

Responses to Newmarket Neighbourhood Area designation consultation (5th November – 3rd December 2015)

Date received	Name/Organisation	Response	Council's assessment
4.11.15	Cllr. Alaric Pugh St Edmundsbury BC	Why a neighbourhood plan and not a masterplan?	Response sent. No change required.
5.11.15	Chris Latta Icon sign and design	The suggested map looks absolutely fine to me, thanks for email.	Noted. No change required
6.11.15	Zoe Hughes Sport England	<p>Thank you for consulting Sport England on the above Neighbourhood Consultation.</p> <p>Planning Policy in the National Planning Policy Framework 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 and providing enough sports facilities of the right quality and type and in the right places is vital to achieving this aim. This means positive planning for sport, protection from unnecessary loss of sports facilities and an integrated approach to providing new housing and employment land and community facilities provision is important.</p> <p>It is important therefore that the Neighbourhood Plan reflects national policy for sport as set out in the above document with particular reference to Pars 73 and 74 to ensure proposals comply with National Planning Policy. It is also important to be aware of Sport England's role in protecting playing fields and the presumption against the loss of playing fields (see link below), as set out in our national guide, 'A Sporting Future for the Playing Fields of England – Planning Policy Statement'. http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/</p> <p>Sport England provides guidance on developing policy for sport and further information can be found following the link below:</p>	Noted. No change required

Date received	Name/Organisation	Response	Council's assessment
		<p>http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/</p> <p>Sport England works with Local Authorities to ensure Local Plan policy is underpinned by robust and up to date assessments and strategies for indoor and outdoor sports delivery. If local authorities have prepared a Playing Pitch Strategy or other indoor/outdoor sports strategy it will be important that the Neighbourhood Plan reflects the recommendations set out in that document and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support the delivery of those recommendations.</p> <p>http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/</p> <p>If new sports facilities are being proposed Sport England recommend you ensure such facilities are fit for purpose and designed in accordance with our design guidance notes.</p> <p>http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</p> <p>If you need any further advice please do not hesitate to contact Sport England using the contact details below</p> <p>philip.raiswell@sportengland.org</p>	
6.11.15	Anita Moore	<p>Thank you for notifying Natural England of your Neighbourhood Planning Area dated 04/11/2015</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in neighbourhood planning. We</p>	Noted. No change required

Date received	Name/Organisation	Response	Council's assessment
		<p>must be consulted on draft Neighbourhood Development Plans where the Town/Parish Council or Neighbourhood Forum considers our interests would be affected by the proposals. We must be consulted on draft Neighbourhood Development Orders and Community Right to Build Orders where proposals are likely to affect a Site of Special Scientific Interest or 20 hectares or more of Best and Most Versatile agricultural land. We must also be consulted on Strategic Environmental Assessments, Habitats Regulations Assessment screening and Environmental Impact Assessments, where these are required. Your local planning authority will be able to advise you further on environmental requirements.</p> <p>The following is offered as general advice which may be of use in the preparation of your plan.</p> <p>Natural England, together with the Environment Agency, English Heritage and Forestry Commission has published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans and development proposals. This is available at: https://www.gov.uk/consulting-on-neighbourhood-plans-and-development-orders</p> <p>Local environmental record centres hold a range of information on the natural environment. A list of local records centre is available at: http://www.nbn-nfbr.org.uk/nfbr.php</p> <p>Protected landscapes</p> <p>If your neighbourhood planning area is within or adjacent to a National Park or Area of Outstanding Natural Beauty (AONB), we advise that you take account of the relevant National Park/AONB Management Plan for the area. For Areas of Outstanding Natural Beauty, you should seek the views of the AONB Partnership.</p> <p>National Character Areas (NCAs) divide England into 159 distinct natural</p>	

Date received	Name/Organisation	Response	Council's assessment
		<p>areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment.</p> <p>http://www.naturalengland.org.uk/publications/nca/default.aspx</p> <p>Protected species</p> <p>You should consider whether your plan or proposal has any impacts on protected species. To help you do this, Natural England has produced standing advice to help understand the impact of particular developments on protected or Biodiversity Action Plan species should they be identified as an issue. The standing advice also sets out when, following receipt of survey information, you should undertake further consultation with Natural England.</p> <p>Natural England Standing Advice</p> <p>Local Wildlife Sites</p> <p>You should consider whether your plan or proposal has any impacts on local wildlife sites, eg Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) or whether opportunities exist for enhancing such sites. If it appears there could be negative impacts then you should ensure you have sufficient information to fully understand the nature of the impacts of the proposal on the local wildlife site.</p> <p>Best Most Versatile Agricultural Land</p> <p>Soil is a finite resource that fulfils many important functions and services (ecosystem services) for society, for example as a growing medium for food, timber and other crops, as a store for carbon and water, as a reservoir of biodiversity and as a buffer against pollution. It is therefore important that the soil resources are protected and used sustainably.</p>	

Date received	Name/Organisation	Response	Council's assessment
		<p>Paragraph 112 of the National Planning Policy Framework states that: <i>'Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality'</i>.</p> <p>General mapped information on soil types is available as 'Soilscapes' on the www.magic.gov.uk and also from the LandIS website; http://www.landis.org.uk/index.cfm which contains more information about obtaining soil data.</p> <p>Opportunities for enhancing the natural environment</p> <p>Neighbourhood plans and proposals may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment, use natural resources more sustainably and bring benefits for the local community, for example through green space provision and access to and contact with nature.</p> <p>Opportunities to incorporate features into new build or retro fitted buildings which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes should also be considered as part of any new development proposal.</p> <p>Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again at consultations@naturalengland.org.uk</p>	
9.11.15	Andrew Mason Suffolk Police	I have consulted with my local Inspector and from our perspective we don't have any comments to make with regard to the local plan area map.	Noted. No change required

Date received	Name/Organisation	Response	Council's assessment
11.11.15	Cllr. Lance Stanbury FHDC	I have viewed the map and the application and I have no objection or comment on the proposal.	
18.11.15	Stewart Patience Anglia Water	Thank you for the opportunity to comment on the above consultation. We have no comments to make at this time, however if the Neighbourhood Plan progresses we would welcome the opportunity to comment on later stages on any aspects relevant to Anglian Water.	Noted. No change required
18.11.15	David Grech Historic England	<p>Thank you for consulting Historic England about the application to designate Newmarket as a Neighbourhood Area. Historic England has no objection to this designation, but we would like to take this opportunity to provide some initial advice on the matter and will send a copy to the Town Council for their use in the event that their application is successful.</p> <p>The Neighbourhood Area incorporates a number of designated heritage assets including</p> <ul style="list-style-type: none"> • 1 Scheduled Monument; A length of Devil's Ditch along the southwest boundary of the Plan Area; • The Newmarket Conservation Area (which is currently on the Historic England 'at risk' register); • 4 Grade II* listed buildings – the Church of St Mary, the Church of St Agnes, Cleveland House and the Palaces Mansion; • 123 Grade II listed buildings. <p>It will be important that the strategy put together for this area safeguards those elements which contribute to the importance of these historic assets. This will assist in ensuring they can be enjoyed by future generations of the area and make sure it is in line with national planning policy. We would wish to comment on a draft of the plan in due course.</p> <p>The historic buildings conservation officer at West Suffolk Council is the best placed person to assist the Town Council in the development of their Neighbourhood Plan and advising them to consider how the strategy</p>	Noted. No change required.

Date received	Name/Organisation	Response	Council's assessment
		<p>might address the area's heritage assets.</p> <p>We would also recommend that the Town Council speak to the staff at Suffolk County Council Archaeology Service who look after the Historic Environment Record and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk).</p> <p>It may also be useful for the Town Council to involve local voluntary groups such as the local Civic Society, local history groups, building preservation trusts, etc. in the production of their Neighbourhood Plan.</p> <p>Neighbourhood Plans need to include enough information about local heritage to guide planning decisions and to put broader strategic heritage policies from the local authority's local plan into action at a neighbourhood scale. If appropriate this should include enough information about local non-designated heritage assets including sites of archaeological interest to guide decisions. Further information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England. This signposts a number of other documents which the Town Council might find useful in helping to identify what it is about their area which makes it distinctive and how they might go about ensuring that the character of the area is retained. These can be found at:- http://www.historicengland.org.uk/advice/planning/plan-making/improve-yourneighbourhood/</p> <p>If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.</p>	
20.11.15	Mathew Andrews	Thanks for contacting us with regard to the designation of a	Noted. No change

Date received	Name/Organisation	Response	Council's assessment
	Transport Focus	<p>neighbourhood area consultation.</p> <p>Unfortunately our current remit means that this is not something we can dedicate the necessary time to. As such we are unable to submit a response.</p>	required.
24.11.15	Ms S A Beckett	Thank you for the opportunity to comment on the proposed Designated Area for the Newmarket Neighbourhood Plan. I thoroughly agree with the proposed area.	Noted. No change required.
24.11.15	Ian Watson FHDC Environmental Health	At this time, the Environment Team don't have any comments to make, but would it would be appreciated it that we are advised of any future developments that may affect air quality.	Noted. No change required
27.11.15	Davie Bonita Abode Projects	<p>Thank you for your recent invitation to respond to the above application as both a local resident, and business owner within Newmarket. I have viewed the submitted designated neighbourhood area, and I have the following observations:</p> <p>Neighbourhood Area Map</p> <p>I note that the designated boundary does not include some facilities used by the neighbourhood of Newmarket, but are on the edge of the parish boundary.</p> <ul style="list-style-type: none"> a) The British Racing School on Snailwell Road North of Newmarket is a significant industry facility to the neighbourhood of Newmarket and has not been included within the application. The designation of this facility could be outlined by the existing barrier of the A14 to include land for the natural spread of the settlement. b) A section of New Cheveley Road, Crockfords Road, and St. Johns Avenue has not been designated. These residential roads form part of the Neighbourhood area for Newmarket, as they provide walkable access to green space, a School (Ditton Lodge Primary 	Noted. Surrounding parishes were contacted by NTC when drawing up the area but they did not wish to be included in the Newmarket plan area. They will continue to be consulted through the plan preparation process and it is understood they are considering writing their own neighbourhood plans. No change required

Date received	Name/Organisation	Response	Council's assessment
		<p>School), and St Johns allotment from the town centre of Newmarket.</p> <p>These are facilities to the neighbourhood of Newmarket, and should be included within the application for the designation of the neighbourhood area of Newmarket, unless they are already included within another neighbourhood area.</p>	
1.2.15	Elizabeth Mugova Environment Agency	<p>Thank you for your correspondence of 4 November 2015 advising the Agency of the above proposal. The Agency offers the following preliminary response.</p> <p>I attach for your information a basic constraints map for the proposal area and our generic planning guidance document. You will be aware that the Agency's mapping is dynamic and should be interrogated regularly during the designation process and before any decision on specific areas or sites are made. We hope that this information is of assistance to you. If you have any further queries please do not hesitate to contact us.</p>	Noted. No change required
2.12.15	Isabelle Barrett Newmarket Town Council	I am pleased to confirm that members of the Newmarket Town Council have expressed their support for the application for the designation of a neighbourhood area for Newmarket.	Noted. No change required.
3.12.15	Robert Feakes Suffolk County Council	<p>Thank you for consulting Suffolk County Council on the matter of designating a neighbourhood plan area for a future Newmarket Neighbourhood Plan. The County Council has no objection to the area as proposed in your email dated 4th November. However, as the Plan is developed, appropriate consideration will need to be given to the impacts of proposals on other parishes in the locality.</p> <p>The extent to which the Plan will impact on County Council service responsibilities will depend on the Town Council's priorities for the Plan. The Newmarket Vision offers our authorities an excellent opportunity to work with Newmarket Town Council to prepare this Plan and to help</p>	Noted. No change required.

Date received	Name/Organisation	Response	Council's assessment
		<p>deliver the Vision itself.</p> <p>The Plan is likely to impact on some of the County Council's service responsibilities, such as transport and education. I would be pleased to continue offering advice on these, and other County Council service areas if they become relevant. Other potentially relevant County Council services include:</p> <ul style="list-style-type: none"> - Surface Water Management - Social Care - Archaeology - Fire and rescue - Libraries <p>Please contact me via the details above if I or my colleagues can be of any assistance.</p>	