

An aerial photograph of Cheveley Parish, showing a mix of green fields, a central church with a prominent tower, and a cluster of houses. The image is partially obscured by a semi-transparent grey overlay on the right side.

Cheveley Parish Neighbourhood Plan

2023 - 2035

MADE PLAN
17 October 2024

CHEVELEY PARISH COUNCIL



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Prepared by Cheveley Parish Council with the assistance of Places4People Planning Consultancy

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INTRODUCTION

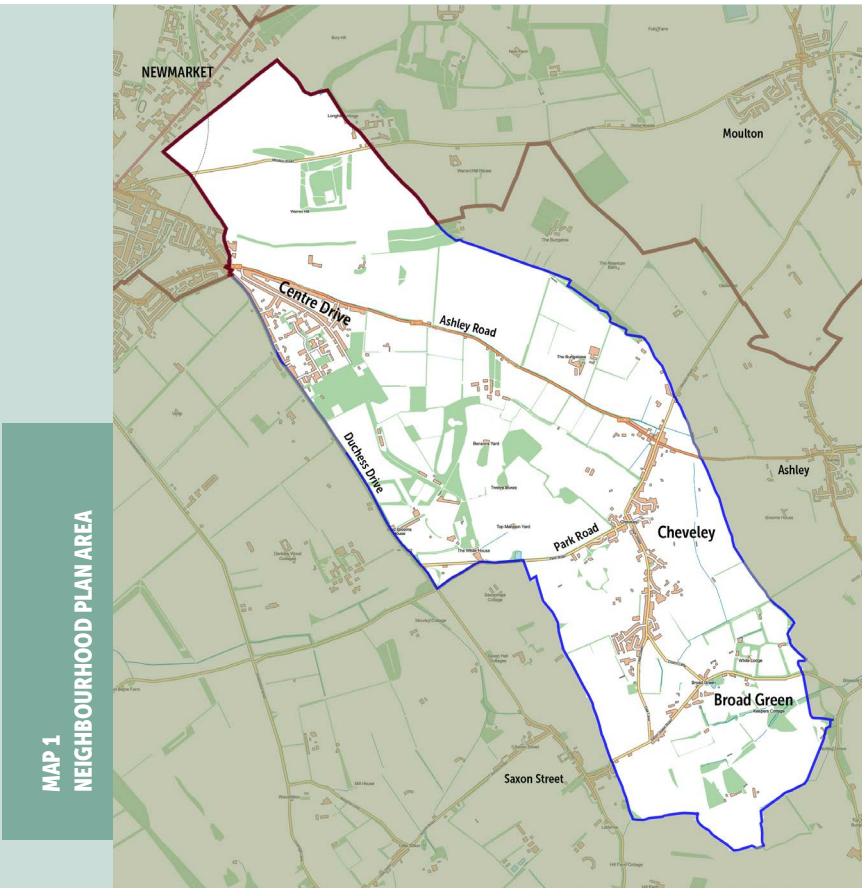
- 1.1 The Localism Act 2011 introduced new rights and powers to allow local communities to prepare a Neighbourhood Plan, which can establish local planning policies for the development and use of land in a designated area. Once complete, a Neighbourhood Plan becomes part of the development plan for the district and is used by the district council when determining planning applications.
- 1.2 The Neighbourhood Planning process, therefore, provides the parish with greater opportunities than ever before to influence change and development affecting the area as it is prepared by the community for the community.
- 1.3 Neighbourhood Plans must conform to both national and adopted local policies but can set out policies for the location and type of development and allocate specific sites for development if deemed necessary.

Background to the Neighbourhood Plan

- 1.4 Back in 2015, a need to prioritise Parish Council projects led to the formation of a Community Plan. This established the views of local residents on a number of subjects, ranging from local communication, parish facilities to employment and education

needs. However, at that time there was a growing concern from residents over new housing developments within the parish and a perceived lack of strategy with regards to location, number, size and type of development, it was felt by the Parish Council that the community would have more influence on new development proposals if a Neighbourhood Plan was created.

- 1.5 Consequently, the work undertaken on the community plan together with other research that was being collated to create a 'state of the parish' report formed a sound basis on which to initiate the preparation of a Neighbourhood Plan.
- 1.6 Therefore, the process formally commenced on 10 Dec 2018, when East Cambridgeshire District Council designated the Cheveley Neighbourhood Plan area which coincides with the boundary of the parish, as illustrated on **Map 1**. The Plan period is 2023 to 2035.
- 1.7 Whilst some progress was made with drafting the Plan, the Parish Council took a decision in 2022 to engage the services of Places4People Planning Consultancy to assist with the completion of the Plan.



1.8 This is the Made version of the Neighbourhood Plan. It has been the subject of two rounds of public consultation before being independently assessed by a Neighbourhood Plan Examiner. The Examiner's recommended changes were incorporated into the Referendum Plan. The Parish Referendum was held on 12 September 2024 when 84% of the votes cast were in favour of the Plan being used by East Cambridgeshire District Council when determining planning applications in the Parish.

Community Engagement and how this has informed the Neighbourhood Plan content

1.9 Early engagement with residents was undertaken in January 2019. Surveys were available at in-person surgeries were held in various locations throughout the parish.

- 1.10 33 responses were received covering the following points:-
- 58% consider there is a need for additional housing in Cheveley Parish over the next 15 years.
 - 65% consider this should be 'in-fill' housing only
 - 28% thought that sites of 2-10 dwellings were appropriate.
 - in terms of house types and sizes :
 - 61% suggested - smaller homes (1-2 bedroom properties)
 - 55% suggested affordable housing (Housing Association rented / shared ownership)
 - 41% suggested 3-4 bedroom properties
 - main concerns of new housing development included :
 - capacity of school places
 - increased traffic;
 - loss of countryside; and
 - need for more infrastructure
 - 87% agreed the parish offers access to green space.
 - 94% thought the design of new development, including householder extensions, is important.



<p>The reasons that make it attractive to live in the parish included:</p> <ul style="list-style-type: none"> • rural feel • village life • little traffic • community feel • local facilities 	<p>The issues which detract from living in the parish included:</p> <ul style="list-style-type: none"> • Lack of village hall • speeding traffic • over-development • lack of facilities e.g. for younger residents, poor bus service
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Transport/Work/Education

- 36% wanted a dedicated pedestrian and cycle route between Cheveley village and Newmarket.
- 11.6% worked in Cambridge, 1.9% in Bury St Edmunds, 6.8% commute more than 20 miles.
- 60% commute to work/education by car; 2% use the bus; 3.7% the train; 6.7% walk.
- 45% were not in work or education.
- 44% wanted a more frequent bus service.
- 55% cited addressing speeding vehicles as a priority.

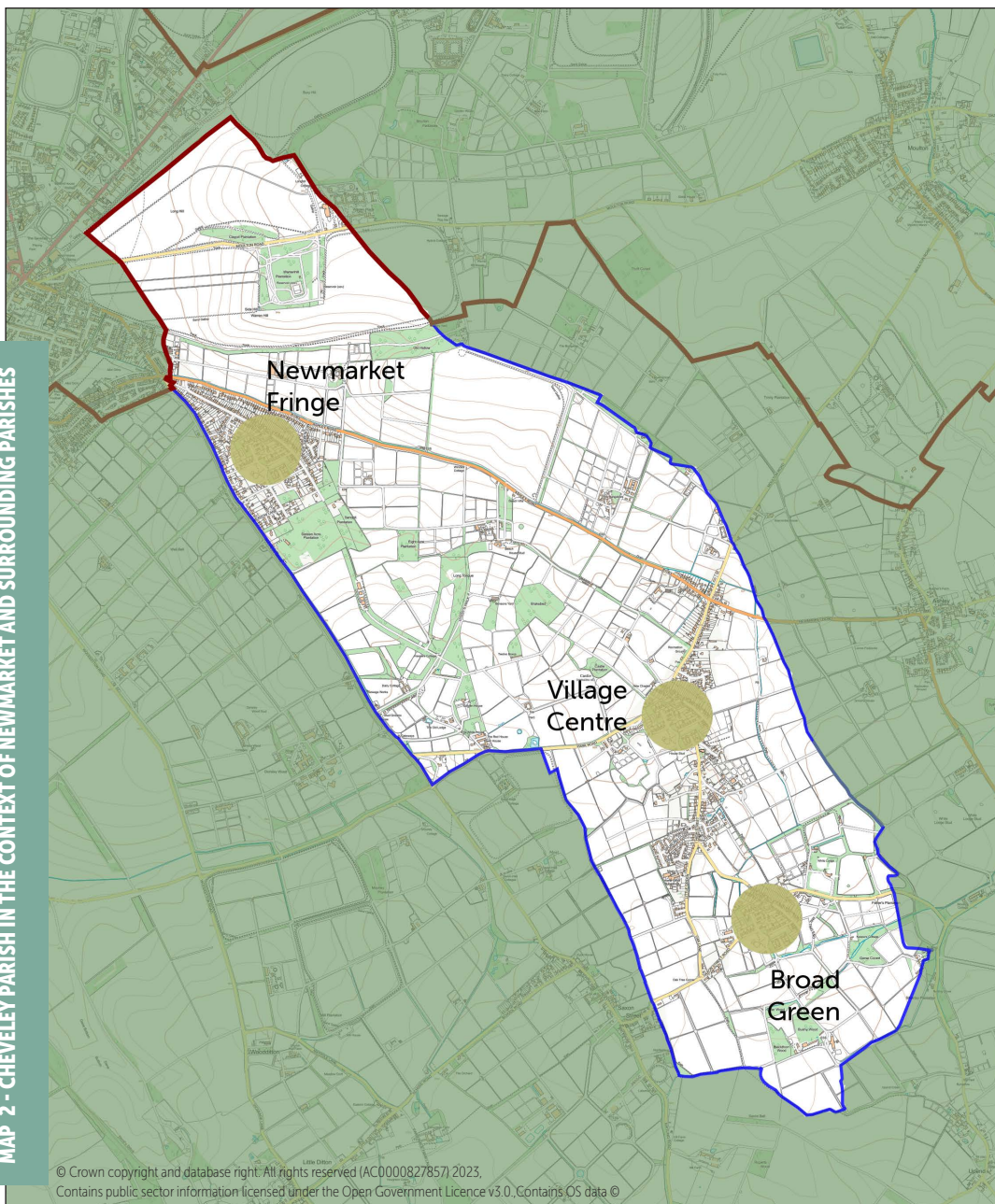
Environment & Housing:

- 39% wanted signs and maps showing walking routes in the parish.
- 80% wanted more tree, hedge, flowers and shrubs planted in public areas.
- 80% wanted footpaths/rights of way to be cut/cleared more frequently.
- 68% agreed that roadside verges are adequately maintained.
- 38% agreed that affordable housing was a priority.



2. ABOUT CHEVELEY

- 2.1 Cheveley parish is located to the south east of the town of Newmarket, and is a diverse parish with part falling within the Newmarket Fringe as defined by the East Cambridgeshire Local Plan and consists of the southern suburbs of the town, having a semi-urban character and part being individual rural villages/hamlets, centred on the village of Cheveley as indicated on the Map 2.



- 2.2 Cheveley village lies to the south of the parish with Broad Green hamlet to the south and Cheveley Park to the west. The village was originally three small settlements - Broomstick Corner to the north, Cheveley (covered by today's Conservation Area) and Little Green to the south and grew over the course of the 20th Century with these three hamlets joining together to create Cheveley village as it is known today.

- 2.3 There is a good range of local services including an Anglican church, a Post Office/village store, gastro public house (the Red Lion), hairdresser shop, primary school, community room (within the school and available for hire by local groups), the Parish Hall and a recreation ground with sports pavilion. An occasional bus service operates to Newmarket.
- 2.4 In addition there is strong sense of community with a number of local clubs and organisations operating ranging from the Tennis Club, the Church, the Community Association, Cheveley Sports Club, Evergreens, the British Legion, and Brownies. The Icknield Way long distance route passes through the village on its 110 mile journey from Ivinghoe Beacon in Buckinghamshire to Knettishall Heath in Suffolk.



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- 2.5 In contrast to the village centre is the area known as Newmarket Fringe which is essentially the triangular-shaped, residential area between Duchess Drive and Ashley Road. As a suburb of Newmarket, this part of the parish looks to the services and facilities provided within Newmarket itself, which is a large market town, with a wide range of shops, employment opportunities and community facilities. There are also good public transport links including a rail service providing links with Cambridge and Ipswich and beyond.

Facts and Figures

- 2.6 The following sets out some key statistics with regard to the Parish. It should be noted that some Census 2021 data sets had yet to be released at parish level at the time the Plan was prepared.

AECOM was commissioned to undertake a Housing Needs Assessment (HNA 2023) to inform the Neighbourhood Plan and this does include more up to date data, this has been collated based on Office for National Statistics "output areas" rather than the parish boundary, but provides a good indication of the broader picture.

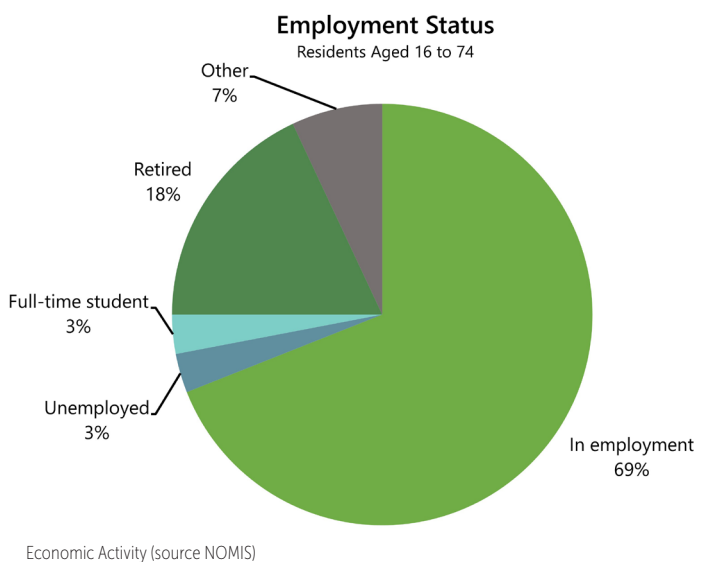
Area (hectares) 844.14 = density of 2.4 persons per hectare (source NOMIS)
Total Population: 2,305 (source HNA 2023)
 Around 26% of the population is aged 65 and over.
Dwelling stock: estimate 1,142 (source HNA 2023)
Home ownership: the majority of households are homeowners (66.7%), Rates of home ownership are substantially higher in the north of the parish at 79.1% (Newmarket Fringe) and just 57% in the south (Cheveley village).

Households who rent privately account for 16.7% of households in the area and the level is fairly consistent in the north and south and across East Cambridgeshire but is lower than in England as a whole (20.6%).

Between 2011-2021 there has been very little change in tenure, in absolute terms, in Cheveley Parish as a whole. The number of homeowners has remained broadly static. The number of households social renting and in shared ownership has increased marginally.

Average household size (people) = 2.3 (source NOMIS)
 Average number of bedrooms = 3.1 (source NOMIS)
 Average household incomes are around £48,600 as at 2018 (the most recent year for this dataset - HNA 2023)

The current mean average house price is around £470,600, with the median average at £400,000 and the lower quartile price at £242,300 at the end of 2022 (source HNA 2023). This means households would need an income of around £62,000 to afford to buy a lower quartile priced property on the open market.



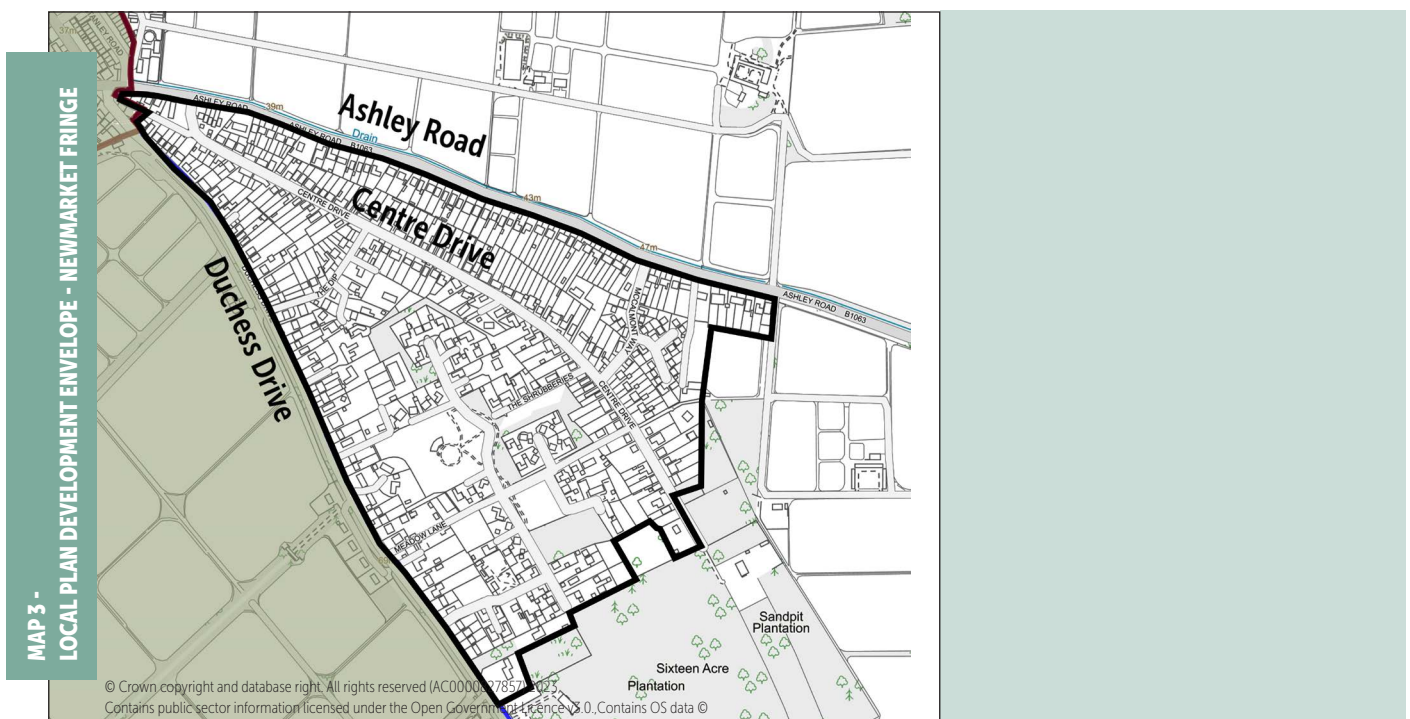
3. PLANNING POLICY CONTEXT

National Planning Policy Framework

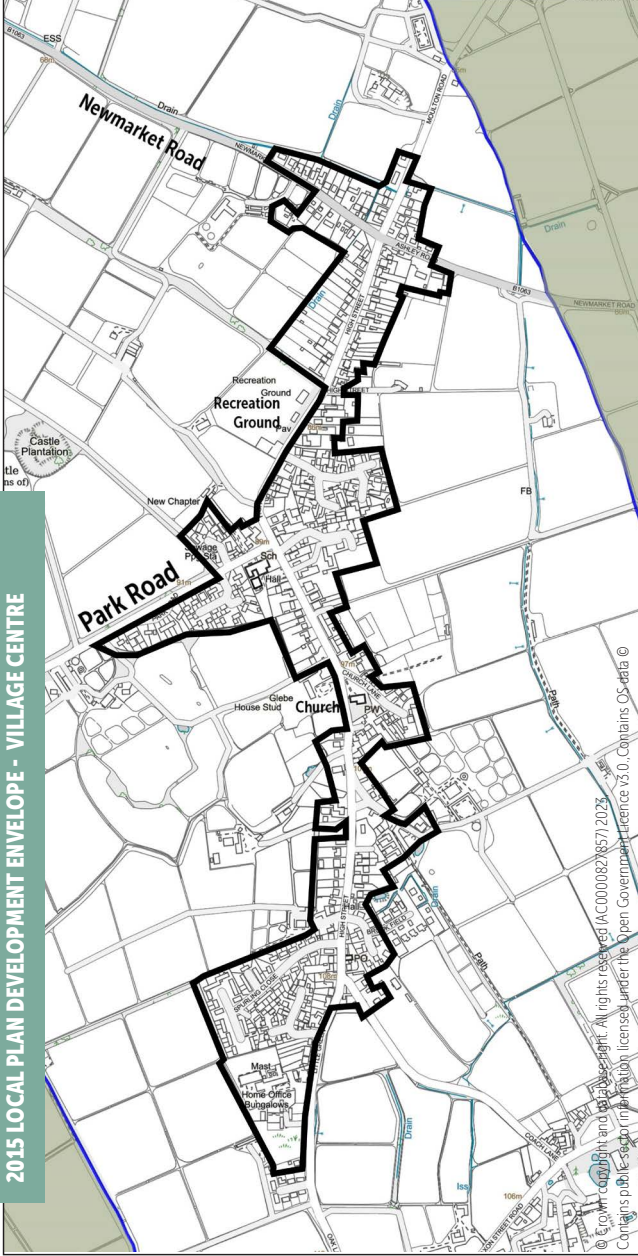
- 3.1 The National Planning Policy Framework (NPPF) sets out the government’s high-level planning policies which must be considered in the preparation of development plan documents and when deciding planning applications. In December 2023, the government published a revised NPPF. The Framework sets out a presumption in favour of sustainable development.
- 3.2 Paragraph 11 of the NPPF states that ‘plans and decisions should apply a presumption in favour of sustainable development’ but that this presumption does not hold if the adverse impact demonstrably outweighs the benefits of any development.
- 3.3 Paragraph 13 of the NPPF requires that Neighbourhood Plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
- 3.4 Paragraph 29 – 30 explains the Neighbourhood Plan policies are considered non-strategic in the context of plan making but that they can shape, direct and help to deliver sustainable development.

Local Plan

- 3.5 The East Cambridgeshire Local Plan was originally adopted in 2015 but was revised in 2023. It sets out the vision, objectives spatial strategy and policies for the future development of the whole district. It also identifies land and allocates sites for different types of development, such as housing and employment, to deliver the planned growth for the district to 2031.
- 3.6 The plan describes Cheveley as a “pretty linear village located four miles south-east of Newmarket, with a good range of local services and a regular bus service to Newmarket.” Newmarket Fringe is defined in the Local Plan as a suburb of Newmarket lying to the south of the town and partly falling within the parish of Cheveley. The Local Plan acknowledges that the Fringe, in particular, looks to Newmarket for its facilities and services.
- 3.7 The Local Plan also defines a ‘development envelope’ around both the village of Cheveley and Newmarket Fringe, as illustrated on Maps 3 and 4. The purpose being to distinguish between the built-up areas where changes and proposals for development maybe more acceptable, compared to the surrounding countryside, where there is a desire for this to remain in its open form and undeveloped.



MAP 4 -
2015 LOCAL PLAN DEVELOPMENT ENVELOPE - VILLAGE CENTRE



3.8 The Local Plan acknowledged that growth in both Cheveley and Newmarket Fringe would be on suitable infill sites within the defined boundaries. The Local Plan also allocated two sites for development in Cheveley both of which have now been developed. The Local Plan strategy for development outside of defined boundaries is that housing will not normally be permitted, unless this is for essential rural workers or affordable housing.

Minerals and Waste Local Plan

3.9 The Cambridgeshire and Peterborough Minerals and Waste Local Plan was adopted in July 2021. The majority of the parish is within a "minerals safeguarding area" and therefore covered by Policy 5 - Minerals Safeguarding Areas which states that Cambridgeshire County Council must be consulted on all development proposals in the safeguarding area except:

- (a) development that falls within a settlement boundary [development envelope];
- (b) development which is consistent with an allocation in the Development Plan for the area;
- (c) minor householder development within the immediate curtilage of an existing residential building;
- (d) demolition or replacement of residential buildings;
- (e) temporary structures;
- (f) advertisements;
- (g) listed building consent; and
- (h) works to trees or removal of hedgerows."



4. VISION AND OBJECTIVES

VISION

In 2035, Cheveley Parish will continue being an attractive and desirable place to live, with varied thriving sustainable communities. All our residents will feel valued and connected. Our heritage features, countryside and access to open space will be retained and enhanced. Our community facilities will be protected to ensure that these valuable assets continue to support our communities.

Objectives

Housing

1. Ensure that new housing responds to the identified local needs of the Parish in terms of size, type and tenure
2. Enable opportunities for the provision of affordable housing that meets the needs of those with a connection to Cheveley Parish
3. New housing proposals should be designed to reflect the local characteristics and different qualities of Newmarket Fringe and Cheveley Village

Employment

4. Enable the various equine related industries which are prevalent in the parish to prosper and thrive

Community

5. Ensure that the scale of new development can be supported by local infrastructure and services
6. Protect and improve the existing range of community services and facilities
7. Improve road safety and reduce the impact of traffic passing through the parish

Environment

8. Protect important views and links to the wider countryside
9. Protect important green spaces both those designated as local green spaces and other non-designated spaces which contribute to the character of the area
10. Protect and enhance Cheveley Parish's rights of way

Heritage

11. Ensure new development is appropriate to the historic character of Cheveley Village
12. Protect and enhance the heritage assets within the Parish

5. SPATIAL STRATEGY

Link to Strategic Policies

East Cambridgeshire Local Plan Adopted 2015

- Policy GROWTH 2: Locational strategy
- Policy GROWTH 4: Delivery of growth
- Policy GROWTH 5: Presumption in favour of sustainable development
- Policy GROWTH 6: Community-led development

Context

- 5.1 As described above under 'Background to Cheveley', the parish has two distinct areas, each with their own characteristics and functionality.
- 5.2 A specific feature of the locality in this part of East Cambridgeshire, is the number of equine studs associated with the horse racing industry at Newmarket. These cover significant areas of the parish creating a regular field pattern, sometimes interspersed with public footpaths.
- 5.3 With regard to housing and development in the village this has taken the form of small-scale schemes in various locations. Two sites were allocated for housing purposes in the East Cambridgeshire Local Plan and a further three sites have come forward since 2015 the Local Plan was adopted. The Neighbourhood Plan has reviewed the Development Envelopes to take account of development that has taken place at Hobbs Warren and Brook Field and outstanding planning permissions adjoining the Development that have yet to be built.
- 5.4 Local Plan Policy GROWTH 2: Locational Strategy, states that *"Outside the development envelope development will be strictly controlled, having regard to the need to protect the countryside and the setting of towns and villages."*
- 5.5 An exception to this would be for community-based development referred to in Policy GROWTH 6 *which may include affordable housing, small business units and renewable energy schemes.*

Location of new development

- 5.6 The Neighbourhood Plan supports limited growth in the Parish, with the development being focused within the Development Envelope, reflecting the close proximity of existing services and facilities. Any development must not have a detrimental impact on the setting of historic assets, landscape features and the natural environment, as well as the amenity of residents in terms of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), access to the countryside, or volume or type of vehicular activity generated.
- 5.7 There may be situations where it is necessary for development to take place outside the Development Envelope. Any such proposals will be considered as an exception in the context of the policies in the National Planning Policy Framework and the adopted Local Plan. Such instances might include those where agricultural related development requires planning permission, the provision of community services for residents where suitable sites are not available within the Development Envelope and additional outdoor recreation facilities. For clarity the Policies Map only shows the Development Envelope within the parish. In this context it does not affect the inclusion of land west of Duchess Drive within the Newmarket Fringe Development Envelope as shown in Map 8.29 of the Local Plan (which is in Woodditton parish).

Policy CHEV 1 - Development Strategy

The focus for new development within Cheveley Parish will be within the defined Development Envelopes, of both Cheveley Village and Newmarket Fringe, as shown on the **Policies Map**, subject to being of an appropriate scale and not having an unacceptable impact on

- i. the amenity of residents;
- ii. the historic and natural environment;
- iii. the provision of services and facilities; and
- iv. the highway network.

Land outside the Development Envelopes is defined as countryside where development will normally only be allowed in accordance with National and District level policies.

Proposals for new buildings outside the Development Envelopes will be required to be accompanied by a Landscape and Visual Impact Assessment, or other appropriate and proportionate evidence, that demonstrates how the proposal can be accommodated in the countryside without having a significant detrimental impact, by reason of the building's scale, materials and location, on the character and appearance of the countryside and diminish gaps between settlements including between Broad Green and Saxon Street.

6. HOUSING

Policy Objectives

- Ensure that new housing responds to the identified local needs of the Parish in terms of size and type;
- Enable opportunities for the provision of affordable housing that meets the needs of those with a connection to Cheveley Parish
- New housing proposals should be designed to reflect the local characteristics and different qualities of Newmarket Fringe and Cheveley Village

Key Evidence

- Housing Needs Assessment - February 2023 - AECOM

Link to Strategic Policies East Cambridgeshire Local Plan Adopted 2015

- Policy HOU 1: Housing Mix
- Policy HOU 3: Affordable Housing Provision
- Policy HOU 4: Affordable Housing Exception Sites
- Policy HOU 6: Residential Care Accommodation



Housing need

- 6.1 The Local Plan, originally adopted in 2015 and revised in 2023, allocated two sites for housing development in Cheveley, for two dwellings to the rear of Star and Garter Lane and 18 dwellings at 199-209 High Street (The Paddocks). The Local Plan Single Issue Review, adopted in 2023, did not identify a need for further housing allocations in East Cambridgeshire during the plan period and so there is no requirement for the Neighbourhood Plan to allocate further sites.
- 6.2 For both Cheveley Village and Newmarket Fringe the adopted local plan states these areas will continue to grow at a slow rate with new housing being built on suitable infill sites within the defined settlement envelopes and any sites allocated through the Local Plan.
- 6.3 Community engagement in preparing the Neighbourhood Plan supports the need for new housing, but that this should be limited to infill on small sites. There is also support for affordable housing.
- 6.4 The Housing Needs Assessment undertaken to inform the Neighbourhood Plan, provides robust evidence on a number of matters, including housing mix, affordable housing and specialist housing for older people. A further issue explored is the number of second homes and the seasonal use of homes used by the racecourse industry which means these are not available to rent or buy for local residents.
- 6.5 Cheveley Parish sits within Cambridge Housing Market Area which covers Cambridge, East Cambridgeshire, Fenland, Huntingdonshire, South Cambridgeshire, and West Suffolk. This means that when households who live in these authorities move home, the vast majority move within this geography.
- 6.6 Consequently, at the neighbourhood level it is not possible to be definitive about housing need and demand because Cheveley Parish is closely linked to other areas. For example, changes in need or demand in settlements nearby, such as Newmarket, is likely to impact on the parish, this relationship must be borne in mind when considering the role of the parish and its housing needs.
- 6.7 The latest Census 2021 data (HNA 2023) suggests that there were around 2,305 residents in the Cheveley neighbourhood plan area, formed into 1,036 households. When compared to data from Census 2011, it appears that the population has declined slightly from 2,391, a fall of 56 people. The number of households has also fallen slightly from 1,059 - 23 fewer households. Dwelling stock data is not yet available from Census 2021, but it is possible to estimate the current size of the housing stock based on Census 2011 figures plus completions since, this provides an estimate that there are currently 1,142 dwellings.

Housing mix

- 6.8 The majority of dwellings in Cheveley Parish are detached (52%), followed by semi-detached (36%). There are fewer smaller property types with terraces and flats accounting for 7% and 5% respectively. The share of different property types in the stock has not changed substantially since 2011.

Table 1: Residential accommodation type 2011-2021

DWELLING TYPE	2011	2021
Detached	53%	52%
Semi-detached	34%	36%
Terrace	9%	7%
Flat	4%	5%

Source: HNA 2023 - ONS 2021 and 2011, AECOM Calculations

- 6.9 Within Newmarket Fringe there is a stronger bias to detached dwellings and also a slightly higher proportion of flats compared to the parish as a whole. This is likely to reflect recent development in the area which includes apartments as part of the development at Meadow Lane. In contrast Cheveley village has a higher proportion of semi-detached homes.
- 6.10 The largest proportion of dwellings have 3 bedrooms (39%) with a further 31% with 4 or more bedrooms in 2021. The stock of smaller homes is more limited with 25% having 2 bedrooms and 6% having 1 bedroom. Again, these proportions have not particularly changed from 2011 - 2021, albeit there has been some increase in larger dwellings as a share of the stock. Indeed Census 2021 housing mix by size (number of bedrooms) suggests there has been growth in the largest properties (4+ bedrooms) since 2011.

Table 2: Dwelling size (bedrooms) 2011-2021

NUMBER OF BEDROOMS	2011	2021
1	6%	6%
2	25%	25%
3	40%	39%
4+	28%	31%

Source: HNA 2023 - ONS 2021 and 2011, AECOM Calculation

- 6.11 The HNA projected forward to 2035 and suggests that the parish would benefit from a broad range of dwelling sizes through new development, but that some prioritisation might be given to mid sized (2-3 bedroom) homes, to increase choice and support families and indeed older people looking to downsize. Table 3 sets out the suggested housing mix for new developments that will be required to improve the choice of property sizes. Policy CHEV2 addresses this important issue. It acknowledges the findings of the Housing Needs Assessment. Where appropriate, developments which propose a different proportion of house types should be accompanied by detailed information about the way in which they would address up-to-date housing needs in the parish.

Table 3: Housing mix requirement (bedrooms) 2011-2035

NUMBER OF BEDROOMS	Current stock mix (2011)	Suggested stock mix 2035	Balance of new housing to reach suggested mix
1	66	8.3%	14.0%
2	269	27.1%	28.2%
3	423	40.2%	34.1%
4+	301	18.7%	23.7%

Policy CHEV 2 - Housing Mix

Housing development must contribute to meeting the needs of the village. Planning proposals will be supported where development provides a mix of housing types and sizes.

On sites of 10 or more dwellings the following mix of dwellings should be provided, in accordance with the Cheveley Housing Needs Assessment, unless more up-to-date evidence of need for the tenure proposed has been published:

1 bedroom dwellings	14%
2 bedroom dwellings	28%
3 bedroom dwellings	34%
4 bedroom dwellings	24%

The provision of bungalows will also be supported where the proposal would not have a detrimental impact on the character of the area in the vicinity of the site and is designed to meet the needs of an ageing population looking to downsize into homes suitable for lifetime occupation.

POLICY 2 CHEV 2 - HOUSING MIX

Affordable housing

- 6.12 East Cambridgeshire's adopted policy on affordable housing provision (Policy HOU3) requires 40% of all new housing to be affordable on sites of more than 10 dwellings. The HNA 2023 provides robust evidence of need for affordable housing in the Parish, which is supported by community feedback. Consequently, every effort should be made to maximise delivery where viable.
- 6.13 In terms of existing affordable tenures (shared ownership and social rented) Table 4 sets out the proportions in the Parish, compared to East Cambridgeshire while Table 5 indicates that there has been little change in these proportions over the last ten years.

Table 4: Tenure (households) in Cheveley Parish 2021

TENURE	Cheveley Parish	Newmarket Fringe	Cheveley Village	East Cambs
Owned	66.7%	79.1%	57.0%	68.0%
Shared ownership	2.1%	4.1%	0.5%	1.5%
Social rented	14.5%	0.7%	25.3%	14.0%
Private rented	16.7%	16.1%	17.2%	16.5%

Source: HNA 2023 - ONS 2021 and 2011, AECOM Calculation

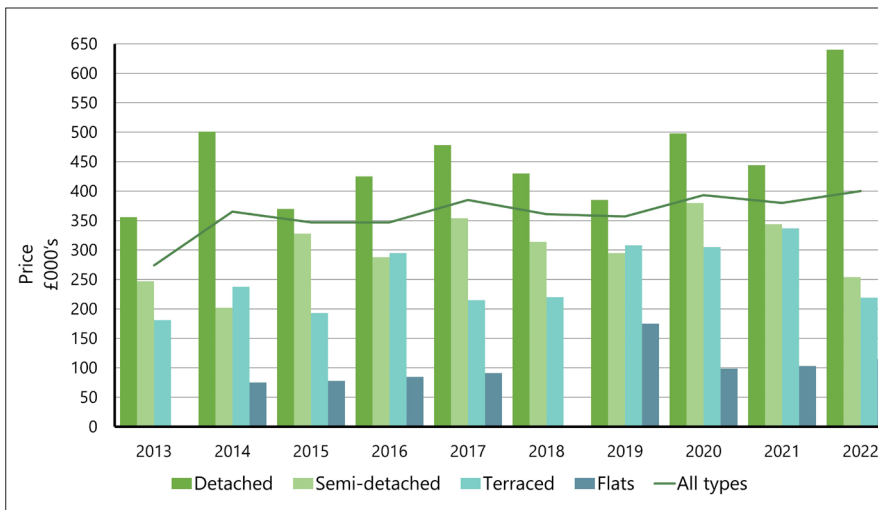
Table 5: Tenure change (households) in the Parish 2011-2021

TENURE	2011	2021	% change
Owned	696	698	0.3%
Shared ownership	19	22	15.8%
Social rented	143	152	6.3%
Private rented	201	175	-12.9%

Sources: HNA 2023 - Census 2021 and 2011, AECOM Calculations

6.14 The relationship between house prices and incomes determines whether housing is affordable to local households and, to a large extent, what tenure, type and size of home they occupy. Changes in affordability over time can indicate pressures in the housing market. Figure 1 illustrates median prices by type of dwelling between 2013 and 2022, identifying that detached dwellings are priced substantially higher than other dwelling types. These have also increased in price at the greatest rate over the same period. Flats are the cheapest property year on year, though there are very few flat sales, so availability of these less expensive properties is limited.

Figure 1. Median house prices by type in Cheveley Parish 2012-2022



Source: HNA 2023

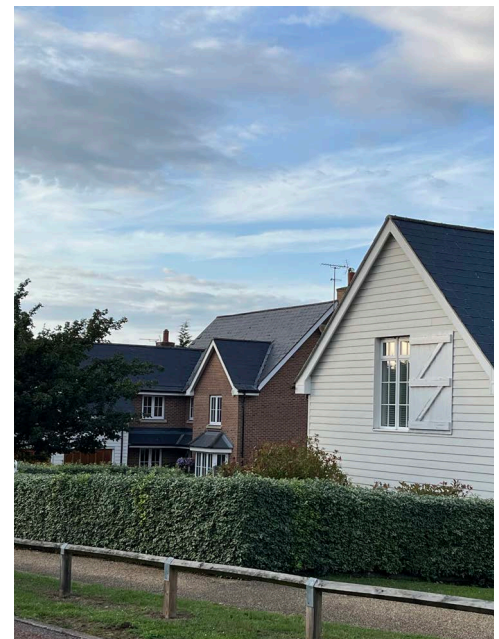
6.15 Household incomes determine the ability of households to exercise choice in the housing market, and consequently the level of need for affordable housing products. To gain a clearer understanding of local affordability, it is useful to understand what levels of income are required to afford different tenures. This is done using 'affordability thresholds': the estimated amount of annual income required to cover the cost of rent or a mortgage given local housing prices. Data published by the Office for National Statistics identifies that, for East Cambridgeshire, median house prices in 2022 were 10.5 times higher than gross annual earnings in the district, twice what it was in the year 2000.

6.16 The HNA 2023 has determined thresholds for the income required in the parish to buy a home in the open market (average and entry-level prices), and the income required to afford private rent and the range of Affordable Housing tenures as set out in national planning guidance. The information is reproduced in Appendix 2 and demonstrates that, overall, the affordability of market housing to households on average incomes or lower in the Parish is particularly poor. Affordable home ownership and affordable rented tenures improve affordability substantially for these households.

6.17 There is a relatively large group of households in the Parish who may be able to afford to rent privately but cannot afford home ownership. They are typically earning between around £42,200 per year (at which point entry-level rents become affordable) and £62,293 (at which point entry-level market sale homes become affordable). This 'can rent, can't buy' cohort may benefit from affordable home ownership products.

6.18 As stated previously, there is an estimated need for 5.6 affordable rented homes in the Parish per annum, or 67 homes over the plan period (2023-2035). There are 56 households currently on the waiting list for the Parish according to data provided by East Cambridgeshire District Council. It is interesting to note that the largest proportion of these households need a 4+ bedroom home; there is also a substantial need for family sized accommodation (3+bedrooms). The need for different sized homes from those on the waiting list:

9 x 1 bedroom 15 x 2 bedrooms
 11 x 3 bedrooms 21 x 4+ bedrooms



6.19 Policy HOU3 of the Local Plan 'Affordable Housing Provision', requires a minimum of 40% of affordable housing on sites of 10 or more dwellings. Given the demonstrable affordable housing need evidenced, this supports the case for encouraging as much affordable housing as possible through the Neighbourhood Plan. However, this need does not advocate the release of additional sites for market housing in the Parish to deliver the affordable housing within them, as this amount of growth would be contrary to the Local Plan spatial strategy for the location of growth. However, as the Plan does not allocate any new sites for housing development there is a reliance on redevelopment opportunities. The Local Plan Policy does not specify the proportion or type or the precise mix in terms of tenure and goes on to state that this will be determined by local circumstances at the time of the planning permission, including housing need.

6.20 Consequently, although housing sites are not allocated in the Neighbourhood Plan, it is considered important for the Parish to specify an affordable housing tenure mix, which is justified

through local, up to date evidence (HNA 2023) should any larger sites (10 or more units) come forward for development during the Plan period. The HNA 2023 suggests affordable rented tenures should be prioritised as this responds to those on the housing waiting list.

Policy CHEV 3 - Affordable Housing mix

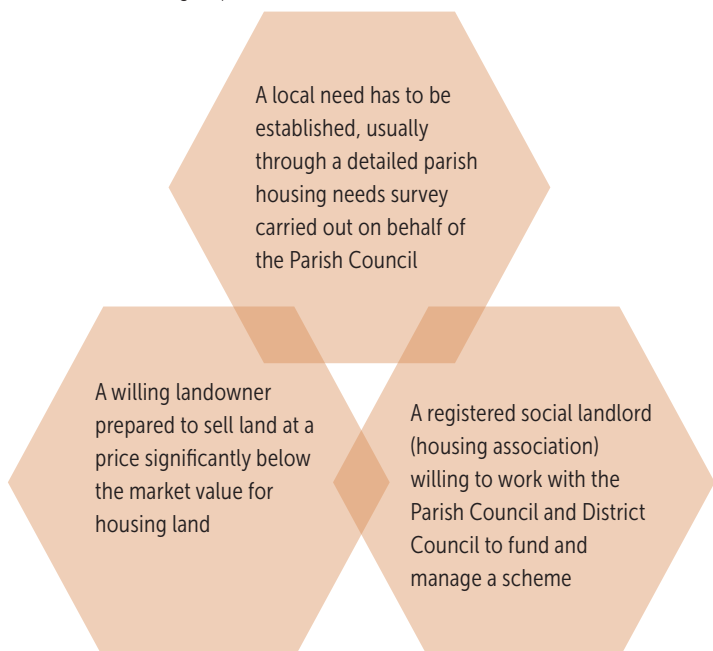
On major developments (10 or more homes) where affordable housing is to be provided, the proportions of affordable tenures should be provided as:

- 65% affordable housing for rent
- 35% affordable home ownership

Where it is clearly demonstrated and justified that on-site provision of affordable housing is not practical, this will need to be agreed and alternative provisions made either off-site or as a financial contribution to the satisfaction of East Cambridgeshire District Council and in accordance with the Local Plan.

6.21 National planning policy enables an alternative mechanism for meeting locally identified housing needs through "rural exception sites" located outside but adjoining the Development Envelope where housing would not normally be permitted. This has the benefit of being on land where there is no "market" development value, thereby reducing the land value and enabling a viable affordable housing scheme. On occasions the cost of delivering affordable housing, even with discounted land costs, can exceed the grant money that is available to construct such schemes. In such instances, government policy allows consideration of providing the bare minimum market housing on the site to make the development viable. It must be stressed that market housing would only be considered when there are viability issues for the deliverability of the affordable housing, and this would need to be proven through assessment by the District Council when considering the planning application.

6.22 To deliver affordable housing through the "exception sites" approach, the following steps need to be satisfied:



6.23 The Neighbourhood Plan provides an enabling policy for the provision of an exception site should a local need be identified during the period up to 2035.

Policy CHEV 4 - Affordable Housing on Rural Exception Sites

Proposals for the development of small scale affordable housing schemes, including affordable rent and affordable home ownership products, on rural exception sites outside of the Development Envelope, where housing would not normally be permitted, will be supported, where there is a proven local need and that the housing:

- remains affordable in perpetuity, and
- is for people in housing need because they are unable to buy or rent properties in the parish at open-market prices, and
- is offered in the first instance to applicants with a connection to the village, including current and previous residents in the parish, a family connection or employment connection.

These restrictions should be secured through an appropriate legal agreement.

Proposals should be supported by an up to date detailed housing needs assessment and the accommodation proposed in terms of size and tenure should contribute to the identified need.

Proposals should also take into consideration other policies in this Plan, in terms of any impact on character and appearance, residential amenity and highway safety.

In exceptional circumstances a small number of market homes will be supported, where it can be demonstrated that:

- that no other means of funding the affordable housing is available
- that the market housing is subsidiary to the affordable housing element of the proposal and this is supported by a viability assessment to identify the minimum number of market homes required to deliver the affordable housing.

Where sites incorporate a small element of market housing, both housing tenures should be built to the same design standards and make a positive contribution to the character of the area.

Specialised Housing for Older People

6.24 The HNA 2023, recognises that there are already 53 units of specialist accommodation in the form of retirement bungalows at Somerset Court. Occupancy is restricted by age and all dwellings are for social/affordable rent rather than sale.

6.25 The 2021 Census estimates that there are 292 people aged 74 and over living in the Parish and that this could increase to 430 by the end of the plan period if trends at the district level are replicated locally. The HNA 2023 applies local authority level household projections to the age profile of Cheveley Parish, as illustrated in **Figure 2**. This clearly demonstrates that population growth can be expected to be driven by the oldest households, with a 69% increase in households aged 65+ between 2011 and 2035.

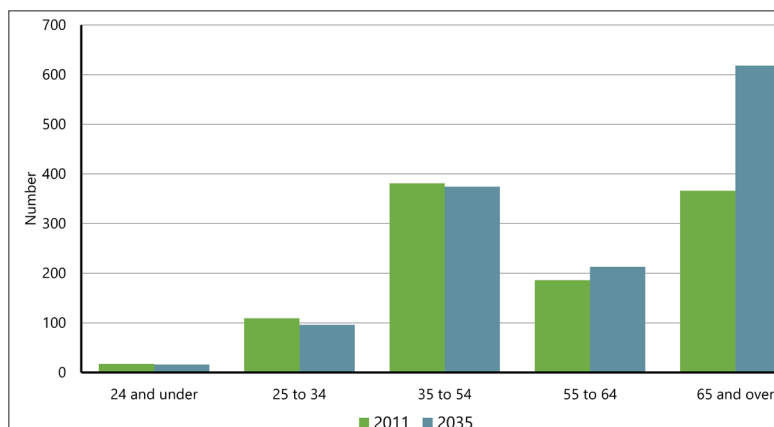


Figure 2 - Projected age of households 2011 - 2035

Source: HNA 2023 - AECOM Calculations

6.26 Of note, is the percentage increase in the 55 year plus cohorts, compared to percentage decrease in the younger cohorts. This provides a strong indication that there may well be a demand for more specialised accommodation for older persons over the Plan period.

6.27 Estimates in the HNA suggest the need for specialist older persons housing could be in the range of 35-42 units over the Plan period, and advises such specialist housing should only be provided in sustainable, accessible locations that offer services and facilities, public transport options, with access to a workforce of carers.

6.28 Older persons accommodation can be in many forms ranging from care home bedspaces to the need for adaptations to mainstream housing to allow the occupant to remain in their own home. However, the HNA 2023, does not suggest that such specialised accommodation should be provided within the Parish, but recognises the role of nearby Newmarket with better access to services and that this has the potential to accommodate the specialised housing need arising from the Parish. This approach would also be in accordance with the requirements of local plan Policy HOU 6 - Residential Care Accommodation, which states that residential care accommodation should be located within a settlement that offers a range of services and social facilities. This does not however, preclude positive consideration of such a proposal under **Policy CHEV 1 Spatial Strategy**.

Second Homes

6.29 The HNA 2023 explores the issue of second homes locally in the Parish, particularly in connection with the horse racing industry. The existence of second or holiday homes is not necessarily a problem but does become a problem when it creates intense competition for local home buyers (or renters). There is limited reliable data available on the rate of second home ownership in the Parish that could be used as evidence to support any policy decisions on this topic through the Neighbourhood Plan.

6.30 Analysis of 2011 Census data there was 1,059 households in the Parish and 1,097 dwellings implying the 38 dwellings had no usual resident household which equates to 3.5 % of dwelling. This is actually similar to the whole of East Cambridgeshire (3.2%), compared to England (4%). It is worth noting that across the country (or even the local authority area), dwellings will be empty for different reasons (including being uninhabitable), not just due to second home ownership.

6.31 Further assessment indicates the following reasons why a dwelling may be unoccupied:

- Second homes that are never rented and only used by the owner;
- Holiday homes used by the owner primarily, but also available to rent for part of the year or rented out informally;
- Holiday homes with a stronger commercial purpose, available to rent more than 140 days per year.

6.32 However, research has revealed that there is only one commercial holiday let in the Parish and available 2021 Census data for the wider area south of Newmarket that includes Ashley, Kirtling, Stetchworth and Dullingham suggests that there are less than 10 holiday homes in this area. This suggests that the dwellings without residents could be second homes either for personal use or used for short periods to house jockeys and visitors in connection with the horse racing industry. This is evidenced to some degree through the Jockey Club Estates website which refers to residential properties in association with the Newmarket racing industry, being let to staff and others on the basis of assured shorthold tenancies (see Evidence Base: Equine Industry which is available on the Neighbourhood Plan pages of the Parish Council website).

6.33 It is possible to infer that, with rising levels of second home ownership in the Parish and the apparent role of homes attached to the Newmarket racing industry, that this has had an adverse effect on affordability and access to new housing for local people. An option to address this would be to consider a principal resident policy, whereby new dwellings would only be occupied by a household living in the property as their main home. However, it is not considered that there is sufficient robust evidence at this time to follow this route given the very small percentage of dwelling involved. The Local Plan includes Policy EMP9 - Holiday and seasonal occupancy conditions, which specifies that occupancy conditions will be placed on new un-serviced holiday accommodation, so there already exists restrictions to occupation where this is presented as holiday accommodation at the planning application stage. The Parish Council will, however, seek to monitor as effectively new dwellings and occupancy and to reconsider this matter should the Neighbourhood Plan be reviewed.

7. EQUINE INDUSTRY

Policy Objective

- Enable the various equine related industries which are prevalent in the parish to prosper and thrive;

Key Evidence

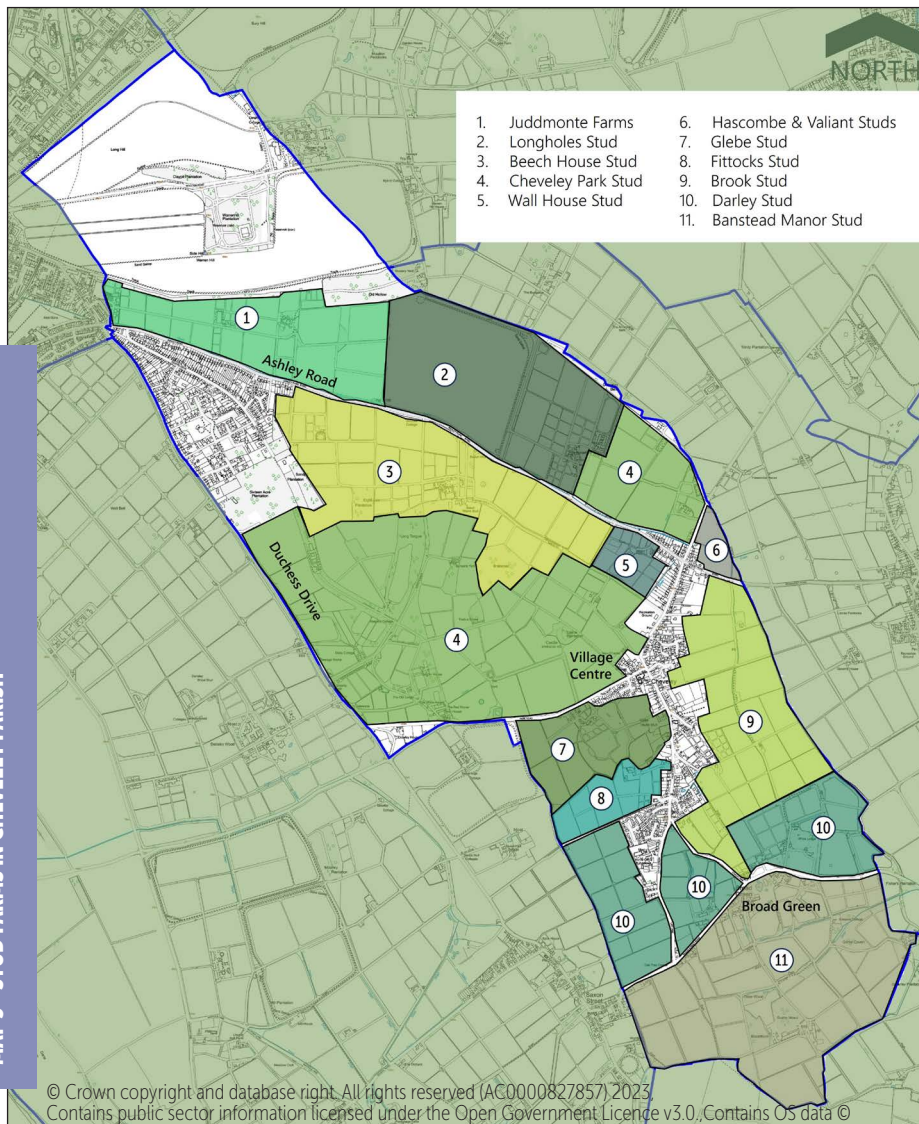
- Evidence Base: Equine Industry

Link to Strategic Policies East Cambridgeshire Local Plan Adopted 2015

- Policy EMP 2: Extensions to existing businesses in the countryside
- Policy EMP 3: New Employment development in the countryside
- Policy EMP 5: Equine development
- Policy EMP 9: Holiday and seasonal occupancy conditions

7.1 Much employment in the parish is provided by the horse racing industry in the form of commercial studs and stables. These can include riding schools, livery stables, stud farms, manèges and other equestrian enterprises which make a significant contribution to the local economy.

7.2 Existing provision is provided at Cheveley Park Stud and Banstead Manor, both of which employ about 50 staff. There are also smaller enterprises at Glebe Stud, Brook Stud and Fittocks Stud in Upend. Other studs such as Sandwich, Longholes, Beech House, Strawberry Hill and Sidehill lie between Cheveley Village and Newmarket Fringe - see Evidence Base: Equine Industry for further details. **Map 5** indicates the extent and intensity of the stud industry in the parish.



Map supplied by Jockey Club and is 2015 data. It may not represent the situation in 2023



7.3 It is acknowledged that these activities need a countryside location but there is a desire to ensure that the environment is protected and the proliferation of unnecessary buildings is avoided. In addition, the amenities of neighbouring properties should also be protected. The adopted Local Plan policies EMP5 and EMP6 address how planning applications for equine development and for development affecting the horse racing industry will be considered.

- 7.4 Local Plan Policy EMP5 supports proposals for horse racing or equestrian development where:
- “The proposal is not sited in a prominent or isolated location away from existing buildings.
 - Where new buildings are proposed, applicants have demonstrated that existing structures cannot be adapted or re-used.
 - The siting, scale and design of the proposal is in keeping with the character of the area, with adequate pasture to support the horses where necessary. Particular regard will be had to the cumulative effect of proposals.
 - Proposals for larger scale private or commercial enterprises have access to the public bridleway network or have sufficient space for exercising horses on-site.

Such proposals will require a Transport Statement to demonstrate that there are no unacceptable impacts on highway safety.

- The amenity of nearby residential properties is not adversely affected, for example, in relation to floodlighting, changes in levels or noise and disturbance.
- The proposal would not (by itself or cumulatively) have a significant adverse impact in terms of the nature and amount of traffic generated;
- Schemes proposing dwellings for rural workers will need to accord with [Local Plan] Policy HOU 5.”

7.5 Policy CHEV5 provides further considerations that will ensure proposals in the parish have regard to local characteristics. As such it complements the provisions of Policy EMP5 of the Local Plan. It also includes detailed criteria about the way in which such development proposals should be accommodated in a countryside location.

Policy CHEV 5 - Equine Related Activities outside the Development Envelope

In addition to the considerations of Policy EMP 5 of the Local Plan (2015), proposals for equestrian development outside the Development Envelope, whether domestic or commercial, will be supported where:

- i. the size, scale, design and siting of new development (including lighting) does not have an unacceptable effect on the character and appearance of the locality;
- ii. it would not result in the loss or unacceptable erosion of the gaps between the various settlements in the parish.
- iii. new forms of enclosure use natural materials and native species of a local provenance are utilised to create boundaries between paddocks and rides; and
- iv. in the first instance, proposals re-use existing buildings and that any new buildings are located in or adjacent to an existing group of buildings and have minimal visual impact within the landscape.

Proposals for new buildings should be accompanied by a Landscape and Visual Impact Assessment, or other appropriate and proportionate evidence, that demonstrates how the proposal can be accommodated in the countryside without:

- a. having a significant detrimental impact, by reason of the building’s scale, materials and location, on the character and appearance of the countryside; and
- b. diminishing gaps between settlements including Broad Green and Saxon Street.



8. COMMUNITY FACILITIES AND INFRASTRUCTURE

Policy Objectives

- Ensure that the scale of new development can be supported by local infrastructure and services,
- Protect and improve the existing range of community services and facilities
- Improve road safety and reduce the impact of traffic passing through the parish

Key Evidence

- Parish Surveys and community engagement

Link to Strategic Policies East Cambridgeshire Local Plan Adopted 2015

- Policy COM 3: Retaining community facilities
- Policy COM 4: New community Facilities
- Policy COM 6: Telecommunications



Context

- 8.1 Whilst there is a desire to ensure new infrastructure is provided to support new development, community engagement confirmed provision is generally good and reflected a desire to retain and improve existing facilities and services.
- 8.2 Generally houses are connected to mains drainage. In terms of energy supply, some properties particularly in Cheveley Village have no mains gas so are reliant on other sources of fuel. Broadband has been improved and faster speeds rolled out over the last five years to enable better connections for both domestic and commercial users.
- 8.3 After heavy rain surface water run-off can be a concern particularly around the cross-roads of the High Street with the B1063 which is in a dip and has flooded in the past. Surface water flooding has also occurred at Hobbs Warren and on Oak Lane. Consequently any new development will need to take into consideration impact on surface water and include any necessary mitigation measures.
- 8.4 There are a number of community facilities including a local shop, church and primary school. Of particular note is Cheveley Parish Hall which opened in 2021 is owned by and managed by the Parish Council.

Policy CHEV 6 - Infrastructure and Community Facilities

The provision and enhancement of community facilities and services that serve the needs of Cheveley will be supported where they are located in locations accessible on foot and within or in close proximity to the Development Envelope, contribute to the quality of village life and improve the sustainability of the village.

Proposals that would result in the loss of existing facilities or services which support the local community, including the following identified on the Policies Map:

- a. The Jarman Centre;
- b. Newmarket URC Tennis Club;
- c. The Red Lion;
- d. Cheveley Village Stores and Post Office;
- e. Royal British Legion Hall;
- f. St Mary and the Holy Host of Heaven Church;
- g. Cheveley Cemetery and wildflower meadow;
- h. Cheveley Church of England Primary School;
- i. Cheveley Parish Hall;
- j. Cheveley Pavillion and Recreation Ground

will only be supported where:

- i. it can be demonstrated that the current use is not economically viable nor likely to become viable. Where appropriate, supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 6 months; and
- ii. it can be demonstrated, through evidenced research, that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or
- iii. alternative facilities and services are available, or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.



9. BUILT ENVIRONMENT

Policy Objectives

- New housing proposals should be designed to reflect the local characteristics and different qualities of Newmarket Fringe and Cheveley Village

Key Evidence

- Cheveley Design Guidance and Codes - AECOM, December 2022

Link to Strategic Policies East Cambridgeshire Local Plan Adopted 2015

- Policy ENV 2 : Design

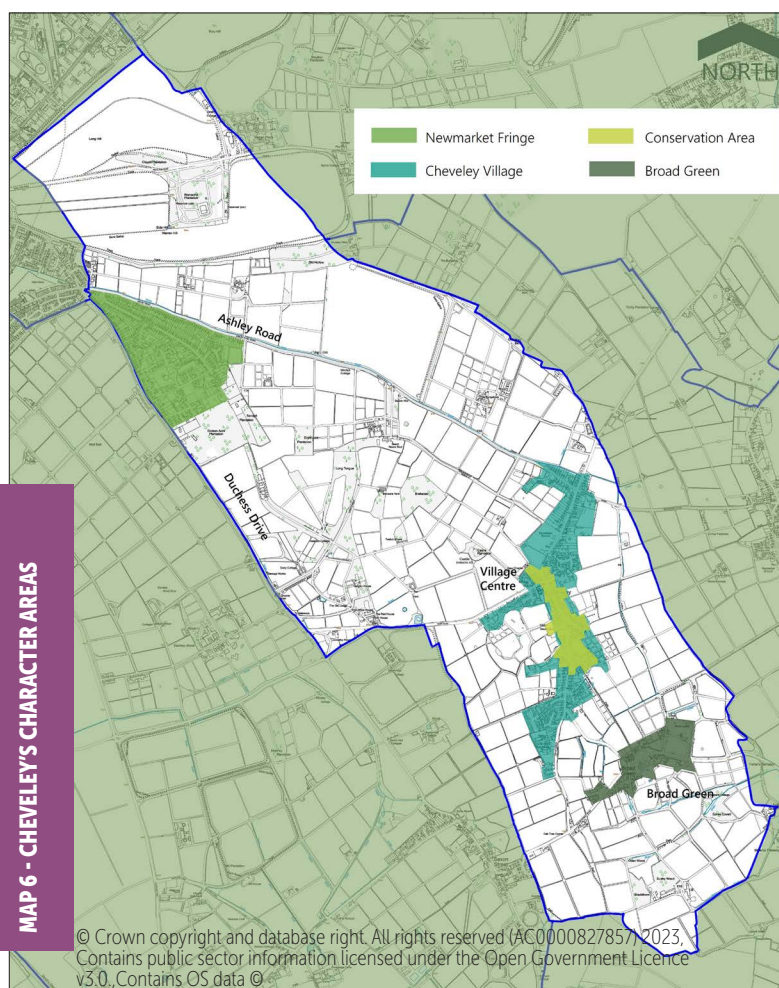


hedgerows and shrubs as boundaries; property heights vary between 1 and 2 storey; red brick white render, timber frames are typical materials used with either tiles or thatched roofs.

These distinct areas are illustrated on **Map 6**.

9.1 The characteristics of the parish vary between Cheveley Village and Newmarket Fringe. Indeed this is expressed further in the Design Guidance and Codes analysis undertaken by AECOM, which identifies four Character Areas.

1. **Newmarket Suburb** is characterised by residential development along the three main access routes – Ashley Road, Duchess Drive and Centre Drive; active frontages; buildings are typically set back to allow on plot car parking; boundary treatment is typically low brick walls, timber fencing or vegetation; property heights vary between 1 and 2 storey; various bricks and renders are used.
2. **Cheveley Village** outside of the conservation area there are linear streets, with consistent building lines allowing for on plot car parking; gaps between properties increases towards the edge of the village; boundary treatments are typically low brick walls, timber fencing or vegetation; property heights vary between 1 and 2 storey; red brick and lights renders are typical materials used.
3. **Cheveley Village Conservation Area** again properties are set back from the road allowing for front gardens and driveways; boundaries are low walls and hedgerows; houses are predominantly two storeys made of red brick, with red pantiles or thatched.
4. **Broad Green** is located to the south of the village and is made up of a group of older buildings clustered around a village green. Properties are set back from the road with



9.2 Consequently what is evident from the above is that the southern part of the Parish includes a number of buildings typical of those found in western Suffolk and Cambridgeshire with timber-framed buildings using local materials, thatched or pan-tile roofing, brick or rendered walls and black timber-clad outbuildings. The use of flint, particularly for the building of boundary walls adds to the distinctive character of the village. Housing ranges from small bungalows to two-storey cottages, with good sized gardens. There is a prevalence of soft landscaping including trees, hedges and shrubs across the village and a strong, green landscaping scheme is a key characteristic for recent new developments to ensure these blend in with the village as a whole. Consequently, any new developments should respect the local character of the village and be sympathetic to its surroundings.

9.3 In contrast, Newmarket Fringe is semi-rural, being part of the suburban area of Newmarket albeit surrounded on three sides by paddocks used as studs and training grounds for the horse racing industry. Housing is of different style and sizes, consideration should be given to the individual locations and neighbouring properties in order to retain and enhance its current character when new proposals are presented for consideration. Of particular note is the 'village feel' to Newmarket Fringe which differentiates it to Newmarket itself and it is important this is retained.

9.4 The Design Guidance and Codes reflects the importance of good design as expressed in national and local planning policy. National Planning Policy Framework (para 126) requires 'the creation of high quality, beautiful and sustainable buildings and places', and goes on to state that being clear about design expectations is essential to creating better places in which to live and work.

9.5 Furthermore, good design of buildings and places can also:

- Improve health and well-being
- Increase civic pride and cultural activity
- Reduce crime and anti-social behaviour
- Reduce pollution

9.6 Hence the preparation of design codes which act to guide and inform future development proposals - these cover the following matters:

Settlement layout - this reflects the patterns of development in the four character areas and then sets out how new proposals should be arranged on a site.

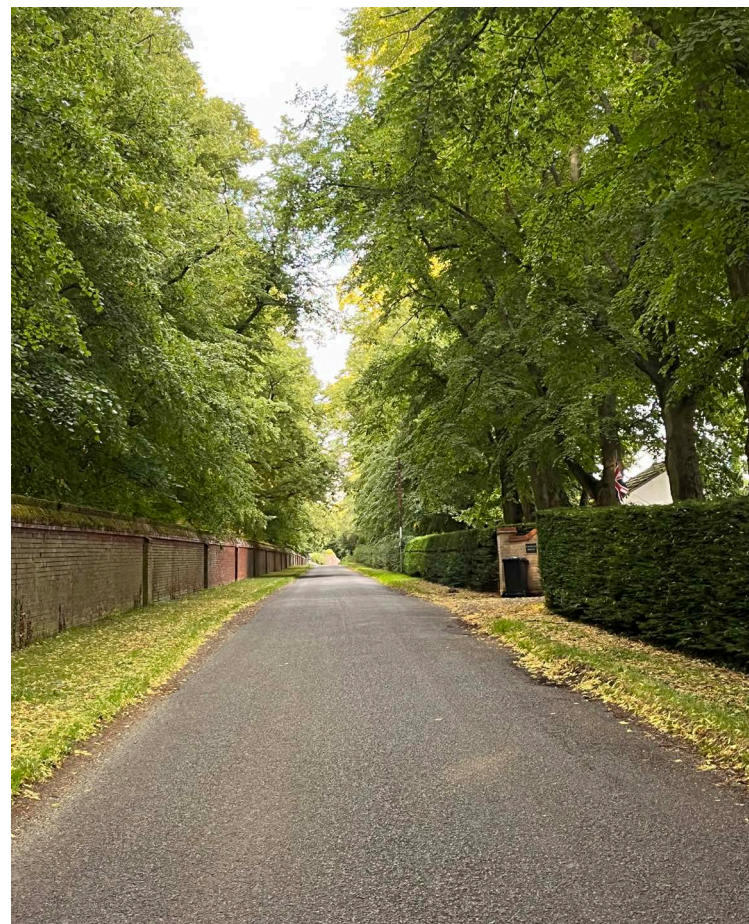
Streets and Parking - provides guidance on street types to be used to reflect the character of the area and promotes active travel whereby pedestrian and cycle routes are incorporated into new designs to encourage particularly local, short journeys by these modes instead of the car. Guidance is also given for parking both on plot and on street parking. This section also covers trees and landscaping with a focus on integrating trees into the design of new developments from the outset.

Built Form - this part of the guidance covers a range of matters to ensure new development reflects its surroundings with the definition of front and back gardens; the need to maintain a consistent building line; building heights to be two storey with pitched roofs; boundary treatments to reflect that in the locality as should architectural details, materials and colour palette to be used.

Environmental and Energy Efficiency - provides general guidance to both new developments and conversions/ extensions to existing buildings and covers:

- **Energy efficient features**
- **Building fabric**
 - Thermal mass
 - Insulation
 - Air tightness
- **Flood mitigation**
 - Sustainable drainage
 - Rainwater harvesting
 - Permeable pavements
- **Waste storage**
- **Wildlife friendly features**

9.7 A final element of the Design Guidance is a checklist. This expresses a number of questions against which a proposal should be assessed, this will ensure that proposals have given due consideration to the important matters expressed above and that every attempt has been made to ensure that new development reflects its surroundings and makes a positive contribution to the character and appearance of the Parish. The Checklist is set out in full at Appendix 2.



Policy CHEV 7 - Design Considerations

Proposals for new development must positively contribute to the individual characteristics of both Cheveley village and Newmarket Fringe through the provision of high quality, safe and sustainable development.

Planning applications should, as appropriate to the proposal, demonstrate how they satisfy the requirements of the Cheveley Design Guidance and Codes and the Development Design Checklist in Appendix 2 of this Plan.

In addition, proposals will be supported where, as appropriate to their scale, nature, and location, they:

- recognise and address key features and characteristics, reflecting local distinctiveness, and the special qualities of the area;
 - ensure that proposals reflect existing building heights and spaces between buildings;
 - do not involve the loss of gardens, open, green, or landscaped areas, which make a significant contribution to the character and appearance of the area;
 - are designed to respect the scale and density of the locality, ensuring garden sizes are proportionate to the character of the area and adequate amenity space is provided;
 - materials should reflect the locality including but not limited to, flint, brick or timber frame walls, pantile, slate or thatched roofs;
 - where possible existing trees should be retained and new trees should be included as part of any landscaping scheme, along with the provision of hedgerows as boundary treatment;
 - avoid unacceptable impacts on the amenity of occupants of neighbouring and nearby properties;
 - layouts should maintain or enhance the safety of the highway network ensuring that roads do not dominate and sufficient off road parking is provided;
 - include pedestrian and cycle links where possible to local amenities and facilities;
- Development proposals should avoid the loss of wildlife habitats or natural features such as trees, hedgerows, watercourses or ponds. Where the loss of a feature is unavoidable, mitigation should be proposed through the introduction of new features that will result in at least a neutral impact on the wildlife.

All proposals should be supported by a statement that explains how decisions on the design have been arrived at and why they are appropriate in terms of the context and setting of the site.

Proposals that exhibit outstanding or innovative design will be supported where this is appropriate for the context of the site and its surroundings.

Dark Skies

- 9.8 Paragraph 186 (c) of the NPPF states that planning policies and decisions should "limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation". Artificial lighting of development, while increasing a sense of security, can also impact upon residential amenity, the character and appearance of an area (particularly rural locations) and the environment. Aspects such as poor design, location or the expulsion of unnecessarily high levels of light can also have a harmful impact.

Flooding

- 9.9 The parish does not have a main watercourse running through it and much of the built-up area is on relatively high ground. However a ditch running alongside the B1063 Ashley Road means that the area in its vicinity is designated as either Flood Risk 2 or Flood Risk 3. National planning policy restricts the type of development that can take place in these zones.

Policy CHEV 8 - Dark skies

Wherever practicable, development proposals should not incorporate external lighting.

Any required external lighting systems should be designed to reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark and reducing glare. The details of lighting schemes should minimise their impact on the environment, light pollution, and any effects on wildlife.

9.10 Within the village there are locations where the risk of surface water flooding is high. It is essential that development proposals across the parish do not add to this risk through creating surfaces where rainwater can run-off into the highway or neighbouring sites and create new or exacerbate existing surface water flooding problems. New development will be required, where appropriate, to make provision for the attenuation and recycling of surface water and rainwater through Sustainable Drainage Systems (SuDS) that might include on-site rainwater and storm water harvesting and grey water recycling, and the management of run-off in order to reduce the potential for making the situation worse. The Cambridgeshire Flood and Water Supplementary Planning Guidance (SPD) is adopted by East Cambridgeshire in support of Local Plan Policy ENV 8 and promotes the use of SuDS to mimic natural drainage within new developments. Cambridgeshire County Council's Surface Water Planning Guidance also provides technical guidance for developers.

POLICY CHEV 9 - FLOODING AND SUSTAINABLE DRAINAGE

Policy CHEV 9 - Flooding and Sustainable Drainage

Proposals for all new development will be required to submit schemes appropriate to the scale of the proposal detailing how on-site drainage and water resources will be managed so as not to cause or exacerbate surface water and fluvial flooding elsewhere.

Proposals should, as appropriate, include the use of above-ground open Sustainable Drainage Systems (SuDS). These could include:

- wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/ recreational areas, and biodiversity benefits; and
- rainwater and storm water harvesting and recycling; and other natural drainage systems where easily accessible maintenance can be achieved.

Energy Consumption

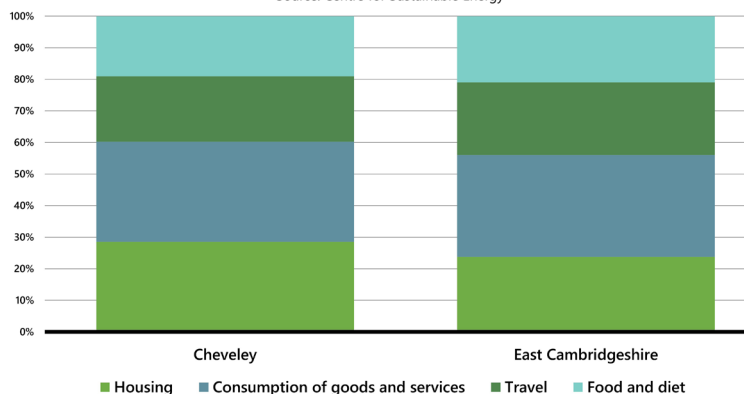
9.11 The Centre for Sustainable Energy (CSE), has developed a community carbon calculator in response to a demand from smaller settlements to have robust and accurate data on their carbon footprint, so that they can best direct their efforts to tackle the climate emergency. For Cheveley, it identifies that the consumption of goods and services is the biggest source of CO2 followed by housing, with travel in third place.

9.12 Energy consumption and the demand for energy is a major determinant of climate change. Where energy use is necessary, then priority should be given to utilising the most sustainable sources. Many energy-saving initiatives can be installed on homes within permitted development rights (when full planning permission is not required) but there may be occasions where schemes that do require planning permission could have a potential adverse impact on the character of the area and the amenity of nearby residents.

9.13 Energy use in the construction and operation of development is currently a major contributor to greenhouse gas emissions. Minimising energy demands from development and increasing the generation of energy from renewable sources can make a significant contribution to reducing carbon emissions. The starting point for minimising energy use is to maximise energy efficiency, both in new developments and through the retrofitting of existing buildings. This can have a direct economic benefit in terms of significantly lowering the running costs of new and existing buildings, helping to address fuel poverty, as well as tackling the Climate Crisis. The Building Regulations set minimum energy efficiency requirements for new development but exceeding the minimum requirements will be necessary if emission reduction targets are to be met.

Carbon Footprint Comparison

Source: Centre for Sustainable Energy



- 9.14 The Neighbourhood Plan has limited powers to require developments to meet energy saving standards, especially in the construction of new homes. However, that does not stop the encouragement of the incorporation of measures in development that meet the energy hierarchy (in order of preference) of:
1. minimising energy demand;
 2. maximising energy efficiency;
 3. utilising renewable energy;
 4. utilising low carbon energy; and
 5. utilising other energy sources

Policy CHEV 10 - Sustainable Building Practices

Proposals that incorporate latest best practice in energy conservation will be supported where such measures are an integral element of the design of the buildings and minimise any impacts on the buildings or their surroundings.

As appropriate to their scale, nature and location development proposals should:

- i. maximise the benefits of solar gain in site layouts and orientation of buildings;
- ii. be designed to achieve maximum achievable energy efficiency using a fabric first approach to construction;
- iii. incorporate non fossil fuel-based heating systems; and
- iv. incorporate sustainable design and construction measures and energy efficiency measures, such as, where feasible, ground/air source heat pumps, solar panels, thermal and PV systems.

HERITAGE ASSETS

Policy Objectives

- Ensure new development is appropriate to the historic character of Cheveley Village;
- Protect and enhance the heritage assets within the Parish;

Key Evidence

- Listed and Locally Important Heritage Buildings/Features

Link to Strategic Policies East Cambridgeshire Local Plan Adopted 2015

- Policy ENV 11: Conservation Areas
- Policy ENV 12: Listed Buildings
- Policy ENV 13: Local Register of Buildings and Structures
- Policy ENV 16: Enabling development associated with heritage assets

9.15 Cheveley Village in particular has many characterful old buildings ranging from small thatched timber-frame cottages to substantial period houses, some of which are listed. There are 32 Grade II listed buildings/structures, 1 Grade I listed Parish Church and 1 scheduled monument in the parish.

9.16 Cheveley Conservation Area is an attractive and highly important part of the village although the District Council has yet to produce a conservation area appraisal. Any development within the conservation area should have regard to the area's character and heritage features.

Policy CHEV 11 - Heritage Assets

To ensure the conservation and enhancement of the Parishes' designated heritage assets, proposals should:

- i. preserve and enhance the significance of the asset, their setting and the wider built environment within which they are located;
- ii. demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits together with an assessment of the potential impact of the development on the heritage asset and its context; and
- iii. provide clear justification through a Heritage Statement for any works that could harm a heritage asset yet be of wider public benefit through detailed analysis of the asset and the proposal.

The level of detail expressed in the Heritage Statement should be proportionate to the importance of the asset, the scale of the works proposed and include sufficient detail to enable a judgement to be made on the potential impact of the proposal.



9.17 There are also a number of buildings which do not satisfy the criteria for listing at a national level but are locally important. At the time of preparing the Neighbourhood Plan, the wall to the Recreation Ground was included on the East Cambridgeshire Buildings of Local Interest Register. However, as part of a County wide initiative, the Register was being updated to include additional buildings and structures. Preparation of the Neighbourhood Plan has identified the following candidate buildings and structures which will be assessed by the District Council as part of the update.

- i. Cheveley Park boundary wall from Cheveley Park on Duchess Drive to Park Road
- ii. Cheveley Parish Hall
- iii. The Red Lion Public House
- iv. War Memorial

Policy CHEV 12 - Buildings and Features of Local Heritage Significance

Development proposals should ensure that the retention and protection of local interest, as identified in the East Cambridgeshire Register of Buildings of Local Interest will be secured.

Proposals for any works that would lead to the loss of, or substantial harm to, a building of local significance should be supported by an appropriate analysis of the significance of the asset together with an explanation of the wider public benefits of the proposal.

10. NATURAL ENVIRONMENT

Policy Objectives

- Protect important views and links to the wider countryside
- Protect important green spaces both those designated as local green spaces and other non designated spaces which contribute to the character of the area.
- Protect and enhance Cheveley Parish's rights of way

Key Evidence

- Open space assessment
- Important Views

Link to Strategic Policies East Cambridgeshire Local Plan Adopted 2015

- Policy ENV 1: Landscape and settlement character
- Policy ENV 2: Design
- Policy ENV 7: Biodiversity and geology



- 10.1 Biodiversity is described as the variety of all life on Earth. It includes all species of animals and plants - everything that is alive on our planet. Across the parish there are many locally important features that play a significant role in providing habitats for flora and fauna. These include individual trees and tree belts, grassland and streams, ditches and ponds. There are two County Wildlife Sites in the parish, Cheveley Park Stud veteran trees and Warren Hill and adjacent areas. In addition, the Devils Dyke Special Area of Conservation is within 4 kilometres of the parish boundary and the Newmarket Heaths Site of Special Scientific Interest are close by at the Rowley Mile Racecourse and at Bury Hill in the neighbouring Moulton Parish.
- 10.2 Protecting habitats and enhancing them should be given the highest priority when proposing new development. In November 2021 the Environment Act received Royal Assent and will, when fully enacted, require new developments to deliver a minimum 10 per cent biodiversity net gain. In August 2021 a British Standard for Biodiversity Net Gain was published (BS8683) to provide a standard for designing and implementing such requirements.

- 10.3 In respect of internationally protected sites, Policy ENV7 of the adopted Local Plan, states "Proposals which have an adverse impact on a site of international importance will not normally be permitted unless there are exceptional overriding reasons of public interest (human health, public safety or environmental benefit)." The District Council admits that Policy ENV7 is somewhat dated and does not accurately reflect the latest international law and provides some doubt through the use of the phrase 'not normally'. The NPPF provides a more up to date policy framework for considering such sites. Whilst the thrust of the NPPF is that there should be a presumption in favour of sustainable development, at paragraph 188 it clarifies that such a presumption does not apply to internationally protected sites (referred to as a 'habitats site'): "The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site."
- 10.4 Having taken account of the above, the District Council's Supplementary Planning Document (SPD) "Natural Environment", adopted in September 2020, sets out a detailed supporting policy in respect of considering development proposals that might affect internationally designated sites in the district. However, the SPD is not part of the development plan for the area and therefore has only limited weight in the decision making process. In the absence of an up-to-date policy being set out in a Local Plan, the Neighbourhood Plan has included the SPD Policy as a formal planning policy which will ensure that it carries more weight in the decision-making process.

Policy CHEV 13 - Conserving and Enhancing Internationally Designated Sites

The highest level of protection will be afforded to international sites designated for their nature conservation importance. Proposals having an adverse impact on the integrity of such sites, either alone or in combination, that cannot be avoided or adequately mitigated to remove any adverse effect, will not be permitted other than in exceptional circumstances. These circumstances will only apply where a Habitats Regulations Assessment has been undertaken and it has not been possible to conclude no adverse effect on integrity (either alone or in-combination) and:

- (a) there are no suitable alternatives;
- (b) there are imperative reasons of overriding public interest; and
- (c) necessary compensatory provision can be secured.

Development will only be permitted where the local planning authority is satisfied that any necessary avoidance and / or mitigation measures are included to ensure there are no adverse effects on integrity either alone or in-combination. Development proposals that are likely to, or have the potential to, have an adverse effect, either alone or in-combination, on European designated sites must satisfy the requirements of the Habitats Regulations (or any superseding similar UK legislation, post the UK leaving the EU), determining site specific impacts (which could be off-site as well as on-site) and avoiding or mitigating against impacts where identified. Mitigation may involve providing or contributing towards a combination of the following measures:

- (i) Access and visitor management measures within the designated site;
- (ii) Improvement of existing greenspace and recreational routes;
- (iii) Provision of alternative natural greenspace and recreational routes;
- (iv) Monitoring of the impacts of new development on European designated sites to inform the necessary mitigation requirements and future refinement of any mitigation measures;
- (v) Other potential mitigation measures to address air pollution impacts e.g. emission reduction measures, on site management measures.

Where avoidance or mitigation measures are necessary there is likely to be a requirement to undertake monitoring of the effectiveness of such measures to inform the necessary mitigation requirements and any future refinements.

Local Biodiversity

10.5 Paragraph 185 of the NPPF states that plans should "promote the conservation, restoration and enhancement of priority habitats". These are defined in the Natural Environment and Rural Communities Act 2006 and across the parish there are a number of priority habitats as illustrated in **Appendix 3**. In 2014 the Parish Council committed to producing a Parish Biodiversity Audit and Plan. A Cheveley Parish Biodiversity Group (volunteers) was established in 2015 and has worked on the audit, which was completed and presented to the Parish Council in November 2016. It is available to download on the Parish Council's website.

10.6 The minimum requirements for biodiversity net gain required by the Environment Act now have effect. In addition to national legislation, within the neighbourhood area, residents and developers are encouraged to deliver a measurable net gain in biodiversity as part of planning proposals. Cambridgeshire County Council has produced a Biodiversity Checklist and Biodiversity Guidance Notes which provides more information on habitats for developers and the District Council's "Natural Environment" Supplementary Planning Document provides a framework for the consideration of proposals. Given that the Supplementary Planning Document has gone through a consultation process ahead of it being adopted, Policy CHEV14



© Photo by James Hadlow

is included in the Plan to ensure it is given greater weight when determining planning applications. It has been carefully designed to complement national legislation. It applies to householder proposals and to proposals which create new or enhanced access points.

Policy CHEV 14 - Biodiversity Net Gain

In addition to the provisions set out in the Local Plan and the Environment Act 2021, development proposals will be supported where they do not have a detrimental impact on priority habitats, as illustrated in Appendix 3.

For developments exempt from the mandatory biodiversity net gain requirements of the Environment Act 2021, proposals that, as appropriate to the development, deliver biodiversity gain, such as bird boxes, insect 'hotels', bee blocks, bat boxes and/or hibernation holes will be supported.

Where a new access is created from the public highway, or an existing access is widened through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.



Local Green Spaces

- 10.7 Within the parish there are a number of open spaces which are valued by the local community for reasons such as their role and /or function for recreation; maintaining the setting of a view or landmark; historical importance for the village; or for their richness in wildlife. Consequently, it is considered that there is merit in identifying and protecting by being designated as Local Green Space.

10.8 The NPPF enables the designation and protection of land of particular importance to local communities as Local Green Spaces ('LGS') in neighbourhood plans. Such designations rule out new development other than in very special circumstances. Paragraph 102 of the NPPF states that the designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including a playing field), tranquility or richness of its wildlife; and
- c) where the green area concerned is local in character and is not an extensive tract of land

10.9 A separate Open Space Appraisal has been undertaken as part of the preparation of the Neighbourhood Plan and which considers various sites against the above criteria.

The assessment focussed on:

- Open areas used for recreation;
- Open areas that are of particular importance for the setting of the parish or a specific landmark or heritage asset;
- Open areas that are of particular importance for the preservation of wildlife and their habitats;
- Open areas that are important for the enjoyment of public rights of way; and
- Open areas that have been suggested by the community as being important for other specific reasons.

10.10 This assessment has not reviewed every area of undeveloped land in the parish. It has focused on areas that are within or adjacent to the development envelopes, with public access, and those of a particular importance highlighted through recent community consultations. The assessment also did not include areas with planning permission or where there had been a recommendation to grant planning permission, subject to a Section 106 agreement.

10.11 The spaces that meet the criteria are identified in **Policy CHEV 15** and are illustrated on the **Policies Map**. The identification of these spaces as Local Green Space means that development is restricted to that which has to be demonstrated as being essential for the site, in line with the Green Belt policies defined by the NPPF. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation.

Views

10.12 The Parish occupies a slice of chalk downland and clay-capped hills stretching south-east from Newmarket. The land rises from 38 m. (125 ft.) in the northwest of the Parish to over 115 m. (375 ft.) in the south. This means that there are a number of distinct views into and out of Cheveley Village in particular, as this is situated on the higher ground.

Policy CHEV 15 - Local Green Space

Local Green Spaces are designated in this Plan and identified on the Policies Map:

- 1 Recreation Ground west of High Street;
- 2 Pump Green, High Street;
- 3 Broad Green south of Cheveley Village;
- 4 The Paddocks Green at the entrance to The Paddocks;
- 5 Open spaces at Meadow Lane within Duchess Park.

POLICY CHEV 15 - LOCAL GREEN SPACE

10.13 The village is surrounded by beautiful and varied countryside, with a number of views which are highly valued by the local community and it is considered should be protected. The Cheveley Important Views Study, available to view and download on the Neighbourhood Plan pages of Parish Council website, assesses a number of views around the village, all of which are visible from public locations. Each is selected and assessed for its visual interest, its beauty and/or as it holds another value for the locality such as containing important landmarks or historical features.

10.14 Proposals for development should be considered in the context of these recognised view and their impact determined to avoid any significant detrimental impact on the Cheveley Village.

Policy CHEV 16 - Locally Important Views

Important views from public vantage points either within the built-up area or into or out of the surrounding countryside, are identified in the Cheveley Important Views Study and on the **Policies Map**.

Any proposed development should not detract from the key landscape features of these views.

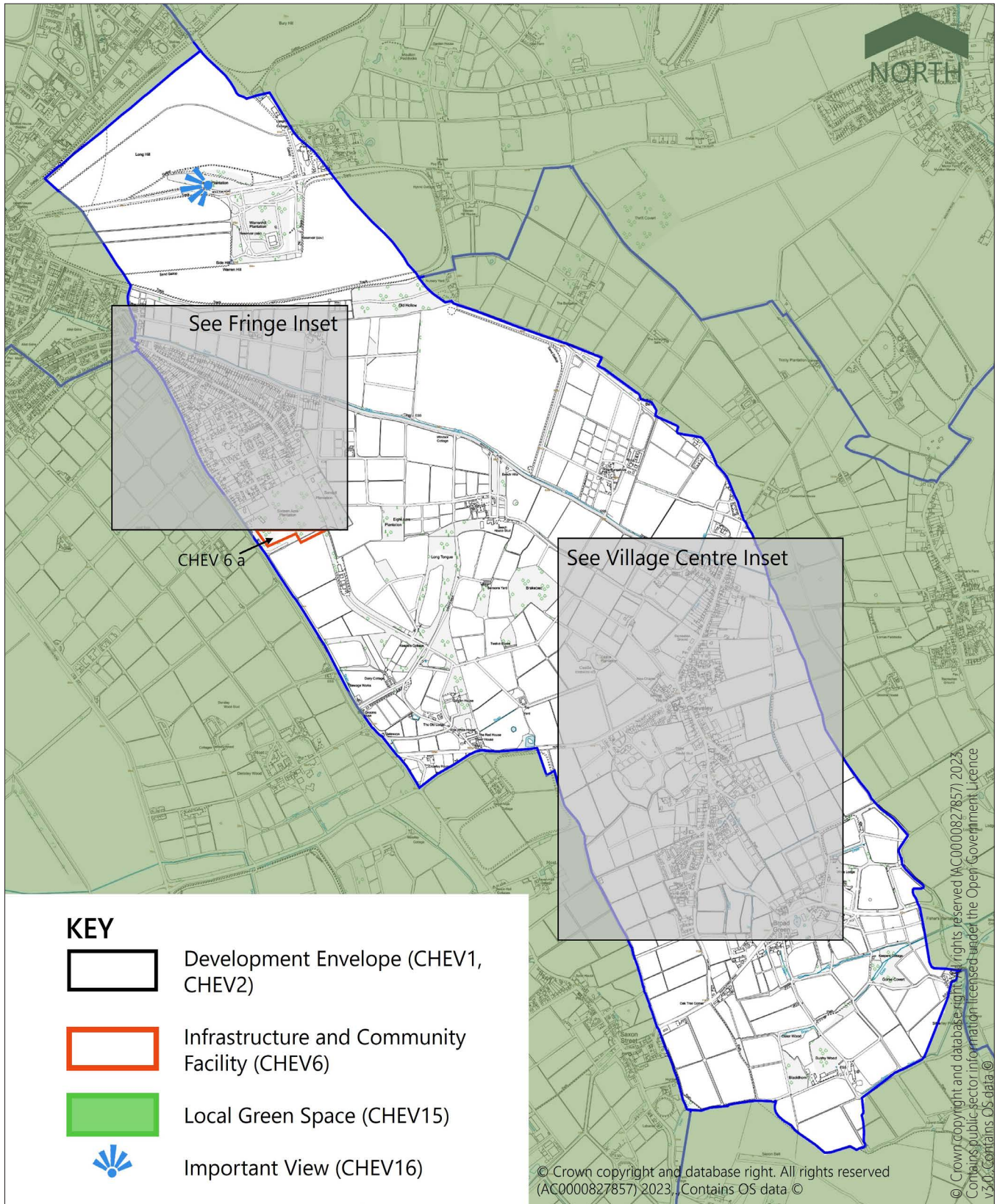
Proposals for new buildings outside the Development Envelope will be required to be accompanied by a Landscape and Visual Impact Assessment, or other appropriate and proportionate evidence, that demonstrates how the proposal:

- i) can be accommodated in the countryside without having a significant detrimental impact, by reason of the building's scale, materials and location, on the character and appearance of the countryside and its distinction from the main built-up areas as identified by the Development Envelopes; and
- ii) conserves and enhances the unique landscape and scenic beauty within the Parish.

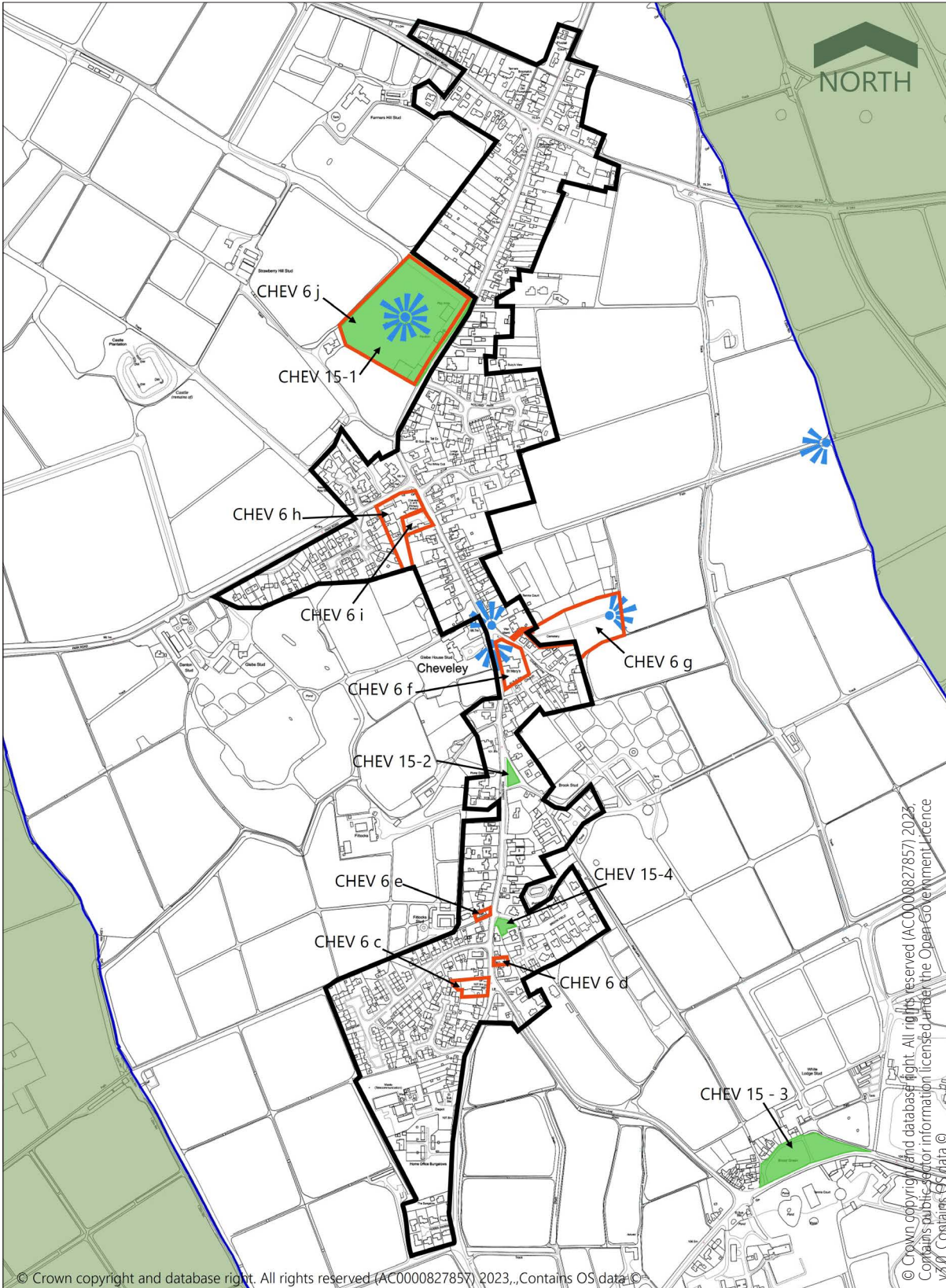
POLICY CHEV 16 - LOCALLY IMPORTANT VIEWS



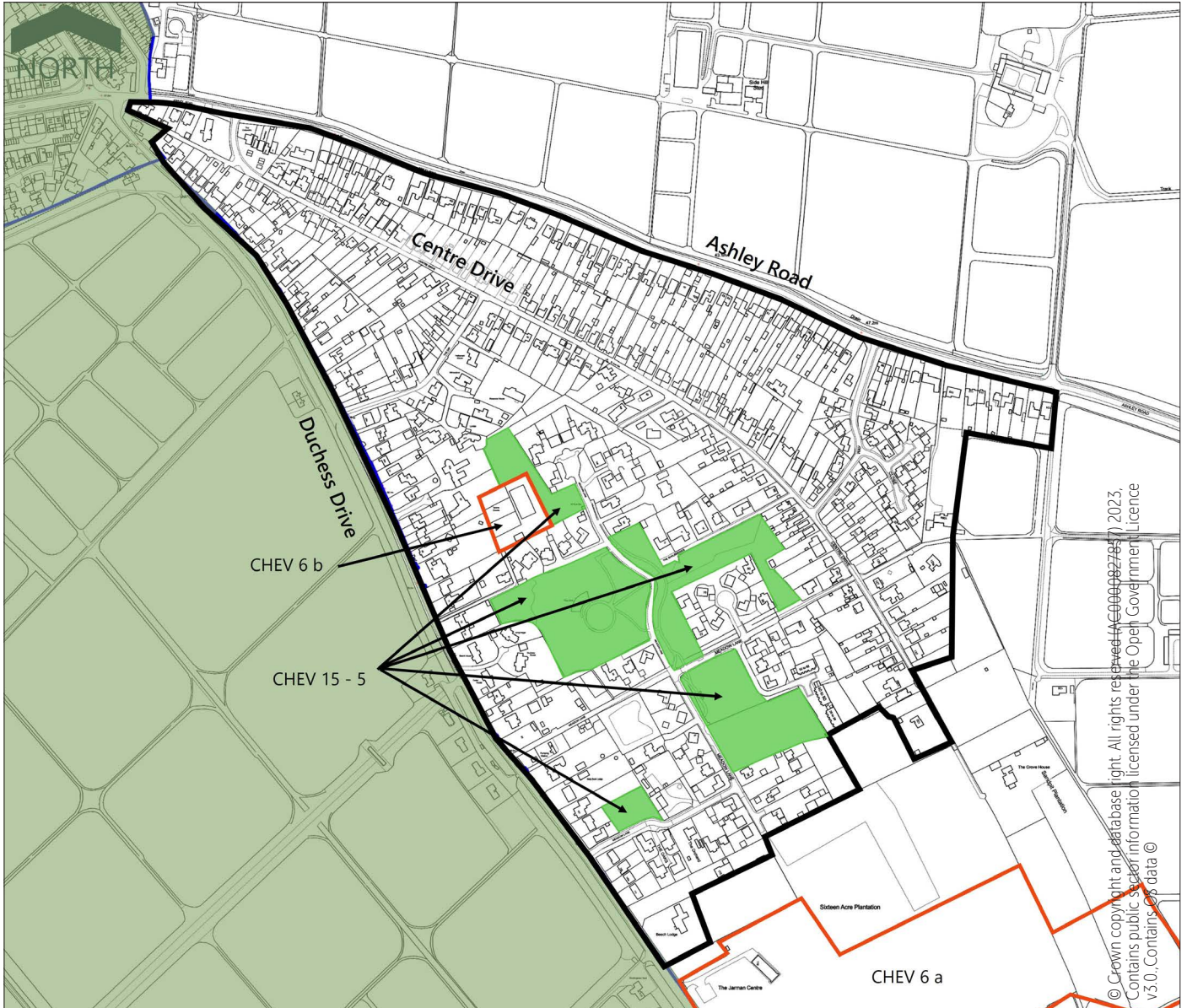
POLICIES MAPS



VILLAGE CENTRE INSET MAP



FRINGE INSET MAP



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APPENDICES

Appendix 1: Housing affordability in Cheveley Parish

The table in this appendix summarises the estimated cost of each tenure, the annual income required to support these costs within the Parish and whether local incomes are sufficient. The information is extracted from the Cheveley Housing Needs Assessment 2023.

The income required column assumes the household already has access to a deposit (assumed to be 10% of the value to be purchased) but does not reflect the possibility that households may already hold equity from an existing property. Although these factors may be crucial to whether housing will be affordable, they are highly dependent on individual circumstances. Furthermore, these figures rely on existing data and assumptions, and not every permutation is covered, the income figures also disguise a large degree of variation.

Table 6: Summary of Affordability thresholds in Cheveley Parish (income required, £) – see HNA 2023 for full table

Tenure	Mortgage value (90% of price)	Annual rent	Income required	Affordable on average incomes? £48,600	Affordable on lower quartile earnings (single earner)? £16,574	Affordable on lower quartile earnings (2 earners)? £33,094
Market Housing						
Median House Price	£359,955	-	£102,844	No	No	No
Estimated New Build Entry-Level House Price	£218,025	-	£62,293	No	No	No
New Build Median House Price	£283,500	-	£81,000	No	No	No
Average Market Rent	-	£19,200	£64,000	No	No	No
Entry-level Market Rent	-	£14,160	£47,200	Yes	No	No
Affordable Home Ownership						
Shared Ownership (50%)	£109,013	£3,028	£41,240	Yes	No	No
Shared Ownership (25%)	£54,506	£4,542	£30,714	Yes	No	Yes
Shared Ownership (10%)	£21,803	£5,451	£24,398	Yes	No	Yes
Affordable Rented Housing						
Affordable Rent	-	£6,566	£21,863	Yes	No	Yes
Social Rent	-	£5,331	£17,751		No	Yes

Source: HNA 2023 - AECOM Calculations

Appendix 2: Design Checklist

Source: Cheveley Design Guidance and Codes. AECOM 2023

Not all items in the Development Design Checklist will be appropriate to every planning application.

The checklist should therefore be applied accordingly, taking into consideration the proposal, its scale and location.

1. General design guidelines for new development

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Positively integrate energy efficient technologies;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

2. Street grid and layout

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

3. Local green spaces, views and character

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?

- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

4. Gateway and access features

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

5. Buildings layout and groupings

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles?
- If any of the buildings were to be heated by an individual air source heat pump (ASHP), is there space to site it within the property boundary without infringing on noise and visual requirements?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night to reduce peak loads? And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?

6. Buildings heights and roofline

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

7. Building line and boundary treatment

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

8. Household extensions

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?

9. Building materials and surface treatment

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Do the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

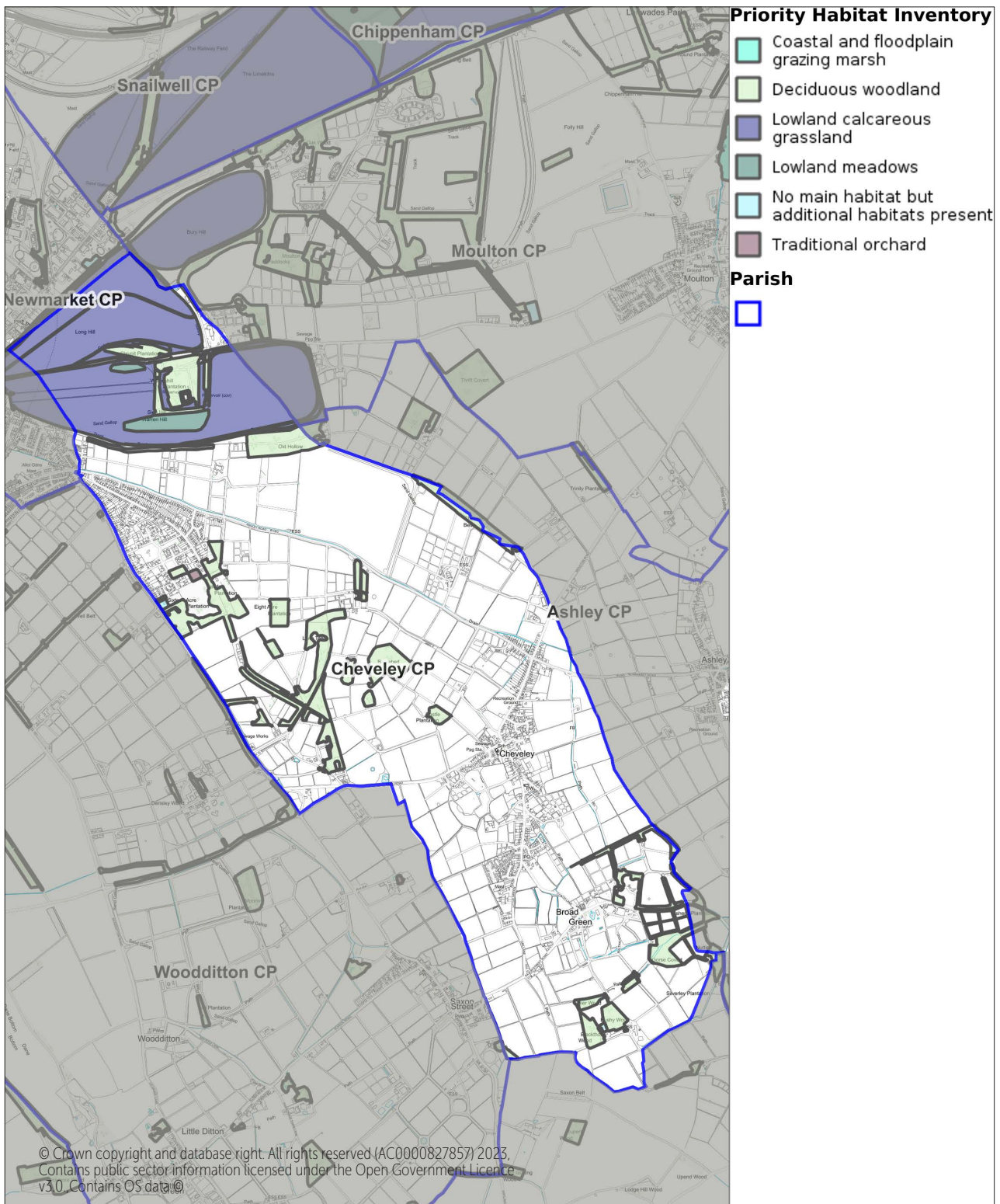
10. Car Parking

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

11. Architectural details and design

- If the proposal is within a conservation area, how are the characteristics reflected in the design?
- Does the proposal harmonise with the adjacent properties? This means that it follows the height massing and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.
- Does the proposal maintain or enhance the existing landscape features?
- Has the local architectural character and precedent been demonstrated in the proposals?
- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?
- Is it possible to incorporate passive environmental design features such as larger roof overhangs, deeper window reveals and/or external louvres/shutters to provide shading in hotter months?
- Can the building designs utilise thermal mass to minimise heat transfer and provide free cooling?
- Can any external structures such as balconies be fixed to the outside of the building, as opposed to cantilevering through the building fabric to reduce thermal bridge?

Appendix 3 - Priority Habitats



Cheveley Parish Neighbourhood Plan

2023 - 2035

REFERENDUM PLAN
JULY 2024



CHEVELEY PARISH COUNCIL