

Newmarket Neighbourhood Development Plan

Independent Examiner's Clarification Note

Context

This note sets out my initial comments on the submitted Plan. It also sets out areas where it would be helpful to have some further clarification. For the avoidance of any doubt matters of clarification are entirely normal at this early stage of the examination process.

Initial Comments

The Plan is very well-presented. The quality of the photographs and maps is very good. It results in a very readable and interesting document. The distinction between the policies and the supporting text, and between the policies and the Community Actions is very clear.

The Plan provides a distinctive vision for the neighbourhood area.

I have read the submitted documents and the representations made to the Plan. I have also visited the neighbourhood area. I am now in a position to raise some initial issues for clarification. They are primarily for the Town Council. There is also a specific question for West Suffolk Council.

The comments that are made on these points will be used to assist in the preparation of my report. They will also inform any potential modifications that may be necessary to the Plan to ensure that it meets the basic conditions.

Points for Clarification

Policy NKT3

I looked at St Mary's Square in detail as part of my visit.

To what extent is 'any significant development' of the identified Environmental Improvement Area likely within the Plan period?

Policy NKT12

I can see the Local Green Spaces study (2019)

However, has a more detailed analysis been undertaken on the way each of the spaces meets the NPPF criteria?

Policy NKT15

Would this policy only operate within the AQMA or is it intended to apply throughout the neighbourhood area?

Policy NKT 25

Does the reference to 'expand the railway station' refer to the situation with regards to the existing buildings (as described in paragraph 10.16)?

Policy NKT 26

Are any redevelopment proposals planned for the bus station?

In any event would the policy support the list of improvements if they came forward as a package of refurbishment works for the existing station?

Basic Conditions Statement (BCS)

I can see that the BCS addresses the ongoing work on the Forest Heath Local Plan. Has the Town Council taken a specific decision that the submitted Plan itself remains silent on the proposed housing allocations in the town contained in the Allocations Plan?

Questions for West Suffolk Council

What is the expected timescale for the adoption of the Forest Heath Site Allocations Local Plan?

Representations

Does the Town Council wish to comment on any of the representations received on the Plan?

In particular does it have any comments on the representation made by Hatchfield Farm (via Sellwood Planning)?

Protocol for responses

I would be grateful for responses to the various questions by 5 September 2019. Please let me know if this timetable may be challenging to achieve. It reflects the factual basis of the questions raised.

In the event that certain responses are available before others I am happy to receive the information on a piecemeal basis. Irrespective of how the information is assembled please can all responses be sent to me by West Suffolk Council and make direct reference to the policy/issue concerned.

Andrew Ashcroft

Independent Examiner

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15 August 2019