



13 February 2018

Ref: RJB/FHLP

Cllr J Waters  
Forest Heath District Council  
College Heath Road,  
Mildenhall,  
Suffolk  
IP28 7EY

Dear Cllr Waters,

We write on behalf of Newmarket Town Council (NTC), following consideration of the letter dated 18 January 2018 from Marie Smith to Mr Berkeley and Ms Masters.

NTC submitted representations to both the SIR and SALP concurring with the level of growth as proposed by FHDC. This level of proposed growth acknowledges the impact any addition housing will have on the horse racing industry in Newmarket and its status as the most important centre in the world for horse racing. This primary local industry is of growing importance both locally, nationally and internationally as confirmed in various economic reports. No other town in the UK or even Europe has such a role, providing around 9,000 jobs annually and no other town has thoroughbred horses crossing through its centre on a daily basis. The approach to the application of planning policy must therefore take this uniqueness into account and be sympathetic in its allocation of housing numbers and development.

Noting the letter from the Inspectors to Marie Smith dated 10th January we stand by our original representations for the following reasons:-

1. The Newmarket Neighbourhood Plan is at an advanced stage and excludes Hatchfield Farm from any development. To ignore the Neighbourhood plan both ignores and is contrary to the intentions of the Localism Act 2011.
2. The Secretary of State Sajid Javid recently approved in early February 2018, and hence since the correspondence referred to above, the merger of FHDC and St Edmundsbury District Councils to become the West Suffolk District Council with effect from 1st April 2019. This is a fundamental change for Newmarket as it will no longer be the largest town within the district. Accordingly, the merger will mean Newmarket is the third largest town within a district which already meets its 5 year housing requirements. Hence to make such a decision now on such a large scale development within the town is premature.
3. Red Lodge was originally created by FHDC in order to take development away from Newmarket. There is no justification or evidence to state why this policy is no longer valid.
4. Until a full study has been undertaken which takes into account the impact on Newmarket's infrastructure including highways and public services, of all the current approvals within a 5 mile radius and hence across the border with East Cambs District Council, no large scale developments should be allocated in a local plan which has a very short i.e. 12 month life span.

The developments in Exning, Fordham, Soham, Kennett will impact significantly on Newmarket and easily amount to over 1,000 new homes using Newmarket's highway and public services.

Noting the above points, NTC hopes and expects FHDC to maintain its stance as per the original housing numbers and allocations, and agree that further work is needed before contemplating committing Newmarket any changes in either, let alone to such large scale and clearly damaging development.

Accordingly, we respectfully request that FHDC either withdraw the SIR or produce further evidence to justify the present housing distribution proposed, as provided for by the Inspectors' comments.

Yours Sincerely,

Roberta Bennett  
Town Council Manager  
On Behalf of Newmarket Town Council Development and Planning Committee

CC  
NTC Development and Planning Committee  
Forest Heath District Councillors  
Forest Heath Planning Officers