

ISLEHAM



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1. Settlement characteristics

Isleham is a village of considerable interest with its buildings of clunch and pebble, ragstone and brick which range from late medieval to the present. The village lies 9 miles southeast of Ely and 6 miles northeast of Newmarket.

The village contains a large number of listed buildings and a Conservation Area centred on Church Street, Pound Lane and Mill Street. The scheduled remains of an 11th century Benedictine Priory and the listed priory church are located 100m west of the Church of St Andrew. The B1104 road runs through the village, meeting at the historic centre of the village. The main features of the village are shown on Map xxx.

Isleham has a reasonable range of services including a post office, several shops, three public houses, three churches, a village hall, a large recreation ground (including an all-weather surface), a bowls club, a playground, a primary school and two bus services which runs through the village.

2. Key Statistics

<i>Isleham</i>	
<i>Population¹</i>	2400
<i>Dwellings²</i>	1020
<i>New dwellings built 2001-2011 (net)</i>	54
<i>Estimated new dwellings 2012-2031</i>	
<i>Employment³</i>	13% work from home, 54% travel up to 20km to work, 26% travel over 20km to work
<i>Existing public transport services</i>	A Tuesday and Saturday service to Fordham and Newmarket and a Monday to Friday service to Snailwell and Newmarket. Both of which are operated once a day. (as at October 2012)

¹ Population for village of Isleham, Cambridgeshire County Council Research Group (mid-2010)

² Dwellings in the village of Isleham, Cambridgeshire County Council Research Group (mid-2010)

³ Distance travelled to work, East Cambridgeshire 005A and 005B Lower Layer Super Output Areas (covering Isleham), Census 2001

2. Housing

Isleham is likely to continue to grow in the future, with new housing being built on suitable ‘infill’ sites within the village. In addition new housing allocation sites are proposed at Fordham Road and Hall Barn Road. (see policies ISLE1, ISLE2, and ISLE3).

A ‘development envelope’ has been drawn around Isleham 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 ISLE 1, ISLE2, and ISLE 3.

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.

Policy ISLE1: Housing allocation, Land south and west of Lady Frances Court

0.56 hectares of land is allocated for residential development of approximately 15 dwellings.

Development proposals will be expected to:

- Provide an element of affordable housing (currently 30%) as required under Policy xx, with priority being given to people in local housing need;
- Provide a minimum of 0.1 ha of public open space on site;
- Provide a mix of dwelling types and sizes to reflect current evidence of need within Isleham;
- Have particular regard to site layout, building height and soft landscaping to minimise the visual impact of development from Fordham Road and Station Road;
- Provide safe vehicular access from Fordham Road;
- Provide appropriate evidence of the archaeological potential and significance of the site prior to the submission of a planning application.
- Comply with the other policies of the Local Plan.

Housing schemes outside the development envelope will be assessed against Policy xx and other Local Plan policies as appropriate.

Housing allocation – Land south and west of Lady Frances Court

The site is located to the south side of the village, close to the existing recreation ground and is adjacent to a number of residential properties, which were previously developed to provide affordable housing.

The Lady Frances Peyton Hospital Almshouse Charity who is the owner of the above land has indicated that it may look to provide a greater proportion of affordable housing on this site than the minimum provision suggested under Policy xx of the Local Plan (currently 30%). The precise mix of private and affordable housing will be determined as part of the planning application process.

Housing allocation – Land at 5a Fordham Road

The site is located to the south side of the village and is currently farmland enclosed by a series of hedges. The site is adjacent to a number of residential properties on Fordham Road, and agricultural land to the east.

The site is located on the edge of the village and there will be a need to ensure that the site provides an attractive edge to the village and that it is designed so that it complements the existing built development on Fordham Road.

Policy ISLE2: Housing allocation, Land at 5a Fordham Road

0.55 hectares of land is allocated for residential development of approximately 10 dwellings.

Development proposals will be expected to:

- Provide an element of affordable housing (currently 30%) as required under Policy xx, with priority being given to people in local housing need;
- Provide a minimum of 0.07 ha of public open space on site;
- Provide a mix of dwelling types and sizes to reflect current evidence of need within Isleham;
- Have particular regard to site layout, building height and soft landscaping to minimise the visual impact of development from Fordham Road;
- Provide safe vehicular access from Fordham Road;
- Provide landscaping along the boundary with agricultural land to the east and neighbouring residential properties to the north and south.

Housing allocation – Land west of Hall Barn Road

The site is located to the north of the village to the west of Hall Barn Road and is currently open farmland with existing residential properties to the south and east of the site.

The site is in a sensitive setting on the edge of the village with agricultural land to the north and west and is visible from both Hall Barn Road and Temple Road. It will be important for any development to respect this rural setting, and to provide an attractive development on the edge of the village. There will also be a need to ensure that development of this site protects the views of the Grade II listed buildings particularly from Temple Road.

Policy ISLE3: Housing allocation, Land west of Hall Barn Road

1 hectare of land is allocated for residential development of approximately 12 dwellings.

Development proposals will be expected to:

- Provide an element of affordable housing (currently 30%) as required under Policy xx, with priority being given to people in local housing need;
- Provide a minimum of 0.07 ha of public open space on site
- Provide a mix of dwelling types and sizes to reflect current evidence of need within Isleham;
- Have particular regard to site layout, building height and soft landscaping to minimise the visual impact of development from Hall Barn Road and Temple Road;
- Provide appropriate evidence of the archaeological potential and significance of the site prior to the submission of a planning application.
- Provide safe vehicular access on Hall Barn Road with an access point to be located at distance from the Hall Barn Road and Temple Road junction.
- Provide landscaping along the boundary with the agricultural land to the west and existing residential properties.
- Have regard to the setting of listed buildings located at Hall Barn Road.

4. Employment

There are a number of businesses within the village and on Wells Business Park and Hall Barn Road Industrial Estate. 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).

The Local Plan proposes the allocation of additional employment land in Isleham in the form of an extension to Hall Barn Road Industrial Estate. The proposed employment allocation will provide for B1, B2 and B8 uses.

Policy ISLE4: Employment allocation, Land adjacent to Hall Barn Road Industrial Estate,

1 hectare of land is allocated for employment development adjacent to Hall Barn Road Industrial Estate (B1, B2 and B8 uses).

Development proposals will be expected to:

- Have particular regard to the scale, height, design and massing of buildings, in order to minimise visual impact from Hall Barn Road and Fordham Road and the nearby residential properties.
- Provide safe vehicular access from Hall Barn Road;
- Provide necessary highway improvements to the existing Hall Barn Road/Fordham Road junction.
- Provide landscaping along the boundaries with adjoining agricultural land particularly to the south and east.
- Comply with other policies of the Local Plan.

5. Infrastructure and community facilities

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

	<i>Priority</i>	<i>Suggestions</i>
1	New (primary) school	Work with the County Council to explore options for additional primary school provision within the village.
2	Improvements to play areas	Work with Isleham Parish Council to identify improvements to existing play areas within the village.
3	Ongoing improvements to the community/village hall	Work with Isleham Parish Council to identify need for community space improvements following completion of replacement village hall.
3	Improvements to open space	Work with Isleham Parish Council to identify improvements to existing open space within the village.
4	Improvements to existing roads	Improvements to existing route to Soham and A142 junction

The top priority is a new primary school to replace the existing Isleham Primary school which serves Isleham and nearby settlements. Isleham Primary School is currently located on a relatively small site, which is constrained by existing built development. Concerns have been raised by the local community about the lack of primary school capacity and traffic in the surrounding area.

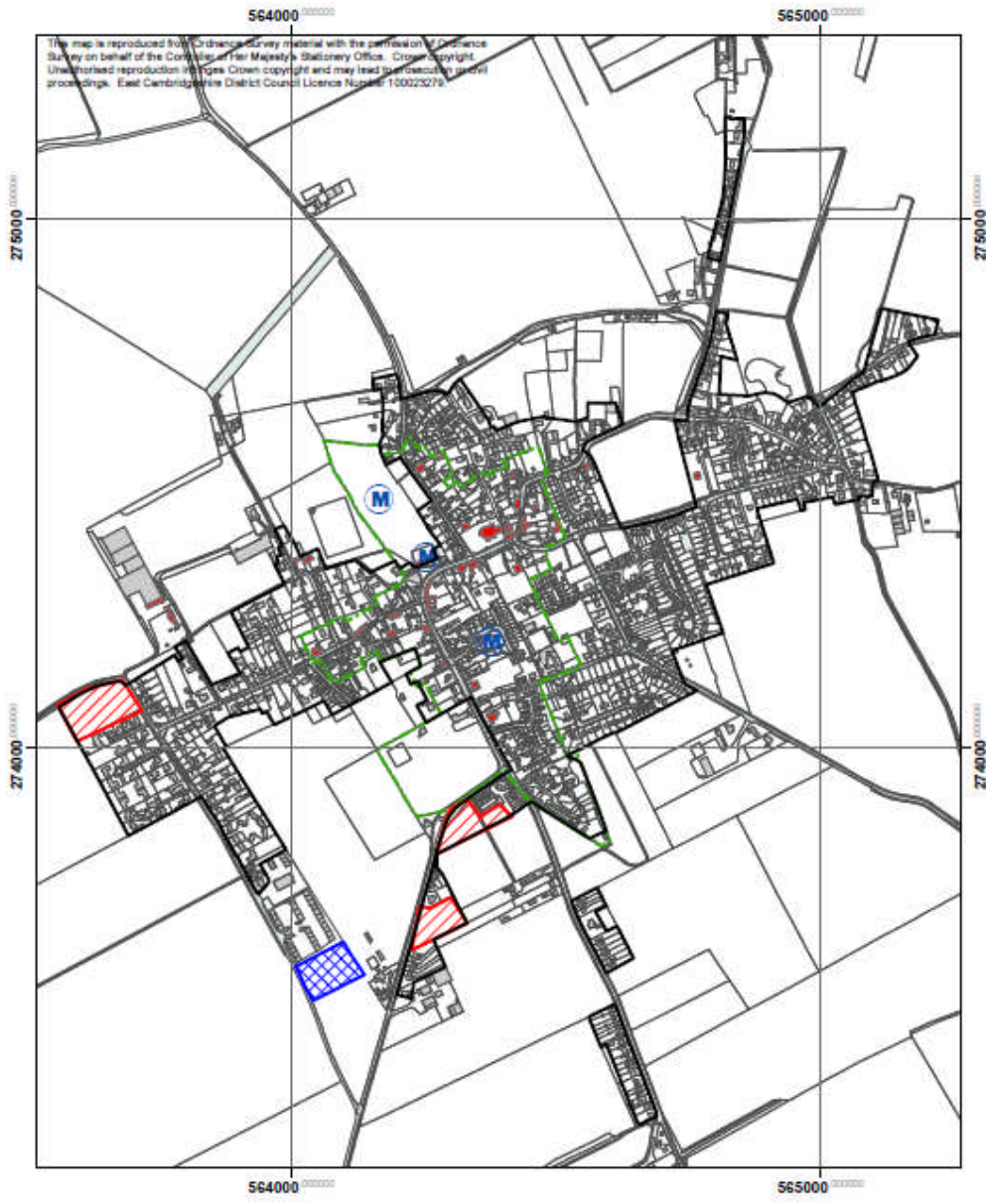
The scale of housing development envisaged in the Local Plan will not be sufficient to justify the development of a new primary school at Isleham and the County Council has indicated that there is capacity on site to cater for additional children likely to come forward from new development over the next 20 years. However the situation will be closely monitored, and options for additional primary provision within the village (including the potential for a new school) will be considered as part of a future review of the Local Plan.

The second and third priorities, relate to improvements to the existing play area and open spaces within the village. The District Council will work with the Parish Council to identify specific improvements, which are required within the village.

The third priority is improvements to the existing community/village hall within the village. Isleham Parish Council has recently been granted planning permission for constructing a new building to replace the existing village hall. The replacement building is expected to be complete by Spring 2013.

The current community facilities in Isleham (including the shops, public houses and post office) 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. The loss of community facilities will also be resisted under Policy xx. Proposals for new community development that benefits the village will be supported in principle, subject to Policies xx and xx.

6. Spatial strategy for Isleham (Map x)



Key

Development Envelope	Conservation Area
Housing allocation	County Wildlife Site
Employment allocation	Area of International Importance for Wildlife
Scheduled Ancient Monument	Listed Building
Historic Parks & Gardens	Site of Special Scientific Interest

**Map x
Isleham**

N

1:10,000