

Part Two: Village/Town Visions

8.11 Chippenham



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Description of Chippenham

Chippenham is situated 4 miles north-east of Newmarket, and has a population of 550. It is located in the east of the district with the Suffolk border lying to its north and south. Very little growth has occurred in the village in the last decade. The historic core of the village is included in a Conservation Area that features a row of picturesque artisan cottages with long front gardens. There are many other listed buildings in the village, including the village church and Chippenham Hall.

To the south of the village is Chippenham Park, a historic estate with vast grounds. Chippenham Fen is located to the west of the village and is designated as a Site of Special Scientific Interest and is a candidate for a Special Area of Conservation. The main features of the village are shown on Map 8.11.

Chippenham has a church, village hall and public house, with a farm shop located to the south-east of the main village. Children use the primary school at Isleham, which also offers other community facilities such as post office and village shop, along with Fordham. The closest main service centre is Newmarket.

Key statistics

Chippenham	
<i>Population</i> ⁵⁵	550
<i>Dwellings</i> ⁵⁴	250
<i>New dwellings built 2001-2012 (net)</i>	10
<i>Estimated new dwellings 2012-31</i> ⁵⁶	4
<i>Employment</i> ⁵⁷	To be confirmed following publication of 2011 census
<i>Existing public transport services</i>	Public transport is limited in the village with a Mon-Fri commuter bus service to Newmarket, and one bus service to Newmarket that runs on a Tues and Saturday morning.

⁵⁵ Population and dwellings for Chippenham parish (mid-2010), Cambridgeshire County Council Research Group

⁵⁶ East Cambridgeshire Housing Trajectory 2012. Note, this is likely to be an underestimate as it excludes potential supply from rural exception winfall sites.

⁵⁷ To be updated with forthcoming Census results

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Housing

Chippenham is likely to continue to grow at a slow rate, with new housing being built on suitable ‘infill’ sites within the village. No new housing allocation sites are proposed on the edge of Chippenham.

A ‘development envelope’ has been drawn around Chippenham to define the built-up part of the village where infill development may be permitted. The purpose is to prevent sprawl into the open countryside. Development on infill sites will need to be in line with Policy GROWTH 2.

Outside the development envelope, housing will not normally be permitted – unless there are exceptional circumstances, such as essential dwellings for rural workers, or affordable housing. Housing schemes outside the development envelope will be assessed against Policy GROWTH 2 and other Local Plan policies as appropriate.

Employment

There are a number of employment opportunities in the village, including the public house, farm shop and Chippenham Hall, which is also a wedding venue. However, there is little employment land and premises (e.g. industrial or offices) in the village. The District Council is keen to retain employment land and premises in order to support local economic growth. Proposals to re-use any employment sites for other purposes will only be permitted in certain circumstances (see Policy EMP 1).

No new employment allocation sites are proposed on the edge of Chippenham. However, suitable new employment proposals within or on the edge of the village will be supported in principle, subject to Policies EMP 2, EMP 3 and EMP 4.

Infrastructure and community facilities

Residents in Chippenham have indicated a desire for improvements to infrastructure and facilities in the village. A list of priorities is set out in the table below.

	Priority	Suggestions
1	Highway improvement & traffic calming scheme	To include traffic calming of High Street and resurfacing works at Tharp Way.
2	Improvements to pedestrian/cycle routes	More footpaths and cycle routes, especially a link to La Hogue farm shop, and to Chippenham Fen.
3	Improvements to recreational facilities/open spaces	Improvements to include facilities for young people and families, such as picnic area, and play area.
4	Increasing school spaces	Liaison with County Council.
5	Improvements to broadband	The Council is part of a county wide scheme for broadband improvements.

The top priority is to improve local highways in order to reduce the volume and speed of traffic that passes through the village. Another priority is to improve pedestrian and cycle routes in the village including a link to both the farm shop and nearby Chippenham Fen.

Other suggestions by residents are to increase the amount of school places and to improve the recreational facilities and open spaces within the village to cater better for the younger population as well as families. The District Council will work with the County Council and Parish Council to explore options and secure funding for improvements to community facilities and transport infrastructure within Chippenham. A good broadband connection was also identified as a

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community priority. The District Council is already working with Cambridgeshire County Council to address this issue across the district through the Connecting Cambridgeshire project.

The current community facilities within Chippenham (including the pub, church and village hall) contribute to the quality of peoples' lives. The loss of community facilities will also be resisted under Policy COM 3. Proposals for new community development that benefit the village will be supported in principle, subject to Policy COM 4.

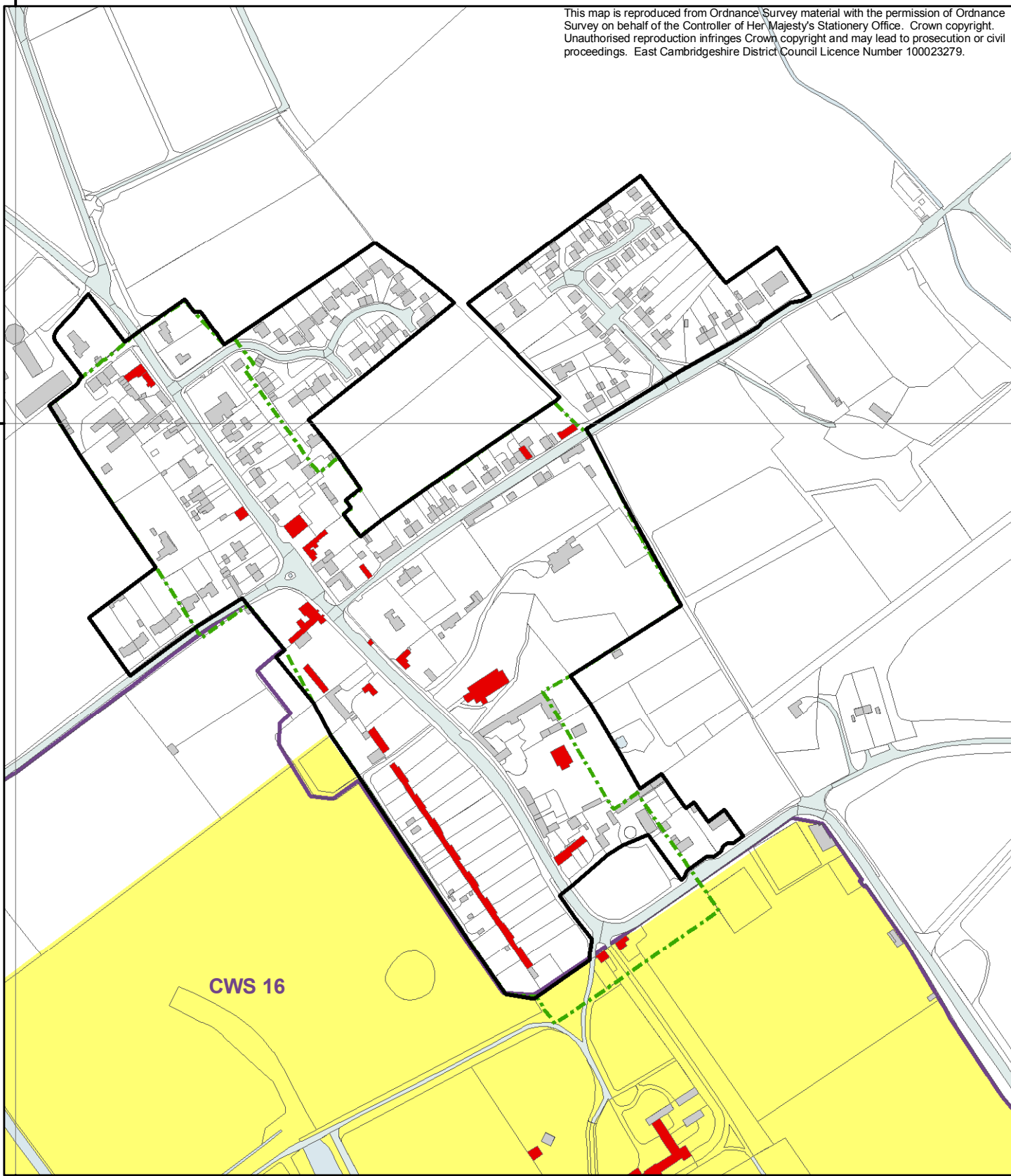
Spatial strategy for Chippenham (see Map 8.11)

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Key

-  Development Envelope
-  Conservation Area
-  Listed Building
-  County Wildlife Site
-  Historic Parks & Gardens



Map 8.11
Chippenham

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