



EAST CAMBRIDGESHIRE
DISTRICT COUNCIL

Form E

Parish Council Views on a Suggested Site (May 2016)

This form is for use by a Parish Council only.

The Parish Council is encouraged to complete a separate form for each site suggested in its parish (or, by exception, a Parish Council may want to comment on a suggested site in an adjoining parish).

Please remember that the suggested sites have been made by landowners, developers and other people. They have not been suggested by ECDC.

The deadline for completing this form is 5pm on 11 July 2016. We cannot guarantee that your views will be taken into account if submitted after this date.

Your Details

Data Protection and Freedom of Information All personal information that you provide will be used solely for the purpose of the exercise. However, the views you express on this Form will be made public and will not be treated as confidential.	
Name of Person completing	
Name of Parish Council:	ASHLEY PARISH COUNCIL
Tel:	01638 -
IMPORTANT: By signing or emailing this form, you are declaring that you have the authority of the applicable Parish Council to submit this Form Signature: (Signature not required if submitting by email, though by sending an email, the above declaration still applies)	Date: 11 July 2016

Form E: Parish Council Views on a Suggested Site

Name of Parish	ASHLEY PARISH COUNCIL		
Site Ref Number	Site 01/02		
Brief Site Address or Site Location	Land to the north of Potters Cottage, Church Street Ashley		
Do you support this site?	YES		
	NO	X	

The Parish Council is opposed to the development for the following reasons:-

1. The significant scale of the development is not evolutionary and will detrimentally impact the character of the village.
2. There is a historic flood risk from the site affecting properties on Church Street and Mill Road. This is presently controlled by ploughing the field each year.
3. Public transport to the village is at best mediocre. Consequently, extra car journeys would create significant extra traffic on Church Street where the junction with High Street has already been identified as a problem.
4. The proposed access to the site has poor visibility, and enters the Conservation Area. Improving visibility would involve removing trees and hedging which would be detrimental to the aesthetics of the area. Existing resident parking on the street also severely limits visibility.
5. The closest school is in Cheveley, about 1.5 miles away. This school is already over subscribed. Secondary schools are even further away.
6. The closest doctor's surgery is in Newmarket, about 4 miles away.
7. There is only one small convenience shop in the village
8. There is little employment in the village for residents.
9. The site would be to some extent 'landlocked' with only one access to the village. It would also differ from other existing 'street developments' in the village that have housing all the way around a cul-de-sac that is largely all visible from the end of the access road.
10. The site is on prime farmland.
11. It is also recognised that if this development and site 01/02 were to both proceed Ashley's population could increase by almost a third. This is considered unsustainable in what is in essence a small rural village.

**Please Give Your
Reasons Here**

(please use a separate sheet if you have detailed comments to make, but please include a summary here)

<p>If you have more than one suggested site in your parish, where would you rank this one? Tick one box</p> <p>(‘First’ would mean this is your most preferred site in your parish)</p>	First		<p>Please Note:</p> <p><i>Even if, as a Parish Council, you don’t like any of the Suggested Sites, it would still be very helpful if you could rank the sites in your parish by order of preference</i></p>
	Second	X	
	Third		
	Fourth		
	Fifth or more		

Thank you very much for your time and assistance in helping decide which sites to take forward in the new Local Plan

Supporting Information

1) Village Size and Development

Ashley is a small village which has around 240 dwellings (including outlying areas of the parish) and a population of just over 600. (Note that this is contrary to the EADC notes about Ashley in the current draft Local Plan.) Adding an extra 30 dwellings on this proposed site in a short time frame would significantly increase the size of the village and would put a significant strain on the village resources and roads.

2011 Census data indicates that 78% of work journeys are made by car, with 9% by foot, 8% working from home, 2% by bus and 1% by bicycle, reflecting Ashley’s rural location.

Much of Ashley is also a Conservation Area, which was created so that the the existing ‘look and feel’ of the village would be preserved.

2) Flood Risk

Although the site is not identified as being at any particular risk of flooding, there are historic events when run-off from the site has flooded gardens in Church Street and caused the village pond to overflow, which inundates the drains and then causes flooding between Ashley and Newmarket on the B1063. This problem has been prevented from causing a problem by improving drainage from an existing old unlined pond into the village pond, but mainly by regular ploughing of the field.

There is an existing problem where the bottom of Mill Road is flooded from runoff from the site. This has on occasion caused damage to cars that have been parked in the affected area. Mill Road was last flooded in June this year.

3) Public Transport

Ashley, in parallel with other villages in the area such as Cheveley, has a poor bus service. There are daily buses into Newmarket at the beginning and end of the working day, and a few random services on other days. There is no direct service to Bury St Edmunds.

Consequently, there will be significant extra traffic and most will pass westwards along Church Street towards Newmarket, which will all pass through the already problematic junction between Church Street and High Street. The Highways Dept have already been involved with the Parish Council regarding this problem, and no obvious solution has been found.

4) Site Access

The proposed site access has poor visibility along Church Street and presently is well under the required 43m located 2.4m from the road edge. Visibility can only be improved by removing hedging and trees that are located in a conservation area, which will have an impact on the aesthetics along Church Street, particularly in the corner of the graveyard where a tree would have to be removed.

Visibility will also be reduced because of on-street resident parking, which fills most of the area to the west of the access along Church Street. We would strenuously resist any parking controls in this area, and in any event would worry about how such controls would be enforced.

Due to poor public transport facilities the majority of newcomers would inevitably use their cars for most journeys, including access to village facilities. Car journeys would be essential for access to medical services, shops and employment, the nearest of which is 3.5 miles away in Newmarket. The proposed number of new houses would possibly generate up to twice the number of vehicles which would exacerbate an already difficult traffic and parking problem along Church Street, - a narrow road but nevertheless, the principal thoroughfare for traffic from the outlying villages of Gazeley and Dalham travelling to and from Newmarket.

The junction of Church Street/Newmarket Road and High Street by The Crown public house has already been identified as a hazardous junction for road users and pedestrians. Consultation with the Highways Agency has not found a solution. The Parish Council is deeply concerned about the danger and difficulty that would be created by even more cars trying to use this junction.

The vehicular turn out from the proposed access next to Potters Cottage would be extremely dangerous due to lack of visibility caused by parked cars and the bend in the road. Though the bend is slight it makes it quite impossible to see on coming cars from the right. In addition, St Mary's Church lies adjacent to the site and can also generate considerable extra parking resulting from its services, including wedding and funerals. The Church has no off street parking facilities. There is also no primary school in the village and the nearest at Cheveley, (1.5 miles distant) is currently over-subscribed. If the development were to go ahead this is likely to result in many more home to school car journeys by car.

2011 Census data indicates that 78% of work journeys are made by car, with 9% by foot, 8% working from home, 2% by bus and 1% by bicycle, reflecting Ashley's rural location.

St Mary's Church also causes significant extra parking at random times, such as weddings and funerals. At these times a significant length of Church Street can have nose to tail parking, which effectively reduces the road to a single file.

5) Schools

The designated primary school is in Cheveley, which is about 1.5 miles away. However, we believe that this school is already over subscribed and has no room for further expansion.

The closest secondary school in East Cambs is in Bottisham, which is a journey of about 11 miles each way.

6) Doctor's Surgery

The closest surgery is in Newmarket, over 3.5 miles away. The irregular bus service is not really appropriate for appointments, so any visit would necessitate a car journey.

7) Shops

There is one small convenience shop in the village. Although it is well stocked and has good opening hours, the amount of produce provided is to some extent limited. Family shopping would need to be in Newmarket or further, which necessitates a car journey.

There is also a pub and a restaurant in the village.

8) Employment

There is little employment in the village for residents, with only a few people who live and work within the village. Adjacent Studs are generally staffed by people who either live on site, or who commute from elsewhere.

9) Landlocked Site

The site adjoins the Conservation Area, where the area around the pond in particular is considered the centre of the village. The majority of any traffic to and from this proposed development would have to pass through this area.

The layout of the site would mean there would be a short unpopulated access road at right angles to Church Street with houses then being located on the area that is behind existing houses. This would result in a site that is effectively landlocked with only one access. This differs from other older developments in the village where the sites are more rectangular and open, with the houses integrating in more easily with the rest of the village.

The proposed housing density is also well above that which already exists along Church Street, which would also negatively impact the aesthetics of that part of the village, in particular the view from the existing houses on Church Street and the view of the village from the top of Mill Road.

10) The site is prime farmland, which is intensively farmed.

11) Impact of Development

The impact on the village of developing this site will be very significant. Heavy vehicles that will be used during construction will have a serious impact on congestion, and because of the narrow roads there will likely be significant damage to verges and the edge of the roads. Residents parked cars will also be vulnerable to damage.

If the site was completed, the influx of so many extra residents on what is a small village with a small village infrastructure would also be very disruptive, and is likely to cause significant degradation in the quality of life for existing residents.

The development of both this site and 01/01 would irrevocably degrade the whole character of the village.