

FOREST HEATH DISTRICT COUNCIL

LOCAL PLAN WORKING GROUP

FRIDAY 8 NOVEMBER 2013

9.00 AM - 10.55 AM

Members Present

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

T J Huggan
Mrs C F J Lynch
W E Sadler
T Simmons

The following Councillors were also in attendance:

R Dicker (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

Apologies for absence were received from Councillor M J Jefferys.

Substitutes

Councillor T J Huggan attended the meeting as substitute for Councillor M J Jefferys.

SCHEDULE OF RECOMMENDATIONS

	ITEMS OF BUSINESS	RECOMMENDATION
272	<p><u>SCHEDULE OF RECOMMENDATIONS FROM THE MEETINGS OF THE LOCAL PLAN WORKING GROUP HELD ON 9 SEPTEMBER 2013, 12 SEPTEMBER 2013 AND 17 OCTOBER 2013</u></p> <p>The schedule of recommendations from the meetings held on 9 September 2013, 12 September 2013 and 17 October 2013 were received and noted, subject to the following amendment:</p> <p>(a) <u>9 September 2013</u></p> <p><u>Minute Number 262 – Core Strategy Policy CS7 Single Issue Review ‘Submission Version’</u></p>	RESOLVED

	ITEMS OF BUSINESS	RECOMMENDATION
	<p><u>(Regulation 19/20) Draft Consultation Document (Report No LOP13/012)</u></p> <p>4. (c) <u>Newmarket</u> An additional constraint be added as follows:</p> <p>3. The horseracing industry be recognised as a key capacity constraint for the growth of Newmarket.</p>	
273	<p><u>SITE ALLOCATIONS LOCAL PLAN (SALPD) AND SINGLE ISSUE REVIEW LOCAL PLAN (SIRLPD) – CONSULTATION DOCUMENTS (REPORT NO LOP13/016)</u></p> <p>The Planning Officer presented this report which explained that Officers were required to undertake a Single Issue Review, (SIR), of Core Strategy Policy CS7 as a consequence of a successful High Court Challenge to the adopted Core Strategy Local Plan Document.</p> <p>The Site Allocations Local Plan Document, (SALPD), would allocate sites to meet the district’s housing requirement to 2031, (as this emerges via the SIR process), and other requirements, including employment and retail provision, to 2026.</p> <p>Members had previously considered the content of the SIR ‘Submission version’ draft consultation document at the Local Plan Working Group, (LPWG) on 9 September 2013.</p> <p>The meetings held on 12 September 2013 and 17 October 2013 considered the available sites, which could potentially meet the district’s housing and other land-use requirements, within the Market Towns, Key Service Centres and Primary Villages. This was with a view to their inclusion in a consultation draft ‘Further Issues and Options’ SALPD.</p> <p>The meeting held on 30 October 2013 considered outstanding items arising from the previous meetings, in order that the content of both the SIRLPD and SALPD could be finalised and presented to Members at this meeting.</p> <p>Officers were now seeking confirmation of the content of both Local Plan documents ahead of a period of public consultation to be undertaken simultaneously.</p>	

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<p>Appendix A contained the Single Issue Review consultation draft Local Plan document, (the submission version). Appendix B contained the Site Allocations consultation draft Local Plan document, (the Further Issues and Options version).</p> <p>Members then went through and considered the content of the draft Core Strategy Policy CS7 Single Issue Review 'Submission Version' (Appendix A).</p> <p>Whilst considering Part 1 of the Strategy (<i>The overall housing requirement for the district</i>), Councillor R D S Hood referred to the East of England Forecast Model (EEFM) (2012) projection for jobs, population and housing increases and asked Officers for a update on the job projections in relation to the 7,000 homes for the District.</p> <p>The Place Shaping Manager explained that the technical report supported the Strategic Housing Market Assessment (SHMA) which set out the population forecasting model figures for the District. There had been a policy decision taken by the Council, to increase the amount of employment within the District, than was set out in the forecasting model and, this figure was within the Council's adopted Core Strategy Policy CS6 (2010), which set a minimum of 7,300 jobs for the district.</p> <p>This was an increase to the EEFM forecasting model which projected a need of 3,000 jobs within the District. The figure of 7,300 jobs had been evidenced by the West Suffolk Employment Land Review Study 2009. At that time, the study had been prepared when the economy was buoyant and due to the changes in the economic climate since 2009, the EEFM had evidenced a lower figure to the employment forecast.</p> <p>Whilst considering Part 2 of the Strategy (<i>The distribution and phasing of housing delivery</i>), Officers referred to the previous concerns which had been raised with regards to Red Lodge being defined as being a Key Service Centre. Officers remained of the view that that definition was correct due to the requirements which had been delivered (ie the local school and the village centre).</p> <p>Councillor R Dicker stated that he did not agree with Red Lodge being defined as a Key Service Centre and considered that it should only be defined as a Primary Village. This was due to the lack of services which were</p>	

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	<p>actually available for use, for example, the school which was now full to capacity and, therefore, was unable to fulfil its required roles and responsibilities.</p> <p>The Place Shaping Manager explained what had been adopted within the Core Strategy in relation to Red Lodge:</p> <p style="padding-left: 40px;"><i>"Red Lodge is identified as a Key Service Centre, but requires the completion of the planned school and village centre."</i></p> <p>In planning terms this had been achieved and, therefore, Officers would not be recommending any amendment to the Core Strategy with regards to the definition of Red Lodge.</p> <p>Members wished their continuing concerns to be noted with regard to the pressures being placed on Red Lodge and the lack of infrastructure to support Red Lodge as being a Key Service Centre.</p> <p>Whilst considering Part 3 of the Strategy (<i>Policy CS7</i>), a Member requested to be provided with a list of what was defined as 'infrastructure'. Officers agreed to provide this list/definition to the Members of the Working Group for their information.</p> <p>With 8 voting for the motion and with 1 voting against it was recommended that:</p> <p>1. The content of the draft Core Strategy Policy CS7 Single Issue Review 'Submission Version' (Regulation 19/20) Local Plan document (Appendix A) (ahead of a period of public consultation) be approved, subject to the following amendments/additions:</p> <p style="padding-left: 40px;">(a) <u>Part 1: The overall housing requirement for the district</u></p> <p style="padding-left: 80px;"><u>Undertaking an objective assessment of local housing needs</u></p> <p style="padding-left: 80px;">(i) An additional paragraph be inserted to summarise the most up-to-date information (as shown by the Strategic Housing Market Assessment (SHMA)), in relation to the situation with the housing market and house prices.</p>	<p>NOTED</p> <p>NOTED</p> <p>RECOMMENDED</p>

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	<p style="text-align: center;">(ii) An additional paragraph be inserted to summarise the situation with regards to the 1,000 empty homes within the District.</p> <p>(b) <u>Part 3: Policy CS7</u></p> <p style="text-align: center;"><u>Newmarket</u></p> <p style="text-align: center;">The horseracing industry to also be recognised as a key capacity constraint for the growth of Newmarket.</p> <p>2. The Place Shaping Manager, in consultation with the Portfolio Holder for Planning, Housing and Transport, be authorised to make any minor typographical, factual, spelling and grammatical changes to the document, provided that it does not materially affect the substance or meaning of the Strategy.</p> <p>Councillor R D S Hood wished it to be recorded that she fundamentally disagreed with the content of the Strategy in relation to the allocation and phasing of the homes for Newmarket.</p>	RECOMMENDED
	<p>Members then went through and considered the content of the draft Further Issues and Options Site Allocations Local Plan document (Appendix B).</p> <p>With 7 voting for the motion and with 2 voting against it was recommended that:</p> <p>The content of the draft (Regulation 18) Further Issues and Options Site Allocations Local Plan Document (Appendix B) (ahead of a period of public consultation) be approved, subject to the following amendments/additions:</p> <p>1.</p> <p style="padding-left: 20px;">(a) <u>Newmarket</u></p> <p style="padding-left: 40px;">(i) <u>Background</u></p> <p style="padding-left: 40px;">In relation to the public transport infrastructure, additional wording to be inserted to reflect that the Council would be supportive of improvements to the existing public transport services.</p>	RECOMMENDED

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	<p>(ii) <u>Key Constraints</u> The horseracing industry to also be recognised as a key capacity constraint for the growth of Newmarket.</p> <p>(iii) <u>'Preferred' Allocations:</u></p> <ul style="list-style-type: none"> • <u>Site N05 (Former Technical Institute and Conservative Club)</u> <ul style="list-style-type: none"> - To be amended to read '<i>Conservative Club</i>' (with the words '<i>Former Technical Institute</i>' being deleted). • <u>Site N11 (Land at Black Bear Lane & Rowley Drive Junction)</u> <ul style="list-style-type: none"> - <i>Conclusion</i> Additional wording to be included to indicate the requirement to retain a horseracing use on this site. • <u>Site N18 (George Lambton Playing Fields)</u> <ul style="list-style-type: none"> - <i>Type of development</i> – the word retail to be deleted and replaced with the word '<i>Commercial</i>'. - <i>Conclusion</i> <ul style="list-style-type: none"> - the word '<i>relatively</i>' to be deleted. - additional wording to be included to indicate that there is a requirement for a replacement of these playing fields to be provided within the settlement boundary. • <u>Site N23 (Land west of Fordham Road)</u> <ul style="list-style-type: none"> - The location of this site to be further defined. <p>(iv) <u>Alternative sites not 'preferred'</u></p> <ul style="list-style-type: none"> • <u>Site N21 (Land south of Exning Road and adjacent to Hamilton Road)</u> 	

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	<p style="text-align: center;">- Additional constraint to be added to include <i>'Equine Policy'</i>.</p> <p>(v) <u>Newmarket Key Planning Constraints Map</u> An additional map be included to show the constraints related to the horseracing yards and studs.</p> <p>(b) <u>Lakenheath</u></p> <p>(i) <u>'Preferred' Allocations:</u></p> <ul style="list-style-type: none"> • <u>Site L27 (Land south of Broom Road)</u> - Caveat to be included to reflect that if appropriate mitigation measures for the nature constraints could be demonstrated, potentially more of the site could come forward for increased development for dwellings and service provision. (ii) <u>Alternative sites not 'preferred'</u> <ul style="list-style-type: none"> • <u>Site L33 (Land at Sedge Fen, north of Skeltons Drove)</u> - Site location to be renamed to <i>'Land at Station Road, Sedge Fen'</i>. <p>(c) <u>Red Lodge</u></p> <p>(i) <u>Background</u> In relation to the public transport infrastructure, additional wording to be inserted to reflect that the Council would be seeking opportunities to improve the public transport provision for Red Lodge.</p> <p>2. The Place Shaping Manager, in consultation with the Portfolio Holder for Planning, Housing and Transport, be authorised to make any minor typographical, factual, spelling and grammatical changes to the document, provided that it does not materially affect the substance or meaning of the document.</p>	<p style="text-align: center;">RECOMMENDED</p>