

WICKEN



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1. Settlement characteristics

Wicken is a small village on the edge of the fens near Soham, 10 miles northeast of Cambridge and 5 miles south of Ely. The village is centred on three greens that form the heart of a Conservation Area.

The parish is home to Wicken Fen, the first nature reserve acquired by the National Trust (see Policy xx). It is one of only four wild fens which survive in the Great Fen Basin area, where 99.9% of the former fens have been replaced by arable cultivation. The Wicken Fen Vision is an ambitious 100-year project to expand the fen to around 56 km²; the National Trust aims to acquire further land as it becomes available.

Wicken has limited services, which include a village hall, a public house and a bus service to Soham and Ely which runs one day per week.

2. Key statistics

<i>Wicken</i>	
<i>Population¹</i>	800
<i>Dwellings²</i>	360
<i>New dwellings built 2001-2011 (net)</i>	11
<i>Estimated new dwellings 2012-2031</i>	
<i>Employment³</i>	Of those in employment: 15% work from home, 64% travel up to 20km to work, 14% travel over 20km to work
<i>Existing public transport services</i>	1 weekly service to Soham, Barway, Stuntney and Ely (as at 2012)

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

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

³ Distance travelled to work, East Cambridgeshire 006C Lower Layer Super Output Area (covering Wicken and Upware), Census 2001

3. Housing

Wicken 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 northwest of The Crescent and land south of Church Road. Details of the allocation sites are set out in the section below.

A ‘development envelope’ has been drawn around Wicken 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 surrounding 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 WICKEN 1 and WICKEN 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.

Policy WICKEN 1: Housing allocation, land northwest of The Crescent, Wicken

Approximately 0.2 hectares of land is allocated for residential development on land to the northwest of The Crescent for up to 5 dwellings.

Development proposals will be expected to:

- Provide a mix of dwelling types and sizes to reflect current evidence of need within Wicken.
- Have particular regard to the layout, scale, height, design and massing of buildings, and landscaping, in order to minimise impact on the open countryside.
- Comply with the other policies of the Local Plan.

Policy WICKEN 2: Housing allocation, land south of Church Road, Wicken

Approximately 0.2 hectares of land is allocated for residential development on land to the south of Church Road for up to 5 dwellings.

Development proposals will be expected to:

- Be frontage development only, to reflect the existing character along Church Road.
- Provide a mix of dwelling types and sizes to reflect current evidence of need within Wicken.
- Have particular regard to the layout, scale, height, design and massing of buildings, and landscaping, in order to minimise impact on the open countryside.
- Comply with the other policies of the Local Plan.

4. Employment

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 Wicken. However, suitable new employment proposals on the edge of the village, will be supported in principle, subject to Policies xxx and xxx.

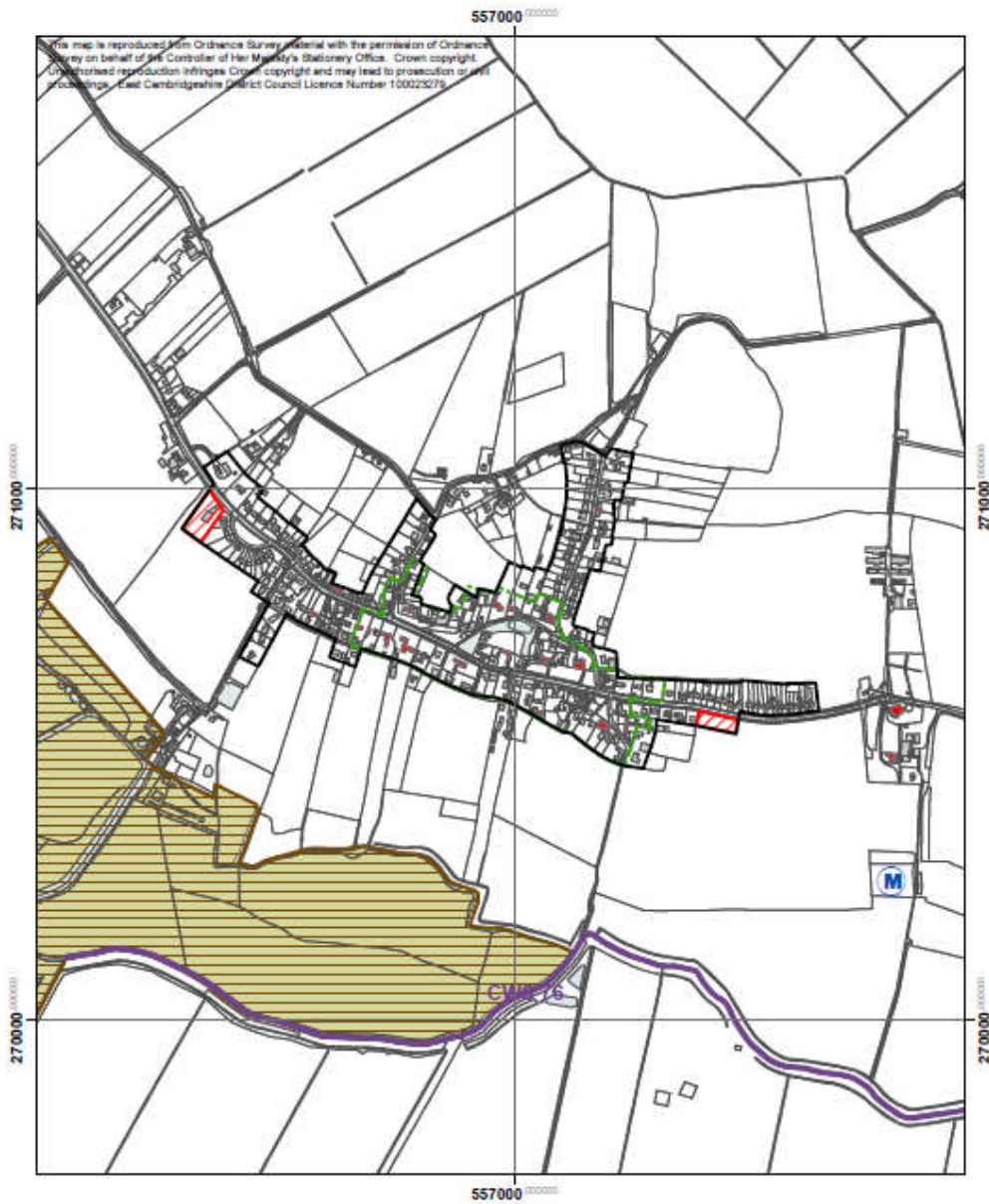
5. Infrastructure and community facilities

Residents in Wicken 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	Improvements to local broadband service	Options for the provision of access to either superfast or basic broadband will be considered by the Connecting Cambridgeshire project http://www.connectingcambridgeshire.co.uk/
2	Improvements to pedestrian / cycle routes	Cycle route between Wicken and Soham via Downfields / Drury Lane
3	Improvements to play areas	Identify specific improvements to be considered for future funding sources e.g. <ul style="list-style-type: none"> • Extension of existing play areas. • Play equipment suitable for older children at recreation ground such as BMX track. • Play equipment suitable for very young children.
4	Improvements to the community / Village Hall	Identify specific improvements to be considered for future funding sources e.g. <ul style="list-style-type: none"> • Wall / roof insulation. • Refurbishment of kitchen and bar areas. • Refurbishment of original roof towers.
5	Improvements to sports pitches / open space	Identify specific improvements to be considered for future funding sources e.g. <ul style="list-style-type: none"> • Cricket pitch on recreation ground. • Improved drainage.
6	Reducing speeding through the village	Parish Council to work with District and County Council and Cambridgeshire Police in exploring options to address speeding issues.
7	Improvements to public transport services	The District Council's aspiration is to see existing service levels retained, and to encourage and support self-sufficient demand responsive transport services, including community transport. The District Council will work with the County Council to secure funding, including developer contributions, to develop transport services and infrastructure in the most effective way.

The current community facilities in Wicken (including the village hall and pub) 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 xxx.

6. Spatial strategy for Wicken (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
Wicken

N

1:10,000