

## **Newmarket Neighbourhood Development Plan Independent Examiner's Clarification Note**

### ***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?

**This is not known. It is anticipated that some work will be done to the highway and horsewalk. With reference NTK3. C, The district council may be aware of any proposals for the prominent 5 storey 1970's development to the north of the square which is owned by Flagship Homes.**

#### *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?

**No.**

#### *Policy NKT15*

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

***It is 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)?

**The reference refers to the situation as described in Para 10.16, and also the situation relating to the 1902 site as described in para 10.17.**

#### *Policy NKT 26*

Are any redevelopment proposals planned for the bus station?

**No, not that we are aware although this question may be better directed to the District Council with regard to a potential development at the bus station end of the Guineas Shopping Centre**

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?

**Yes**

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?

**Yes - the neighbourhood plan is intentionally silent on housing allocations in the local 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)?

**The Town Council does not wish to comment on the representation made by Sellwood Planning.**

**With Regard to NNP 12 – Network Rail, The issue of the Public Right of Way over the railway is now subject to inquiry by planning inspectorate reference: ROW/3221975**