

Forest Heath & St Edmundsbury councils




**West Suffolk**  
working together

**Site Allocations Local Plan  
Further Issues and Options  
consultation:**


LPWG 30 June 2015



## **Purpose of document**

- to stimulate debate on the most appropriate sites to meet the districts housing, employment, retail, community, leisure and other land use needs up to 2031.
  - To gather evidence / get feedback to inform future drafts of the Site Allocations Local Plan Document (SALP).
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## Key stages in the preparation of the Site Allocations Local Plan document to date:

- Dec 2006 - initial Issues and Options completed following evidence gathering, development and appraisal of options in consultation with a variety of stakeholders;
  - April 2010 - Forest Heath Planning Committee approval of a Final Issues and Options Consultation document. (Delayed by High Court Challenge);
  - November 2013 - a further Issues and Options draft Site Allocations document agreed with councillors (postponed to allow work on supporting documents);
  - **August / October 2015 – consultation on this updated Site Allocations Further Issues and Options consultation document.**
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# Key Evidence Base Documents

- The **Strategic Housing Land Availability Assessment** (SHLAA) details all known sites and states whether they are considered available, suitable and deliverable;
- A **draft Infrastructure Delivery Plan** has been prepared which begins to set out the districts infrastructure requirements - consulted on with the SALP;
- **Habitat Regulations Assessment** and **Sustainability Appraisal Interim Report** looking at the economic, social and environmental sustainability of the emerging Site Allocations document - consulted on with the SALP.

# Environmental issues and constraints.

- Almost half of the district is extremely important for its nature conservation value:
  - 3 sites with European designation as a Special Protection Area, or Special Area of Conservation; 27 nationally important Sites of Special Scientific Interest; and
  - more than 70 County Wildlife Sites.
- Large areas of the district fall within flood zones 2 and 3.
- Noise constraints from RAF Mildenhall and Lakenheath.
- Numerous geological, archaeological, landscape and historic assets and features.
- Horse racing industry land uses.
- Existing infrastructure capacity

These constraints severely limit development opportunities.



# Settlements and Site Options

- The document contains sections on the towns, key service centres and primary villages within the district. The constraints and opportunities of each settlement are summarised and details given for those sites that are options for future development.
- No sites are put forward in the secondary villages or smaller settlements as they are not considered suitable for strategic growth.
- It is important to note that not all of the sites listed will necessarily be taken forward to the next stage of consultation as preferred allocations.

## Criteria for inclusion of sites:

### **Include**

- Sites in or adjacent to towns, key service centres and primary villages;
- Sites both included and deferred in the SHLAA;
- Sites with planning permission where development has not commenced.

### **Exclude**

- Sites below 10 dwellings. (within settlements smaller sites can come forward as windfall, and if adjacent to settlements they will be considered by the settlement boundary review).




## **Housing Site Density Assumptions:**

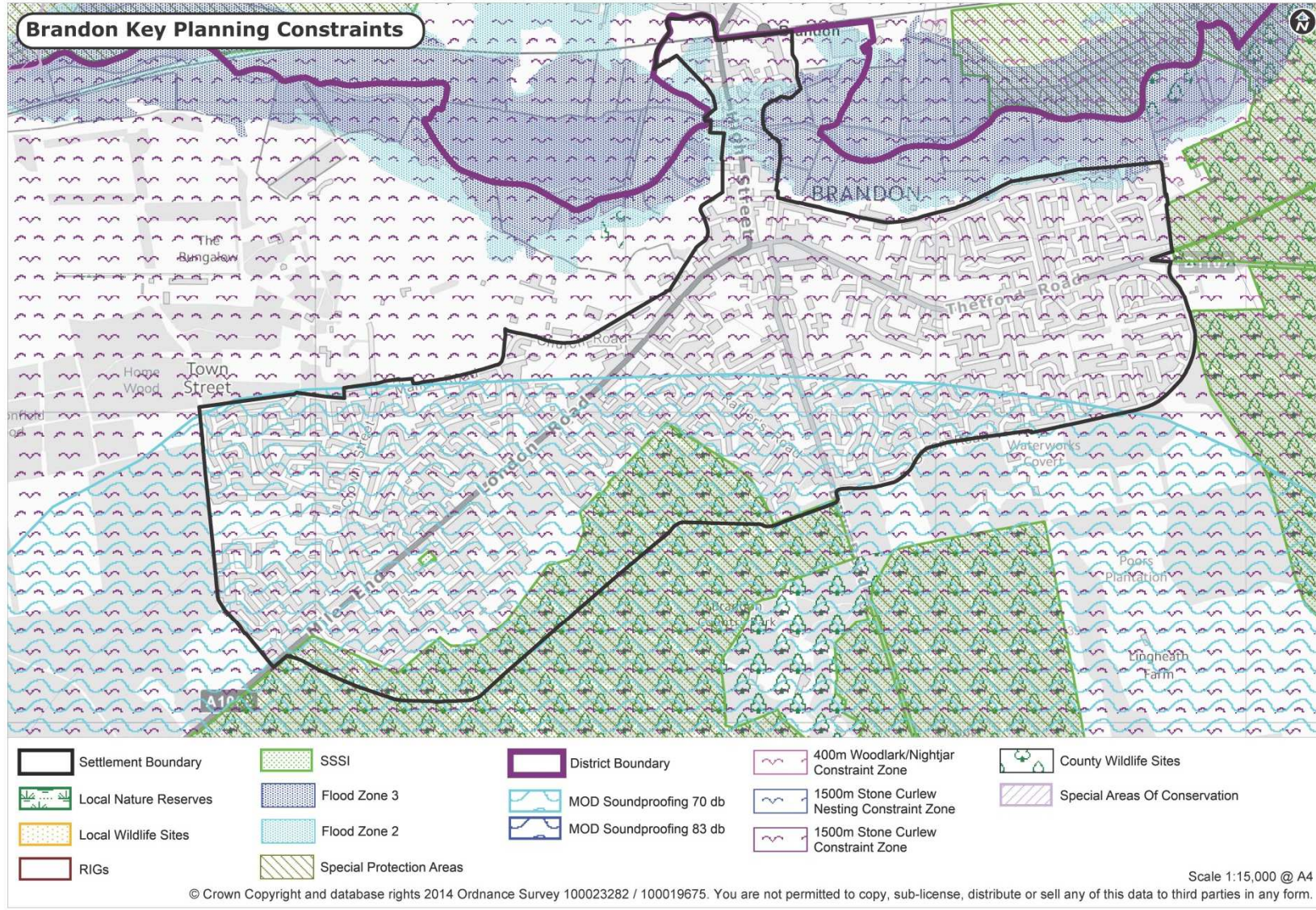
- 30 dwellings per hectare unless:
- strategic sites over 100 dwellings - 60% of the site is calculated at 30 dwellings per hectare to allow for infrastructure provision on site;
- mixed use sites - a lower density will be assumed reflecting the proportion of the site likely to be available for residential development;
- where there are known constraints e.g. some of the site is covered by mature trees with a tree preservation order;
- where there is an application with a resolution to grant permission the dwelling number on the application is used.



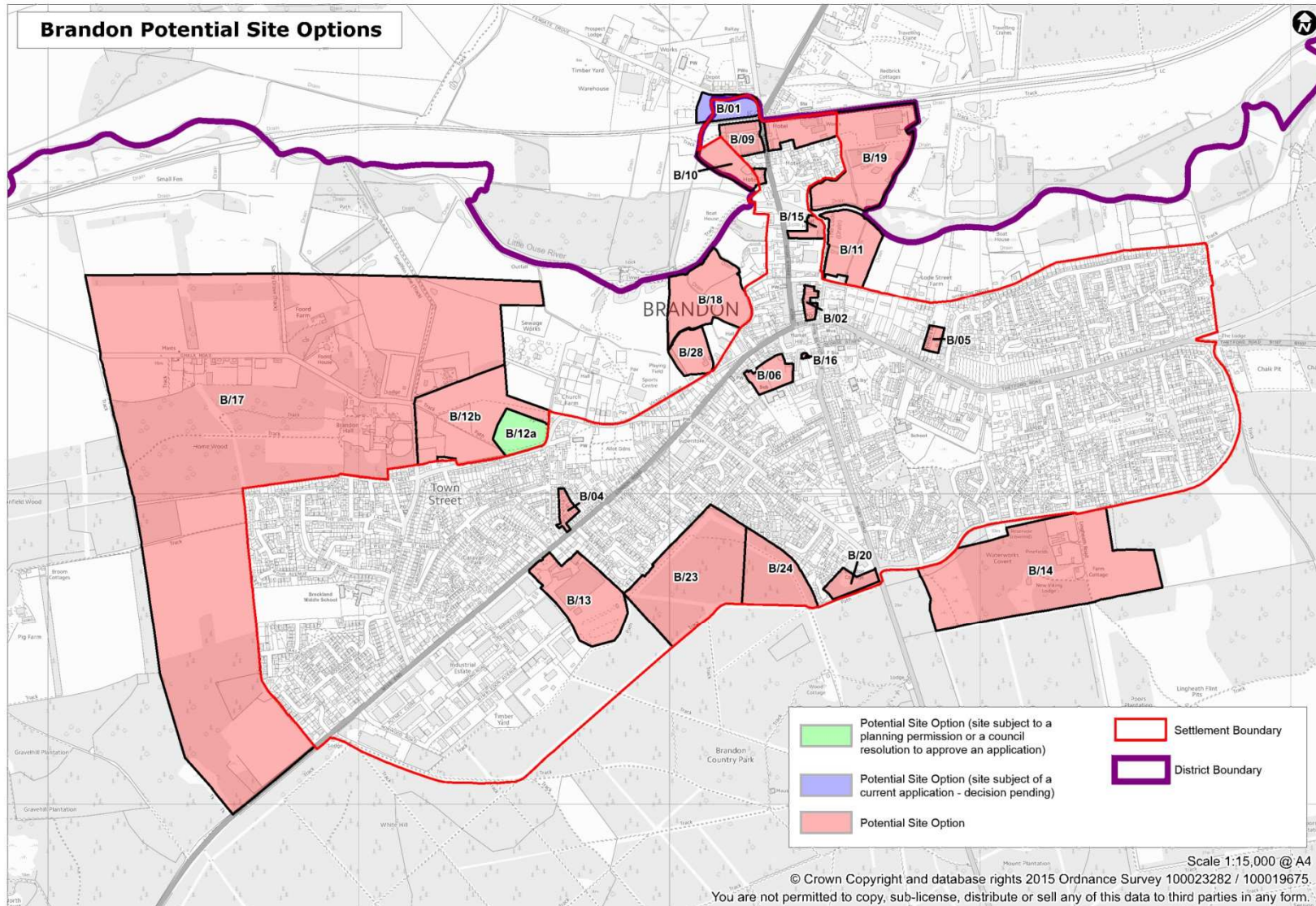
## Other Land Uses

- The SALP will allocate sites to meet the districts employment, retail, community, leisure and other commercial development needs.
  - The Core Strategy 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. The Site Allocations document includes for consideration, sites that have been proposed to the Council as being suitable for employment.
  - The SALP also needs to identify suitable sites to contribute to meeting the district's retail needs in accordance with Core Strategy Policy CS11 and to reflect current needs and requirements.
  - The Council has a legal duty to consider the needs of Gypsies and Travellers in the same way as all other sectors of the community. This consultation invites land to be put forward for Gypsies and Travellers in order to be considered for allocation.
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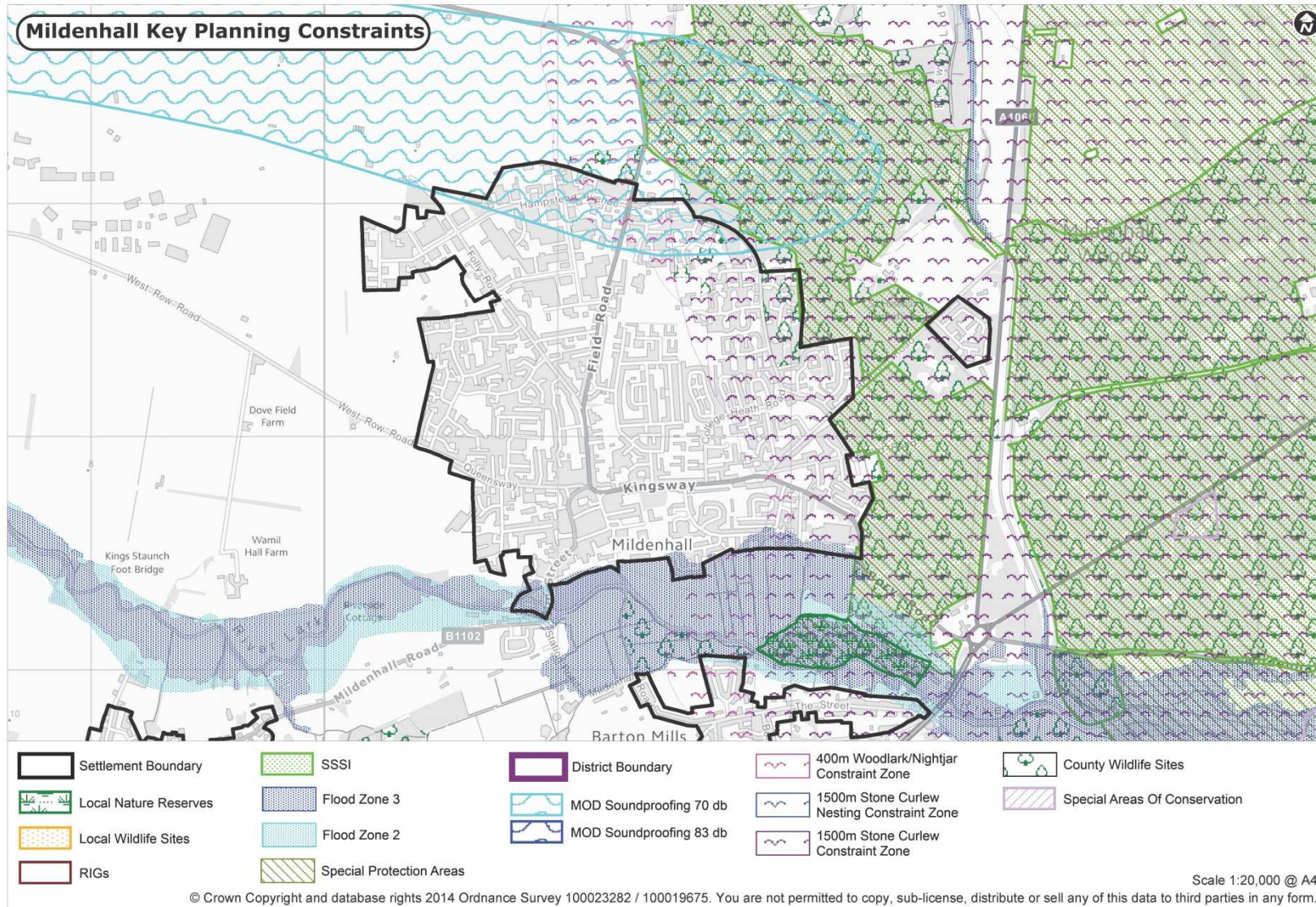
## Brandon Constraints



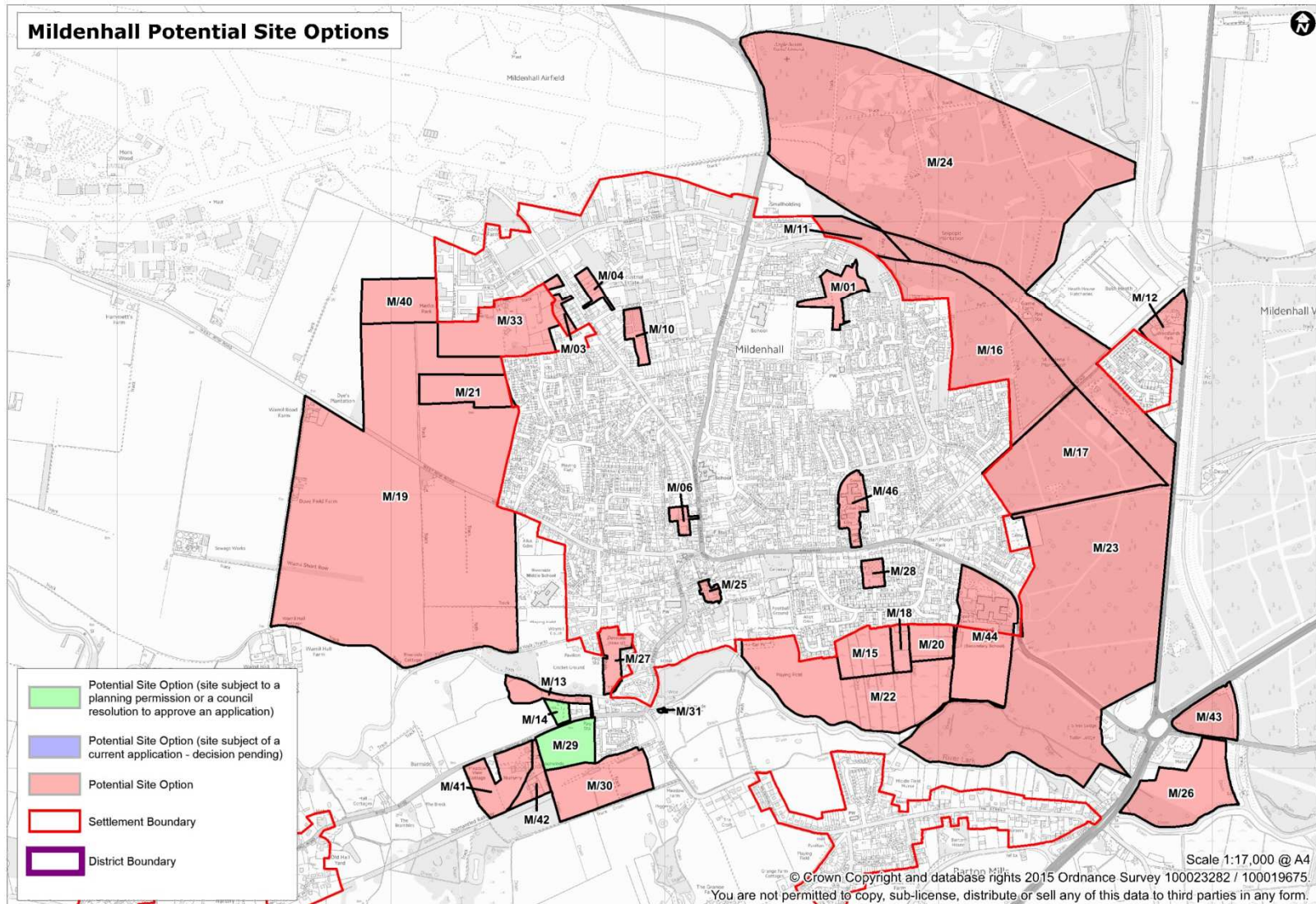
# Brandon Sites



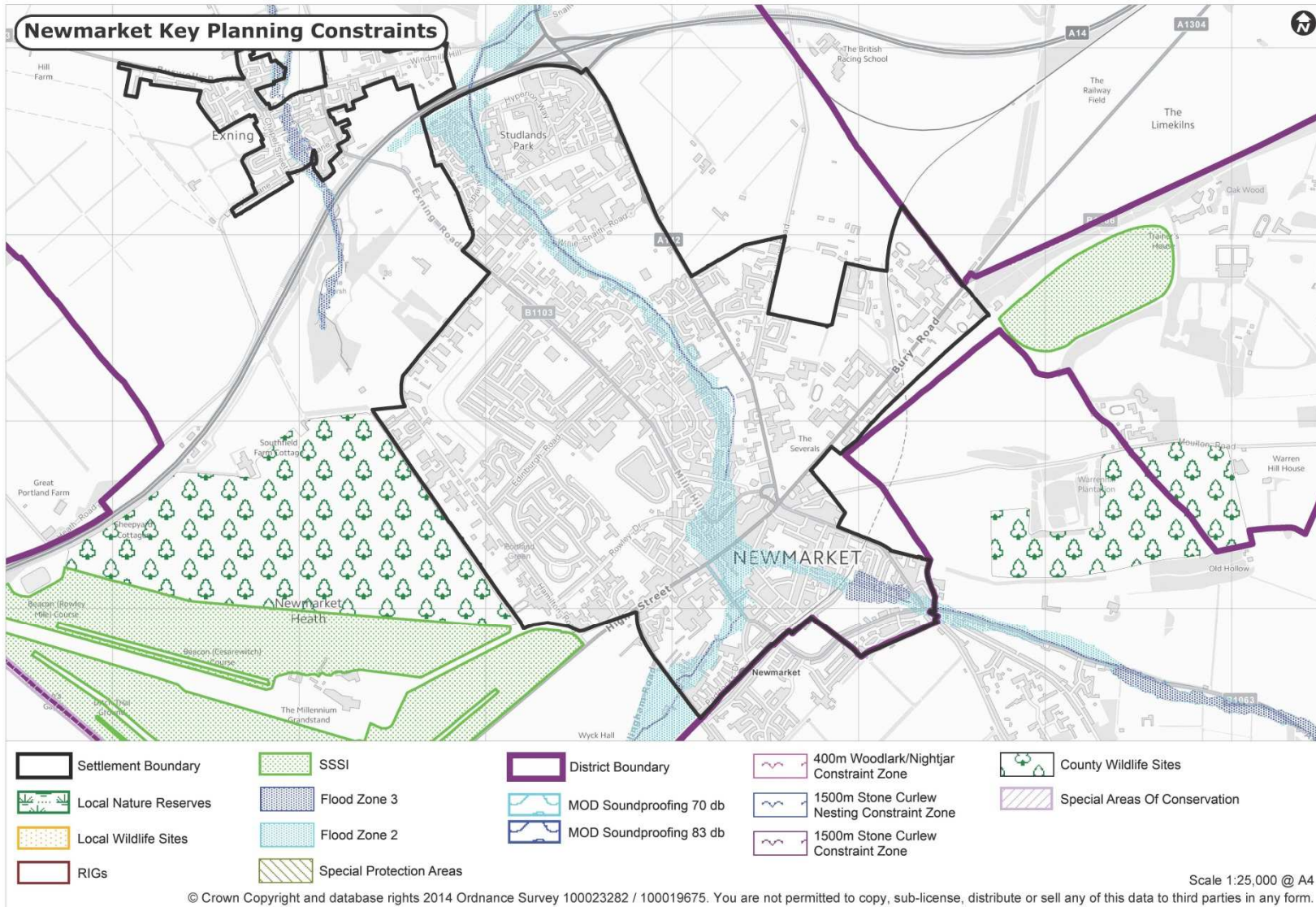
## Mildenhall Constraints



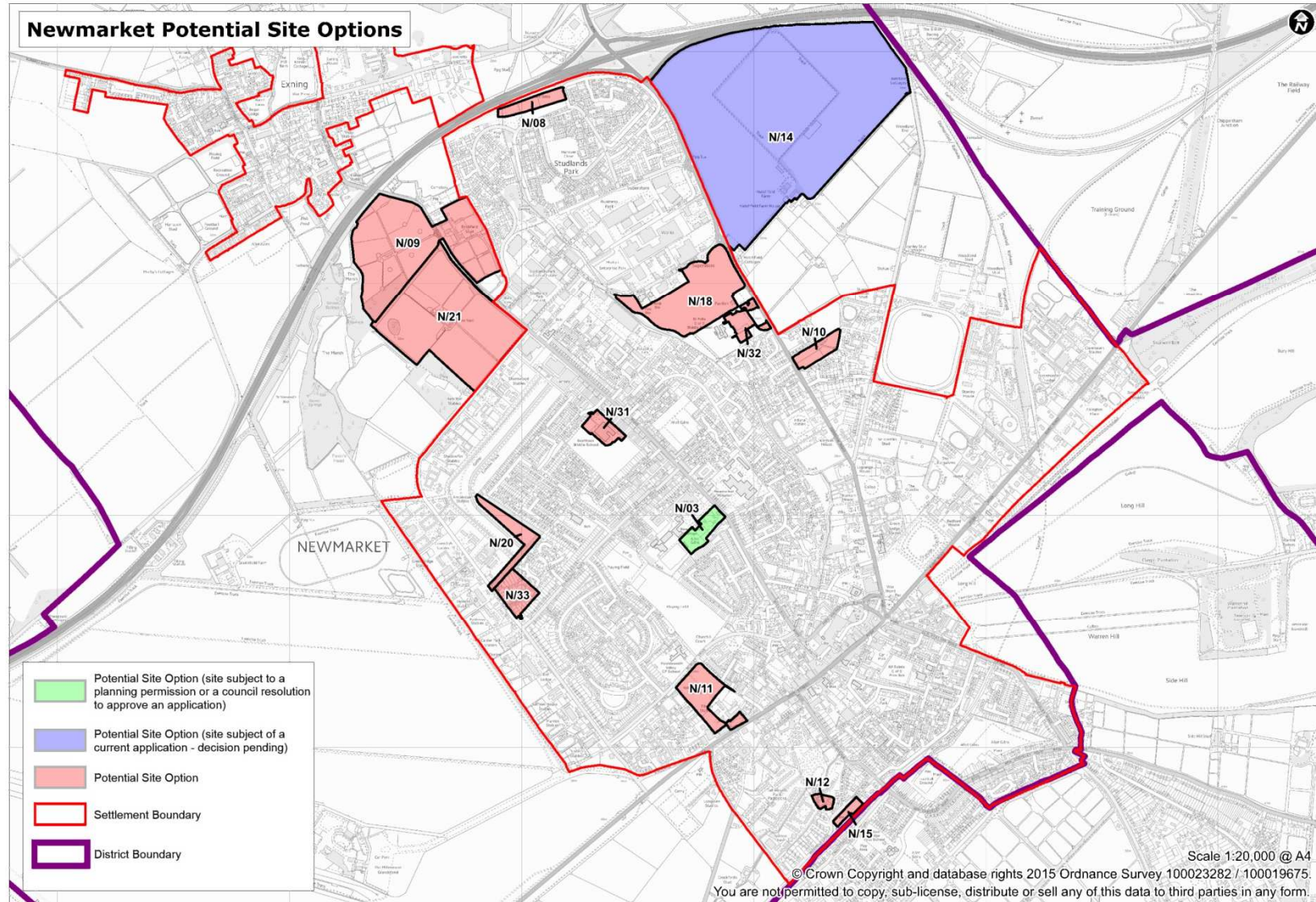
# Mildenhall Sites



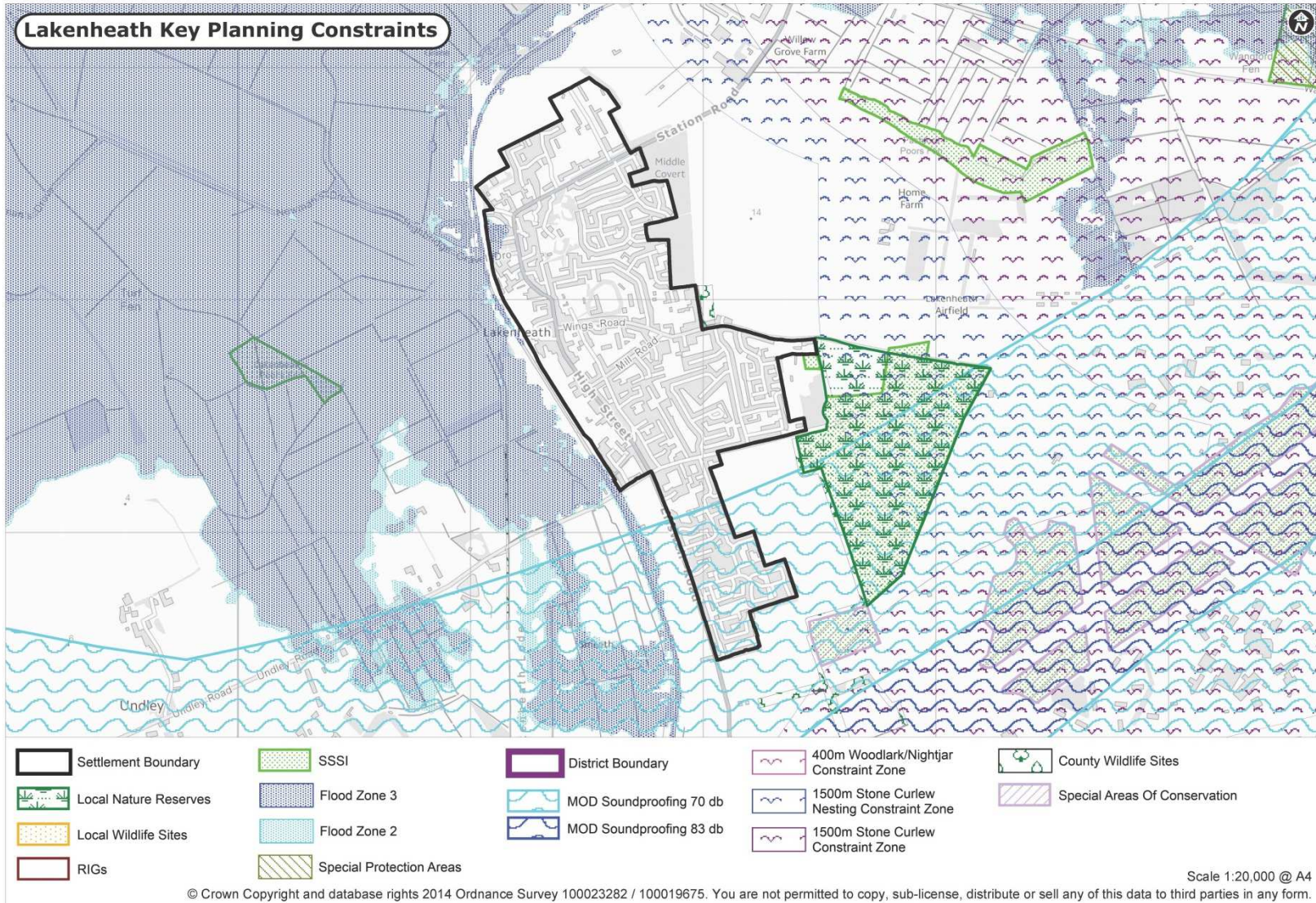
# Newmarket Constraints



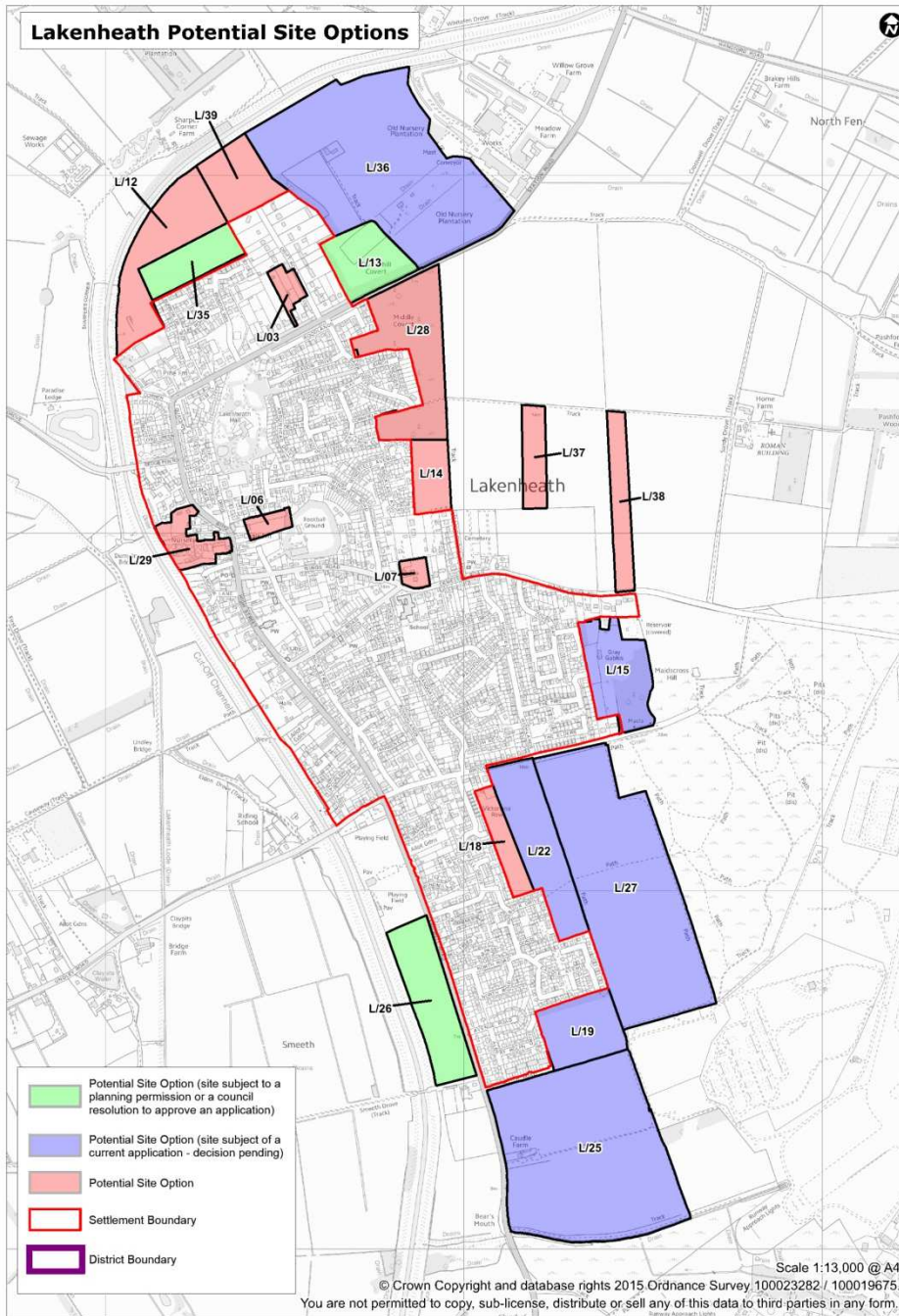
## Newmarket Sites



# Lakenheath Constraints

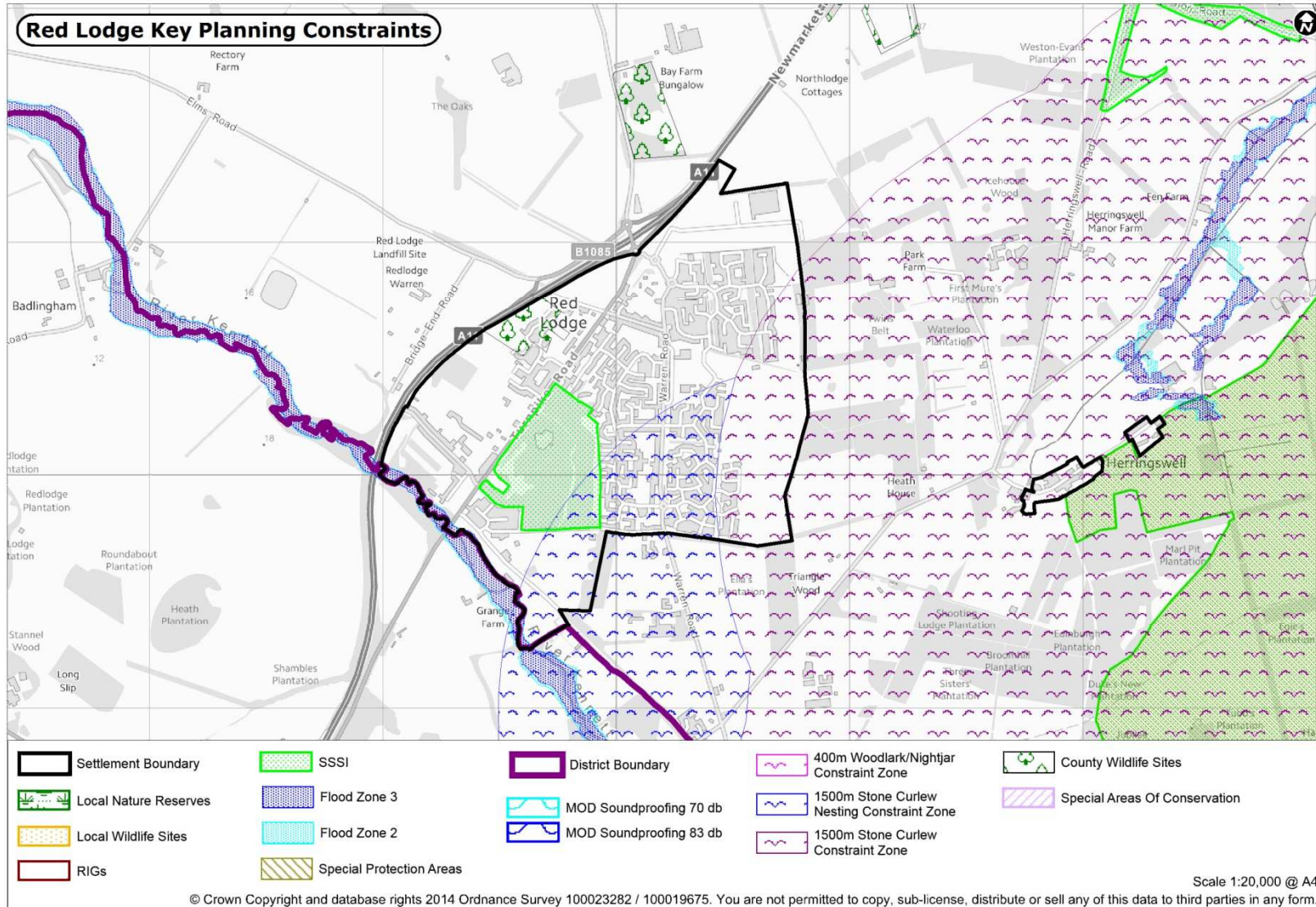




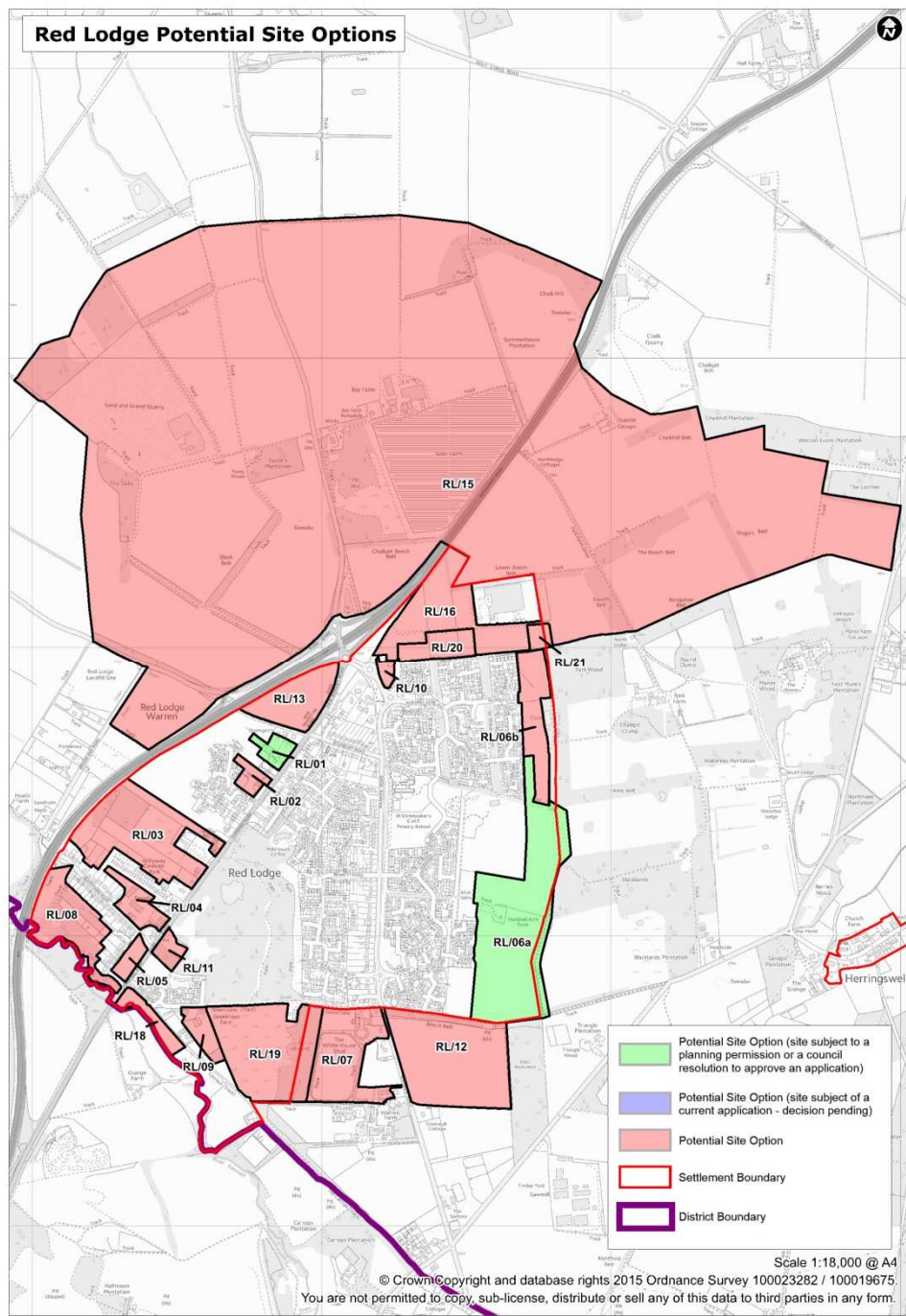


# Lakenheath Sites

## Red Lodge Constraints



Red Lodge Potential Site Options



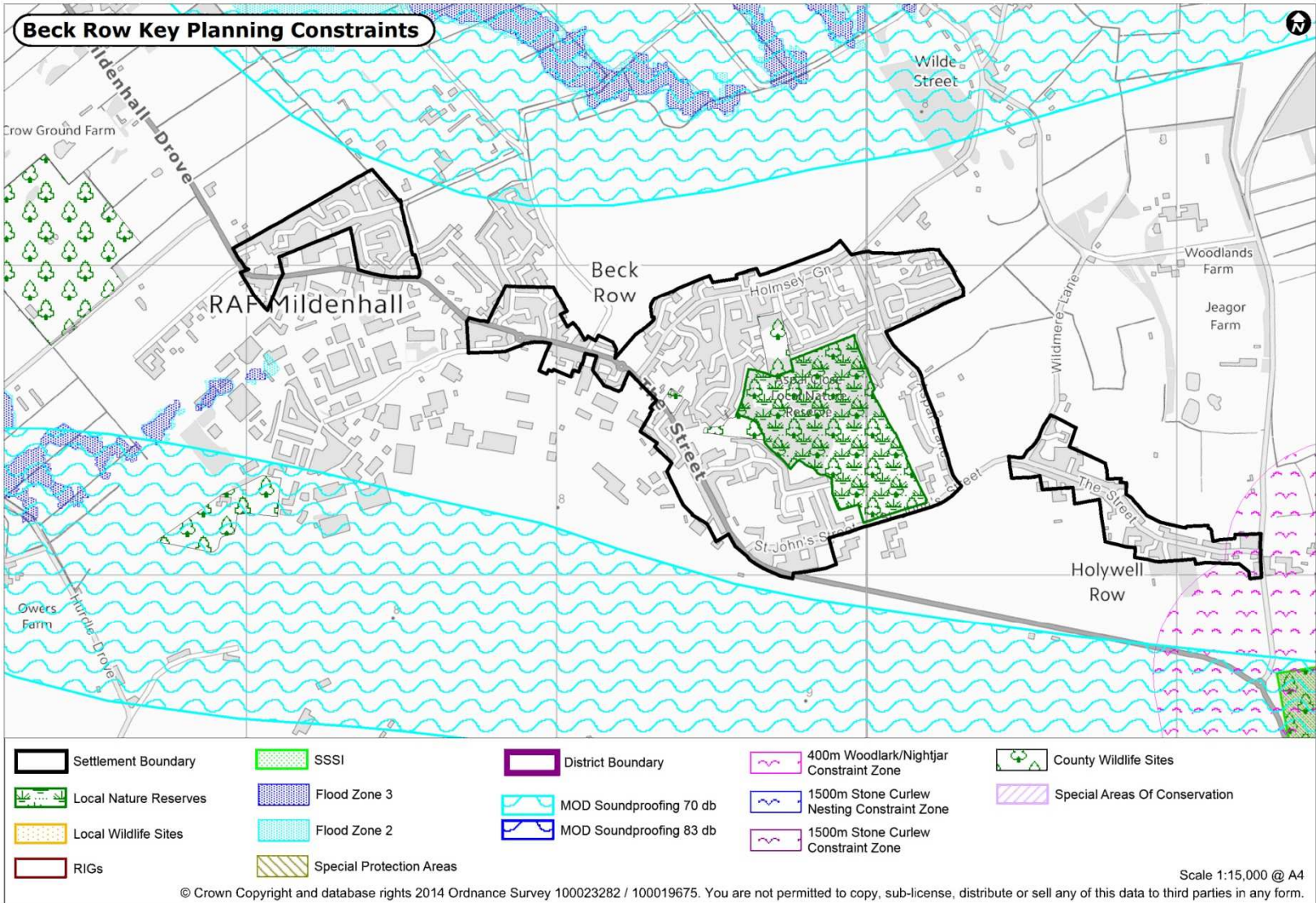
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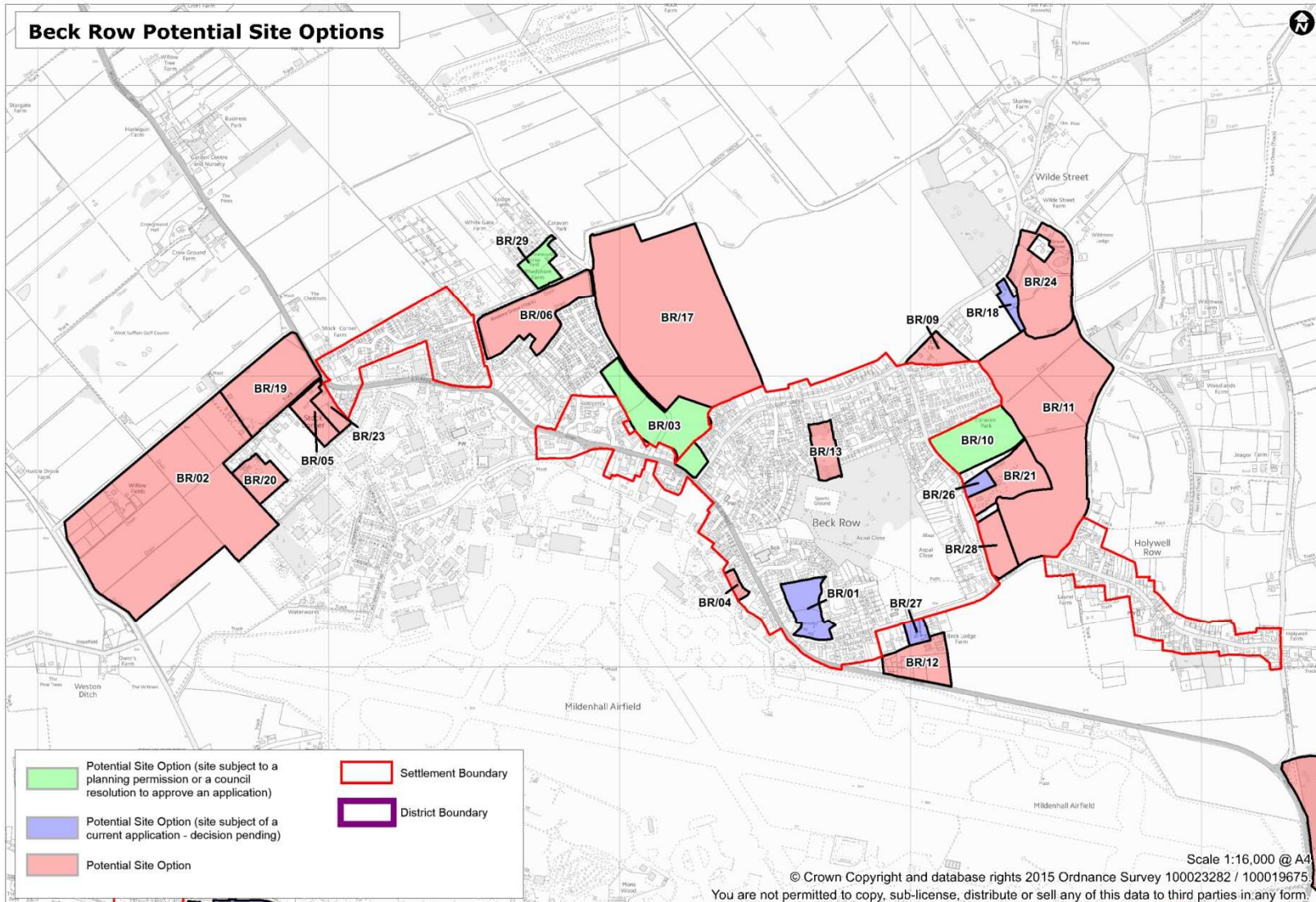
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# Red Lodge Sites

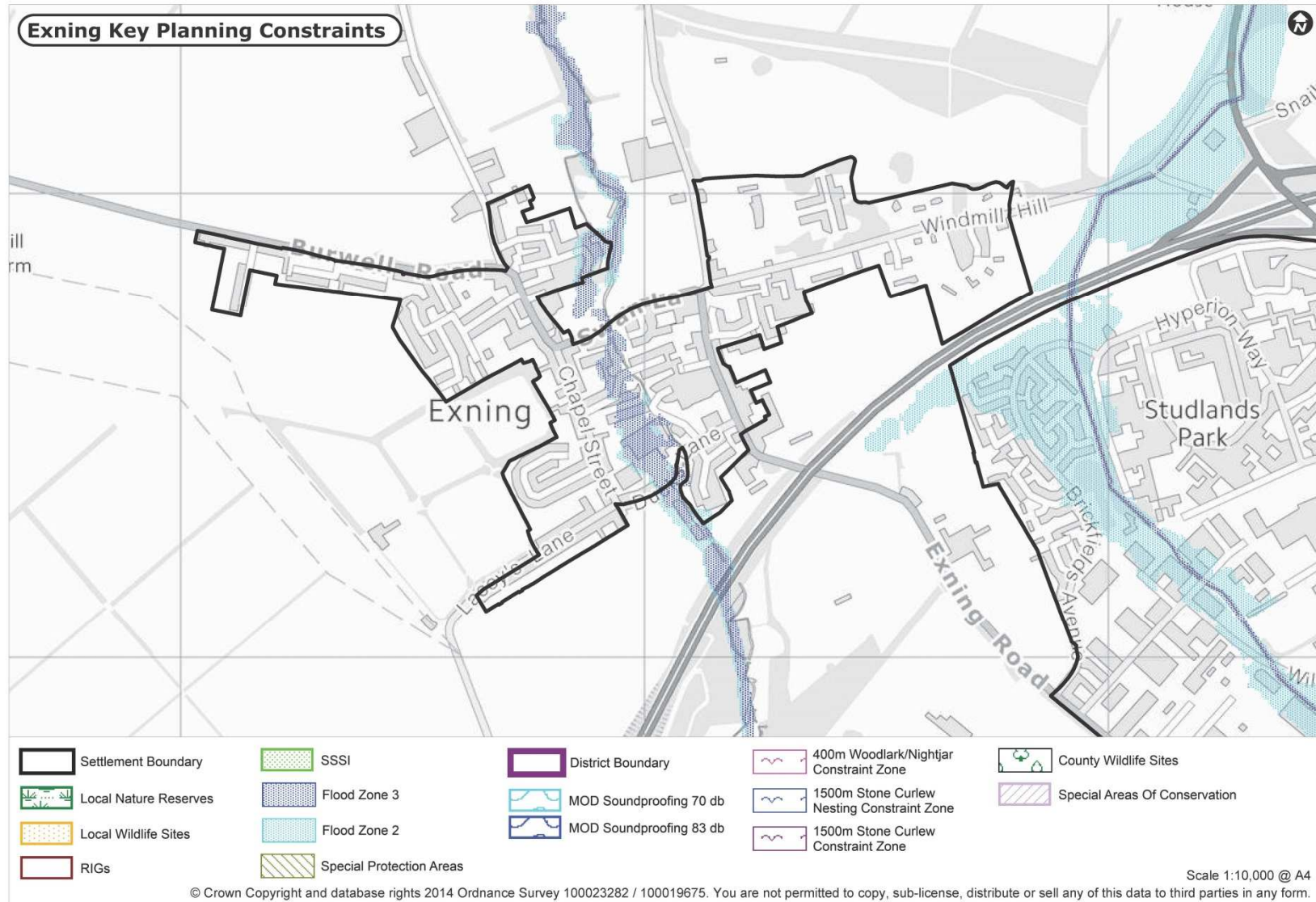
# Beck Row Constraints



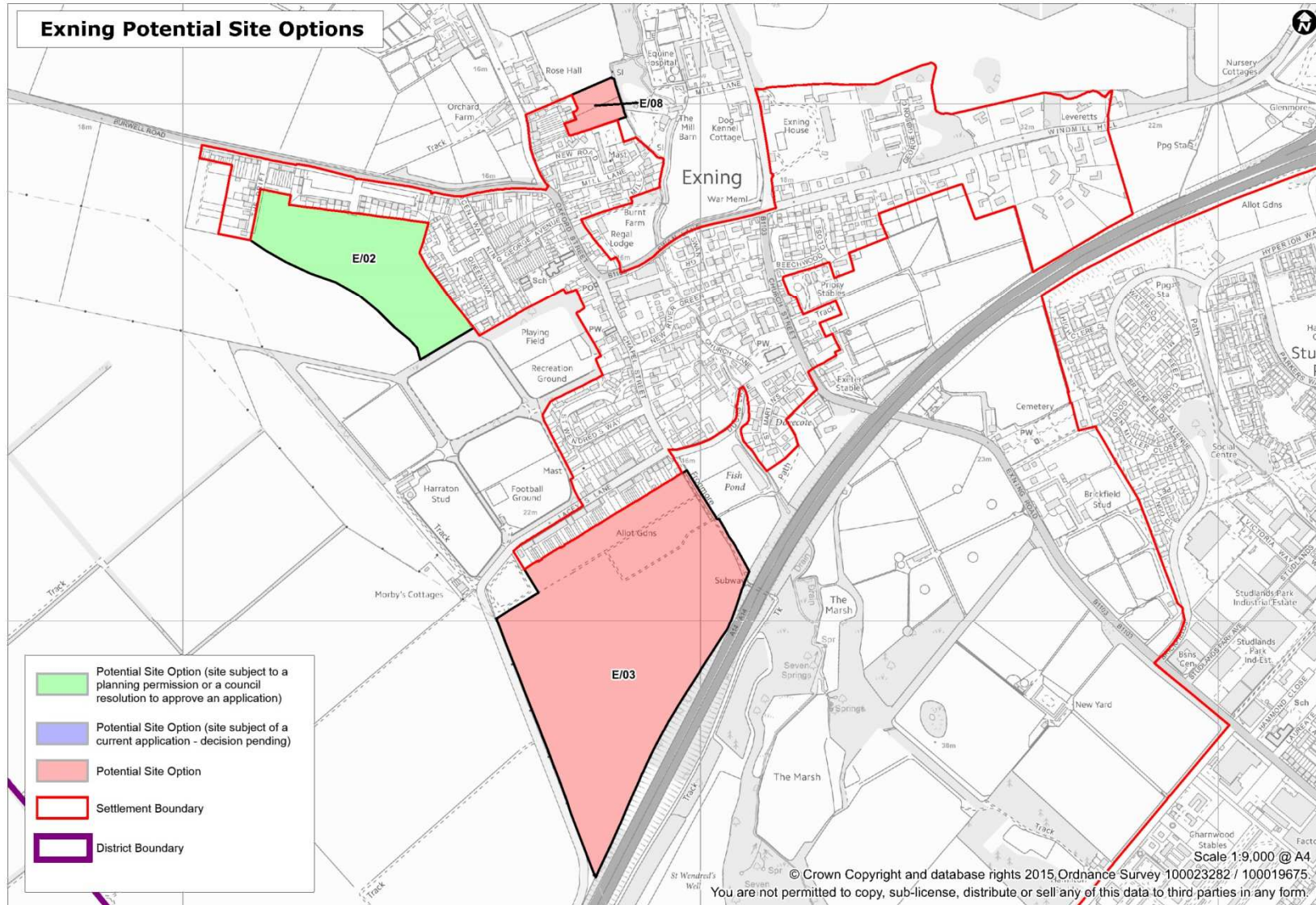
# Beck Row Sites



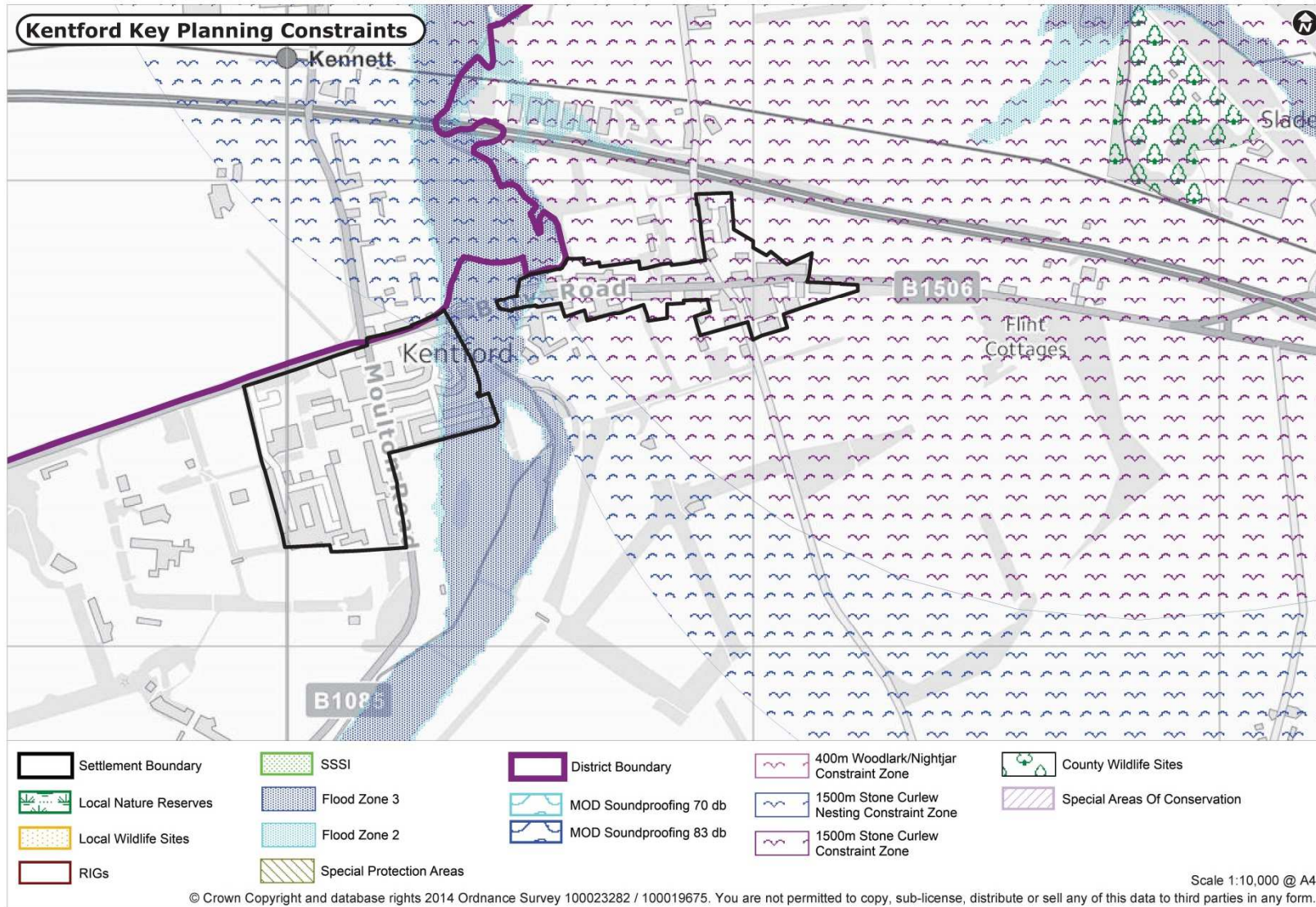
# Exning Constraints



# Exning Sites

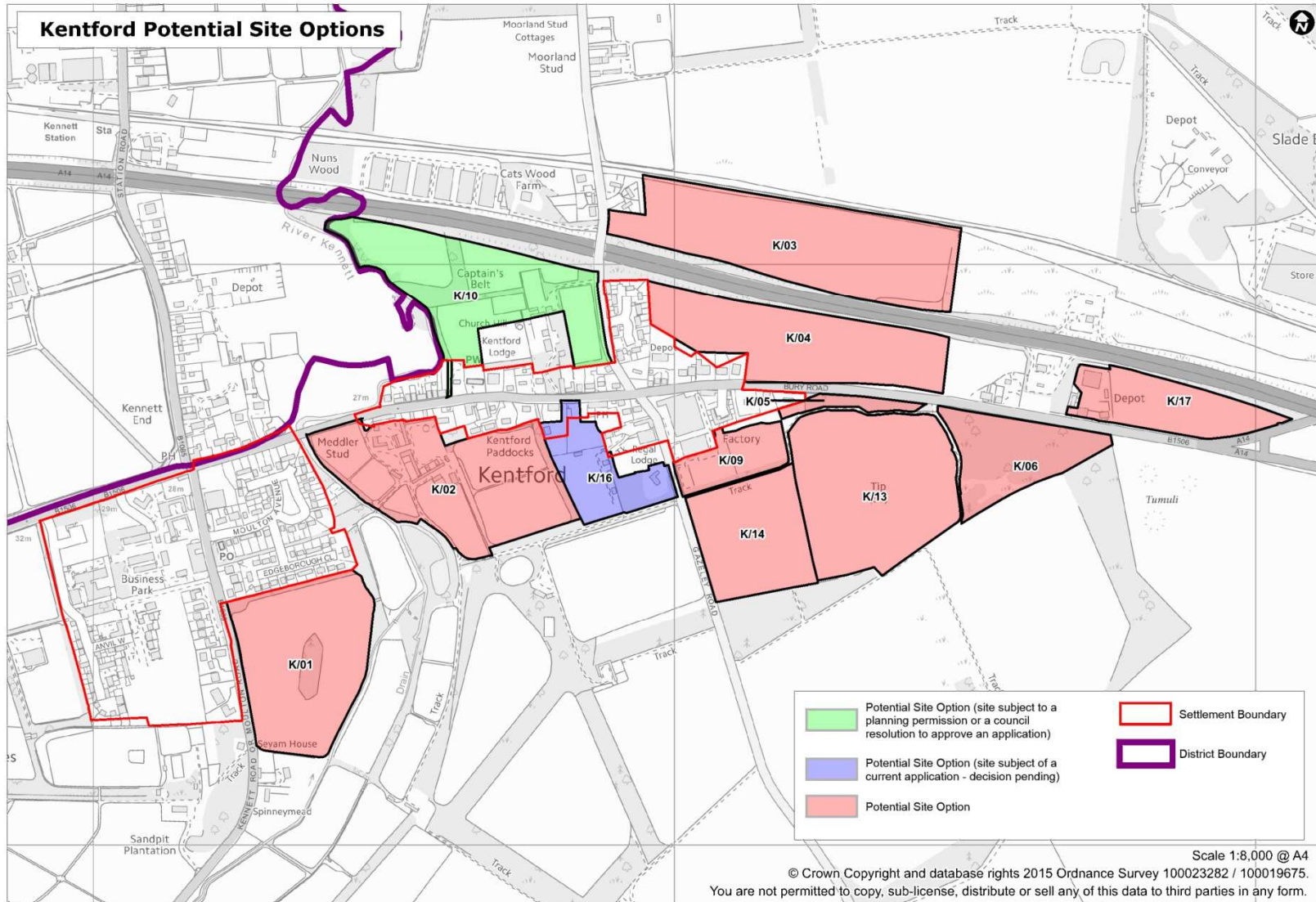


## Kentford Constraints

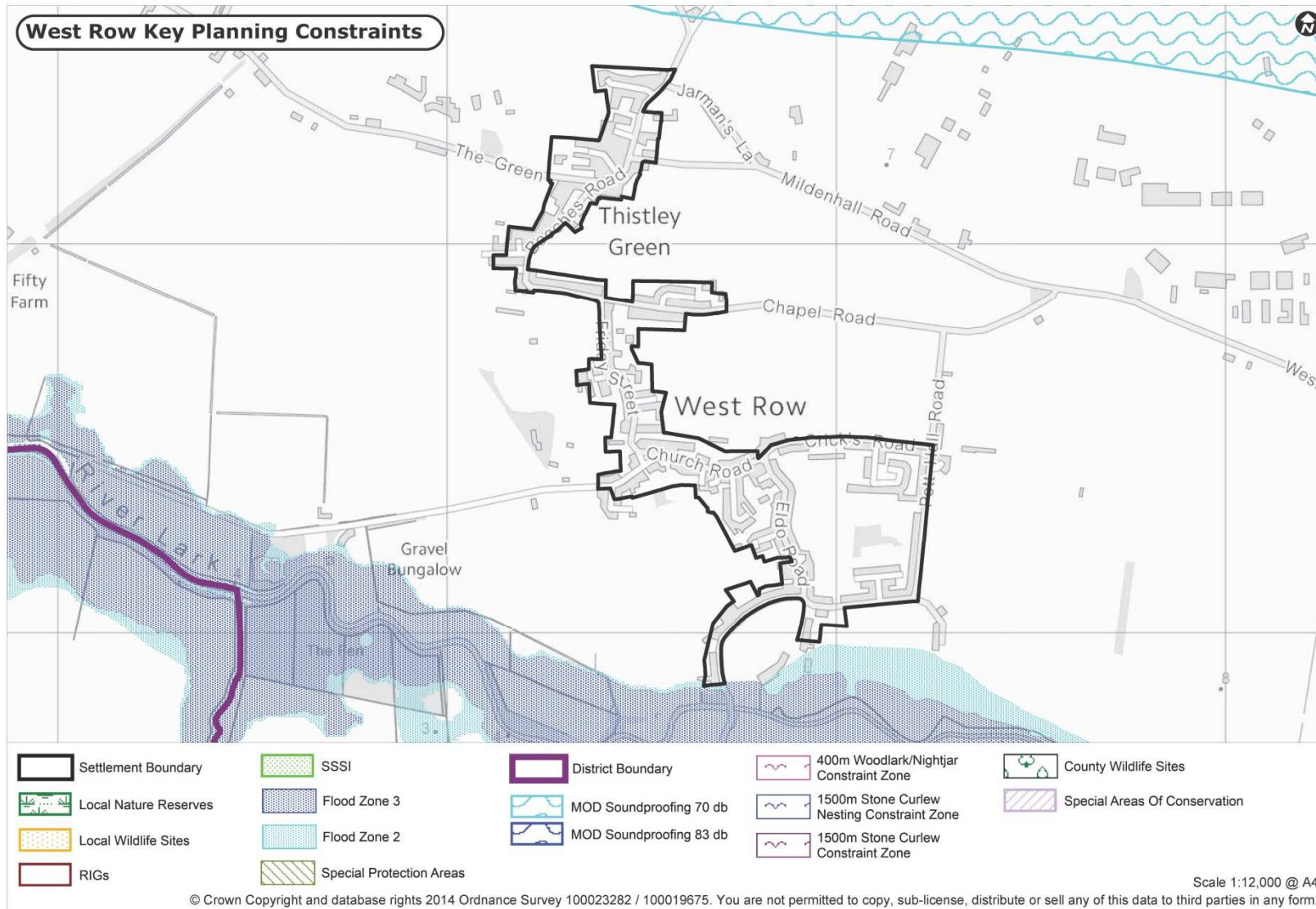


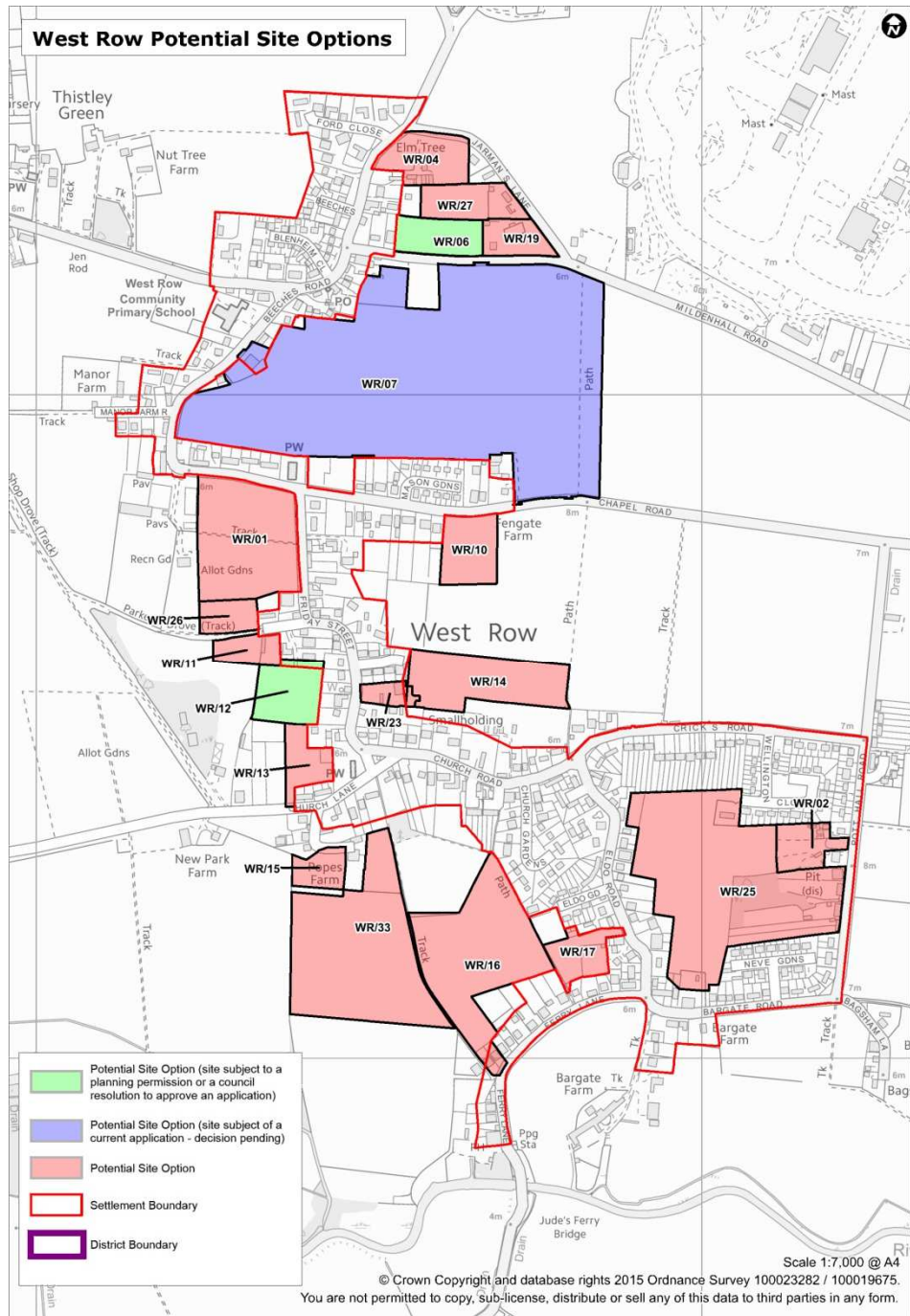


## Kentford Sites



# West Row Constraints





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# Amendment Table



# Next Steps

<b>Approximate Timetable</b>	<b>Reg. No.</b>	<b>Stage in Preparation Process.</b>
August - October 2015	18	Further Issues and Options Consultation
February - March 2016	18	Final consultation on Issues and Options (preferred option)
August - September 2016	19	Proposed Submission document consultation
November 2016	22	Submission to the Secretary of State
February 2017	24	Examination in Public.
June 2017	25	Inspector's Report into 'soundness'.
August 2017	26	Adoption of Site Allocations Local Plan by the Council and incorporation into the Development Plan for the district.



# Consultation Events

Fri 4 <sup>th</sup> September	4pm – 7pm	The Brandon Centre
Mon 7 <sup>th</sup> September	4pm – 7pm	Peace Memorial Hall, Lakenheath
Wed 9 <sup>th</sup> September	4pm – 7pm	FHDC Offices, Mildenhall
Thurs 10 <sup>th</sup> September	10am – 1pm	Brandon Market
Tues 15 <sup>th</sup> September	4pm – 7pm	Severals Pavilion, Newmarket
Wed 16 <sup>th</sup> September	4pm – 7pm	Red Lodge Sports Pavilion
Fri 18 <sup>th</sup> September	10am – 1pm	Mildenhall Market
Sat 19 <sup>th</sup> September	10am – 1pm	Newmarket Market



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Questions?

