

Hatchfield Farm

Masterplan Consultation Statement of Community Involvement

February 2019

Prepared by Snapdragon Consulting Ltd. for The Earl of Derby.

Contents

1	<i>Executive Summary</i>	3
2	<i>Context</i>	4
3	<i>Principles of Engagement</i>	5
4	<i>The Consultation</i>	7
5	<i>Feedback</i>	8
6	<i>Response to Feedback</i>	13
	<i>Appendix One – Exhibition Boards</i>	18

I Executive Summary

- As part of the Forest Heath District Council Site Allocations Local Plan (SALP), there is a requirement for allocations to be part of a masterplanning process, which includes public consultation and adoption by the Council.
- A public exhibition was held in the Rutland Arms Hotel on Newmarket High Street on 5th December from 3pm-8pm.
- 34 people attended the exhibition with the vast majority giving positive comments regarding the allocation proposals.
- The information on the masterplan consultation was available on the Hatchfield Farm website as well as on the FHDC website and at the exhibition itself. People were able to give feedback in person at the event, via the website or over email.
- The feedback is collated along with responses given and any associated amendments to the post consultation draft masterplan in the table contained within this document.

2 Context

As part of the Forest Heath District Council Site Allocations Local Plan (SALP), there is a requirement for allocations to be part of a masterplanning process, which includes public consultation and adoption by the Council.

This is separate to the current planning application process for 400 homes at Hatchfield Farm, which remains ongoing with the main part of the allocation awaiting a Public Inquiry in May of 2019 and a subsequent decision by the Secretary of State.

Work commenced on the preparation of this masterplan in the summer of 2018 and a series of meetings took place with officers of Forest Heath Council. The draft masterplan was the subject of public consultation in December 2018 and January 2019.

To ensure a compliant public consultation process, Snapdragon Consulting, on behalf of Lord Derby, implemented an engagement process involving:

- A public exhibition in December 2018
- An updated website with masterplan information
- A means of submitting comments at the exhibition, through the website or via email

The consultation period concluded on 14th January 2019. Late responses were accepted up to 28th January 2019.

Since the close of the consultation, all the comments have been carefully considered and the masterplan amended, as appropriate. This document therefore accompanies the post consultation masterplan draft which identifies the changes which are proposed.

3 Principles of Engagement

i. Objective

“The aim of the process should be to encourage discussion before a formal application is made and therefore to avoid unnecessary objections being made at a later stage.”¹

The objective of the consultation process is to ascertain the views, and encourage the participation of members of the community and stakeholders in the masterplan for Hatchfield Farm as part of the SALP process.

The project team have used the engagement process as a means of highlighting and addressing issues and feeding into the post consultation draft masterplan.

Consultation Policy

There are a series of planning policies and guides at the national and local level which stress the need for applicants to engage with local authorities and the local community when bringing forward planning applications.

The [Localism Act 2011](#) emphasises the need for pre-application engagement and actively encourages both local authorities and applicants to take these principles into account. The Act enshrines in law a community right to consultation; it includes the “requirement to carry out pre-application consultation” and also requires a “duty to take account of response to consultation.”

Government’s [Housing White Paper](#), published in February 2017, sets out measures to give local people “more of a say over development”. According to the White Paper, the Government is proposing an amendment to the NPPF to further “strengthen the importance of early preapplication discussions between applicants, authorities and the local community about design and the types of homes to be provided” when it comes to planning applications. The outcome of this should be known soon.

Further, a raft of measures intended to “improve neighbourhood planning” were implemented in April 2017, with the [Neighbourhood Planning Act 2017](#) coming into effect.

Meanwhile, the [NPPF \(National Planning Policy Framework\)](#), which came into force in March 2012, and was revised in July 2018, strengthens the need for front-loaded community engagement. This continues to be based on the previous principles contained within PPS1 – that consultation should not be a reactive process, but rather it should enable the local community to say what sort of place they want to live in at a stage when this can make a difference. Such involvement leads to outcomes that better reflect the views and meet the needs of the wider, diversified community.

The engagement process undertaken for Hatchfield Farm remains fully compliant with updated legislation.

The Forest Heath District Council SALP policy has been drafted to ensure that local communities have an opportunity to engage with the process through encouraging

¹Community Involvement in Planning – The Government’s Objectives; February 2004 (Amended August 2004)

masterplanning exercises on specific site allocations as part of the broader consultation on the SALP itself.

ii. Guiding Principles

Snapdragon Consulting Ltd. is a subsidiary of PLMR Ltd and is a member of the PRCA and abides by the industry standard code of conduct.

4 *The Consultation*

Given the previous consultation processes and current planning status of the proposals for the Hatchfield Farm site, ensuring clarity with regard to the purpose of the masterplan consultation at the outset was essential to prevent confusion with the ongoing planning process.

Key local stakeholders for the masterplan consultation were identified as those living in close proximity to the site along with established stakeholder groups and those who had expressed a recent interest in the plans. This included:

- Newmarket Town Council
- Exning Parish Council
- Local residents in the immediate area
- Local businesses
- The Jockey Club
- Ward members

Leaflets were sent to residents and business close to the site along with an advert in the local press.

An email was also sent to Newmarket Town Council, Exning Parish Council, the Jockey Club and a number of other individuals to inform on the masterplanning process, the consultation and the website information.

Venue and Publicity

The exhibition was held on 5th December 2018 from 3pm to 8pm in the Rutland Arms on Newmarket High Street.

The venue was chosen for the location within the town centre and the easy accessibility for the local community.

34 people attended the exhibition over the five-hour period. Those who attended were a mixture of residents living in the local area, councillors, stakeholder groups and local businesses.

The team sought to have detailed conversations with as many visitors as possible in order to respond to any questions and take on board views.

The overwhelming response to the masterplan was positive, with 29 out of the 34 attendees giving positive feedback either verbally or in writing.

5 Feedback

i. Overview

The feedback set out below represents the comments received through comments forms from the masterplan event, through the website and via email.

Over 20 positive comments were also received verbally at the masterplan consultation with the most common issue being the need for housing in Newmarket and Hatchfield Farm being regarded as a suitable location for such housing.

The recorded feedback from the public consultation process is set out below.

ii. Exhibition Attendees Responses:

Respondent postcode: CB8 0ES

Fully behind Hatchfield housing. Bungalows really needed as all other types of housing. Especially for the young! Junction improvements will be great. As to being detrimental to racing, this is a no brainer.

Respondent postcode: CB8 7DX

A long overdue development. There is a lot of support for this plan in Newmarket. The narrow view of the horseracing industry is not the view of 80% of Newmarket who are not involved in horse racing.

iii. Email Responses:

Respondent organisation: Rural Parishes Alliance

The Rural Parish Alliance represents 15 Parishes in the Forest Heath District authority.

We have engaged in extensive consultations during the formation of the Forest Heath Local Plan and subsequent Core Strategy document. We believe that including the "Hatchfield Farm" site at Newmarket is essential to sustainable development for the district as a whole. Following the inclusion of the site in the Site Allocations document, we welcome consultation for the Masterplanning of this site and hope that our comments will be helpful towards the delivery of the Hatchfield Farm development.

Successful sustainable development relies upon a sequential approach. Development should be located within or adjacent to the 3 market towns. A large single site development, located on the outskirts of Newmarket is essential for sustainable development. The provision of a much needed new school along with 5ha of employment land, make this an attractive development, combined with necessary improvements to the A14/A142 junction.

The Rural Parish Alliance has engaged with the council in an attempt to prevent the over development of the small villages who have been inundated with speculative, unsustainable, inappropriate development as a result of the many years we have been

without an adopted local plan. We welcome the Hatchfield Farm development providing houses in suitable locations where residents are ideally placed to be able to conveniently and sustainably access the services they require.

Whilst this site moves towards creating a sustainable neighbourhood, we believe that the level of housing promoted is not sufficient and would welcome the inclusion of more houses in this location.

Hatchfield Farm provides probably one of the most sustainable sites in the whole district, with good transport links and access to services, the Masterplan shows a well thought out and mixed development. As such it commands our full support.

Bill Rampling
THE RURAL PARISHES ALLIANCE Representing 15 Parishes within FHDC

Respondent organisation: Herringswell Parish Council

Herringswell Parish Council have considered the Masterplan currently out for consultation and runs until 14th January 2019.

We are aware of the submission made for and behalf of the Rural Parish Alliance and support their comments made.

We believe the masterplan: -

- Supports a sequential approach to development
- Provides and improves good transport links
- Has placed the houses in an area within the district where housing is required, with the necessary infrastructure to support the development.
- Supports the policy led affordable housing requirements
- Relieves the small unsustainable locations within the villages from unsustainable, inappropriate development.
- Has demonstrated that this site can support more than the 400 homes promoted by the council and we would welcome a return to the original number of 1200 homes at Hatchfield farm.
- Will enable the council to follow a plan led approach to development, locating large scale development adjacent to Newmarket which is the most sustainable town within the district, capable of supporting large scale development
- Has addressed the concerns raised by the horse racing community to ensure Newmarket's position as the international home of horse racing will be preserved and enhanced.
- Will improve the mix and quality of jobs within the district but in particular for Newmarket.

We raise no objections to the Masterplan presented.

Yours sincerely
Louise Morgan
On Behalf of Herringswell Parish Council

Respondent postcode: CB8 0SA

Yes to the building of this development with all the benefits it will bring to the town. Much needed housing, jobs, road improvements, school site. No brainer.

Respondent postcode: IP28 6SR

The traffic tailing back along the A14 at the Newmarket Hatchfield farm junction illustrates the considerable problem, danger and incapacity that already exists at this junction. This problem will be exacerbated by the Hatchfield development and a robust solution needs to be designed, funded and implemented as a condition of the scheme .

Traffic lights have been predicted to reach capacity and simply compound the problem whereas roundabouts either side of the junction will maintain the flow and provide the capacity required for the scheme and Newmarket.

iv. Website Responses:

Respondent postcode: CB8 0AQ

If Lord Derby and his developers are serious about this application, which I feel they are. They should look initially and fully at various infrastructure requirements.as mentioned in one of the earlier government reports These include water, electric, gas, drainage and of course road layouts, and traffic controls. I do not believe that highways department have looked at these issues in any considerable depth I would suggest that construction of all these items are carried out before any starts are made on building works on the actual site. This would give the public and users of the surrounding areas the opportunity to get used to the changes before circa 400 extra vehicles hit the system. Yes it does mean some upfront expenditure but the return of doing this will mean less aggravation in the short term and much goodwill to the public in general.

Respondent postcode: CB8 7A

As someone who have been renting in Newmarket over the last 5 years and would like to buy it would be a great opportunity to have our first family home if the Hatchfield farm project would happen. Looking forward to see more.

Respondent postcode: CB8 8A

This development would certainly help the town. Newmarket needs growth and money invested. This can only be seen as a positive move. if people want Newmarket not to move forward it will get left behind and the town will fade.

Respondent postcode: CB8 0BG

General opposition to Hatchfield Farm as a principle.

Respondent postcode: CB8 9BB

The masterplan proposes a different development from the current application. The addition of a school and employment will make life even more unbearable. The A14 / A142 mitigation will not mitigate the problem. Mitigation should be for the benefit of all in Newmarket.

Respondent postcode: CB8 7BY

It is absolutely unacceptable that after so many years of everyone who respects and understands Newmarket, the international historic home of horse racing, are yet again obliged by the Applicant to go to the trouble of submitting Objections to this latest attempt to dress up a Developer's personal money-making scheme as beneficial to Newmarket and the local community. For all the reasons listed below, it must be obvious to all that this Masterplan is unnecessary, positively damaging to the local, regional and national economy and needs to be rejected once and for all. I am a three times British National Champion Flat Racing trainer and currently the Champion trainer. I love and train my horses in Newmarket, and race them all over the country, in Europe, the USA, Australia, Hong Kong, the UAE and other countries.

In my view, for many years, Newmarket has been very badly mismanaged by the local District Council, Forest Heath District Council, leading to wholesale urbanisation. In the 50 years I have known Newmarket, it has been urbanised and developed in a piecemeal, unprofessional way which has resulted in the town fast becoming unfit in which to train racehorses for a number of reasons, and unquestionably the appalling traffic. It is very disappointing to continue to have to deal with relentless development, benefitting random developers at the expense of the residents and the Horse Racing Industry (the HRI) which contributes over £3.5 billion annually to the UK plc. Forest Heath District Council has refused to listen to the residents and the HRI and this Masterplan proposal is the latest in a series of Applications which can only have one result: the damage & ultimate demise of the largest employer in the Forest Heath District and a reduction in the huge economic contribution of the HRI to the local, Regional and National economy.

Additionally:

1. Newmarket has been randomly urbanised to the point where it is becoming unattractive to racehorse owners to send their horses. Horses need to be trained in a market town environment; not a busy urban environment. This Masterplan will only increase unnecessary urbanisation. We have a 5 year housing land supply and these houses etc. can be built elsewhere instead of damaging our Newmarket businesses, our local employment and our local economy.
2. The traffic in Newmarket has not been properly assessed or, indeed, assessed at all. Nor has the cumulative impact of the additional traffic from this unnecessary and damaging development been assessed. Ten years ago the Applicant's proposals to put traffic lights on the A14/A142 junction caused not only outrage but unbridled hilarity. These new proposals will add to the appalling daily traffic which realistically means that on numerous days it is impossible to have horses, owners, emergency vehicles crossing the town and so on and it can make my job, the training of racehorses, not only dangerous to my riders and horses but also otherwise impossible.
3. The A14.A142 junction is now confirmed as one of the worst in the UK yet this Application continues to laughably propose these traffic lights only to "solve" the acute traffic problems. There has been no adequate assessment

- of traffic which exists today and which will emanate from the house, unnecessary employment land and the unnecessary and unsustainable school.
4. Mildenhall: It has just been announced that hundreds of USAF staff will leave Mildenhall by 2023 as the base prepares to close. The impact of this closure in 2023 requires assessment and the rejection of this Application. Furthermore there are other consequences to this closure which impact on any perceived 'need' for these proposals.
 5. The emerging Newmarket Neighbourhood Plan ('NNP') does not include Hatchfield Farm and has been widely consulted upon. Therefore this application needs to be rejected as it is contrary to the NNP.
 6. We agree with and support NTC's ongoing Objections to this Application.
 7. The 5 hectares of employment land are damaging and unnecessary, adding to the unacceptable traffic. The need for this employment land has not been justified. The Report which seeks to justify the 'need' for this employment land failed to consult both the HRI and Newmarket estate agents. Unsurprisingly, several estate agents from Bury St Edmonds, Haverhill, and Mildenhall were consulted, yet they have absolutely no specialist knowledge of Newmarket or horses or the HRI. The report is fatally flawed and the need for this employment land IN NEWMARKET has NOT been established. Employment land could be allocated elsewhere (for instance in Mildenhall) where it might be needed and could be a positive rather than a negative addition to such an area, but this has not been done.
 8. Unnecessary loss of first class farming land.
 9. No account has been taken of the cumulate impact of all of the many developments locally (hundreds of houses in Soham, in Kentford, 15,000 houses in East Cambridgeshire, a garden town of 500 houses in Kennett and so on). Newmarket does not have any infrastructure to support this new development. Our doctors' surgeries are full already and we have no proper hospital, or even any Police Station.
 10. School: this school is clearly supposed to expand to a school for 420 children. This school is not required unless this development is built. The resultant traffic will further add to the damage to our business in Newmarket and damage to the HRI, and has not been assessed. Furthermore, a school for 210 children is unsustainable. Clearly, the developers' intent is to build many more houses on HF, if this damaging Masterplan is approved.
 11. Flawed process; This masterplan is a completely NEW proposal which the Applicant is trying to have approved despite not following usual planning procedures which do not support simply adding in at this late stage 5 hectares of unjustified employment land and an unsustainable school for 210 pupils.

In conclusion this wholly inappropriate and damaging masterplan proposals for the development of Hatchfield Farm into an immense unnecessary urban sprawl on the edge of Newmarket is unsustainable, flawed in every possible way and will have a very damaging impact on Newmarket's economy and on the HRI in which I work and am a significant employer.

Yours sincerely,
John Gosden Ltd.

By: John H. M. Gosden, OBE, Director

6 Response to Feedback

As part of the masterplanning process, all consultation responses have been collated and assessed to inform the post-consultation draft which has now been submitted. The collected feedback and associated responses are set out in the table below.

Name / Postcode	Comment	Response	Action
Suffolk County Council	<u>SuDS</u> : More information should be provided on the SuDS solution.	The purpose of the master plan is to indicate that a range of solutions are available to satisfactorily drain the site. Since the site will be developed by a housebuilder, it would be too inflexible to fix the precise SuDS solution now.	The text will be amended to make it clear that there are a range of SuDS options which will be detailed as part of the planning application submissions. The text will also refer to the SPZ and the need for specific treatment measures for run off from roads, school and employment area.
	<u>Transport</u> : The text should not preclude Highways England progressing an improvement to the A14 / A142 which is more significant than the agreed off slip signalisation.	Agreed.	Amend text.
	A pedestrian / cycle route to the employment area through the local park should be provided.	Agreed.	Amend text.
	A 'safe route' to school should be provided.	Agreed.	Amend text.
	<u>Parking</u> : Refer to SCC parking guidance for cycles and powered two wheeled vehicles.	Agreed.	Amend text
<u>Public Transport</u> : The spine road should	Agreed.	Amend text.	

	<p>provide for buses. Bus stops and laybys should be implicated.</p> <p>The school access needs to be able to safely accommodate school coaches.</p>	<p>Agreed.</p>	<p>Amend text.</p>
	<p><u>Education</u> : Clarify that the 2.2 ha school site is large enough to accommodate a 2FE Primary School and a 60 place early years setting. These may be provided separately.</p> <p>The school site is not large enough to allow substantial ecological enhancement.</p> <p>The reference to keeping the noisiest school areas away from the Stud are too prescriptive. The school design will need to mitigate noise from the A14. A more flexible approach is required.</p>	<p>Agreed.</p> <p>Agreed.</p> <p>Agreed.</p>	<p>Amend text.</p> <p>Amend text.</p> <p>Amend text.</p>
	<p><u>Archaeology</u> : A 3% archaeological trial trenching will be required.</p>	<p>In 2008 the whole of Hatchfield Farm was the subject of 102 trial trenches. This found negligible archaeological remains and was fully documented.</p>	<p>Amend text to the need for an archaeological 'watching brief' condition during construction.</p>
	<p><u>Fire and Rescue</u> : Additional service provision is required including an adequate water supply, fire hydrants and access by fire appliances. Automatic fire suppression sprinklers</p>	<p>Agreed.</p>	<p>Amend text.</p>

	will be encouraged in new buildings.		
CB8 0ES	Support the proposals including bungalows and junction improvements.	Noted.	No change required.
CB8 7DX	A long overdue development. The horse racing industry has a narrow view and does not reflect 80% of residents.	Noted.	No change required.
Rural Parishes Alliance	Support Hatchfield Farm, it is a sustainable location in one of the three market towns. Additionally, support the employment land, school site and A14 / A142 improvement.	Noted.	No change required.
Herringswell PC	Support the development and believe it should return to the original 1200 homes. It is a sustainable location. Will provide high quality jobs and homes. The proposals address the concerns of the horse racing industry.	Noted.	No change required.
CB8 0SA	Support the proposal, a 'no brainer'	Noted.	No change required.
IP28 6SR	Tailbacks at the A14 / A142 junction shows existing problem. Hatchfield Farm will exacerbate this and a robust solution is needed. Should have roundabouts either side of the junction.	As suggested by SCC, the text will be amended to refer to both the agreed solution of signalised off slip roads or other agreed measures.	Amend text.
CB8 0AQ	Infrastructure improvements are needed and should be	Noted. This level of detail is more for planning application than	No change required.

	carried out before the development starts. This will create good will.	a master plan. However, the planning application for 400 homes proposes to undertake the signalisation of the A14 / A142 junction and the Rayes Lane crossing before homes are occupied.	
CB8 7A	Support, would like to buy a first home at Hatchfield Farm.	Noted.	No change required.
CB8 8A	Support, Newmarket needs growth and investment. If Newmarket does not move forward, it will fade.	Noted.	No change required.
CB8 0BG	General opposition to Hatchfield Farm as a principle.	Noted.	No change required.
CB8 9BB	The masterplan proposes a different development from the current application. The addition of a school and employment will make life even more unbearable. The A14 / A142 mitigation will not mitigate the problem. Mitigation should be for the benefit of all in Newmarket.	The current planning application is a component of the larger SALP allocation. FHDC and SCC support the school site and employment land. Highways England and SCC have agreed the proposed A14 / A142 scheme. The emerging Newmarket Neighbourhood Plan advocates an A14 / A142 improvement, a new Primary School and a range of employment space as town wide benefits.	No changes required.
CB8 7BY	Object in principle, urbanisation makes Newmarket unfit for training horses. Traffic problems at the A14 / A142 and generally, not properly assessed.	The A14 / A142 junction improvement has been agreed as beneficial by both Highways England and SCC. Hatchfield Farm is not in the	No change required.

	<p>Hatchfield Farm is not in Neighbourhood Plan. The 5 hectares of employment is unnecessary. School not needed if Hatchfield Farm is not built</p>	<p>Neighbourhood Plan, but is allocation SA6(g) in the emerging SALP. The school and employment land have to be included in the masterplan as part of the SA6(g) proposals. SCC has indicated that a new school is needed with or without Hatchfield Farm.</p>	
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Appendix One – Exhibition Boards

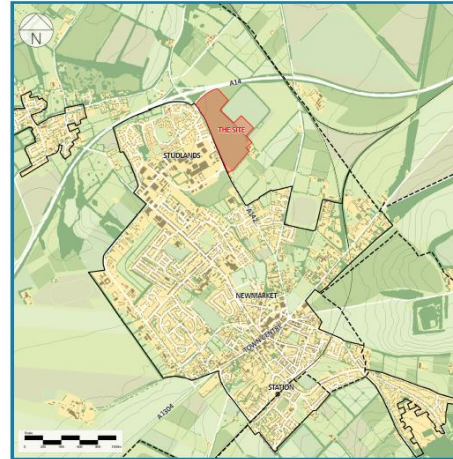
Welcome

The Hatchfield Farm proposals, which were given a resolution to grant consent by Forest Heath District Council in 2015, is proposed as an allocation in the soon to be adopted Site Allocations Local Plan (SALP).

As part of the SALP process, there is a requirement for allocations to be part of a masterplanning process which includes public consultation and adoption by the Council.

The exhibition is part of the consultation on the Hatchfield Farm masterplan which will run until 14th January 2019; it is not part of a planning application process as the main part of the allocation is awaiting the decision of the Secretary of State.

The full draft masterplan document can be viewed on either the Hatchfield Farm website (www.hatchfieldfarm.co.uk) or on the Council's site (www.westsuffolk.gov.uk).



HATCHFIELD FARM MASTERPLAN
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What Does the SALP Propose?

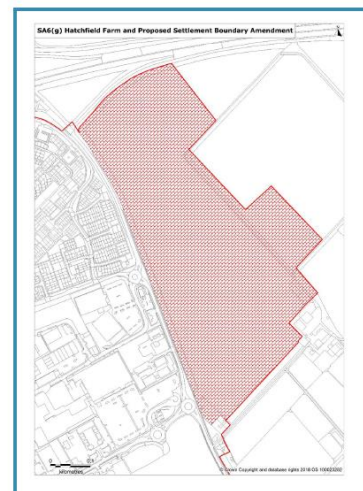
Policy SA6 of the SALP sets out the seven proposed development allocations in Newmarket which, along with what has been built since 2011 and outstanding planning permissions, will deliver 1090 homes by 2031 (around 50 homes per year for 20 years).

Policy SA6(g) states:

"Land at Hatchfield Farm : 26 ha : Mixed use to include 400 dwellings, 5 ha of employment land and a 2.2 ha school site."

The policy also sets out the need for the development at Hatchfield Farm to deliver the following:

- Distribution of uses and access arrangements to be set out in a detailed masterplan
- The signalisation of the A14/ A142 junction
- The signalisation of the Rayes Lane Horse Crossing
- Strategic landscaping and open space which relates to nearby conservation sites



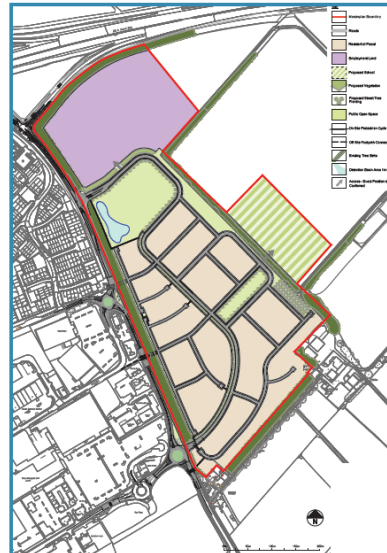
HATCHFIELD FARM MASTERPLAN
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The Masterplan

The masterplan shows where the housing, employment and primary school will be located on the site.

- The 5 ha of employment is placed next to the A14 and its junction
- The 400 homes are south of the employment area and front on to Fordham Road
- The Primary School is situated in a quiet location to the rear (east) of the housing
- The whole development will be served from 2 accesses
- Adding a fourth arm to the 'Tesco' roundabout
- A new signalised junction north of Studlands Park Avenue
- The site will provide over 4 hectares of open space which will range from small areas of children's play to a local park.

A planning application for the 400 homes was given a resolution to grant consent by Forest Heath in 2014. This will shortly be the subject of a re-opened inquiry to make a final decision. No planning application has been brought forward for the employment land at this stage.



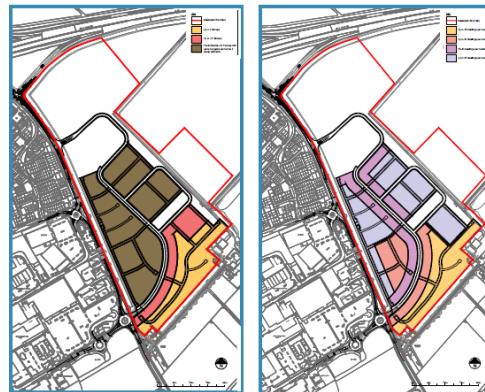
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Housing

The 400 homes will provide a mix of types, sizes and tenures including bungalows, starter homes and family homes reflecting the existing local need for housing.

120 of the homes (30%) will be 'affordable housing' made up of shared ownership and discounted rent. This is already included in the existing Hatchfield Farm planning application and will be a legal requirement included in any future planning permission.

The masterplan defines guiding principles for the 400 homes in terms of height, density, and character area.



Building heights within the development will vary, with 2 storey dwellings being predominant with 3 storey elements in key locations / gateways.

Development density will vary according to the character area and the average density of the development will be 36dph.

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Character Areas

Four character areas are proposed to reflect the type of housing design and materials in Newmarket.



1
The Lanes: Higher density mix of terraced and semi detached homes set at back of footpath. Mostly two storey with some apartments.



2
Central Avenue: Along the main tree-lined avenue, a traditional street frontage with two to three storey houses set behind hedges and greenery with on plot parking. Use of local palette of materials.



3
Stanley Way: Semi detached and detached 2, 3 and 4 bedroom, homes, set closer to the road than Hatchfield Drive. Mix of narrow and deep plots.



4
Hatchfield Drive: A number of four and five bedroom properties in generous plots providing a quieter transition to the adjoining Stanley House Stud.

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The Primary School

Suffolk County Council has asked for 2.2 hectares of land (about the same size as 2.5 football pitches) to be reserved for a 2 Form Entry (420 pupil) Primary School at Hatchfield Farm. This will provide places to meet the shortfall across Newmarket, as well as for children from the development.

The location of the school is to the rear of the housing. It will be within easy walking distance of all new homes. In addition, safe crossing points will be provided across Fordham Road for children from further afield.

Suffolk County Council will be responsible for drawing up plans of the new school and obtaining planning permission. The site will be made available at an early stage in the housing development, so a start can be made as soon as possible.



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The Employment Area

The 5 hectares of employment land will be provided next to the A14 and its junction. It will contain a mix of employment uses (offices, light industry, research and development and warehousing). Access will be from the new, northern junction on Fordham Road.

The precise type of employment will be dependent on need and demand. In view of this, the masterplan adopts a flexible approach which suggests a variety of design and landscaping solutions depending on the final form of the development.

At this point, a planning application has not been prepared for this employment area.



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Open Space

The Hatchfield Farm site will deliver over four and a half hectares (around the size of five football pitches) of open space in line with the requirements for Forest Heath District. The distribution of this open space is shown on the masterplan and includes:



- 1 The Park:** A local Park including open grassy areas, a multi-use games area and an equipped children's playground



- 2 Natural Green Spaces:** Natural greenspace with areas of chalk grassland, woodland tree belts and new woodland edge habitats



- 3 The Green:** A central Green with children's play equipment



- 4 Community Orchard:** A Community Orchard with fruit trees and chalk grassland



- 5 Walks:** A variety of circular walks with access to the surrounding tree belts

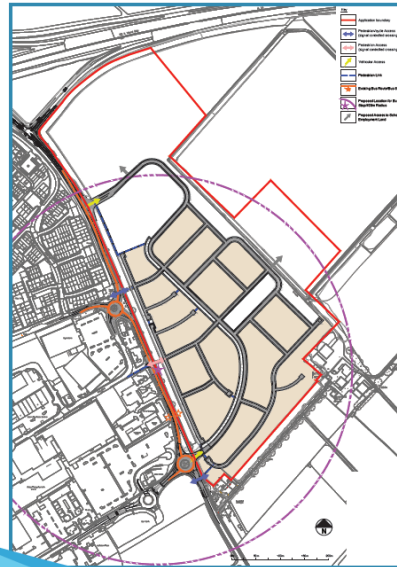
This landscape strategy will help make Hatchfield Farm a pleasant and distinctive place to live and work and create a pleasant place for both new and existing communities who can enjoy the open spaces within the site.

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Transport

The development of the Hatchfield Farm site will be associated with a package of transport improvements which will be delivered in the earliest phases of the development. These include:

- two vehicular access points into the development
- signalisation of the A14 / A142 junction
- new controlled pedestrian and cycle crossing points on Fordham Road
- new footway / cycleway on west side of Fordham Road to Noel Murless Drive
- improvements to the 'yellow brick road'
- improvements to Bridleway No.2
- widening of the footway south of Exeter Road
- delivering the upgrading of the Rayes Lane horse crossing and widening of the Fordham Road horse walk.



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Next Steps

Please make comments on the draft masterplan.

These can be made

- at this exhibition
- by post - Snapdragon Consulting, 20 Station Road, Cambridge, CB1 2JD
- by email - info@hatchfieldfarm.co.uk
- through the website - hatchfieldfarm.co.uk

The closing date is Monday 14th January 2019.

Following this, all the comments will be reviewed and appropriate amendments made to the masterplan. It will then be formally submitted to Forest Heath Council for consideration by Members.



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