

West Suffolk Local Plan Issues and Options October 2020

Call for sites form

If you would like to promote a site or sites for potential development then please complete this questionnaire.

All submissions must be accompanied by an ordnance survey map clearly showing the boundaries of the site outlined in red.

All submissions are made on a without prejudice basis. Please note that in seeking available sites the council is making no commitment in respect of which sites may be selected to be included in the preferred options stage of the West Suffolk Local Plan.

Please complete a separate questionnaire for each site

Only submit sites which:

- are available for development within the next 15 years
- that can accommodate five or more dwelling or are greater than 0.2 hectares in size if being promoted as a residential site.

Please send your form:

By email to: planning.policy@westsuffolk.gov.uk

By post to: Strategic planning, West Suffolk House, Western Way, Bury St Edmunds, IP33 3YU

You must provide an answer to all the questions in the form.

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Part one – site information

Please provide as much detail as possible about your site.

1. Location plan

Please supply a site plan that clearly shows the boundaries of the site outlined in red and access point indicated.

2. Settlement

What settlement is the site in, or nearest to?

Newmarket

3. Site address

Please provide the site address.

Land at Hatchfield Farm, Fordham Road, Newmarket

4. Previously submitted site

Has the site already been identified within the Strategic Housing and Economic Land Availability Assessment 2020 or the West Suffolk Local Plan Issues and Options document?

YES **NO**

(click in the appropriate box)

If you answered yes, please enter the site reference number below.

Part of the wider site is identified in the SHELAA, 2020 - WS145. The site was also previously submitted as part of the Forest Heath District Council 'Call for Sites'.

5. Additional information to previously submitted site

Please send us any additional information/supporting statement you have in relation to the site you have previously submitted

6. Planning history

Does the site have any relevant planning history?

If you answered yes, please provide the planning application reference number(s).

Part of the wider site received planning permission for 400 dwellings in March, 2020 (Ref: DC/13/0408/OUT) and is allocated under Site Allocations Local Plan Policy SA6(g).

7. Current land use

What is the current use(s) of the land?

Agricultural

8. Brownfield

Is the site brownfield (has it been built on previously)?

YES **NO**

(click in the appropriate box)

9. Site size

Please provide the site area in hectares.

38 hectares

10. Site description

Please describe the site, providing photos if possible.

Predominantly agricultural land located immediately to the east of the land allocated by Policy SA6(g).

Part two – suitability

Site must comply with policies in the development plan documents which can be found at www.westsuffolk.gov.uk/planningpolicy

11. Constraints

Are there any other constraints to the development of the site?

(For example flood risk, or a loss of historical assets, or community facilities, and/or habitats and biodiversity constraints?)

Information on constraints can be found at <https://magic.defra.gov.uk/MagicMap.aspx>

Please provide as much information as possible.

No constraints to development as shown on the Newmarket Constraints Map in Part 3 of the Regulation 18 Plan. Sansovino Developments Ltd is a well-funded development vehicle combining the site ownership interests of the previous landowner with the development expertise, experience and financial strength of Prescott Business Parks Ltd.

Part three – availability

Confirmation of the intention to develop the land must be received to enable us to consider your site.

12. Landowner details

Please provide full contact details of the landowner, including name, address, telephone number and email address.

Name: Sansovino Developments Limited c/o Lichfields

13. Developer details

If there is a developer for the site please provide their full contact details, including organisation name, address, telephone number and email address.

Organisation:

Contact name:

Address:

Telephone number:

Email address:

14. Agent details

If you are an agent please provide full contact details, including your name, organisation (if applicable), address, telephone number and email address.

Organisation: Lichfields

The Minster Building, 21 Mincing Lane, London, EC3R 7AG.

020 7837 4477

neil.goldsmith@lichfields.uk ; tom.willshaw@lichfields.uk

15. Intention to develop

How soon could development begin?

1-5 years	6-10 years	11-15 years	15+ years
x			

Please enter any additional comments you think would be useful in regard to the timescale for development.

All of the land east of allocation SA6(g) is owned by Sansovino and is available for assessment by West Suffolk Council for development within the Plan period. The precise level of development which is appropriate can be determined by your Council in the context of:

1. West Suffolk Council's overall housing requirement;
2. The selected spatial strategy (distribution of growth); and
3. The Council's assessment of infrastructure needs/thresholds.

However, as a minimum, Sansovino would suggest that the central part of the site can accommodate around 400 homes as well as further employment on the remainder of the field adjacent to the A14 currently allocated for this purpose.

The land can be made available from years 1-5 of the Plan period.

Part four – achievability

Sites to be considered suitable for allocation need to show good potential to come forward within a 15 year timeframe.

16. Legal issues

Do any other parties have any legal rights that relate to the site?

YES **NO**
(click in the appropriate box)

If you answered 'yes' go to legal issues (question 14) below.

If you answered 'no' go to proposed use (question 15) below.

17. Legal issues details

Please provide further details on the legal issues affecting the achievability of developing the site.

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18. Proposed use

Please identify proposed future uses.

Select at least one option.

Residential	Economic development	Mixed use	Other use
x	x	x	

If you selected 'residential' please go to question 19.

If you selected 'economic development' go to question 20.

If you selected 'mixed use' go to question 21.

If you selected 'other use' go to question 22.

19. Type of residential use proposed

Please identify what type of residential dwellings is proposed.

Market housing	Affordable housing	Care home	Traveller site	Self or custom build	Other types of housing
					x

If you have selected 'other types of housing' please clarify

A mix of market housing and affordable housing.

20. Types of economic development

Please identify what type of 'economic use' is proposed

Retail	Leisure	Cultural	Office	Warehousing	Community building	Other
						x

If you selected 'other types of economic development' please specify.

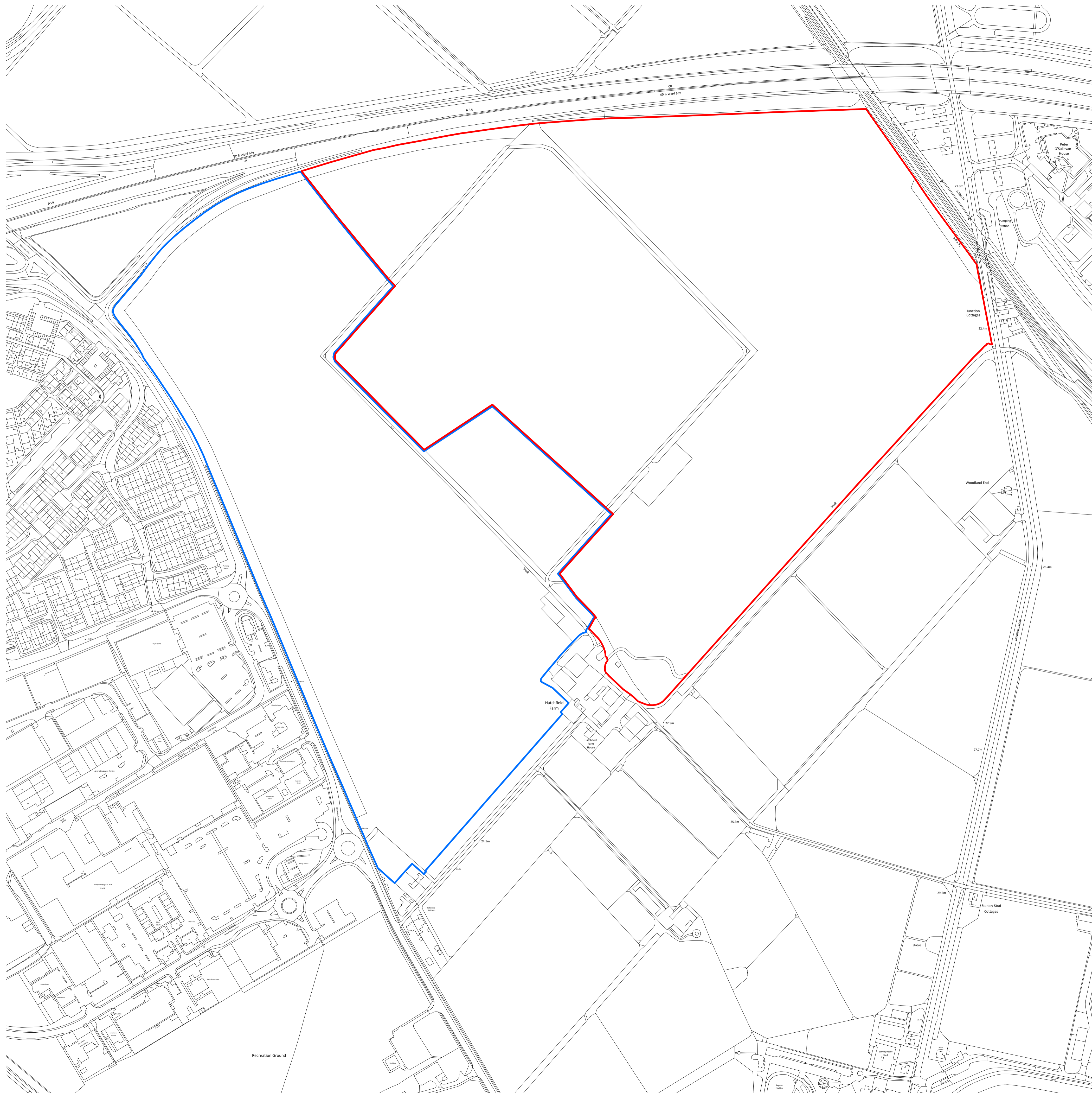
A mix of office, warehousing and leisure.

21. Types of mixed use

Please provide further details on the 'mixed use' proposed for the site.

22. Other uses

Please provide detailed information on the type of use proposed.



Key

- Site Boundary
- Site Allocations Local Plan Site Allocation - Policy SA6(g)

0 100 200 m

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Project	Land at Hatchfield Farm, Fordham Road, Newmarket
Title	West Suffolk Local Plan (Regulation 18) Issues and Options consultation - Call for Sites submission
Client	Sansovino Developments Limited
Date	22.12.2020
Scale	1 : 2,500 @ A1
Drawn by	MAR
Drg. No	GIS\LF\60373\01-01

GIS Reference: S:\LF Jobs\LF60373 - Land at Hatchfield Farm, Fordham Road, Newmarket\LF60373 - Land at Hatchfield Farm, Fordham Road, Newmarket - Site Location Plan - 22.12.2020.mxd

