

Forest Heath District Council

(This report is not a key decision. This report has been subject to appropriate notice of publication under the Council's Access to Information Rules).

Report of the Cabinet Member for Planning, Housing and Transport

**LOCAL PLAN
WORKING GROUP**

17 OCTOBER 2013

LOP13/014

SITE ALLOCATIONS LOCAL PLAN DOCUMENT (SALPD) – KEY SERVICE CENTRES AND PRIMARY VILLAGES (Decisions Plan Reference: NOV13/04)

1. Summary and reasons for recommendation(s)

- 1.1 The Site Allocations Local Plan Document, (SALPD), will allocate sites to meet the district's housing requirements to 2031 and other requirements, including employment and retail provision, to 2026.
- 1.2 Work on the Site Allocations plan carried out by the former Local Development Framework Working Group, (LDFWG), and Planning Committee up to April 2010, and prior to the High Court Challenge, identified sites 'preferred' for a range of uses for consultation purposes, (the Site Specific Allocations 'Final Issues and Options' DPD). However, the consultation itself was held in abeyance pending the outcome of the High Court Challenge.
- 1.3 It is considered that the Single Issue Review, (SIR), of Policy CS7, that is addressing the provisions of the High Court Order arising from the ultimately successful High Court Challenge, is at a sufficiently advanced stage for work on the Site Allocations document to recommence.
- 1.4 The Local Plan Working Group, (LPWG), of 12 September 2013 considered the available sites that could meet the district's housing and other land-use requirements for the Market Towns of Brandon, Mildenhall and Newmarket with a view to their inclusion in a consultation draft 'Further Issues and Options', (Regulation 18), SALPD.
- 1.5 The LPWG of 17 October 2013 will consider the site options for the Key Service Centres, (Lakenheath & Red Lodge), and the Primary Villages, (Beck Row, Exning, Kentford and West Row). To inform the debate three maps of each of the district's Key Service Centres and Primary Villages are provided at Appendix A of this report in addition to a proforma for each settlement containing individual site details. The maps show:
 - Key environmental constraints pertaining to the settlement,
 - All known available sites pertaining to the settlement,
 - Proposed site uses at the time the content of the Site Allocations 'Final Issues and Options' DPD was agreed for consultation with Members in April 2010.

2. Recommendation(s)

2.1 Members consider the available sites for the Key Service Centres and Primary Villages for potential inclusion in the consultation draft, (Regulation 18), 'Further Issues and Options' Site Allocations Local Plan document.

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3. How will the recommendations help us meet our strategic priorities?

3.1 The SALPD relates to a number of corporate priorities including housing, community development, the environment and economic development.

4. Key issues

4.1 Although focussing on the development of specific sites for a variety of uses, the 'allocation' of land within the context of this Local Plan will not replace the need for planning permission. Rather, the proposals contained within the plan represent a statement of policy against which, (amongst other material considerations), planning applications will ultimately be determined.

4.2 The SALPD must conform to the policies of the adopted Core Strategy, (as amended), including its Spatial Strategy, (Policy CS1), which defines a 'Settlement Hierarchy'. The SALPD must also identify sites to meet the district's full and objectively assessed housing requirement as this emerges via the Single Issue Review (SIR) process.

4.3 The significant stages in the Council's preparation of the Site Allocations Local Plan thus far can be summarised as follows:

- Evidence gathering, development and appraisal of 'Issues and Options' in consultation with a variety of stakeholders in 2006,
- Planning Committee approval of 'Final Issues and Options', (former regulation 25), consultation document in April 2010.

4.4 Work on the Local Plan carried out by the former LDFWG and Planning Committee up to April 2010, and prior to the High Court Challenge, identified sites 'preferred' for a range of uses for consultation purposes, (the Site Specific Allocations 'Final Issues and Options' DPD). However, the consultation itself was held in abeyance pending the outcome of the High Court Challenge.

4.5 It is considered that the Single Issue Review, (SIR), process that is addressing the provisions of the High Court Order arising from the ultimately successful High Court challenge is at a sufficiently advanced stage for work on the SALPD to recommence.

- 4.6 The NPPF, (para.158), identifies that the LPA should ensure that their Local Plans are based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of their area.
- 4.7 The availability, suitability and viability of individual housing sites for potential inclusion within the Local Plan to address our housing requirement, as it emerges via the SIR process, will be evidenced via the Strategic Housing Land Availability Assessment, (SHLAA). The SALPD will also allocate sites to meet our employment, retail, leisure and other commercial development needs as evidenced and presented within the relevant policies of the Core Strategy, (2010), as amended but it will also take account of more recent studies and evidence bases so that our Local Plan is 'up-to-date and relevant' and consequently NPPF compliant.
- 4.8 The next stages in the SALPD's preparation can be summarised as follows:
- Drafting of the SALPD, (Regulation 18), 'Further Issues and Options' for a period of public consultation,
 - 6/8 week period of public consultation on the 'Further Issues and Options' to be held November/December/January 2013/14.
 - Consideration of representations and drafting of 'Submission', (Regulation 19/20), version of the SALPD.
 - SALPD 'Submission' consultation to be held May/June 2014,
 - Submission of SALPD to the Secretary of State in November 2014,
 - Examination in Public into the 'Soundness' of the SALPD in February 2015,
 - Inspector's Report anticipated June 2015,
 - Adoption of SALPD by Council anticipated July 2015.

5. Other options considered

- 5.1 The forthcoming Site Specific Allocations Issues and Options consultation will consider all reasonable alternatives and options for growth within Forest Heath.

6. Community impact

- 6.1 The intention of our Local Plan policy is to deliver a wide choice of high quality homes, to provide a range of job opportunities and to create sustainable, inclusive and mixed communities.

7. Consultation *(what consultation has been undertaken, and what were the outcomes?)*

- 7.1 The Local Development Framework, (LDF), Site Specific Policies and Allocations 'Issues and Options' consultation held in September 2006.

8. Financial and resource implications *(including asset management implications)*

- 8.1 It is considered that the development of the SALPD through to adoption can be delivered within the planning services budget for 2013/14 and 2014/15.

9. Risk/opportunity assessment *(potential hazards or opportunities affecting corporate, service or project objectives)*

- 9.1 Failure to proceed with this Local Plan document's preparation through to adoption will leave the Authority with an incomplete Local Plan, leading to less control over development across the district.

10. Legal and policy implications

10.1 The Planning and Compulsory Purchase Act, (2004), requires Forest Heath District Council to prepare and keep an up-to-date Local Plan. A Local Plan is essential for the continuation of an effective planning service.

11. Ward(s) affected

11.1 All wards are affected by the provisions of this Local Plan document.

12. Background papers

12.1 None.

13. Documents attached

13.1 Appendix A – Key Service Centre and Primary Village plans and sites details.

- Lakenheath key planning constraints
- Lakenheath available sites
- Lakenheath site allocations (April 2010)
- Lakenheath site details

- Red Lodge key planning constraints
- Red Lodge available sites
- Red Lodge site allocations (April 2010)
- Red Lodge site details

- Beck Row key planning constraints
- Beck Row available sites
- Beck Row site allocations (April 2010)
- Beck Row site details

- Exning key planning constraints
- Exning available sites
- Exning site allocations (April 2010)
- Exning site details

- Kentford key planning constraints
- Kentford available sites
- Kentford site allocations (April 2010)
- Kentford site details

- West Row key planning constraints
- West Row available sites
- West Row site allocations (April 2010)
- West Row site details