INTRODUCTION

CALA Homes are bringing forward an application for 76 homes at Brickfield Paddocks, Newmarket. This follows the site’s successful inclusion in Forest Heath’s emerging Local Plan. This allocation means that the principle of development on this land is established.

In March 2018, Forest Heath District Council submitted its draft Local Plan to the Planning Inspectorate. The details of this draft Plan are currently being scrutinised by government appointed Planning Inspectors.

The site, known as ‘Land at Brickfield Stud’, is included as an allocated site as part of the submitted draft Local Plan. The Local Plan, due to be adopted before the end of this year, stresses that this is a sustainable site for new houses. The plans for the site ensure that the green gap between Newmarket and Exning is retained.

WHAT IS BEING PROPOSED?

The proposals include:

• 76 high-quality 1, 2, 3, 4 and 5 bedroom homes (30% of which will be affordable)

• A range of house sizes suitable for first time buyers, families and those looking to downsize but remain within the local area

• Areas of open space throughout the site, with a main area to the east for supervised and unsupervised play

• Retention of established hedgerows acting as appropriate screening from both the road and Pettingo Close

• Contribution to local education and healthcare services via a Section 106 payment
DESIGN INFLUENCE

At Brickfield Paddocks, we have incorporated design aspects from neighbouring buildings which are evocative of the equestrian heritage of the area. By designing our homes to reflect the established architectural features of Newmarket, we seek to create a sense of place which is in keeping with its surroundings.

These design features include:

- Equestrian themed weather vanes on chimneys
- Black timber style doors
- Louvered Turret style chimney
- Internal hedge rows to evoke the present structure of paddock
- Town houses which reflect the original Brickfield Stud buildings

TRAFFIC & ACCESS

Vehicle access is taken from Exning Road and is laid out in accordance with current design standards.

Traffic levels generated by the proposed development have been calculated and analysis shows these will not have a material impact on the network performance.

Residents of the site will be able to access a range of facilities walking, cycling or by bus offering alternative choices to the car.

NEXT STEPS AND CONTACT

Your feedback will be reviewed and amendments to the proposals will be made wherever possible. Your comments will also be anonymised and published in full in a Statement of Community Involvement, which will be submitted with the Planning Application to Forest Heath District Council.

We will continue to keep residents and Newmarket Town Council updated over the coming months.

CONTACT US

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