

Adopted West Suffolk Local Plan

The current Local Plan for West Suffolk identifies the site within the settlement boundary of Newmarket. In this respect, the Local Plan (Core Strategy Policy CS1) recognises Newmarket as a suitable location for new development due to the wide range of services and facilities available alongside its good transport links.

The Site Allocations Local Plan (2019) allocates the site for residential development of up to 50 dwellings (under Policy SA6(d)). The policy details that any development proposal must comply with a range of site-specific criteria, including providing open space for public use and ensuring connectivity from the George Lambton playing fields.

The Applicant has decided to produce a Development Brief to guide any future planning application on the site to ensure a high-quality form of development. This will comply with the necessary requirements within Policy DM4 (Development Briefs of the Joint Development Policies Document 2015).

More information is provided in respect of these and other policies is detailed within the accompanying Development Brief.

National Planning Policy Framework (NPPF)

The revised NPPF, which was published in July 2021, sets out the priorities and principles of development established by the central government. One of its key aims is to “significantly boost the supply of new homes”. This is so that a sufficient amount and variety of new land can come forward to help address the current shortfall of housing.

In particular, it states that significant weight should be given to the value of using previously developed (or brownfield) land within settlement boundaries - that is currently underutilised - for new homes.

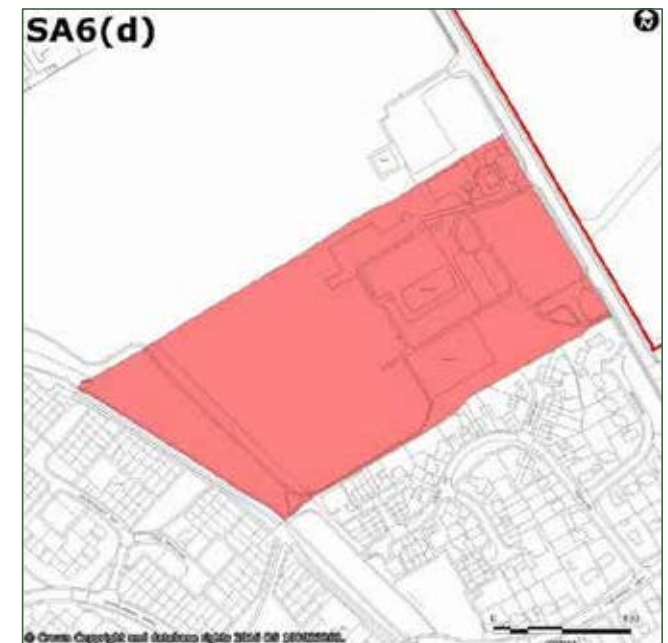


Fig. 2 Allocation Plan

