



Cheveley Parish Neighbourhood Plan

2023 - 2035

CONSULTATION STATEMENT

JANUARY 2024

CHEVELEY PARISH COUNCIL

Prepared for Cheveley Parish Council by
Places4People Planning Consultancy
January 2024



CONTENTS

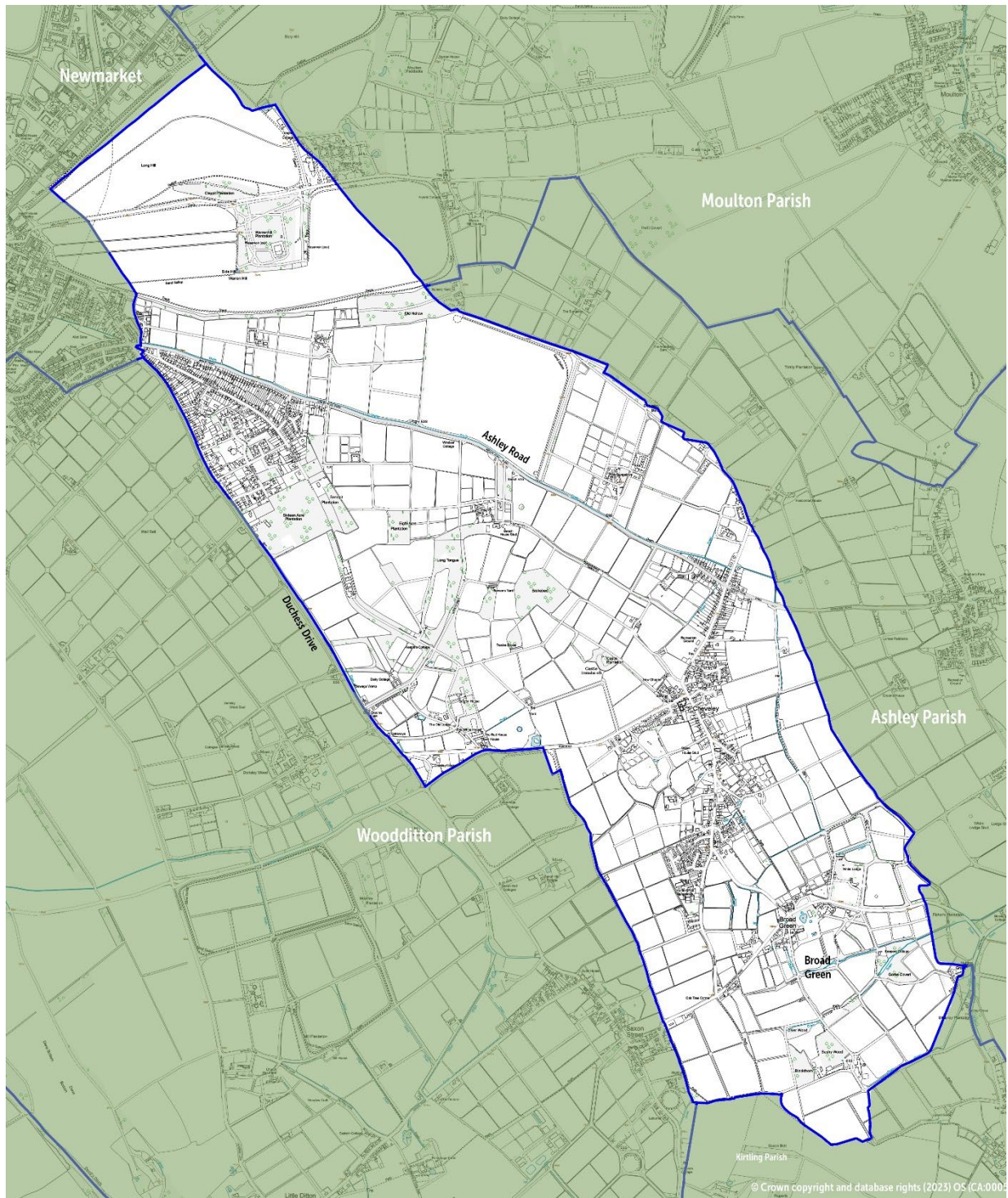
1. Introduction	3
2. Background to the preparation of the Neighbourhood Plan	4
3. How the Neighbourhood Plan has been prepared	5
4. Regulation 14 Pre-Submission Consultation	6
5. Pre-Submission Consultation Responses	7
Appendix 1 – Pre-Submission Consultation Leaflet	8
Appendix 2 – Drop-in Event Display Boards	10
Appendix 3 – Statutory Consultees Consulted at Pre-Submission Stage	27
Appendix 4 – Consultees Notification	28
Appendix 5 - Summary of Pre-Submission consultation comments	29
Appendix 6 - Responses received to Pre-Submission Consultation, Responses to Comments and Proposed Changes	36
Appendix 7 – Post Pre-submission Consultation Modifications	72

1. Introduction

- 1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Cheveley Neighbourhood Plan.
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
 - contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - explain how they were consulted;
 - summarise the main issues and concerns raised by the persons consulted; and
 - describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.
- 1.3 The policies contained in the Neighbourhood Plan are the culmination of extensive engagement and consultation with residents of Cheveley Parish as well as other statutory bodies. This has included a household survey and consultation events at appropriate stages during the preparation of the Plan.

2. Background to the preparation of the Neighbourhood Plan

2.1 In December 2018 East Cambridgeshire District Council designated Cheveley Parish as a Neighbourhood Area following the decision by Cheveley Parish Council to prepare a Neighbourhood Plan and an application to designate the Area. The Neighbourhood Area is shown on Map 1.



Map 1 – Cheveley Neighbourhood Area

3. How the Neighbourhood Plan has been prepared

- 3.1 The Neighbourhood Plan has been prepared in accordance with the requirements of the Government's Neighbourhood Planning Regulations and, in particular, has involved local community engagement to gather evidence for the content of the plan and later inform the plan's direction and policies. The content of the Neighbourhood Plan has been generated and led by the community and shaped by results of surveys, community engagement events and externally sourced evidence reports as appropriate and proportionate to the content of the Plan and the matters it addresses.
- 3.2 The main pieces of work carried out in preparation of the Plan were:
- Residents' Questionnaire 2019
 - Design Guidance and Codes 2023
 - Housing Needs Assessment 2023
 - Appraisal of Views 2023
 - Local Green Space Assessment 2023

The reports are available separately to download on the Neighbourhood Plan website <https://www.cheveley-pc.gov.uk/neighbourhood-plan/>

4. Regulation 14 Pre-Submission Consultation

- 4.1 In July 2023 the Parish Council considered the draft Neighbourhood Plan and approved it for the purposes on Pre-Submission consultation in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended).
- 4.2 Consultation commenced with a drop-in event at the Village Hall on Saturday 2 September 2023. An explanatory leaflet, illustrated in Appendix 1, was published and distributed to every household and business in the parish. The display boards used at the event are illustrated in Appendix 2. Consultation lasted for seven weeks, ending on 20 October 2023.
- 4.3 The Neighbourhood Plan pages of the Parish Council website provided a copy of the Draft Neighbourhood Plan, links to the supporting evidence documents and details on how to comment on the Plan. An online comments form was made available, linked from the Neighbourhood Plan pages. It was also made available in paper form should respondents be unable or unwilling to submit comments online.
- 4.4 The District Council provided a list of statutory consultees, as identified in Appendix 3, and these were notified of the consultation by email from the Parish Clerk at the start of the consultation period. A copy of the consultation email content is included as Appendix 4.
- 4.5 Details of the responses received during the pre-submission consultation period are detailed later in this Consultation Statement.

5. Pre-Submission Consultation Responses

5.1 A total of 107 individuals and organisations responded to the Pre-Submission Consultation as listed below.

Residents

J Gardener	J Rabagliati	I Jackson
G Ellis	D Cook	J Hadlow
C Elbrow	M Symons	R Glover
C Foreman	R Jackson	
A Crawford	P Nutt	

Organisations / Developers

Duchess Park (Newmarket) Management Company Ltd
Cambridgeshire County Council
Cambridgeshire County Council as lead local flood authority
East Cambridgeshire District Council
Historic England
National Gas
National Grid
National Highways
Natural England
Norfolk County Council
Sutton Parish Council

5.2 Appendix 5 of this Statement provides a summary of responses to the consultation questions while the schedule of comments and the responses of the Parish Council are set out in Appendix 6. As a result, the Submission version of the Neighbourhood Plan has been appropriately amended as identified in the "changes made to Plan" column of the Appendix. Further amendments were made to the Plan to bring it up-to-date. Appendix 7 provides a comprehensive list of all the modifications made to the Pre-Submission Plan following consultation.

Appendix 1 – Pre-Submission Consultation Leaflet

BUILT ENVIRONMENT

The design of new development can affect our everyday lives and what a place looks like. Design Guidance has been prepared that has identified the important and distinct characteristics of Cheveley parish and provides guidance for new development. In addition to the conservation area covering the centre of the main village, there are 32 Grade II listed buildings/structures, 1 Grade I listed Parish Church and 1 scheduled monument in the parish.

Proposals for new development:

- must contribute to achieving a high quality, safe and sustainable development
- minimise light pollution while taking into account safety and security
- include measures to reduce the risk of surface water flooding
- should not have a detrimental impact on listed buildings or the conservation area

The use of best practices in energy conservation are encouraged.

East Cambridgeshire has a Buildings of Local Interest Register which, for Cheveley, lists:

- Cheveley Park boundary wall from Cheveley Park on Duchess Drive to the end of the Recreation Ground on Cheveley High Street
- Cheveley Parish Hall
- The Red Lion Public House
- War Memorial

The Plan seeks the retention and protection of these features including their setting.

NATURAL ENVIRONMENT

When we asked you about what's important about Cheveley, you told us that the natural environment must be protected.

The Plan:

- Protects local internationally protected sites from being impacted by development in the parish;
- Requires proposals to protect and enhance the natural and local environment by providing measurable net gains in biodiversity and habitats and, where this is not possible, having to justify any losses
- Encourages the provision of bird boxes, insect 'hotels', bee blocks, bat boxes and/or hibernation holes in building projects
- Identifies a number of important views across the parish and seeks to resist development that will detract from the key features of the views.

Neighbourhood Plans are able to protect land of particular importance to local communities as Local Green Spaces. They have to meet certain criteria and the Plan identifies five Local Green Spaces:

- 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.



How to view the Neighbourhood Plan

This leaflet cannot do justice to the content of the new Plan. The full version will be available to download from 1 September scan QR or click on link



www.cheveley-pc.gov.uk/

where an online comments form will be available to complete. If you would prefer to look at a paper copy, these will be available at the Drop-in Event on 2 September and will also be available to borrow for a short period by contacting the Parish Clerk on 07483 107014 clerk@cheveley-pc.gov.uk

The Plan will also be available to view at:
The Red Lion PH
The New Wellington PH
St Mary's Church
The Parish Hall

How to comment
During the consultation period the Neighbourhood Plan website will have an online survey form which you can complete. Although we'd prefer you to use the online comments form, paper comments forms can be obtained at the Drop-in Event, the Parish Clerk and from the locations identified above. Paper forms must be returned to the **Parish Hall letterbox by 20 October**.

We want your comments, even if you support everything in the Plan!

LOOKING AHEAD
Once the consultation ends, all comments received will be reviewed and the Plan will be amended as necessary. It will then be submitted to East Cambridgeshire District Council who will undertake a second round of consultation before the Plan is assessed by an Independent Examiner. The Examiner will decide what changes are required to meet the national neighbourhood planning requirements and recommend that the Plan is subject to a Parish Referendum open to all on the Electoral Register. A simple majority in favour of the Plan will mean that it can be used by East Cambridgeshire District Council when making decisions on planning applications. We would anticipate this happening in Spring 2024.

**COMMENTS MUST BE RECEIVED BY 20 OCTOBER
WE CANNOT ACCEPT COMMENTS AFTER THIS TIME**

Cheveley Parish Neighbourhood Plan 2023



WE NEED YOUR INPUT

**Community Consultation Drop-in-event
2 September
10.00 to 14.00 The Parish Hall**

Your chance to comment on the Plan for the future of our parish.

Please come along to the Drop-in event and see an extensive Neighbourhood Plan display and find out more about our new Plan.

Refreshments will be on offer throughout the event, so you can read the Plan over a cuppa

What is a Neighbourhood Plan?

It's a Plan agreed by local people to decide how their parish should develop - or not - over the next decade or so. Whether the Plan is approved will ultimately be decided at a Parish Referendum when, if a majority of residents that vote agree with the Plan, East Cambridgeshire District Council will be required to adopt it.

When complete, it sits alongside the East Cambridgeshire Local Plan and national planning policies and is used by the District Council when making decisions on planning applications.

Why are we doing a Neighbourhood Plan for Cheveley?

The Parish Council wants to be sure that what matters to residents is taken into account when the District Council considers planning applications. It will only be used for matters that require planning permission.

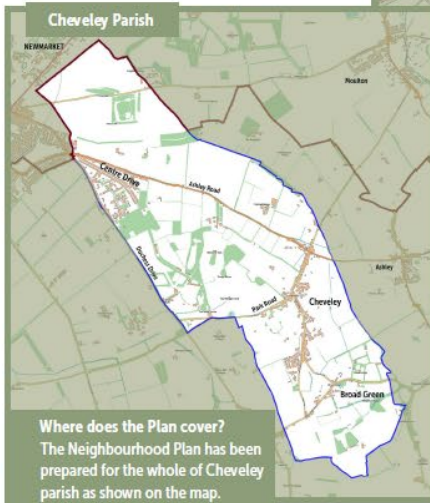
Why are you asking us now?

We now have a draft Neighbourhood Plan ready to show residents and stakeholders. It's based on a detailed Residents' Questionnaire and lots of other assessments and research that have been carried out since work started in 2018. We need to know what you think about the draft Plan, so we can see if it is on the right lines and where changes might need to be made.

Once any changes have been made, the next draft will be submitted to the District Council. They will carry out further consultation and arrange for an independent 'Examiner' to consider the Plan. Further changes may be required at that stage. Then the final version of the Plan is put to a Parish Referendum.

What's in the Plan?

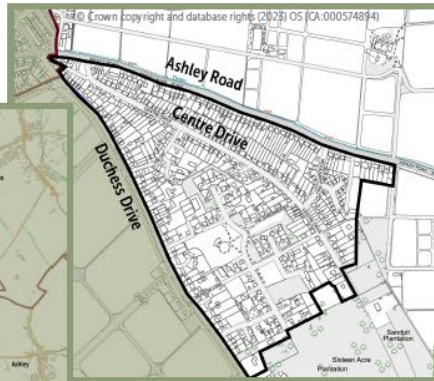
We have provided a summary of the key messages in the Plan in this leaflet, but would urge you to view the Plan as a whole.



Where does the Plan cover?
The Neighbourhood Plan has been prepared for the whole of Cheveley parish as shown on the map.

VISION

In 2035, Cheveley Parish will be 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.



DEVELOPMENT LOCATION

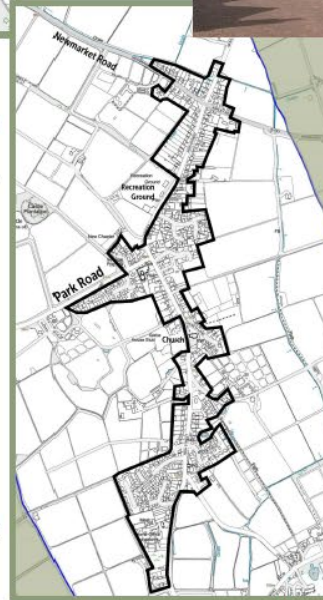
East Cambridgeshire's Local Plan already defines "Development Envelopes" around the main built-up areas of the parish (between Ashley Road and Duches Drive and including Centre Drive, and around the main built-up area of the village). The Neighbourhood plan has reviewed the Development Envelopes to bring them up-to-date and take account of recent development. Within the Development Envelopes, the principle of new building is supported subject to it being of an appropriate scale and not having an unacceptable impact on:

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

Outside the Development Envelopes, new development will only be supported in exceptional circumstances related to:

- equine, agriculture, horticulture and forestry uses;
- community services and facilities;
- outdoor recreation; and
- other uses in accordance with national and local planning policies.

Proposals for any new buildings outside the Development Envelopes should not have a significant detrimental impact on the character and appearance of the countryside or diminish gaps between settlements including Broad Green and Saxon Street.



HOUSING

The East Cambridgeshire Local Plan supports, in principle, the development of suitable infill plots within the Development Envelopes.

The Plan does not propose any sites for new housing over and above the brownfield former MOD bungalows site which already has planning permission.

- It does enable small affordable housing schemes to be built outside the Development Envelope where:
1. the Parish Council has carried out a survey and a need for affordable housing for local people is proven; and
 2. a housing association works with the Parish Council to obtain grant funding and develop the scheme.

The affordable housing would be available for those with a proven local connection who cannot afford to buy.

EQUINE INDUSTRY

East Cambridgeshire's Local Plan already contains policies that allow for proposals in the countryside required for horse racing or equestrian related development that is sensitively designed.

Neighbourhood Plan supplements the Local Plan by requiring development to:

- take into consideration the impact on the landscape;
- not result in the erosion of gaps between settlements;
- consider the opportunities to re-use existing buildings before new buildings are constructed.

COMMUNITY FACILITIES AND INFRASTRUCTURE

The Plan protects existing services and facilities from being lost unless it can be demonstrated that the use is no longer viable, there is no longer a demand for the facility or alternative facilities and services are available in an equally accessible location.

WELCOME

Thank you for coming to today's Neighbourhood Plan Drop-in Event

The story so far

- Since 2018 the Parish Council has been progressing the preparation of a Neighbourhood Plan for the parish.
- We've now reached a major milestone and are commencing consultation on the Draft Plan.
- Consultation lasts until **20 OCTOBER**
- This exhibition provides a brief summary of the Plan, illustrating the planning policies and proposed community aspirations that are in the Plan.
- We welcome your feedback by submitting your comments, even if you fully support the Plan.

What is a Neighbourhood Plan?

When complete, the Plan will form part of the statutory development plan for the area, meaning East Cambridgeshire District Council and Planning Inspectors will have to take note of what it says when considering planning applications.



Over the next 6 weeks you have an opportunity to read the Plan and submit your comments.

WE NEED YOUR VIEWS BY 20 OCTOBER

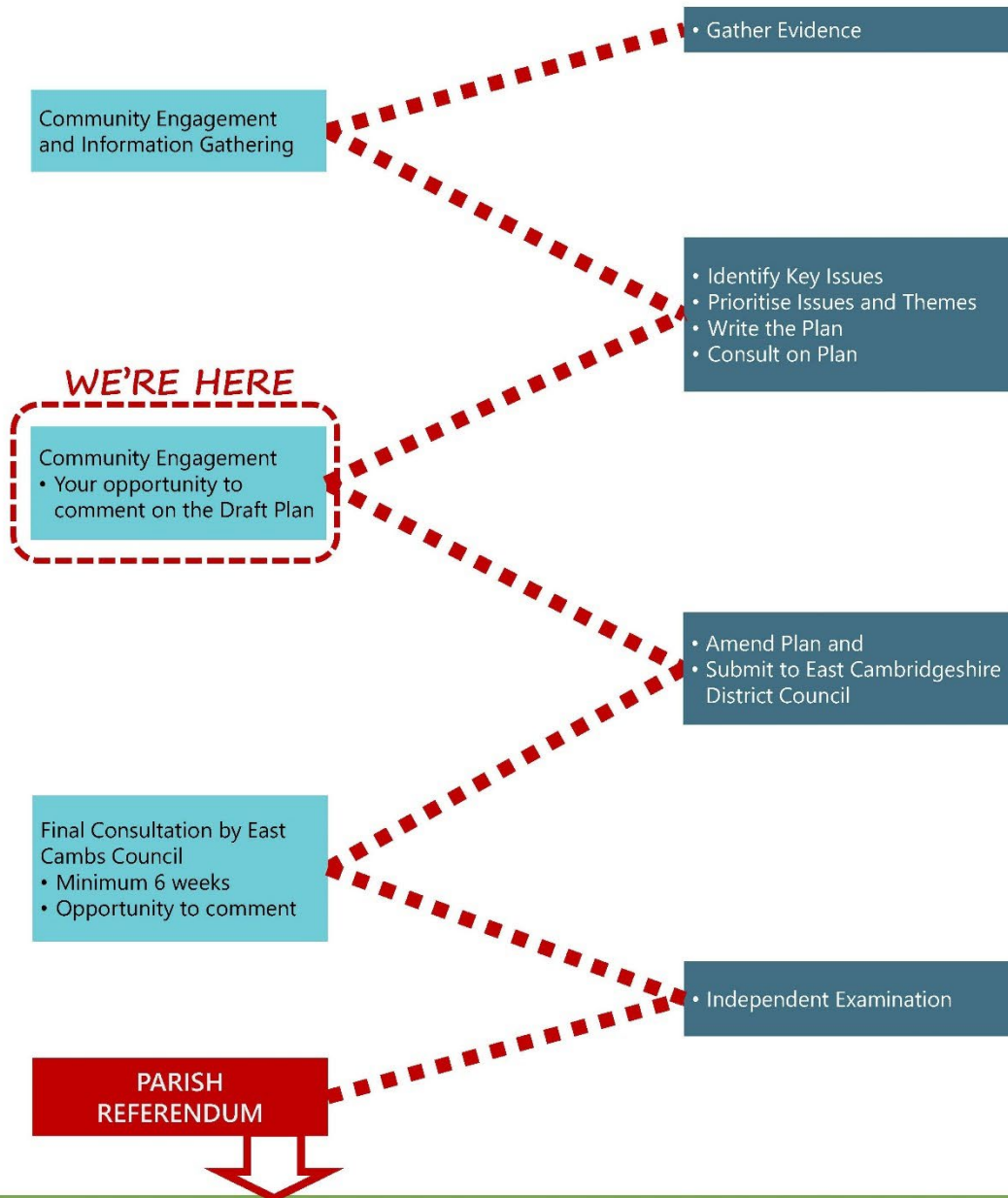
If you want to complete a comments form online today, you can use this QR code via your mobile phone



Process

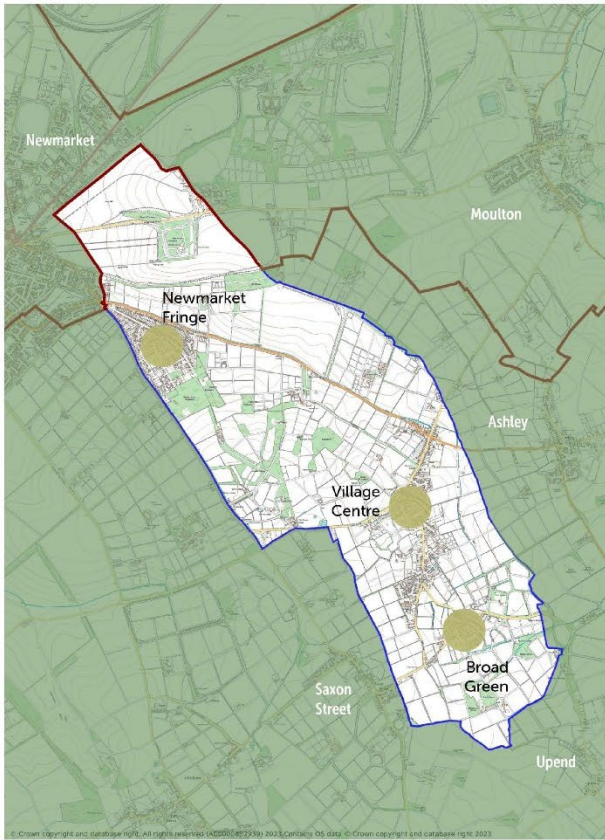
How the Plan is prepared

There are a number of stages that have to be completed, as illustrated. Some of these stages are governed by the regulations for preparing neighbourhood plans and so there is no short cut.



IF REFERENDUM POSITIVE, EAST CAMBRIDGESHIRE DISTRICT COUNCIL ADOPT

The Draft Plan



Plan Contents

The Plan itself is a large document and necessarily quite complex in places as it will be used to decide whether planning applications should be approved.

Based on the issues identified during the preparation of the draft Neighbourhood Plan, the following themes have been identified, but would urge you to view the Plan as a whole.

- Housing
- Equine Industry
- Community Facilities and Infrastructure
- Built Environment
- Natural Environment

The Plan contains:

Planning Policies

These will be used to supplement the Local Plan when decisions on planning applications are made.

Planning policies can only cover matters that would require planning permission, so they can't, for example, tackle speeding.

Policies Maps

These illustrate areas of land or buildings where policies in the Plan apply.



Neighbourhood Plans cannot contradict the main government planning policies or the strategic policies in the Local Plan for the area.

For example, they cannot propose less development than is planned for in the adopted Local Plan.

WE ESPECIALLY WANT YOUR COMMENTS ON THE PLANNING POLICIES

PLEASE COMMENT, EVEN IF YOU SUPPORT THE PLAN

Vision and Objectives

Neighbourhood Plan Vision

In 2035, Cheveley Parish will be 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.

The Vision translates into the following Objectives that cover the five themes

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

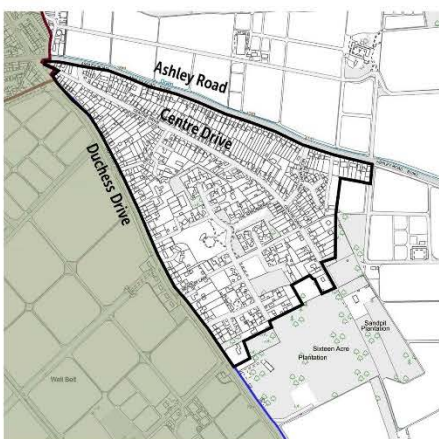
11. Ensure new development is appropriate to the historic character of Cheveley Village;
12. Protect and enhance the heritage assets within the Parish;

DO YOU SUPPORT THE VISION AND OBJECTIVES?

Future Development Location

Context

- East Cambridgeshire's Local Plan defines "Development Envelopes" around the main built-up areas of the parish (between Ashley Road and Duchess Drive and including Centre Drive, and around the main built-up area of the village).
- The Neighbourhood plan has reviewed the Development Envelopes to bring them up-to-date and take account of recent development.
- Within the Development Envelopes, the principle of new building is supported subject to it being of an appropriate scale and not having an unacceptable impact on:
 - the amenity of residents;
 - the historic and natural environment;
 - the provision of services and facilities; and
 - the highway network.
- Outside the Development Envelopes, new development will only be supported in exceptional circumstances related to:
 - equine, agriculture, horticulture and forestry uses;
 - community services and facilities;
 - outdoor recreation; and
 - other uses in accordance with national and local planning policies.
- Proposals for any new buildings outside the Development Envelopes should not have a significant detrimental impact on the character and appearance of the countryside or diminish gaps between settlements including Broad Green and Saxon Street.



Development Envelope

Policy CHEV 1 - Development Strategy

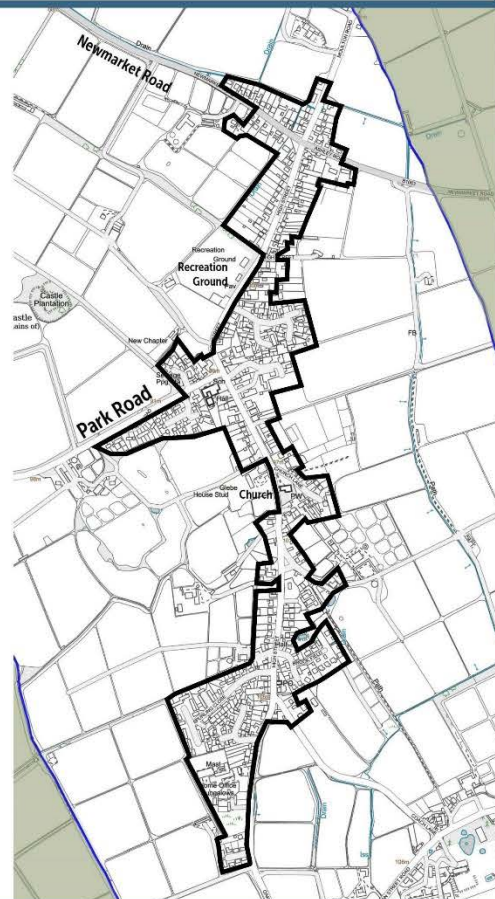
The focus for new development within Cheveley Parish will be within the defined Development Envelopes, of both Cheveley Village and Newmarket Fringe, as shown on the Policies Map, subject to being of an appropriate scale and not having an unacceptable impact on

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

Land outside the Development Envelopes is defined as countryside where development will normally only be allowed for:

- equine, agriculture, horticulture and forestry uses;
- community services and facilities;
- outdoor recreation; and
- other uses 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 Broad Green and Saxon Street.

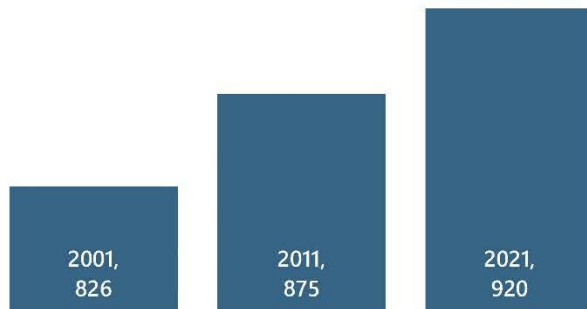


DO YOU SUPPORT THIS POLICY?

Housing

New Housing

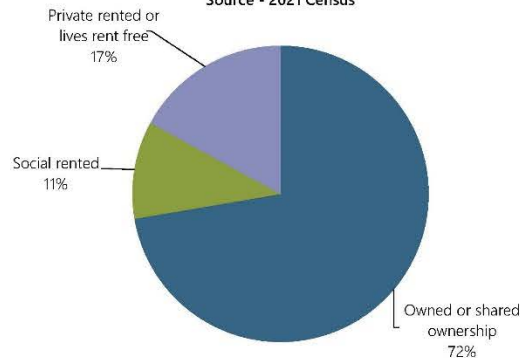
- The East Cambridgeshire Local Plan supports, in principle, the development of suitable infill plots within the Development Envelopes.
- The Plan does not propose any new sites for housing over and above the brownfield former MOD bungalows site which already has planning permission.



Number of households in Cheveley

Housing tenure in Cheveley:

Source - 2021 Census



House Sizes

- A Housing Needs Assessment has been carried out in support of the Plan
- It suggests that the parish would benefit from a broad range of dwelling sizes in any 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.

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.

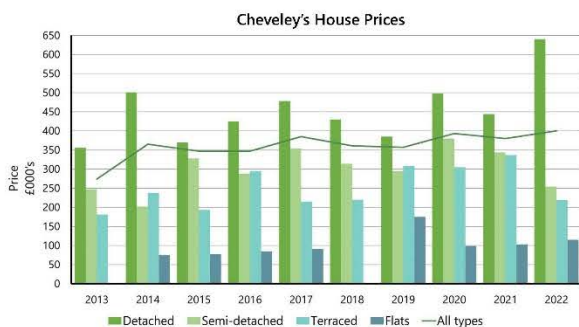


DO YOU SUPPORT THIS POLICY?

Housing

Affordable Housing

- The average house price in the parish is almost 10 times the average income of residents, meaning that many first-time buyers are priced out of the market.
- Even those wanting to privately rent would struggle.
- The Local Plan requires 40% of all new housing to be affordable on sites of more than 10 dwellings.
- The Housing Needs Assessment proposes a tenure mix for any affordable housing.



- National planning policy enables an alternative mechanism for meeting locally identified affordable housing needs through "rural exception sites" located outside but adjoining the Development Envelope where housing would not normally be permitted
- It does enable small affordable housing schemes to be built outside the Development Envelope for those with a proven local connection who cannot afford to buy.
- In order to deliver such a scheme, the following must apply:



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.

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 settlement boundary, 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 people with a demonstrable local 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 may be permitted, 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.

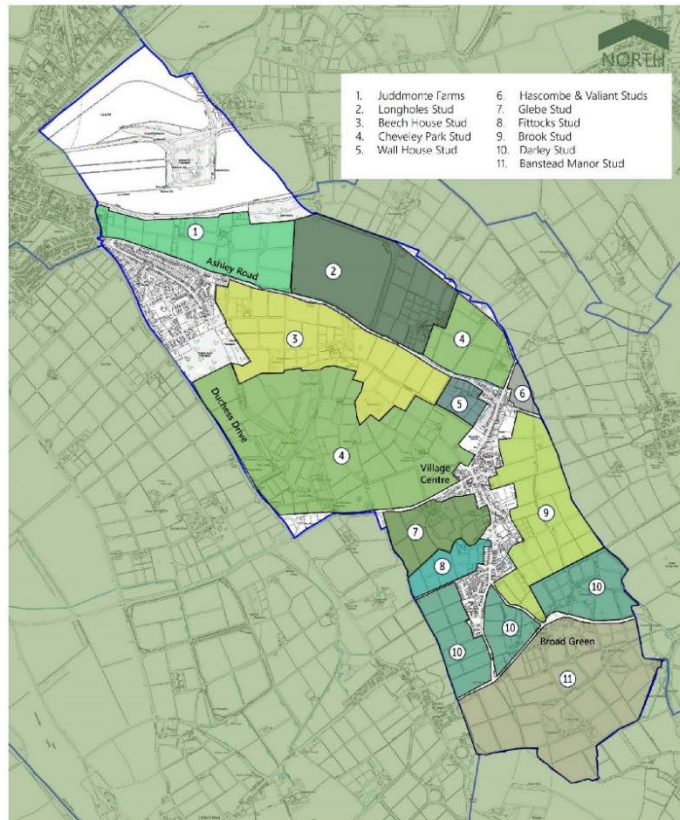
Where sites incorporate a small element of market housing, both housing tenures should be built to the same design standards and make a positive contribution to the character of the area.

DO YOU SUPPORT THE POLICIES?

Equine Industry

Context

- 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.
- Cheveley Park Stud and Banstead Manor are the main studs but there are many other as illustrated on the map (2015 data).
- The East Cambridgeshire Local Plan already contains a policy for horse racing or equestrian related development outside Development Envelopes which is referred to in the Neighbourhood Plan.
- A supplementary policy to take account of local circumstances in Cheveley is included in the Neighbourhood Plan



Studs in Cheveley Parish in 2015. Source: The Jockey Club

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:

- the size, scale, design and siting of new development (including lighting) does not have a significant adverse effect on the character and appearance of the locality;
- it would not result in the loss or erosion of settlement gaps as identified on the Policies Map;
- new forms of enclosure use natural materials and, where possible, native species are utilised to create boundaries between paddocks and rides; and
- 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:

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



Photo provided by Juddmonte

DO YOU SUPPORT THIS POLICY?

Community Facilities & Infrastructure

Context

- Our community engagement confirmed provision of facilities is generally good and there is a desire to retain and improve existing facilities and services.
- There is a need to ensure new infrastructure is provided to support new development
- The Plan protects existing services and facilities from being lost unless it can be demonstrated that:
 - the use is no longer viable,
 - there is no longer a demand for the facility
 - or alternative facilities and services are available in an equally accessible location.

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 within or in close proximity to the Housing Settlement Boundary, 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:

- The Jarman Centre;*
- Newmarket URC Tennis Club;*
- The Red Lion;*
- Cheveley Village Stores;*
- Royal British Legion Hall;*
- St Mary and the Holy Host of Heaven Church;*
- Cheveley Cemetery and wildflower meadow;*
- Cheveley Church of England Primary School;*
- Cheveley Parish Hall;*
- Cheveley Pavilion and Recreation Ground*

will only be supported where:

- 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*
- 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*
- 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.*



DO YOU SUPPORT THIS POLICY?

Built Environment



Context

- The design of new development can affect our everyday lives and what a place looks like.
- Design Guidance has been prepared that has identified the important and distinct characteristics of Cheveley parish and provides guidance for new development.
- Design codes will guide and inform future development proposals - these cover the following matters:
- Settlement layout
- Streets and Parking
- Built Form
- Environmental and Energy Efficiency, including
 - Energy efficient features
 - Building fabric
 - Flood mitigation
 - Waste storage
 - Wildlife friendly features
- A Development Design Checklist asks 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.

Light Pollution

- 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.

Policy CHEV 8 - Dark skies

Dark skies are to be preferred over lighting while ensuring that new developments are secure in terms of occupier and vehicle safety. Any future outdoor lighting systems should have a minimum impact on the environment, minimising light pollution and adverse effects on wildlife, subject to highway safety, the needs of particular individuals or groups, and security. Schemes should reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark and reducing glare.

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 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.

DO YOU SUPPORT THESE POLICIES?

Built Environment

Flooding

- It is essential that development proposals across the parish do not add surface water flooding risk through creating surfaces where rainwater can run-off into the highway or neighbouring sites.
- 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.



Example of Sustainable Drainage System capturing rainwater run-off

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

- 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.
- 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 current best practice in energy conservation will be supported where such measures are designed to be integral to the building design and minimise any detrimental impact on the building or its surroundings.

Development proposals should demonstrate how they:

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



Ground/air source heat pump and solar panels

DO YOU SUPPORT THESE POLICIES?

Built Environment

Built Heritage

- 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.



Cheveley Village Centre and Broad Green - 1901

- There are also a number of buildings which do not satisfy the criteria for listing at a national level but are locally important.
- Some of these buildings are also included on the East Cambridgeshire Buildings of Local Interest Register.
- The Neighbourhood Plan recognises the significance of these buildings and features.

Policy CHEV 11 - Heritage Assets

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

- preserve and enhance the significance of the asset, their setting and the wider built environment within which they are located;
- 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
- 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.



Policy CHEV 12 - Buildings and Features of Local Heritage Significance

The retention, protection and the setting of the following building of Local Heritage Significance, as identified on the Policies Map, will be secured:

- Cheveley Park boundary wall from Cheveley Park on Duchess Drive to the end of the Recreation Ground on Cheveley High Street.
- Cheveley Parish Hall
- The Red Lion Public House
- War Memorial

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.

DO YOU SUPPORT THESE POLICIES?

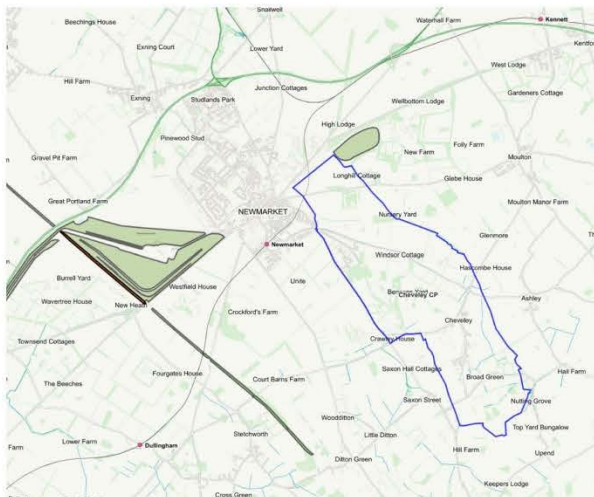
Natural Environment

Context

- 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.
- Nearby, the Devils Dyke is an internationally recognised Special Area of Conservation and there are Sites of Special Scientific Interest
- Protecting habitats and enhancing them should be given the highest priority when proposing new development.
- The Local Plan policies are out of date in these matters and so the Neighbourhood Plan brings it up-to-date.

The Plan:

- Protects local internationally protected sites from being impacted by development in the parish.
- Requires proposals to protect and enhance the natural and local environment by providing measurable net gains in biodiversity and habitats and, where this is not possible, having to justify any losses.
- Encourages the provision of bird boxes, insect 'hotels', bee blocks, bat boxes and/or hibernation holes in building projects.
- Identifies a number of important views across the parish and seeks to resist development that will detract from the key features of the views.



Sites of Special Scientific Interest near Cheveley

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.

DO YOU SUPPORT THIS POLICY?

Natural Environment

Biodiversity Net Gain

- 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.
- The requirements come into force in November for larger developments and next April for small scale development.
- East Cambridgeshire has already produced guidance which the Neighbourhood Plan strengthens by translating it into Neighbourhood Plan policy

Policy CHEV 14 – Biodiversity Net Gain

In addition to the provisions set out in the Local Plan, all development proposals should contribute to and enhance the natural and local environment by firstly avoiding impacts where possible, and secondly where avoidance is not possible, minimising impacts on biodiversity and providing measurable net gains for biodiversity.

All development proposals (except householder applications – see below) must provide clear and robust evidence setting out:

- information about the steps taken, or to be taken, to avoid and minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat,*
- the pre-development biodiversity value of the onsite habitat based on an up to date survey and ideally using the Defra metric,*
- the post-development biodiversity value of the onsite habitat ideally using the Defra metric; and*
- the ongoing management strategy for any proposals.*

Proposals which do not demonstrate that the post-development biodiversity value of the onsite habitat will significantly exceed the pre-development value will be refused.

Demonstrating the value of the habitat (pre and post development) will be the responsibility of the applicant, and the information to be supplied will depend on the type and degree of proposals being submitted. The District Council strongly recommends the use of available toolkits or biodiversity calculators and/or ecology surveys.

Where insufficient, incomplete or inaccurate information is submitted, meaning the local planning authority is not able to determine whether a proposal is likely to lead to a net gain in biodiversity, a proposal will be deemed to fail the policy requirements (as set out in the Local Plan, the NPPF and East Cambridgeshire Natural Environment SPD) to take biodiversity opportunities and provide a biodiversity net gain.

Only in exceptional circumstance, the local planning authority may (but is not obliged to) accept off-site biodiversity gains in exchange for on-site biodiversity net gain, but only in instances whereby:

- it is not possible to provide significant net gains on site;*
- the overall net outcome is a significant net gain in biodiversity; and*
- a robust agreement is in place to deliver and maintain such off-site gains.*

For householder applications, the detailed provisions of this policy do not apply, but there is still an expectation, in most instances, that an element of biodiversity gain should be incorporated into the proposal, such as bird boxes, insect 'hotels', bee blocks, bat boxes and/or hibernation holes. More detailed biodiversity gain would be welcomed.

Where a new access is created, 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.



DO YOU SUPPORT THIS POLICY?

Natural Environment

Local Green Spaces

- National Planning Policy enables the designation and protection of land of particular importance to local communities as Local Green Spaces in neighbourhood plans.
- Such designations rule out new development other than in very special circumstances, as if they were Green Belt.
- The Neighbourhood Plan identifies five areas that meet the criteria.

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.

Development in the Local Green Spaces will be consistent with national policy for Green Belts

Important Views

- There are a number of distinct views into and out of Cheveley Village in particular, as the area is situated on the higher ground.
- The Plan identifies these views and seeks to retain them.
- 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.

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:

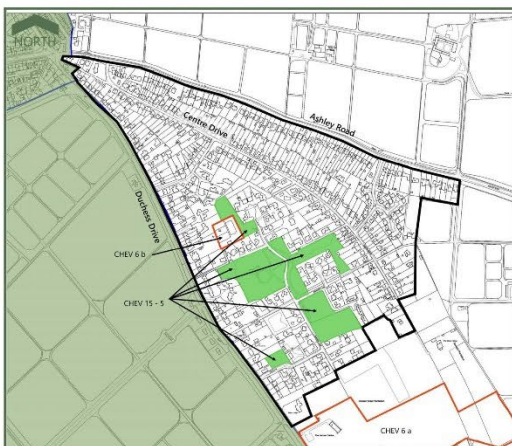
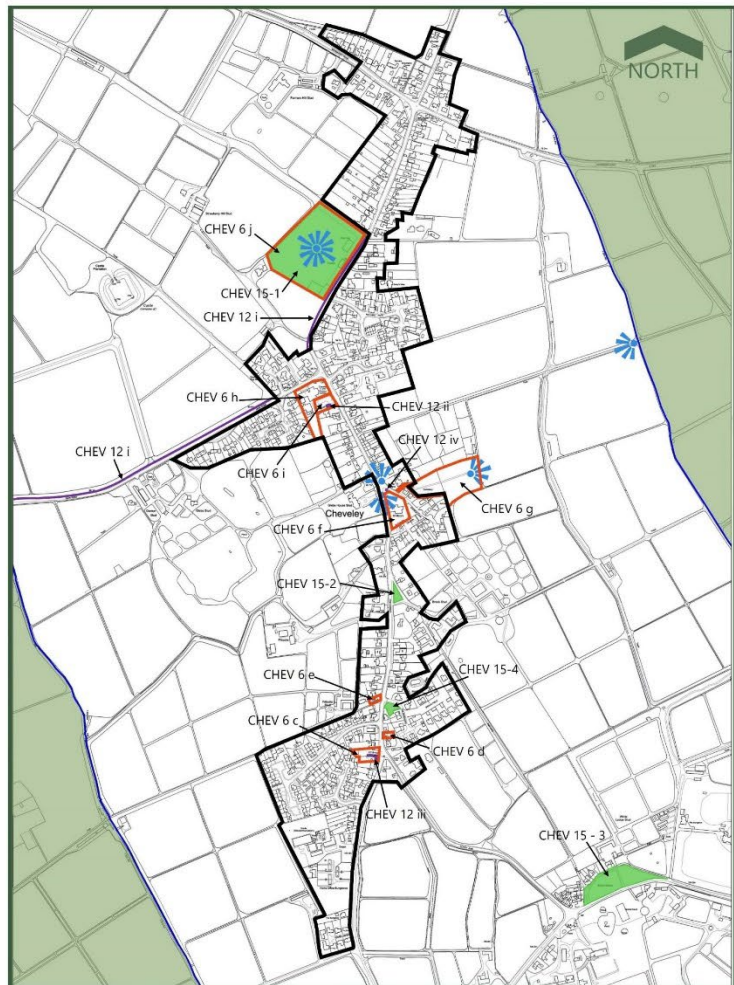
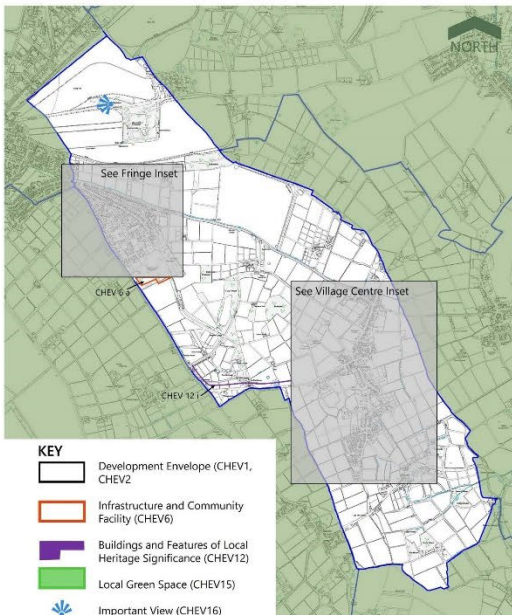
- can be accommodated in the countryside without having a significant detrimental impact, by reason of the building's scale, materials and location, on the character and appearance of the countryside and its distinction from the main built-up areas as identified by the Development Envelopes; and*
- conserves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



DO YOU SUPPORT THESE POLICIES?

Policies Maps

The Policies Maps illustrate any Neighbourhood Plan designations relating to land or buildings



DO YOU HAVE ANY COMMENTS ON THE POLICIES MAPS?

What next?

Consultation on the new Neighbourhood Plan ends on 20 October

At the end of the consultation the Parish Council will review all your submitted comments, as well as those from organisations such as the District Council, Natural England, Historic England and the Environment Agency, before deciding if any amendments to the Plan are required.

At the same time a "Consultation Statement" and a document known as the "Basic Conditions Statement" will be prepared. The Final Draft Plan – known as the "Submission Plan" and the above documents will be put to the Parish Council for approval for submission to East Cambridgeshire District Council.

Further Consultation

East Cambridgeshire will carry out a further six-week consultation on the Neighbourhood Plan before it is submitted to an Independent Examiner.

Examination

The Independent Examiner will review the Plan and consider any objections to it. The Examiner must consider:

- whether having regard to national policies and advice contained in guidance by the Secretary of State, it is appropriate to approve the neighbourhood plan;
- the approval of the neighbourhood plan contributes to the achievement of sustainable development;
- the approval of the neighbourhood plan is in general conformity with the strategic policies contained in the Babergh Local Plan;
- the approval of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations (despite Brexit).

The Examiner will also decide whether the Plan, possibly with amendments, should be subject to another parish referendum or whether the new Plan changes are deemed such that one is not required.

Referendum

If the Examiner determines that a Parish Referendum on the Plan should take place, this will be organised and paid for by East Cambridgeshire District Council in the same way as a local election.

Notice will be given of the Referendum and all those living in the parish that are entitled to vote will be asked whether the Neighbourhood Plan should be approved. No matter how many turn out to vote, if more votes say "Yes" then the Neighbourhood Plan will be adopted.

You can submit your comments on the Draft Neighbourhood Plan online via the Parish Council website or, if you don't have the internet, by completing a comments form and returning it to the address on the form.

Why not have a cup of tea and complete a form today?

Thank you for visiting the Neighbourhood Plan consultation event today

Appendix 3 – Statutory Consultees Consulted at Pre-Submission Stage

Cambridgeshire & Peterborough Combined Authority	Littleport Town Council
Fenland District Council	Little Thetford Parish Council
Huntingdonshire District Council	Lode Parish Council
East Cambridgeshire District Council	Mepal Parish Council
King's Lynn and West Norfolk	Reach Parish Council
Greater Cambridge Shared Planning	Snailwell Parish Council
West Suffolk Council	Soham Town Council
Cambridgeshire County Council	Stetchworth Parish Council
Norfolk County Council	Stretham Parish Council
Suffolk County Council	Sutton Parish Council
Homes England	Swaffham Bulbeck Parish Council
Homes England	Swaffham Prior Parish Council
Natural England	Wentworth Parish Council
Environment Agency	Westley Waterless Parish Council
Environment Agency	Wicken Parish Council
Environment Agency	Wilburton Parish Council
Historic England	Witcham Parish Council
Network Rail	Witchford Parish Council
Network Rail	Wooditton Parish Council
Network Rail	Beck Row, Holywell Row and Kenny Hill Parish Council
National Highways	Carlton Parish Council
Marine Management Organisation	Chatteris Parish Council
BT Openreach	Colne Parish Council
Mobile Operators Association	Cottenham Parish Council
Anglian Water Services Limited	Cowlinge Parish Council
Cambridgeshire & Peterborough NHS Foundation Trust	Dalham Parish Council
Cambridgeshire County Council (LLFA)	Earith Parish Council
Cambridgeshire PCT	Exning Parish Council
Ely Drainage Boards	Feltwell Parish Council
National Grid	Fen Ditton Parish Council
National Grid	Freckenham CP
NHS Cambridgeshire and Peterborough CCG	Great Bradley Parish Council
NHS Property Services Ltd	Herringswell Parish Council
UK Power Networks	Hilgay Parish Council
Western Power Distribution	Hockwold cum Wilton Parish Council
The Coal Authority	Horningsea Parish Council
Ashley Parish Council	Kentford Parish Council
Bottisham Parish Council	Lakenheath Parish Council
Brinkley Parish Council	Lidgate Parish Council
Burrough Green Parish Council	Little Wilbraham Parish Council
Burwell Parish Council	Manea Parish Council
Chippenham Parish Council	Moulton Parish Council
City of Ely Council	Newmarket Town Council
Coveney Parish Council	Ousden Parish Council
Dullingham Parish Council	Red Lodge Parish Council
Fordham Parish Council	Southery Parish Council
Haddenham Parish Council	Stow cum Quy Parish Council
Isleham Parish Council	Waterbeach Parish Council
Kennet Parish Council	Welney Parish Council
Kirtling Parish Council	West Row Parish Council
Little Downham Parish Council	Willingham Parish Council

Appendix 4 – Consultees Notification

CHEVELEY (EAST CAMBRIDGESHIRE) NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION (REGULATION 14)

Dear Sir / Madam

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2015 (as amended), Cheveley Parish Council is undertaking a Pre-Submission Consultation on the Draft Cheveley Neighbourhood Plan.

The District Council has provided your details as a body/individual we are required to consult and your views on the Draft Neighbourhood Plan would be welcomed.

The full plan and supporting documents can be viewed at <https://www.cheveley-pc.gov.uk/neighbourhood-plan/> together with information on how to send us your comments.




This Pre-Submission Consultation runs until **Friday 20 October 2023**




We look forward to receiving your comments. If possible, please submit them online at <https://www.smartsurvey.co.uk/s/CheveleyNP/> or, if that is not possible, please send them in a reply to this email.




Clerk



Cheveley Parish Council

Appendix 5 - Summary of Pre-Submission consultation comments




1. Do you support the content of Chapters 1, 2, and 3?			
Answer Choices		Response Percent	Response Total
1	Yes		69.23%
2	No		23.08%
3	No opinion		7.69%

2. Do you support the Vision and Objectives in Chapter 4?			
Answer Choices		Response Percent	Response Total
1	Yes		53.85%
2	No		38.46%
3	No opinion		7.69%




3. Do you support Policy CHEV 1 - Spatial Strategy?			
Answer Choices		Response Percent	Response Total
1	Yes		61.54%
2	No		30.77%
3	No opinion		7.69%

4. Do you have any other comments on Chapter 5 – Spatial Strategy?			
Answer Choices		Response Percent	Response Total
1	Yes		30.77%
2	No		69.23%




5. Do you support Policy CHEV 2 – Housing Mix?

Answer Choices		Response Percent	Response Total
1	Yes 	69.23%	9
2	No 	7.69%	1
3	No opinion 	23.08%	3




6. Do you support Policy CHEV 3 - Affordable Housing Mix?

Answer Choices		Response Percent	Response Total
1	Yes 	69.23%	9
2	No 	7.69%	1
3	No opinion 	23.08%	3




7. Do you support Policy CHEV 4 – Affordable Housing on Rural Exception Sites?

Answer Choices		Response Percent	Response Total
1	Yes 	69.23%	9
2	No 	15.38%	2
3	No opinion 	15.38%	2



8. Do you have any other comments on Chapter 6 - Housing?

Answer Choices		Response Percent	Response Total
1	Yes 	23.08%	3
2	No 	61.54%	8
3	No opinion 	15.38%	2




9. Do you support Policy CHEV 5 - Equine Related Activities outside the Development Envelope?

Answer Choices		Response Percent	Response Total
1	Yes		69.23% 9
2	No		15.38% 2
3	No opinion		15.38% 2



10. Do you have any other comments on Chapter 7 – Equine Industry?

Answer Choices		Response Percent	Response Total
1	Yes		16.67% 2
2	No		83.33% 10



11. Do you support Policy CHEV 6 Infrastructure and Community Facilities?

Answer Choices		Response Percent	Response Total
1	Yes		84.62% 11
2	No		7.69% 1
3	No opinion		7.69% 1



12. Do you have any other comments on Chapter 8 – Community Facilities and Infrastructure?

Answer Choices		Response Percent	Response Total
1	Yes		33.33% 4
2	No		66.67% 8




13. Do you support Policy CHEV 7 – Design Considerations?

Answer Choices		Response Percent	Response Total
1	Yes		84.62% 11
2	No		0.00% 0
3	No opinion		15.38% 2



14. Do you support Policy CHEV 8 – Dark Skies?

Answer Choices		Response Percent	Response Total
1	Yes		92.31% 12
2	No		0.00% 0
3	No opinion		7.69% 1




15. Do you support Policy CHEV 9 – Flooding and Sustainable Drainage?

Answer Choices		Response Percent	Response Total
1	Yes		84.62% 11
2	No		7.69% 1
3	No opinion		7.69% 1




16. Do you support Policy CHEV 10 – Sustainable Building Practices?

Answer Choices		Response Percent	Response Total
1	Yes		92.31% 12
2	No		0.00% 0
3	No opinion		7.69% 1



17. Do you support Policy CHEV 11 – Heritage Assets?

Answer Choices		Response Percent	Response Total
1	Yes		84.62% 11
2	No		7.69% 1
3	No opinion		7.69% 1



18. Do you support Policy CHEV 12 – Buildings and Features of Local Heritage Significance?

Answer Choices		Response Percent	Response Total
1	Yes		76.92% 10
2	No		15.38% 2
3	No opinion		7.69% 1



19. Do you have any other comments on Chapter 9 – Built Environment?

Answer Choices		Response Percent	Response Total
1	Yes		23.08% 3
2	No		76.92% 10



20. Do you support Policy CHEV 13 - Conserving and Enhancing Internationally Designated Sites?

Answer Choices		Response Percent	Response Total
1	Yes		92.31% 12
2	No		0.00% 0
3	No opinion		7.69% 1



21. Do you support Policy CHEV 14 – Biodiversity Net Gain?

Answer Choices		Response Percent	Response Total
1	Yes		92.31% 12
2	No		0.00% 0
3	No opinion		7.69% 1



22. Do you support Policy CHEV 15 – Local Green Space?

Answer Choices		Response Percent	Response Total
1	Yes		76.92% 10
2	No		23.08% 3
3	No opinion		0.00% 0



23. Do you support Policy CHEV 16 – Locally Important Views?

Answer Choices		Response Percent	Response Total
1	Yes		84.62% 11
2	No		0.00% 0
3	No opinion		15.38% 2

24. Do you have any other comments on Chapter 10 – Natural Environment?

Answer Choices		Response Percent	Response Total
1	Yes		30.77% 4
2	No		69.23% 9



25. Do you support the content of the Policies Map and Inset Maps?

Answer Choices		Response Percent	Response Total
1	Yes		69.23% 9
2	No		30.77% 4
3	No opinion		0.00% 0

26. Do you have any comments on the Appendices?

Answer Choices		Response Percent	Response Total
1	Yes 	7.69%	1
2	No 	76.92%	10
3	No opinion 	15.38%	2

27. Do you have any other comments on the Draft Neighbourhood Plan?

Answer Choices		Response Percent	Response Total
1	Yes 	23.08%	3
2	No 	76.92%	10

Appendix 6 - Responses received to Pre-Submission Consultation, Responses to Comments and Proposed Changes

The tables in this appendix set out the comments that were received during the Pre-Submission Consultation Stage and the responses and changes made to the Plan as a result of the comments. The first table is laid out in Plan order with the general comments following the comments on the policies. Where proposed changes to the Plan are identified, they relate to the Pre-Submission Draft Plan. Due to deletions and additions to the Plan, they may not correlate to the paragraph or policy numbers in the Submission version of the Plan.

No changes have been made to the comments and they are as received.

Name	Organisation	Comment	Parish Council Response	Changes to Plan
Chapters 1, 2, and 3 comments				
J Rabagliati	-	Good that the distinction between Cheveley Village and Newmarket Fringe is clearly recognised. The distinctive character of Cheveley village is its linear nature with rising paddock land behind the houses along the High Street, particularly at the northern end	Noted	None
D Cook	-	1.10 There were only 33 responses to the 2019 survey, which is wholly insufficient on which to base meaningful statistics or policy. While this is not the Council's fault, there needs to be a concerted effort to obtain the views of the majority of residents.	The 2019 survey forms one part of the evidence gathered to support the content of the Plan.	None
		1.10 In addition to the issues which detract from living in the parish, I would add: a) Parking on or near bends, which is very dangerous as it forces you to drive on the wrong side of the road where oncoming vehicles cannot be seen. b) Flooding during heavy rainfall of road, and gardens at the lower end of the village, which could include obnoxious sewage.	Noted	None
		3.7 It is important to EXCLUDE the Green Space between Nos. 4 and 6, Brook Field from the Development Envelope, to preserve the Green Space and the beautiful, protected Oak Tree. The Development Envelope that now appears online does exclude the whole Brook Field estate and the Green Space. However, the one shown on the circulated leaflet includes Brook Field, but the Green Space could be excluded by drawing the boundary around it.	The green space is protected by planning condition. The Development Envelope has been brought up-to-date from the 2015 Local	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
			Plan to reflect the current situation on the ground.	
I Jackson	-	<p>2.4 There is no mention of the number of dwellings owned by Godolphin in Cheveley, and that sit empty for 90% of the year. This significant number of unoccupied homes artificially increases the price of houses on the market, meaning that young people growing up in the village are highly unlikely to be able to afford to live here. It also deprives Cheveley of families and volunteers that would likely contribute to the community.</p> <p>I would contest that there is a strong sense of community. There is a limited, finite number of volunteers that organise the majority of events, clubs, etc and they are diminishing in number. Too many people stay in Cheveley, but don't live in the village or contribute to the community; commuting to work from Monday to Friday and barely leaving their house at weekends.</p>	<p>This information is neither available nor a matter of relevance to the Plan.</p> <p>Noted</p>	<p>None</p> <p>None</p>
R Glover		<p>1.10 There were only 33 responses to the 2019 survey, which is wholly insufficient on which to base meaningful statistics or policy. While this is not the Council's fault, there needs to be a concerted effort to obtain the views of the majority of residents.</p> <p>1.10 In addition to the issues which detract from living in the parish, I would add:</p> <p>a) Parking on or near bends, which is very dangerous as it forces you to drive on the wrong side of the road where oncoming vehicles cannot be seen.</p> <p>b) Flooding during heavy rainfall of road, and gardens at the lower end of the village, which could include obnoxious sewage.</p> <p>3.7 It is important to EXCLUDE the Green Space between Nos. 4 and 6, Brook Field from the Development Envelope, to preserve the Green Space and the beautiful, protected Oak Tree. The Development Envelope that now appears online does exclude the whole Brook Field estate and the Green Space. However, the one</p>	<p>The 2019 survey forms one part of the evidence gathered to support the content of the Plan.</p> <p>Noted</p> <p>The green space is protected by planning condition. The Development Envelope has been brought up-to-date from the 2015 Local</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		shown on the circulated leaflet includes Brook Field, but the Green Space could be excluded by drawing the boundary around it.	Plan to reflect the current situation on the ground.	
Vision and Objectives comments				
C Elbrow	-	In part. Whilst I agree the equine industry should continue to be a focus, I think it is a mistake not to acknowledge the other small businesses in the Parish, and businesses such as Chelton who offer different sorts of employment which help sustain a thriving and diverse community.	Noted	None
D Cook	-	The VISION does not express the need for Cheveley to retain its character as a Small Village, and not develop into a Large Village or Small Town, which I believe most residents would wish. Although much is written about protecting views, green spaces and heritage assets, the whole tenet of this section is towards development without any limits expressed apart from the Development Envelope which, paragraph 5.7 and CHEV 1 state, can be exceeded. Objectives: Housing 1-3, and Community 5: There needs to be expression of the need for Cheveley to retain its character as a Small Village.	The Plan does not propose any significant development during the Plan period.	None
R Jackson	Counsellor, CPC	Yes, but a few comments on the VISION to be revised as follows:- "In 2035, Cheveley Parish Council will continue to be an active and desirable place to live, with varied thriving sustainable communities". N.B. Cheveley has always been a desirable place to live, That's why properties are sold quickly, so please insert "continue" in the VISION. Surely the following statements included in the VISION are AIMS as they are exactly that to be continued, actioned and achieved? AIM 1. All our residents ... etc. AIM 2. Our heritage.....etc. AIM 3. Our community facilities etc. Recommend to modify the VISION as stated above which makes it clearer and more powerful as an overall statement.as an introduction	The Vision will be amended to include the word "continue"	Amend the Vision first sentence to state "In 2035, Cheveley Parish will <u>continue</u> to be an attractive and desirable place to live, with varied thriving and sustainable communities."

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>and supportive to the content of this excellent document.</p> <p>Hope this helps.</p>		
P Nutt	-	<p>I mainly support the vision and objectives but I think there should be a greater emphasis on the environment such as developers installing heat pumps. Also there could be a Parish Council initiative to help people move to heat pumps and install greater insulation. This could be as simple as providing info on the website or distributing leaflets or it could be paying for advisors to be available at clinics to help people.</p>	<p>The Vision and Objectives seek to strike a balance between environmental and other matters important to the village and residents.</p>	None
I Jackson	-	<p>The vision states that 'All our residents will feel valued...' It's difficult to see how that ambition would be met from the list of objectives.</p>	Noted	None
R Glover		<p>Not supported.</p> <p>The VISION does not express the need for Cheveley to retain its character as a Small Village, and not develop into a Large Village or Small Town, which I believe most residents would wish. Although much is written about protecting views, green spaces and heritage assets, the whole tenet of this section is towards development without any limits expressed apart from the Development Envelope which, paragraph 5.7 and CHEV 1 state, can be exceeded.</p> <p>Objectives: Housing 1-3, and Community 5: There needs to be expression of the need for Cheveley to retain its character as a Small Village.</p>	<p>The Plan does not propose any significant development during the Plan period.</p>	None
Policy CHEV 1 - Spatial Strategy				
G Ellis	-	<p>Given the remote location and the current climate crisis we should not be building any new development in areas like this that have no transport infrastructure. Every home that is built is likely to have one, two or more cars. Development should be concentrated on expanding existing towns and cities where public transport exists and doesn't force car ownership</p>	<p>The Plan does not propose any significant development during the Plan period.</p>	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
D Cook	-	CHEV 1. Needs to list in the "not having an unacceptable impact on" the need for Cheveley to retain its character as a Small Village. The paragraph "Proposals for new buildings outside the Development Envelope"... "without having significant detrimental impact"... "on the character and appearance"... should be followed by "and of the Village" as well as "the countryside..." etc.	The Plan does not propose any significant development during the Plan period.	None
M Symons	-	The statistics on house prices look a bit dodgy eg semidetached house prices having fallen from 350 to 250 in the past 5 years. I hope these stats have not not been taken into account.	These are Land Registry sold prices	None
P Nutt	-	Again I mainly support this but I have put no to add my opinion. I think there should be reference to space being available for cycle ways and footpaths. I think this is especially important for any developments. I also think more affordable housing should be available.	This level of detail is addressed elsewhere in the Plan	None
I Jackson	-	By not allocating land for housing, the policy is effectively protecting the interests of current homeowners, ensuring that supply and demand inflates the price of homes in the village. Consequently, young families are highly unlikely to be able to live in the village. There needs to be an allocation of existing green space to provide a mixture of social and affordable housing or the population of the village will become increasingly old.	The subject of affordable housing is addressed in Policies CHEV 3 and CHEV 4.	None
R Glover		CHEV 1. Needs to list in the "not having an unacceptable impact on" the need for Cheveley to retain its character as a Small Village. The paragraph "Proposals for new buildings outside the Development Envelope"... "without having significant detrimental impact"... "on the character and appearance"... should be followed by "and of the Village" as well as "the countryside..." etc.	This is not considered necessary as the Development Envelope would not allow more than infilling.	None
	East Cambridgeshire DC	Whilst broadly the policy and supporting text is considered sound, there is a slight nervousness of whether unintended consequences or confusion could arise with the 'exceptions' element of the policy.	The policy will be amended to delete criterion a-c as suggested	Amend policy to delete criterion a-c

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>The Local Plan (GROWTH2) has a long list of 'exceptions' whereby development outside the development envelope might be acceptable, and each of those exceptions directs the reader to a specific policy on that subject.</p> <p>Policy Chev 1 lists three specific exceptions, and then a catch all "other uses in accordance with national and district level policies"</p> <p>By naming those three in (a)-(c), is the plan suggesting something different than what the Local Plan is saying? If not, why are (a)-(c) included?</p> <p>Criterion (b) in particular is a concern, as it is not clear what sort of 'community services and facilities' development would be deemed acceptable in the countryside? Where is that defined? Could it be open to abuse by a developer claiming their scheme (whatever it might be) is a 'community facility' and therefore should be approved outside the development envelope. The NPPF itself rather clumsily only defines 'community facilities' as 'such as...', and even then defines it differently in paras 20, 84, 93, 187.</p> <p>You may wish to review whether (a) to (c) should be deleted, and you simply default to the list in the Local Plan / National Policy. Or, if (a) to (c) are retained, define them more clearly what is allowable under them. For example, cross refer to CHEV 5 and CHEV 6?</p>		
Chapter 5 – Spatial Strategy				
C Foreman	-	Policy CHEV 1 is titled on page 13 of the Pre-Submission Draft Plan as "CHEV 1 - Development Strategy"; in this survey it is referred to as "CHEV 1 - Spatial Strategy" . Needs to be consistently named.	Noted. The Plan has the correct title	None
J Rabagliati	-	As per question 1, the distinctiveness of the village derives largely from the paddock land behind and above the linear housing in the High Street. New building on the paddock land has the potential to seriously detract from the character of the village setting	Development is not proposed on the paddocks	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
D Cook	-	5.6 and 5.7 The wordings "limited growth" and "focussed within the Development Envelope" are open to any interpretation and need to clearly state the requirement for Cheveley to retain its character as a Small Village.	Matters relating to character are dealt with elsewhere in the Plan	None
R Glover		5.6 and 5.7 The wordings "limited growth" and "focussed within the Development Envelope" are open to any interpretation and need to clearly state the requirement for Cheveley to retain its character as a Small Village.	Matters relating to character are dealt with elsewhere in the Plan	None
	East Cambridgeshire DC	Para 5.3 Whilst the principle of adjusting the development envelope is considered sound, the way it is explained could be a little clearer. The word 'reviewed' in the quote left might be better if exchanged for 'updated' (or similar word) so it is clear the development envelope has actually been changed by this Plan, not just 'reviewed' (the word 'reviewed' might imply it has been looked into but not necessarily changed). Further, it might be helpful at the end of the paragraph to spell out exactly where it has been updated, perhaps just a simple sentence such as: "specifically, the development envelope has been adjusted at [add location or street address or similar] and [add location]". All of the above just makes it a bit clearer exactly what this Plan is proposing to do.	Paragraph 5.3 will be amended to provide more detail as to where the Local Plan Development Envelope has been changed.	Amend Para 5.3 to refer to the Development Envelope changes to encompass the development at Hobbs Warren and Brook Field.
Policy CHEV 2 – Housing Mix				
G Ellis	-	Percentage should be further skewed towards smaller homes which are therefore more affordable.	Noted	None
	East Cambridgeshire DC	No comment – appears sound	Noted	None
Policy CHEV 3 - Affordable Housing Mix				
P Nutt	-	I think the case for more affordable housing could made stronger.	Noted	None
I Jackson	-	The policy needs to be more ambitious and at least 60/40. The village needs more affordable housing.	This would only apply to developments of 10 or more homes, which the Plan does not propose	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
	East Cambridgeshire DC	"...to the satisfaction of East Cambridgeshire District Council" This might helpfully add at the end "...and in accordance with the Local Plan"	The policy will be amended as suggested.	Amend Policy CHEV 3 to include suggestion made by ECDC
Policy CHEV 4 – Affordable Housing on Rural Exception Sites				
G Ellis	-	We shouldn't be destroyed any more countryside than already has been. Record amounts of wildlife are becoming extinct because of habitat destruction.	Noted	None
C Foreman	-	While supporting the principle of affordable housing for local people, we do not support the principle of loosened controls over housing in sites outside of the settlement boundary - it undermines the important work gone into specifying the Development Envelope and preserving good features of the village.	This would only be allowed in exceptional circumstances	None
J Rabagliati	-	All affordable housing should be affordable in perpetuity (not just on rural exception sites)	Noted	None
	East Cambridgeshire DC	"...on rural exception sites outside of the settlement boundary," To align with Chev 1, this might be better expressed as: "...on rural exception sites outside of the development envelope," "...is offered in the first instance to people with a demonstrable local connection" Whilst a local connection test might be appropriate, it will need clearly setting out somewhere in the plan what this is defined as. As an example (though perhaps not perfect) see Waterbeach NP policy Wat 23 waterbeach-np-made-version-march-2022-reduced-1.pdf (scambs.gov.uk)	The policy will be amended to refer to Development Envelope Part iii of the policy will be amended to add more details about the local connection criteria	Amend part iii to "is offered in the first instance to <u>applicants with a connection to the village; including current and previous residents in the parish, a family connection or employment connection</u> "
General comments on Chapter 6 – Housing				
C Elbrow	-	There is a comment regarding the unoccupied housing owned by the equine industry being unmeasurable - it may currently be considered to be small but obviously unmeasured, however it needs tracking as again the heavy concentration on one industry never bodes well regarding the inclusion, diversity or success of a space.	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
C Foreman	-	<p>Given the relatively high number of people already commuting from Cheveley Parish to Cambridge, Bury St Edmunds or beyond (20.3% of working respondents in the 2019 Community Engagement), due consideration should take place as to the effect of housing policies and decisions in encouraging and facilitating the village's development into a 'dormitory village' for people not working in Cheveley and its environs - which would be against many of the reasons identified that make it attractive to live in the parish.</p> <p>For example, would the development of Affordable Housing on Rural Exception Sites meet a genuine local need or instead provide subsidised accommodation to those whose whose life is elsewhere, e.g. Cambridge (and which itself would be better placed in terms of space to accommodate such housing).</p>	Planning permission cannot place restrictions on where people work	None
	Cambridgeshire CC	<p>Public Health support an appropriate mix of housing to suit the varying needs of Cheveley parish as identified in the Housing Needs Assessment 2023. The housing policies in section 6 respond to these identified local needs, such as a prioritisation of 2 to 3 bedroom homes.</p> <p>It is important to keep in mind considerations re size and space minimums for identified and future developments; as reasonably sized properties are more affordable to heat and or cool therefore associated with better health outcomes. Larger and separate rooms are key for learning outcomes – a long term determinant of health.</p> <p>The housing policies make certain exceptions possible to the restrictions imposed in the Spatial Strategy. These protect the countryside and village setting by making allowances for affordable housing small business units and renewable energy schemes where appropriate.</p> <p>Also any conversion of existing dwellings to alternate configurations of housing maybe appropriate to provide better life-time housing</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>options for occupants. Changes must be of good quality; ensuring minimal noise transfer between dwellings and with adequate space provisions being adhered to. Having sufficient storage space, access to privacy, space for working from home needs, improved day light and ventilation are all essential to positive health outcomes.</p> <p>Affordable and accessible housing options are essential for those on lower incomes as well as for older and disabled residents. Though there is no specific policy addressing the provision of affordable accommodation for older people in Cheveley. The HNA suggests a need for 35-42 units over the plan period. The needs are more broadly addressed in the NP such as in section 6.28. Nothing specific is addressed regarding disability and accessible accommodation.</p> <p>The aging population is discussed in 6.26. Over the plan period there will be an increase in over 55 year olds. It is worth noting that accessible street furniture and dementia friendly streetscapes in villages and towns; as well as sufficient resting places between housing and greens spaces becomes more relevant and important for aging populations. Accessibility to green space for older people is beneficial as <i>walkable green spaces near residences of older people aged 75+ significantly and positively influences five-year survival.</i></p>	<p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p>
	East Cambridgeshire DC	Para 6.1 Text likely to need some slight updating, such as referencing NPPF 2023 and the latest situation with the Local Plan Single Issue Review.	Paragraph 6.1 will be updated	Amend para 6.1 to bring it up-to-date
Policy CHEV 5 - Equine Related Activities outside the Development Envelope				
G Ellis	-	We shouldn't be giving special treatment to equine activities. These are a playground for the rich and do little for the wider public barring encouraging gambling and bad behaviour. The vast majority of jobs in the industry are very poorly paid. Vast amounts of land and houses in the area have been bought up by foreign billionaires with poor ethics (e.g. kidnapping and locking up their own	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		daughters). We should be heavily taxing and driving out such people and putting the land to better use such as real agriculture.		
I Jackson	-	iii remove 'where possible' and insist that native species are always used.	The policy will be amended	Amend policy to require native species with a local provenance.
	Cambridgeshire CC	This is relevant to health outcomes from the perspective of the wider determinants of health such as economic opportunity and work environments, landscape development and its visual impact on mental health and also with regard to enhancing biodiversity. The policy is sensitive to the varying considerations of the equine industry around Cheveley and also ensures that new enclosures are made of natural materials and boundary treatments between paddocks and rides use native species which all promote health and wellbeing.	Noted	None
	East Cambridgeshire DC	No comment – appears sound	Noted	None
General comments on Chapter 7 – Equine Industry				
C Elbow	-	<p>This initial statement is slightly swerved. 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.</p> <p>This suggests a swerve towards private equine ownership - this is not necessarily the case in Cheveley Parish as although there are small equine livery stables, they do not make up any significant contribution to this economy - nor do riding schools. We should also be mindful that several of these studs are on the market and could be split into smaller packages in a similar way as to those already split within the village.</p>	The 2021 Census results indicate that “animal care and control services” represent the largest sector of employment for residents in the parishes south-east of Newmarket	None
Policy CHEV 6 Infrastructure and Community Facilities				

Name	Organisation	Comment	Parish Council Response	Changes to Plan
R Jackson	Counsellor, CPC	<p>Please add the following to Point d..... d. Cheveley Village Store and Post Office.</p> <p>It's very important that we retain our Post Office in the village stores/shop as clearly it provides a banking and the usual Post Office facilities for local people, especially the elderly and infirm.</p>	The policy will be amended	Amend part d of policy to include reference to Post Office
I Jackson	-	The plan should not just seek to protect existing facilities, but identify land that could be compulsorily purchased in the future should there be a need. This may include the site for a new school and an extension to the Recreation Ground to meet demand, for example.	It must be demonstrated that any land that the Plan allocates is available and deliverable. Compulsory purchase could only be used by the District Council and it is an extremely difficult and costly process.	None
	Cambridgeshire CC	<p>The policy encourages the provision and enhancement as well as sustainable use of local community assets and facilities. These assets are beneficial for health from the perspective of physical activity, mental health, social cohesion and social capital. An important consideration is with regard to equitable access. Can all residents access and make use of all identified assets? Are suitable toilet facilities available close by?</p> <p>There is no specific policy regarding connectivity or active travel across Cheveley and the Newmarket Fringe. However we welcome the use of the Cheveley Design Guidance and Codes AECOM 2023 as they encourage consideration of active travel users (pedestrians, cyclists, disabled and equine users) which is a key priority for Public Health. Well-connected and attractive public places and streets encourage more people to exercise and make active travel choices. It is important to sensitively support connectivity in new development whilst respecting biodiversity and green corridors as well as making sure any associated risks from flooding remains mitigated.</p>	<p>Noted</p> <p>Given that active travel initiatives would not require planning permission, it is not appropriate to include a policy for such matters.</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		Particularly relevant to Cheveley with the Equine related activities in the area is ensuring where feasible the surfacing is appropriate to the active users group e.g. hard surfacing for pedestrian/ cyclist, soft for equestrian.	None	None
	East Cambridgeshire DC	"...where they are located in locations accessible on foot within or in close proximity to the Housing Settlement Boundary" Perhaps better expressed as: "...where they are located in locations accessible on foot within or in close proximity to the defined development envelope boundary"	The policy will be amended to refer to Development Envelope	Amend Policy CHEV 6 to refer to the Development Envelope
General comments Chapter 8 – Community Facilities and Infrastructure				
P Nutt	-	I think more footpaths and cycle ways could be provided.	Noted	None
I Jackson	-	The increase in CIL contributions to the Parish Council should be used to prioritise improvements to the pavilion and recreation ground, which has seen little to no investment in recent years at the expense of the Parish Hall. The pavilion does not meet accessibility requirements and is an underutilised resource for the community.	Noted	None
Policy CHEV 7 – Design Considerations				
M Symons	-	I think this is absolutely excellent if it will stop development of inappropriate (usually "modern") house types which are inconsistent with the village.	Noted	None
P Nutt	-	I think the case needs to be made more strongly for committing to environmentally friendly design (no oil fired heating, better insulation etc)	This level of detail cannot be addressed through planning applications	None
	Cambridgeshire CC	We welcome the use of design principles to facilitate balanced and sustainable development which meets the evolving needs for housing in Cheveley and Newmarket Fringe. As per the policy protecting and enhancing the local character and distinctiveness courtesy of design led development will maintain an agreeable public realm suitable for the residents and a positive visual landscape to support and maintain mental wellbeing.	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>Adequate amenity space is important and highlighted in the policy. Also to consider is reasonably sized properties – these are more affordable to heat and or cool therefore associated with better health outcomes.</p> <p>Qualitative studies have found that homes with improved thermal comfort reported: increase in usable indoor space; improvements in diet, privacy and household/family relationships. Although no clear evidence on health improvement, respondents made links to improvement in physical and mental health.</p> <p>Potential for conversion of existing houses to alternate configurations may want to be included. Housing conversions may provide better life-time housing options however conversions must be good quality; ensuring minimal noise transfer between dwellings and with adequate space provisions being adhered to. For example following minimal space standards similar to the London housing minimal space standards. Having sufficient storage space, access to privacy, space for working from home needs, improved day light and ventilation are all essential to positive health outcomes.</p>	<p>Noted</p> <p>Noted</p> <p>This is not considered necessary</p>	<p>None</p> <p>None</p> <p>None</p>
	East Cambridgeshire DC	No comment – appears sound	Noted	None
Policy CHEV 8 – Dark Skies				
G Ellis	-	Please turn off street lights late at night if not already doing so.	Noted	None
P Nutt	-	Maybe a dedicated dark area site in the village could be designated for people to use for observing the night sky.	Noted	None
	Cambridgeshire CC	Public Health finds this policy beneficial - it has sort to ensure environmental impacts of light pollution are mitigated, such as encouraging the use of sustainable lighting technologies. The policy highlights that implementation must always be in the context of	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		supporting human safety / health and minimising environmental impacts. Active travel in Cheveley is not discussed specifically in the context of the Dark skies policy, for example ensuring sufficient lighting year round for those using active travel routes after dark in green space.		
	East Cambridgeshire DC	No comment – appears sound, but check outcome of examiner consideration of similar policy in the Reach NP, which is expected in Oct or Nov 2023.	The policy will be amended in the light of the examination of the Reach NP	Amend Policy CHEV 8 to reflect the examination outcome of the same policy in the Reach NP
Policy CHEV 9 – Flooding and Sustainable Drainage				
G Ellis	-	Clearly existing developments have not done this properly judging by the regular flooding that now occurs on Oak lane.	Noted	None
I Jackson	-	This is needed NOW at Little Green, on Park Road and on the footpath from Pump Green to Broad Green, to name but a few sites. More needs to be done to inform the County Council of the need to invest locally.	Noted	None
	Lead Local Flood Authority, Cambridgeshire CC	<p>The inclusion of the 'Policy CHEV 9 - Flood and Sustainable Drainage' is supported by the LLFA as it covers the importance of managing surface water runoff in new developments. Please note the LLFA would encourage reference to the National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG), and discussion of a proactive approach to mitigating and adapting to climate change, with reference to surface water flooding within the Neighbourhood Plan.</p> <p>The LLFA are pleased to see the promotion for above-ground open SuDS such as wetlands as they provide water quantity, water quality, amenity and biodiversity benefits. Other above-ground open SuDS features could be listed such as attenuation basins, ponds and swales.</p>	<p>Paragraph 9.10 will be amended to refer to the NPPF</p> <p>Noted</p>	<p>Amend Para 9.10 to refer to the NPPF, Local Plan Policy ENV8 and the Cambridgeshire County Councils Surface Water Planning Guidance</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>In Cheveley, it appears surface water flood risk is the main concern. Surface water flood risk maps could be utilised to show potential flood risk within Cheveley, and the specific locations that are most at risk. Data is available from Find open data - data.gov.uk. Further information of flood risk can be found here: Check the long term flood risk for an area in England - GOV.UK (www.gov.uk).</p> <p>It should also be noted that the Cambridgeshire Flood and Water Supplementary Planning Guidance (SPD) is adopted by East Cambridgeshire and promotes the use of SuDS to mimic natural drainage within new developments.</p> <p>It would also be worth drawing attention to Policy ENV 8 of the East Cambridgeshire Local Plan which relate to flood risk and drainage.</p> <p>The Cambridgeshire County Councils Surface Water Planning Guidance also provides technical guidance for developers.</p> <p>The LLFA would recommend that Anglian Water, and the Environment Agency as well as any relevant Internal Drainage Board are consulted in relation to flood risk management, to ensure that their comments on this Neighbourhood Plan can be taken into account.</p>	<p>This is not considered necessary as it is better to refer to the official maps rather than seek to reproduce maps that might not be accurate.</p> <p>Noted</p> <p>Para 9.10 will be amended to refer to Local Plan Policy ENV 8 and Cambridgeshire County Councils Surface Water Planning Guidance</p> <p>These bodies have been consulted</p>	<p>None</p> <p>Amend Para 9.10 to refer to the NPPF, Local Plan Policy ENV8 and the Cambridgeshire County Councils Surface Water Planning Guidance</p> <p>None</p>
	Cambridgeshire CC	<p>Public Health support water harvesting, recycling and other natural drainage options wherever possible. We welcome the use of mitigation approaches in new development to protect human health from flood risk. However certain methods like SuDs need to be used with care as potentially creating stagnant water bodies near dwellings could cause problems as mosquito breeding grounds in the future due to climate change.</p> <p>Residents who may be affected in flood prone areas, particularly vulnerable ones, could be encouraged to create/ join a flood group,</p>	<p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		they are typically led by the Parish Council or by a nominated flood warden(s). Community action of this type supports community resilience and well-being thereby reducing physical and mental health impacts from severe weather. Completing personal flood plans and community flood plans can also form part of this resiliency.		
	East Cambridgeshire DC	<p>Not convinced this policy is adding anything to already established and comprehensive policy in the NPPF, the Local Plan and the Flood and Water SPD?</p> <p>If it is not adding anything, the risk is that it may confuse / compromise implementation of those other policies, and in which case, deletion of the policy might be more appropriate, perhaps instead just including commentary in the text but no specific policy.</p>	It is considered that the NP policy supplements and updates that in the Local Plan and is locally specific to Cheveley.	None
Policy CHEV 10 – Sustainable Building Practices				
P Nutt	-	I think these points should be made throughout the appropriate parts of the plan, to emphasise how important this is.	This is not considered necessary as, when making planning decisions, the Plan is read as a whole and applied as appropriate to the proposal.	None
	Cambridgeshire CC	Energy efficiency is a key factor in developing sustainable communities. Public Health agree with this sustainable building practices policy which seeks to ensure opportunities are taken at the development stage to improve the environmental performance of the Cheveley's housing stock. Where feasible making use of sustainable design principles such as solar gain, passive cooling, rainwater harvesting, solar collectors, maximising natural daylight, minimising fossil fuel based heating systems etc. Also with increasing temperatures another consideration is how to manage	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>overheating in summer. Possible solutions include external shading, louvres/ shutters and solar control glass to alleviate excess solar gain. These varying design approaches to mitigate excess heat are more readily considered with new development but ought to be reviewed in retro fitting and conversions too.</p> <p>It is encouraging that proposals should demonstrate how they avoid fossil fuel based heating systems, as heating is the highest source of carbon emissions in most buildings.</p> <p>This policy could perhaps be strengthened further by the addition of specific mention of electric vehicle charge points (as well as low carbon heating systems such as heat pumps, energy conservation/efficiency measures and renewable energy generation such as solar photovoltaics, which are already mentioned).</p> <p>This could include supporting any applications for installation of such measures on existing buildings (in cases where planning permission is required) and requiring installation of such measures for construction of any new buildings.</p>	<p>Noted</p> <p>Policy CHEV 7 will be amended to require electric vehicle charging points</p> <p>The policy applies, where appropriate, to all development.</p>	<p>None</p> <p>Amend policy CHEV 7 to included a requirement for EV charging points</p>
	East Cambridgeshire DC	<p>It is suggested this policy be reconsidered / clarify intention of policy.</p> <p>Whilst broad intent is welcomed, it's unclear how a decision maker should react to this policy.</p> <p>Unclear whether this is just a 'we support' type policy (and in which case, it will in likelihood largely be ignored by developers and decision makers).</p> <p>If it is a 'you must' policy, it must be clearer what it is a developer must do.</p>	The policy will be amended in the light of the recent examination of a similar policy in the Reach Neighbourhood Plan	Amend policy to reflect outcome of recent examination of Reach Neighbourhood Plan

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>Asking a developer to do 'best practice' is somewhat meaningless – and will largely mean 'do recently upgraded Building regulations' only.</p> <p>If this is a 'you must' policy, probably best to discuss separately with ECDC intentions and options</p>		
Policy CHEV 11 – Heritage Assets				
M Symons	-	Current legislation in relation to listed buildings is totally inconsistent with adapting to climate change. All this is really significant is the street heritage. It is ridiculous that owners are required to preserve aspects that no one sees.	Noted	None
I Jackson	-	Whether it sits in this section or within facilities and amenities, something needs to be done to encourage Cheveley Park Stud to allow viewing of Cheveley Castle. It's a community asset that deserves to be seen and explored.	Planning policies cannot force owners of properties to make them accessible to the public.	None
	East Cambridgeshire DC	Not convinced this policy is adding anything to already established and comprehensive policy in the NPPF, and the Local Plan? If it is not adding anything, the risk is that it may confuse / compromise implementation of those other policies, and in which case, deletion of the policy might be more appropriate, perhaps instead just including commentary in the text but no specific policy.	The Parish Council considers that the policy is appropriate to be included in the neighbourhood plan	None
Policy CHEV 12 – Buildings and Features of Local Heritage Significance				
I Jackson	-	<p>ii The Parish Hall should never have been bought by a council that only a few months previously had declared that a new hall was not necessary. A ridiculous amount of money has been spent on its refurbishment and yet all it amounts to is two, small, insignificant rooms that are underutilised by the community. It could easily be replaced by a better facility if lost, for example, to expansion of the school.</p> <p>iii The Red Lion needs to be protected as a public house and not just a building.</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
J Hadlow	-	Please add Flint Cottage, 44 Church Lane Cheveley. Because: This cottage has local significance, it is one of a few remaining flint built cottages in the parish The existing cottage was the childhood residence of Bill Tutte (see page 287 https://royalsocietypublishing.org/doi/pdf/10.1098/rsbm.2012.0036).	Following discussion with the ECDC Conservation Officer, it is apparent that a local list of heritage assets is being prepared over a period of time and that the policy would be best positioned to direct users to the ECDC list for rather than provide details in the policy that could soon become out-of-date.	Amend Policy CHEV 12 to direct users to the ECDC local list of heritage assets
	Historic England	We also welcome the reference to the local list and perhaps the Parish Council NP team would give thought to whether the Parish have identify new features, buildings or spaces of historical merit that have local significance, that would welcome inclusion on the local or even potentially national lists.	Following discussion with the ECDC Conservation Officer, it is apparent that a local list of heritage assets is being prepared over a period of time and that the policy would be best positioned to direct users to the ECDC list for rather than provide details in the policy that could soon become out-of-date.	Amend Policy CHEV 12 to direct users to the ECDC local list of heritage assets
	East Cambridgeshire DC	Whilst the broad principle of the policy is fine, including the identification of local heritage assets, the opening sentence is unclear as to how it should be delivered via the planning system. Again, await outcome of the Reach NP examiner report, as this may provide clearer wording to replicate.	The policy will be amended to provide greater clarity and refer to the ECDC local list	Amend Policy CHEV 12 to direct users to the ECDC local list of heritage assets
General comments on Chapter 9 – Built Environment				

Name	Organisation	Comment	Parish Council Response	Changes to Plan
J Rabagliati	-	Chev 7 could usefully refer specifically to the importance of respecting the building line particularly along the High Street. In Chev 9 there should be a presumption against development on rising land behind existing housing, which would cause problems of surface water run-off onto the existing properties	This specific level detail is not necessary for the policy	None
D Cook	-	I hope this does not lead to any nearby large scale developments, which would result in the loss of villages.	Such development would be contrary to planning policies that cover the parish	None
R Glover		I hope this does not lead to any nearby large-scale developments, which would result in the loss of villages.	Such development would be contrary to planning policies that cover the parish	None
	Historic England	We appreciate the plan is well thought out however perhaps seek to align the plan policies more closely with east Cambridgeshire local plan heritage polices would perhaps strength the approach. Specifically if you would consider including a policy about development with the conservation area. This would support your other policies on development within the village boundary and on development character. We feel this would help embed the commitment to sensitive development in historic places.	This is not considered necessary as the Local Plan and the NPPF are sufficient.	None
	Cambridgeshire CC	Local Heritage assets are an important element of the architectural and historical make up of Cheveley and the surrounding area. This also includes a number of buildings that are on the Local Interest Register for East Cambridgeshire. The inclusion of all these assets serves to support and enhance the public realm and visual landscape, all of which, brings positive mental health benefits. More shared assets at community level may help to encourage increased social cohesion and foster an even greater sense of community. Physical health is also improved as an attractive local amenity encourages activity. Cambridgeshire County Council's Historic Environment Team (CHET) notes and welcomes that Chapter 9 'Built Environment' of the draft		

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>Neighbourhood Plan includes specific policies dedicated to conserving both nationally designated and locally important built heritage assets within the parish in line with policies ENV12 and ENV13 of the East Cambridgeshire Local Plan (2015). The Cambridgeshire Local Heritage List Project (https://local-heritage-list.org.uk/cambridgeshire) is currently in the process of updating the list of locally important assets for Cheveley and it is recommended that Policy CHEV 12 – Buildings and Features of Local Heritage Significance’ and the corresponding ‘Appendix 3: Proposed locally important buildings / structures in Cheveley Parish’ will therefore require review prior to adoption in order to be up-to-date. We would suggest contacting the East Cambridgeshire District Council Conservation Officer regarding any pending additions.</p> <p>It is encouraging to see useful coverage of energy consumption, carbon costs and energy hierarchies culminating in ‘Policy CHEV 10 - Sustainable Building Practices’. Whilst the retrofitting of buildings invariably offers significant savings in comparison with building new, particularly where embodied carbon is considered in addition to operational carbon costs, it is important to note that any environmental retrofit of traditionally built structures – and particularly those designated as heritage assets - should follow Historic England best-practice guidance to avoid or mitigate unintended negative consequences which may otherwise arise. An overview of current guidance (including links to all published supporting documentation) is available here: https://historicengland.org.uk/content/docs/advice/technical-conservation-guidance-and-research-brochure-pdf/</p> <p>Whilst above-ground structures carrying both statutory and non-statutory designations are afforded policy protection under the draft Neighbourhood Plan, this document at present contains no information on the important below-ground archaeological resource of the area, and no policies are included to protect it.</p>		

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>Cheveley features important designated archaeological remains, such as the 14th century Cheveley Castle (National Heritage List Entry Reference 1015199). However several important undesignated heritage assets are also known within the parish of Cheveley, including a possible barrow cemetery to the south of Moulton Road (Cambridgeshire Historic Environment Record reference. MCB32120), a possible henge and ring ditches to the north of Park Road (CHER ref. 09022) and a moated site at Banstead Manor (CHER ref. 07400).</p> <p>We recommend that the steering group should contact Cambridgeshire County Council's Historic Environment Record (HER) to improve the evidence base for the historic environment within the Neighbourhood Plan document (archaeology@cambridgeshire.gov.uk).</p> <p>It is our view that the Neighbourhood Plan should contain a policy supporting ENV14 of the East Cambridgeshire Local Plan (2015) and in accordance with the NPPF (2021 paras. 189 to 208), that provides for appropriate protection for Cheveley's valuable below ground heritage assets of archaeological interest, whether designated or undesignated. CHET can suggest wording for such a policy on request.</p>		
Policy CHEV 13 - Conserving and Enhancing Internationally Designated Sites				
	Cambridgeshire CC	<p>This policy protects local natural habitats which are designated sites.</p> <p>East Cambridgeshire's residents have the best quality of life of any rural area in Great Britain. In particular, health and life expectancy are amongst the highest of rural areas. However, there are variations across the district and pockets of deprivation exist.</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		The quality of rural life that many Cheveley village area residents currently have will be impacted if there are negative effects on the natural environment by development.		
	East Cambridgeshire DC	No comment – appears sound	Noted	None
Policy CHEV 14 – Biodiversity Net Gain				
	Cambridgeshire CC	Provision of green space and infrastructure supports health through allowing biodiversity to flourish. The provision and enhancement of biodiversity within green spaces and new development is critical to human and environmental wellbeing. There are also the co-benefits that occur when accessing biodiverse green space such as physical activity, social interaction and mental wellbeing. We welcome all efforts to protect and enhance biodiversity in Cheveley.	Noted	None
	East Cambridgeshire DC	Much of this policy is now established in law. It is inappropriate to repeat such legislation or, potentially worse, confuse or contradict legal requirements. It is therefore suggested the policy is considerably scaled back to elements which are not covered by law, such as the last two paragraphs. Again, consider the examiner's findings on the Reach NP to assist.	The policy will be amended in the light of the Environment Act 2021 and the outcomes of the Reach NP examination	Amend Policy CHEV 14 to have regard to the implementation of the Environment Act 2021
Policy CHEV 15 – Local Green Space				
D Cook	-	Please add the Green Space between Nos. 4 and 6, Brook Field, which includes the beautiful, protected Oak Tree.	The space is too small to qualify for a Local Green Space	None
P Osler	Duchess Park (Newmarket) Management Company limited	Open spaces at Meadow Lane within Duchess Park are not owned by East Cambs.D.C. They are privately owned & are managed by Duchess Park (Newmarket) Management Company Limited of which I am a director. This error in the plan has already been communicated via Sally Hughes. Sally has asked me if my company would be happy for the land to be designated as a Local Green Space. We have a directors' meeting on 7 November when that will	The Local Green Space Assessment will be amended to note the ownership at Meadow Lane.	Amend LGS Assessment to note the ownership at Meadow Lane.

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		be discussed. My initial view is such a designation is consistent with my company's objectives but I'll revert further after the meeting. So, for the time being, I cannot give consent to our land being designated as a Local Green Space but I may well be able to do so after 7th November.		
I Jackson	-	The plan should ambitiously aim to enhance green space on existing sites, but also identify new green space. The south of the village is some distance from the Recreation Ground, and there is virtually nothing in the North Ward.	Any sites allocated for development, including green space, must be deliverable during the Plan period	None
R Glover		Please add the Green Space between Nos. 4 and 6, Brook Field, which includes the beautiful, protected Oak Tree.	The space is too small to qualify for a Local Green Space	None
	Cambridgeshire CC	<p>We know that where There is a clear association between the built environment and physical activity 5, where the physical characteristics of neighbourhoods are identified as having a positive impact on health, wellbeing, physical activity and walkability, these characteristics are: choice and diversity; well-kept environments; affordable and efficient public transport; safe and sociable play areas; the presence of greenspace; well-lit and pedestrian-friendly footpaths; and street patterns that provide opportunities for informal contact among residents</p> <p>Therefore designating and protecting local green spaces:</p> <ol style="list-style-type: none"> 1. Recreation Ground West of High Street 2. Pump Green, High street 3. Broad Green south of Cheveley Village 4. The Paddocks Green entrance to The Paddocks 5. Open spaces at Meadow Lane within Duchess Park <p>Is essential to positive health outcomes and especially as Providing adequate green space can promote physical activity with the subsequent benefits of reducing overweight and promoting mental health.</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
	East Cambridgeshire DC	<p>We note you have published a separate LGS assessment, which is helpful and appears consistent with national policy. No objection to the principle of identifying LGS sites, or the specific sites identified.</p> <p>The very last sentence might be worth checking against recently made NPs, to ensure it is likely agreeable to an examiner.</p>	The last sentence will be deleted in line with the outcomes of the examination of the Reach NP	Delete final sentence of policy
Policy CHEV 16 – Locally Important Views				
J Gardener	-	Please also include the view from the end of the rec ground wall looking down the high street towards broomstick corner. This is an important view because it typifies the linear built form on both sides of the road with gardens in front. It shows the good spacing of properties with open countryside behind them. It also shows the good mix of housing which typify a village from historic council houses and large 5 bedroom houses to a small 17th century cottage and modern bungalows.	This is not considered necessary as Policy CHEV 7 requires proposals to have regard to the character of the locality as described by the supporting Design Guidance and Codes.	None
M Symons	-	Please add the street view from the edge of the rec opposite 41 high street looking down towards broomstick corner. The spacing of houses and no backfill is important.	This is not considered necessary as Policy CHEV 7 requires proposals to have regard to the character of the locality as described by the supporting Design Guidance and Codes.	None
	East Cambridgeshire DC	No comment – appears sound, and supporting document helpful / noted.	Noted	None
Chapter 10 – Natural Environment				
J Rabagliati	-	As per question 19	Noted	None
Policies Map and Inset Maps				

Name	Organisation	Comment	Parish Council Response	Changes to Plan
G Ellis	-	See previous comments on building only to expand exists towns/cities where public transport is available. All new development in Cheveley would be car dependent.	Noted	None
C Elbrow	-	<p>Village Map</p> <p>I would like to see the recent development on the High Street included in the Map - they appear to have been left out.</p> <p>Similar applies to the Paddocks Development and the area near to the Church.</p> <p>I cannot find any sensible reasoning within the document as to why they would be bound by the development map outline. Surely it would be of benefit to the village to include them and ensure further development cannot go out behind them and beyond the current boundaries of the map. It also appears that these areas are treated favourably as they do not appear to have to comply with the same boundary restrictions. Most of the backing land is stud or privately-owned, which appears to favour those residents it is associated with.</p> <p>There is a further area on Park Road which is currently equine related, which again should be included to be fully inclusive and without favour.</p>	<p>The Policies Map includes these developments</p> <p>Policy CHEV 1 identifies how development inside and outside the Development Envelope will be considered</p> <p>It is not appropriate to include Glebe Stud within the Development Envelope.</p>	<p>None</p> <p>None</p>
D Cook	-	Please add the Green Space between Nos. 4 and 6, Brook Field, which includes the beautiful, protected Oak Tree.	The green space is protected by planning condition.	None
P Osler	Duchess Park (Newmarket) Management Company limited	I believe the Fringe Inset Map shows land at Meadow Lane within Duchesses Park as Local Green Space so my comments above apply here too.	Noted	None
Appendices				
P Nutt	-	Very well prepared and useful information.	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
Other comments on the Draft Neighbourhood Plan				
J Rabagliati	-	It is a good draft plan and reflects local priorities and concerns. It could perhaps place more emphasis on infrastructure, both physical (roads, road safety, surface water management - already a problem in many parts of the village) and social (adequate for the village at its present size and demographic mix, but would struggle if the village grew or changed in demographic profile)	Noted. Matters relating to highways and road safety are outside the planning system. There are currently no plans for growth over and above those sites with planning permission	None
M Symons	-	The whole thing looks very good overall. Thank you to all the people who have been involved with creating this.	Noted	None
R Jackson	Counsellor, CPC	Already stated previously.	Noted	None
P Nutt	-	Very detailed and good submission.	Noted	None
	National Gas	<p>National Gas Transmission has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Gas Transmission National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>Proposed sites crossed or in close proximity to National Gas Transmission assets An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure.</p> <p>National Gas Transmission has identified that it has no record of such assets within the Neighbourhood Plan area. National Gas Transmission provides information in relation to its assets at the website below.</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<ul style="list-style-type: none"> • https://www.nationalgas.com/land-and-assets/network-route-maps <p>Please also see attached information outlining guidance on development close to National Gas Transmission infrastructure.</p> <p>Distribution Networks Information regarding the gas distribution network is available by contacting: plantprotection@cadentgas.com</p> <p>Further Advice Please remember to consult National Gas Transmission on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets.</p>		
	National Grid	<p>National Grid Electricity Transmission has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Grid Electricity Transmission National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses. National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently. National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK,</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>Europe and the United States. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET.</p> <p>Proposed development sites crossed or in close proximity to NGET assets: An assessment has been carried out with respect to NGET's assets which include high voltage electricity assets and other electricity infrastructure. NGET has identified that it has no record of such assets within the Neighbourhood Plan area. NGET provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> • www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/ <p>Please also see attached information outlining guidance on development close to NGET infrastructure.</p> <p>Distribution Networks Information regarding the electricity distribution network is available at the website below: www.energynetworks.org.uk</p> <p>Further Advice Please remember to consult NGET on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets.</p>		
	Historic England	<p>Thank you for inviting Historic England to comment on the above consultation. We welcome the production of this neighbourhood plan and the extensive and detailed references to the historic environment that are set out within it. We welcome the approach you have taken which includes a dedicated chapter on the historic environment and specific heritage policies.</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>For general advice we refer you to our detailed document on successfully incorporating historic environment considerations into your plan, alongside advice on planning policy writing and some useful case studies, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/.</p> <p>For further advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer, and if appropriate your local Historic Environment Record.</p> <p>There is also helpful guidance on a number of topics related to the production of neighbourhood plans and their evidence base available on Locality's website: https://neighbourhoodplanning.org/, which you may find useful.</p> <p>To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.</p> <p>Please do contact us, either via email or the number above, if you have any specific queries relating to the historic environment in your plan area or a particular issue, and we will endeavour to respond as soon as we can to assist.</p>		
	National Highways	<p>Thank you for consulting National Highways on the abovementioned Neighbourhood Plan.</p> <p>National Highways is a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN).</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>It has been noted that once adopted, the Neighbourhood Plan will become a material consideration in the determination of planning applications. Where relevant, National Highways will be a statutory consultee on future planning applications within the area and will assess the impact on the SRN of a planning application accordingly.</p> <p>Notwithstanding the above comments, we have reviewed the document and note the details of set out within the draft document are unlikely to have an severe impact on the operation of the trunk road and we offer No Comment.</p>		
	Natural England	<p>Thank you for your consultation on the above dated 01 September 2023.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p> <p>However, we refer you to the attached annex [<i>available from the Parish Council on request</i>] which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.</p> <p>Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>information on protected species and development is included in Natural England's Standing Advice on protected species .</p> <p>Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice.</p> <p>We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.</p> <p>Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.</p>		
	Sutton PC	<p>Thank you for informing us of the consultation on Chieveley's Neighbourhood Plan.</p> <p>Sutton Parish Council does not have any comments but wishes you a successful outcome for your 'Made' Plan.</p>	Noted	None
	Norfolk CC	<p>Thank you for consulting Norfolk County Council on the above neighbourhood plan, the County Council has no comments to make on the neighbourhood plan.</p>	Noted	None

Name	Organisation	Comment	Parish Council Response	Changes to Plan
	Cambridgeshire CC	<p>Thank you for giving Cambridgeshire County Council the opportunity to comment on the draft Cheveley Neighbourhood Plan. The Plan has been reviewed by a range of County Council services and the comments from officers in the following services have been made for your consideration.</p> <ul style="list-style-type: none"> • Public Health • Climate Change and Energy Services • Transport Strategy • Historic Environment Team <p>We hope that these comments are helpful to the Parish Council in its further preparation of the Neighbourhood Plan.</p> <p>Public Health The Plan has been compared to the New Housing Developments and the Built Environment Joint Strategic Needs Assessment (JSNA) for Cambridgeshire¹. The JSNA contains an evidence review of the built environment's impact on health and has distilled the evidence into the following themes:</p> <ul style="list-style-type: none"> • Generic evidence supporting the built environment's impact on health. • Green space. • Developing sustainable communities. • Community design (to prevent injuries, crime, and to accommodate people with disabilities). • Connectivity and land use mix. • Communities that support healthy ageing. • House design and space. • Access to unhealthy/"Fast Food". • Health inequality and the built environment. <p>The Plan has therefore been reviewed against these themes to ensure it addresses relevant impacts on health and wellbeing.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>We welcome and support measures that protect and enhance green space, as well as a sense of local of community and improved health outcomes.</p> <p>Transport Strategy</p> <p>It is noted that it the draft Neighbourhood Plan highlights that residents like the rural feel and lack of traffic, and it highlights that 60% of commute to work or education by car. (page 7) 4.2 36% wanted a pedestrian and cycle route between Cheveley village and Newmarket. (page 7)</p> <p>One of the objective relates to transport this is 7. Improve road safety and reduce the impact of traffic passing through the parish (page 12) this objective fits with wider Cambridgeshire County Council objectives and the emerging Local Transport and Connectivity Plan currently being developed by the Cambridgeshire and Peterborough Combined Authority.</p> <p>The Plan could include more to encourage Active Travel and sustainable transport and how these could be improved to support the residents in Cheveley.</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Given the constraints on the amount of development in the parish, this is not considered necessary</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>
	East Cambridgeshire DC	<p>General comments</p> <p>Overall, the Plan is very well presented, with useful and engaging images and a generally easy to read writing style. Each chapter highlights the policy objectives, so the reader can understand why the policies have been developed. Adding Links to Strategic Policies at the beginning of each chapter is very useful for the reader, as are the signposts to key evidence.</p> <p>The table below sets out more detailed comments on specific aspects of the Plan. Please note we have not read or commented on</p>	<p>Noted</p> <p>These are attributed to the appropriate sections of the Plan above.</p>	<p>None</p> <p>None</p>

Name	Organisation	Comment	Parish Council Response	Changes to Plan
		<p>every detailed wording of the Plan, and instead have aimed to focus on the most important aspects.</p> <p>In respect of SEA and HRA, we are putting in place measures to prepare a Screening Report, and will undertake consultation with statutory bodies in due course. We do not envisage any significant issues to arise from that process, though due to resourcing issues this may take a few weeks/months to fully complete.</p>	Noted	None

Appendix 7 – Post Pre-submission Consultation Modifications

The table below sets out the changes made to the Neighbourhood Plan following the Regulation 14 Pre-Submission Consultation and the reasons for the modifications. Changes subsequent to the deletion of paragraphs or policies are not identified in this schedule.

Deletions are struck through eg ~~deletion~~ Additions are underlined eg addition

In this table, deletions are shown struck though - ~~deletion~~ and insertions are shown underlines – insertion

Page	Para No. / Policy	Proposed Modification	Reason
Cover		Amend as follows: PRE-SUBMISSION DRAFT PLAN SEPTEMBER 2023 <u>JANUARY 2024</u>	To bring the Plan up-to-date
Contents page		Amend as a consequence of changes in the Plan	Consequential changes
6	1.8	Amend as follows: This is the “ Pre-Submission ” Draft Neighbourhood Plan and is now the subject of <u>a further round of widespread</u> consultation in accordance with the neighbourhood planning regulations. At the end of the consultation all comments received will be <u>considered by an Independent Neighbourhood Plan Examiner, reviewed and necessary amendments to the Plan will be made</u> before the Plan follows the remaining stages of its preparation, as illustrated opposite.	To bring the Plan up-to-date
6	Flow diagram	Amend diagram to place orange border around Further Consultation box	To bring the Plan up-to-date
10	3.1	Amend second sentence as follows: In December 2023 <u>July 2024</u> , the government published a revised NPPF. The Framework sets out a presumption in favour of sustainable development.	To bring the Plan up-to-date
10	3.3	Amend as follows: Paragraph 13 of the NPPF requires <u>that</u> 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.	Correct grammar
10	3.5	Amend as follows:	To bring the Plan up-to-date

Page	Para No. / Policy	Proposed Modification	Reason
		The East Cambridgeshire Local Plan was <u>originally</u> adopted in 2015 <u>but was revised in 2023.</u> and 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.	
11	3.9 – 3.11	Delete paragraphs as the Local Plan Review has now been completed. Amend para 3.12 number to 3.9	To bring the Plan up-to-date
12	Vision	Amend the Vision first sentence to state In 2035, Cheveley Parish will <u>continue</u> to be an attractive and desirable place to live, with varied thriving and sustainable communities.	In response to comments
13	5.3	Amend second sentence as follows: The Neighbourhood Plan has reviewed the Development Envelopes to take account of development that has taken place since <u>at Hobbs Warren and Brook Field</u> and outstanding planning permissions adjoining the Development that have yet to be built.	In response to comments
13	CHEV 1	Amend second para of policy as follows: Land outside the Development Envelopes is defined as countryside where development will normally only be allowed for: a. equine, agriculture, horticulture and forestry uses; b. community services and facilities; c. outdoor recreation; and d. other uses in accordance with National and District level policies.	In response to comments
14	6.1	Amend paragraph as follows: The adopted Local Plan, <u>originally adopted in 2015 and revised in 2023,</u> allocated two sites for housing development in Cheveley, for two dwellings to the rear of Star and Garter Lane and 18 dwellings <u>at</u> 199-209 High Street (The Paddocks). The draft Local Plan Single Issue Review, <u>adopted in 2023,</u> did <u>does</u> not identify a need for further housing allocations in East Cambridgeshire during the plan period and so there is no requirements for the Neighbourhood Plan to allocate further sites.	To bring the Plan up-to-date

Page	Para No. / Policy	Proposed Modification	Reason
17	CHEV 3	Amend final sentence of policy as follows: 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 <u>and in accordance with the Local Plan.</u>	In response to comments
17	CHEV 4	Amend part iii of policy to is offered in the first instance to people with a demonstrable local connection. <u>applicants with a connection to the village, including current and previous residents in the parish, a family connection or employment connection.</u>	In response to comments
20	CHEV 5	Amend criterion iii as follows: iii. new forms of enclosure use natural materials and, where possible, native species <u>of a local provenance</u> are utilised to create boundaries between paddocks and rides; and	In response to comments
22	CHEV 6	Amend first sentence as follows: 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 <u>and</u> within or in close proximity to the <u>Development Envelope Housing Settlement Boundary</u> , contribute to the quality of village life and improve the sustainability of the village. Amend point d as follows: d. Cheveley Village Stores <u>and Post Office</u> ;	In response to comments
25	9.8	Amend first sentence as follows: Paragraph 180 <u>186</u> .(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”.	To reflect changes in the December 2023 NPPF
25	CHEV 7	Amend policy by adding the following to the list of bullet points: <ul style="list-style-type: none"> • <u>for new dwellings, incorporate an electric vehicle charging point where on-plot parking is provided.</u> 	In response to comments
25	CHEV 8	Amend policy as follows:	In response to comments and to reflect

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		<p>Dark skies are to be preferred over lighting while ensuring that new developments are secure in terms of occupier and vehicle safety. Any future outdoor lighting systems should have a minimum impact on the environment, minimising light pollution and adverse effects on wildlife, subject to highway safety, the needs of particular individuals or groups, and security. Schemes should reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark and reducing glare.</p> <p><u>Wherever practicable, development proposals should not incorporate external lighting.</u></p> <p><u>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.</u></p>	the recently examined policy in the Reach Neighbourhood Plan
26	9.10	<p>Amend paragraph as follows:</p> <p>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. <u>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.</u></p>	In response to comments
27	CHEV 10	<p>Amend policy as follows:</p> <p>Proposals that incorporate current <u>latest</u> best practice in energy conservation will be supported where such measures are designed to be an integral to the building element of the design of the buildings and minimise any detrimental impacts on the buildings or its <u>their</u> surroundings.</p> <p>Development proposals should demonstrate how they <u>As appropriate to their scale, nature and location development proposals should:</u></p> <p>i. maximise the benefits of solar gain in site layouts and orientation of buildings;</p>	In response to comments and reflect the recently examined policy in the Reach Neighbourhood Plan

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		<ul style="list-style-type: none"> ii. incorporate best practice in energy conservation and be designed to achieve maximum achievable energy efficiency <u>be designed to achieve maximum achievable energy efficiency using a fabric first approach to construction;</u> iii. avoid <u>incorporate non</u> fossil fuel-based heating systems; and iv. incorporate current sustainable design and construction measures and energy efficiency measures, such as, where feasible, ground/air source heat pumps, solar panels, thermal and PV systems. 	
28	9.17	<p>Amend paragraph as follows:</p> <p>There are also a number of buildings which do not satisfy the criteria for listing at a national level but are locally important. Some of these buildings are also <u>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. These locally important buildings and features have particular relevance for the street setting. Preparation of the Neighbourhood Plan has provided the opportunity to review these on the basis of their:</u></p> <ul style="list-style-type: none"> • age and condition • historical association • architectural interest • local characteristics • townscape significance <p><u>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.</u></p> <ul style="list-style-type: none"> i. <u>Cheveley Park boundary wall from Cheveley Park on Duchess Drive to Park Road</u> ii. <u>Cheveley Parish Hall</u> iii. <u>The Red Lion Public House</u> iv. <u>War Memorial</u> 	To reflect current work being carried out by Cambridgeshire CC and East Cambridgeshire DC on updating the Local Register
28	9.18	<p>Delete paragraph</p> <p>Evidence document 'Listed and Locally Important Heritage Buildings/Features', includes details of all the listed buildings in the parish, together with identification and assessment of those buildings and features of local interest.</p>	To reflect current work being carried out by Cambridgeshire CC and East Cambridgeshire DC on updating the Local Register
28	CHEV 12	Amend policy as follows:	To reflect current work being carried out by

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		<p><u>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.</u></p> <p>The retention, protection and the setting of the following building of Local Heritage Significance, as identified on the Policies Map, will be secured:</p> <ul style="list-style-type: none"> i. Cheveley Park boundary wall from Cheveley Park on Duchess Drive to the end of the Recreation Ground on Cheveley High Street. ii. Cheveley Parish Hall iii. The Red Lion Public House iv. War Memorial <p>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.</p>	<p>Cambridgeshire CC and East Cambridgeshire DC on updating the Local Register as well as the outcome of the recently examined Reach Neighbourhood Plan.</p>
29	10.3	<p>Amend fourth sentence as follows:</p> <p>Whilst the thrust of the NPPF is that there should be a presumption in favour of sustainable development, at paragraph 182 <u>188</u> 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."</p>	<p>To reflect changes in the December 2023 NPPF</p>
30	10.5	<p>Amend first two sentences as follows:</p> <p>Paragraph 179 <u>185</u> 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 <u>45</u>.</p>	<p>As a consequence of changes to Policy CHEV 12 and to reflect changes in the December 2023 NPPF</p>
31	CHEV 14	<p>Amend policy as follows:</p> <p>In addition to the provisions set out in the Local Plan and the Environment Act 2021, all development proposals will be supported where they do not have a detrimental impact on priority habitats, as illustrated in Appendix 3. should contribute to and enhance the natural and local environment by firstly avoiding impacts where possible and, where avoidance isn't possible, minimising impacts on biodiversity and providing measurable net gains for biodiversity.</p>	<p>To reflect the implementation of the biodiversity net gain requirements under the Environment Act 2021 and the outcomes of the examination of the</p>

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		<p>All development proposals (except householder applications – see below) must provide clear and robust evidence setting out:</p> <ul style="list-style-type: none"> (a) information about the steps taken, or to be taken, to avoid and minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat; (b) the pre-development biodiversity value of the onsite habitat based on an up to date survey and ideally using the Defra metric; (c) the post-development biodiversity value of the onsite habitat ideally using the Defra metric; and (d) the ongoing management strategy for any proposals. <p>Proposals which do not demonstrate that the post-development biodiversity value of the onsite habitat will significantly exceed the pre-development value will be refused.</p> <p>Demonstrating the value of the habitat (pre and post development) will be the responsibility of the applicant, and the information to be supplied will depend on the type and degree of proposals being submitted. The local planning authority strongly recommends the use of available toolkits or biodiversity calculators and/or ecology surveys.</p> <p>Where insufficient, incomplete or inaccurate information is submitted, meaning the local planning authority is not able to determine whether a proposal is likely to lead to a net gain in biodiversity, a proposal will be deemed to fail the policy requirements (as set out in the Local Plan, the NPPF and East Cambridgeshire Natural Environment SPD) to take biodiversity opportunities and provide a biodiversity net gain.</p> <p>Only in exceptional circumstance, the local planning authority may (but is not obliged to) accept off-site biodiversity gains in exchange for on-site biodiversity net gain, but only in instances whereby: (i) it is not possible to provide significant net gains on site; (ii) the overall net outcome is a significant net gain in biodiversity; and (iii) a robust agreement is in place to deliver and maintain such off-site gains.</p> <p>For householder applications, the detailed provisions of this policy do not apply, but there is still an expectation, in most instances, that an element of biodiversity gain should be incorporated into the proposal. <u>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. More detailed biodiversity gain would be welcomed.</u></p>	<p>Reach Neighbourhood Plan.</p>

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		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.	
32	10.8	Amend second sentence as follows: Such designations rule out new development other than in very special circumstances. Paragraph 102 <u>106</u> of the NPPF states that the designation should only be used where the green space is:	To reflect changes in the December 2023 NPPF
32	CHEV 15	Delete the following: Development in the Local Green Spaces will be consistent with national policy for Green Belts.	In response to comments and to reflect the examination of the same policy in the Reach Neighbourhood Plan.
34	Policies Map	Amend map to delete the Buildings and Features of Local Interest annotation and reference in the key	To reflect removal of buildings in Policy CHEV 12
35	Village Centre Inset Map	Remove Buildings and Features of Local Interest annotation	To reflect removal of buildings in Policy CHEV 12
41	Appendix 3	Delete appendix	To reflect removal of buildings in Policy CHEV 12
44	Appendix 4	Amend to Appendix 3	