

Forest Heath • St Edmundsbury



West Suffolk

working together

**Planning Policy Growth
for West Suffolk**



Planning Policy Framework

West Suffolk

working together

National Planning Policy Framework

St Edmundsbury
Core Strategy
(December 2010)

Forest Heath Core Strategy
(May 2010)

Vision 2031
(Adopt 2014)

Single Issue
Review

Site Allocations

Joint Development Management Policies
(Adopt 2015)

Forecast Growth

- Cambs Sub-Region Housing Market Assessment

Population Growth	% increase 2011-2031
Sub-Region	22%
Forest Heath	22%
St Edmundsbury	17%
Housing Need	% increase 2011-2031
Sub-Region	28%
Forest Heath	25% (7,000 homes)
St Edmundsbury	23% (11,000 homes)

Planned Growth

- **Forest Heath**

- Distribution accords Policy CS1, (Settlement hierarchy/Spatial Strategy).
- Most development should be allocated to
 - Market Towns (Newmarket, Mildenhall and Brandon)
 - Key Service Centres (Red Lodge and Lakenheath)
 - some housing allocated to the 4 Primary Villages (Exning, Kentford, West Row and Beck Row).

Planned Growth

- St Edmundsbury (2012-2031)
 - Bury St Edmunds 5,740 new homes
 - Haverhill 3,840 new homes
 - Rural 1,490 new homes

 - Strategic Sites in Bury & Haverhill will deliver 8,000

Growth Map



St Edmundsbury Strategic Sites

Site	Proposal	Status
North West Bury St Edmunds	900 homes	Outline Planning Approval
Moreton Hall	500 homes	Masterplan adopted
Westley	450 homes + Hospital	No progress
NE Bury St Edmunds	1,250 homes	Masterplan adopted
SE Bury St Edmunds	1,250 homes	Masterplan being prepared
Suffolk Business Park	Strategic employment	Masterplan adopted
NW Haverhill	1,150 homes	Outline Planning approval
NE Haverhill	2,500 homes	Masterplan being prepared
Haverhill Research Park	Strategic employment	Development underway

Next steps

- Team in place
- Managing projects
- Regular reporting on major projects to Steering Group

Policy DM28

- In Joint Development Management Policies Document
- Recently examined by Planning Inspector
 - Questions asked about “visually important gaps”
- Awaiting:
 - recommended modifications,
 - consultation,
 - Inspectors Report,
 - Adoption – February 2015?

The Policy

- Allows new homes in the “countryside” subject to:
 - It being within a closely knit ‘cluster’ of 10 or more existing homes adjacent to or fronting an existing highway
 - It being infilling of a small undeveloped plot for one dwelling or a pair of semis
 - commensurate with the scale and character of existing homes within an otherwise continuous built frontage
- Does not allow development;
 - in a visually important gap that is an essential feature of the rural scene
 - That would have an adverse impact on environment or highway safety

Example

