



**Document Reference**  
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East Cambridgeshire  
District Council

## **Policies for Cheveley**

**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 Cheveley, including:
  - Cheveley1: Cheveley's Local Character and Facilities
  - Cheveley2: Infrastructure and Community Facilities
  - Cheveley3: 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 Cheveley in context

- 2.1 Cheveley is located 4 miles south-east of Newmarket and close to the villages of Ashley and Saxon Street. Due to its population size and good range of services, the Settlement Hierarchy identifies Cheveley as a ‘medium’ village.
- 2.2 As a medium village, it is considered that Cheveley 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 Cheveley. The site submissions were assessed and sites considered suitable for development were proposed for allocation.
- 3.2 The Cheveley chapter of the Further Draft Local Plan proposed three draft policies:
- 3.3 Policy *Cheveley1: Cheveley’s Local Character and Facilities* seeks to ensure development proposals maintain Cheveley’s built character and maintain the village’s facilities expanding on them where possible.
- 3.4 Policy *Cheveley2: 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 *Cheveley3: Preferred Allocation Sites* identified one site allocations:
- CHV.H1 – Land between 199 and 209 High Street;
- 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 Cheveley has a Development Envelope to define the boundary of the built up area and extent of the countryside. A number of changes to Cheveley’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 Cheveley draft policies:

Overarching Issues/Concerns

- None.

Infrastructure and Other constraints

- Comments by Parish Council update on infrastructure requirements.

Site Specific Comments

- Amend paragraph 7.10.4 - The land identified is already being developed and is almost complete.

**CHV.H1 Land between 199 and 209 High St**

- CHV.H1 - The site is south of Cheveley Conservation Area and is near to a number of grade II listed buildings. Development of this site will need to conserve and enhance the conservation area and listed buildings and their settings.
- Please note minor typographical error in title of Policy Cheveley 3.

New Site(s) suggested

- Site/06/03 Land to the rear of 15-25 High Street
- Site/06/04 Land at Brook Stud

## 4 Local Plan Policy: Proposed Submission

- 4.1 Policy Cheveley2 has been amended for the Proposed Submission Local Plan, particularly in response to the update provided by the Parish Council. Some of the infrastructure in the Further Draft list have been implemented or are no longer necessary.

4.2 Policy Cheveley3 has been amended as follows:

- CHV.H1 – not amended as this has consent.
- CHV.H2 – has been added (with site specific requirements) as a new site suitable for allocation.

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.

## 5 Alternative Reasonable Options

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

5.2 Option 2 would be to not include either Policies Cheveley1 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 Cheveley 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.