

**Part Two: Village/Town Visions****8.25 Newmarket Fringe**

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**Description of Newmarket Fringe**

**Newmarket Fringe** refers to the parts of Newmarket that lie within East Cambridgeshire. The area consists of the southern suburbs of the town, and includes Ditton Lodge First School and Newmarket Town Football Club. The main features of the suburb are shown on map 8.29. The rest of Newmarket lies within the local authority district of Forest Heath.

As a suburb of Newmarket, Newmarket Fringe looks to the services and facilities provided within the town. Newmarket is a large market town, with a wide range of shops, employment opportunities, community facilities – and good public transport links including a railway station (to Cambridge and Ipswich).

Given the geography of the town, it is important to coordinate and plan for the suburb in close partnership with Forest Heath District Council. Although the Local Plan timetables of the two authorities are not in unison, close liaison has taken place between the authorities, particularly on the identification of potential development sites, and the provision of infrastructure and facilities. Further expansion of the suburb area is not proposed, as there are very limited opportunities for growth due to the presence of stud farms on the edge of the suburb and lack of available land. However, a greenfield urban expansion including housing and employment is being considered for Newmarket, within the district of Forest Heath, in their Core Strategy Single Issue Review (July 2012). For further details, see Forest Heath's website at [www.forest-heath.gov.uk](http://www.forest-heath.gov.uk).

The production of this Vision has also involved working with the three Parish Councils who cover Newmarket. The Newmarket Fringe suburb lies partly within Woodditton Parish, and partly within Cheveley Parish. The rest of Newmarket town (within Forest Heath) is covered by Newmarket Town Council.

**Part Two: Village/Town Visions****Key statistics**

<b>Newmarket Fringe</b>	
<i>Population</i> <sup>106</sup>	1940 (total population of Newmarket 18,039)
<i>Dwellings</i> <sup>108</sup>	448
<i>New dwellings built 2001-12 (net)</i>	95
<i>Estimated new dwellings 2012-31</i> <sup>107</sup>	43
<i>Employment</i> <sup>108</sup>	To be completed following publication of 2011 Census
<i>Existing public transport services</i>	Regular services to Newmarket (Monday-Saturday) (as at June 2012)

**Housing**

The Newmarket Fringe area is likely to continue to grow at a slow rate, with new housing being built on suitable 'infill' sites within the area. No new housing allocation sites are on the proposed Newmarket Fringe.

A 'development envelope' has been drawn around the Newmarket Fringe to define the built-up part of the settlements 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 GROWTH 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 GROWTH 2 and other Local Plan policies as appropriate.

**Employment**

There are few businesses in Newmarket Fringe, but there are many stud farms and horse breeding establishments located in the countryside surrounding Newmarket. The District Council will continue to support and encourage the horse racing industry under Policy EMP 6. 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 EMP 1).

No new employment allocation sites are proposed on the edge of the Newmarket Fringe. However, suitable new employment proposals within or on the edge of the suburb will be supported in principle, subject to Policies EMP 2, EMP 3 and EMP 4.

**Infrastructure and community facilities**

Newmarket is a large market town, with a wide range of shops and community facilities which are used by residents of Newmarket Fringe suburb. The two local authorities (and County Council's) regularly work in close partnership to facilitate and fund facilities which are used by residents in both local authority areas, and this work will continue in the future.

<sup>106</sup> Population and dwellings for Cheveley parish and Woodditton parish (mid-2010), Cambridgeshire County Council Research Group

<sup>107</sup> East Cambridgeshire Housing Trajectory 2012. Note, this is likely to be an underestimate as it excludes potential supply from rural exception windfall sites.

<sup>108</sup> To be updated with forthcoming Census results

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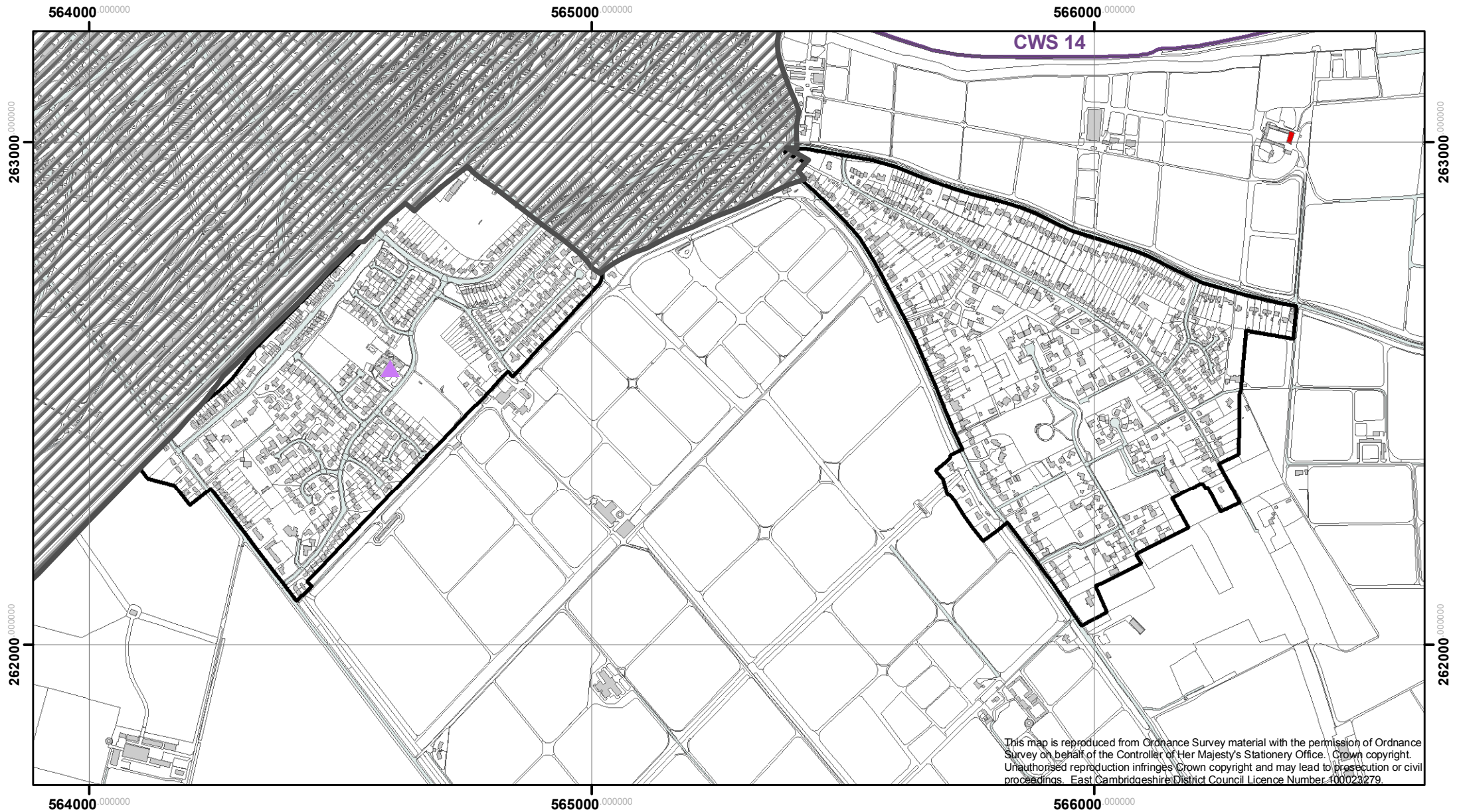
Residents of Newmarket Fringe have suggested a number of improvements to infrastructure and facilities within the suburb area. A list of priorities for the suburb is set out in the table below.

	<i>Priority</i>	<i>Suggestions</i>
1	Traffic calming/highway improvements	Speed reduction measures along Ashley Road and Duchess Drive More speed checks on main routes Advance warning lights for high vehicles about the low rail bridge on New Ashley Road Better footway provision on the narrow road bridge on Woodditton Road
2	More school places	Liaise with County Council Education Department






The top priority is for traffic calming/highway improvements particularly speed reduction measures and improved footpaths. The other priority is more school places at Ditton Lodge First School. The District Council will work with the Cheveley and Woodditton Parish Councils and County Council to explore options and secure funding for the above improvements and will also liaise with the County Council to explore issue of extra school places.

The current community facilities in Newmarket Fringe (including the First School and football club) contribute to the quality of people's lives. The loss of community facilities will be resisted under Policy COM 3. Proposals for new community development that benefits the suburb will be supported in principle, subject to Policy COM 4.

**Spatial strategy for Newmarket Fringe (see Map 8.29)**



**Key**

-  Development Envelope
-  Listed Building
-  Primary School
-  County Wildlife Site
-  Outside district



Map 8.29  
Newmarket Fringe

N



1:10,000