

Environmental Information Regulations – Response - 26898

I wish to make a FOI request regarding the development of the former St Felix School site, Fordham Rd, Newmarket, now known as Astley Place.

It is my understanding that SCC have formed a Limited Liability Partnership with Lovell Partnerships Ltd to develop the site.

The original planning application lodged with West Suffolk is planning application # DC/23/0864/FUL

I would like to know if Edmundham Developments LLP have made any application to reduce any of their legal obligations on that development, like a reduction in the number of affordable houses required or any reduction in their financial obligations they are legally bound to make, Section 106 money, etc due to financial viability reasons or any other reasons.

If so, what were the outcomes of any applications.

Suffolk County Council (SCC) can confirm that Edmundham Developments LLP has not made an application to reduce their S106 obligations from the deed signed and dated 16 July 2024: should they have done so, it would be visible in the public domain.

For information purposes, a formal application under S106A to vary or modify a planning obligation can ordinarily only be made after five years have elapsed from the date of a deed, although agreement can be reached on a negotiated basis to vary or modify a S106 planning obligation ahead of the formal 5-years rule. Any application (voluntary or formal) to vary or modify a S106 planning obligation would be made to the relevant local planning authority, in this case that would be West Suffolk Council.

SCC do not hold any further information, as this is a West Suffolk Council planning matter you may wish to contact them to see if they hold any information.