

DENSITY AND DESIGN CHARACTERISTICS

Whilst the proposed density and design arrangements is reserved for future consideration as part the detailed planning application stage, the Development Brief nevertheless has carried out a range of feasibility studies to demonstrate how the proposed development could be delivered in respect to these matters.

Beginning with the first consideration, several different levels of density have been assessed from an analysis of a sample of surrounding residential estates. The sample areas and their densities are useful to illustrate what may be an appropriate density for the site. For example, low density, such as at Fordham Road, would be 13 units on the site. Medium density, as at Murless Drive would be 34 units and high density at Exning Road would be 60 units.



Fordham Road - 7 dph



Paget Place - 12 dph



Noel Murless Drive - 18 dph



Exning Road - 32 dph

It is the objective of the Development Brief to produce a design framework that reinforces local distinctiveness through sensitive architecture, public realm and materials. This includes ensuring the built form reflects the locality in terms of scale and form, creating attractive spaces that prioritises non-vehicular modes of transportation, and including materials that are characteristic of Newmarket.

Further information on both considerations is provided on pages 64 and 65 respectively.

