



Document Reference
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East Cambridgeshire
District Council

Policies for Newmarket Fringe

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 Newmarket Fringe, including:
- Newmarket Fringe1: Newmarket Fringe's Local Character and Facilities
 - Newmarket Fringe2: Infrastructure and Community Facilities
 - Newmarket Fringe3: 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 Newmarket Fringe in context

- 2.1 Newmarket Fringe refer to the parts of Newmarket urban area that lie within East Cambridgeshire. Due to its population size and good range of services, the Settlement Hierarchy identifies Newmarket Fringe as a ‘medium’ settlement.
- 2.2 As a medium settlement, it is considered that Newmarket Fringe 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 Newmarket Fringe. The site submissions were assessed and sites considered suitable for development were proposed for allocation.
- 3.2 The Newmarket Fringe chapter of the Further Draft Local Plan proposed three draft policies:
- 3.3 Policy *Newmarket Fringe1: Newmarket Fringe’s Local Character and Facilities* seeks to ensure development proposals maintain Newmarket Fringe’s built character and maintain the village’s facilities expanding on them where possible.
- 3.4 Policy *Newmarket Fringe2: 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.
- 3.6 Policy *Newmarket Fringe3: Preferred Allocation Sites* identified one site allocation:
- WOO.H1 – Land off Cricket Field Road;
- 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 Newmarket Fringe has a Development Envelope to define the boundary of the built up area and extent of the countryside. A change to Newmarket Fringe’s Development Envelope was 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 Newmarket Fringe draft policies:

Overarching Issues/Concerns

- Proposal for allocation of Local Green Space at Peterhouse Drive, in Newmarket. Local children use this playing field for outdoor pursuits, and it is the only open space in the area for them to do so.
- Support for development proposals which contribute to maintaining the community facilities at present.
- The economic and character contribution made by the horse racing industry to the town, and that this should be respected within any new development.

Infrastructure and Other constraints

- None.

Site Specific Comments

- None

New Site(s) suggested

- Site LGS/35/01 – Peterhouse Drive, Woodditton, Newmarket

4 Local Plan Policy: Proposed Submission

- 4.1 Policy Newmarket Fringe2 has been amended for the Proposed Submission Local Plan by including additional information about developer contribution toward infrastructure.
- 4.2 Policy Newmarket Fringe3 has been amended as follows:
- WOO.H1 (Land off Cricket Field Road) is deleted as the site is now complete and therefore no longer needs allocating.
 - NFR.H1 - adjacent to 37 St. Johns Avenue, has been added as it has planning permission and should be allocated.

- NFR.LGS1 – Peterhouse Drive, a new LGS site added. Reasons for including this site are in the Local Green Spaces Evidence Report.

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 Newmarket Fringe, comprising the five policies as set out.

5.2 Option 2 would be to not include either Policies Newmarket Fringe1 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 Newmarket Fringe 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.