to the existing pedestrian network along the B184 and the Old Walden Road.
7. A minimum of a single electric vehicle charging point should be installed at each of the houses. These should be provided, fully wired and connected, ready to use before first occupation.
8. Secure cycle parking facilities should be provided for each dwelling.
9. Contribution to cycle paths connecting Little Chesterford to Cambridge and Saffron Walden.

IN SUMMARY...

- ❖ The Chesterfords Neighbourhood Plan has defined the characteristics of our area that should be conserved and enhanced.
- ❖ It has assessed housing sites to select those which will best help us achieve growth that will achieve these aims.
- ❖ More detailed information can be found in the Neighbourhood Plan and its supporting documentation.

