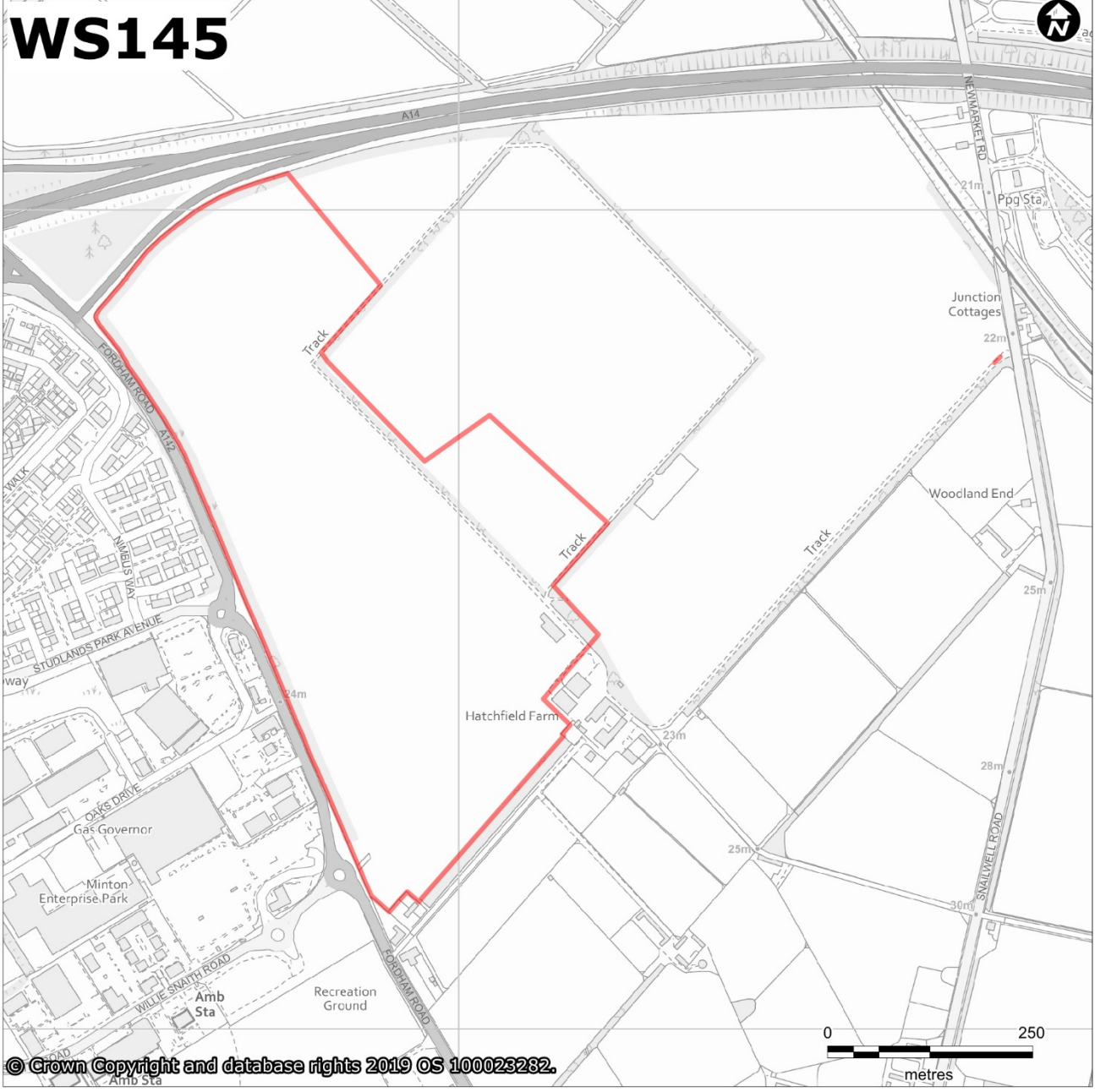


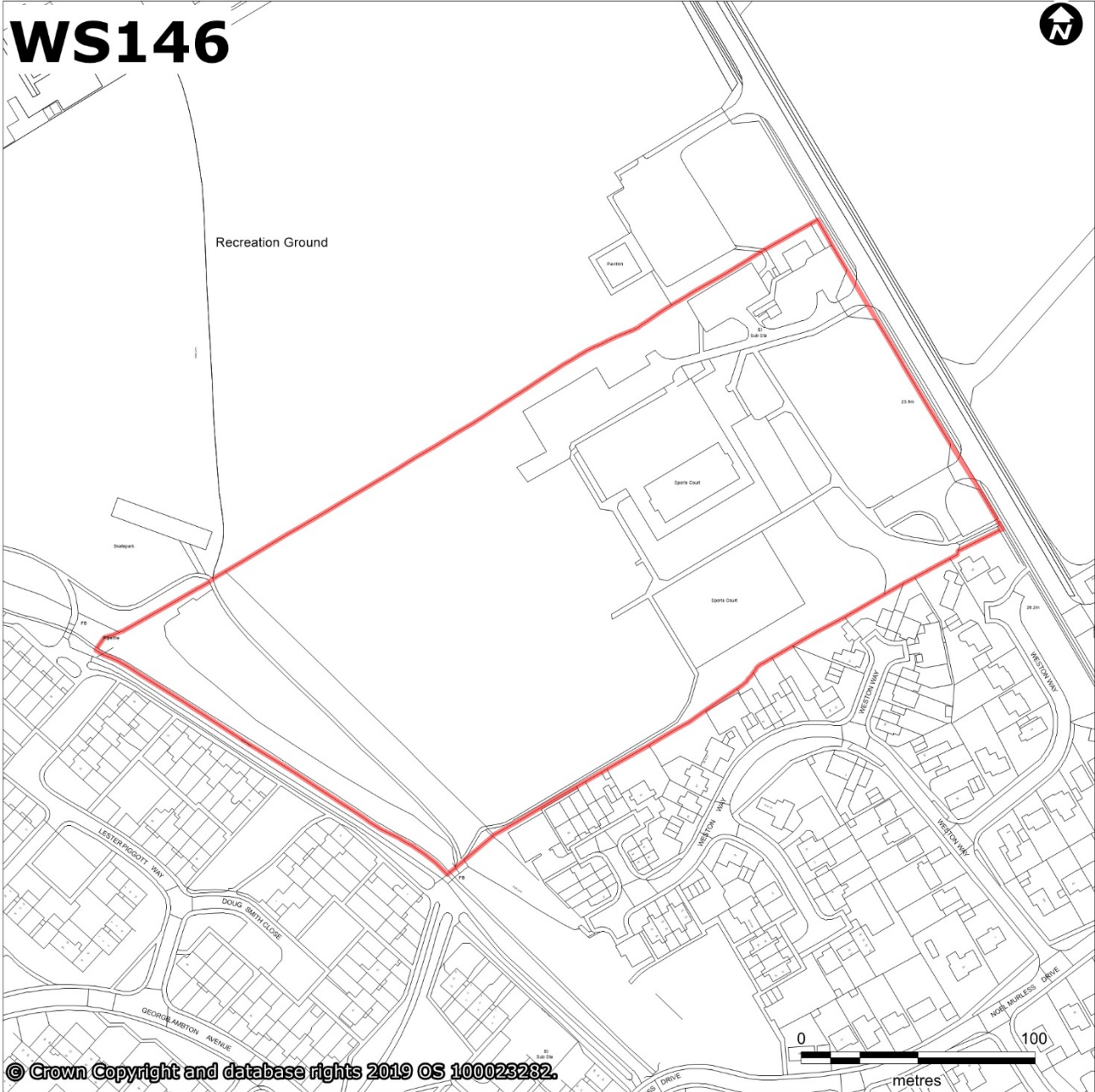
Reference (2020)	WS145	Previous references	SA6(g)
Settlement	Newmarket		
Site name	Land at Hatchfield Farm, Fordham Road, Newmarket		
Status:	Allocated – Policy SA6(g) Called in by Secretary of State DC/13/0408/OUT – pending decision		



Existing use	Agricultural	Proposed use	Mixed use – (400 dwellings and 5ha of employment land)
Area	27.00	Yield	400
Future potential housing capacity			
20dph	30dph	40dph	50dph
540	810	1080	1350
Availability	The site was confirmed in the December 2018 call for sites.		

Suitability	There are no significant constraints to development, however further assessment would be required to understand other environmental issues.	
Achievability	<p>The site is under single ownership and there are no legal issues or constraints on site.</p> <p>A planning application (DC/13/0408/OUT) for 400 dwellings has been called in for determination by the Secretary of State.</p>	
Timescale	1-5 years	400
	6-10 years	
	11-15 years	
Summary	The site is allocated within the SALP for the former Forest Heath area (SA6(g)) for among other things 400 dwellings and 5ha of employment land. An outline planning permission has been submitted on the site, which has since been called in by the Secretary of State and is pending a decision.	

Reference (2020)	WS146	Previous references	SA6(d), FHDC/N/32
Settlement	Newmarket		
Site name	St Felix Middle School Site, Newmarket		
Status:	Allocated – SA6(d)		



Existing use	School and playing fields	Proposed use	Residential
Area	4.50	Yield	50
Future potential housing capacity			
20dph	30dph	40dph	50dph
90	135	180	225
Availability	The site was confirmed as available as part of the five year housing land supply in April 2019.		

Suitability	<p>There are no significant constraints to development, however further assessment would be required to understand other environmental issues.</p> <p>Fluvial flood zone 3, 30 year surface water and 100 year surface water area risk is present on portions of the site. Site will require detailed water management consideration with an FRA which should include detailed modelling of river and surface water flood risks and identification of blue corridors. The sequential test will need to be applied.</p>						
Achievability	<p>The site is allocated within the Site Allocations Local Plan (SALP) for the former Forest Heath area.</p> <p>There is an allocation requirement for the site to retain the former school tennis courts and open space for public use.</p>						
Timescale	<table border="1"> <tr> <td>1-5 years</td> <td>50</td> </tr> <tr> <td>6-10 years</td> <td></td> </tr> <tr> <td>11-15 years</td> <td></td> </tr> </table>	1-5 years	50	6-10 years		11-15 years	
1-5 years	50						
6-10 years							
11-15 years							
Summary	<p>The site is allocated within the SALP for 50 dwellings with the retention of the former school tennis courts and open space for public use.</p> <p>There is no evidence to suggest any delay to the delivery of the site.</p>						

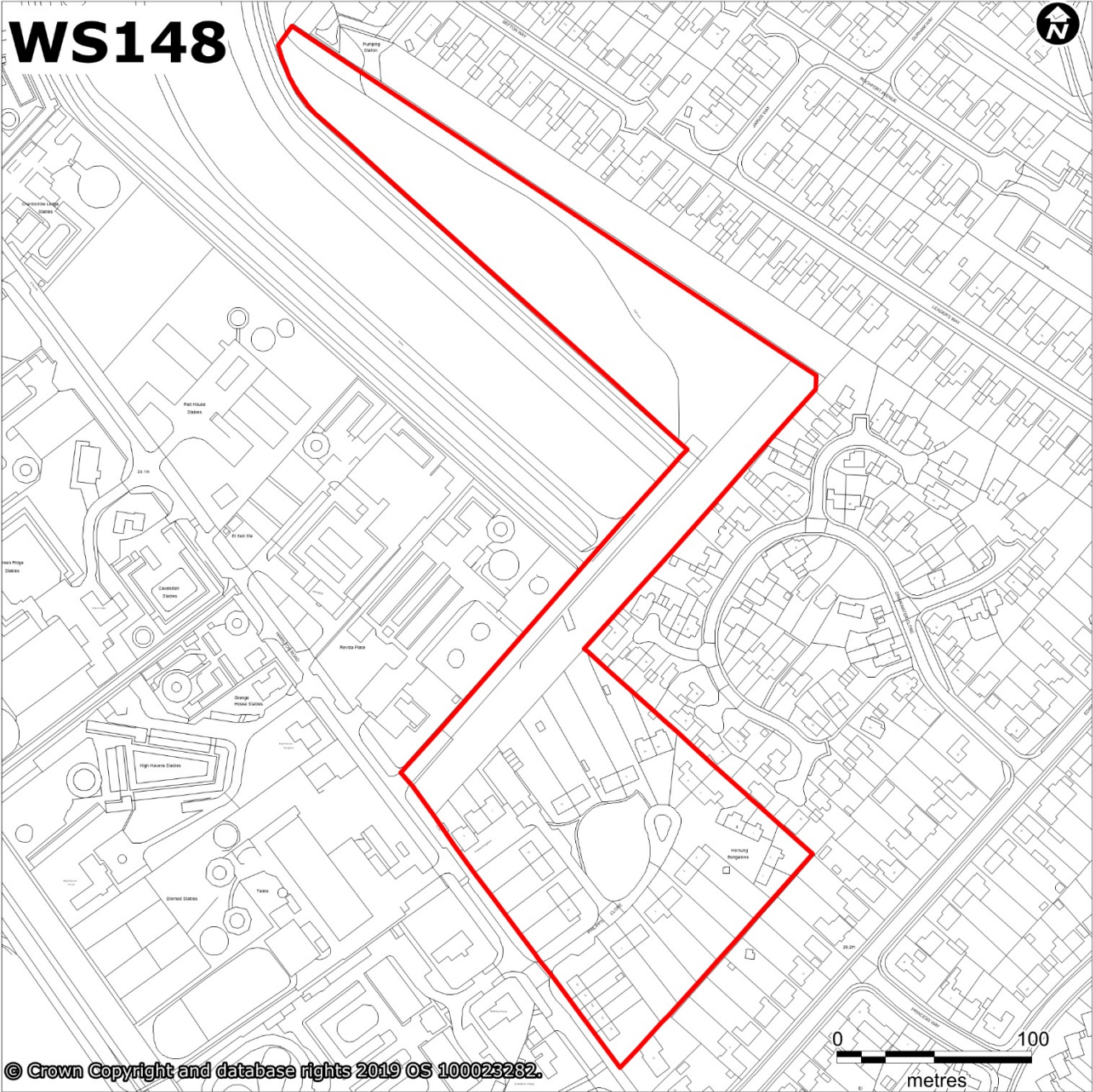
Reference (2020)	WS147	Previous references	SA6 (a), FHDC/N/09a
Settlement	Newmarket		
Site name	Southern portion of Brickfield Stud, Exning Road, Newmarket		
Status:	Allocated – Policy SA6(a) DC/18/2477/FUL – pending decision		



Existing use	Paddocks	Proposed use	Residential
Area	2.90	Yield	87
Future potential housing capacity			
20dph	30dph	40dph	50dph
58	87	116	145
Availability	The site was confirmed as available as part of the five year housing land supply in April 2019.		

Suitability	There are no significant constraints to development, however there are a number of environmental constraints on the site.	
Achievability	No known ownership constraints on site. The site is allocated within the Site Allocations Local Plan (SALP) for the former Forest Heath area.	
Timescale	1-5 years	87
	6-10 years	
	11-15 years	
Summary	The site has been allocated for 87 dwellings within the SALP. There is no evidence to suggest any delay to the delivery of the site.	

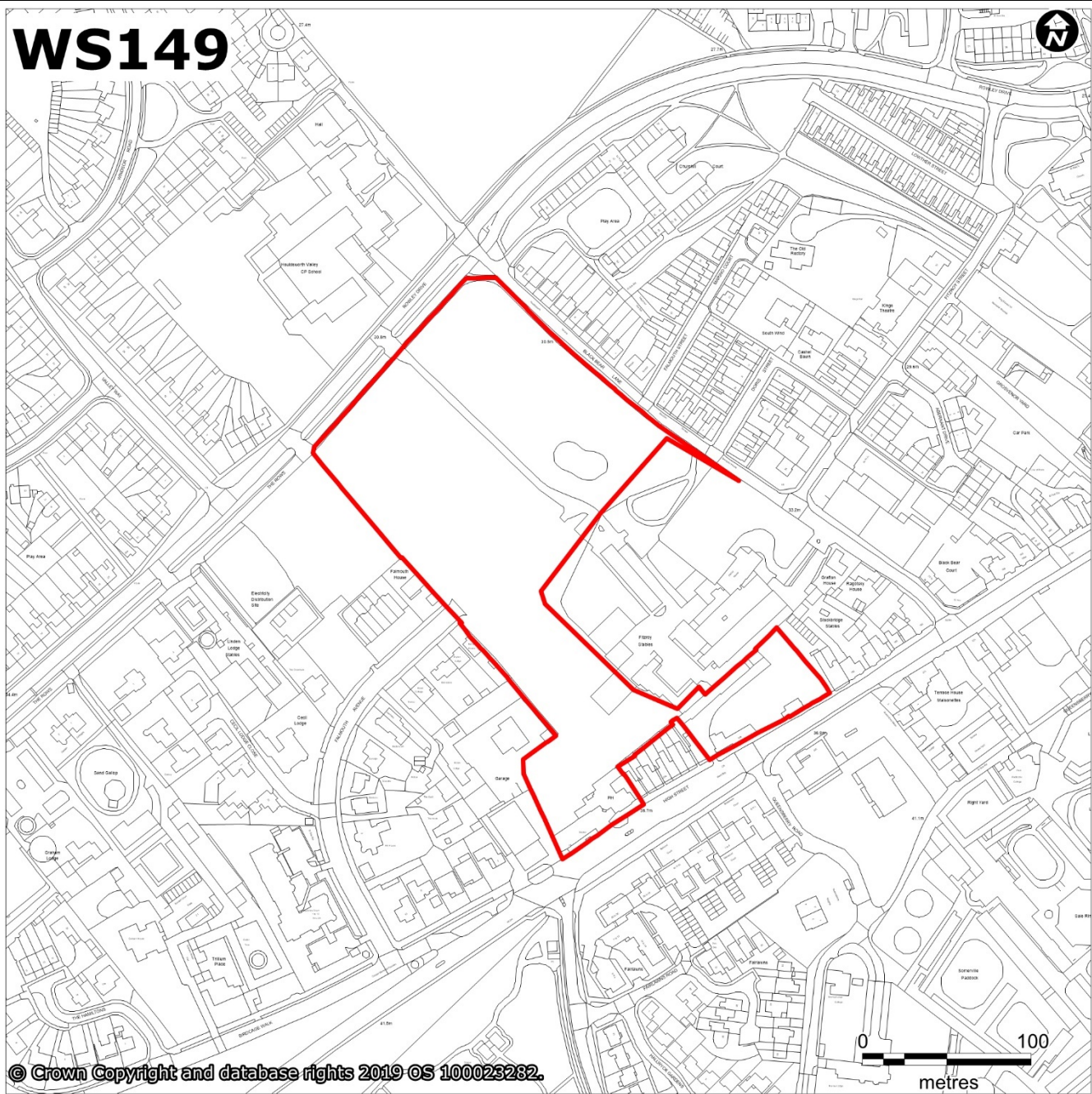
Reference (2020)	WS148	Previous references	SA6(c), FHDC/N/33 & FHDC/N/20
Settlement	Newmarket		
Site name	Land at Phillips Close and grassland off Leaders Way and Sefton Way, Newmarket		
Status:	Allocated – Policy SA6(c) DC/17/1896/HYB – pending decision		



Existing use	Residential	Proposed use	Residential
Area	4.50	Yield	117
Future potential housing capacity			
20dph	30dph	40dph	50dph
90	135	180	225

Availability	The site was confirmed as available as part of the five year housing land supply in April 2019.	
Suitability	<p>The southern part of the site is within flood zone 2 area. A flood risk assessment would be required.</p> <p>The site is adjacent to trees protected by a tree preservation order. Further tree assessment would be required.</p> <p>Further assessment would also be required to understand other environmental issues.</p>	
Achievability	<p>No known ownership constraints on site.</p> <p>The site is also allocated within the Site Allocations Local Plan (SALP) for the former Forest Heath area.</p>	
Timescale	1-5 years	117
	6-10 years	
	11-15 years	
Summary	The site forms part of the allocated site SA6(c) which allocated 117 dwellings. The site is subject to a development brief.	

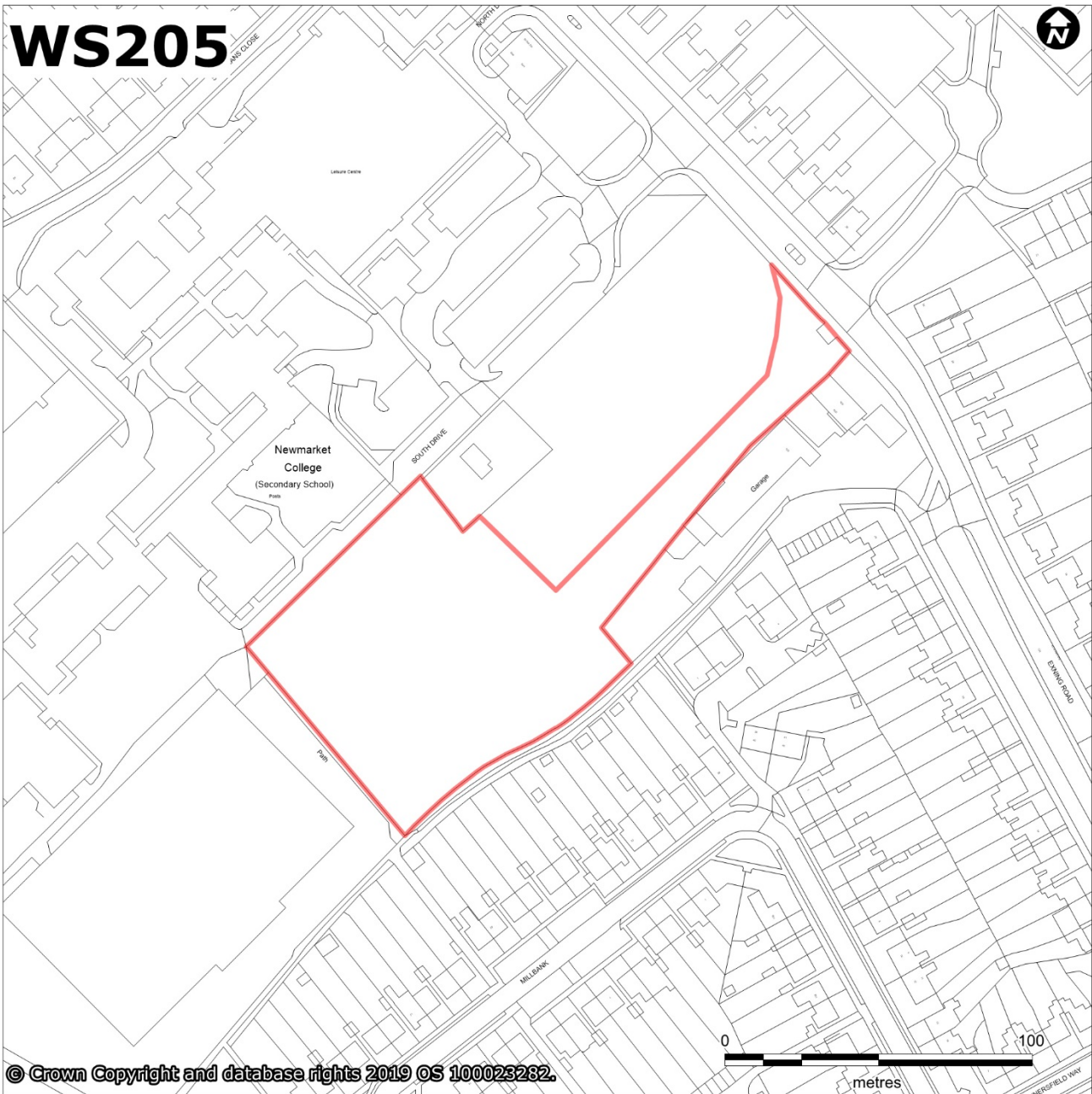
Reference (2020)	WS149	Previous references	FHDC/N/11 & FHDC/N/29, SA6 (b)
Settlement	Newmarket		
Site name	Land at Black Bear Lane and Rowley Drive, Newmarket		
Status:	Allocated – Policy SA6(b)		



Existing use	Former swimming pool, public house, listed stable building and paddock	Proposed use	Mixed use
Area	3.57	Yield	50
Future potential housing capacity			
20dph	30dph	40dph	50dph
66	99	132	165
Availability	The site was confirmed as available in May 2019		

Suitability	<p>There are no significant constraints to development, however further assessment would be required to understand other environmental issues and constraints.</p> <p>The site is within the Newmarket Conservation Area and contains a number of listed buildings. Any scheme coming forward should facilitate the restoration and appropriate reuse of the listed buildings and retain a horse racing related use on the site, inline with the allocation SA6(b). Further assessment would be required.</p>	
Achievability	<p>The site is under multiple ownership but is represented by a single agent. Policy SA6 requires a legal agreement for the restoration of the listed buildings and the development of the horse racing use at the earliest possible stage having regard to viability and delivery of an appropriate and comprehensive scheme.</p>	
Timescale	1-5 years	
	6-10 years	50
	11-15 years	
Summary	<p>The site has been allocated as a mixed use site (SA6(b)) in the Forest Heath site allocation local plan for some 50 dwellings, a racehorse training yard and paddock. The policy requires a development brief of the site prior to any planning permission being granted.</p>	

Reference (2020)	WS205	Previous references	SA18a
Settlement	Newmarket		
Site name	Exning Road, South Drive		
Status:	Allocated – Policy SA18a DC/17/1881/FUL – 6 June 2018		



Existing use		Proposed use	Residential (carehome)
Area	0.94	Yield	69 (care apartments)
Future potential housing capacity			
20dph	30dph	40dph	50dph
19	28	38	47
Availability	The site was confirmed as available as part of the SHELAA call for sites in December 2018.		

Suitability	There are no significant constraints to development, however further assessment would be required to understand other environmental issues.	
Achievability	The site is allocated within the former Forest Heath area Local Plan 2019 (SA18(a)). Planning permission has been granted on the site for 69 care apartments.	
Timescale	1-5 years	69
	6-10 years	
	11-15 years	
Summary	The site forms part of the allocated site SA18(a). Full Planning permission has been granted on the site for 69 care apartments. There is no evidence to suggest there will be any delay to the delivery of the site.	