

Forest Heath & St Edmundsbury councils



West Suffolk

working together

Town & Country Planning Act 1990 (as amended)
Neighbourhood Planning Regulations (General) Regulations 2012 (as amended)

On 20 January 2018 Exning Parish Council applied to Forest Heath District Council to designate the whole of the parish of Exning and an area identified as Exning parish by a forthcoming Community Governance Order, as a Neighbourhood Area for preparing a Neighbourhood Plan.

The application was made under Regulation 5 of the above Regulations. Comments were invited on the application between 15 February 2018 and 5pm on 29 March.

The consultation process was carried out in the following manner to bring the area application to the attention of people who live, work and carry out business in the area to which the application relates: a notice was placed in the East Anglian Daily Times on 16 February 2018; direct notification of landowners and businesses and other interested parties in the Exning parish area known to Forest Heath District Council; direct notification of neighbouring districts, parishes and statutory consultation bodies.

The Area application and map of the area were placed online at https://www.westsuffolk.gov.uk/planning/Planning_Policies/neighbourhood-planning/neighbourhood-planning-in-exning.cfm and hard copies were available for inspection at the Council offices, College Heath Road, Mildenhall.

A total of 13 responses were received to the Area consultation which are summarised within the accompanying Appendix. Of the 13 responses, 3 made comments endorsing the boundary of the proposed Neighbourhood Area, 1 objected to the designation on the basis that the proposed Neighbourhood Area overlapped with the Neighbourhood Area for Newmarket, and on procedural grounds; and the remaining responses either supported a Neighbourhood Plan for Exning generally, or made comments in relation the specific roles of statutory consultees.

Following consideration of all the consultation responses, Forest Heath District Council considered the desirability of designating the whole of the area of Exning Parish Council (as constituted following the boundary change of 1 April 2018) as a Neighbourhood Area. It also considered the desirability of maintaining the existing boundaries of the existing Neighbourhood Area Designation in Newmarket.

Forest Heath District Council was minded to designate the whole of the area applied for by Exning Parish Council as a Neighbourhood Area subject to the resolution of the issue detailed below.

As the application made by Exning Parish Council included an area which had already been designated as part of the Neighbourhood Area for Newmarket, it was necessary to obtain the consent of Newmarket Town Council in order to allow the Forest Heath District Council to amend the boundary of the Neighbourhood Area for Newmarket, and to make the designation requested by Exning Parish Council.

Newmarket Town Council has provided its consent to Forest Heath District Council to amend its Neighbourhood Area boundary as shown edged red on the attached Plan A.

Although this results in a Neighbourhood Area designation which is smaller than that applied for by Exning Parish Council, Forest Heath District Council consider it appropriate to make the designation for the Neighbourhood Area for Exning as shown edged on the attached Plan B.

Furthermore, Exning Parish Council has provided its consent to Newmarket Town Council for Newmarket Town Council to be authorised to act for the purposes of Neighbourhood Planning in relation to the parts of Exning Parish which will remain in the Newmarket Neighbourhood Area following this decision.

In view of the consultation responses and the resolution of the issue detailed above, Forest Heath District Council has concluded that it is desirable to designate the Area shown edged red on Plan B as a Neighbourhood Area for Exning. It is therefore not desirable to maintain the existing designation in relation to the Newmarket Neighbourhood Area which will be amended as shown on Plan A.

This decision is desirable because it will result in the Neighbourhood Area being more closely related to the administrative boundaries of both Exning and Newmarket Parishes; this will allow both communities be involved in planning for their areas, and ensures that the Neighbourhood Areas relate to settlement boundaries and the characteristics of the locality.

Forest Heath District Council Portfolio Holder for Planning and Growth has designated the Neighbourhood Areas for Exning and Newmarket as shown on the attached Plans A and B without which this decision is incomplete.

Under Regulations 6a and 7 of the above Regulations (as amended) and within the statutory consultation period, the District Council has designated the amended application area as a Neighbourhood Area for Exning and an amended Neighbourhood Area for Newmarket in order to facilitate the preparation of a Neighbourhood Plan by Exning Parish Council, and to further develop the Neighbourhood Plan under preparation by Newmarket Town Council.

Lance Stanbury
Portfolio Holder for Planning and Growth
Forest Heath District Council
15 June 2018

APPENDIX – Area Consultation responses

Date received	Name/organisation	Response	Council’s assessment in relation to the proposed Exning Area
16/02/18	Natural England	I can confirm that Natural England has no issues to raise with the proposed area as there are no nationally or internationally designated sites nearby that are likely to be affected by the selection of this area.	Noted. No change required.
16/02/18	Sport England	Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.	Noted. No change required.

Date received	Name/organisation	Response	Council's assessment in relation to the proposed Exning Area
		<p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Paras 73 and 74. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Planning Policy Statement: 'A Sporting Future for the Playing Fields of England'.</p> <p>http://www.sportengland.org/playingfieldspolicy</p>	
26/02/18	Environment Agency	<p>We have no comment to make on the proposed designation of a Neighbourhood plan for Exning. (Planning advice guide attached to response).</p> <p>The proposed neighbourhood plan area includes land which is at risk of flooding (predominantly along the course of the New River). The plan area also falls within a Source Protection Zone 3 and Groundwater Vulnerability Zone (Principal Aquifer). Further information on</p>	Noted. No change required.

Date received	Name/organisation	Response	Council's assessment in relation to the proposed Exning Area
		flood risk and groundwater can be found within the attached guide.	
27/02/18	Resident of Burwell Road	<p>I believe this a good way forward for Exning to resolve many issues. Suffolk County Council is responsible for Highways & Education, Forest Heath is responsible for Development and the Local plan. Highways England is responsible for the A14 and Tim Passmore is responsible for the priorities of the police.</p> <p>The parish council as you can see has no direct power over any of these things and yet these are the issues it faces every month.</p> <p>Exning Parish Council DOES have the power though to do a Neighbourhood Plan.</p> <p>The best way forward is to do a neighbourhood plan with the people of Exning and where there is consensus put it in that plan.</p> <p>The alternative is carry on as we are with no changes in anything. People have been moaning about the same issues in Exning since I arrived in 2006 and what has been achieved has taken us ages and ages to lobby to get done.</p> <p>This is our chance at last to get some of the more obvious things done and</p>	Noted. No change required.

Date received	Name/organisation	Response	Council's assessment in relation to the proposed Exning Area
		<p>to get developers to pay for those things.</p> <p>Also to make those with the power who are responsible, have to take note of what is really needed by the village.</p>	
27/02/18	Resident of Exning House	<p>I am resident at Exning House within the footprint proposed for a designated neighbourhood area. I write to express my full support for this proposal.</p> <p>In particular, in terms of the supporting document, while all points therein have my support, I am especially endorsing of the proposal to identify and preserve for future prospective planning, a bypass routing. This item is a fundamental anticipatory provision in view of the overarching objective to preserve distinct village identity and community.</p>	Noted. No change required.
28/02/18	Resident of Cotton End Road	<p>In response to the request for comments on the proposed Exning Neighbourhood Plan, I would likely to endorse both the establishment of a plan and the aims of the Parish Council in doing so. As a resident of 30 years, they have my support.</p>	Noted. No change required.
28/02/18	Resident of Church Lane	<p>Further to your letter regarding the Exning Parish Council - application for the designation of a</p>	Noted. No change required.

Date received	Name/organisation	Response	Council's assessment in relation to the proposed Exning Area
		<p>neighbourhood area, the area designated by the Parish Council fully meets the criteria outlined in the proposals and objectives written in the documents.</p> <p>Therefore it has the full support of my wife and myself.</p>	
01/03/18	Ben Burgess	<p>We Ben Burgess, Windmill Hill, Exning would be pleased to support Neighbourhood Planning for Exning, it's important that local people have a say in the building of new housing road improvements drainage and other events that will happen in the future, we support this application.</p>	Noted. No change required.
12/03/18	National Grid	<p>An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high-pressure gas pipelines and also National Grid Gas Distribution's Intermediate / High Pressure apparatus.</p> <p>National Grid has identified the following high-pressure underground gas pipeline as falling within the Neighbourhood area boundary:</p>	Noted. No change required.

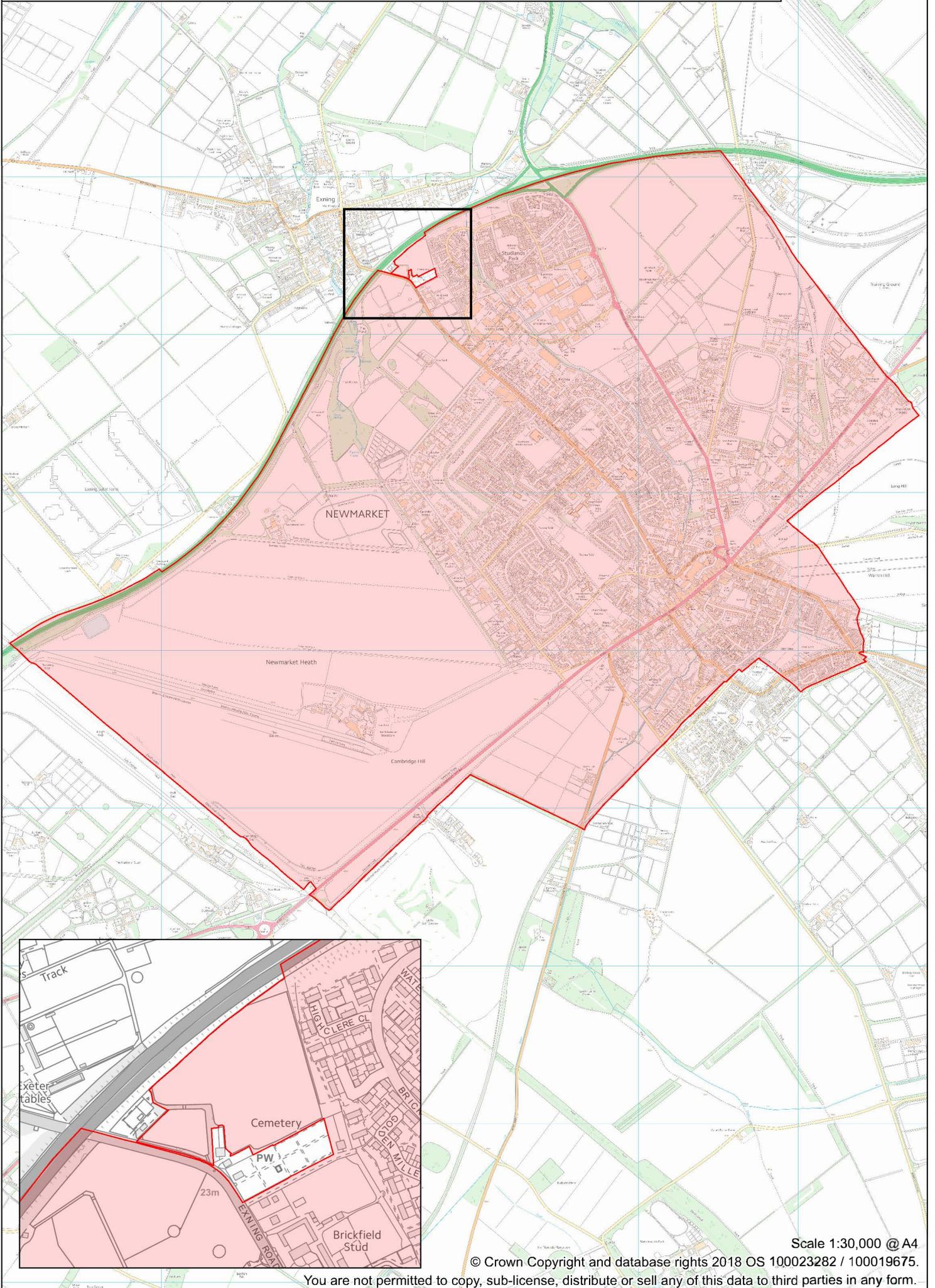
Date received	Name/organisation	Response	Council's assessment in relation to the proposed Exning Area
		<ul style="list-style-type: none"> • FM03 - Roudham Heath to Gt Wilbraham Gas Distribution – Low / Medium Pressure <p>Whilst there is no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites.</p>	
20/03/18	Gladman	Gladman wish to participate in the neighbourhood plan's preparation and to be notified of further developments and consultations in this regard. We would also like to offer our assistance in the preparation of the neighbourhood plan and invite the Parish Council to get in touch regarding this.	Noted. No change required.
20/03/2018	Resident of Newmarket	<p>I would like to confirm that I wish to object to the designation as it currently stands on :</p> <p>[1] The proposed area overlaps the Newmarket Neighbourhood Plan area designated by FHDC 23 December 2015</p> <p>[2] The proposed area is premature in relation to the CGR Decision Notice which from the information available on the West Suffolk web</p>	<p>Response sent. FHDC have considered the matters raised, and this has resulted in changes to the Area applied for by Exning. FHDC have designated an amended Area for Exning and have revised the designated Area for Newmarket following the consents of Exning Parish Council and Newmarket Town Council.</p> <p>[1] FHDC contacted Newmarket Town Council's Neighbourhood Plan Working Group and sought changes to their existing area designation in line with Exning's Area application in order to enable the operation of independent neighbourhood plans. NTC raised some concerns with this</p>

Date received	Name/organisation	Response	Council's assessment in relation to the proposed Exning Area
		<p>site the order following that decision has not be made as yet</p> <p>[3] The Parish Council should be the body leading the Neighbourhood Plan not an individual Councillor as named on the application and the address should not be that of an individual Councillor but should be the Parish Council's address in this case being the Parish Clerk.</p>	<p>given the timescale to respond and their late stage of drafting the Pre-submission Newmarket neighbourhood plan.</p> <p>Therefore a revised boundary has been proposed by Exning Parish Council, which is smaller than their application on 20th January 2018, but still encompasses some of the additional parish land that has become the Parish of Exning as a result of the recent community governance review, effective 01/04/2018. Newmarket Town Council have consented to modify their existing designated Area, so that there is no-longer an overlap between the Neighbourhood Plan Areas. Exning Parish Council have confirmed that Newmarket Town Council are authorised to act in relation to the remaining land that is not encompassed in the amended neighbourhood Area for Exning (within Newmarket's previously designated Area) in the newly enlarged parish of Exning.</p> <p>[2] The CGR decision for Exning/ Newmarket became effective on 01/04/2018. An Order on the CGR decision for Exning/ Newmarket parish boundaries was published on 20 April 2018: https://www.westsuffolk.gov.uk/community/upload/FHReorganisationofCommunityGovernanceOrder2018.PDF</p> <p>A decision on the Exning Area application has only been made following the CGR decision becoming effective.</p> <p>[3] Exning Parish Council may designate any member or officer it chooses to be the point of contact for the Area application. There is no requirement for this to be the clerk of the Parish Council.</p>
26/03/18	Bidwells obo Jockey Club Farming Ltd	Our client Jockey Club Farming Co. Ltd has significant land interests within the proposed Neighbourhood Plan (NP) area and we would like to take part in the NP process and be kept informed of progress. We look forward to working closely with the	Noted. No change required.

Date received	Name/organisation	Response	Council's assessment in relation to the proposed Exning Area
		Parish Council and Local Planning Authority NP Teams as appropriate.	
28/03/18	Historic England	<p>It will be important that, as a minimum, the strategy you put together for this area safeguards those elements of your neighbourhood area that contribute to the significance of those assets. This will ensure that they can be enjoyed by future generations of the area and make sure your plan is in line with the requirements of national planning policy, as found in the National Planning Policy Framework.</p> <p>The plan could also include consideration of any Grade II listed buildings or locally-designated heritage assets which are at risk or in poor condition, and which could then be the focus of specific policies aimed at facilitating their enhancement.</p>	Noted. No change required.

End

PLAN A - Newmarket Neighbourhood Plan Area, designation amended 15 June 2018

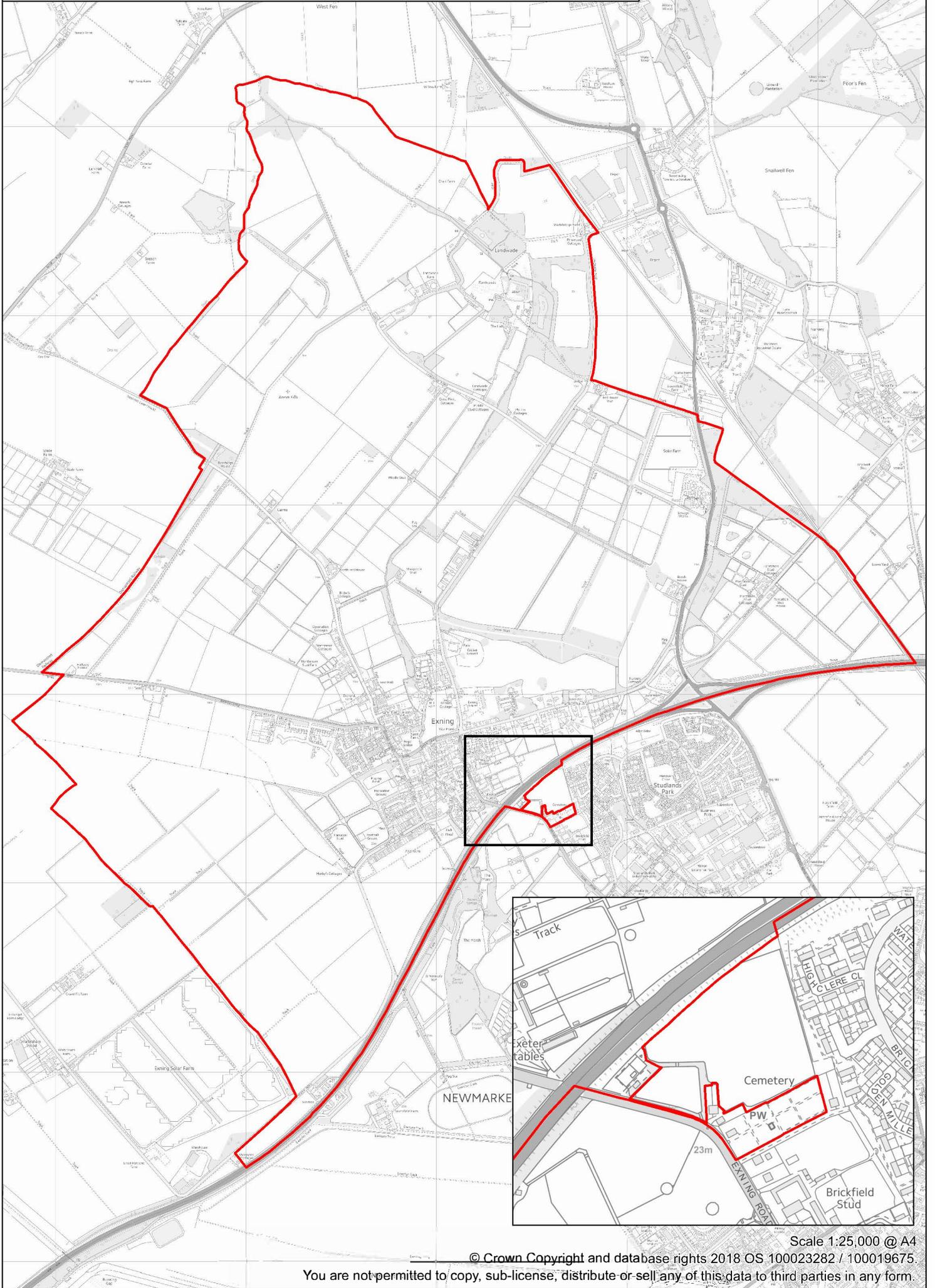


Scale 1:30,000 @ A4

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PLAN B - Exning Neighbourhood Plan Area, designated 15 June 2018



Scale 1:25,000 @ A4

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