

THE SITE AND ITS SURROUNDINGS



The application site is outlined in red on the site location plan to the left. The site is situated inside the settlement boundary of Newmarket, approximately 300 metres south of the Fordham Road roundabout. It was previously used to educate middle school aged students, but closed in the Summer of 2012 - the land is now derelict.

To the north of the site is an extensive area of playing fields referred to as the George Lambton Playing Fields. Open countryside is situated to its east, and its south and west comprises of modern estate-style residential development. Newmarket town centre is positioned approximately 1.5 km to its south.

The site connects to a green corridor network to the west, known as the Yellow Brick Road Linear Park (YBRLP), which provides a byway and public rights of way between the town centre and Studlands Park.



Fig. 1 Red Line Boundary Plan

