

# Joint Executive (Cabinet) Committee

Forest Heath & St Edmundsbury councils

**West Suffolk**  
working together

<b>Title of Report:</b>	<b>Hatchfield Farm, Newmarket: Masterplan</b>	
<b>Report No:</b>	<b>CAB/JT/19/013</b>	
<b>Report to and date:</b>	<b>Joint Executive (Cabinet) Committee</b>	12 March 2019
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<b>Purpose of report:</b>	To inform Members of the progress of the Hatchfield Farm Masterplan process; to outline the outcomes of consultation into the draft masterplan and consequential amendments to the document; and to approve its adoption as informal planning guidance.	
<b>Recommendation:</b>	<b>It is RECOMMENDED that the masterplan for Hatchfield Farm, Newmarket, as contained in Appendix A to Report No: CAB/JT/19/013, be adopted as informal planning guidance.</b>	
<b>Key Decision:</b>  (Check the appropriate box and delete all those that <b>do not</b> apply.)	Is this a Key Decision and, if so, under which definition? Yes, it is a Key Decision - <input type="checkbox"/> No, it is not a Key Decision - <input checked="" type="checkbox"/>	
<i>The decisions made as a result of this report will usually be published within <b>48 hours</b> and cannot be actioned until <b>five clear working days of the publication of the decision</b> have elapsed. This item is included on the Decisions Plan.</i>		
<b>Consultation:</b>	<ul style="list-style-type: none"> <li>The public consultation took place between 26 November 2018 and 14 January 2019 and included a public drop-in event at the</li> </ul>	

	Rutland Arms in Newmarket on 5 December 2018.		
<b>Alternative option(s):</b>	<ul style="list-style-type: none"> <li>Not to prepare a masterplan. This option would result in the consideration of an outstanding planning application without full compliance with the requirements of Policy DM3 of the Joint Development Management Policies Document 2015. This could leave any decision in respect of the planning application open to legal challenge.</li> </ul>		
<b>Implications:</b>			
Are there any <b>financial</b> implications? <i>If yes, please give details</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Are there any <b>staffing</b> implications? <i>If yes, please give details</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Are there any <b>ICT</b> implications? <i>If yes, please give details</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Are there any <b>legal and/or policy</b> implications? <i>If yes, please give details</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <ul style="list-style-type: none"> <li>When the masterplan is adopted it will become non-statutory planning guidance.</li> </ul>		
Are there any <b>equality</b> implications? <i>If yes, please give details</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <ul style="list-style-type: none"> <li>The process is subject to the council's Statement of Community Involvement.</li> <li>The public consultation and community engagement sought to engage the local community</li> </ul>		
<b>Risk/opportunity assessment:</b>			
<i>(potential hazards or opportunities affecting corporate, service or project objectives)</i>			
<b>Risk area</b>	<b>Inherent level of risk</b> (before controls)	<b>Controls</b>	<b>Residual risk</b> (after controls)
Failure to adopt the draft masterplan could inhibit the council's ability to shape the nature and content of planning applications for the development of the site and open any such decision to legal challenge.	Medium	Adopt the masterplan as non-statutory planning guidance.	Low
<b>Ward(s) affected:</b>		Severals Ward	
<b>Background papers:</b> <i>(all background papers are to be published on the website and a link included)</i>		None	
<b>Documents attached:</b>		<b>Appendix A</b> – Draft Hatchfield Farm Masterplan document <b>Appendix B</b> – Draft Hatchfield Farm Statement of Community Involvement report	

## **1. Key issues and reasons for recommendation(s)**

### **1.1 Background**

- 1.1.1 Policy SA6(g) of the Forest Heath Sites Allocation Local Plan identifies the area at Hatchfield Farm for a mixed neighbourhood development of some 400 dwellings, 5ha of employment land, a new primary school, areas of open space and enhancement and promotion of cycling and walking routes. It also requires the securing of improvements to the A14/A142 junction and horse crossings. The allocation states that the site will be subject of a masterplan prepared by the developer and subject to public consultation.
- 1.1.2 Policy DM3 of the Joint Development Management Policies Document 2015 requires that masterplans will be required for sites allocated in Local Plans. Masterplans will be based upon a Concept Statement, where they exist, or content of a Local Plan prepared by the Local Planning Authority.
- 1.1.3 The masterplan relates to an area of some 26 hectares and is located on the north eastern edge of Newmarket adjacent to the A142 and A14. A planning application for 400 dwellings (not including the school or employment land), was submitted in October 2013 prior to the adoption of the Joint Development Management Policies Document and accordingly, the requirement for a masterplan did not arise. However, the planning application was called in by the Secretary of State and remains undetermined. In the meantime, the adoption of the Development Plan Document (DPD) and allocation of the site in the Site Allocation Local Plan (SALP) require the preparation of a masterplan.

### **1.2 Draft Masterplan consultation and amendments**

- 1.2.1 The draft masterplan has been prepared by consultants on behalf of the landowner building upon the principles developed during previous consultations during the consideration of the existing outstanding planning application as amended by the site allocation in the SALP, incorporating the primary school and the 5 hectares of employment land.
- 1.2.2 Consultation commenced on 26 November 2018 and continued until 14 January 2019. This extended period of 6 weeks took account of the Christmas period. In addition, late responses were accepted up to 28 January 2019. A drop-in event was held at the Rutland Arms Hotel in Newmarket on the afternoon and evening of 5 December 2018. This was attended by neighbours and other interested parties.
- 1.2.3 A total of 13 written responses were received. The overall response was generally positive, with the key objections relating to the principle of bringing the site forward for development rather than the content of the masterplan itself. However, a number of matters were raised which required addressing in the masterplan. These include:
- Concern at the capacity of signalised junctions on the A14 slip roads with the A142
  - More information should be provided in respect of sustainable drainage solutions

- Safe pedestrian and cycle routes should be provided to the school and employment areas
  - Provision should be made for buses stops and laybys and the school access should be able to accommodate school coaches
- 1.2.4 The draft revised masterplan incorporating post-public consultation amendments is attached at **Appendix A** of this report. Post public consultation additions are shown underlined and deletions are shown ~~struckthrough~~.
- 1.2.5 Details of all replies, together with comment and consequential changes to the masterplan document are included in the Masterplan Consultation Statement of Community Involvement which is attached at **Appendix B**.
- 1.2.6 Adoption of the draft masterplan will be a key element in the delivery of sustainable development at Hatchfield Farm.