

**NEWMARKET VISION  
MINUTES OF  
COMMUNITY PLANNING DELIVERY GROUP**

10.00 am 23<sup>rd</sup> January, 2015

Held at Newmarket Town Council Offices, Council Chamber

**Members Present:**

Cllr Rachel Hood (Chair), Newmarket Town Council  
Cllr Michael Jefferys, Newmarket Town Council  
Julian Wilson, Stud Farmers Association/NHG  
Sara Beckett, Resident  
Mike Robinson, Newmarket District Chamber of Commerce  
John Durrant, Open Door  
Graeme Lockey, West Suffolk Principal Growth Officer  
Robert Feakes, SCC Planning Officer (Policy)  
Richard Baldwin, FHDC Families and Communities Officer  
Christine Rush, FHDC minutes

**Guest Speaker:**

Jeff Horner, SCC Flood and Water Manager, Highway Network Management

**Apologies** received from William Gittus, Kim Langley, John Smithson, Marie Smith, Claire Elbrow, Steven Wood, Rachel Wood and Richard Fletcher.

**Welcome** to Mike Robinson, from Newmarket Chamber of Commerce who will be attending occasionally on behalf of Claire Elbrow; and welcome John Durrant from the charity Open Door who has very kindly agreed to attend following an invitation to join the Newmarket Neighbourhood Plan (NP) Steering Group, which going forward will be part of this NV Community Planning meeting.

**1. Minutes of the last meeting 17 December:**

Agreed as correct.

**2. Matters Arising**

- **Open Spaces:** JS was unable to attend this morning, but sent an update through prior to the meeting:

Guarded Orchard Site – JS reported that he had

- “Met with Cllr Anderson to gather some historical information on the Guarded Orchard and to discuss his view on the facility.
- Met with Cllr Warwick Hirst who was involved with the site historically and planting trees as part of Newmarket in Bloom initiative.
- Have contact details for the Sports and Social Club and will arrange to meet soon.
- Agreed with ‘Go wild in Newmarket’ winter works for this Sunday’s volunteer session.

George Lambton Playing Fields – JS had also met with the owner this week to discuss requirement to repair current skate park facility and potential for replacement in the future.”

- **No. 1 drain** – B/F from last minutes **Action:** RF stated he would circulate a plan of IDB boundaries in respect of Newmarket.
- **Public Access / Scaltback:** - RH stated this is progressing and assessment of site is complete.
- **Highways and Landscape:** - RH to contact Lisa Chambers with regards to traffic flow around Waitrose.
- **Shop Front Guide:** - scheduled to be adopted by FHDC in February, subject to response from the consultation.

**3. Local Surface Water Issues** - RH welcomed Jeff Horner, SCC Flood and Water Manager to the meeting. JH explained that SCC is the lead authority for flood responsibility and spoke about the Newmarket Strategic flood area and that a flood management group was formed, made up of stakeholders so that ownership and recognition of who is responsible for what is better co-ordinated - SCC Highways, Anglian Water, Jockey Club, Environment Agency.

JH circulated three maps –

**Newmarket Surface Water Management Plan Modelled Flood Risk**

This map showing No 1 drain going through the town to No 2 drain from Cheverly. The different coloured areas – blue flooding out of drain, lilac natural rainfall wanting to get to the drains.

- In 2004 by allotments and railway line proposed work, Environment Agency stated land at risk.
- Group challenged this risk. A swot analysis was done. Several £1000 per property to spend just to reduce risk.
- Trouble when first rainfall washes debris into water flow and then catches up with fly tipped areas causes bigger problem. Debris on analysis was equally related to fly tipping problem. Anglian water were swift on communicating problem to cut risk.
- Short term project okay, medium term would need some sort of grant money to build off line storage area to change flow of flood water away from properties.

**Newmarket Surface Water Management Plan 1 in 100 year Flood Depth Map**

- 1 in 100 year flood depth map 1% chance of flood.

**Newmarket Surface Water Management Plan Possible Solutions to Flooding showing various options Map**

- Existing attenuation feature
- Localised area of embankment to be raised – Opt 2.
- Proposed length of west bank to be raised, location in relation to water course to be confirmed – Opt 3.
- Re-profiling of low area of land prone to flooding – Opt 4.
- Possible new / modified screen – Option 5/6.
- Possible location of water meadow attenuation – Opt 7.
- Possible attenuation / water quality improvement area – Opt 8.

Shows long term proposal for a solution to flooding - a water storage area at Sassoon Close, which is already a flood area, but depends on how much rain fall before it naturally soaks away. Option 7, hold water and control release of water and continue flow on current rainfall predictions, seems the best solution.

- Propose to open up the No 1 drain passage; cut back shrubs so that agencies can easily view area when checks made to prevent potential problems in advance of them happening. Raise banks by re-profiling the land. Currently JH is liaising with Jacqui Fisher at FHDC.
- Potential sites were discussed. There is a need to test soil as there could be natural soak aways to be found.
- Ground water level is high currently.
- Properties are on Environment Agencies flood warning list. Currently cellars are at risk of flooding.
- Discussion on land ownership.
- JH stated that concentration is on the short and medium term solutions. The long term remains an aspiration.
- Acquiring land was discussed and it was thought that it should not necessarily be a problem as land owners have to have ecological percentage of farm/land may fall into this category for giving up land for the potential water meadow storage.
- JH stated that there is no methodology or process in renaming, as far as all the agencies are concerned.
- Future funding was discussed – and it was considered match funding and partnership funding was potentially the way forward DEFRA and SCC.
- JH has a working draft report only on this project currently.
- Timescales: From April, the new financial year - start at Sassoon Close – ecological assessments to be done. October/November time potentially to start work. **Action:** RH requested RF bring back to the next meeting the proposed action plan and update the meeting.
- RH thanked JH for his enlightening and incredibly interesting information. MJ thought that this was all achievable given time.

#### 4. Neighbourhood Plan Update



2015.01.23 NP  
Steering Group Terms

The group went through the NTC Neighbourhood Plan (NP) Steering Group Terms of Reference (ToR) which was tabled and circulated at the meeting. CAR made notes of small amendments in order to update the document on return to the office. NTC has a council meeting on the evening of Monday, 26 January. The ToR are an agenda item. **Action:** 1. CAR to circulate to the group once amendments made for further scrutiny and the group to respond with comments by 8am Monday, 26 January. 2. CAR to add any further amendment and send final version to Town Clerk.

## 5. Affordable Housing – Newmarket Area

RH asked that this action be B/F to the next meeting in February **Action:** KL will find out from Lee Webster how much housing stock Flagship has and each location in Newmarket. CAR to email request.

**6. Studlands Update:** RH reported that RB had said at yesterday's Steering Group that all was going well and a residents group had been formed.

**7. Delivery Groups and Equine Hub** – confirmed minutes of meetings can be found at:

[http://westsuffolk.gov.uk/Council/Policies\\_Strategies\\_and\\_Plans/newmarketvision.cfm](http://westsuffolk.gov.uk/Council/Policies_Strategies_and_Plans/newmarketvision.cfm)

RH reported that the following updates were given:

**Education Delivery Group:** A new set of objectives with the head teachers getting together in the new year complete with 'wish' list of how each school could be supported by the Education Group; meeting date as yet to be decided.

**Traffic and Highways Group:** Lisa Chambers had reported at the Steering Group that a High Street survey had been completed and WH to convey results to the TRET 'NED' (Newmarket Equine Design) group. Delays on the horse-walks experienced.

**'TRET' Town Centre / Retail, Local Economy and Tourism Delivery Group:** Are also meeting this morning.

**The Tourism Sub Group** are keen for all NV members to participate in the following two rail surveys: (*information circulated after the meeting*)

“IMPORTANT: Rail service upgrades

We currently have 2 key opportunities to lobby for important improvements to Newmarket's rail service.

We are proposing to contact everyone involved with the Vision to ask them to participate in **BOTH** these consultations. The rail franchise will be agreed later in the year, and if an improved service on our line is not part of the contract terms, it may be many years before we have another chance!

### 1. Public consultation for Network Rail's 'Anglia Route Study'

This consultation closes on Feb 3<sup>rd</sup> 2015

People can send their comments to: [AngliaRouteStudy@networkrail.co.uk](mailto:AngliaRouteStudy@networkrail.co.uk)

Or by post to :

Anglia Route Study Consultation , Network Rail (Group Strategy)  
2nd Floor, Cottons Centre, Cottons Lane , London, SE1 2QG.

Key recommendations you could make:

- Half-hourly service Mon-Sun (currently only hourly Mon to Sat, and two-hourly on Sunday)
- Quality and length of rolling stock; carriages are regularly inadequate for the number of passengers
- Brand the Cambridge-Ipswich line as an important heritage line, rather than a branch line.
- Double track
- Good connections in Cambridge with trains to and from London
- Late night service

Please make the point that a frequent service on this line would offer a valuable alternative to the A14, and please add any evidence about how these would improve outcomes for concerns/businesses you are linked with, or how the current service stifles growth.

The draft of the Anglia Route Study is available on [www.networkrail.co.uk/long-term-planning-process/anglia-route-study/](http://www.networkrail.co.uk/long-term-planning-process/anglia-route-study/)

## 2. Public Consultation for East Anglia Rail Passenger Franchise

This consultation closes on Mar 16<sup>th</sup> 2015

You can read the consultation document at [www.gov.uk/government/consultations/east-anglia-rail-passenger-franchise](http://www.gov.uk/government/consultations/east-anglia-rail-passenger-franchise)

You can complete the consultation online at [www.smartsurvey.co.uk/s/east-anglia-consultation](http://www.smartsurvey.co.uk/s/east-anglia-consultation) ”

## 8. Any Other Business

RH mentioned how unfortunate it was that the district council had agreed to renewing the annual licence of Heaven, the lap dancing club, in the High Street, as Newmarket Vision were doing their best to improve the High Street.

## 9. Priority Timings:

2	Community Planning Delivery Group	Timings
2.1	Identify gap / redevelopment / 'brownfield' sites in the most sustainable locations, i.e. more central areas and / or where new trips are more likely to be by walk, cycle, bus or train.	<p>Neighbourhood Plan identified</p> <p><i>Sought public view of objectives and aspirations at Conference on 19 September, 2014.</i></p> <p>The Newmarket Vision Community Planning Delivery Group (NVCPDG) met on the 21 November 2014 and agreed a recommendation to go forward to the Newmarket Town Council that in addition to the existing NVCPDG members, the following key local partners would be invited to join the Newmarket Neighbourhood Plan Steering Group (NNPSG):</p> <ul style="list-style-type: none"> <li>o Richard Fletcher</li> <li>o Ross McKittrick (Manager of the Guineas Shopping Centre)</li> <li>o Andrew Burton, Hastings Direct (Insurance Company – Large Employer)</li> <li>o Rachel Wood (Education / History Society / Library etc.)</li> <li>o John Durrant, Open Door</li> </ul> <p>Action taken: above have been invited to all future meetings of the Newmarket Vision Community Planning Delivery Group.</p> <ul style="list-style-type: none"> <li>• Neighbourhood Plan Steering Group potentially to take up the first half of the NVCPDG meeting.</li> <li>• Consultation will be evening meetings.</li> </ul> <p>8 Dec 2014 a further recommendation sent to NTC to Commission Alex Munro to provide support towards area designation of the Neighbourhood Plan. The NTC Finance Committee to meet to discuss and NTC to consider along with the Terms of Reference on 26 January, 2015.</p>

2	Community Planning Delivery Group	Timings
2.2	Identify existing low quality, low density, low occupancy residential sites in less sustainable locations and create plans for redevelopment.	Neighbourhood Plan
2.3	If growth is required beyond the capacity of brownfield sites throughout the district, bring forward a masterplan for a new, mixed use community in / around Studlands, developing existing community assets, incorporating new and greatly improved links for walking, cycling, and new supporting bus services (refer to the 'renewing the Northern area' map on page 43 of NEnq.byDesign) .	Neighbourhood Plan  Brownfield Sites identified.
2.4	Develop integrated and purpose built housing for elderly and down sizing in any development.	Neighbourhood Plan  Extra Care Eastern Housing Toolkit: RF reported Simon Phelan, West Suffolk Head of Housing is testing draft information against Hsg Reg., i.e. what specific need for elderly. Will keep the group updated.
4.12	Conduct an audit and character assessment of existing landscape assets within and surrounding the town with a view to create a landscape strategy. <b>(moved from Traffic Group)</b>	Further clarity required on the criteria for commissioning this work and the desired outcome. Sites owned by the District Council are audited on an annual basis and a work plan is in place for each. <i>Marie Smith and Damien Parker</i>  <i>Management Plan</i> – first draft ready for consultation.
4.13	Explore ways of improving existing and new landscape assets (e.g. sports pitches) through development agreements and potential donations. <b>(moved from Traffic Group)</b>	4 Global have been commissioned to prepare a 'playing pitch and built sports facility strategy' for the whole of West Suffolk including Newmarket. 4 Global are auditing all of the sports facilities in the area, in accordance with Sport England standards. The strategy will identify current usage, condition of facilities and put in place a plan to address any deficits in provision or over-provision.  <i>Damien Parker : Aiming to get the strategy adopted by both FHDC &amp; SEBC in Sept 2015.</i>
4.15	Explore strategies to enhance biodiversity and ecological corridors within the Town Centre linked into the wider landscape. <b>(moved from Traffic Group)</b>	<b>Green Corridor:</b> Yellow Brick Road follows the water course to Studlands Park.  <b>Action and Plan:</b> <ul style="list-style-type: none"><li>• Go forward with JS current Management Plan.</li><li>• JS to add what can be planned for the future.</li></ul>

2	Community Planning Delivery Group	Timings
		<ul style="list-style-type: none"> <li>• Work with GoWild,</li> <li>• consult with Suffolk Wildlife Trust, local groups and community and take forward management plans for key areas being developed.</li> </ul> <p><i>John Smithson</i></p> <p><b>Name process:</b> <i>Suffolk Environment Agency. Consultation and stakeholders – no known methodology or process in renaming, as far as all the agencies are concerned, however this was agreed as not urgent.</i></p> <ul style="list-style-type: none"> <li>• Jeff Horner, SCC Flood and Water Manager attended 23<sup>rd</sup> Jan 2015 meeting. Possible long term solution proposal is location of water meadow attenuation – Opt 7 of Suffolk Flood Risk Management Partnership.</li> <li>▪ Timescales: From April, the new financial year - start at Sassoon Close – ecological assessments to be done. October/November time potentially to start work. <b>Action:</b> RF to bring back proposed action plan to the next meeting to update.</li> </ul>

**10.** DATE OF NEXT MEETING: 10.00am Thursday, 19 February, 2015 at NTC.

**9.** Future meeting 2015 dates - Venue: Sir Ernest Cassel Meeting Room:

19 Mar 2015 10am Thurs	30 Jul 2015 10am Thurs	26 Nov 2015 10am Thurs
30 Apr 2015 10am Thurs	27 Aug 2015 10am Thurs	17 Dec 2015 10am Thurs
21 May 2015 10am Thurs	17 Sep 2015 10am Thurs	
25 Jun 2015 10am Thurs	29 Oct 2015 10am Thurs	