

FOREST HEATH DISTRICT COUNCIL

LOCAL PLAN WORKING GROUP

THURSDAY 12 SEPTEMBER 2013

4.00 PM - 6.55 PM

Members Present

Mrs R E Burt (Chairman)
R J Millar (Vice-Chairman)
W Hirst
R D S Hood

M J Jefferys
Mrs C F J Lynch
W E Sadler
T Simmons

The following Councillor was also in attendance:

Councillor D W Gathercole (Lakenheath Ward Member)

Also in attendance

M Magnusson, Planning Officer
B Nicholas, Principal Planner (Conservation & Design)
M Smith, Place Shaping Manager
S Turner, FHDC Cabinet Officer/Committee Administrator

Apologies

Apologies for absence were received from Councillor W J Bishop.

Substitutes

There were no substitutes at the meeting.

Declarations of Interest

Site Allocations Local Plan Document – Market Towns of Brandon, Mildenhall and Newmarket (Report No LOP13/013)

Councillor M J Jefferys declared a non pecuniary interest in Site Allocations N/19 (Land off Hamilton Road, Newmarket) and N/20 (Land at Phillips Close and Grassland off Leaders Way and Sefton Way, Newmarket), as he lived in close proximity to these sites. Councillor M J Jefferys stated that he would continue to remain in the meeting when these sites were under consideration, to allow him to express the views of his constituents.

SCHEDULE OF RECOMMENDATIONS

	ITEMS OF BUSINESS	RECOMMENDATION
263	<p><u>CORE STRATEGY (POLICY CS7) SINGLE ISSUE REVIEW 'SUBMISSION VERSION' (REGULATION 19/20) DRAFT CONSULTATION DOCUMENT (VERBAL)</u></p> <p>Following on from the meeting of the Working Group held on 9 September 2013, Members were circulated with an updated version of the proposed submission document for Core Strategy (Policy CS7) Single Issue Review.</p> <p>The Place Shaping Manager explained that the amendments which had been agreed at the meeting on 9 September 2013, were now set out within the document as follows:</p> <ul style="list-style-type: none"> • <u>Page -14-</u> - The correction of a typographical error within the paragraph for the Brandon Relief Road. • <u>Page -15-</u> The inclusion of an additional constraint relating to capacity issues at the A14/A142 junction. <p>The Place Shaping Manager also requested for Members to bring this document to the subsequent meetings of the Working Group, for reference purposes, whilst considering the site allocations.</p>	NOTED
264	<p><u>SITE ALLOCATIONS LOCAL PLAN DOCUMENT – MARKET TOWNS OF BRANDON, MILDENHALL AND NEWMARKET (REPORT NO LOP13/013)</u></p> <p>The Place Shaping Manager introduced this report which explained that the Site Allocations Local Plan Document (SALPD) would allocate sites to meet the district’s housing, employment, retail, leisure, commercial and other needs to 2026 and, in the case of housing, to 2031.</p> <p>The SALPD must conform to the policies of the adopted Core Strategy, including the Spatial Strategy, (Policy CS1), which defined a ‘Settlement Hierarchy’ and would need to allocate land in accordance with the emerging Core Strategy Single Issue Review – Housing Policy. The SALPD must also be prepared with the objective of contributing to the achievement of sustainable development and take account of more recent studies and evidence bases so that the Local Plan was up-to-date and relevant and, consequently, NPPF compliant.</p> <p>The Planning Officer reminded the Working Group of the</p>	

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<p>guiding principles for the site allocations.</p> <p>The Working Group then went through the site allocations, as proposed, for each of the Towns, as set out below:</p>	
<p><u>Brandon</u> The Planning Officer provided the following information in relation to Brandon:</p> <ul style="list-style-type: none"> • Defined as a Market Town (Policy CS1) • The allocation within the Single Issue Review (Policy CS7) was 730 dwellings (2012 – 2031) • Under Policy CS6, 2ha of employment land to be allocated in the period to 2026 • Under Policy CS11, 600sqm of new retail floor space to be allocated in the period to 2021. <p>The key constraints for Brandon were:</p> <ul style="list-style-type: none"> • Breckland Special Protection Area (SPA) for the stone curlew, woodlark and nightjar. • Significant traffic congestion problems within the Town Centre. • Aircraft noise constraints to the south and west of the settlement. • Land within Flood Zones 2 and 3 to the north of the settlement. • There was an obvious need for regeneration and service provision within the Town Centre. • 'Breckland Forest' SSSI to the south and east of the settlement. 	
<p>That the available sites for the town of Brandon, as proposed, be approved for inclusion within the Draft (Regulation 18) Further Issues and Options Site Allocations Local Plan Document.</p>	RECOMMENDED
<p><u>Mildenhall</u> The Planning Officer provided the following information in relation to Mildenhall:</p> <ul style="list-style-type: none"> • Defined as a Market Town (Policy CS1) • The allocation within the Single Issue Review (Policy CS7) was 1,070 dwellings (2012 – 2031) • Under Policy CS6, 4.5ha of employment land to be allocated in the period to 2026 • Under Policy CS11, 1,600sqm of new retail floor space to be allocated in the period to 2021. <p>The key constraints for Mildenhall were:</p> <ul style="list-style-type: none"> • Breckland Special Protection Area (SPA) for the stone curlew, woodlark and nightjar. • Aircraft noise constraints to the north of the 	

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	<p>settlement.</p> <ul style="list-style-type: none"> • Land within Flood Zones 2 and 3 of the settlement. • 'Breckland Forest' SSSI to the east of the settlement. <p>The Planning Officer confirmed that Officers would be rejecting the inclusion of site M/16 (Land north of Brandon Road, Mildenhall) on environmental grounds and the land was within the SSSI and the SPA.</p>	
	<p>That the available sites for the town of Mildenhall, as proposed, be approved for inclusion within the Draft (Regulation 18) Further Issues and Options Site Allocations Local Plan Document.</p>	RECOMMENDED
	<p><u>Newmarket</u></p> <p>The Planning Officer provided the following information in relation to Newmarket:</p> <ul style="list-style-type: none"> • Defined as a Market Town (Policy CS1) • The allocation within the Single Issue Review (Policy CS7) was 1,228 dwellings (2012 – 2031) • Under Policy CS6, 5ha of employment land to be allocated in the period to 2026 • Under Policy CS11, 15,000sqm of new retail floor space to be allocated in the period to 2021. <p>The key constraints for Newmarket were:</p> <ul style="list-style-type: none"> • Land within Flood Zones 2 and 3 running north/south through the settlement. • Equine Policy. • 'Newmarket Heath' SSSI to the east and south west of the settlement. <p>The Planning Officer also provided further information on the other specific issues which had been raised at the meeting of the Working Group on 9 September 2013:</p> <p><u>Newmarket</u></p> <ul style="list-style-type: none"> • There had been 221 completions in Newmarket (Forest Heath) in the period April 2007 to November 2012. <p><u>Newmarket Fringe (East Cambridgeshire)</u></p> <ul style="list-style-type: none"> • The population of that area was 1,940 (448 dwellings) • The East Cambridgeshire District Council Local Plan was proposing no further expansion, due to the limitations imposed with the stud farms. • In the period 2001 to 2012 there were 95 new dwellings. • In the period 2012 to 2031 there was anticipated to be 43 dwellings. 	

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	That the available sites, as proposed, for the town of Newmarket, be approved for inclusion within the Draft (Regulation 18) Further Issues and Options Site Allocations Local Plan Document, subject to the following outstanding issues:	
	1. <u>Site N/09 (Brickfield Stud, Exning Road, Newmarket)</u> – Consideration of this site be held in abeyance, to await the outcome of the retail application appeal.	RECOMMENDED
	2. <u>Site N/11 (Land at Fitzroy Stables, Rowley Drive, Newmarket)</u> – Site to be subject of the ‘Horseracing Enabling Policy’ and was also subject to the outcome of the retail application appeal.	RECOMMENDED
	3. <u>Site N/17 (Land south of Willie Snaith Road and North Craven Way, Newmarket)</u> – Site to be removed, as development had now taken place on that site.	RECOMMENDED
	4. <u>Site N/18 (George Lambton Playing Fields, Newmarket)</u> - Consideration of this site be held in abeyance, to await the outcome of the retail application appeal.	RECOMMENDED
	5. <u>Site N/19 (Land off Hamilton Road, Newmarket)</u> – Officers to give further consideration with regard to the potential inclusion of this site.	RECOMMENDED
	6. <u>Site N/20 (Land at Phillips Close and Grassland off Leaders Way and Sefton Way, Newmarket)</u> – Site to be linked to the horseracing industry.	RECOMMENDED
	7. <u>Site N/21 (Land South of Exning Road and adjacent to Hamilton Road, Newmarket)</u> - Consideration of this site be held in abeyance, to await the outcome of the retail application appeal.	RECOMMENDED
	8. <u>Site N/31 – (Scaltback School, Newmarket)</u> – Site to be retained as community use. (Suffolk County Council had identified for use as sports facility).	RECOMMENDED
	9. <u>Site N/32 – (St Felix School, Newmarket)</u> – Officers to give consideration for a mixed used scheme for this site.	RECOMMENDED

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	10. Officers to give consideration to development on greenfield sites in Newmarket to not take place before 2016, to encourage the development of brownfield and mixed use sites, in the first instance.	RECOMMENDED
	<p>Members had a detailed discussion as to whether Site N/14 (Land east of Newmarket, South of A14 (Hatchfield Farm)) should be included as a preferred site within the Draft (Regulation 18) Further Issues and Options Site Allocations Local Plan Document.</p> <p>It was proposed and duly seconded, that this site should be included within the Draft (Regulation 18) Further Issues and Options Site Allocations Local Plan.</p> <p>With 5 voting for the motion, 1 voting against and with 2 abstentions, it was recommended that:</p> <p>11. <u>Site N/14 – (Land east of Newmarket, South of A14 (Hatchfield Farm))</u> – Site to be included as a preferred site within the Draft (Regulation 18) Further Issues and Options Site Allocations Local Plan Document.</p>	RECOMMENDED
	Councillor T Simmons left the meeting at 6.00 pm, during the discussion of the site allocations for Newmarket.	
265	<p><u>DATES OF FUTURE MEETINGS</u></p> <p>The following meetings of the Working Group were noted:</p> <p>(a) Thursday 17 October 2013 – 4.00 pm - Site Specific Allocations – Key Service Centres and Primary Villages</p> <p>(b) Wednesday 30 October 2013 – 4.00 pm - Site Specific Allocations – Consultation Draft and Public Consultation Strategy</p>	NOTED