

# DEVELOPMENT BRIEF

A Development Brief is a document that provides a number of principles and objectives, such as conceptual layout options, which will guide any future residential development on the site. This is informed by site constraints and opportunities and must comply with planning policy requirements as set out in the Newmarket Neighbourhood Plan and Adopted Local Plan. Once approved by West Suffolk Council, any future planning application submitted on the site will be required to demonstrate its compliance with the principles and guidance established within the adopted Development Brief.

It is important to understand, therefore, that a Development Brief does not itself grant planning permission. Instead, it is simply a template upon which future planning applications will be based.

Whilst we would welcome feedback on all aspects in relation to the proposed Development Brief, Table 1 outlines the type of feedback that can help shape the final Development Brief as well as those planning matters which the document cannot provide or amend.

Feedback that <b>can</b> influence the final Development Brief	Feedback that <b>cannot</b> influence the final Development Brief
<ul style="list-style-type: none"><li>• The overall vision and objectives for the site</li><li>• The opportunities and technical constraints that the proposal presents</li><li>• The design principles proposed, such as massing and style</li><li>• The landscape, movement and open space framework</li><li>• The options concerning the layout of the proposed land uses</li></ul>	<ul style="list-style-type: none"><li>• The principle of residential development on the site</li><li>• The overall number of dwellings proposed</li><li>• The precise housing mix for the site</li><li>• The exact design and materials proposed</li></ul>

Table 1



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Although there has no planning policy expectation to produce a Development Brief on this site, the document has been prepared on a voluntary basis in agreement with West Suffolk Council. This is advantageous since the site-specific planning guidance contained within the document will be the product of a collaborative process between the landowner, general public and local planning authority. As a result, the Development Brief will act to comprehensively inform any future planning application submitted on the site as to raise the standard of development.

Following initial engagement with West Suffolk Council and other stakeholders, a clear set of objectives have been identified to achieve the delivery of housing on the site. These core objectives (COs) are set out in the table below:

CO1: To prioritise the delivery of an optimum number of new homes. in accordance with policy objectives

CO2: To produce a design framework that reinforces local distinctiveness through sensitive architecture, public realm and materials

CO3: To create a new network of accessible public open space integrated with George Lambton Playing fields

CO4: To protect the horse racing industry and reduce carbon emissions by prioritising sustainable transport options that will reduce the impact of additional vehicular activity

CO5: To enable proposals that respond to climate change through sustainable design that reduces carbon emissions

Table 2

