

## **KENNETT**



© East Cambridgeshire District Council

### **1. Settlement characteristics**

Kennett is a small village located in the eastern tip of Cambridgeshire, bordering Suffolk, approximately 2.5 miles north-east of Newmarket. The village is made up of two main areas; one around the station and The Bell public house and the other around the school and church. There is some linear development between the two, mainly lying east of the B1085, but with substantial open frontages that contribute to the character of the village. There are listed buildings in the parish, also a scheduled ancient monument and two county wildlife sites, all located north of the main village. The main features of the village are shown on Map xxx.

The A14 crosses between the two areas, with the railway line running parallel to the road. Kennett Station has the advantage of being on the main Cambridge-Ipswich railway line. The village also benefits from a regular bus service running 6 days a week.

Kennett has a number of facilities, including a primary school, pub, playing field and church. The village immediately adjoins the village of Kentford, which lies within Suffolk, and has a shop, including a post office and services which people from Kennett can access.

### **2. Key statistics**

<i>Kennett</i>	
<i>Population<sup>1</sup></i>	370
<i>Dwellings<sup>2</sup></i>	170
<i>New dwellings built 2001-2011 (net)</i>	19
<i>Estimated new dwellings 2012-2031</i>	
<i>Employment<sup>3</sup></i>	

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

<sup>2</sup> Dwellings in Kennett parish (mid-2010), Cambridgeshire County Council Research Group

<sup>3</sup>

<i>Existing public transport services</i>	Railway station on mainline service to Cambridge-Ipswich. A regular bus service, running 6 days a week to Newmarket-Mildenhall.
---	---

### **3. Housing**

Kennett 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 Kennett. A ‘development envelope’ has been drawn around Kennett 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 xx.

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.

### **4. Employment**

There are a number small businesses located at Lanwades Business Park, as well as larger sites to the north of the village, including two aggregate suppliers Mick George and D. Haird. 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 xx).

No new employment allocation sites are proposed on the edge of Kennett. However, suitable new employment proposals within or 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 Kennett 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	Road safety and traffic management schemes	Possible road safety reviews in terms of reducing the speed limit along B1085 to 20mph around school area, and 30mph elsewhere within the village and traffic calming schemes.
2	Improvements to pedestrian/cycle routes	More footpaths and cycle routes, including the provision of a safe footpath to access the playing field from the school, also improved footpaths around the river area.
3	Provision of a community/village hall	

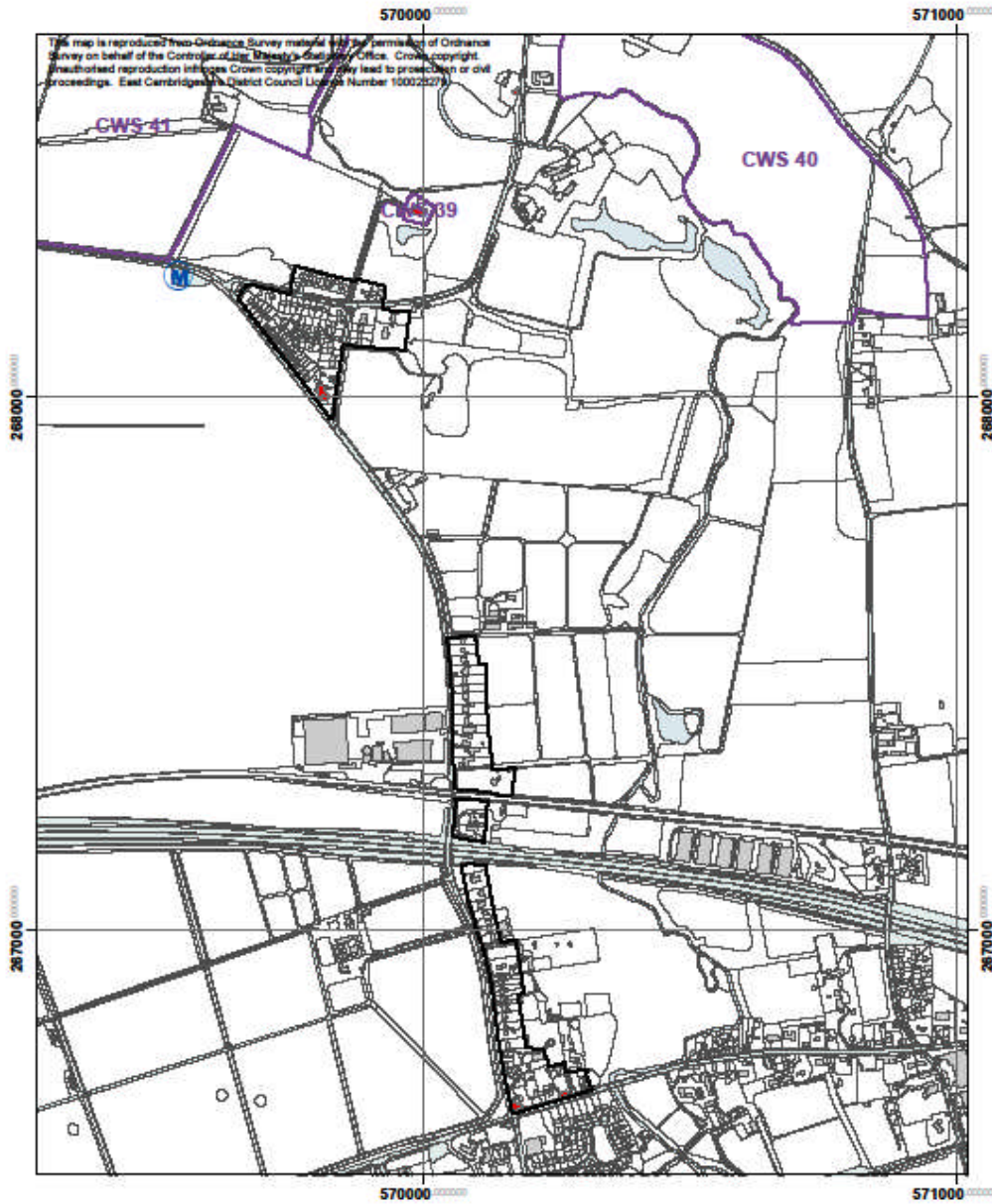
The top priority is to reduce speed and volume of the traffic along the B1085 and reduce the speed limit within the village to improve the safety of residents. The second priority is also transport related and requires improved pedestrian and cycle routes, especially linking the primary school to the playing field.

Community facilities in the village are limited and provision of a village hall has been expressed by residents for the village. The District Council will work with the County Council and Parish

Council to explore options and secure funding to improve transport routes and other community facilities wherever possible.

The current community facilities in Kennett are good (including the primary school, church, public house and playing field) and contribute to the quality of people's lives. 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 and amenities will also be resisted under Policy xx.

**6. Spatial strategy for Kennett (Map xx)**



**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  
**Kennett**

N

1:10,000