

STETCHWORTH



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1. Settlement characteristics

Stetchworth is a small village, set in attractive undulating countryside, about 3 miles south of Newmarket. The area around the village is surrounded by agricultural land with some stud land as well, such as the National Stud, which lies to the north of the village. At the extreme southern tip of the parish lies the Suffolk border.

The parish covers a vast expanse of countryside, with its eastern boundary defined by Devils Ditch, a Scheduled Ancient Monument. There are many listed buildings in the village as well as outside the development boundary at Stetchworth Park. The main features of the village are shown on Map xxx.

Facilities in the village are good and include the Ellesmere Centre, which includes a hall, sports facilities, post office and shop. The village also has a church, public house and a sports field. The village is in close proximity to Dullingham and shares some services, including Kettlefields primary school and the railway station. The village has a regular bus service which runs to Newmarket and Cambridge.

2. Key statistics

<i>Stetchworth</i>	
<i>Population¹</i>	760
<i>Dwellings²</i>	300
<i>New dwellings built 2001-2011 (net)</i>	15

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

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

<p><i>Estimated new dwellings 2012-2031</i> <i>Employment³</i> <i>Existing public transport services</i></p>	<p>There are a number of bus services that link the village to Newmarket and Cambridge 6 days a week.</p>
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3. Housing

Stetchworth 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 the village. A ‘development envelope’ has been drawn around Stetchworth 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 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 xx).

No new employment allocation sites are proposed on the edge of Stetchworth. 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 Stetchworth would like to see 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 the village hall	Modernisation of the Ellesmere Centre and extension of shop opening times
2	Improvements to sports ground/open spaces	<i>Parish council to advice on details for improvements</i>
3	Improvements to play areas	Improvements of children’s play areas and facilities for younger people
4	Improvements to road/transport infrastructure	Improvements to pavements and reduction of speed of traffic

The top priority for Stetchworth is to modernise the Ellesmere Centre, as well as increasing the hours the shop is open within the centre. The Ellesmere Centre is to receive £10,000 of funding to implement these updates. The second priority is to improve the sports ground/open spaces within the village. This in turn links to the third priority identified which aims to improve the play areas in the village, providing more facilities for younger people.

³

Residents have also mentioned the need for minor improvements to the road infrastructure, including reducing the speed of traffic through the village and improvements to pavements. The District Council will work with the County Council and Parish Council to explore options and secure funding to improve community facilities and transport infrastructure wherever possible.

The current community facilities in Stetchworth (including the community centre, public house, church and sports field) 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 will also be resisted under Policy xx.

6. Spatial strategy for Stetchworth (Map xx)



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

Map x
Stetchworth

N

1:10,000