

ASHLEY



© Ashley Parish Council

1. Settlement characteristics

Ashley is a small village in a pleasant setting about 4 miles east of Newmarket. The village is adjacent to the Suffolk boundary and has close ties to Newmarket. It has a clearly defined centre associated with both a prominent pond and the point where the road from Newmarket reaches the top of the chalk ridge. The older core of attractive flint buildings is covered by a Conservation Area. The main features of the village are shown on Map xxx.

Facilities in the village include a post office, church, public hall, public house and a sports field. The village has a regular bus service which runs to Newmarket.

2. Key statistics

| | |
|--|---|
| <i>Ashley</i> | |
| <i>Population¹</i> | 610 |
| <i>Dwellings²</i> | 260 |
| <i>New dwellings built 2001-2011 (net)</i> | 7 |
| <i>Estimated new dwellings 2012-2031</i> | |
| <i>Employment³</i> | Of those in employment: 12% work from home, 53% travel up to 20km to work, 31% travel over 20km to work |
| <i>Existing public transport services</i> | Regular but infrequent services to Newmarket (Mon-Sat), access to the Suffolk Links Demand Response Transport service operated by the Voluntary Network |

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

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

³ Distance travelled to work, East Cambridgeshire 010B Lower Layer Super Output Area (covering most of Ashley), Census 2001

3. Housing

Ashley 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 Ashley.

A ‘development envelope’ has been drawn around Ashley 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 of current businesses in the village, including the Crown Pub, Plough Restaurant, Ashley Stores and the Hascombe, Darley and Dukes Studs. 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 these 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 Ashley. 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

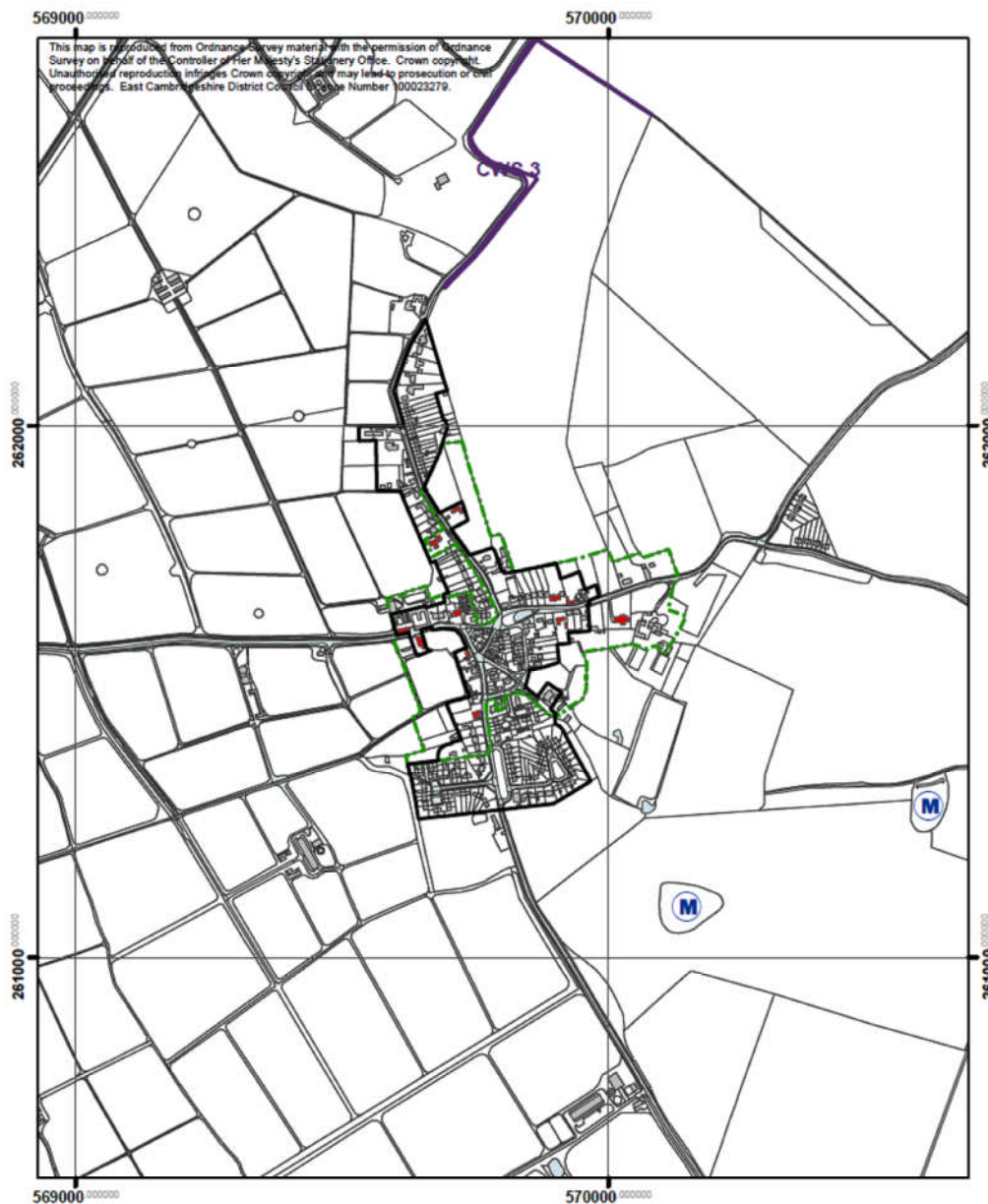
Residents in Ashley have indicated a desire for better road/transport infrastructure and improved community facilities in the village. A list of priorities is set out in the table below.

| | <i>Priority</i> | <i>Suggestions</i> |
|---|--|--|
| 1 | A road improvement scheme | Possible road safety reviews of bend near village pub and corner at entrance to High Street. Better street lighting into the village from Gazeley Road |
| 2 | Improvements to pedestrian/cycle routes | More footpaths and cycle routes |
| 3 | Improved transport links/public transport services | An improved bus service to Newmarket and a direct service to Bury St Edmunds |
| 4 | Improvements to the community/village hall | Provision of a larger village hall |
| 5 | Traffic calming/speed reduction | Speed bumps at the end of High Street/Newmarket Road |

The top priority is for a road improvement scheme. The second and third priorities are also transport-related, involving improvements to pedestrian/cycle links, and public transport services. The District Council will work with the Parish Council and County Council to explore options and secure funding for road and transport schemes in Ashley. The District Council will also work in partnership to try to retain existing public transport levels, and encourage self-sufficient transport services, such as community transport.

The current community facilities in Ashley (including the shop, pub, restaurant, public hall, church and sports field) 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 Ashley (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
Ashley

N

1:10,000