

REACH



1. Settlement characteristics

Reach is a small hamlet in a pleasant setting about 6 miles north-west of Newmarket. It has a clearly defined centre around Fair Green and the majority of the village is covered by a Conservation Area. Reach Lode is to the north of the hamlet and to the south is Devils Dyke an Anglo-Saxon earthwork which is classified as a Scheduled Ancient Monument, and as a Site of Special Scientific Interest. The main features of the village are shown on Map xxx.

Facilities in Reach include a church, village centre/hall, and a public house. The village has a regular bus service which runs to Newmarket and Cambridge.

2. Key statistics

<i>Reach</i>	
<i>Population¹</i>	360
<i>Dwellings²</i>	140

¹ Population for Reach parish (mid-2010), Cambridgeshire County Council Research Group

² Dwellings in Ashley parish (mid-2010), Cambridgeshire County Council Research Group

<i>New dwellings built 2001-2011 (net)</i>	7
<i>Estimated new dwellings 2012-2031</i>	
<i>Employment³</i>	11% work from home, 71% travel up to 20km to work, 13% travel over 20km to work
<i>Existing public transport services</i>	Regular services to Newmarket and Cambridge (Monday-Saturday) (as at June 2012)

3. Housing

Reach 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 Reach.

A ‘development envelope’ has been drawn around Reach 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 few current businesses in the village. 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 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 Reach. However, a new employment allocation is proposed on reach Road in Burwell, only a mile or so from the village. Suitable new employment proposals within or on the edge of Reach will be supported in principle, subject to Policies xx, xx and xx.

5. Infrastructure and community facilities

Residents in Reach 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	Improvements to pedestrian/cycle routes	<ul style="list-style-type: none"> • Access to bridge between Reach and Swaffham Prior • Pavement improvements between Reach – Burwell - Swaffham Prior • Footpath clearance along the Lode, the Hythe end of the village • Cycle route between Quy and Lode for commuters to Cambridge
2	More school places	Liaison with County Council

³ Distance travelled to work, East Cambridgeshire 009c Lower Layer Super Output Area (covering Reach, Swaffham Prior and Swaffham Bulbeck), Census 2001

3	Improvements to sports grounds/open space	Play area to be refurbished
4	Improvements to the community/village hall	To be confirmed
5	Traffic calming/problems with roadside parking	Traffic calming needed on main road into and out of village

The top priority is for improvements to pedestrian/cycle links in and around Reach. Other priorities include more school places, improvements to the sports ground/open space, the village hall and traffic calming. The District Council will work with the Parish Council and County Council to explore options and secure funding for improvements to community facilities and transport infrastructure within Reach.

The current community facilities in Reach (including the, pub, and church) contribute to the quality of people's lives. 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 Reach (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
Reach**

N

1:10,000