

# CHEVELEY



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## 1. Settlement characteristics

**Cheveley** is a pretty linear village located four miles south-east of Newmarket, and close to the villages of Ashley and Saxon Street.

The central part of Cheveley has been designated a Conservation Area and contains an early 14<sup>th</sup> Century church and a number of thatched cottages. The community of Cheveley Park and part of the fringe of Newmarket is considered to form part of Cheveley parish, although they are separate settlements. The main features of the village are shown on Map xxx.

Cheveley has a good range of local services including a church, post office, village store, public house, primary school, community room (within the school) and recreation ground. There is a regular bus service to Newmarket.

## 2. Key statistics

<i>Cheveley</i>	
<i>Population<sup>1</sup></i>	1070
<i>Dwellings<sup>2</sup></i>	960
<i>New dwellings built 2002-2012 (net)</i>	22
<i>Estimated new dwellings 2012-2031</i>	
<i>Employment<sup>3</sup></i>	Of those in employment: 16% work from home, 50% travel up to 20km to work, 27% travel over 20km to work
<i>Existing public transport services</i>	A regular service to Newmarket (Mon-Sat)

## 3. Housing

Cheveley is likely to continue to grow at a slow rate, with new housing being built on suitable 'infill' sites within the village. Additionally, two new housing allocation sites are proposed: land to

<sup>1</sup> Population for Cheveley village, Cambridgeshire County Council Research Group (mid-2010)

<sup>2</sup> Dwellings in Cheveley parish (includes Newmarket Fringe), Cambridgeshire County Council Research Group (mid-2010)

<sup>3</sup> Distance travelled to work, East Cambridgeshire 010A Lower Layer Super Output Area (covering Cheveley, Kirtling), Census 2001

the rear of Star and Garter Lane and land between 199-209 High Street. Details of the allocation sites are set out in the section below.

A 'development envelope' has been drawn around Cheveley to define the built-up part of the village where development (infill and the allocation sites) 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 xx. Development on the allocation sites will need to be in line with Policies CHEVELEY 1 and CHEVELEY 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 xx and other Local Plan policies as appropriate.

### **Housing allocation – land to the rear of Star and Garter Lane**

The site is located close to the village centre, and is currently open farmland.

The allocation site is not visible from the main road, however, development should be designed to minimise the impact on the amenity of adjacent properties.

Vehicular access to the site will need to be provided off Star and Garter Lane. This is a private drive and the Highway Authority has advised that the access is suitable to accommodate up to 2 dwellings. It should be noted that the boundary of the site could be subject to alteration, if an applicant can demonstrate through further investigative work that an alternative boundary would be more appropriate.

#### **Policy CHEVELEY 1: Housing allocation, land rear of Star and Garter Lane**

Approximately 0.2 hectares of land is allocated for residential development on land at the rear of Star and Garter Lane for up to 2 dwellings.

Development proposals will be expected to:

- Have particular regard to the layout and the scale, height, design and massing of buildings, and landscaping, in order to minimise amenity impact on adjoining properties.
- Provide safe vehicular access from Star and Garter Lane.
- Ensure that adequate maintenance and servicing (waste collection) arrangements would be possible.
- Comply with the other policies of the Local Plan.

### **Housing allocation – land between 199-209 High Street**

The site is located off the High Street, opposite the junction with Spurling Close and is currently open farmland.

The southern and eastern boundaries of the site border open countryside. Development proposals should include an appropriate landscape buffer to lessen any potential impact upon the open countryside.

Vehicular access to the site will need to be provided off the High Street.

**Policy CHEVELEY 2: Housing allocation, land between 199-209 High Street**

Approximately xx hectares of land is allocated for residential development on land between 199-209 High Street for up to 18 dwellings.

Development proposals will be expected to:

- Have particular regard to the layout and the scale, height, design and massing of buildings, and landscaping, in order to minimise amenity impact on adjoining properties and the open countryside.
- Provide safe vehicular access from High Street.
- Comply with the other policies of the Local Plan.

**4. Employment**

Local employment is focused on the horseracing industry, with several stud farms located around the village including Fittocks Stud, Brook Stud, Glebe Stud, Farmers Hill Stud and Sandwich Stud. The District Council is keen to retain the stock of business land and premises in order to support local economic growth. Proposals to re-use employment sites for other purposes will only be permitted in certain circumstances (see Policy xxx).

No new employment allocation sites are proposed on the edge of Cheveley. However, suitable new employment proposals on the edge of the village, will be supported in principle, subject to Policies xx, xx and xx.

**5. Infrastructure and community facilities**

Residents in Cheveley have identified a number of infrastructure and community improvements. A list of priorities is set out in the table below:

	<i>Priority</i>	<i>Suggestions</i>
1	Traffic calming/highway improvements	Parish Council to work with District and County Council to explore specific priorities to which future funding sources can be directed e.g. improving road/footpath surfacing and addressing speeding issues.
2	Improvements to the community/village hall	Identify specific improvements to be considered for future funding sources e.g. improvements to the recreation ground pavilion.
3	Improvements to pedestrian/cycle routes	Parish Council to work with County Council to seek improvements to footpath surfaces and the potential to make paths wider.
4	Improvements to the pavilion and recreation ground	<ul style="list-style-type: none"> <li>• Explore provision of wheelchair access</li> <li>• Seek permanent space for preschool group, Cheveley Acorns</li> </ul>
5	Need for more school places	Work with County Council to ensure that any shortage of spaces is considered and addressed within the next capital expenditure programme.
6	Improvements to play areas	Identify specific improvements to be considered for future funding sources e.g. new play area equipment.
7	Improvements to public transport services	Seek improvements to local bus service.

The current community facilities in Cheveley (including the village store, pub, community hall, post office and church) contribute to the quality of people’s lives. The District Council will work with the County Council and Parish Council to secure funding, including developer contributions, to improve facilities wherever possible. Proposals for new community development that benefits the village will be supported in principle, subject to Policies xx and xx. The loss of community facilities will be resisted under Policy xx.

