CALA Homes welcome you to their public exhibition for the proposed development at Brickfield Paddocks, Exning Road, Newmarket.

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

As part of our on-going commitment to consult with the local community of Newmarket, this exhibition is being held to give you the opportunity to consider the proposals and provide us with your feedback on the plans. Members of the project team are on hand to answer any questions you may have.

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 87 new houses. However, our plans are for 76 homes in order to allow for additional landscaping features around the site.

Thank you for your time considering these proposals, we would greatly appreciate your feedback.

CALA Homes is one of the UK’s most upmarket major homebuilders with nearly 40 years experience in building new homes.

Quality design is of paramount importance to CALA and sets us apart from other developers. Our sensitive approach, design expertise and attention to detail are evident in successful developments such as Sopwith Grange in Duxford, Mattree Green in Caldecote, Clover Gate in Potton and Wicken Lea in Newport.

CALA Homes is a five star rated developer and has won numerous awards over the years including What House? Best Large Housebuilder. This accolade recognised the design of our homes, our high standards in health and safety and our exceptional levels of customer service.

Further information on CALA Homes can be found at www.cala.co.uk

ABOUT CALA HOMES
Under our present proposals, we will deliver a high-quality residential development and much needed housing on a sustainable site to the north of Newmarket.

The development will consist of:

- 76 high-quality 1, 2, 3, 4 and 5 bedroom homes
- House types which are suitable for individuals, couples, families and those looking to get onto the housing ladder or downsize but remain within the local area
- 30% affordable units with a balance of sizes and tenure types
- 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
CALA Homes is dedicated to delivering high-quality developments which complement and integrate with the surrounding area. 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.

Newmarket sits at the heart of the horse racing and breeding world which is why CALA’s design team wish to ensure that this history is respected and represented throughout the site.

Both the homes and landscaping of the development are designed to reflect this history in aspects such as the internal hedgerows which mirror the existing paddocks. The sense of place will be enhanced with the inclusion of black timber doors, Louvered turret style chimneys and equestrian themed weather vanes.

Illustrative image of Brickfield Paddocks.
1. STREETS / ACCESS ROAD
The entrance and the access road are designed to be both formal and welcoming. Semi-mature trees will line the streets with clipped hedges and colourful borders framing the houses.

Tree planting will line the access road and where possible, provide an interruption to the building frontages. Additional tree planting within the parking courts will help to balance the hard and soft landscaping.

Shrub planting will offer structure, form and variation throughout the scheme.

2. OPEN SPACE
Planting along this boundary will be carefully selected to assist with screening the properties and provide privacy to the existing houses to the east. Native trees will be selected to bolster the existing trees along this sensitive boundary.

We will use the open space as an opportunity to maximise the biodiversity value of the site.

3. GREEN LINK
The retention of the existing hedgerow through the middle of the site will be complemented by the introduction of additional native tree planting along this green link and help break up the non-permeable areas. At carefully site-determined locations and at strategic points, connections to the wider site will be created through the existing ‘ecological belt’.

The link will provide a safe and accessible footpath to the wider environment within the scheme.

4. ECOLOGY BUFFER ZONE
Where possible, the existing mature vegetation will be retained to provide a natural buffer from Exning Road.

This area will retain some of the better quality existing scrub and be enhanced and bolstered with additional native species of shrubs and trees.

PRIVATE GARDENS
Generously sized gardens will be provided for all the houses. These will have direct access from living areas within the homes, to well-designed private spaces with patios.
TRAFFIC & ACCESS

ACCESS

Vehicle access is taken from Exning Road via a T-junction and is laid out in accordance with current design standards.

TRAFFIC

Traffic surveys at key junctions on the surrounding road network have been undertaken to establish the existing level of traffic flow. These have been projected forward to take account of planned growth and development in the area.

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

ACCESSIBILITY

Residents of the site will be able to access a range of facilities by walking, cycling or via the bus, offering alternative choices to the car.
Thank you for attending this public exhibition and viewing our proposals.

Please do take this opportunity to provide your feedback using one of the comment forms available, or speak to a member of the project team if you have any questions.

Following this drop-in session, we will be finalising our planning application, which we are aiming to submit to Forest Heath District Council by the end of the year. We will be collating and analysing the feedback we have received today, and this will be fed into the final design. We will demonstrate to Forest Heath District Council how and why we have responded to specific feedback from the community which will be included in the planning documents we submit.

GET IN TOUCH

Fill out a feedback form and leave it with us today or alternatively send the form back using the contact details below. We ask that all comments are returned by Wednesday 31st October.

For future updates, please visit www.bricketfieldpaddocks.co.uk where copies of these boards will be available, along with future updates as the application progresses.

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.