

# **Forest Heath District Council**

## **Site Allocations Local Plan**

### **Further Issues and Options (Regulation 18)**

#### **Consultation Document**

**November 2013**



**Forest Heath**  
District Council

## **Introduction**

### **Background**

The Development Plan for Forest Heath is the policy background against which planning and other decisions dealing with physical and environmental change within the district are assessed. This document is the fourth element of a series of Local Plan documents that sit within the Development Plan to be brought forward by the Council for public consultation. The first, the Core Strategy, was adopted in May 2010 and was later the subject of High Court Order amendments in 2011. The second, the Core Strategy Single Issue Review, (SIR), of Policy CS7 Submission document is being prepared, (to address the aforementioned High Court Order), alongside this Site Allocations 'Further Issues and Options' document. The third, the 'Joint', (being produced with St Edmundsbury BC), Development Management Policies Local Plan document, (Submission version), was most recently the subject of consultation in late 2012.

The series of documents referred to above will eventually replace the Council's Local Plan, (adopted in 1995), and in particular its 'saved policies', which were agreed in 2007.

The Core Strategy is the principal Local Plan document that provides the overall strategic vision for Forest Heath to 2026 and looks ahead to 2031 for residential growth. This Site Allocations document must be in general conformity with it and includes many of its objectives and its spatial vision, (Core Strategy Policy CS1).

This stage represents the second formal consultation on this particular Local Plan document. The Council previously consulted in 2006 on its 'Issues and Options'. The Council also undertook a 'Call for Sites' in 2008 as part of its Strategic Housing Land Availability Assessment, (SHLAA). The latter was further reviewed in 2011 and 2012. The SHLAA forms the primary evidence base for the housing element of the site allocations Local Plan document.

### **Purpose of this Document**

This document represents an important stage in the preparation of the Site Allocations Local Plan. The Council has considered the options for allocating land and following a sustainability appraisal of all potential sites, it has identified the most sustainable or 'preferred' options which best meet the needs of the local area and the strategic policies of the Core Strategy. This package of site

proposals is now put forward as the Council's 'Further Issues and Options', with an opportunity for public consultation, in order to confirm the evidence or provide a basis for any revisions.

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

- Evidence gathering, development and appraisal of options in consultation with a variety of stakeholders - completed December 2006,
- 'Call for Sites' 2008/09 as part of the SHLAA,
- Planning Committee approval of 'Final Issues and Options' Consultation document in April 2010, (document did not proceed to formal consultation stage in view of the High Court Challenge),
- SHLAA Reviews in 2011 and 2012,
- This 'Further Issues and Options' Consultation, November 2013,
- Site Allocations 'Submission' Consultation anticipated May/June 2014,
- Submission of document to the Secretary of State anticipated November 2014,
- Examination in Public, (EiP), anticipated February 2015,
- Inspector's Report anticipated in June 2015,
- Adoption by the Council anticipated in July 2015.

This document focuses on proposals for the development of specific sites. The 'allocation' of land for development does not replace the need for planning permission. It is a statement of policy against which, (amongst other material considerations), planning applications will ultimately be determined. The current policy at the local level is contained in the saved policies of Forest Heath Local Plan adopted in 1995 and the Core Strategy adopted in 2010, (as amended by the High Court Order 2011). The proposals in this document will replace the Local Plan's site allocations, including those elements of the Proposals Map, when it is adopted.

This document takes account of the development needs of the District in the period 2012 to 2026 and for housing to 2031. This means the expectation is that the proposals will be implemented, following adoption of the document, before 2031. Being already well into that period, account has been taken of the development that has already taken place and that which is likely to come forward from existing commitments. Account is also taken of the infrastructure requirements of developments and how this will affect the timing of future development. More detail on infrastructure

planning will need to be brought forward for inclusion in the final 'submission' version of this Local Plan document.

## **How to use this Document**

The main part of this document is divided into sections, each of which deals with a different key town or village in the District. Each section summarises the main content of the Core Strategy highlighting a future vision for each settlement, the new developments which the Authority considers are required to help in fulfilling this vision, and the preferred locations for these developments.

Each section includes a map showing all sites for various types of development. Some of the sites are 'preferred' options which means that having regard to sustainability appraisal and following assessment by Officers and Elected Members at a series of Local Plan Working Groups held in September and October 2013, they were considered to be more suitable for development than those site options that are currently identified as 'not preferred'. **The Council seeks representations on all sites regardless of their current 'status'.**

Each of the site proposals, (and those not included as proposals), have been appraised in detail. The results of this appraisal are set out in the Site Allocation Local Plan Sustainability Appraisal document, (including Strategic Environmental Assessment), which has also been published for consultation alongside this document. We are seeking comments on all aspects of both documents. References have been given to each of the site proposals and these should be quoted when making representations.

Most of the sites featured within this document have been identified by landowners or developers as potentially available for development, in addition to some sites that have been put forward by the Council for consideration.

## **How you can have your say**

The Further Issues and Options do not represent the Council's final view on the contents of the Site Allocation Local Plan. Before that position is reached, we would like as many people as possible to take advantage of this 'Further Issues and Options' consultation and send us their comments on this document.

We would prefer that comments were submitted online using the dedicated representation facility. A link is provided from our home page:

[www.forest-heath.gov.uk](http://www.forest-heath.gov.uk)

Alternatively, hardcopies can be submitted to:

Planning Policy Team, Forest Heath District Council, College Heath Road, Mildenhall, IP28 7EY.

Please be aware that representations made on this Further Issues and Options document cannot be treated as confidential and will be made available for public inspection. Please also be aware that we are not able to accept any representations received outside of the formal **eight-week** period **between and** .

The Council will consider all duly-made representations. In the light of the views expressed, the Council will prepare a Site Allocations Proposed Submission document which is programmed for submission to the Secretary of State in November 2014, following a further period for formal consultation. Anyone still unhappy with the content of the Council's document can seek the opportunity to be heard before the Inspector who will conduct a Public Examination into the content of the document.

## **Can additional sites be included?**

If there are additional sites, which you believe should be included in the Site Allocations Local Plan, please identify them in your comments at this consultation stage. You should be aware that each site will need to be evaluated for its sustainability, using the same criteria as has been applied to those sites featuring within this document. For that reason it is unlikely that a site, which is obviously less accessible and less likely to achieve delivery of appropriate community services in that location than those already included in the plan, is unlikely to be selected for addition to the plan. Any additional site suggested should be clearly identified on a

plan as part of the submitted comments. **We are also, at this stage, seeking the submission of sites that you feel may be appropriate for meeting the needs of the Gypsy and Traveller community.**

### **What happens next?**

Following an 8-week period of consultation on this document, we will assess the comments made and any additional sites suggested. We will then bring forward a final version of the plan. This 'Submission Version' will then be subject to a formal 8 week period of consultation at which stage formal representations are sought, which will be submitted to the Inspector who will hold a Public Examination into the document.

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## **Context**

### **Policy Context**

The Site Allocations Local Plan is brought forward by Forest Heath District Council in the context of a wide range of policy inputs. The Council has to take account of the National Planning Policy Framework, (NPPF), March 2012 and the local context.

#### National Planning Policy Framework, (NPPF).

The NPPF, (para. 154), specifies that Local Plan documents should be prepared with the objective of contributing to the achievement of sustainable development and that they should set out the opportunities for development and clear policies on what will or will not be permitted and where.

Further, 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.

The availability, suitability and viability of individual housing sites for inclusion within the Local Plan to address our housing requirements, as they emerge via the SIR process, will be evidenced via the Strategic Housing Land Availability Assessment, (SHLAA). The Local Plan 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 as a consequence NPPF 'compliant'.

#### Core Strategy

The Site Allocations Local Plan must conform to the policies of the adopted Core Strategy, (as amended). The Core Strategy identifies a Spatial Strategy, (Policy CS1), with a defined 'Settlement Hierarchy' and a requirement for 10,100 new dwellings in the period 2001-2031, (subject to any amendments arising from the Core Strategy Policy CS7 Single Issue Review process). The housing requirement as evidenced within the Single Issue Review 'submission' document to date is 7,000 dwellings in the period 2011-2031 and the settlement allocations featured within this document, (taking account of commitments and completions), in

broad terms accords with this revised figure. It is considered that this figure represents a full and objective assessment of Local housing need as is required by the NPPF.

Core Strategy Policy CS6 identifies a minimum requirement of 16 hectares of additional employment land to be allocated between 2006 and 2026. The primary locations for this employment growth are our Market Towns and Key Service Centres, in broad alignment with the scale of housing development in each of these settlements. The Site Allocations document will also identify suitable sites to contribute to meeting the District's retail needs in accordance with Core Strategy Policy CS11.

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## Guiding Principles – Core Strategy Settlement Hierarchy

The Core Strategy identifies a 'Settlement Hierarchy' approach to locating most new development within the District, (Policy CS1). This policy requires that most development will take place in the Market Towns, followed by the Key Service Centres. In line with national and local planning policy, these are considered to be the most sustainable locations for new development, since they provide a range of services, facilities, shops and employment opportunities, and serve as public transport 'hubs'.

Primary Villages are also identified in the Core Strategy, to provide a focus for maintaining and enhancing the provision of services in rural areas. Outside of these locations, development is likely to be unsustainable, since few services and facilities exist and public transport links are generally poor. In the open countryside only development that meets a demonstrable local need or one that contributes to the rural economy will be acceptable. There will be no housing allocations within the Secondary Villages or Small Settlements although the settlement boundaries of the Secondary Villages will be subject to review as part of this Site Allocation Local Plan process.

Table 1: Forest Heath Settlement Hierarchy

<b>Market Towns</b>	<b>Key Service Centres</b>	<b>Primary Villages</b>	<b>Secondary Villages</b>	<b>Small Settlements</b>
Brandon	Lakenheath	Beck Row	Barton Mills	Cavenham
Mildenhall	Red Lodge	Exning	Elveden	Dalham
Newmarket		Kentford	Eriswell	Herringswell
		West Row	Freckenham	Higham
			Gazeley	Santon Downham
			Holywell Row	
			Icklingham	
			Moulton	
			Tuddenham	
			Worlington	

## Guiding Principles - The Natural Environment

Forest Heath contains a wealth of important nature conservation interests, with nearly 50% of the District under some form of environmental designation. Both the NPPF and the Core Strategy require the protection of important landscape, biodiversity and geo-diversity assets. The NPPF seeks to conserve, restore and re-establish habitats and create wildlife corridors.

Designated sites within Forest Heath include Special Protection Areas, (SPAs), and Special Areas of Conservation, (SACs), and these sites are of European importance. There are also nationally designated sites such as Sites of Special Scientific Interest, (SSSIs), and locally designated sites such as County Wildlife Sites, (CWSs), and Local Nature Reserves, (LNRs), within Forest Heath. As Forest Heath contains sites of European importance it was necessary to carry out a Habitats Regulations Assessment, (HRA), of the Core Strategy, to assess any likely adverse impacts on these sites. This assessment concluded that in order to ensure that the policies within the Core Strategy do not result in significant adverse effects on European sites, the following mitigation/avoidance measures should be included within the Local Plan:

- Development within 1,500m of SPA components which are designated for Stone Curlew will require a project level Habitats Regulation Assessment, (HRA), to determine whether the development will have an impact on Stone Curlew. Development which is likely to lead to an adverse effect on the integrity of the SPA will not be allowed.
- Development proposed within 400m of SPA components, (SSSI sites), which are designated for Woodlark and/or Nightjar will require a project level Habitats Regulation Assessment, (HRA). Development which is likely to lead to an adverse effect on the integrity of the SPA will not be allowed.
- No new road development or road improvements will be allowed within 200m of any Special Areas of Conservation, (SAC), sites to protect the qualifying features of the SAC.
- New development will also be restricted within 1,500m of any 1km grid square which has supported 5 or more nesting attempts by Stone Curlew since 1995. Proposals for development within these areas will require a project level HRA. Development which is likely to lead to an adverse effect on the integrity of the SPA will not be allowed.

The requirement for a project level HRA in these circumstances means that developers will need to produce an Appropriate

Assessment that demonstrates the likely adverse impacts of their development on the SPA or SAC. The conclusions of any such assessment must be agreed with the Council and Natural England before any development can be considered.

### Guiding Principles – Delivering Sustainable Development

The NPPF, Core Strategy and Development Management Policies 'Submission' Documents all put good design and delivering sustainable development at the heart of the planning system. The proposed allocated sites and any major windfall sites will be subject to the preparation of either a Masterplan or a Development Brief to demonstrate a high quality, sustainable urban design for the whole development.

The Masterplan or Development Brief will establish the appropriate provision or contribution to community and infrastructure requirements. Standard requirements for residential development will apply in accordance with the Core Strategy and emerging Development Management Policies documents including:

- On-site provision of affordable housing - Policy CS9,
- Contributions towards meeting identified community needs - Policy CS13,
- Energy efficient construction - emerging development management Policy DM7.

These Masterplans and Development Briefs will be prepared in consultation with and approved by Forest Heath District Council as a supplementary design statement before planning permission is granted. Any planning permission will conform to the Masterplan or Development Brief in accordance with emerging Policies DM3 'Masterplans' or DM4 'Development Briefs'.

## **Brandon**

### **Background**

Brandon has a population of 9,145, (2011 Census). It is defined as a 'Market Town' within the Settlement Hierarchy and as such is considered to be one of the more sustainable locations in the District for locating new development. The reason for this is the range of facilities, services and transport infrastructure, including a railway station that exists within the confines of the Town.

It is the intention that Brandon will serve the retail and leisure needs of the local catchment area. New retail development should be of a scale to cater for the identified need, estimated to be around 600 square metres, (net), by 2021. The intention is that approximately 2 hectares of new employment land will be allocated for new development in the period 2006 to 2026. The Council will work with partners to promote Brandon as a tourist destination, focusing upon opportunities including a proposed 'Brecks Regional Park' and the further promotion of the Little Ouse river for water recreation opportunities.

The Council intends to continue its work with Suffolk County Council and other partners in the delivery of transport schemes that relieve the adverse impacts of traffic from the A1065 road that runs through Brandon.

### **Key Constraints**

There are significant constraints affecting Brandon that have impacted upon the Site Allocations Local Plan to date and will influence future allocations, (Please find constraints plan at Appendix A). These include:

- Habitats Regulations designations for Stone Curlew, Nightjar and Woodlark. The Habitats protection 'buffers' are described in the Core Strategy, (Policy CS2), with the effect that very limited settlement expansion in Brandon is possible without first demonstrating mitigation for the presence of the protected species.
- Traffic congestion meaning that the town would benefit from a relief road. However, delivery of such a road is dependent on firm funding commitments and mitigation of the environmental/habitat constraints. Any such scheme would also involve the participation and support of Breckland District, Norfolk and Suffolk County Councils.

- Aircraft noise constraints to the south and west of Brandon as a consequence of aircraft landing at and taking off from USAF Lakenheath.
- Land within Flood Zones 2 and 3 to the north of the town according to the Environment Agency's mapping.
- The need for regeneration and service provision in the town centre.
- Land within the 'Breckland Forest' SSSI to the south and east of the settlement.

## Scale of Development

The number of new dwellings anticipated for Brandon between 2012 and 2031, as identified within the emerging Core Strategy Policy CS7 Single Issue Review, is a minimum of **730**. Should proposals for a developer led relief road prove achievable, then a significantly higher number of dwellings may be delivered in Brandon.

<b>Years</b>	<b>2012-2016</b>	<b>2016-2021</b>	<b>2021-2026</b>	<b>2026-2031</b>	<b>Total</b>
Brownfield	30	0	0	0	30
Greenfield	100	200	200	200	700
Mixed	0	0	0	0	0

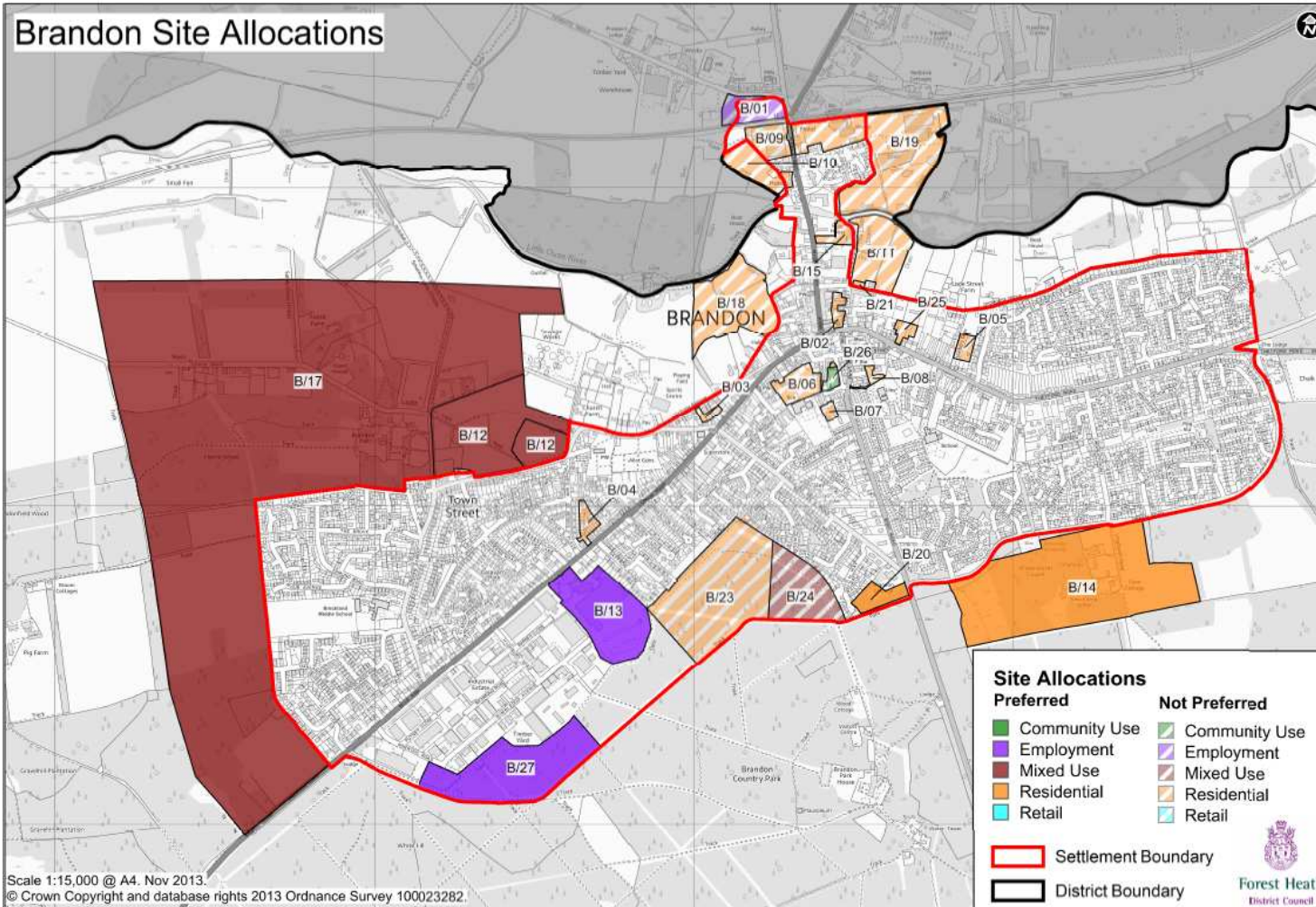
Table: Core Strategy Policy CS7 SIR Allocations

## Summary of proposed development in Brandon

To assist in fulfilling the Core Strategy vision the following proposals are included in this document.

- Residential allocations that could accommodate, in total, some 1,423 new dwellings, (against the target 730), in addition to those accounted for as commitments or windfall development).
- The provision of approximately 7.55ha of new employment land to 2026.

Mitigation for the habitats constraints that impact upon all of the above sites will need to be demonstrated prior to any of them coming forward for development.



The 'preferred' allocations are:

<b>B13 Omar Homes site</b>	
Site Area	5.45ha
Type of development	Employment
Estimated Capacity	N/A
Current Status	Brownfield
Availability	The site is currently within employment use and occupied by Omar Homes.
Suitability	The site is considered to be in a suitable location for employment use.
Conclusion	The Council wish to see the site retained for employment use in the plan period.

<b>B14 Land off Green Road</b>	
Site Area	19ha
Type of development	Residential
Estimated Capacity	500 dwellings
Current Status	Mixed Greenfield/Brownfield
Availability	It is understood that the site will be available for development relatively early within the plan period.
Suitability	The site lies within both the 1,500m Stone Curlew and 400m Woodlark and Nightjar protection zones. The site lies some distance, (approx 1km), from the Town centre where most of the settlement's facilities and services are to be found. There is a primary school within 500m and the site lies adjacent to an existing residential estate.
Conclusion	The site lies adjacent to the settlement boundary and is generally suitable for residential development albeit an Appropriate Assessment would be required that demonstrated no harm to the SPA qualifying features, (Stone Curlew and Woodlark & Nightjar), as a

	consequence of development. The time-scale for delivery is unclear at this stage although it is anticipated that development could come forward relatively early within the plan period.
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<b>B20 Land at Brandon Cottage, Bury Road</b>	
Site Area	0.93ha
Type of development	Residential
Estimated Capacity	28 dwellings
Current Status	Brownfield
Availability	Unclear
Suitability	The site lies within both the 1,500m Stone Curlew and 400m Woodlark and Nightjar protection zones. The site is located some distance from the Town centre and the majority of services and facilities although there is a primary school within 500m. The site also lies adjacent to existing residential development and is within the defined settlement boundary.
Conclusion	Appropriate Assessment would be required that demonstrated no harm to the SPA qualifying features, (Stone Curlew and Woodlark & Nightjar), as a consequence of development. The time-scale for delivery is unclear at this stage although it is anticipated that development would come forward within the plan period.

<b>B12 Land off Manor Road</b>	
Site Area	9.5ha, (1.8ha of which is for use as a cemetery).
Type of development	Mixed, (residential & cemetery)
Estimated Capacity	220 dwellings
Current Status	Greenfield
Availability	It is understood that the site is



	available for development early within the plan period.
Suitability	The site is within the 1,500m constraint zone for Stone Curlew and located some 1km from the Town Centre where the majority of the settlements facilities and services are located. The site lies adjacent to existing residential development.
Conclusion	The site is adjacent to the settlement boundary and generally suitable for residential development albeit an Appropriate Assessment would be required that demonstrated no harm to the SPA qualifying feature(s) as a consequence of any development. The time-scale for delivery is unclear at this stage although it is anticipated that development would come forward relatively early in the plan period.

<b>B17 Land to West of Brandon</b>	
Site Area	29.63ha, (Area dependent on provision of relief road).
Type of development	Mixed Use
Estimated Capacity	675 dwellings, (allocation dependent on delivery of relief road).
Current Status	Greenfield
Availability	Unclear
Suitability	The site lies within both the 1,500m Stone Curlew and 400m Woodlark and Nightjar protection zones. The site lies outside of the defined settlement boundary and the Town centre is relatively inaccessible by foot, (up-to 1.5km). The site does lie adjacent to existing residential development.

Conclusion	<p>The scale of development on site B/17 will be dependent on the provision of a deliverable relief road although it is anticipated that this 'first phase' of 675 dwellings is not dependent on the provision of the road. Appropriate Assessment would be required that demonstrated no harm to the SPA qualifying features, (Stone Curlew and Woodlark &amp; Nightjar), as a consequence of development. The time-scale for delivery is unclear at this stage although it is anticipated that this 'first phase' of development at least would come forward within the plan period.</p>
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<b>B27 Land off London Road</b>	
Site Area	7.55ha
Type of development	Employment
Estimated Capacity	No dwellings
Current Status	Greenfield
Availability	Available
Suitability	<p>The site lies within both the 1,500m Stone Curlew and 400m Woodlark and Nightjar constraint zones. The site lies adjacent to existing employment land.</p>
Conclusion	<p>Appropriate Assessment would be required that demonstrated no harm to the SPA qualifying features, (Stone Curlew and Woodlark &amp; Nightjar), as a consequence of development. The time-scale for delivery is unclear at this stage although it is anticipated that development would come forward within the plan period.</p>

### **Alternative sites not 'preferred'**

<b>Reference</b>	<b>Use</b>	<b>Site Location</b>	<b>Constraints</b>
B/01	Employment	Land off Fengate Drove	SPA
B/02	Residential	Land to rear of the High Street	SPA, Ownership, access
B/03	Residential	Land to the rear 9-11 Victoria Avenue	SPA, Ownership, access
B/04	Residential	Land to the rear London Road, St Peters Place and Park View	SPA, Ownership, access
B/05	Residential	Land to the rear of 99-107 Thetford Road and Webbs Row	SPA, Ownership, access
B/06	Residential	Land off School Lane	SPA, Important open space
B/07	Residential	Land to the rear Bury Road Northumberland House	SPA, Ownership, access
B/08	Residential	Evergreen, Bury Road	SPA, Ownership
B/09	Residential	Land at Station Way	SPA, Flooding
B/10	Residential	Land South West of Station Way	SPA, Flooding
B/11	Residential	Land North of Gas House Drove	SPA, Flooding, access
B/15	Residential	Riverside Lodge off High Street	SPA, Flooding, access
B/16	Residential	21 Market Hill	SPA, Below size threshold
B/18	Residential	Land South River Ouse & West of High Street	SPA, Flooding, access
B/19	Residential	Land South Railway Line inc. Lignacite Site	SPA, Flooding, access
B/21	Residential	Dove Cottage, Gas House Drove	SPA, Below size threshold
B/23	Residential	Land off Bury Road	SPA, Access,

			CWS, SSSI
B/24	Mixed use	Land West of Bury Road	SPA, Access, CWS, SSSI, SPA
B/25	Residential	Land to the rear of Thetford Road	SPA, Ownership, access
B/26	Community use	Brandon Town Centre - Healthy Living Centre	SPA

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## **Mildenhall**

### **Background**

Mildenhall has a population of 10,315, (2011 Census), and it is defined as a 'Market Town' within the context of the Forest Heath Settlement Hierarchy and as a consequence is deemed to be a more sustainable location for new development due to the range of services and amenities available in this established settlement in addition to good public transport links with other towns and villages within the District and beyond.

It is the intention that Mildenhall town centre will fulfil the role and function of a market town serving the retail and leisure needs of the local catchment area and that at least 1,600 square metres of new retail floor-space, (net), should be provided to 2021 as per the requirements set out in Policy CS11 of the Core Strategy. Further retail provision beyond the necessary 1,500 square metres will be promoted and the District Council will work with Mildenhall Regeneration Group on how best to deliver this. It is the intention that new employment land will be allocated for development, (approximately 4.5 ha), in the period to 2026.

The Council intends to continue working with Suffolk County Council and other partners in the delivery of transport schemes that relieve the adverse impacts of traffic from the A1101 road on Mildenhall.

### **Key Constraints**

There are a number of constraints that have impacted upon the site allocations plan for Mildenhall and these include, (Please find constraints plans at Appendix A):

- Habitats Regulations designations for Stone Curlew, Nightjar and Woodlark. The Habitats protection 'buffers' are described in the Core Strategy and the effect is that very limited expansion is possible to the east without first demonstrating mitigation for the presence of the protected species,
- Aircraft noise constraints to the north of the town associated with USAF base, (Mildenhall), flight paths,
- A significant area of land to the south of the town that lies within Flood Zones 2 and 3 according to data provided by the Environment Agency.
- Land to the east of the settlement lies within the 'Breckland Forest' SSSI.

## Scale of Development

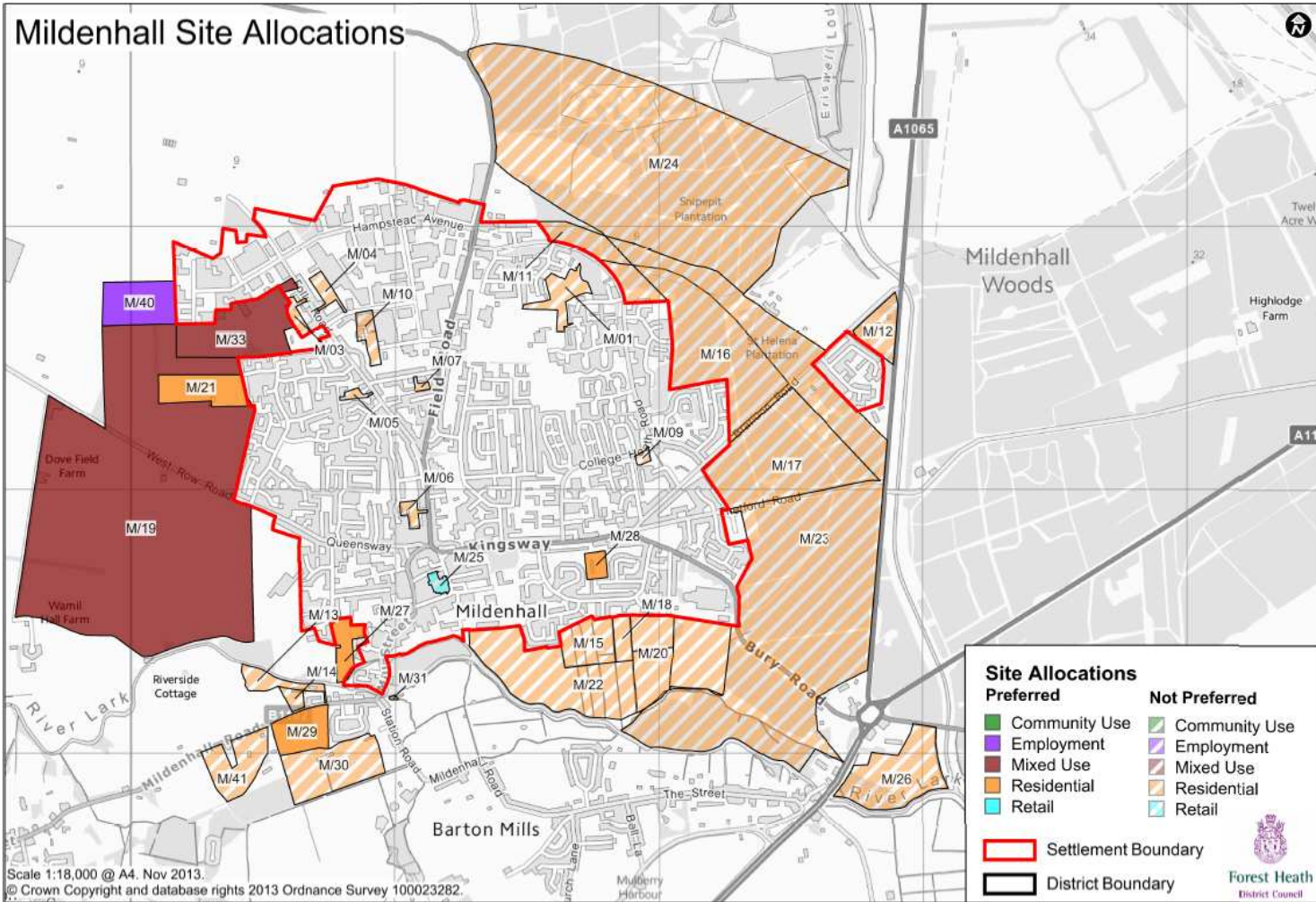
Years	2012-2016	2016-2021	2021-2026	2026-2031	Total
Brownfield	20	20	0	0	40
Greenfield	50	200	300	350	900
Mixed	30	50	50	0	130

Table: Mildenhall Core Strategy Policy CS7 SIR Allocations

### Summary of proposed development in Mildenhall

To assist in fulfilling the Core Strategy vision the following proposals are included in this document.

- Residential allocations that could accommodate, in total, some 1,048 new dwellings, (against the SIR target 1,070), in addition to those accounted for as commitments or windfall development).
- The provision of at least 4.5 hectares of new employment land in line with Policy CS6 of the Core Strategy in the period to 2026.



The 'preferred' allocations are:

<b>M21 Land West of Miles Hawk Way</b>	
Site Area	3.57ha
Type of development	Residential
Estimated Capacity	100 dwellings
Current Status	Greenfield
Availability	It is unclear at this stage as to precisely when the site would be made available for development.
Suitability	The site is outside of the current settlement boundary although it does lay adjacent to existing residential development. The site also lies in close proximity to the main employment area. The site is located some distance from the Town centre, (1-1.5km approximately).
Conclusion	The site coming forward would probably be dependent on site M/19 coming forward also for reasons of access. The Council's knowledge of this particular site suggests it could be made available for development early within the plan period.

<b>M27 Site adjacent to Parkers Mill</b>	
Site Area	1.73ha
Type of development	Residential
Estimated Capacity	52 dwellings
Current Status	Greenfield
Availability	The site is understood to be available for development early within the plan period.
Suitability	The site lies outside of the development boundary although it does lie adjacent to existing residential development. Part of the site is within Flood Zones 2 & 3.
Conclusion	Although the site lies outside of the existing settlement boundary it does lie very close to the Town



	Centre and existing residential development and would therefore be relatively sustainable, (subject to appropriate assessment/mitigation of flood risk). Appropriate access to the site must also be established.
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<b>M28 Land at 54 Kingsway</b>	
Site Area	0.79ha
Type of development	Residential
Estimated Capacity	24 dwellings
Current Status	Brownfield
Availability	The site is under sole ownership and understood to be available for development within the plan period.
Suitability	This is a brownfield site in a residential area and within the defined settlement boundary of Mildenhall. The site is in close proximity to a range of community facilities and services and within easy walking distance of Mildenhall Town centre.
Conclusion	The site is a former tree nursery within a residential area and in a relatively sustainable location for new development. The site is also understood to be available for development within the plan period.

<b>M29 Land South of Worlington Road &amp; adjacent to former dairy site</b>	
Site Area	3.05ha
Type of development	Residential
Estimated Capacity	92 Dwellings
Current Status	Greenfield.
Availability	The site is known to be in sole-ownership and is expected to be made available for development early within the plan period.
Suitability	The site is outside and indeed isolated from the settlement

	boundary. However, the site is relatively close to the Town centre, (within 1km).
Conclusion	The Council's knowledge of this particular site suggests it would be available for development early within the plan period. Although isolated from the settlement boundary, the site is within reasonable walking distance of the Town centre and there are few other constraints.

<b>M19 Land West of Mildenhall, South of West Row Road</b>	
Site Area	82.1
Type of development	Mixed use
Estimated Capacity	650 dwellings
Current Status	Greenfield
Availability	The site is under sole ownership and is understood to be available for development within the plan period.
Suitability	The site is outside of the defined settlement boundary although it lies adjacent to existing residential development. There is also employment land in close proximity.
Conclusion	The site comprises an expanse of agricultural land some distance from the defined town centre, (1.5km approximately). It does adjoin the boundary of one the District's more sustainable settlements, is available for development and has few other constraints pertaining to it.

<b>M33 Land West of Folly Road</b>	
Site Area	8.06ha
Type of development	Mixed use, (residential & employment).
Estimated Capacity	130 dwellings

Current Status	Mixed greenfield/brownfield
Availability	The site is in sole ownership and believed to be available for development early within the plan period.
Suitability	The site is outside of the settlement boundary although it is adjacent to existing residential development.
Conclusion	The site is on the edge of the settlement and in close proximity to existing employment and residential development. The site is relatively sustainable although the lay-out will need to be considered to ensure that there is not a conflict between employment use and residential amenity.

<b>M40 Land West of the industrial estate</b>	
Site Area	4.5 hectares
Type of development	Employment
Estimated Capacity	N/A
Current Status	Greenfield
Availability	It is understood that the site is under sole ownership and will be made available for development within the plan period.
Suitability	The site is adjacent to existing employment land although impact on residential amenity will need to be considered.
Conclusion	It is considered that the site is suitable for development but appropriate access must be identified.

### **Alternative sites not 'preferred'**

<b>Reference</b>	<b>Use</b>	<b>Site Location</b>	<b>All constraints</b>
M/01	Residential	South of Gonville Close	CWS
M/03	Residential	Land to the rear 91-105 Folly Road	Ownership

M/04	Residential	Land to the rear 98-108 Folly Road	Ownership
M/05	Residential	Land to the rear 41 Folly Road	Ownership
M/06	Residential	Land to the rear 7-23 North Terrace	Ownership
M/07	Residential	Land to the rear 22-28 Junction Road	Ownership
M/09	Residential	Land off College Heath Road	SPA, Ownership
M/10	Residential	Land off Finchley Avenue	Existing employment
M/11	Residential	Land adj. to College Heath Road	SPA, SSSI, CWS, aircraft noise
M/12	Residential	Woodlands Park off Brandon Road	SPA
M/13	Residential	Land between the River Lark and Worlington Road	Flooding
M/14	Residential	Builders Yard, Worlington Road	Flooding
M/15	Residential	Land South of Lark Road/Raven Close	Flooding
M/16	Residential	Land North of Brandon Road	SPA, SSSI, CWS
M/17	Residential	Land North of Thetford Road	SPA, SSSI
M/18	Residential	Land South of Lark Road	Flooding
M/20	Residential	Land South of Pine Trees Avenue	Flooding
M/22	Residential	Land South of Mildenhall to River Lark (inc. Jubilee Field)	Flooding
M/23	Residential	Land East of Mildenhall to A1065 and Fiveways Roundabout	SPA, SSSI, CWS
M/24	Residential	Land North of Mildenhall, East of the A1101 (inc. Airfield landing lights)	SPA, SSSI, CWS
M/25	Retail	Precinct	Existing retail development
M/26	Residential	Land South of Bury Road and East of A11	SPA, Flooding
M/30	Residential	The Old Railway Station Site	
M/31	Residential	Riverside House off Worlington Road	Flooding, size
M/41	Residential	Land at Meadow View	.

		Cottage	
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## Newmarket

### Background

Newmarket has a population of 16,615, (2011 Census). Newmarket is the District's largest settlement and defined as a 'Market Town' for the purposes of the Forest Heath settlement hierarchy. Newmarket is considered to be one of the more sustainable locations for new development as a consequence of the range of services and facilities available within the Town in addition to good public transport infrastructure, including a railway line that connects the town with Ipswich, Bury St Edmunds, Cambridge and beyond.

The intention is that the economic and cultural role of Newmarket as the living heart of British horse racing will be developed and promoted and that Newmarket town centre should serve the retail and leisure needs of the local catchment area. In accordance with Core Strategy Policy CS11, at least 15,000 square metres of new retail floor-space, (net), will be provided to 2021. The intention is that approximately 5 hectares of new employment land will be allocated in the period to 2026.

### Key Constraints

There is a significant area of land within Flood Zones 1 or 2 running North/ South through the middle of the settlement. Any Site that is allocated within this document and falls within or partially within these zones must be subjected to a Flood Risk Assessment, (FRA), to determine the proportion of the site(s) that can be developed safely and without risk of inundation.

Settlement expansion is also significantly constrained by land in use by the racing industry. Other policies within the Development Plan seek to safeguard the racing industry and its assets. Land to the east and south west of the settlement is within the 'Newmarket Heath' SSSI. Please find constraints plans at Appendix A.

### Scale of Development

<b>Years</b>	<b>2012-2016</b>	<b>2016-2021</b>	<b>2021-2026</b>	<b>2026-2031</b>	<b>Total</b>
Brownfield	20	0	0	0	20
Greenfield	110	280	280	290	960

Mixed	40	70	70	70	250
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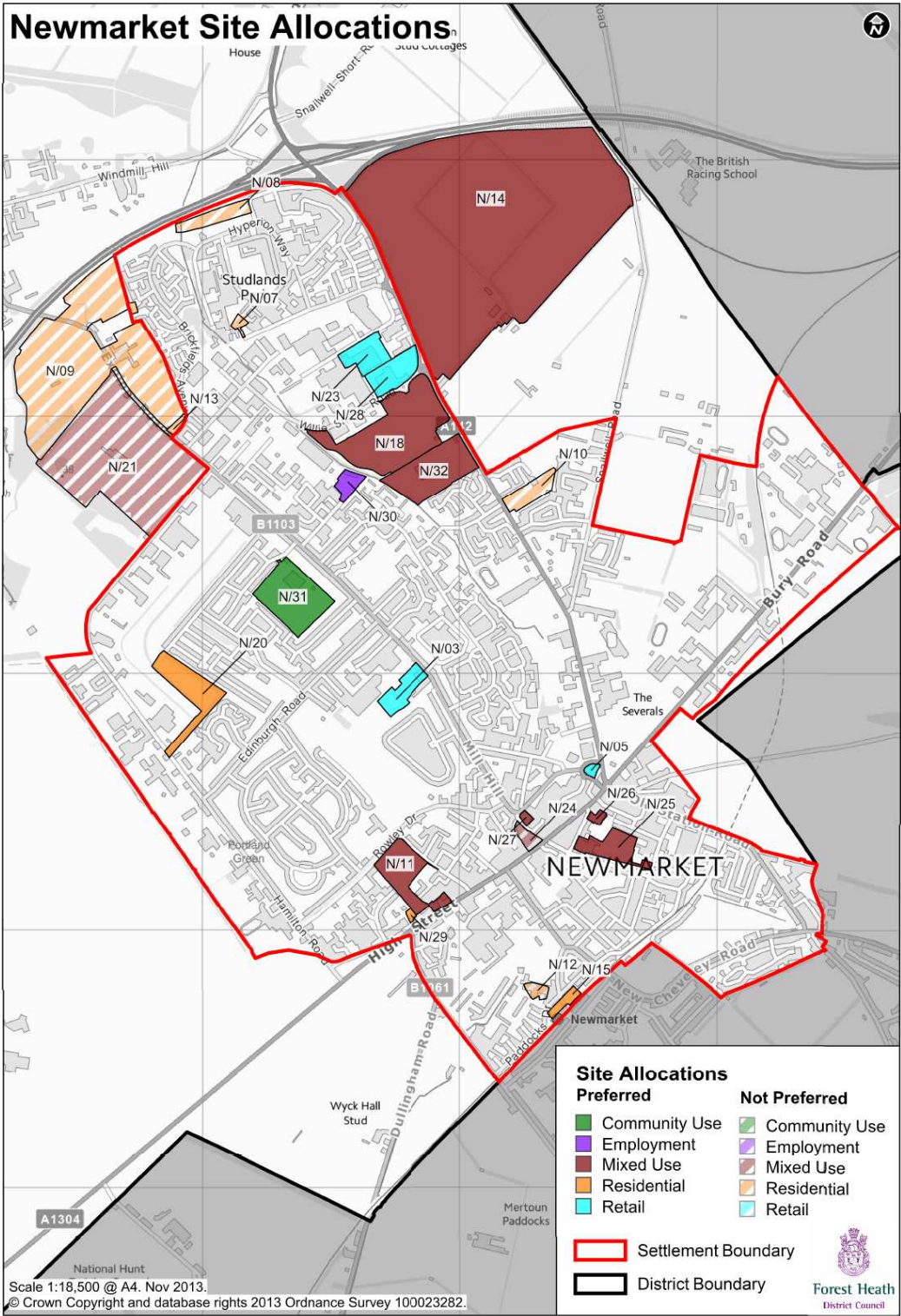
Table X Newmarket Core Strategy Policy CS7 SIR Allocations

**Summary of proposed development in Newmarket**

To assist in fulfilling the Core Strategy vision the following proposals are included in this document:

- Residential allocations that could accommodate, in total, some 1,242 new dwellings, (against the SIR target of 1,230), in addition to those accounted for as commitments or windfall development).
- Provision of approximately 5ha of new employment land, in accordance with policy CS6 of the Core Strategy, in the period to 2026, a significant proportion of which will be located within the confines of site N/14, land to the North-east of Newmarket.

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The 'preferred' allocations are:

<b>N15 Old Newmarket Station site car park</b>	
Site Area	0.52ha
Type of development	Residential
Estimated Capacity	16 dwellings
Current Status	Brownfield
Availability	The site is not likely to be made available for development until later in the plan period as the owners need to make alternative arrangements for the existing use of the site.
Suitability	The site benefits from being in a predominantly residential area and is well served by the road and rail network. Newmarket railway station lies adjacent to this site. The site is also within the settlement boundary and Newmarket is categorised as a Market Town.
Conclusion	The site is suitable for residential development although it is not likely to be available for development until later in the plan period.

<b>N20 Land at Philipps Close &amp; grassland off Leaders Way &amp; Sefton Way</b>	
Site Area	3.41ha
Type of development	Residential, (tied to the accommodation needs of the racing industry).
Estimated Capacity	102 dwellings
Current Status	Brownfield/Greenfield Mix.
Availability	According to the agent, there are no ownership constraints and the land can be made available for housing development early within the plan period.
Suitability	Newmarket is a Market Town and considered to be a more sustainable location for new residential development.
Conclusion	In accordance with the retained

	Local Plan, (1995), any housing development should be tied to the needs of the racing industry. The site is considered to be in a relatively sustainable location for new development.
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<b>N29 Former swimming pool site</b>	
Site Area	0.14ha
Type of development	Residential
Estimated Capacity	10 units
Current Status	Brownfield
Availability	The site is in sole ownership and understood to be available for development early within the plan period.
Suitability	The site is within the Settlement Boundary as defined by the Local Plan, (1995). Newmarket is a Market Town and considered a more sustainable location for new housing development. There is other residential development in the immediate vicinity of the site.
Conclusion	Albeit a relatively small site, it is considered that it could yield considerably more than 30dph owing to the location and existing pattern of residential development in this locality.

<b>N05 Former Technical Institute and Conservative Club</b>	
Site Area	0.22ha
Type of development	Retail
Estimated Capacity	0 dwellings
Current Status	Brownfield
Availability	It is understood that this site is available for development within the plan period.
Suitability	The site is within the Town Centre and a sustainable one for retail development.
Conclusion	The Council are supportive of the redevelopment of this

	sustainable site for retail purposes.
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<b>N11 Land at Black Bear Lane &amp; Rowley Drive Junction</b>	
Site Area	3.33ha
Type of development	Mixed use
Estimated Capacity	65 dwellings
Current Status	Mixed greenfield/brownfield
Availability	It is understood that this site is available for development early within the plan period.
Suitability	The site is within the Settlement boundary of Newmarket and benefits from a Town Centre location. This is a relatively sustainable location for new residential/other development.
Conclusion	The Council are supportive of appropriate mixed-use development, to include an element of residential development that will facilitate the return of the historic Asset on this site back into use.

<b>N14 Land East of Newmarket, South of the A14 (Hatchfield Farm)</b>	
Site Area	64.69 ha
Type of development	Mixed use - Residential & employment.
Estimated Capacity	700 dwellings
Current Status	Greenfield.
Availability	According to the agents there are no ownership constraints acting upon this site and it is available for development early within the plan period.
Suitability	This site has been the subject of a planning application that was refused in June 2010 - Reference F/2009/0713/ESO. An appeal was lodged against this refusal and a Public Inquiry was held in July and September 2011. The appeal was 'recovered' for determination by

	the Secretary of State. The Secretary of State, in accordance with the recommendation of the independent Inspector, (report reference APP/H3510/A/10/2142030), resolved to dismiss the appeal.
Conclusion	This site has previously been allocated for mixed-use development, (residential, employment & retail), to include a minimum of 1,200 residential dwellings. The Council now seek to allocate the site for appropriate mixed-use development to include 700 new dwellings. A recent planning application has been submitted for 400 dwellings on this site, ref. DC/13/0408/OUT.

<b>N18 George Lambton Playing fields</b>	
Site Area	9.44 ha
Type of development	Mixed use – Residential & Retail
Estimated Capacity	200 dwellings
Current Status	Greenfield.
Availability	Ownership constraints are currently being addressed by the landowner in consultation with the Council.
Suitability	The site was allocated for employment purposes within the context of the Forest Heath Local Plan, (1995), retained policy 5.4. Newmarket is a Market Town and considered to be a more suitable location for new housing development.
Conclusion	Subject to making provision for retained Local Plan, (1995), policy 5.4, it is considered that this site lies in a relatively sustainable location and could be made available for appropriate mixed-use development.

<b>N26 Land South of High Street (TK Max site)</b>	
Site Area	0.26
Type of development	Mixed use
Estimated Capacity	0 dwellings
Current Status	Brownfield
Availability	The site is currently occupied by the TK Max store. The building is leased to TK Max by the Council.
Suitability	The site is in a sustainable town centre location. Any development must be sympathetic to the objectives of the Conservation Area.
Conclusion	The Council seek the redevelopment of this site for uses appropriate for this town centre location.

<b>N30 Sam Alper Court</b>	
Site Area	0.79ha
Type of development	Employment
Estimated Capacity	0 dwellings
Current Status	Brownfield
Availability	The site is available for development early within the plan period.
Suitability	The site is within an existing industrial area although it also lies adjacent to residential development. The nature of employment development must therefore have regard to residential amenity.
Conclusion	This site is considered suitable and available for appropriate employment use(s).

<b>N03 Former Gas Works, Exning Road</b>	
Site Area	1.59ha
Type of development	Retail
Estimated Capacity	0 dwellings
Current Status	Brownfield
Availability	The site is available for

	development.
Suitability	The site lies within walking distance of the High Street in a relatively sustainable location for new development.
Conclusion	The site is the subject of an extant planning permission for retail development – F/2011/0712/FUL, (Morrisons Supermarket).

### **N23 Land west of Fordham Road**

Site Area	1.87ha
Type of development	Retail
Estimated Capacity	0 dwellings
Current Status	Brownfield
Availability	The site is available for development.
Suitability	The site is in an edge-of-centre location in close proximity to existing retail development.
Conclusion	The site is subject to an extant planning permission – F/2012/0704/FUL, (Tesco Superstore).

### **N28 Tesco Site, Fordham Road**

Site Area	2.14ha
Type of development	Retail
Estimated Capacity	0 dwellings
Current Status	Brownfield
Availability	The site is available for development.
Suitability	The site is in an edge-of-centre location in close proximity to existing retail development.
Conclusion	The site is subject to an extant planning permission F/2012/0704/FUL, (Tesco Superstore).

### **N27 Market Square**

Site Area	0.18
Type of development	Mixed use
Estimated Capacity	0 dwellings
Current Status	Brownfield
Availability	The site is available for development.
Suitability	The site is available for mixed-use development appropriate for such a Town Centre location.
Conclusion	The site has been subject to planning application F/2007/0506/FUL – Erection of 2 storey retail development including 6 kiosks and a 1,486m <sup>2</sup> retail unit and landscaping of market square.

<b>N25 Land South of High Street, (Home of Horseracing)</b>	
Site Area	2.11ha
Type of development	Mixed use
Estimated Capacity	0 dwellings
Current Status	Brownfield
Availability	The site is available for development.
Suitability	The site is in a relatively sustainable town centre location. Any development needs to be sympathetic to the objectives of the Conservation Area and the historic assets in the locality which include Palace House and Stables.
Conclusion	The site is subject to an extant planning permission, (Home of Horseracing project), ref. F/2010/0778/FU3.

<b>N31 Former Scaltback Middle School site</b>	
Site Area	4.98
Type of development	Community use
Estimated Capacity	0 dwellings
Current Status	Mixed brownfield/greenfield
Availability	The site is available for development.

Suitability	The site is in a sustainable location within walking distance of the Town Centre and within the settlement boundary of Newmarket.
Conclusion	The change to the two-tier school system came into effect in July 2012 in Newmarket with the closure of Scaltback Middle School. The site is considered suitable for appropriate uses to serve the needs of the community.

<b>N32 St Felix Middle School Site</b>	
Site Area	4.95 ha
Type of development	Mixed-use
Estimated Capacity	149 dwellings
Current Status	Mixed greenfield/brownfield
Availability	Temporary accommodation housing the school has been removed leaving the site available for redevelopment.
Suitability	The south western part of the site, beyond the former school boundary fence, is within Flood Zone 2. The site features audited open space.
Conclusion	The change to the two-tier school system came into effect in July 2012 in Newmarket with the closure of St Felix Middle CEVC Middle School. SCC has declared the site surplus to the needs of education and will, subject to the Secretary of State's approval, seek to dispose of the land. It is considered that the site constitutes a relatively sustainable location for new development.



## Alternative sites not 'preferred'

Map Reference	Land use	Site Location	Constraints
N/07	Residential	Land between Studlands Park Avenue and Parkers Walk	Important amenity space
N/08	Residential	Allotments Studlands Park	Community facility
N/09	Residential	Brickfield Stud, Exning Road	Equine Policy
N/10	Residential	Land at Balaton Stables, Snailwell Road	Equine Policy
N/12	Residential	Coronation Stables, Station Approach	Equine Policy
N/13	Residential	Land at junction between Exning Road and Brickfield Avenue	N/A
N/21	Mixed use	Land South Exning Road & adjacent to Hamilton Road	Open Space designation
N/24	Mixed use	Land North of High Street	Flooding, ownership

## **Lakenheath**

### **Background**

Lakenheath has a population of 4,691, (2011 Census). Lakenheath is defined as a 'Key Service Centre' within the Forest Heath Settlement Hierarchy and therefore it is considered to be one of the more sustainable locations for new development in the District as it is an established centre containing a variety of shops, (including planning permission for a new Tesco supermarket), services and other facilities. Lakenheath has a railway station, albeit it is located some distance from the town centre itself and has few stopping train services. It is intended that some commercial uses, such as shops, will be provided as part of any larger-scale residential developments in the vicinity of Lakenheath High Street, in order to strengthen the service centre function of this settlement.

### **Key Constraints**

There are a number of constraints that have an impact on potential site allocations such as, (please find constraints plans at Appendix A):

- The requirement for a replacement sewage treatment works or extension of the existing facility. No new green-field sites can be delivered until improvements to the existing Waste Water Treatment Works, (WWTW), can be provided and this is estimated as not being before 2015.
- Land to the north and west of the settlement, (and beyond the 'cut-off' drainage channel), is within Flood Zones 2 and 3 according to data provided by the Environment Agency.
- 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, (CWS), and Special Area of Conservation, (SAC), located to the south and east of the settlement.

## Scale of Development

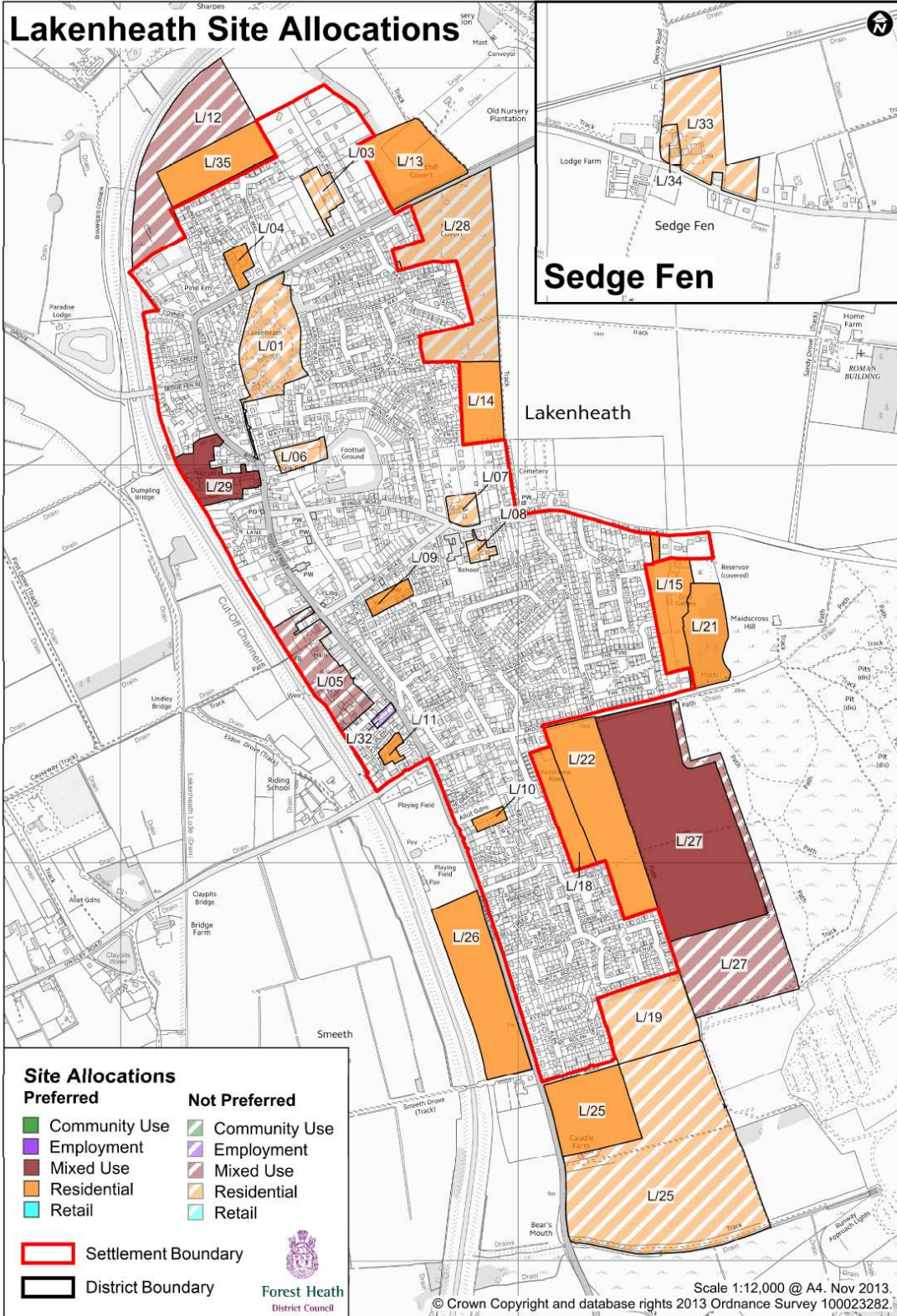
<b>Years</b>	<b>2012-2016</b>	<b>2016-2021</b>	<b>2021-2026</b>	<b>2026-2031</b>	<b>Total</b>
Brownfield	50	0	0	0	50
Greenfield	0	250	250	250	750
Mixed	0	0	0	0	0

Table 3.1 Lakenheath Core Strategy Policy CS7 Allocations

### Summary of proposed development in Lakenheath

To assist in fulfilling the Core Strategy vision, residential allocations that could accommodate, in total, some 1,190 new dwellings, (against the target 800), are provided. The main proposals are:

# Lakenheath Site Allocations



The 'preferred' allocations are:

<b>L04, land at 35 Station Road</b>	
Site Area	0.49 ha
Type of development	Residential
Estimated Capacity	10 dwellings
Current Status	Brownfield
Availability	The availability of the site for development is presently unknown although it has been established that the site is in sole ownership.
Suitability	The site is within the settlement boundary as defined by the Local Plan, (1995).
Conclusion	Although information on availability has not been provided by the landowner or agent, the Council's knowledge of this particular site suggests that development could be achieved within first 5 years of the plan period.

<b>L09 Land to rear 11-13 Back Street</b>	
Site Area	0.52ha
Type of development	Residential
Estimated Capacity	10
Current Status	Brownfield
Availability	Unclear
Suitability	The site is within the development boundary of Lakenheath and within walking distance of most of the settlements amenities and services. The site is also within a predominantly residential area.
Conclusion	The site is a relatively sustainable one for new residential development albeit the time-scale for delivery of the site is unclear at this stage.

<b>L10 Land to rear 27-29 Eriswell Road</b>
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Site Area	0.29ha
Type of development	Residential
Estimated Capacity	6
Current Status	Brownfield
Availability	The availability of this site is relatively unclear.
Suitability	The site is within the development boundary of Lakenheath and within walking distance of most of the settlements amenities and services. The site is also within a predominantly residential area.
Conclusion	The site is a relatively sustainable one for new residential development albeit the time-scale for delivery of the site is unclear at this stage.

<b>L11, Land East of the Mallards</b>	
Site Area	0.29 ha
Type of development	Residential
Estimated Capacity	9 dwellings
Current Status	Brownfield.
Availability	Unclear
Suitability	The Site is within the settlement boundary as defined by the Local Plan, (1995). Lakenheath is a Key Service Centre and considered a more sustainable location for new housing development.
Conclusion	Although information on availability has not been provided by the landowner or agent, the Council's knowledge of this particular site suggests that development can be achieved within the first 5 years of the plan period rather than later.

<b>L13, Rabbithill Covert, Station Road</b>	
Site Area	3.45ha
Type of development	Residential
Estimated Capacity	100 dwellings
Current Status	Greenfield
Availability	It is understood that the site is in sole ownership and is available for development early in the plan period.
Suitability	The site is outside of the settlement boundary as defined by the Local Plan, (1995), although it is adjacent to existing residential development on Station Road. Lakenheath is a Key Service Centre and therefore considered a more sustainable location for new housing development. There are Tree Preservation Orders pertaining to this site.
Conclusion	The site is outside of the development boundary although in a relatively sustainable location.

<b>L14, Land off Maids Cross Way</b>	
Site Area	2.1ha
Type of development	Residential
Estimated Capacity	63 dwellings
Current Status	Greenfield
Availability	According to the agents the site is not under sole ownership although any ownership issues can be readily resolved and should not act as a constraint on delivery.
Suitability	The site is outside of the settlement boundary as defined by the Local Plan, (1995), although it is adjacent to existing residential development. Lakenheath is a Key Service Centre and therefore considered to be a more sustainable location for new housing development.

Conclusion	It is envisaged that development in this location could be relatively sustainable.
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<b>L15, Land off Covey Way and Maids Cross Hill</b>	
Site Area	2.51ha
Type of development	Residential
Estimated Capacity	75 dwellings
Current Status	Greenfield
Availability	According to the agents, any ownership issues can be readily resolved prior to development taking place.
Suitability	The site is outside of the settlement boundary as defined by the Local Plan, (1995), although it is adjacent to existing residential development. Lakenheath is a Key Service Centre and therefore considered a more sustainable location for new housing development.
Conclusion	It is envisaged that this site could constitute relatively sustainable development.

<b>L18, Near Broom Road, off Eriswell Drive</b>	
Site Area	1.78ha
Type of development	Residential
Estimated Capacity	53 dwellings
Current Status	Greenfield
Availability	Unclear
Suitability	The site is outside of the settlement boundary as defined by the Local Plan, (1995), although it is adjacent to existing residential development. Lakenheath is a Key Service Centre and therefore considered to be a more sustainable location for new housing development. Part of the site is within the 70db aircraft noise constraint zone.
Conclusion	Although information on availability has not been



	provided by the landowner or agent, the Council's knowledge of this particular site suggests that development can be achieved early in the plan period rather than later.
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<b>L21, Land North of Broom Road</b>	
Site Area	2.34ha
Type of development	Residential
Estimated Capacity	70 dwellings
Current Status	Greenfield
Availability	Unclear
Suitability	The site is outside of the settlement boundary as defined by the Local Plan, (1995), although adjacent to existing residential development. Lakenheath is a Key Service Centre and therefore considered to be a more sustainable location for new housing development. The site is adjacent to a Site of Special Scientific Interest, (SSSI).
Conclusion	Although information on availability has not been provided by the landowner or agent, the Council's knowledge of this particular site suggests that development can be achieved early in the plan period rather than later.

<b>L22, Land South of Broom Road</b>	
Site Area	5.69ha
Type of development	Residential
Estimated Capacity	171 dwellings
Current Status	Greenfield
Availability	It is unclear as to when the land could come forward for development although it us

	understood to be in sole ownership.
Suitability	The site is outside of the settlement boundary as defined by the Local Plan, (1995), although adjacent to existing residential development. Lakenheath is a Key Service Centre and therefore considered a more sustainable location for new housing development. Part of the site is within the 70db aircraft noise constraint zone.
Conclusion	Although unclear as to when the site might come forward, it is considered that this site constitutes a relatively sustainable location for new residential development.

<b>L25, Land east of Eriswell Road &amp; South of South Road</b>	
Site Area	21.3ha
Type of development	Residential
Estimated Capacity	90 dwellings
Current Status	Greenfield
Availability	It is understood that the site is in sole ownership and available for development early within the plan period.
Suitability	The site is outside of the settlement boundary as defined by the Local Plan, (1995), although adjacent to existing residential development. Lakenheath is a Key Service Centre and therefore considered a more sustainable location for new housing development. Part of the site is within the 70db aircraft noise constraint zone.
Conclusion	It is considered that this site constitutes a relatively sustainable location for new residential development. The site is subject to nature constraints and the developable

	area/capacity has been reduced accordingly.
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<b>L26, Land West of Eriswell Road</b>	
Site Area	5.35ha
Type of development	Residential
Estimated Capacity	150 dwellings
Current Status	Greenfield
Availability	According to the agents there are no ownership or viability constraints pertaining to the site.
Suitability	The site is outside of the settlement boundary as defined by the Local Plan, (1995), although it is adjacent to existing residential development. Lakenheath is a Key Service Centre and therefore considered a more sustainable location for new housing development. Part of the site falls within flood zones 2 & 3. The site is also within the 70db aircraft noise constraint zone.
Conclusion	It is considered that this is a relatively sustainable location for new development.

<b>L27, Land South of Broom Road</b>	
Site Area	20.4ha
Type of development	Mixed use, (Residential & School).
Estimated Capacity	270 dwellings
Current Status	Greenfield
Availability	It is understood that the site is in sole ownership and available for development early within the plan period.
Suitability	The site is outside of the settlement boundary as defined by the Local Plan, (1995), although it is adjacent to existing residential development.
Conclusion	The site is subject to nature

	constraints and the developable area/capacity has been reduced as accordingly.
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<b>L29, Matthews Nursery</b>	
Site Area	1.86ha
Type of development	Mixed use, (Retail & housing)
Estimated Capacity	30 dwellings
Current Status	Brownfield
Availability	The site is available for development.
Suitability	The site is located in what is perceived to be the centre of this Key Service Centre, in close proximity to existing amenities and services.
Conclusion	The site is subject to planning application ref: F/2010/0338/FUL, (Tesco superstore and associated residential development).

<b>L35, Land off Briscoe Way</b>	
Site Area	2.78ha
Type of development	Residential
Estimated Capacity	83 dwellings
Current Status	Greenfield.
Availability	It is understood that development would be economically viable and there are no ownership constraints acting upon this site. It is understood that the site could be made available for development early in the plan period.
Suitability	The site is outside of the settlement boundary as defined by the Local Plan, (1995), although it is adjacent to an existing housing development. Lakenheath is a Key Service Centre and therefore considered a more sustainable location for new housing development.
Conclusion	It is considered that the site is a

	relatively sustainable one for new residential development, in relatively close proximity to the shops and services to be found in the settlement's 'centre'.
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### Alternative sites not 'preferred'

Map Reference	Land use	Site Location	Constraints
L/01	Residential	Lakenheath Hall	Under construction
L/03	Residential	Land rear of 65, 69, 73 Station Road	N/A
L/05	Mixed use	Land to the rear 84-142 High Street	Ownership & Open Space (CA appraisal)
L/06	Residential	Land to rear of Chalk Farm and Gatehouse, High Street	Ownership & Access
L/07	Residential	3 Cemetery Road	Ownership
L/08	Residential	Land to the rear 2-6 Cemetery Road	Ownership & Access
L/12	Mixed use	Land North of Burrow Drive and Briscoe Way	N/A
L/19	Residential	Land North East of South Road	Nature, aircraft noise
L/28	Residential	Middle Covert, Land South of Station Road	Site subject to area TPO, (provisional).
L/32	Employment	Telephone Exchange off High Street	Below size threshold and developed
L/33	Residential	Land at Sedge Fen North of Skeltons Drove	more than 50% flood zones 2/3
L/34	Residential	Land opposite New Bungalow, Sedge Fen	over 50% flood zones 2 & 3

## Red Lodge

### Background

Red Lodge has a population of 3,834, (2011 Census). Red Lodge is defined as a 'Key Service Centre' within the Forest Heath Settlement Hierarchy. Following completion of the village centre, it is considered that Red Lodge will contain adequate facilities and services to meet day to day requirements of the existing residents.

The extant outline planning permission, (F/2000/282/OUT), including village shops, a primary school, employment land, plus recreational facilities, continues to be implemented in accordance with the most up to date adopted Red Lodge Master Plan. The District Council will work with Suffolk County Council and relevant landowners to improve links within the countryside public rights of way network and in resolving a number of gaps which have been identified in the bridle-way network around Red Lodge.

### Key Constraints

There are a number of constraints that have impacted upon the site allocations plan for Red Lodge and include (Please find constraints plans at Appendix A):

- The requirement for a replacement sewage treatment works or extension of the existing facility. Consequently, no new sites can be delivered until proposed WWTW capacity can be provided. This is currently being resolved by Anglian Water and the embargo on new development until 2021 has been removed.
- Habitats Regulations designations for Stone Curlew. The Habitats protection 'buffers' are described in the Core Strategy, (Policy CS2), and the effect is that very limited settlement expansion is 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.

Figure X Red Lodge Key Planning Constraints

### Scale of Development

Years	2012-2016	2016-2021	2021-2026	2026-2031	Total
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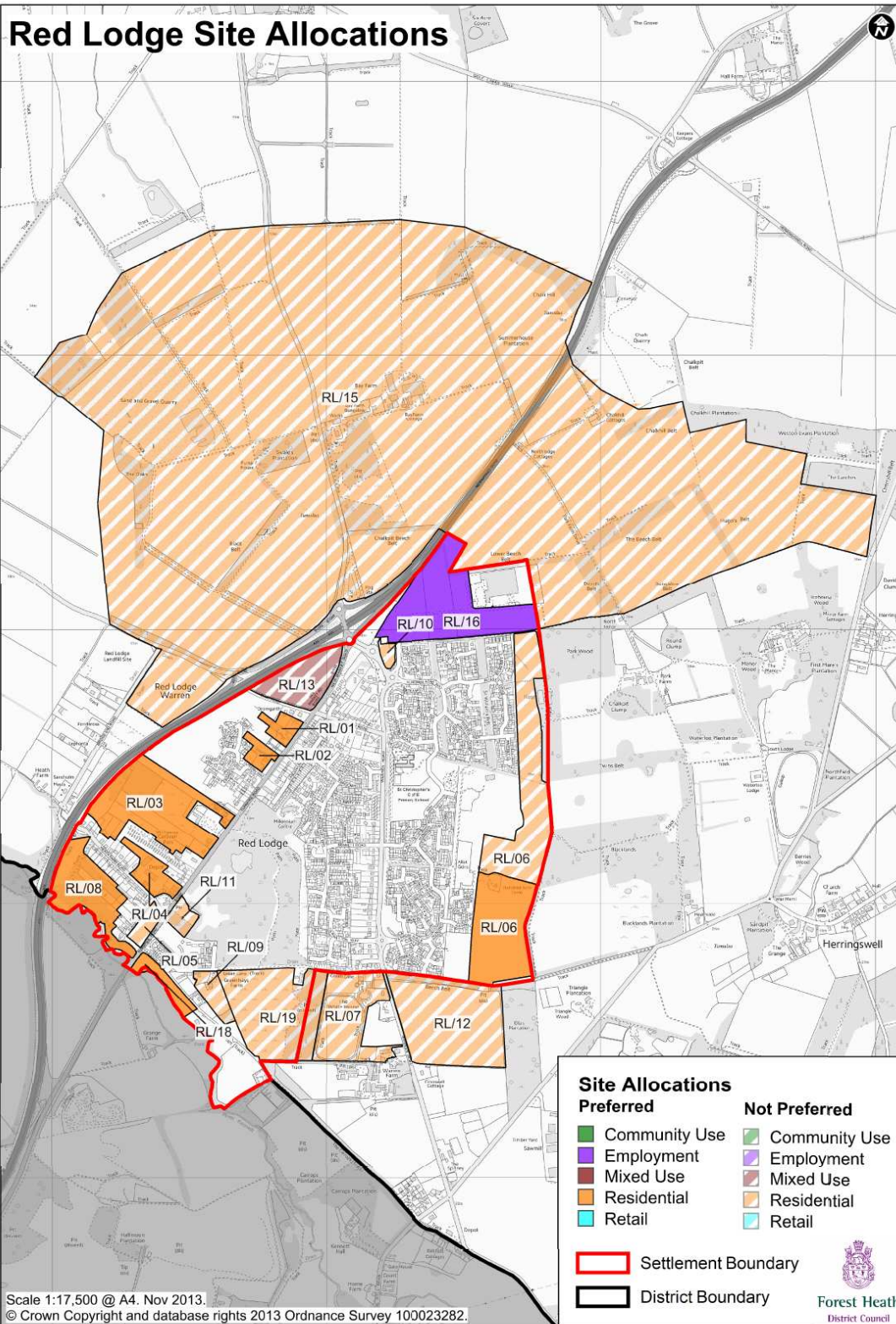
Brownfield	0	0	20	20	40
Greenfield	100	100	100	100	400
Mixed	0	0	200	200	400

Table X. Red Lodge Core Strategy Policy CS7 Allocations

**Summary of proposed development in Red Lodge**

To assist in fulfilling the Core Strategy vision, residential allocations that could accommodate, in total, some 1,121 new dwellings, (against the target **840**), in addition to those accounted for as commitments or windfall development, will be provided.

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The preferred allocations are:

<b>RL01 Land to rear 2-4 Elms Road &amp; 6-8 Turnpike Road</b>	
Site Area	1.06ha
Type of development	Residential
Estimated Capacity	32 dwellings
Current Status	Brownfield
Availability	The availability and ownership status of this site is unclear.
Suitability	The site is suitable for residential development.
Conclusion	Should ownership issues be resolved, it is envisaged that the site could come forward for development relatively early in the plan period.

<b>RL02 Land to rear 14-16 Turnpike Road</b>	
Site Area	0.91ha
Type of development	Residential
Estimated Capacity	27 dwellings
Current Status	Brownfield
Availability	The availability and ownership status of this site is unclear.
Suitability	The site is suitable for residential development.
Conclusion	Should ownership issues be resolved, it is envisaged that the site could come forward for development relatively early in the plan period.

<b>RL03, Land off Turnpike Road, (Phase 2)</b>	
Site Area	9.73ha
Type of development	Residential
Estimated Capacity	389 dwellings
Current Status	Mixed Brownfield/Greenfield
Availability	It is understood that there is a reasonable prospect of the site being made available for development within the plan period. The Council has recently held discussions with agents/developers regarding the

	potential for bringing this site forward.
Suitability	The site is within the Settlement Boundary as defined by the Local Plan, (1995), and it also featured for residential development within the context of the Red Lodge Masterplan. Red Lodge is defined as a Key Service Centre and is therefore deemed to be a more sustainable location for the provision of new housing development.
Conclusion	Although information on availability has not been provided by the landowner or agent, the Council's knowledge of this particular site suggests that development can be achieved early in the plan period rather than later. There is a recognition that development will probably carry over into latter plan period.

<b>RL04, Coopers Yard and Cafe</b>	
Site Area	1.9ha
Type of development	Residential
Estimated Capacity	80 dwellings
Current Status	Brownfield. Coopers Haulage Yard and Transport Café.
Availability	It is understood that there is a reasonable prospect of this site being made available for development within the plan period.
Suitability	The site is within the Settlement Boundary as defined by the Local Plan, (1995). Red Lodge is defined as a Key Service Centre and therefore deemed to be a more sustainable location for the provision of new housing development. The new school has been delivered and the village centre shopping facilities

	are anticipated to be opening soon.
Conclusion	The Council's knowledge of this particular site suggests that development can be achieved relatively early within the plan period.

<b>RL06, Land adjoining Twins Belt</b>	
Site Area	18.18ha
Type of development	Residential
Estimated Capacity	400 dwellings
Current Status	Greenfield
Availability	It is understood that there is a good prospect of the site being made available for development early in the plan period.
Suitability	The site is within the Settlement Boundary as defined by the Local Plan, (1995). Red Lodge is a Key Service Centre and deemed to be a more sustainable location for the provision of new housing development. There are Sewerage capacity issues to be resolved to the satisfaction of Anglian Water, the Environment Agency and the Local Planning Authority prior to development taking place. The site is also the subject of a nature constraint, (lies within the 1,500m Stone Curlew SPA), although appropriate mitigation has been demonstrated to the satisfaction of Natural England and therefore the site was 'included' within the context of the latest iteration of the SHLAA.

Conclusion	It is considered that this site could constitute a relatively sustainable location for new development, subject to mitigation for the constraints, given its close proximity to the new facilities within Red Lodge. At this stage, the site is only being 'preferred' for 400 dwellings.
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<b>RL08, Land to rear of 4 to 14b Turnpike Lane</b>	
Site Area	5.42ha
Type of development	Residential
Estimated Capacity	163 dwellings
Current Status	Mixed Greenfield/Brownfield
Availability	According to the agents there are some ownership issues that must be resolved prior to the site being made available for development.
Suitability	The site is within the Settlement Boundary as defined by the Local Plan, (1995). Red Lodge is a Key Service Centre and therefore deemed to be a more appropriate location for the provision of new housing development. A relatively small part of the site is in flood zones 2 & 3.
Conclusion	It is considered that the site could facilitate relatively sustainable development although it is situated some distance from the new 'village centre'.

<b>RL16 Employment land North of Hundred Acre Way</b>	
Site Area	10.45ha
Type of development	Employment
Estimated Capacity	0 dwellings
Current Status	Greenfield
Availability	The site is available for development.
Suitability	The site was earmarked for employment development within

	the context of the Red Lodge Master Plan.
Conclusion	The site is a relatively sustainable one for employment development.

<b>RL18, Land South of the Carrops</b>	
Site Area	1.37ha
Type of development	Residential
Estimated Capacity	30 dwellings
Current Status	Mixed brownfield/greenfield
Availability	It is understood that there is a reasonable prospect of the site being made available for development early within the plan period.
Suitability	The site is within the Settlement Boundary as defined by the Local Plan, (1995). Red Lodge is a Key Service Centre and deemed to be a more sustainable location for the provision of new housing development. The site is partially within Flood Zones 2/3.
Conclusion	Red Lodge is a relatively sustainable settlement and it is considered that this site would be suitable for residential development subject to mitigation for any constraints pertaining to it.

### **Alternative sites not 'preferred'**

<b>Map Reference</b>	<b>Land use</b>	<b>Site Location</b>	<b>Constraints</b>
RL/05	Residential	Land adjoining public house, Turnpike Road and Lane	Designated open space
RL/07	Residential	The White Star Stables, Warren Road	SPA, Equine policy

RL/09	Residential	Land at Greenhays Farm	SPA
RL/10	Residential	Land West of Elderberry Road, Kings Warren	N/A
RL/11	Residential	Land East of Turnpike Road	SSSI
RL/12	Residential	Land East of Warren Road	SPA
RL/13	Mixed use	Land West Newmarket Road	N/A
RL/15	Residential	Land North & East of Red Lodge, Either side of A11	SPA
RL/19	Residential	Land South of Green Lane	SPA

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## The Primary Villages - Beck Row, Exning, Kentford and West Row

The villages of Beck Row, Exning, Kentford and West Row will continue to be reliant on nearby Mildenhall and Newmarket for employment and a greater range of shops services and facilities. However, the vision for these villages is that by 2031 they will have retained and broadened their service base and facilities where opportunities have arisen for development. There will also be modest settlement expansion to meet local needs.

The number of new dwellings anticipated for the Primary Villages between 2010 and 2031 is approximately 670, (or a 168 even split), the breakdown and phasing of which is as follows:

### Core Strategy Policy CS7 Allocations

Years	2012-2016	2016-2021	2021-2026	2026-2031	Total
Figures includes brownfield and greenfield	70	200	200	200	670

The allocations detailed within this document amount to 678 new dwellings and can be broken down as follows:

Settlement	Allocated, (dwellings)
Beck Row	274
Exning	0
Kentford	193*
West Row	211
Total	678

CS7 Total	670
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\*Site K/11 will only be allocated should the planning appeal relating to Site /02 be unsuccessful.

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## **Beck Row**

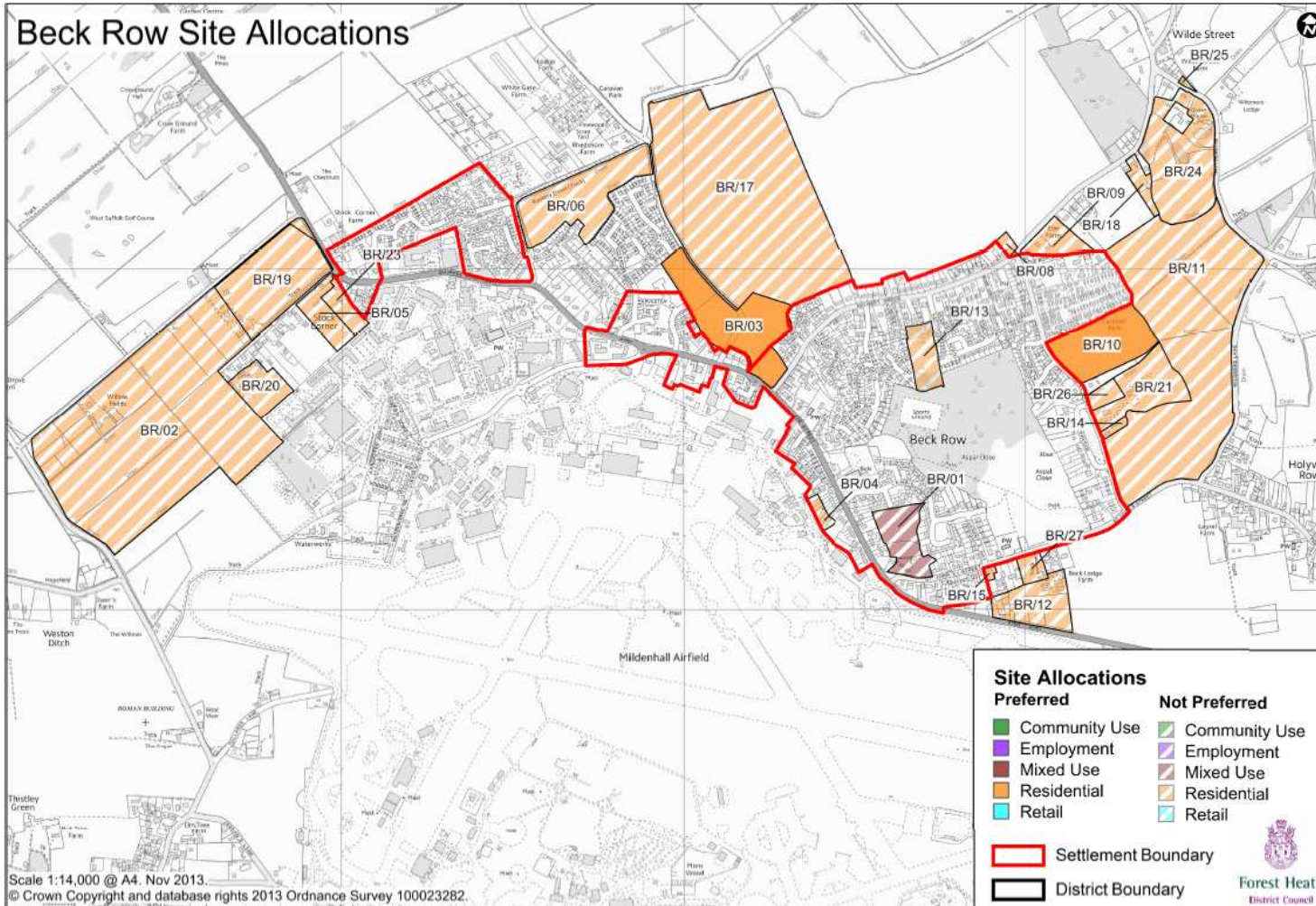
Population 3,897 including Holywell Row & Kenny Hill, (2011 Census).

There are a number of constraints that have impacted upon site allocations Beck Row including, (Please find constraints plans at Appendix A):

- Aircraft noise constraints to the North and South as a consequence of aircraft landing at and taking off from both USAF Lakenheath and Mildenhall. As a consequence the developer must carry out a survey of noise conditions affecting those sites that lie within the noise constraint zones and shall include proposals for appropriate attenuation measures where necessary prior to any development commencing.
- Land within Flood Zones 2 and 3 to the West of the settlement. Appropriate Flood Risk Assessments, (FRAs), will be sought where necessary and in accordance with the requirements contained elsewhere in the development plan.

To assist in fulfilling the Core Strategy vision the following proposals are included in this document.

- Residential allocations that could accommodate, in total, some 274 new dwellings in addition to those accounted for as commitments or windfall development).



## Policy BRA1

The preferred allocations are:

<b>BR03, Land adjacent to Smoke House Inn, Skeltons Drove</b>	
Site Area	5.85ha
Type of development	Residential
Estimated Capacity	150 dwellings
Current Status	Greenfield
Availability	It is understood that the site is available for development.
Suitability	The site is located in close proximity to the 'village centre' and within a predominantly residential area.
Conclusion	It is envisaged that the site could come forward for residential development early within the plan period and has a planning permission pertaining to it ref: F/2007/0014/RMA, (tied to the accommodation needs of USAF personnel).

<b>BR10, Land adjacent to and South of the Caravan Park on Aspal Lane</b>	
Site Area	4.14ha
Type of development	Residential
Estimated Capacity	124 dwellings
Current Status	Greenfield.
Availability	According to the agent, there are no ownership or legal issues pertaining to this site.
Suitability	The site is outside of the settlement boundary as defined by the Local Plan, (1995).
Conclusion	It is understood that the site is available for residential development early within the plan period.

## Alternative sites not preferred

<b>Map Reference</b>	<b>Land use</b>	<b>Site Location</b>	<b>Constraints</b>
BR/01	Mixed use	Lamble Close	N/A
BR/02	Residential	Land Adjacent to RAF Mildenhall, Beck Row	N/A
BR/04	Residential	Land to the rear 31-45 The Street	Ownership
BR/05	Residential	Land off the Grove	N/A
BR/06	Residential	Land South of Rookery Drove	N/A
BR/08	Residential	Land at the junction of Holmsey Green and Aspal Lane	Size
BR/09	Residential	Land at the corner of Wilde Street/Aspal Lane	N/A
BR/11	Residential	Land between Aspal Lane and Wildmere Lane	N/A
BR/12	Residential	Land adj. to Beck Lodge Farm, St John's Street	Aircraft noise
BR/13	Residential	Land West of Aspal Hall Road	Nature (CWS)
BR/14	Residential	The Deals, Aspal Lane	N/A
BR/15	Residential	Land adjacent to Beck House	Size
BR/17	Residential	Land East of Skeltons Drove	N/A
BR/18	Residential	Former Coal Yard, Wilde Street	Policy (countryside)
BR/19	Residential	Land adjacent Moss Edge Farm & West A1101	N/A
BR/20	Residential	Land at The Yard, The Grove, Stock Corner	N/A
BR/21	Residential	Aspal Nursery, Aspal Lane	N/A
BR/23	Residential	Land at White Gables, Stocks Corner	N/A
BR/24	Residential	Land between Wildmere Lane and Holmsey Green	Policy (countryside)
BR/25	Residential	Land at Flint Cottage	Policy (countryside)
BR/26	Residential	Land East of Aspal Lane	N/A
BR/27	Residential	Land adjacent Beck Lodge Farm	N/A

## **Exning**

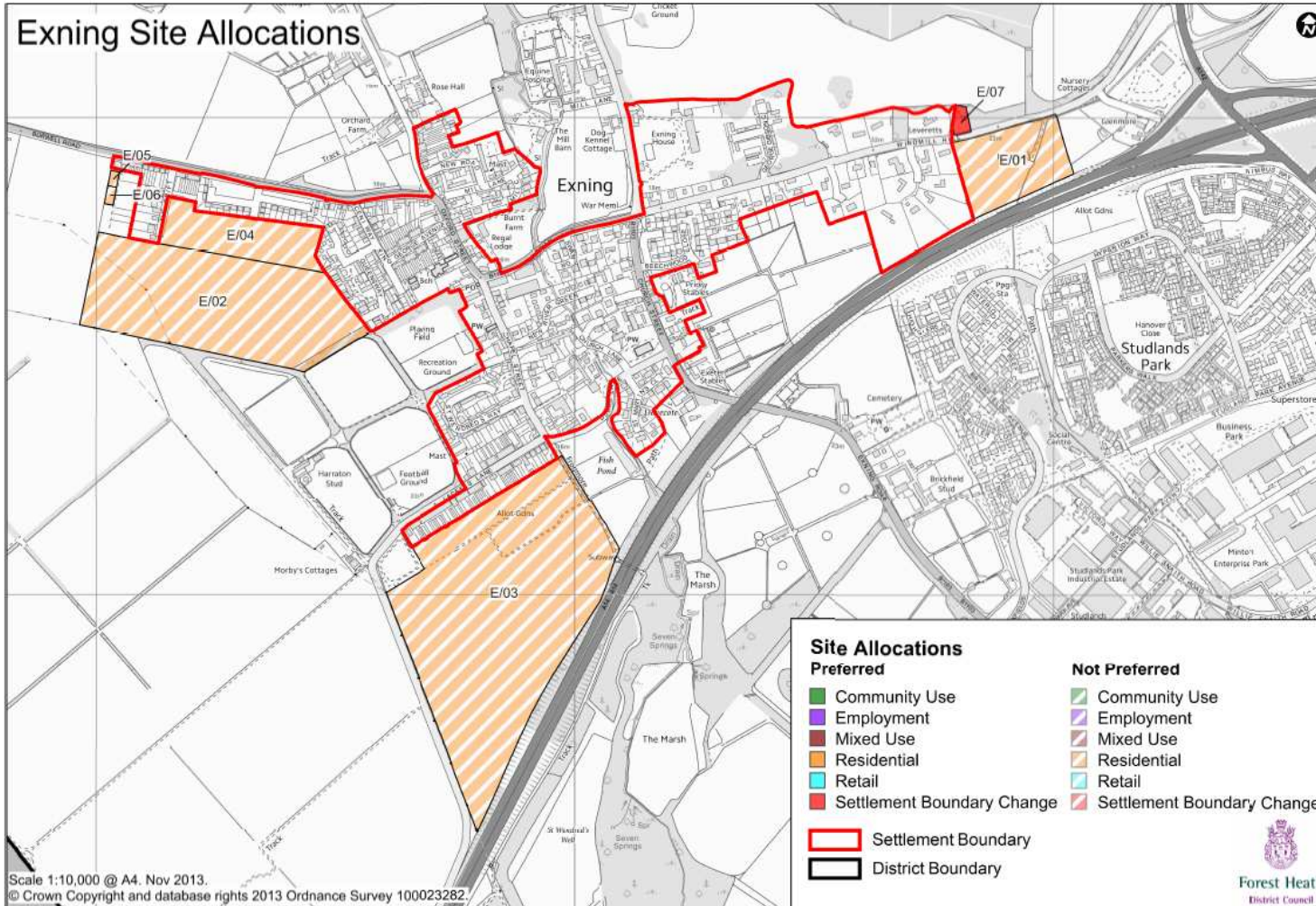
Population 1,960, (2011 Census)

In terms of constraints, Exning has 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. Appropriate Flood Risk Assessments, (FRAs), will be sought where necessary and in accordance with the requirements contained elsewhere in the development plan, (Please find constraints plans at Appendix A):

**It is not proposed to allocate any new dwellings in Exning within the plan period as a consequence of recent planning permissions totalling some 141 dwellings.**

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## Alternative sites not preferred

<b>Map Reference</b>	<b>Use</b>	<b>Map Reference</b>	<b>All constraints</b>
E/01	Residential	Land off Windmill Hill Road	N/A
E/02	Residential	Land off The Drift/Burwell Road	N/A
E/03	Residential	Land to rear of Laceys Lane (Includes Frogmore)	N/A
E/04	Residential	Land to South Burwell Road	N/A
E/05	Residential	Land behind 163 Burwell Road	Size
E/06	Residential	2nd field behind nos. 163-169 Burwell Road	Size

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## **Kentford,**

Population 420, (2010 Census).

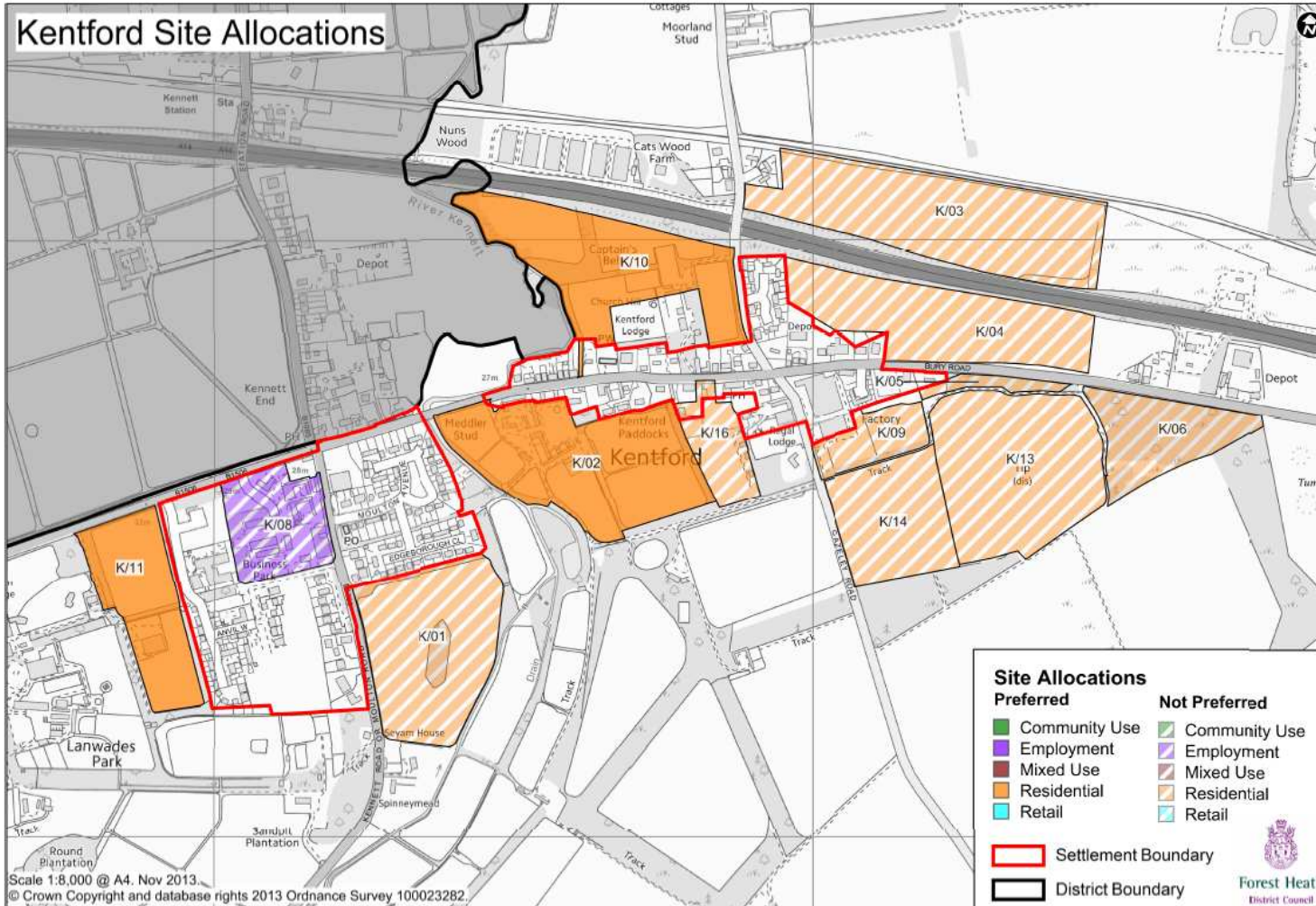
There are a number of constraints that have impacted upon site allocations in Kentford including, (Please find constraints plans at Appendix A):

- Land within Flood Zones 2 and 3 running North/South through the settlement.
- Habitats Regulations designations for Stone Curlew. The Habitats protection 'buffers' are described in the Core Strategy and the effect is that very limited settlement expansion is possible to the North, South or East without demonstrating mitigation for the presence of the protected species.

To assist in fulfilling the Core Strategy vision the following proposals are included in this document.

- Residential allocations that could accommodate, in total, some 193 dwellings, in addition to those accounted for as commitments or windfall development). The main proposals are:





The 'preferred' allocations are:

<b>K02, Meddler Stud, Bury Road</b>	
Site Area	6.92ha
Type of development	Residential
Estimated Capacity	133 dwellings
Current Status	Brownfield
Availability	The site is available for development.
Suitability	The site is constrained by Equine policy, the SPA, in addition to part of the site being within flood zones 2/3.
Conclusion	The site is subject to refused planning application ref: F/2012/0766/OUT, (133 dwellings. Appeal process ongoing.

<b>K10, Land West of Herringswell Road</b>	
Site Area	5.96ha
Type of development	Residential
Estimated Capacity	60 dwellings
Current Status	Greenfield
Availability	The site is available for development.
Suitability	The site is subject to SPA constraints and lies outside of the settlement boundary although it does relate relative well to the 'village centre'.
Conclusion	The site is subject to a planning application for 60 dwellings, ref: F/2013/0061/HYB.

<b>K/11, Land at Animal Health Trust, Landwades Park</b>	
Site Area	3.66ha
Type of development	Residential
Estimated Capacity	100 dwellings
Current Status	Mixed Brownfield/greenfield
Availability	According to the agent, the site is under sole ownership and available for development early within the plan period.

Suitability	The site is outside of the settlement boundary as defined by the Local Plan, (1995). The site is served by a footpath leading to Kentford village and the services and facilities to be found therein.
Conclusion	<b>The Council 'prefer' this site for development subject to the Meddler Stud appeal, (site K/02), being unsuccessful.</b>

### Alternative sites not preferred

Map Reference	Land use	Site Location	Constraints
K/01	Residential	Land East of Moulton Road	Flood Zone
K/03	Residential	Land North of A14	SPA
K/04	Residential	Land North of Bury Road	SPA
K/05	Residential	South and East of Flint House, Bury Road (near Village Hall)	SPA
K/06	Residential	Site opposite 1 to 4, Bury Road	SPA
K/08	Employment	Lanwades Business Park	N/A
K/09	Residential	Fothergills, Gazeley Road	SPA
K/13	Residential	Land to rear Flint House	SPA
K/14	Residential	Land East of Gazeley Road	SPA
K/16	Residential	Land to rear Cock Public House	SPA

## **West Row**

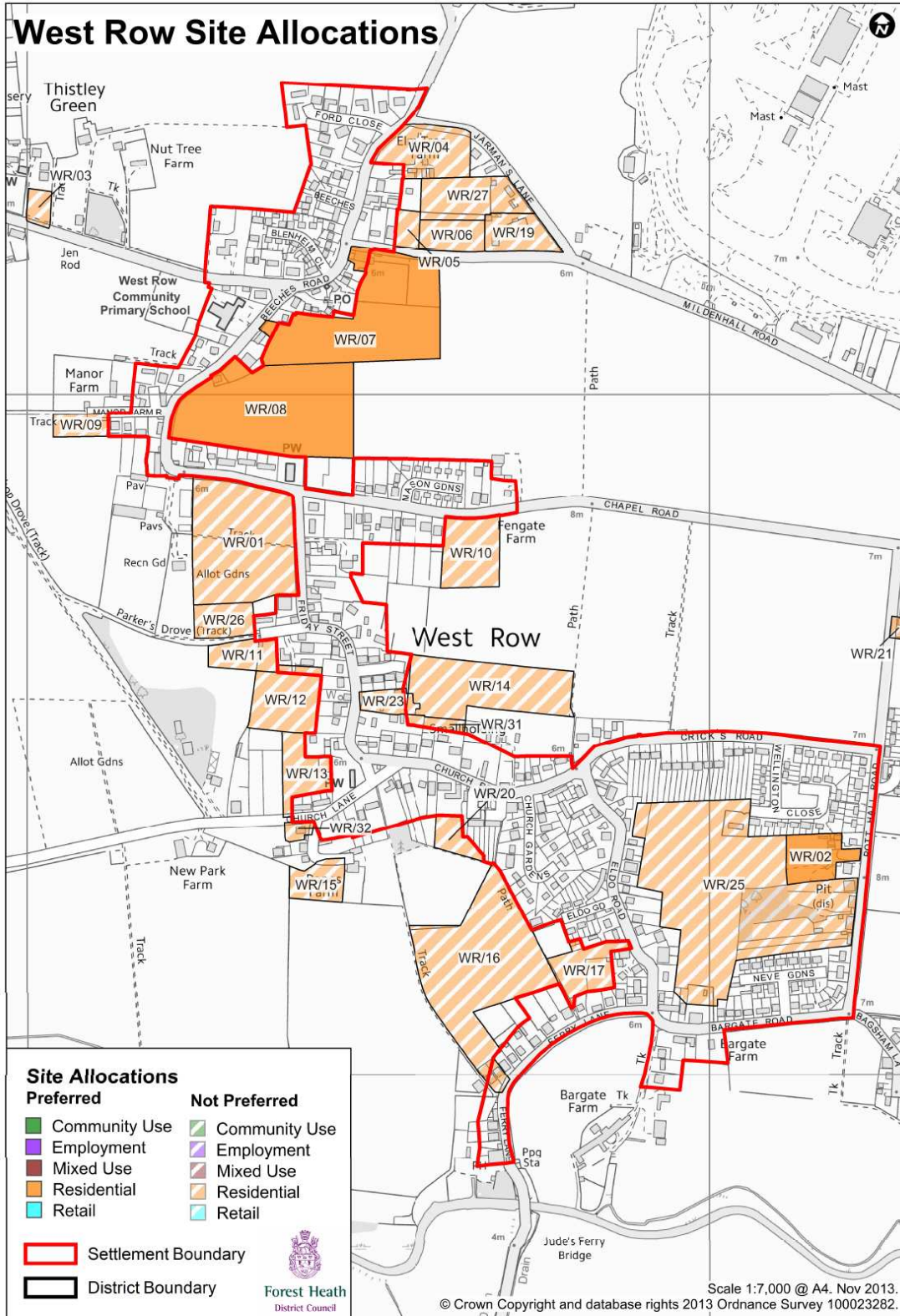
There are a number of constraints that have impacted upon site allocations in West Row including, (Please find constraints plans at Appendix A):

- 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. As a consequence the developer must carry out a survey of noise conditions affecting those sites that lie within the noise constraint zones and shall include proposals for appropriate attenuation measures where necessary prior to any development commencing.

To assist in fulfilling the Core Strategy vision the following proposals are included in this document.

- Residential allocations that could accommodate, in total, some 211 new dwellings in addition to those accounted for as commitments or windfall development).

# West Row Site Allocations



The 'preferred' allocations are:

<b>WR02, Land off Pott Hall Road</b>	
Site Area	0.58
Type of development	Residential
Estimated Capacity	17 dwellings
Current Status	Mixed Brownfield/greenfield
Availability	It is unclear at this stage as to when the site will be available for development.
Suitability	The site lies within the settlement boundary in a predominantly residential area.
Conclusion	The site is within the settlement boundary albeit it is located some distance from the settlement centre where the majority of the village's facilities are to be found.

<b>WR07, Land East of Beeches Road</b>	
Site Area	3.79ha
Type of development	Residential
Estimated Capacity	100 dwellings
Current Status	Greenfield
Availability	It is understood that the site is available for development early within the plan period.
Suitability	The site is outside of the settlement boundary as defined by the Local Plan, (1995).
Conclusion	The site is known to be available, is relatively free from constraints and is within close proximity of the village centre.

<b>WR08, Land off Beeches Road</b>	
Site Area	3.13ha
Type of development	Residential
Estimated Capacity	94 dwellings
Current Status	Greenfield
Availability	According to the agent there are no ownership constraints and housing development on this site would be economically viable.



Suitability	The site is outside of the settlement boundary as defined by the Local Plan, (1995).
Conclusion	The site is relatively free from constraints, is known to be available and is within close proximity of the village centre.

### Alternative sites not preferred

Map Reference	Land use	Site Location	Constraints
WR/01	Residential	Allotments South of Chapel Road	N/A
WR/03	Residential	Land west of "Jen Rod", The Green	Size
WR/04	Residential	Land at the junction of Jarman's Lane and Beeches Road	Access
WR/05	Residential	Land off Mildenhall Road	Access
WR/06	Residential	Land North of Mildenhall Road	Access
WR/09	Residential	Land off Manor Farm Road	N/A
WR/10	Residential	Land off Chapel Road	N/A
WR/11	Residential	Land off Parker's Drove	N/A
WR/12	Residential	Land adj. to Park Garden, Friday Street	N/A
WR/13	Residential	Behind St Peter's Church, Church Lane	N/A
WR/14	Residential	Off Friday Street, behind Williams Way	N/A
WR/15	Residential	Popes Farm, Church Lane	N/A
WR/16	Residential	Land to North of Ferry Lane	Access
WR/17	Residential	Access between 114 & 118 Eldo Road	N/A
WR/19	Residential	Land at junction of Mildenhall Road and Jarman's Lane	Access
WR/20	Residential	Land to rear 82/84 Church Road	Access
WR/21	Residential	Red Shed' Pott Hall Road	Size

WR/23	Residential	Land off Friday Street	N/A
WR/25	Residential	Land off Pott Hall Road	N/A
WR/26	Residential	Land off Parkers Drove	N/A
WR/27	Residential	Land South-west of Jarman's Lane	N/A
WR/31	Residential	Land to rear 135a Church Road	Size
WR/32	Residential	Land West of Pamment's Lane	Size

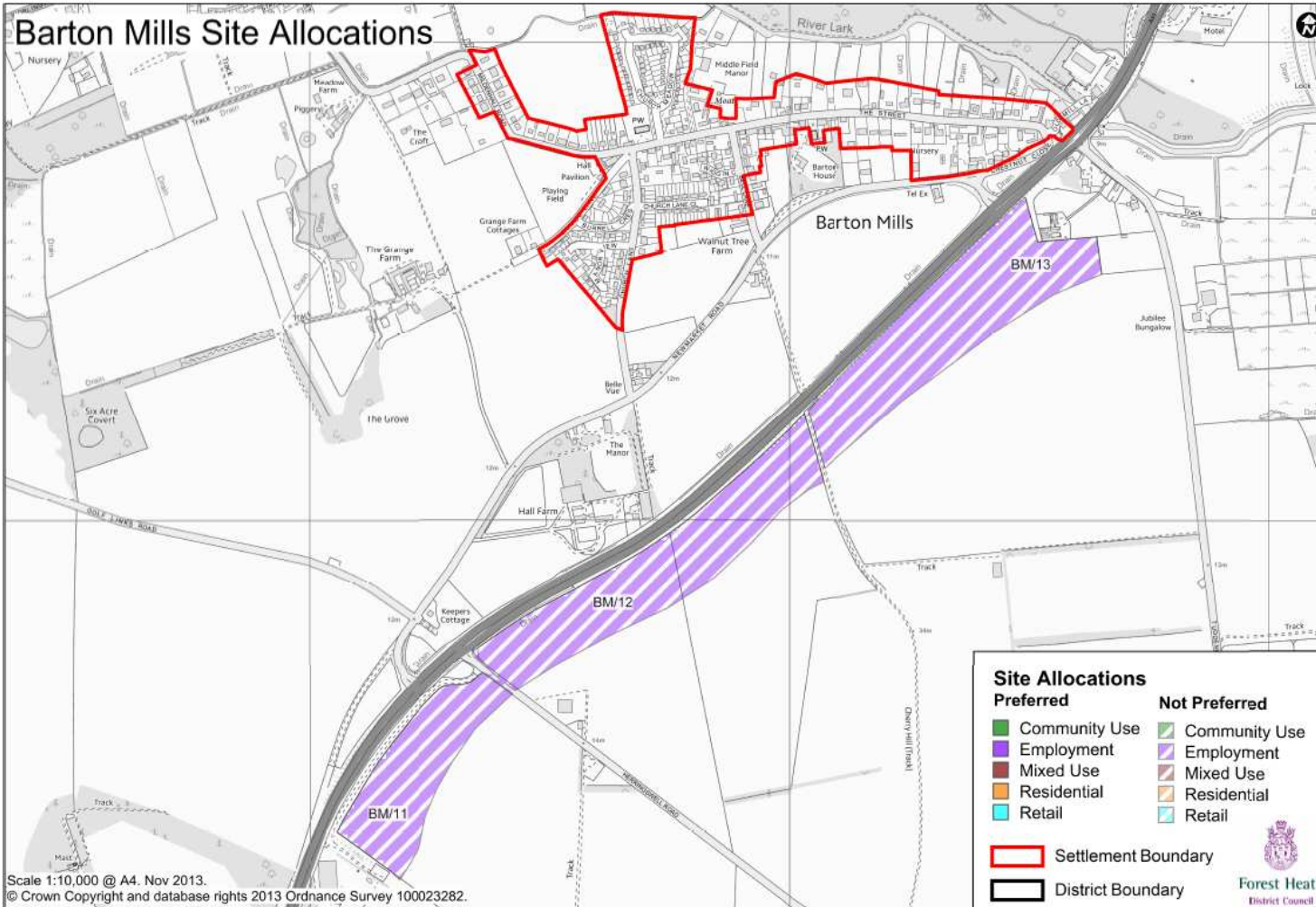
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### **Additional employment site**

An additional employment site has been submitted for consideration within the context of this Site Allocations Local Plan document. The site was considered by Officers and Elected Members at their Local Plan Working Group meeting of 30<sup>th</sup> November but has not been included as a 'preferred' option for development, (the site is located in the Countryside and its allocation would not accord with the provisions of Core Strategy Policy CS6 as it relates to the siting of employment allocations).

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## Sites for Travellers

It is intended that the CLG document 'Planning Policy for Traveller Sites', (March 2012), be read in conjunction with the National Planning Policy Framework. The CLG document identifies that Local Authorities should use a robust evidence base to establish accommodation needs to inform the preparation of local plans and make planning decisions.

The Cambridge and sub-Regional Gypsy and Traveller Accommodation Needs Assessment, (GTANA), 2011 produced by the Cambridge County Research Group is the primary and most recent evidence base that establishes our requirements for the period 2011-2031. The breakdown for Forest Heath, (one of 9 Authorities that participated in the study), is as follows:

**Table: Gypsy and Traveller Pitch Needs Assessment 2011-2031**

	<b>GTANA assess ed need 2011- 2016</b>	<b>GTANA assess ed needs 2016- 2021</b>	<b>GTANA project ed need 2021- 2026</b>	<b>GTANA project ed need 2026- 2031</b>	<b>GTAN A total 2011 - 2021</b>	<b>GTAN A Total 2011 - 2031</b>
<b>Requirem ent for Forest Heath</b>	<b>8</b>	<b>6</b>	<b>10</b>	<b>6</b>	<b>14</b>	<b>30</b>

The CLG, (March 2012), guidance is clear insofar as Local planning authorities should, in producing their Local Plan:

- identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets
- identify a supply of specific, developable sites or broad locations for growth, for years six to ten and, where possible, for years 11-15.

The specific criteria for determining whether or not a site is suitable for Gypsies and Travellers is laid within Policy CS8 of the adopted Core Strategy DPD, (as amended), namely:

- a. Accessibility to local services, communities and facilities by a variety of means, to meet current and long-term needs,
- b. Adequate access, parking and manoeuvring for vehicles and all essential uses
- c. Appropriate in scale to the nearest settled community
- d. Impact on the landscape, environment and biodiversity
- e. Impact on and from neighbouring residential, employment, commercial and utilities development
- f. Consistent with other policies in the development plan

**Question – Do you know of any sites across the District which may be suitable, (i.e. in accordance with the criteria a-f above), and available to allocate for gypsy and traveller accommodation?**

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## **The Settlement Boundaries**

The development or settlement boundaries proposed in this Local Plan document encompass the developed area of identified settlements and all peripheral sites allocated, committed or accepted for built development.

Only that part of a settlement where development is likely to be acceptable in principle is included within a development boundary. The inclusion of land within a development boundary does not mean that development will be automatically permitted. Any development would need to accord with the district's development plan policies.

### **Land outside settlement boundaries**

Land outside of the settlement boundary will be safeguarded for its own sake as a non-renewable natural resource. Land outside settlement boundaries should only be used for purposes appropriate to rural areas and in accordance with other policies contained within the Development Plan.

### **Changes to the Boundaries**

The settlement boundaries for the Secondary Villages are produced hereafter. The 'small settlements', (Policy CS1), will not retain their defined boundaries and will be treated as 'countryside' insofar as our Development Management policies are concerned.

### **Sites in the Secondary Villages**

In addition to revisions to the settlement boundaries proposed by Officers, all sites put forward for development by landowners/agents in the 'Secondary Villages' have been identified and where the Council agree with the principle of their inclusion within the settlement boundary this has been indicated. All of these sites should be treated as boundary changes as Core Strategy does not permit allocations within the Secondary Villages.

**Suggested Settlement Boundary Amendments, (identified by Council Officers not the result of a site submission).**

<b>Map Reference</b>	<b>Reason</b>
<b>Barton Mills</b>	
BM/05	Former farm house and associated out-buildings. Built form on edge of settlement that is distinctly urban in character compared to the rural area to the south.
BM/06	Dwellings granted planning Permission, (F/2000/228), on former garden centre site. Built form on edge of existing settlement.
BM/07	Existing settlement boundary runs through the bungalow at No. 25 and the adjacent dwelling to the west, (Staunch House), is outside it. The proposed area will bring both dwellings into the settlement.
BM/08	Two existing dwellings, (granted pp. under F/80/419), and Middle Field Manor, (a grade II listed building currently used as a care home). The proposed change to the settlement boundary is drawn tightly around the buildings so it does not include an excessive garden area that could encourage future development.
BM/09	The existing settlement boundary runs through the middle of a property. The amendment will bring all of the property into the settlement.
<b>Freckenham</b>	
F/01	This area represents the start of the built up area of the village when entering it from the west and includes the village hall. It has a distinct urban character compared to the agricultural fields to the west. Grange Farm with associated buildings and farm shop has not been included.
<b>Icklingham</b>	
I/02	The area forms part of the existing flour mill and consists of hard-standing and large silos.
<b>Worlington</b>	
W/09	Existing dwellings on edge of settlement. They have an urban character that relates better to the adjoining built up part of the village rather than the rural area to the east.
W/10	Existing settlement boundary runs through

	Range View, (granted pp. under F/91/463), and the proposal will include it within the settlement.
W/11	Existing dwelling on edge of settlement with planning permission granted for a replacement dwelling but not implemented, (F/2002/791). Shares access with Worlington Hall Hotel, Worlington Hall House and Chase House. The proposed change to the settlement boundary is drawn tightly around the building so that it does not include an excessive garden area that could encourage future development.
W/12	Existing dwelling on edge of settlement with planning permission granted for a replacement dwelling but not implemented, (F/2007/446). Shares access with Worlington Hall Hotel, Chase House and Little Orchard (see above). The proposed change to the settlement boundary is drawn tightly around the building so that it does not include an excessive garden area that could encourage future development.
W/13	Annexe to 3 Old Hall Cottages recently granted planning permission under F/2009/0260.

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**Settlement boundary Amendments – Secondary Villages**

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