

At the meeting of the Local Plan Working Group on 9 September 2013, the Working Group resolved for this report to be discussed in the public domain

LOCAL PLAN WORKING GROUP – MONDAY 9 SEPTEMBER 2013

CORE STRATEGY POLICY CS7 SINGLE ISSUE REVIEW 'SUBMISSION VERSION' (REGULATION 19/20) DRAFT CONSULTATION DOCUMENT (REPORT NO LOP13/012)

Newmarket - Policy CS7 - Addendum

Years	2012-2016	2016-2021	2021-2026	2026-2031	Total
Brownfield	20	0	0	0	20
Greenfield	110	280	280	290	960
Mixed	40	70	70	70	250

Policy CS7 allocates 1,230 dwellings in Newmarket. The general direction of growth will be delivered on a green-field urban extension to the north east of the town, where horse racing policy constraints do not exist.

The High Court Order (March 2011) quashed this facet of Policies CS1 and CS7 as a result of the legal challenge. Also the recent Hatchfield Farm Appeal decision (March 2012) refused planning permission for up to 1200 dwellings, as part of a mixed use development, mainly on the grounds of prematurity, pending the completion of the Single Issue Review (Inspector's Report 12.14.21 & 12.15.5).

However this does not mean that, in principle, a similar strategy may not be capable of adoption if justified, and if a robust consideration of all available alternative options is undertaken. The challenge remains therefore to provide an appropriate level of housing given that Newmarket is the Districts' 'largest and most sustainable' market town (Inspector's Report 12.14.2.). In summary Newmarket is a demonstrably sustainable location for new development, albeit it is tightly constrained by:

- Horse-racing related land-uses located within and on the periphery of the town.
- A significant area of land within Flood Zones 1 and 2 running north/south through the town according to data provided by the Environment Agency.
- Sites of Special Scientific Interest (SSSI) located to the south east and east of the town.