

FOREST HEATH DISTRICT COUNCIL

LOCAL PLAN WORKING GROUP

THURSDAY 17 OCTOBER 2013

4.00 PM - 6.45 PM

Members Present

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

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

The following Councillors were also in attendance:

R Dicker (Red Lodge Ward Member)
A Drummond (Red Lodge Ward Member)
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

There were no apologies for absence.

Substitutes

There were no substitutes at the meeting.

SCHEDULE OF RECOMMENDATIONS

	ITEMS OF BUSINESS	RECOMMENDATION
266	<p><u>SITE ALLOCATIONS LOCAL PLAN DOCUMENT (SALPD) – KEY SERVICE CENTRES AND PRIMARY VILLAGES (REPORT NO LOP13/014)</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</p>	

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	<p>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 also reminded the Working Group of the guiding principles for the site allocations.</p> <p>The Working Group then went through the site allocations, as proposed, for each of the Key Service Centres and Primary Villages:</p>	
	<p><u>Lakenheath</u></p> <p>Members were provided with the following information in relation to Lakenheath:</p> <ul style="list-style-type: none"> • Defined as a Key Service Centre (Policy CS1) • The allocation within the Single Issue Review (Policy CS7) was 800 dwellings (2012 - 2031) <p>The key constraints for Lakenheath were:</p> <ul style="list-style-type: none"> • Requirement for replacement sewerage treatment works or extension of the existing facility. • Land to the north and west of the settlement (and beyond the cut-off drainage channel) was within Flood Zones 2 and 3. • Aircraft noise constraints to the south and east of Lakenheath as a consequence of aircraft, landing at and taking off from, USAF Lakenheath. • Site of Special Scientific Interest (SSSI), County Wildlife Site and Special Area of Conservation, located to the south and east of the settlement. 	
	<p>That the available sites, as proposed, for the Key Service Centre of Lakenheath, be approved for inclusion within the Draft (Regulation 18) Further Issues and Options Site Allocations Local Plan Document, subject to the following outstanding matters:</p> <p>1. <u>Site L/04 – 35 Station Road, Lakenheath</u> - Officers to give consideration to the reduction of the allocation/density on that site.</p>	RECOMMENDED
	<p>2. <u>Site L/09 – Land to the rear of 11–13 Back Street, Lakenheath</u> – Officers to give consideration to the reduction of the allocation/density on that site.</p>	RECOMMENDED

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	3. <u>Site L/10 – Land to the rear of 27–29 Eriswell Road, Lakenheath</u> – Officers to give consideration to the reduction of the allocation/density on that site.	RECOMMENDED
	4. <u>Site L/13 – Rabbithill Covert, Station Road, Lakenheath</u> – Officers to give consideration to the rejection of this site, to take account of potential conservation status (buffer zone for wildlife).	RECOMMENDED
	5. <u>Site L/19 – Land north east of South Road, Lakenheath</u> – Officers recommended for this site to be rejected, on the advice of Natural England. However, this status would be re-considered if, following the consultation, Natural England stated a different stance (potential site for petrol station/convenience store).	RECOMMENDED
	6. <u>Site L/25 – Land east of Eriswell Road and South of South Road, Lakenheath</u> – Officers to re-draw the site to reduce the area to exclude the land subject to the County Wildlife constraints.	RECOMMENDED
	7. <u>Site L/27 – Land south of Broom Road, Lakenheath</u> – Officers to re-draw the site to reduce the area to exclude the land subject to the SSSI constraints (potential site for school)	RECOMMENDED
	8. <u>Site L/28 – Middle Covert, Land south of Station Road</u> – Officers to give consideration to the reduction of the allocation/density on that site.	RECOMMENDED
	9. <u>Site L/35 – Land off Briscoe Way, Lakenheath</u> – Officers to give further consideration to the inclusion of this site due to potential odour nuisance from the nearby sewerage treatment works.	RECOMMENDED
	<p><u>Red Lodge</u> Members were provided with the following information in relation to Red Lodge:</p> <ul style="list-style-type: none"> • Defined as a Key Service Centre (Policy CS1) • The allocation within the Single Issue Review (Policy CS7) was 840 dwellings (2012 – 2031). <p>The key constraints for Red Lodge were:</p>	

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	<ul style="list-style-type: none"> • The requirement for a replacement sewerage treatment works or extension of the existing facility. No new sites can be delivered until proposed WWTW capacity could be provided. This was currently being resolved by Anglian Water and the embargo on new development until 2020 had been removed. • Habitats Regulations designations for Stone Curlew. Very limited settlement expansion was possible to the south and east without demonstrating mitigation for the presence of the protected species. • The existence of a Site of Special Scientific Interest (SSSI) within the confines of the settlement. 	
	<p>Councillor R Dicker raised concerns with regard to the removal of the embargo on new development in Red Lodge until 2020, as he considered that the issues with the sewerage in Red Lodge and the effect on the surrounding villages, had not been effectively resolved by Anglian Water. Therefore, Councillor Dicker suggested that the embargo be reinstated and that no new development be undertaken in Red Lodge until 2021.</p> <p>That the confirmation of the phasing of the site allocations for Red Lodge be deferred to allow for Officers to provide the evidence from Anglian Water to confirm that the sewerage treatment works for Red Lodge and the surrounding villages have been mitigated.</p>	RECOMMENDED
	<p>That the available sites, as proposed, for the Key Service Centre of Red Lodge, be approved for inclusion within the Draft (Regulation 18) Further Issues and Options Site Allocations Local Plan Document, subject to the following outstanding matters:</p> <p>1. <u>Site RL/01 – Land to rear of 2-4 Elms Road and 6-8 Turnpike Road, Red Lodge</u> – Officers to undertake further investigation to ascertain the ownership of this site, for potential inclusion.</p>	RECOMMENDED
	<p>2. <u>Site RL/02 – Land to rear of 14-16 Turnpike Road, Red Lodge</u> – Officers to undertake further investigation to ascertain the ownership of this site, for potential inclusion.</p>	RECOMMENDED
	<p>3. <u>Site RL/06 – Land adjoining Twins Belt, Land east of Red Lodge</u> – Officers to give consideration to the re-adjustment of the</p>	RECOMMENDED

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	<p>site, to allow for the positioning of the proposed allocation of 400 dwellings.</p>	
	<p>4. <u>Site RL/08 – Land to rear of 4-14b Turnpike Lane, Red Lodge</u> – Officers to undertake further investigation into the planning history on this site, following a recent planning appeal decision.</p>	RECOMMENDED
	<p>Councillors W Hirst and W E Sadler left the meeting at 5.35 pm, during the consideration of the site allocations for Red Lodge.</p>	
	<p><u>Beck Row</u> Members were provided with the following information in relation to Beck Row:</p> <ul style="list-style-type: none"> • Defined as a Primary Village (Policy CS1). • The allocation within the Single Issue Review (Policy CS7) was 670 dwellings (2012 – 2031). <p>The key constraints for Beck Row were:</p> <ul style="list-style-type: none"> • Aircraft noise constraints to the both and south, as a consequence of aircraft landing at and taking off from both USAF Lakenheath and USAF Mildenhall. • Land within Flood Zones 2 and 3 to the west of the settlement. 	
	<p>That the available sites, as proposed, for the Primary Village of Beck Row, be approved for inclusion within the Draft (Regulation 18) Further Issues and Options Site Allocations Local Plan Document.</p>	RECOMMENDED
	<p><u>Exning</u> Members were provided with the following information in relation to Exning:</p> <ul style="list-style-type: none"> • Defined as a Primary Village (Policy CS1). • The allocation within the Single Issue Review (Policy CS7) was 670 dwellings (2012 – 2031). <p>The key constraints for Exning were:</p> <ul style="list-style-type: none"> • Land within Flood Zones 2 and 3 running north/south through the middle of the settlement and also to the east of the settlement boundary. 	
	<p>That the available sites, as proposed, for the Primary Village of Exning, be approved for inclusion within the Draft (Regulation 18) Further Issues and Options Site Allocations Local Plan Document.</p>	RECOMMENDED

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	<p><u>Kentford</u> Members were provided with the following information in relation to Kentford:</p> <ul style="list-style-type: none"> • Defined as a Primary Village (Policy CS1). • The allocation within the Single Issue Review (Policy CS7) was 670 dwellings (2012 – 2031). <p>The key constraints for Kentford were:</p> <ul style="list-style-type: none"> • Land within Flood Zones 2 and 3 running north/south through the settlement. • Habitats Regulations designations for Stone Curlew. Very limited settlement expansion was possible to the north, south or east, without demonstrating mitigation for the presence of the protected species. 	
	<p>That the available sites, as proposed, for the Primary Village of Kentford, be approved for inclusion within the Draft Regulation 18 Further Issues and Options Site Allocations Local Plan Document.</p>	RECOMMENDED
	<p><u>West Row</u> Members were provided with the following information in relation to West Row:</p> <ul style="list-style-type: none"> • Defined as a Primary Village (Policy CS1). • The allocation within the Single Issue Review (Policy CS1) was 670 dwellings (2012 – 2031). <p>The key constraints for West Row were:</p> <ul style="list-style-type: none"> • Aircraft noise constraints to the north of the settlement as a consequence of aircraft landing at and taking off from USAF Mildenhall. • Land within Flood Zones 2 and 3 to the south of the settlement. 	
	<p>That the available sites, as proposed, for the Primary Village of West Row, be approved for inclusion within the Draft (Regulation 18) Further Issues and Options Site Allocations Local Plan Document.</p>	RECOMMENDED
267	<p><u>DATES OF FUTURE MEETINGS</u></p> <p>The Place Shaping Manager referred to the meeting scheduled to be held on 30 October 2013 to consider the final consultation documents for both the Core Strategy Single Issue Review document and for the Site Specific Allocations document.</p> <p>Due to the outstanding matters which had been raised during the previous meetings, it was now being</p>	

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	<p>proposed that these matters be considered at the meeting on 30 October 2013. Therefore, a further additional meeting would be required to agree both of these final documents for consultation. Therefore, it was agreed for future meetings of the Working Group to be held as follows:</p> <p>1. Wednesday 30 October 2013 – 4.00 pm</p> <ul style="list-style-type: none"> - Site Allocations Plan Document and Single Issue Review Local Plan Document – Confirmation of Outstanding Matters <p>2. Friday 8 November 2013 – 2.00 pm</p> <ul style="list-style-type: none"> - Core Strategy Single Issue Review – Confirmation of Final Version for Consultation - Site Allocations Local Plan Document – Confirmation of Final Version for Consultation <p>The Place Shaping Manager also explained that as the outstanding matters would not be confirmed until the meeting on 30 October 2013, it would not be possible to circulate the completed Core Strategy Single Issue Review document and the completed Site Specific Allocations document with the agenda papers for the meeting on 8 November 2013.</p> <p>Therefore, it was agreed for the completed documents to be circulated to the Working Group by no later than 5 November 2013.</p>	<p>RESOLVED</p> <p>RESOLVED</p>