

Wicken

Have your say on the future of WICKEN and UPWARE

- What do you want to change or improve?
- What do you want to protect?
- What facilities would you like to see?

East Cambridgeshire District Council wants to work with you to produce a vision for your village.

Questionnaires are available at www.eastcambs.gov.uk/local-development-framework/consultation-villagetown-visions; or paper copies can be requested from the Forward Planning team on 01353 665555.

The consultation runs from 1st to 29th August.

There will be a public 'drop-in' event at Wicken Village Hall from 5-8pm on Tuesday 9th August where you can find out more about the consultation and return completed questionnaires.



A Vision for Wicken & Upware Background Information

Why is the District Council carrying out this consultation?

The Coalition Government is making changes to the planning system which will allow local communities more scope to influence local policy. As such, East Cambridgeshire District Council is reviewing its Local Plan – known as the Core Strategy – and is asking residents from every settlement in the district how they would like their area to change and improve.

We would like your views on how you would like your parish to look in 20 years time. Your views will help us to put together a Vision for Wicken and Upware which will guide future growth and change. We would encourage you to fill in the questionnaire which can be accessed via the following link: <http://www.eastcamb.gov.uk/local-development-framework/consultation-villagetown-visions>

Housing Growth

One key question we are asking is, “Should Wicken and Upware expand and grow or not?”

Currently, there is a development envelope which draws a line around the built up area of each village. Development outside this line is not normally allowed. Wicken and Upware are both classed as ‘smaller villages’ where housing developments of 1 or 2 dwellings are allowed *within the development envelope*, provided that there is no adverse effect on the scale or character of the area and that all other planning considerations are satisfied.

The Parish Council’s View

The Parish Council believes that some small-scale housing growth should be allowed through the relaxation of the development envelope in certain areas of Wicken to meet local needs (e.g. a mix of different sized houses). In the last 20 years, the Parish has lost its primary school and 3 shops and the Parish Council does not wish to see a further loss of amenities leading to a loss of community life.

There are 2 main options which you should bear in mind when answering the questionnaire. Should you have any questions, please contact the Forward Planning team on 01353 665555.

	Option 1 – ‘Business as Usual’	Option 2 – ‘Small-scale Growth’
Description	This is the current strategy in the Local Plan. This option would involve no additional housing allocations in Wicken or Upware and no extensive changes to the existing settlement boundary (development envelope). All market housing development would occur on infill sites within the village.	This option would involve allocating a small site or sites for housing, most likely on the edge of Wicken. Potential site options are included in the questionnaire, but further options may emerge from the consultation.
Advantages	<ul style="list-style-type: none"> • No development in the open countryside • No further strain on existing infrastructure and facilities, e.g. roads 	<ul style="list-style-type: none"> • Small increase in population to support existing facilities • Developer contributions could help to secure some small improvements to local facilities e.g. play areas, recreation ground • Development could fulfil local housing need
Disadvantages	<ul style="list-style-type: none"> • Lack of investment in the villages from developer contributions • Population of Wicken and Upware likely to decrease, meaning less support for local facilities 	<ul style="list-style-type: none"> • Could result in increased car use • Development in the open countryside

A Vision for Wicken and Upware

Have your say on the future of Wicken & Upware

- **What do you want to change or improve?**
- **What do you want to protect?**
- **What facilities would you like to see?**

What do you think? We want your views on how Wicken & Upware should change in the future. What sort of place would you like them to be? What are your priorities for the villages and the wider Parish? Your views will help us to form a long-term vision for Wicken & Upware which sets out how they should develop over the next 20 years.

What will the Vision do? The Vision will be used to guide decisions on future development and planning applications. It will also help ensure that key infrastructure and facilities are provided and improved. The Vision will be included in the statutory development plan for East Cambridgeshire - known as the 'Core Strategy'.

How do I comment? Please let us have your views by answering our questionnaire. Comments can be made from **1st-29th August 2011**. Hard copies of the questionnaire should be sent to: Forward Planning, East Cambs District Council, The Grange, Nutholt Lane, Ely, CB7 4EE. Alternatively, the questionnaire can be completed online at <http://www.surveymonkey.com/s/wickenandupware>. There will be a further opportunity to make comments on the draft Vision, which we hope to publish in early 2012. If you have any questions please call Forward Planning on 01353 665555.

Want to know more? An open evening will take place at Wicken Village Hall on Tuesday 9th August, 5-8pm. Representatives from the District Council and Parish Council will be on hand to answer any questions.

Any information that you will provide will be used for the purpose of the Core Strategy, and processed in accordance with the Data Protection Act.

1. Please provide your details:

Name:	<input type="text"/>
Company:	<input type="text"/>
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Town/City:	<input type="text"/>
Postcode:	<input type="text"/>
Email Address:	<input type="text"/>
Phone Number:	<input type="text"/>

2. Please select whether you would like your details to be added to the Core Strategy consultation database, in order to be notified of key stages in production:

- Yes No

3. Please indicate the main reason for your interest in the development of Wicken and Upware:

- | | |
|--|--|
| <input type="radio"/> Local resident of Wicken/Upware | <input type="radio"/> Developer or local landowner |
| <input type="radio"/> Local business owner | <input type="radio"/> Potential investor |
| <input type="radio"/> Employee, working in Wicken/Upware | <input type="radio"/> Professional interest |

Other (please specify)

4. How would you like to see the villages/parish change or improve in the future?

Please list your top 3 priorities below:

Priority 1

Priority 2

Priority 3

Housing

Background information: To help you to answer the following questions, we have produced a short factsheet which can be found at the end of the questionnaire. This explains the current policy for housing development in the villages, outlines the Parish Council's view on housing growth and summarises the 2 main options (i.e. growth or no growth).

**5. Do you think there should be housing growth outside the existing development envelope of *Wicken*?
A map is provided at the end of the questionnaire.**

Please choose one of the following options:

- No
- Yes - small scale housing growth (up to 10 houses)
- Yes - medium scale housing growth (up to 20 houses)
- Yes - large scale housing growth (more than 20 houses)
- Yes - small scale housing growth (up to 10 houses) but social housing only
- Other? (please give details)

**6. Do you think there should be housing growth outside the existing development envelope of *Upware*?
A map is provided at the end of the questionnaire.**

Please choose one of the following options:

- No
- Yes - small scale housing growth (up to 10 houses)
- Yes - medium scale housing growth (up to 20 houses)
- Yes - large scale housing growth (more than 20 houses)
- Yes - small scale housing growth (up to 10 houses) but social housing only
- Other? (please give details)

7. If there is support for housing growth outside the existing development envelope of Wicken, where should this take place? A map of the village and potential locations is provided at the end of the questionnaire.

Please select whether you would support development in the following locations:

	Yes	No
Land northwest of The Crescent	<input type="radio"/>	<input type="radio"/>
Land west of Lode Lane	<input type="radio"/>	<input type="radio"/>
Land rear of 7 Lode Lane	<input type="radio"/>	<input type="radio"/>
Land south of Lower Road	<input type="radio"/>	<input type="radio"/>
Land south of Chapel Lane	<input type="radio"/>	<input type="radio"/>
Land off Chapel Lane	<input type="radio"/>	<input type="radio"/>
Land south of Church Road	<input type="radio"/>	<input type="radio"/>

Other location: please provide details here or annotate the map provided

8. If there is support for housing growth outside the existing development envelope of Upware, where should this take place? A map of the village is provided at the end of the questionnaire.

Please select whether you would support development in the following location:

	Yes	No
Land to the rear of the former Field Studies Centre	<input type="radio"/>	<input type="radio"/>

Other location: please provide details here or annotate the map provided

9. Housing development will continue to come forward on small sites within Wicken and Upware. However, schemes are currently limited to a maximum of 2 dwellings (taking account of the size of the villages and local facilities).

Do you think this approach should continue?

- Yes No Don't know

If you selected no, what alternative approach would you like to see?

Employment

10. Would you like to see more opportunities for small businesses in Wicken? (e.g. offices, industrial units, workshops).

- Yes No

11. Would you like to see more opportunities for small businesses in *Upware*? (e.g. offices, industrial units, workshops).

- Yes No

Development envelope

12. The development envelope marks the built up area of each village where development is normally allowed to take place. The area outside the development envelope is protected as open countryside.

Which of the following approaches would you prefer?

- Keep the development envelope
 Replace development envelopes with a policy that assesses each application on its merits

Local infrastructure and facilities

13. The District Council can secure funds from developers to spend on improving local infrastructure and facilities. If new development comes forward in *Wicken*, what community benefits would you like to see? Please select your top 3 priorities from the list:

	Priority 1	Priority 2	Priority 3
Improvements to play areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improvements to sports pitches/open space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More school places	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improvements to pedestrian/cycle routes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improvements to the community/village hall	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Broadband	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other: please provide details

14. For the priorities that you have selected in Question 13 above, can you provide more detail on what these improvements should be, and where they should be located?

15. The District Council can secure funds from developers to spend on improving local infrastructure and facilities. If new development comes forward in Upware, what community benefits would you like to see? Please select your top 3 priorities from the list:

	Priority 1	Priority 2	Priority 3
New allotments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New play areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New sports pitches/open space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
More school places	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improvements to pedestrian/cycle routes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Broadband	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other: please provide details

16. For the priorities that you have selected in Question 15 above, can you provide more detail on what these improvements should be, and where they should be located?

17. Please use this space to outline any other issues that you would like us to consider in the future development of Wicken and Upware:

Monitoring Information (Optional)

It would be useful if you could please provide the following information about yourself:

18. Sex

- Male Female

19. Status

- Employee Unemployed Student
 Self-employed Homemaker Retired

20. Age

- | | | |
|----------------------------------|-----------------------------|-----------------------------|
| <input type="radio"/> 0-16 years | <input type="radio"/> 40-49 | <input type="radio"/> 75-84 |
| <input type="radio"/> 17-24 | <input type="radio"/> 50-59 | <input type="radio"/> 85+ |
| <input type="radio"/> 25-39 | <input type="radio"/> 60-74 | |

21. Ethnic origin

- | | | |
|--|--|--|
| <input type="radio"/> White British | <input type="radio"/> Chinese | <input type="radio"/> Caribbean |
| <input type="radio"/> White Irish | <input type="radio"/> Indian | <input type="radio"/> Other black background |
| <input type="radio"/> Other white background | <input type="radio"/> Pakistani | <input type="radio"/> Other ethnic group |
| <input type="radio"/> Gypsy / Traveller | <input type="radio"/> Other Asian background | |
| <input type="radio"/> Mixed ethnicity | <input type="radio"/> African | |

22. Disability

Under the Disability Discrimination Act a person has a disability if he/she 'has a physical or mental impairment which has a substantial and long-term effect on his/her ability to carry out normal day to day activities.' Do you consider yourself to have a disability?

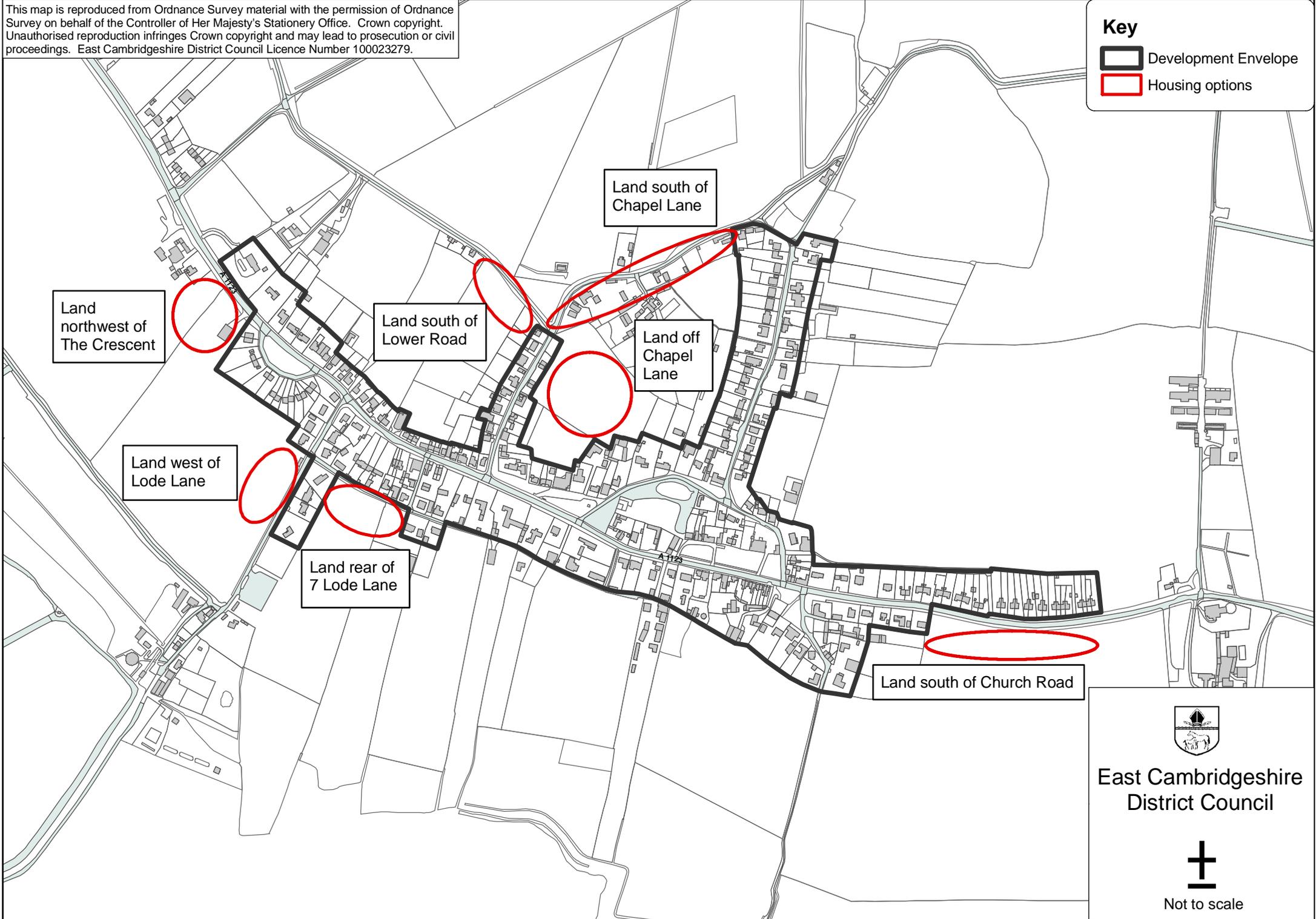
- Yes No

Thank you for your help.

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Key

-  Development Envelope
-  Housing options



East Cambridgeshire
District Council

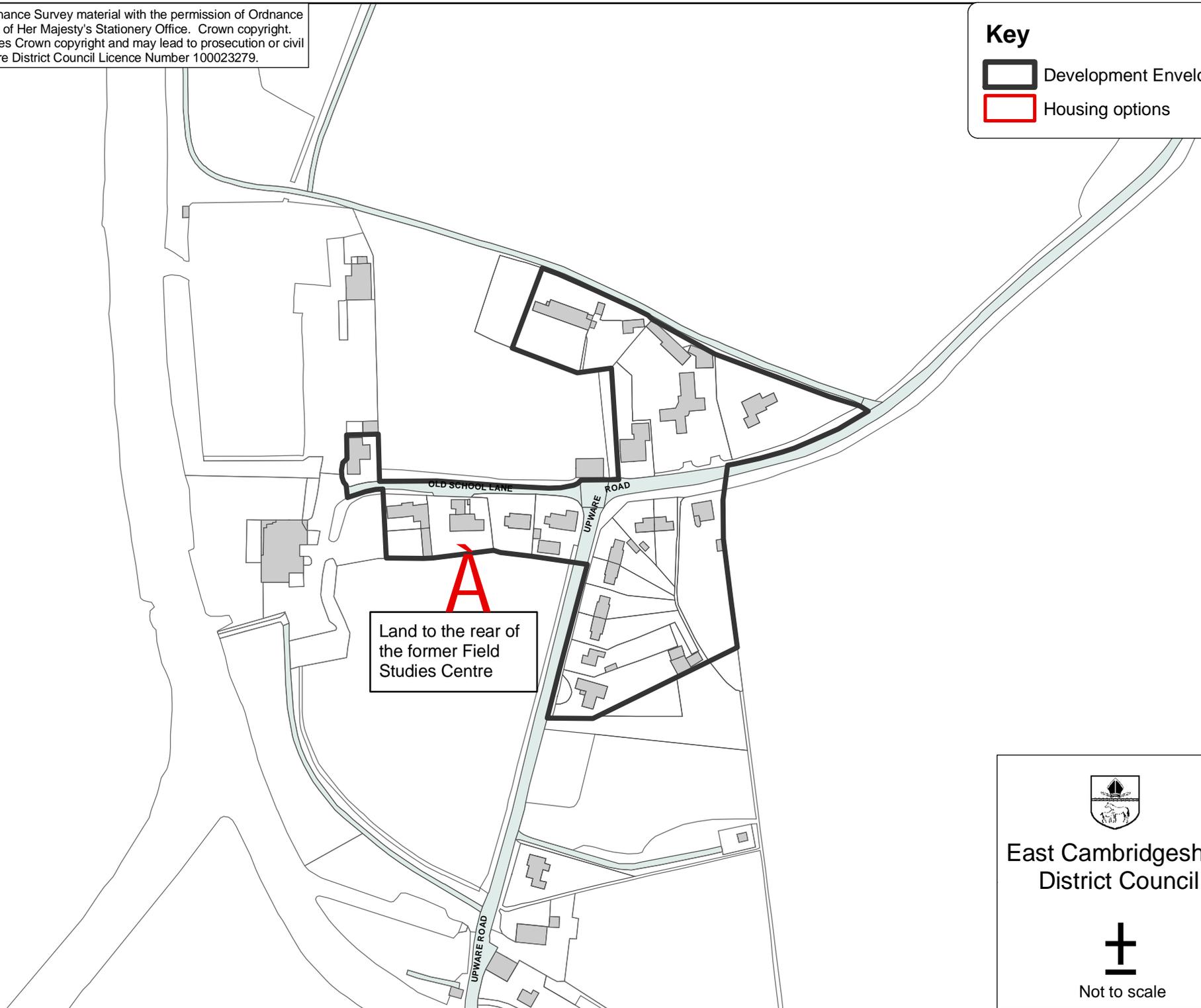


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Key

-  Development Envelope
-  Housing options



A
Land to the rear of
the former Field
Studies Centre



East Cambridgeshire
District Council



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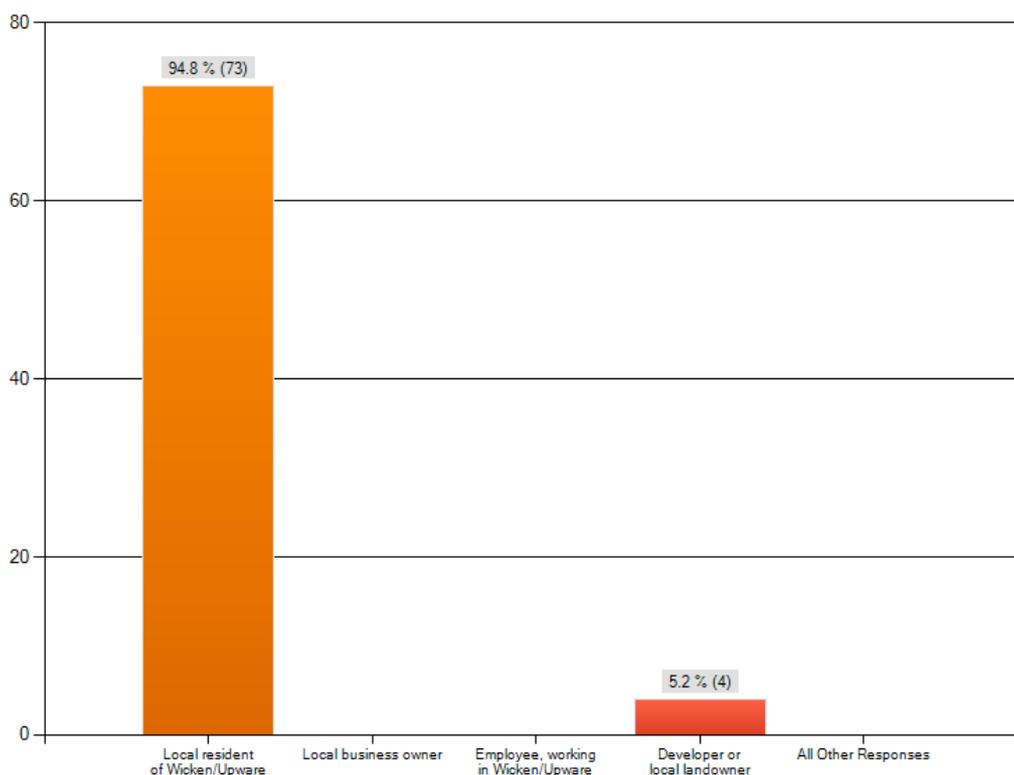
Wicken and Upware Village Vision Questionnaire Results

Key facts:

Consultation period:	1 st August – 29 th August 2011
Number of dwellings:	360
Total responses:	77
Response rate:	21%

Summary of Results

Q3. Please indicate your main interest in the development of Wicken and Upware



A total of 77 people responded to this question with 94.8% of respondents stating that their main interest in the development of Wicken and Upware was as a local resident.

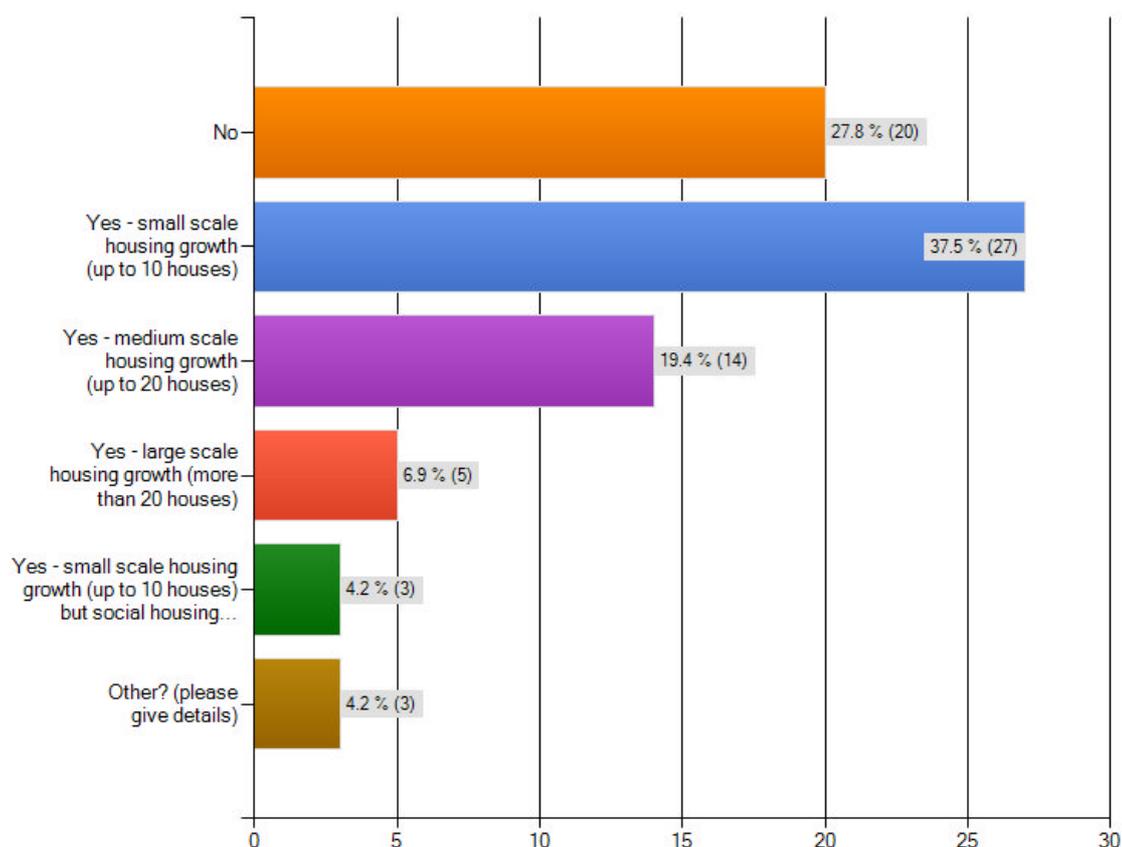
Q4. How would you like to see the villages/parish change or improve in the future? Please list your top 3 priorities below:

A total of 168 suggestions were made on how the villages/parish could improve in the future:

- New village services – pub, shop, primary school (34 comments)
- Traffic calming/speed reduction/road improvements (27 comments)
- Improved public transport services (20 comments)
- Broadband improvements (11 comments)
- No change/preserve character (9 comments)
- Improve footpaths/cycleways (8 comments)
- Provide more facilities for younger people (8 comments)
- Employment opportunities (8 comments)
- Small-scale housing (6 comments)
- New housing – general (6 comments)

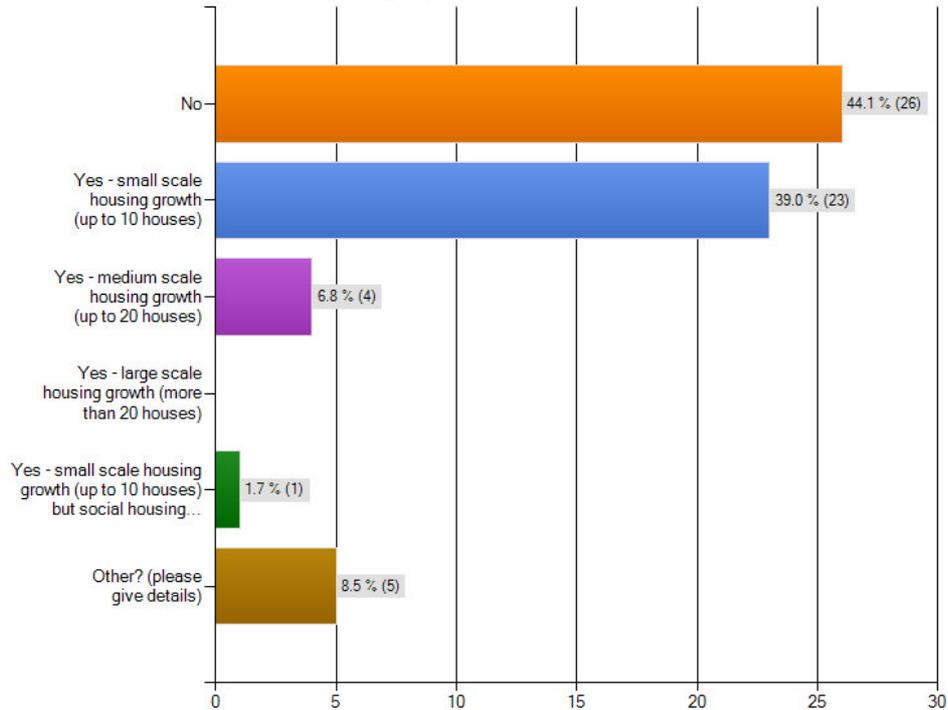
- More affordable (low cost) housing (6 comments)
- Support/maintain the existing facilities (4 comments)
- New housing – infill (3 comments)
- Tree planting (2 comments)
- Mix of new housing
- BMX track
- Saving the conservation area which should extend to Wicken Fen
- Relaxation of planning regulations
- Better police presence
- Street lighting
- Better public engagement

**Q5. Do you think housing growth should be permitted on the edge of Wicken?
Please choose one of the following options:**



A total of 72 people responded to this question, with 5 people choosing not to answer. The majority of respondents (72.2%) thought there should be new housing development on the edge of the village outside the development envelope. Of the people that supported growth, most support (37.5%) was given to small scale housing growth up to 10 dwellings for a mix of private and affordable properties. (37.5%). Approximately 28% of respondents thought that housing growth should not be allowed on the edge of Wicken.

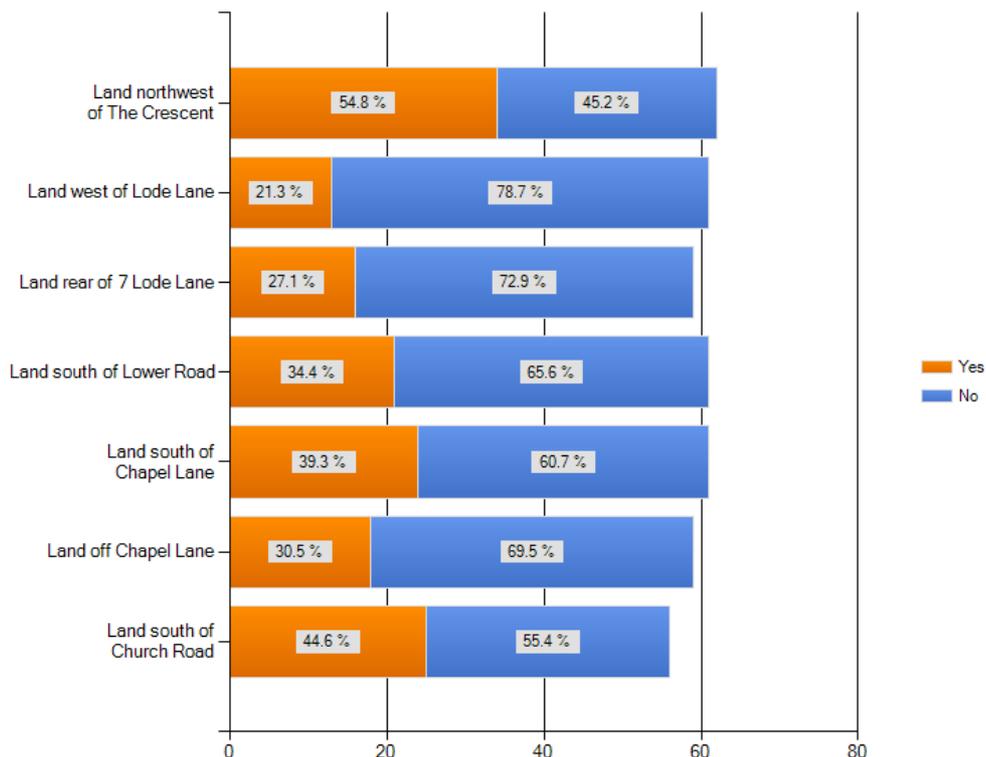
**Q6. Do you think housing growth should be permitted on the edge of Upware?
Please choose one of the following options:**



A total of 59 people responded to this question, with 18 people choosing not to answer. Responses were evenly split, with 47.5% respondents expressing support for housing development on the edge of the village, and 44.1% respondents opposed to the concept. Those that selected 'other' highlighted that they were unable to comment on proposals for Upware.

Of the people that supported growth, most support (39%) was given to small scale housing growth up to 10 dwellings for a mix of private and affordable properties.

Q7. If there is support for housing growth outside the existing development envelope of Wicken, where should this take place?

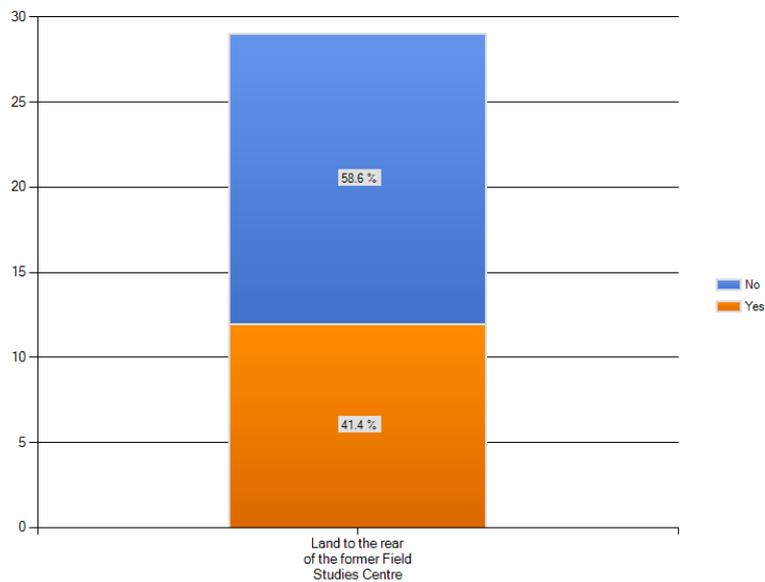


A total of 66 people responded to this question, with 11 people choosing not to answer. Land northwest of the Crescent received the highest level of support (54.8% of respondents), followed by land south of Church Road (44.6%). There was less support for development at the other locations.

A total of 7 additional sites were put forward by respondents:

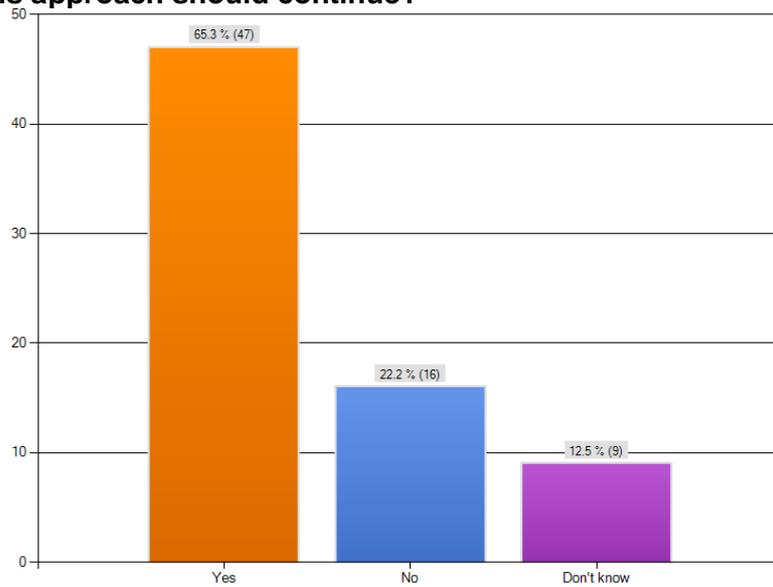
- Land adjacent to Methodist church and rear of almshouses
- Land adjacent 11 Back Way
- Land north of Chapel Lane between football field and Drury Lane
- Land off Chapel Lane
- Land at Drury Lane
- Land opposite Hawes Lane
- Land at Lode Lane

Q8. If there is support for housing growth outside the existing development envelope of Upware, where should this take place?



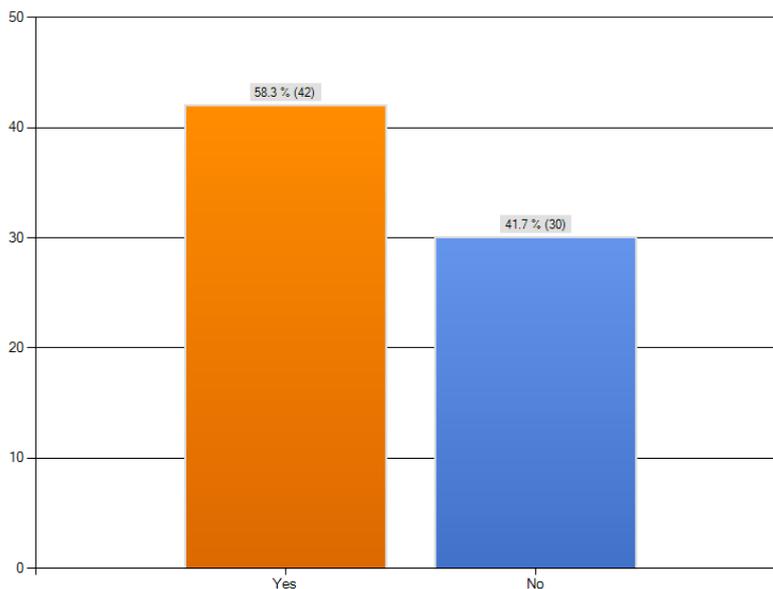
A total of 29 people responded to this question, with 48 people choosing not to answer. Of the 29 respondents, most people (c.59%) did not support development of land to the rear of the former Field Studies Centre.

Q9. Housing development will continue to come forward on small sites within Wicken and Upware. However, schemes are currently limited to a maximum of 2 dwellings (taking account of the size of the villages and local facilities). Do you think this approach should continue?



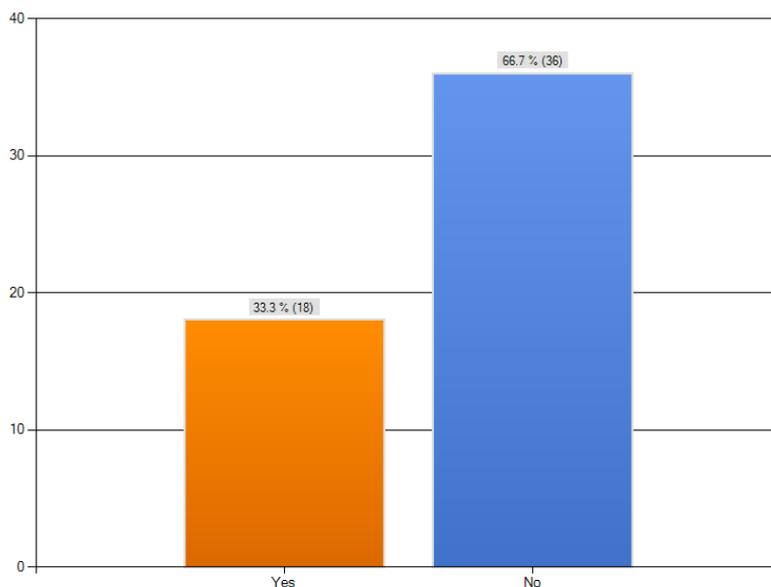
A total of 72 people responded to this question, with 5 choosing not to answer. The majority of respondents (65.3%) supported retention of the current policy to restrict housing schemes within the development envelope to a maximum of 2 dwellings.

Q10. Would you like to see more opportunities for small businesses in Wicken (e.g. offices, industrial units, workshops)?



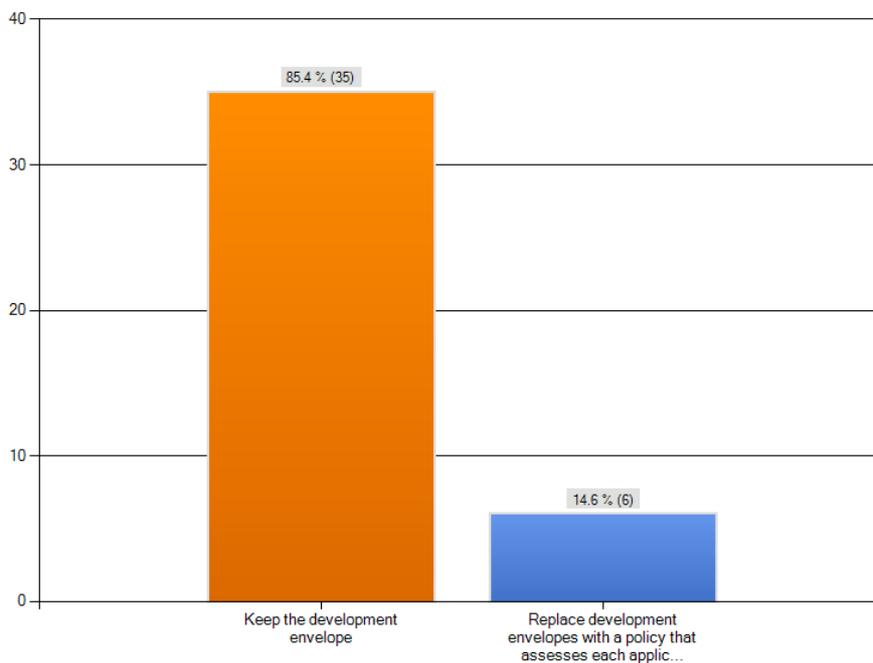
A total of 72 people responded to this question, with 5 choosing not to answer. A slight majority of respondents (58.3%) agreed that they would like to see further opportunities for small businesses in Wicken whilst 41.7% of respondents disagreed with this suggestion.

Q11. Would you like to see more opportunities for small businesses in Upware (e.g. offices, industrial units, workshops)?



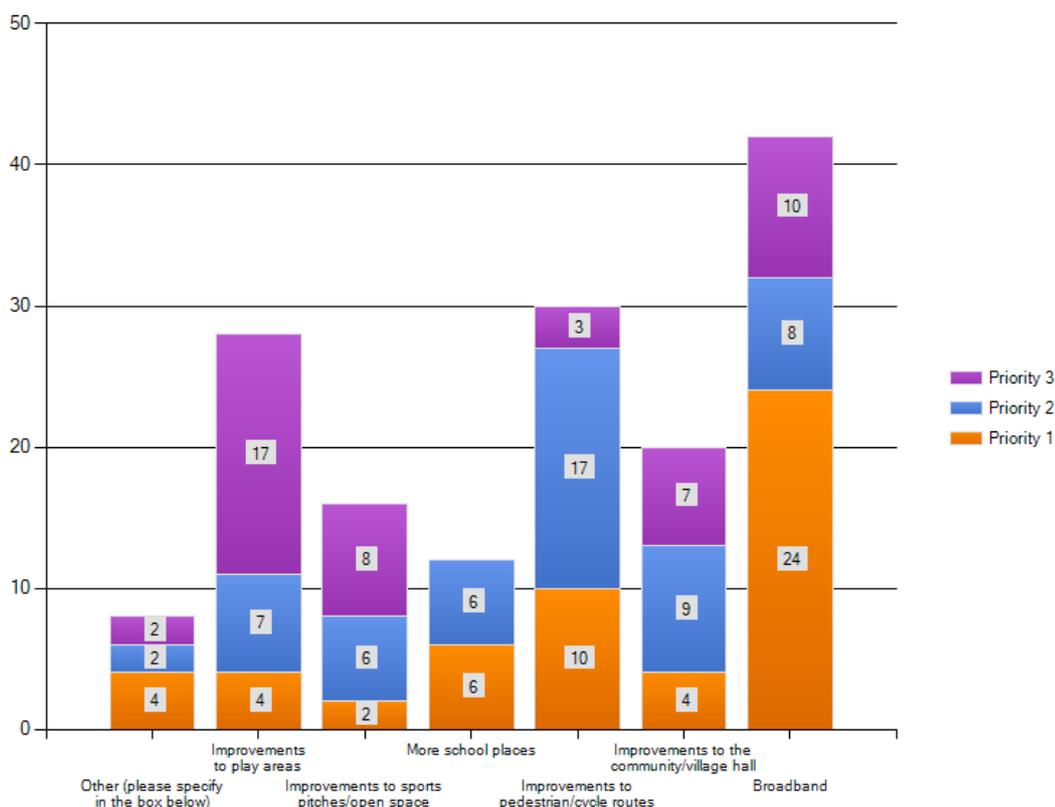
A total of 54 people responded to this question, with 23 choosing not to answer. Most respondents (66.7%) were not supportive of further employment development in Upware.

Q12. The development envelope marks the built up area of the village where development is normally allowed to take place. The area outside the development envelope is protected as open countryside. Which of the following approaches would you prefer?



A total of 71 people responded to this question, with 6 choosing not to answer. The majority of respondents (85.4%) stated their preferred approach would be to keep the development envelope, whilst 14.6% thought that the development envelope should be replaced with a policy that assesses each application on its merits.

Q13. The District Council can secure funds from developers to spend on improving local infrastructure and facilities. If new development comes forward in *Wicken*, what community benefits would you like to see?



A total of 56 people responded to this question, with 21 choosing not to answer. Overall, the need for improved broadband (42 people), improvements to to pedestrian/cycle routes (30 people) and improvements to play areas (28 people) scored most highly. Improved broadband was also ranked as the top priority by the highest number of people (24 people).

Other suggestions included a shop, school, zebra crossing on the High Street, road improvements/traffic calming measures, public transport, reinstatement of the telephone box on The Green, advertising for the village hall, improvements to street furniture, improvements to play area, level footpath from cemetery car park to church, Soham to Wicken cycle route, car parking on sports field.

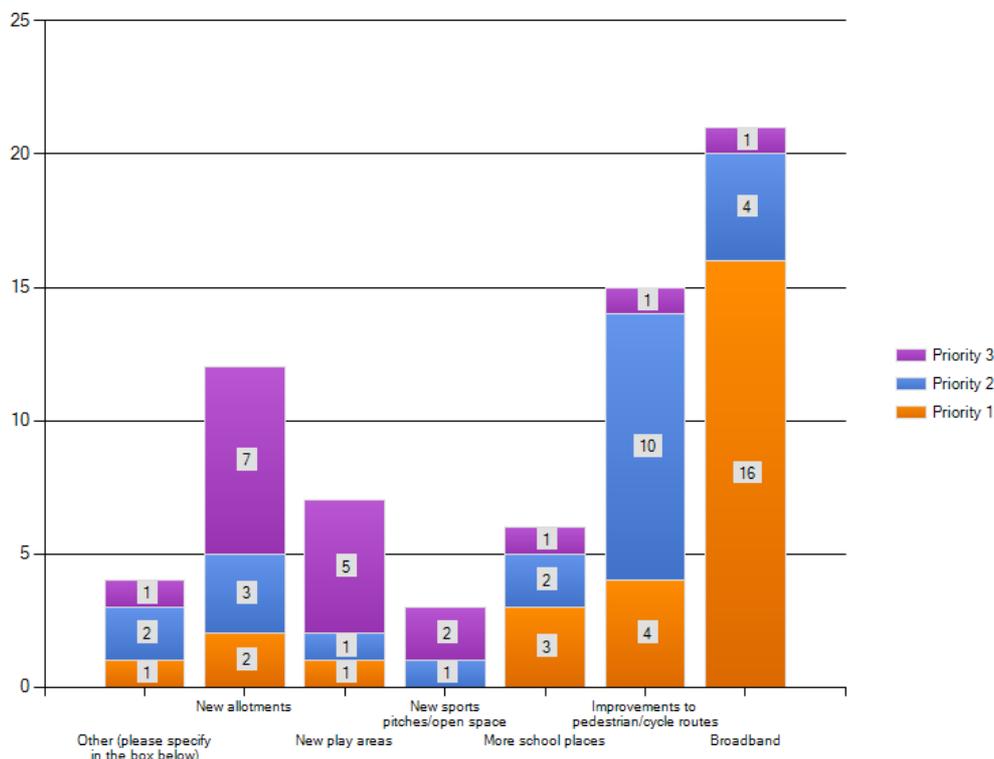
Q14. For the priorities you have selected in Question 13 above, can you provide more detail on what these improvements should be and where they should be located?

A total of 44 people responded to this question, which raised infrastructure issues at the following locations:

- Cycle route between Wicken and Soham via Drury Lane or Downfields
- BMX track near playground
- Convenience store at corner of Drury Lane
- Zebra crossing opposite village hall
- Play equipment suitable for older children at recreation ground
- Village hall needs improvements e.g. insulation, kitchen refurbishment
- Bus service to Soham and Ely
- More places at Soham Village College and Soham primary schools

The following non site-specific comments were also received: fibre optic broadband, develop existing facilities, need to improve play areas, need a village shop.

Q15. The District Council can secure funds from developers to spend on improving local infrastructure and facilities. If new development comes forward in *Upware*, what community benefits would you like to see?



A total of 27 people responded to this question, with 50 choosing not to answer. Overall, the need for improved broadband (21 people), improvements to to pedestrian/cycle routes (15 people) and allotments (12 people) scored most highly. Improved broadband was also ranked as the top priority by the highest number of people (16 people).

Q16. For the priorities you have selected in Question 15 above, can you provide more detail on what these improvements should be and where they should be located?

A total of 11 people responded to this question, which raised infrastructure issues at the following locations:

- Allotments near the Old School
- Development on Environment Agency car park
- Footbridge over the river next to the No Hurry
- Cycle routes to Wicken

The following non site-specific comments were also received: improve signposting and pavements.

Q12. Please use this space to make any other comments:

A total of 41 people provided a response to this question raising the following new issues: consider a development for older people to free up larger housing for families, Wicken needs moderate development to ensure the preservation of rural life and businesses, traffic calming scheme would improve quality of life, need housing that is affordable to young people from the village, small employment units in Lower Road, Wicken Fen should develop a new car park and facilities to alleviate pressure on the village, logical for any growth to be the Ely end of Wicken to limit through traffic, development should be sympathetic to the character of the villages, encourage small businesses with a rate reduction, retain the separate character of The Lode (Lode Lane).

Wicken and Upware Village Vision – Other Results

One additional submission was received from Cambridgeshire County Council which is summarised below.

- **Primary and secondary education** – The primary schools which currently serve the village of Wicken are Weatheralls Primary School and St Andrews Church of England Primary School at Soham. Additional primary school capacity will be required in Soham as early as 2013 based upon the predicted number of 4 year olds entering school in that year. Housing development at Wicken will add to the additional primary school capacity required. Soham Village College has limited spare capacity. This indicates that it could cope with a small amount of new development but expansion options may need to be investigated when details regarding housing figures are available.
- **Transport** – It is recommended that improvements are made to existing public transport services at Wicken (as there is a lack of services currently serving the village) and an improved cycle link is provided to Soham.
- **Land west of Lode Lane** - The site is located in an area developed from at least the 17th century. A programme of archaeological work would be appropriate in connection with development, which could be secured by condition of planning consent.
- **Land rear of 7 Lode Lane** - The site is located in an area developed from at least the 17th century. A programme of archaeological work would be appropriate in connection with development, which could be secured by condition of planning consent.
- **Land rear of 7 Lode Lane, Land west of Lode Lane, Land north west of The Crescent and Land south of Church Road** - These sites are in close proximity to Wicken Fen, a designated Site of Special Scientific Interest, Special Area of Conservation, National Nature Reserve and Ramsar site. The impact on the site from the development of the proposed allocation is not considered to be high although new housing would increase the local population and in turn, increase the visitor pressure on Wicken Fen. It is suggested that any housing which comes forward contributes to the management of Wicken Fen to help cope with additional visitor capacity.
- **Land North West of The Crescent** - The site is located to the west of the historic core of the village. A programme of archaeological work would be appropriate in connection with development, which could be secured by condition of planning consent.
- **Land South of Lower Road** - There is a significant risk that adequate highway access could not be provided at this site. The site is located to the north of the historic core of the village. A programme of archaeological work would be appropriate in connection with development, which could be secured by condition of planning consent.
- **Land South of Chapel Lane** - There is a significant risk that adequate highway access to this site cannot be provided. The site is located in an area

probably developed from the late medieval or post medieval period. A programme of archaeological work would be appropriate in connection with development, which could be secured by condition of planning consent.

- **Land south of Church Road** - It is likely that evidence for the medieval village will survive in the area. Field evaluation of this area would be appropriate in advance of any planning application for development.