

BENEFITS TO THE LOCAL COMMUNITY

The introduction of a residential development on the application site presents a variety of opportunities to preserve the setting of the site as well as providing new or improved assets for the wider community - as detailed on page 54. The main opportunities can be summarised as follows:

- Existing trees on the site will be preserved wherever possible to preserve the character of the local area
- The site will become integrated with the existing public rights of way network as to enhance pedestrian and cycle links around Newmarket
- Private secure space will be unlocked for public use, which can be integrated with the adjoining George Lambton playing fields to facilitate the creation of a Recreation Hub.
- The existing tennis courts will become available for public use. If The Proposed Arrangement Plan is granted planning permission, this sport facility will be relocated and upgraded.



Fig. 8 Opportunities Plan

