



**Document Reference**  
**PS.EVR.BUR**

East Cambridgeshire  
District Council

## **Policies for Burwell**

**November 2017**

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# 1. Introduction and Policy Context

## Introduction

- 1.1 East Cambridgeshire District Council is reviewing its Local Plan, which was last adopted in April 2015. The new Local Plan, which is hoped to be adopted in 2018, will provide a framework for development in the district until 2036 and beyond.
- 1.2 This Evidence Report (which is one of a collection) provides background information and justification for policies relating specifically to the village of Burwell, including:
- Burwell1: Burwell's Local Character and Facilities
  - Burwell2: Infrastructure and Community Facilities
  - Burwell3: Preferred allocation sites
- 1.3 The purpose of this report is to provide justification for the inclusion of specific policies relating to an individual settlement, and should be read alongside other Local Plan evidence documents. For example, a detailed reasoning of the settlement's position in the Settlement Hierarchy is contained in the Settlement Hierarchy report. For the findings of the assessment of individual sites, please refer to the Site Assessment Evidence Report Update 2017.
- 1.4 Collectively, the policies attempt to provide a coherent strategy for the settlement, over the plan period, which meets the area's needs and reflects the views of the community.

## National policy

- 1.5 The National Planning Policy Framework (NPPF) was published in March 2012 and the National Planning Practice Guidance (NPPG) was introduced in 2014 which offers 'live' government guidance.
- 1.6 Through its Core Planning Principles, the NPPF indicates that planning should:
- "...take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it..."*
- 1.7 The emerging Local Plan recognises the differing roles and characters of different areas through providing a suite of bespoke policies, specific to each settlement in the district. These policies are set out in individual settlement chapters, in Section 7: Policies for Places.
- 1.8 In paragraph 157, the NPPF sets out a series of requirements which Local Plans should fulfil. The following requirements are considered relevant to the settlement chapters contained within Section 7:

"...Crucially, Local Plans should:

...be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area...

...not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives...

...plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework...

...be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date...

...allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate...”

- 1.9 In response to these requirements, Section 7 proposes the inclusion of policies relating to each settlement’s local character, infrastructure and facilities. Site allocations for a range of land uses are proposed for many settlements.

## 2 Burwell in context

- 2.1 Burwell is located 4 miles north of Newmarket and 11 miles north-east of Cambridge. Due to its population size and good range of services, the Settlement Hierarchy identifies Burwell as a ‘large’ village.
- 2.2 As a large Village, it is considered that Burwell offers the potential to accommodate growth, thereby contributing to meeting the development needs of the area. The overall scale of growth is influenced by the village’s position in the Settlement Hierarchy, the availability of suitable sites, and the presence of environmental and/or infrastructure constraints.

## 3 Local Plan Policy: Further Draft

- 3.1 A Call for Sites exercise was held as part of the Preliminary Draft Local Plan consultation, during which a number of site submissions were received for Burwell. The site submissions were assessed and sites considered suitable for development were proposed for allocation.
- 3.2 The Burwell chapter of the Further Draft Local Plan proposed four draft policies:
- 3.3 Policy *Burwell1: Burwell’s Local Character and Facilities* seeks to ensure development proposals maintain Burwell’s built character and maintain the village’s facilities expanding on them where possible.
- 3.4 Policy *Burwell2: Infrastructure and Community Facilities* sets out the settlement’s priorities in terms of infrastructure and facilities.

- 3.5 The content of the policies was informed by the Local Plan 2015, engagement with the Parish Council (in 2016), and responses to the Preliminary Draft Local Plan consultation (where applicable).
- 3.6 Policy *Burwell3: Preferred Allocation Sites* identified four site allocations:
- BUR.H1 – Land off Newmarket Road,
  - BUR.M1 – Former DS Site, Reach Road,
  - BUR.E1 – Land at Reach Road,
  - BUR.LGS1 – Pauline Swamp;
- 3.7 A number of other site submissions were assessed, but each was found to be not suitable for allocation. The results of the site assessment are presented in the *Site Assessment Report Update 2017*.
- 3.8 Burwell has a Development Envelope to define the boundary of the built up area and extent of the countryside. A number of changes to Burwell's Development Envelope were proposed during the Preliminary Draft Local Plan consultation. Following assessment, each was rejected. The reasons for rejection are set out in the Development Envelopes Assessment Report.
- 3.9 In summary, the following comments were received during the Further Draft Local Plan consultation (January – February 2017) in response Burwell draft policies:

#### Overarching Issues/Concerns

- The Devils Dyke as an Anglo-Saxon earthwork and proposals should be scrutinised to ensure no adverse effect on this ancient monument.
- Policy Burwell4 be amended to include - Provide a detailed ecological assessment to include consideration of the effects of increased recreational pressure on Devils Dyke SSSI, SAC, sufficient to enable the LPA to undertake HRA.
- Policy Burwell4 - bullet 2 amended as follows: Provide a minimum of 2.2 hectares of public high quality informal open space on-site, incorporating a range of semi-natural habitats to benefit wildlife.
- Burwell should be considered as a main settlement rather than a large village due to large range of facilities and services located in the village.

#### Infrastructure and Other constraints

- Para 7.8.1 - Library could be included in the facilities.
- Need to address road and traffic issues throughout Burwell resulting from the increase in housing.
- Policy Burwell2 to include the expansion and improvement of library services.
- The primary school has been expanded by 1FE and has capacity and Bottisham VC is currently being expanded by 3FE.
- Supports for the proposal to designate Pauline's Swamp as a Local Green Space.

#### Site Specific Comments

##### **BUR.E1 Land at Reach Road**

- BUR.E1 - there are two scheduled monuments (Devils Ditch and a Roman Villa) and Burwell Castle. Burwell Conservation Area to the north east. Development of this site has the potential to impact upon the setting these historic asset.

- The proposals will require the necessary surface water accommodation in place to reduce flood risk.

#### **BUR.H1 Land off Newmarket Rd**

- Support for BUR.H1 - from 350 homes to 420 homes and significantly larger 5ha Sports Hub.
- BUR.H1 and Policy Burwell 4 - Although no designated heritage assets within the site, a grade II listed Mill to the west of the site. Any development will need to protect and enhance the listed buildings and its settings and should be of high quality design.

#### **BUR.M1 Former DS Site**

- The proposals will require the necessary surface water accommodation in place to reduce flood risk.

#### **BUR.LGS1 Pauline's Swamp**

- The proposals will require the necessary surface water accommodation in place to reduce flood risk.

#### **Site/05/01 Low Road (Rejected site)**

- The site is suitable for residential development and is immediately available for development unlike the viability and deliverability of sites in the north of the District.

#### **Site/05/02 Land North East of Factory Road (Rejected site)**

- Reconsider site 05/02 as location for housing due to lack of 5 year land supply.

#### **Site/05/05 Land at Ness Road (Rejected site)**

- Site should be reconsidered as it is in sustainable location and well linked to the village.

#### **DE/05/03 Land at 131 & 131B North St (Rejected suggested change to Development Envelope)**

- Reconsider boundary of the development envelope at rear of 131B North Street as the reasons given for not changing is considered as unsound.

#### New Site(s) suggested

- Site/05/07 - Land at 56 Low Road
- Site/05/08 - Newstead Farm, Swaffham Road
- Site/05/09 - Land off Newmarket Road

## **4 Local Plan Policy: Proposed Submission**

- 4.1 Policy Burwell2 has been amended for the Proposed Submission Local Plan to include expansion of the library as requested in response to the consultation. Other issues raised are covered by the by the policies or updates in the Local Plan.

4.2 Policy Burwell3 has been amended as follows:

- BUR.E1 – No change: has in the site specific requirement column reference to mitigating flood risk matters and other issues raised concerning conservation and heritage assets are covered by policy LP27.
- BUR.PH1 – has been added (has outline planning permission for park home/ permanent caravan style accommodation).
- BUR.H1 – has been amended as the site has planning permission and therefore development will now need to proceed in accordance with this consent.
- BUR.M1 – no change.
- BUR.LGS1 – no change: will be protected from development in line with policy LP29 and so additional surface water measures are considered as unnecessary.

4.3 All comments relating to new and previously rejected sites were carefully considered, with full details as to the assessment of such sites available in the Site Assessment Report.

4.4 Policy Burwell4 has been deleted as it was a bespoke policy for site BUR.H1. This site has been granted a planning permission and so the policy is no longer required.

## 5 Alternative Reasonable Options

5.1 Option 1 is the preferred policy approach for Burwell, comprising the five policies as set out.

5.2 Option 2 would be to not include either Policies Burwell1 or 2, but these are rejected on the basis that they both give locally specific policy matters for the settlement, which would be lacking without such a policy.

5.3 Option 3 would be to include alternative site allocations. Such alternatives are assessed in both the Sustainability Appraisal report and the Site Assessment Report.

## 6 Conclusion

6.1 This Evidence Report demonstrates the rationale for the proposed Burwell related policies as contained in the Proposed Submission Draft Local Plan (November 2017). It is hoped that this report helps demonstrate how we have responded to comments received during the previous Draft consultations, as well as how the latest evidence and national guidance has been taken into account.