

Forest Heath District Council

**Single Issue Review (SIR)
of Core Strategy Policy CS7
Overall Housing Provision and Distribution**

And

Site Allocations Local Plan

Regulation 19 Statement

January 2017



Forest Heath

District Council

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1 Background

- 1.1 This statement sets out the information required under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 in relation to the Forest Heath Core Strategy Single Issue Review (SIR) and Site Allocations Local Plan (SALP) documents prepared by Forest Heath District Council.
- 1.2 This statement sets out:
 - Which organisations were consulted under regulation 18;
 - How those organisations were invited to make such representations;
 - A summary of the main issues raised by the representations and;
 - How these main issues have been addressed in the Forest Heath Core Strategy Single Issue Review and Site Allocation Local Plan Submission documents.

2 Statement of Community Involvement

- 2.1 The Council is committed to consulting continuously throughout the preparation of their Local Plan and ensuring that the whole community has the opportunity to engage in the planning process in a meaningful way. One of the tests of soundness that the Planning Inspectorate will use to judge the Site Allocation Local Plan and Single Issue Review document is whether:

"The Development Plan Document has been prepared in compliance with the Statement of Community Involvement (SCI), or with the minimum requirements set out in the regulations where no SCI exists".

- 2.2 This statement of engagement and consultation sets out the ways in which the Council has engaged the community in the preparation of the Core Strategy Single Issue Review and Site Allocation Local Plan Documents in accordance with the regulations and the council's SCI (2014). It provides details of who has been involved, when and how they have been engaged in the process.
- 2.3 The Council aims to provide information in a form which is accessible to the public and written in clear English, which avoids the use of jargon. The SCI includes a range of involvement techniques applicable to the consultation process and these techniques have been used in the preparation of the Forest Heath Local Plan documents.
- 2.4 Forest Heath District Council and St Edmundsbury Borough Council share a Statement of Community Involvement which was adopted in February 2014. Full details of the councils SCI can be found at:
http://www.westsuffolk.gov.uk/planning/Planning_Policies/upload/Adopted-version-SCI.pdf

3 Consultations undertaken

- 3.1 Several stages of consultation and engagement have taken place in preparing the Publication drafts of the Core Strategy Single Issue Review Site Allocations Local Plan documents. These were undertaken under Regulation 18. These can be summarised as:

SIR Initial Issues and Options	July – September 2012
Local Plan Issues and Options Consultation (SIR and SALP)	11 August – 6 October 2015
Local Plan Preferred Options Consultation (SIR and SALP)	4 April – 1 July 2016

4 Organisations and persons invited to make representations under Regulation 18

- 4.1 During the various consultation stages the council invited a large number of people, organisations and groups to make representations. A database has been compiled comprising the specific consultees and general consultees (as defined in the regulations and SCI in effect at the specific time) and many other groups, bodies, organisations and individuals that have an interest in the Local Plan process.
- 4.2 The database has been updated at the request of people and organisations that have become involved in the process and wished to be notified of further stages. At each stage a letter or email of the specific consultation has notified all those on the database. The community at large has also been consulted and invited to make representations through press notices and releases and other general publicity measures which are set out in further detail below.
- 4.3 A full list of those statutory consultees contacted at each stage is included at Annex A. The council is satisfied that the engagement and consultation process is in accordance with the regulations.

5 Issues and Options consultations (July – September 2012 and August – October 2015)

- 5.1 The first round of consultation on the Core Strategy Single Issue Review document, the initial issues and options stage, took place between July and September 2012.
- 5.2 In August and September 2012 six exhibitions were held in Mildenhall (2), Brandon (1) and Newmarket (3). Approximately 290 people attended. 87 people made formal representations raising some 230 issues and these are summarised in the Public Participation Report which is available online at

<https://democracy.westsuffolk.gov.uk/Data/Forest%20Heath%20Local%20Plan%20Working%20Group/20130704/Agenda/LPG%20FH%2013%2007%2004%20replp13007%20appA.pdf>

Core Strategy Single Issue Review and Site Allocations Local Plan Issues and Options consultation (August – October 2015)

- 5.3 There was a gap of a few years between the initial and options Single Issue Review and the next round of consultation in 2015. This was to allow further evidence and advice to be obtained and the Sustainability Appraisal Scoping Report to be updated. The decision was made during this time to proceed with preparation of the Core Strategy Single Issue Review and Site Allocations Local Plan in tandem. An issues and options consultation on the Core Strategy Single Issue Review and Site Allocations Local Plan took place between the 11 of August and the 6 of October 2015.

Who was consulted

- 5.4 The letter and poster informing key organisations and individuals, including statutory consultees, about the Issues and Options consultation are attached at Annexes B and C.
- 5.5 All Parish and Town Councils within the district, as well as those neighbouring the districts are included on the consultation database and were notified of the Issues and Options consultation.

How they were consulted

- 5.6 To ensure an inclusive consultation, methods of consultation set out in the adopted 2014 Statement of Community Involvement were used. Each of these methods is set out below.

Local Press

- 5.7 A press release was sent to local newspapers to advertise the beginning of the consultation period. An example of the press coverage in the Mildenhall Journal can be seen below.



Figure 1. Extract from Mildenhall Journal 13 August 2015

Consultation events

- 5.8 The council held a number of consultation events (see table on page 8) across the district during the consultation period. Posters advertising the drop-in events were put in strategic locations and advertised in the local press as outlined above. Details of all of the events were given to Parish Councils for distribution in local newsletters/magazines where possible.

Forest Heath Site Allocation Local Plan and Single Issue Review further Issues and Options consultation events 2015

Date/Time	Venue
Friday 4 September, 4pm – 7pm	Brandon Library, within the Brandon Centre, Bury Road, Brandon.
Monday 7 September, 4pm – 7pm	Peace Memorial Hall, High Street, Lakenheath.
Wednesday 9 September, 4pm – 7pm	Forest Heath District Council’s offices, College Heath Road, Mildenhall.
Thursday 10 September, 10am – 1pm	Brandon Market.
Tuesday 15 September, 4pm – 7pm	The Severals Sports Pavilion, Bury Road, Newmarket
Wednesday 16 September, 4pm – 7pm	Red Lodge Sports Club & Pavilion, Hundred Acre Way, Red Lodge.
Friday 18 September, 10am – 1pm	Mildenhall market
Saturday 19 September, 10am – 1pm	Newmarket market

Information boards and posters/leaflets

5.9 A set of A2 poster boards were produced outlining the key ideas and the reasoning behind the consultation. These were used at the consultation events, an example of which can be seen below. Leaflets were distributed at the events detailing how people could respond to the consultation.



Figure 2. A2 poster boards at the Brandon Market Consultation event on 10 September 2015

Website

5.10 The consultation documents and supporting documentation were placed on the council's dedicated public consultation website, where consultees were able to make online representations <http://westsuffolk.jdi-consult.net/localplan/> The key consultation documents were also made available on CD and distributed at consultation events.

Social media

5.11 The council's Twitter and Facebook feeds were used to advertise the consultation events and generate interest in the consultation. An example of the Tweets sent out to promote the 2015 consultation can be seen below.



Figure 3. Forest Heath District Council's Twitter feed: 2015 Issues and Options consultation

5.12 Other methods of consultation used during the consultation period included;

- A workshop for the Newmarket Vision delivery groups in September 2015
- An internal Councillors surgery on the 1 April 2015

Availability of documents

5.13 The Issues and Options consultation comprised the Core Strategy Single Issue Review of Policy CS7 document and accompanying Sustainability Appraisal and Habitat Regulations (Screening) Assessment and the Site Allocations Issues and Options document and accompanying Sustainability Appraisal and Habitat Regulations (Screening) Assessment. Hard copies of all consultation documents were placed in the deposit points in accordance with West Suffolk Councils' adopted Statement of Community Involvement at:

- Forest Heath District Council Offices, College Heath Road, Mildenhall, Suffolk, IP28 7EY
- Newmarket Customer Information, 63 The Guineas, Newmarket, Suffolk CB8 8HT
- Brandon Library, The Brandon Centre, Bury Road, Brandon, IP27 0BQ

5.14 Letters/emails were sent to each person/organisation on the planning database, including all statutory consultees. Advertisements and the Council's website were also utilised to make the public aware that comments could be made on the documents.

Consultation responses – Core Strategy Single Issue Review

5.15 In total 364 representations were received to the Single Issue Review Issues and Options consultation from 98 respondents in the form of website, email and paper responses.

Issues and Options (August – October 2015) representations and method			
	Website	Email	Paper
CS Single Issue Review	104	237	23

5.16 All of the representations received, and officer responses to the representations, were entered onto the consultation database and were made available to view online at <http://westsuffolk.jdi-consult.net/localplan/readdoc.php?docid=185>

Summary of main issues raised

5.17 The main issues to arise from the consultation are set out in Annex D and are summarised below:

- Housing target cannot be determined until closure of Mildenhall airbase has been taken into consideration
- It is not clear why the council considers there are only two realistic options for housing quantum

- The higher growth option of 7700 homes should be brought forward
- Higher levels of growth in Brandon should be provided
- Natural England commented that the Stone Curlew nesting buffer data should be updated
- Insufficient infrastructure in the towns and rural areas to cope with additional growth
- Traffic congestion issues in Newmarket have not been identified
- Secondary villages and smaller settlements should not be ruled out for development
- The use of the words high/medium/low to describe the distribution options could be misinterpreted.

Consultation responses – Site Allocations Local Plan Issues and Options

5.18 In total 893 representations were received to the Site Allocation Local Plan Issues and Options consultation from 133 respondents in the form of website, email and paper responses.

Issues and Options (August – October 2015) representations and method			
	Website	Email	Paper
Site Allocation Local Plan	229	545	119

5.19 All of the representations received, and officer responses to the representations, were entered onto the consultation database and were made available to view online at <http://westsuffolk.jdi-consult.net/localplan/readdoc.php?docid=186>

Summary of main issues raised

5.20 The main issues to arise from the consultation are set out in Annex D and are summarised below:

- Heritage assets as potential constraints should be identified consistently in the Plan
- RAF Mildenhall should be included as a site in the Plan
- Settlement boundaries for the secondary villages should be amended
- Sites in Lakenheath should be deferred due to uncertainty of RAF/USAF operations
- The level of development proposed for Brandon is not sustainable
- Mildenhall is capable of absorbing high levels of growth
- No development in Mildenhall should be allocated until it has been demonstrated that it will not result in a likely significant effect on internationally important nature conservation sites
- Traffic conditions in Newmarket have not been accurately set out
- Further development in Newmarket will reduce the town's appeal as a centre for race horses
- Lack of appropriate infrastructure in Lakenheath to support growth or the village's status as a KSC

- Red Lodge is not a sustainable option for growth. It relies on the majority of development being placed in one rural location, void of services, infrastructure and employment opportunities
- Large scale growth opposed in Kentford
- Growth in West Row is constrained by infrastructure.

6 Core Strategy Single Issue Review and Site Allocations Local Plan Preferred Options (April – July 2016)

- 6.1 Consultation on the Core Strategy Single Issue Review Preferred Option and the Site Allocations Local Plan Preferred Options documents took place between the 4 April and 1 July 2016. This period of consultation was extended to allow consultees adequate time to consider a 2016 update to the 2009 Forest Heath Transport Technical Note which became available during the consultation period (see Annex G).
- 6.2 The consultation undertaken on the Forest Heath Site Allocations Local Plan and Core Strategy Single Issue Review Preferred Options documents followed the requirements of the Council's adopted Statement of Community Involvement (SCI) (2014).

Who was consulted

- 6.3 The Council maintains a database of contacts which accords with the list of consultees listed in the SCI. The list of statutory consultees and specific consultation bodies who were written to is contained in Annex A.
- 6.4 Letters were sent to all contacts registered on the Local Plan database informing them of the Preferred Options consultation. Individuals are also given the opportunity to have their name put on the Council's database to be notified of consultations at each stage of the Local Plan process. The letters and accompanying leaflet sent to notify people of the consultation are attached at Annexes F, G and H.

Town and Parish Councils

- 6.5 All Parish and Town councils within the district, as well as those neighbouring the districts, were included on the consultation database and notified of the Core Strategy Single Issue Review and Site Allocations Local Plan Preferred Options consultation.

How they were consulted

- 6.6 The consultation methods set out in the adopted statement of Community Involvement were used. Each of these methods is set out below.

Local Press

- 6.7 The poster at Annex H was placed as an advert in The Newmarket Weekly News on 30 March 2016 and The Newmarket Journal on 31 March 2016 to advertise the start of the consultation period and the drop-in events taking place across the district.

Consultation events

6.8 The following council-run consultation events were held across the district during the consultation period. Posters advertising these drop-in events were advertised in the local press as outlined above and on the Local Plan pages of the council's website. In addition, details of all of the events were given to Parish Councils for distribution in local newsletters/magazines where possible.

Forest Heath Site Allocation Local Plan and Single Issue Review Preferred Options 2016	
Date	Venue
Friday 8 April, 4pm- 7pm	The Brandon Centre (inside Brandon Library), Bury Road, Brandon
Tuesday 12 April, 4pm – 7pm	Forest Heath District Council's offices, College Heath Road, Mildenhall
Saturday 16 April, 10am – 1pm	Newmarket Guineas Shopping Centre, Newmarket
Tuesday 19 April 4pm – 7pm	The Kentford Public House, Bury Road, Kentford
Thursday 21 April, 4pm – 7pm	Peace Memorial Hall, High Street, Lakenheath
Tuesday 26 April, 4pm – 7pm	Red Lodge Sports Pavilion, Hundred Acre Way, Red Lodge
Thursday 28 April, 4pm – 7pm	Newmarket Town Council, Memorial Hall, High Street, Newmarket
Tuesday 3 May, 4pm – 7pm	West Row Village Hall, Beeches Road, West Row
Thursday 12 May, 10am – 1pm	Brandon Market
Wednesday 18 May 4pm – 7pm	Exning Community Church Hall, Church Lane, Exning
Friday 20 May, 10am – 1pm	Mildenhall Market
Tuesday 24 th May 4pm – 7pm	Beck Row Community Centre (next to Beck Row Primary School, Lambie Close), Beck Row

Information boards and posters

6.9 A set of A2 poster boards were produced outlining the key ideas and the reasoning behind the consultation. These were used at the consultation events, an example of which can be seen below. Leaflets were distributed at the events detailing how people could respond to the consultation.

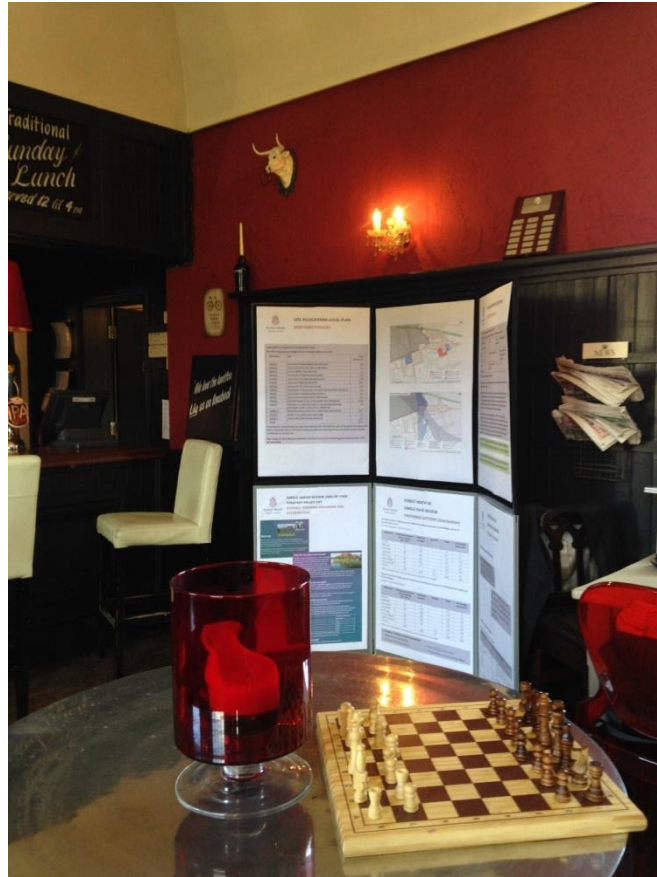


Figure 4: A2 poster boards in The Kentford Public House

Website

- 6.10 The council used its own dedicated public consultation website to display consultation documents and supporting documentation <http://westsuffolk.jdi-consult.net/localplan/> The key consultation documents were also made available on CD and distributed at consultation events.

Use of social media

- 6.11 The council's Twitter and Facebook feeds were used to advertise the consultation events and generate interest in the consultation. An example of the Tweets sent out to promote the 2016 consultation can be seen below.



Figure 5. Forest Heath District Council's Twitter feed: 2016 Preferred Options consultation

Other methods of consultation

6.12 Other methods of consultation used during the consultation period were an internal Councillors' surgery on the 1 of April 2016.

Availability of documents

6.13 The Preferred Options consultation comprised the Core Strategy Single Issue Review of Policy CS7 document and accompanying Sustainability Appraisal and Habitat Regulations (Screening) Assessment and the Site Allocations Issues and Options document and accompanying Sustainability Appraisal and Habitat Regulations (Screening) Assessment. Hard copies of all consultation documents were placed in the deposit points in accordance with West Suffolk councils' adopted SCI at:

- Forest Heath District Council Offices, College Heath Road, Mildenhall, Suffolk, IP28 7EY

- Newmarket Customer Information, 63 The Guineas, Newmarket, Suffolk CB8 8HT
- Brandon Library, The Brandon Centre, Bury Road, Brandon, IP27 0BQ

6.14 Letters/emails were sent to each person/organisation on the planning database, including all statutory consultees. Advertisements and the Council’s website were also utilised to make the public aware that comments could be made on the documents.

Consultation responses – CS Single Issue Review Preferred Option

6.15 In total 152 representations were received to the Core Strategy Single Issues Review Preferred Options consultation from 51 respondents in the form of website, email and paper responses.

Preferred Option (April – July 2016) representations and method			
	Website	Email	Paper
CS Single Issue Review	23	109	20

6.16 All responses were entered onto a database and were made available to view online at <http://westsuffolk.jdi-consult.net/localplan/readdoc.php?docid=193n>

Summary of main issues raised

6.17 The main issues to arise from the consultation are set out in Annex G and are summarised below:

- Overall housing number (6800) should be higher/lower
- Need for more affordable homes
- Objections to levels of growth proposed in Newmarket
- Concern over lack of inclusion of RAF Mildenhall for housing
- Objections to low levels of growth in Brandon
- Objections to levels of growth in key service centres and primary villages
- Concern that highways information has not been updated
- Comments that small scale infill should be allowed in smaller settlements

How these issues have been addressed

6.18 A summary of how the Core Strategy submission document addresses the issues raised is included at Annex I.

Consultation responses – Site Allocation Local Plan Preferred Options

6.19 In total 418 representations were received to the Site Allocations Local Plan Preferred Options consultation from 87 respondents in the form of website, email and paper responses.

Preferred Options (April – July 2016) representations and method			
	Website	Email	Paper
Site Allocation Local Plan	60	331	27

6.20 All responses were entered onto the public consultation website and are available to view online at <http://westsuffolk.jdi-consult.net/localplan/readdoc.php?docid=195>

Summary of main issues raised

6.21 A summary of the main issues to arise from the consultation are set out below:

- Sites should be included in secondary villages where development is sustainable
- Air traffic noise emissions and flight paths from the air bases should be taken into account when allocating sites
- Closure of RAF Mildenhall should be taken into account
- The water framework directive and flood zones should be taken into account in site selection
- It is unclear what level of housing the SALP will meet. A housing trajectory should be included
- Concern about low level of housing proposed in Brandon
- Concern about highways capacity in Mildenhall
- Concern about the timing and delivery of sites
- Not enough consideration has been given to the movement of horses and traffic through Newmarket
- Lakenheath's classification as a Key Service Centre should be removed
- The recommendations in the Suffolk Wildlife Trust audits should be referenced
- Natural England recommendations to include further detail around developer contributions to protect sites

How these issues have been addressed

6.22 A summary of how the Site Allocations Local Plan submission document addresses the issues raised is included at Annex J.

7 Conclusion

- 7.1 This statement of engagement and consultation records progress to date with engaging the community with the preparation of the council's Core Strategy Single Issue Review and Site Allocations Local Plan in accordance with the regulations and the adopted SCI. It provides details of who has been involved, and when and how they have engaged with the process. It will be updated at the conclusion to the Core Strategy Single Issue Review and Site Allocations Local Plan submission document consultations.
- 7.2 It is considered that the consultations have been undertaken so far conforms to the requirements of the 2004 Regulations and the 2012 Amended Regulations and the Joint Statement of Community Involvement (2014).
- 7.3 More importantly, the consultation has provided real benefits to the evolution of the district's Local Plan.

Statutory consultees on the Local Plan database

National Grid
Suffolk Wildlife Trust
The Showman's Guild of Great Britain
Suffolk County Council
UK Power Networks
Suffolk Preservation Society
Abellio Greater Anglia
Natural England
West Suffolk Clinical Commissioning Group
Suffolk County Council
Department for Work and Pensions
Sustrans
The Theatres Trust
Historic England
NHS Property Services Ltd
Highways England
The Crown Estate
NTL UK
RSPB – Eastern England
GeoSuffolk
West Suffolk Councils
Forestry Commission England
Network Rail
Ministry of Justice
The Coal Authority
AMEC Environment & Infrastructure UK Limited
Suffolk Fire and Rescue Service
Traveller Law Reform Project
Anglian Water
Three
Cambridgeshire County Council
Barley Homes (Group) Ltd
Openreach BT
Department for Transport
Sport England (East)
British Gas
Society for the Protection of Ancient Buildings
Department of Health
O2 UK
Health and Safety Executive
East Cambridgeshire District Council
Orange Personal Communication Services
West Suffolk Hospital
New Anglia Local Enterprise Partnership
Homes and Communities Agency
Environment Agency

Suffolk Constabulary
The National Trust
Hutchison 3GUK Limited
Vodafone and O2
Suffolk Biodiversity Partnership
The Council for British Archaeology for East Anglia
Department for Media, Culture and Sport
The Council for British Archaeology
Transport Focus
Department for Environment, Food and Rural Affairs
National Grid Property Ltd
Ely Group of Internal Drainage Boards
Department for Innovation, Business and Skills
Greater Cambridge Greater Peterborough Enterprise Partnership
Babergh District Council and Mid Suffolk District Council
EE

Forest Heath Parish Councils

Mildenhall Parish Council
Lakenheath Parish Council
Barton Mills Parish Council
Moulton Parish Council
Santon Downham Parish Council
Kentford Parish Council
Newmarket Town Council
Red Lodge Parish Council
Herringswell Parish Council
Icklingham Parish Council
Beck Row, Holywell Row & Kenny Hill Parish Council
Freckenham Parish Council
Elveden Parish Council
Gazeley Parish Council
Worlington Parish Council
Higham Parish Council
Eriswell Parish Council
Tuddenham St Mary Parish Council
Cavenham Parish Council
Exning Parish Council
Brandon Town Council
Dalham Parish Council

Adjoining Parish Councils and Councils

Chippenham Parish Council
Ashley Parish Council
Thetford Town Council
Littleport Parish Council
Essex County Council
Breckland District Council
Isleham Parish Council
Kings Lynn and West Norfolk Borough Council
Cambridgeshire County Council
Soham Town Council

Risby Parish Council
Ousden Parish Council
Lynford Parish Meeting
East Cambridgeshire District Council
South Cambridgeshire District Council
Burwell Parish Council
Fordham Parish Council
Culford, Wordwell & West Stow Parish Council
Stetchworth Parish Council
Swaffham Prior Parish Council
Snailwell Parish Council
Ely City Council
Norfolk County Council
Kennett Parish Council
Woodditton Parish Council
Cheveley Parish Council
Weeting with Broomhill Parish Council
Hargrave Parish Council
Lackford parish Council
Hockwold cum Wilton Parish Council

Local Plan consultation letter August 2015

Email: planning.policy@westsuffolk.gov.uk
Telephone: 01284 757368

The Manager
O2 UK
260 Bath Road
Slough
BerkshireSL1 4DX

Date: as postmark

Dear Sir/Madam

**Forest Heath Local Plan consultations
Single Issue Review (SIR) of Core Strategy Policy CS7 and
Site Allocations Local Plan**

I am writing to inform you that we are now consulting, under Regulation 18 of the Town and Country Planning, Local Development, England, 2012 Regulations, on issues and options local plan documents.

The consultation documents and supporting information can be viewed at <http://westsuffolk.jdi-consult.net/localplan/>. We are not sending out paper copies for purposes of cost, but if you decide that you require any in paper format we would be please to send them to you. A CD containing all the consultation material is also available on request.

Consultation documents

- Single Issue Review (SIR) of Core Strategy Policy CS7 further Issues and Options Regulation 18 stage
- Sustainability Appraisal on Single Issue Review (SIR) of Core Strategy Policy CS7 further Issues and Options Regulation 18 stage
- Habitat Regulations Assessment on Single Issue Review (SIR) of Core Strategy Policy CS7 further Issues and Options Regulation 18 stage
- Site Allocations Local Plan further Issues and Options document

- Sustainability Appraisal on Site Allocations Local Plan further Issues and Options document
- Habitats Regulations Assessment on Site Allocations Local Plan further Issues and Options document
- Draft Infrastructure Delivery Plan supporting the SIR of Core Strategy Policy CS7 and Site Allocations Local Plan

The consultation period on these documents runs from Tuesday 11 August (9am) – Tuesday 6 October (5pm) 2015.

Responses received after this date will not be accepted.

How to view the documents

All of these documents are available on the council's online planning consultation system at <http://westsuffolk.jdi-consult.net/localplan/> (This is the best place to view the documents and to submit your comments.)

They will also be available for viewing on the council's website at www.westsuffolk.gov.uk/fhlocalplan

In addition, hard copies of the documents will also be available to view in:

- Forest Heath District Council Offices, College Heath Road, Mildenhall, Suffolk, IP28 7EY
- Newmarket Customer Information, 63 The Guineas, Newmarket, Suffolk CB8 8HT
- Brandon Library, The Brandon Centre, Bury Road, Brandon, IP27 0BQ

Consultation Events

We will be running a number of consultation events during the consultation period where Planning Officers will be available to talk to about the Forest Heath Local Plan documents and the process for responding to them. The enclosed flyer gives details of the dates, times and locations of these events.

How to respond to the documents

We recommend that you use the online planning consultation, where interactive documents can be found. Instructions on how to make comments are provided on the website. This method of responding to the documents helps us to handle your representation quickly and efficiently and everyone will be able to view all comments made on the document.

As a statutory consultee you are registered on the online planning consultation system. If you have not used the system before (or have forgotten your login details) please contact us on 01284 757368 and we will provide you with your password and/or username. Please do not re-register on the system.

Please be aware that any representations made on these documents will be available for everyone to view, regardless of whether they are submitted by post or online.

The system provides a number of benefits if you register and respond online.

- You can enter your comments as you read through the document by using the electronic links. Your comments then directly relate to a specific section of the document.
- You will be able to view other people's comments after consultation closes and we have accepted them.
- You will be able to update your own personal details.
- It is cheaper and quicker.

Although we would prefer you to use the online system, comments made by email or letter will still be accepted. These will be summarised and entered into the online system so that other people can see it and it can be included in reports. If you wish to submit your representations in this way, we recommend you use our response forms as it helps us enter your responses accurately. Forms can be downloaded from www.westsuffolk.gov.uk/fhlocalplan.

Completed forms should be returned by no later than 5pm on Tuesday 6 October 2015 to:

By email to: planning.policy@westsuffolk.gov.uk

or by post to: Forest Heath District Council, Strategic Planning Team, West Suffolk House, Western Way, Bury St Edmunds IP33 3YU

Planning regulations concerning the preparation of Local Plans means that we are unable to accept responses received after this deadline.

The responses to this consultation will help inform further consultation documents. The next round of consultation is programmed to take place in early 2016.

Following this, a final draft of the documents will be prepared, which the Council will submit to the Secretary of State for an independent planning examination. This final draft will be known as the Submission Document and when it is published in 2016 there will be another and final opportunity for the public and stakeholders to comment.

If you need any further information, please feel free to contact the Strategic Planning team on 01284 757368 or planning.policy@westsuffolk.gov.uk

Yours sincerely



Marie Smith - Service Manager (Strategic Planning)

Local Plan consultation poster August 2015

Your homes, your jobs, your future...



Forest Heath
District Council

Local Plan consultation
11 August – 6 October 2015



How would you like Forest Heath to look and function in the future?

How many homes should be built?

Where should we find room for housing, employment, community and leisure facilities?

Have your say
Find out more at any of our consultation events:

Friday 4 September, 4pm – 7pm
Brandon Library, within the Brandon Centre, Bury Road, Brandon

Monday 7 September, 4pm – 7pm
Peace Memorial Hall, High Street, Lakenheath

Wednesday 9 September, 4pm – 7pm
Forest Heath District Council's offices,
College Heath Road, Mildenhall

Thursday 10 September, 10am – 1pm
Brandon market

Tuesday 15 September, 4pm – 7pm
The Severals Sports Pavilion, Bury Road, Newmarket

Wednesday 16 September, 4pm – 7pm
Red Lodge Sports Club & Pavilion, Hundred Acre Way, Red Lodge

Friday 18 September, 10am – 1pm
Mildenhall market

Saturday 19 September, 10am – 1pm
Newmarket market



You can comment:

Online: <http://westsuffolk.jdi-consult.net/localplan/>
By email: planning.policy@westsuffolk.gov.uk
By telephone: Strategic Planning Team, 01284 757368
In writing: Strategic Planning Team, Forest Heath District Council,
West Suffolk House, Western Way, Bury St Edmunds, IP33 3YU



**Core Strategy Single Issue Review Issues and Options (2015):
Summary of key issues raised during the 2015 Issues and Options
consultation**

All of the representations received in relation to the Core Strategy Single Issue Review issues and options document, and the officer comments made in response to these representations, are available to read online at:

<https://democracy.westsuffolk.gov.uk/documents/s12645/LOP.FH.16.004%20Working%20Paper%201%20-%20Forest%20Heath%20Core%20Strategy%20Policy%20CS7%20Single%20Issue%20Review%20-%20Issues%20a.pdf>

The council's assessment and action detail where changes have been made to the Core Strategy preferred options document as a result of the representations received. Set out below are details of how the key issues raised during the consultation period have been dealt with and the significant changes which have been made to the document.

Summary of key issues	Council's assessment
The housing target cannot be determined until the closure of Mildenhall airbase has been taken into consideration	<p>The SHMA which assesses the objectively assessed housing need has been updated in 2016 taking into account the planned withdrawal of USAFE from the Mildenhall base and location of additional personnel at RAF Lakenheath. This along with other evidence will inform the setting of the housing provision target.</p> <p>It was announced on 18 January 2016 that the government will be selling off RAF Mildenhall for housing once the United States Air Force vacates the base in 2022. Until there is certainty from the MoD over the deliverability and timescales for bringing the site forward, it is not possible to include the site as an option in the Core Strategy Single Issue Review. Should this position change during the plan period, the Council will immediately commence a review of the Local Plan.</p>
Lack of reference to affordable homes viability work in the Issues and Options	Peter Brett Associates were appointed by the council to

Summary of key issues	Council's assessment
document	undertake an assessment of market signals in relation to the OAN and affordable housing need in January 2016. This advises that the target of 30% affordable housing is still deliverable. The technical paper which supports the SIR (2015) give a detailed account of likely delivery of affordable housing in the district over the plan period, having regard to 100% affordable schemes.
It is not clear why the council considers there are only two realistic options for housing quantum	Four housing growth target options were considered in developing the further issues and options SIR. This would be considered a reasonable number to assess through the local plan consultation, the SA and HRA. In developing the preferred option the council took account of the SA, HRA, SHLAA, SHMA, consultation responses and other relevant considerations which have led to setting of an appropriate housing target.
The higher growth option of 7700 homes should be brought forward	<p>The higher growth option of 7700 homes previously consulted on would have been difficult to deliver due to significant environmental constraint, this was listed under cons.</p> <p>The SHMA update 2016 has indicated there is a need to provide a lower provision of 6800 dwellings. This figure will be used to inform the housing provision target for the district.</p>
Higher levels of growth in Brandon should be provided	No further evidence has been presented through the consultation responses to demonstrated that a higher level of growth at Brandon could be delivered with the necessary mitigation to ensure no adverse impact on protected species.
Natural England commented that the Stone Curlew nesting buffer data should be	The need to update the stone curlew nesting attempts buffer is

Summary of key issues	Council's assessment
updated	noted and will be actioned to help inform decision making on future site allocations.
Insufficient infrastructure in the towns and rural areas to cope with additional growth	<p>The infrastructure requirements for each settlement are set out within the Infrastructure Delivery Plan which accompanies the SIR.</p> <p>There is a balance to be achieved in deciding on a distribution to meet the overall district housing need in accordance with the settlement hierarchy, as well as the infrastructure and environmental constraints within each settlement.</p>
Traffic congestion issues in Newmarket have not been identified	<p>The Infrastructure and Environmental Capacity study (2009) and the Infrastructure Development Plan which accompanies the SIR consultation document (2015), do not indicate that highways issues are a constraint to any of the growth scenarios proposed in the SIR document. Any local highways mitigation required, to ensure individual sites are acceptable, will be considered through the preparation of the Site Allocations Local Plan working in conjunction with Suffolk County Council Highways and the Highways Agency.</p>
Development around Newmarket has become limited because of concerns over impact on horse racing industry	<p>The environmental and infrastructure capacity of settlements, their position in the settlement hierarchy in Policy CS1 of the Core Strategy, and commitments and completions since the start of the plan period will help determine the overall capacity appropriate for each settlement. Detail on preferred sites is set out in the Site Allocations Local Plan.</p>
Reference to settlement expansion in para 4.11 should be amended to 'expansion of existing settlement boundary'	Agree that the paragraph could be better worded and amended in the preferred options draft
Secondary villages and smaller settlements	Small scale infill development can

Summary of key issues	Council's assessment
should not be ruled out for development	take place within the settlement boundary of secondary villages and small settlements without the need for a formal site allocation.
Various comments made in relation to the benefits and dis-benefits of the four distribution options	<p>There is a balance to be achieved in deciding on a distribution to meet the overall district housing need in accordance with the settlement hierarchy, as well as the infrastructure and environmental constraints within each settlement.</p> <p>Taking into account consultation comments, and other evidence based work, an available, realistic and deliverable preferred and alternative option have been developed for the next SIR consultation.</p>
The use of the words high/medium/low to describe the distribution options could be misinterpreted	The presentation of the distribution options will differ in the next consultation draft and will define actual housing numbers rather than low/medium/high growth levels.

**Site Allocations Local Plan Issues and Options (2015):
Summary of key issues raised during the 2015 Issues and Options
consultation**

All of the representations received in relation to the Site Allocations Local Plan issues and options document, and the officer comments made in response to these representations, are available to read online below. See this document for detailed responses to individual sites:

<https://democracy.westsuffolk.gov.uk/documents/s12646/LOP.FH.16.004%20Working%20Paper%202%20-%20Forest%20Heath%20Site%20Allocations%20Local%20Plan%20-%20Further%20Issues%20and%20Option.pdf>

The council's assessment and action detail where changes have been made to the Site Allocations preferred options document as a result of the representations received. Set out below are details of how the key issues raised during the consultation period have been dealt with and the significant changes which have been made to the document.

Summary of key issues	Council's assessment
Heritage assets as potential constraints should be identified consistently in the Plan	Advice taken and assets are noted on a site by site basis
RAF Mildenhall should be included as a site in the Plan	It was announced on 18 January 2016 that the government will be selling off RAF Mildenhall for housing once the United States Air Force vacates the base in 2022. Until there is certainty from the MoD over the deliverability and timescales for bringing the site forward, it is not possible to include the site as an option in the Core Strategy Single Issue Review. Should this position change during the plan period, the Council will immediately commence a review of the Local Plan.
Settlement boundaries for the secondary villages should be amended	The settlement boundaries for the Secondary Villages have been reviewed and no revisions are proposed for Elveden, Gazeley, Holywell Row, Icklingham, Moulton, and Tuddenham.

<p>Sites in Lakenheath should be deferred due to uncertainty of RAF/USAF operations</p>	<p>The LPA is working with the MOD and sub region to plan for the impacts of the USAF leaving Mildenhall and further intensification of Lakenheath Base.</p> <p>There are planning applications with resolutions to grant planning permission on sites L/13, L/35, L/26 and L/36. These sites are the subject of proposed Policies L1 and L2.</p>
<p>The level of development proposed for Brandon is not sustainable</p>	<p>Limited growth proposed for Brandon because of environmental constraints.</p>
<p>Mildenhall is capable of absorbing high levels of growth</p>	<p>Policies M1 and M2 in the SALP Preferred Options document propose site allocations for growth in Mildenhall appropriate to its status as a market town in line with Policy CS1.</p>
<p>No development in Mildenhall should be allocated until it has been demonstrated that it will not result in a likely significant effect on internationally important nature conservation sites</p>	<p>HRA Screening undertaken to inform site selection process.</p> <p>None of the sites proposed in Policies M1 and M2 of the SALP Preferred Options document are to the east of the town.</p>
<p>Traffic conditions in Newmarket have not been accurately set out</p>	<p>Infrastructure requirements, including transport and highways are being assessed for the level and locations of growth proposed. Improvements will be linked to the level and timing of development proposed.</p>
<p>Further development in Newmarket will reduce the town's appeal as a centre for race horses</p>	<p>Policy N1 in the SALP Preferred Options document proposes site allocations for growth in Newmarket appropriate to its status as a market town in line with Policy CS1 taking into consideration the constraints including protection of horse racing land.</p>
<p>Lack of appropriate infrastructure in Lakenheath to support growth or the village's status as a KSC</p>	<p>Policies L1 and L2 in the SALP Preferred Options document propose site allocations for growth in Lakenheath appropriate to its status as a Key Service Centre in line with Policy CS1.</p>

<p>Sites L/19; L/22; L/25 and L/27 border part of the Breckland Special Area of Conservation (SAC); RAF Lakenheath SSSI and Maids Cross Hill SSSI and Local Nature Reserve (LNR). It should be ensured that any development allocated at these sites does not result in a likely significant effect on the designated sites, either alone or in combination with other plans or projects.</p>	<p>Response noted – HRA Screening undertaken to inform site selection process. None of these sites (L/15, L/19, L/22, L/25, L/27 and L/28) are considered unsuitable for development for a number of reasons including: MOD noise safeguarding, SPA, SAC, CWS and SSSI, and ecological value.</p>
<p>Red Lodge is not a sustainable option for growth. It relies on the majority of development being placed in one rural location, void of services, infrastructure and employment opportunities.</p>	<p>Red Lodge is a Key Service Centre, and Policies RL1 and RL2 in the SALP Preferred Options document propose site allocations for growth in Red Lodge appropriate to its status as a Key Service Centre in line with Policy CS1.</p> <p>Infrastructure requirements, including transport and highways, water supply and waste water disposal are being assessed for the level and locations of growth proposed. Improvements will be linked to the level and timing of development proposed.</p>
<p>The current drainage network at Red Lodge cannot support any further development in this location as sewerage issues continue to be a problem and have not been satisfactorily resolved despite assurances from AWA.</p>	<p>Infrastructure requirements, including transport and highways, water supply and waste water disposal are being assessed for the level and locations of growth proposed. Improvements will be linked to the level and timing of development proposed.</p>
<p>The SALP and accompanying SA have not tested a high growth option at Exning</p>	<p>Exning is designated a Primary Village in Policy CS1. The SALP Preferred Options document proposes a site allocation for growth in Exning appropriate to its status as a Primary Village in line with Policy CS1. High growth would not be appropriate for this Primary Village, and would be contrary to the settlement hierarchy set out in Policy CS1.</p>

<p>Large scale growth opposed in Kentford</p>	<p>Kentford has accommodated a relatively high amount of growth in recent years, and consequently only sites that already have planning permission are proposed as allocations (K/10 and K/16) in the SALP Preferred Options document.</p>
<p>Growth in West Row is constrained by infrastructure</p>	<p>The SALP Preferred Options document proposes allocating one site in West Row WR/07. Concentrating the bulk of growth on one site will allow the benefits secured from development to be maximised.</p>
<p>There are a number of listed buildings in West Row, all listed at Grade II. Sites WR/01, WR/04, WR/07, WR/15, WR/27 and WR/33 have the potential to affect the significance of specific listed buildings through development within their setting. Further assessment of potential impacts is necessary and any site allocation will need to be justified in terms of its heritage impacts. If sites are taken forward for allocation, appropriate development criteria would need to be set.</p>	<p>It is only proposed to allocate one site in West Row, WR/07. A planning application (DC/14/2047/HYB) for 138 dwellings is currently under consideration. The heritage impacts of development will be fully considered.</p>

Local Plan preferred options consultation letter April 2016

Email:

planning.policy@westsuffolk.gov.uk

Telephone: 01284 757368

Date: as postmark

Dear Sir/Madam

**Forest Heath Local Plan consultations
Single Issue Review (SIR) of Core Strategy Policy CS7 and Site
Allocations Local Plan Preferred Options consultation 4 April – 8 June
2016**

I am writing to inform you that we are now consulting, under Regulation 18 of the Town and Country Planning, Local Development, England, 2012 Regulations, on Preferred Options Local Plan documents approved by Forest Heath District Council Cabinet on 1 March 2016.

You are currently on our database for receiving notification of such consultations. If you no longer wish to receive such communications please let us know and we will remove your contact details.

Consultation documents

The documents which are now being consulted on are:

- Single Issue Review (SIR) of Core Strategy Policy CS7 Preferred Option Regulation 18 Stage;
- Sustainability Appraisal on Single Issue Review (SIR) of Core Strategy Policy CS7 Option Regulation 18 Stage;
- Habitats Regulations Assessment on Single Issue Review (SIR) of Core Strategy Policy CS7 Preferred Option Regulation 18 Stage;
- Site Allocations Local Plan Preferred Options Regulation 18 Stage;
- Sustainability Appraisal on Site Allocations Preferred Options Regulation 18 Stage;
- Habitats Regulations Assessment on Site Allocations Local Plan Preferred Options Regulation 18 Stage;
- draft Infrastructure Delivery Plan supporting the SIR of Core Strategy Policy CS7 and Site Allocations Local Plan.

The consultation period on these documents runs from Monday 4 April (9am) – Wednesday 8 June (5pm) 2016.

Representations received after this date will not be accepted.

How to view the documents

All of these documents are available on the council's online planning consultation system at <http://westsuffolk.jdi-consult.net/localplan/>
(This is the best place to view the documents and to submit your comments.)

They will also be available for viewing on the council's website at www.westsuffolk.gov.uk/fhlocalplan

In addition, hard copies of the documents will also be available to view in:

- Forest Heath District Council, College Heath Road, Mildenhall IP28 7EY;
- Newmarket Customer Information, 63 The Guineas, Newmarket CB8 8HT;
- Brandon Library, The Brandon Centre, Bury Road, Brandon IP27 0BQ.

The documents are also available on CD by request.

Paper response forms will also be available in all deposit points above.

Consultation Events

We will be running a number of consultation events during the consultation period where you will be able to talk to officers about the Forest Heath Local Plan document, and the process for responding to them. Please see the attached leaflet for further details of the dates/times and locations of these events.

How to respond to the documents

We recommend that you use the online planning consultation, where interactive documents can be found. Instructions on how to make comments are provided on the website. This method of responding to the documents helps us to handle your representation quickly and efficiently and everyone will be able to view all comments made on the document.

You are already registered on the planning consultation system database. If you not used this system to submit responses before and would like to but have forgotten your password and/or username please contact us on 01284 757368 for your details. Please do not re-register on the system again.

Please be aware that any representations made on these documents will be available for everyone to view, regardless of whether they are submitted by post or online.

Where there are groups who share a common view on an issue in the documents, it would help if that group could send in a single response indicating how many people it is representing and how the response has been authorised.

The system provides a number of benefits if you respond online.

- You can enter your comments as you read through the document by using the electronic links. Your comments then directly relate to a specific section of the document;
- You will be able to view other people's comments after consultation closes and we have accepted them;
- You will be automatically notified when new documents are available for consultation;
- You will be able to update your own personal details;
- It is cheaper and quicker.

Although we would prefer you to use the online system, comments made by email or letter will still be accepted. These will be summarised and entered into the online system so that other people can see them and they can be included in reports. If you wish to submit your representations in this way, we recommend you use our response forms as it helps us enter your responses accurately. Forms can be downloaded from www.westsuffolk.gov.uk/fhlocalplan.

Completed forms should be returned by no later than 5pm on Wednesday 8 June 2016:

By email to: planning.policy@westsuffolk.gov.uk or by post to Forest Heath District Council, Strategic Planning Team, West Suffolk House, Western Way, Bury St Edmunds, IP33 3YU

Planning regulations concerning the preparation of Local Plans means that we are unable to accept responses received after this deadline.

Following this consultation, a final draft of the documents will be prepared, which the council will submit to the Secretary of State for an independent planning examination. This final draft will be known as the Submission Document and when it is published in 2016 there will be another and final opportunity for the public and stakeholders to comment.

If you need any further information, please feel free to contact the Strategic Planning team on 01284 757368 or planning.policy@westsuffolk.gov.uk

Yours faithfully



Marie Smith
Service Manager (Strategic Planning)

Local Plan preferred options consultation extension letter

Our reference

Contact Ann-Marie Howell

Direct Dial 01284 757368

Email

planning.policy@westsuffolk.gov.uk

Date: 20 May 2016

Dear Sir/Madam

Extension of Local Plan consultation period to Friday 1 July 2016 – Forest Heath Single Issue Review (SIR) of Core Strategy Policy CS7 and Site Allocations Local Plan

I am writing to inform you that the current Local Plan consultation period, due to close on 8 June 2016, is being extended until 5pm on 1 July 2016.

This extension is to allow consultees adequate time to consider the recently completed update of the 2009 Forest Heath Transport Technical Note prior to commenting on the draft Local Plan documents.

This Technical Note forms part of the council's evidence base to support the Local Plan. It is an early stage in the process of identifying potential transport impacts of the emerging proposals for the broad locations of housing provision as part of the development of the Forest Heath Local Plan. It does not include solutions to the impacts, which will form part of a further study currently being commissioned, which will accompany the final submission Plans for consultation this autumn.

The Forest Heath Transport Technical Note (dated 10 May 2016) can be seen at the following link on the council's Local Plan evidence pages www.westsuffolk.gov.uk/localplanevidence

How to respond to the Local Plan documents

As a reminder, all of the Local Plan consultation documents and supporting information can be viewed on the council's planning consultation system at <http://westsuffolk.jdi-consult.net/localplan/>

We recommend that you use the online planning consultation, where interactive documents can be found. Instructions on how to make comments are provided on the website. This method of responding to the documents helps us to handle your representation quickly and efficiently and everyone will be able to view all comments made on the document.

Please be aware that any representations made on these documents will be available for everyone to view, regardless of whether they are submitted by post or online.

Although we would prefer you to use the online system, comments made by email or letter will still be accepted. These will be summarised and entered into the online system so that other people can see them and they can be included in reports. If you wish to submit your representations in this way, we recommend you use our response forms as it helps us enter your responses accurately. Forms can be downloaded from www.westsuffolk.gov.uk/fhlocalplan.

Completed forms should be returned by no later than 5pm on Friday 1 July 2016:

By email to: planning.policy@westsuffolk.gov.uk or by post to Forest Heath District Council, Strategic Planning Team, West Suffolk House, Western Way, Bury St Edmunds IP33 3YU

Planning regulations concerning the preparation of Local Plans means that we are unable to accept responses received after this deadline.

Following this consultation, a final draft of the documents will be prepared, which the council will submit to the Secretary of State for an independent planning examination. This final draft will be known as the Submission Document and when it is published in 2016 there will be another and final opportunity for the public and stakeholders to comment.

If you need any further information, please feel free to contact the Strategic Planning team on 01284 757368 or planning.policy@westsuffolk.gov.uk

Yours sincerely

Ann-Marie Howell
Principal Planning Officer (Strategic Planning)

Local Plan preferred options consultation poster April 2016

Your homes, your jobs, your future...


Forest Heath
District Council

Local Plan Preferred Options consultation 4 April - 8 June 2016

Have your say

Find out more at any of our consultation events:

- Friday 8 April 4pm - 7pm**
The Brandon Centre (inside Brandon Library), Bury Road, Brandon
- Tuesday 12 April 4pm - 7pm**
Forest Heath District Council's offices, College Heath Road, Mildenhall
- Saturday 16 April 10am - 1pm**
Newmarket Guinea's Shopping Centre, Newmarket
- Tuesday 19 April 4pm - 7pm**
The Kentford Public House, Bury Road, Kentford
- Thursday 21 April 4pm - 7pm**
Peace Memorial Hall, High Street, Lakenheath
- Tuesday 26 April 4pm - 7pm**
Red Lodge Sports Pavilion, Hundred Acre Way, Red Lodge
- Thursday 28 April 4pm - 7pm**
Newmarket Town Council, Memorial Hall, High Street, Newmarket
- Tuesday 3 May 4pm - 7pm**
West Row Village Hall, Beeches Road, West Row
- Thursday 12 May 10am - 1pm**
Brandon Market
- Wednesday 18 May 4pm - 7pm**
Exning Community Church Hall, Church Lane, Exning
- Friday 20 May 10am - 1pm**
Mildenhall Market
- Tuesday 24 May 4pm - 7pm**
Beck Row Community Centre (next to Beck Row Primary School, Lambie Close), Beck Row

How would you like Forest Heath to look and function in the future?

How many homes should be built?

Where should we find room for housing, employment, community and leisure facilities?

You can comment:

Online: http://westsuffolk_jdi-consult.net/localplan
By email: planning.policy@westsuffolk.gov.uk
By telephone: Strategic Planning Team, 01284 757368
In writing: Strategic Planning Team, Forest Heath District Council, West Suffolk House, Western Way, Bury St Edmunds, IP33 3YU



Summary of key issues raised during the 2016 Core Strategy Preferred Options consultation and how the submission document addresses these issues

All of the representations received in relation to the Core Strategy Single Issue Review preferred option document, and the officer comments made in response to these representations, are available to read online at:

<https://democracy.westsuffolk.gov.uk/documents/s16831/LOP.FH.16.011%20Working%20Paper%201%20-%20Summary%20of%20Responses%20-%20Forest%20Heath%20Core%20Strategy%20Single%20Issue%20Review.pdf>

The council's assessment and action detail where changes have been made to the Core Strategy submission document as a result of the representations received. Set out below are details of how the key issues raised during the consultation period have been dealt with and the significant changes which have been made to the document.

Key issues	Change to Plan
Overall housing number (6800) should be higher/lower	No change. The housing requirement is based on the evidence available in the SHMA update 2016
Need for more affordable homes	No change. The need for affordable homes is addressed in the evidence to support the overall need of providing 6800 homes in the plan period
Objections to levels of growth proposed in Newmarket	Hatchfield Farm to the north east of Newmarket has been removed (400 homes) from the housing distribution for Newmarket as no evidence of deliverability following the August 2016 SoS decision to refuse planning permission.
Concern over lack of inclusion of RAF Mildenhall for housing	Paragraph inserted in the SIR to clarify the site is not available in this plan period.
Objections to low levels of growth in Brandon	No further evidence has been presented through the 2016 preferred options consultation to demonstrate that a higher level of growth at Brandon could be delivered with the necessary mitigation to ensure no adverse impact on protected species. Natural England is supportive of the council's approach to this in the Local Plan.

Key issues	Change to Plan
<p>Objections to levels of growth in key service centres and primary villages</p>	<p>The additional provision in the SIR has been amended to take into account the latest information on availability and deliverability of sites.</p> <p>There is a balance to be achieved in deciding on a distribution to meet the overall district housing need in accordance with the settlement hierarchy in Policy CS1 of the Core Strategy, as well as the infrastructure and environmental constraints within each settlement.</p>
<p>Concern that highways information has not been updated</p>	<p>New paragraph 3.6 updates the evidence base to support the SiR. An updated AECOM Traffic study demonstrates that the distribution in the SIR can be achieved with highways mitigation and sustainable transport measures.</p>
<p>Comments that small scale infill should be allowed in smaller settlements</p>	<p>No change. Policies in the 2015 Joint Development Management document allow small scale infill development to take place within the settlement boundary of secondary villages and small settlements</p>

Summary of the key issues raised during the 2016 Site Allocations Local Plan Preferred Options consultation and the submission document addresses these issues

All of the representations received in relation to the Site Allocations Local Plan preferred options document, and the officer comments made in response to these representations, are available to read online at the link below. See this document for detailed responses to individual sites:

<https://democracy.westsuffolk.gov.uk/documents/s16832/LOP.FH.16.011%20Working%20Paper%20-%20-%20Summary%20of%20Responses%20-%20Site%20Allocations%20Local%20Plan%20SALP%20-%20ELECTRON.pdf>

The council’s assessment and action detail where changes have been made to the Site Allocations submission document as a result of the representations received. Set out below are details of how the key issues raised during the consultation period have been dealt with and the significant changes which have been made to the document.

Key issues	Change to Plan
Sites should be included in secondary villages where development is sustainable.	No change. CS1 states Secondary villages will provide nominal growth where local capacity allows and that no urban expansion will be considered.
Air traffic noise emissions and flight paths from the air bases should be taken into account when allocating sites.	Noise contour map included in plan and need for appropriate noise mitigation measures included in policy where necessary.
Closure of RAF Mildenhall should be taken into account.	Text included in para 4.8 to explain that as the base will not be vacant until 2023 and the likely remediation issues it cannot be considered available and deliverable in this plan period.
The water framework directive and flood zones should be taken into account in site selection.	An updated Water Cycle Study has been prepared in liaison with the EA and Anglia Water Services and used as an evidence base to inform site selection. Supporting text has been added where necessary.
It is unclear what level of housing the SALP will meet. A housing trajectory should be included.	A paragraph and table on housing need is included in section 2 of submission draft of SALP and a housing trajectory in the appendices.
Brandon	

Key issues	Change to Plan
Concern about low level of housing proposed in Brandon.	No change. Higher growth in Brandon can only be considered if there are no adverse effects on the SPA or where adverse effects can be mitigated.
The proposed cemetery has been identified as an area with a habitat that might support a range of protected and priority species.	Wording included in policy SA3 to ensure if the current permission is not implemented or varied proposals should have regard to protect species.
Mildenhall	
Land promoted to the west of Fred Dannatt Road for employment uses	No change. Policy S4 is a mixed use site to include at least 5ha employment
Wording within Wildlife Audit reports should be included within policy	Text added to supporting text at para 4.7 and policy S4(a)
SA4(a) Land west of Mildenhall - Development will need to have regard to known archaeological interest and the setting of a listed building Wamil Hall.	Wording to policy SA4(a) amended to reflect the concerns raised.
Concern about highways capacity in Mildenhall.	No change. An updated 2016 AECOM Traffic Study demonstrates that the allocations in the SALP can be achieved with highways mitigation and sustainable transport measures.
M2(a) 54 Kingsway - Wish to have property removed from the allocation.	56 Kingsway removed from the allocation and the area to the south added to enable access from Robin Close.
Concern about the timing and delivery of sites.	Housing trajectory and table included in appendix 2 of the submission SALP
Site M/30 The old Railway Station should be allocated and the settlement boundary redrawn to include this site and those recently permitted along Worlington Road.	No change. The site is detached from the existing settlement boundary and there are potential coalescence issues with Barton Mills.
The settlement boundary should be amended to include RAF Mildenhall.	No change. The base will not be vacant until 2023 and likely remediation issues it cannot be considered available and deliverable in this plan period.
Suggested boundary changes to include land south of Worlington Road and land abutting the southern boundary of the town.	No change. These sites are either remote from the existing settlement boundary, within flood zone 3 or adjacent to the SPA.
Newmarket	

Key issues	Change to Plan
Not enough consideration has been given to the movement of horses and traffic through the town.	No change. AECOM have undertaken a study of the cumulative transportation impacts of the proposed sites. SCC Highways will continue to have regular meetings with the HRI regarding horse walks and crossings.
New sites submitted in Studlands Park	No change. Sites assessed and considered not suitable for development as public open space with a community, amenity and recreation function.
SA6(a) Brickfield Stud - Objection to inclusion of site as in horse racing use.	No Change. Policy DM 49 allows HRI uses to be considered for allocation. Balance to be made to meet housing need against constraints in each settlement.
SA6(b) Land at Black Bear Lane – Site should be retained in horse racing use and it should not be allocated until uses are determined.	As SA6(a) above. The allocation requires a development brief to be approved prior to determination of any application. HRI uses have not been ruled out on the site.
SA6(b) Land at Black Bear Lane – The boundary of the site should be extended to include the adjacent former swimming pool site and White Lion PH.	Site boundary amended to include adjacent sites to allow a comprehensive and coordinate approach to development.
N1(c) Hatchfield Farm - Objections to the inclusion of the site on the basis of potential impact on the horse racing industry.	Removed allocation following SoS decision in August 2016 to refuse planning permission for 400 dwellings on a site at Hatchfield Farm to the north east of Newmarket.
SA6(c) Land at Phillips Close and off Leaders Way / Sefton Way – Leaders Way Sefton Way site area should not be increased. Reference should be made in the text to occupation only by those in the HRI. Concerns about access and traffic. The site should be retained in horse racing use. Development will be detrimental to natural environment. Phillips close site area incorrectly includes 31 Hamilton Road.	<p>Amalgamated sites N1(d) Sefton Way / Leaders Way and N1(f) into one allocation SA6(c) to allow a comprehensive and coordinated approach to development.</p> <p>Added a requirement for a development brief to be prepared before any application is determined.</p> <p>Removed a reference to occupancy condition.</p> <p>Removed of reference to compliance with all other policy requirements. Remove 31 Hamilton Road from site area.</p>

Key issues	Change to Plan
<p>SA6(d) St Felix Middle School – The playing fields and other sports facilities should be retained for community use and linked to George Lampton playing field. Consideration should be given to the impact of traffic and horse movements.</p>	<p>No Change. The policy seeks to retain the tennis courts and open space with links to George Lampton Playing Fields.</p> <p>The traffic impact of the proposed residential development is considered to be less than the previous 340 place school use.</p>
<p>N/18 George Lampton Playing Fields – The site should be allocated for mixed use development.</p>	<p>No change. The site proved undeliverable in the last plan period and the deliverability in this plan period is uncertain.</p>
<p>Lakenheath</p>	
<p>Lakenheath’s classification as a Key Service Centre should be removed.</p>	<p>No change. Core Strategy policy CS1 establishes the settlement as a KSC. The range of services and facilities remains appropriate to the settlement’s designation.</p>
<p>Infrastructure in the village is not sufficient to support additional growth, particularly highways capacity.</p>	<p>Sites have been allocated in accordance with the settlement’s infrastructure and environmental capacity.</p> <p>Highways evidence has confirmed that the sites are deliverable subject to highways mitigation.</p> <p>Wording has been inserted in Policies SA7 and SA8 requiring applicants to demonstrate that cumulative and individual highways impacts can be overcome.</p> <p>Further information will be set out in the IDP which will accompany the consultation document.</p>
<p>Concerns about noise impact from RAF Lakenheath.</p>	<p>Paragraphs inserted in Policies SA7 and SA8 around the need for any development proposals to incorporate appropriate noise mitigation measures.</p> <p>Map of most up to date 2015 noise contours inserted in section 3 of submission SALP.</p>

Key issues	Change to Plan
Consider air traffic noise emissions from RAF Lakenheath and Mildenhall when allocating sites for new housing taking into account the noise contours published by the MOD (which may be updated from time to time) and to engage with the RAF Commanders of RAF Mildenhall and RAF Lakenheath to obtain their input on current flight paths and military activities.	<p>The council will continue to work with the MoD when allocating sites for development in accordance with current safe guarding procedures.</p> <p>Map of most up to date 2015 noise contours inserted in section 3 of submission SALP.</p> <p>Paragraphs inserted in Policies SA7 and SA8 around the need for any development proposals to incorporate appropriate noise mitigation measures.</p>
The recommendations in the Suffolk Wildlife Trust audits should be referenced.	New supporting text at para 4.7 and additional wording inserted to Policy SA8(b) to ensure protection of semi improved grassland.
Natural England recommendations to include further detail around developer contributions to protect sites.	<p>Additional wording added in section 4 of the submission SALP.</p> <p>'Other agreed measures' inserted into policies SA7 and SA8 (A) to broaden measures to avoid a damaging increase to the SSSI and SPA.</p>
Concerns about the focus of growth to the north of Lakenheath – erodes natural landscape features, under flight path of returning jets to RAF Lakenheath, part within flood zone, accessibility to village.	<p>The northern focus of growth is the least environmentally constrained part of the village and will provide a new primary school.</p> <p>Sites SA8(a) (b) (c) have resolutions to approve planning permission.</p> <p>This development area will provide a buffer/green route to help mitigate an increase in visitors to the Maidscross SSSI.</p>
One new site submitted for consideration off Smeeth Drove.	Site deferred as too small for allocation and outside settlement boundary.
Red Lodge	
Natural England recommendations to include further detail around developer contributions to protect sites.	Additional wording added in section 4 of the submission SALP. Insert additional text in policies SA9 & SA10.
The recommendations in the Suffolk Wildlife Trust audits should be referenced.	Inserted new supporting in section 4.

Key issues	Change to Plan
Red Lodge is not ready for further development of this scale until the infrastructure deficits have been addressed and the problems related to the effective removal of sewage from Red Lodge to Tuddenham.	No change - The IDP has identified what infrastructure is required to support growth. The LPA will continue to work with providers in order to meet future demands at the appropriate time. Anglia Water state that capacity improvements at the receiving Tuddenham Water Recycling Centre means there is capacity for growth.
Proposed growth is not sequential. Development should only be considered within the development boundary with any surplus being directed to the market towns.	Sites have been selected on a sequential basis whilst taking into account the constraints on the settlement as well as the individual constraints of each site.
Site SA9(a) Land off Turnpike Road and Coopers Yard - The site area should be amended to include available land to the south giving access to Turnpike Road.	Amendment made to site boundary to south and west. Need for a development brief added to ensure comprehensive and coordinated development of the site.
Site RL1(b) Land East of Red Lodge (N) Para 9.16 should be made clear that not all the site lies within the SPA buffer. Para 21 should be amended to allow general vehicle access between sites. The site area excludes developable land to the south east and north east.	HRA issues are addressed in the redrafted policy. Para 9.16 is not carried forward in the submission document. Para 21 does not rule out general vehicle access – no change. Site area amended to E and W but woodland to SE boundary excluded.
EM1(c) Land East of Newmarket Road is unviable as an employment site and should be allocated for housing.	Text and map amended to include site as a residential allocation to reflect the recent planning permission for 125 dwellings.
Site RL/18 Land South of the Carrops should be allocated as a residential site.	No change. Site deferred as elements of the site liable to flood, it is visually sensitive on the edge of the settlement and has an adjacent 'bad neighbour use' to the east.
Site RL/07 White Star Stables should be allocated as a mixed use site for a HRI and residential site.	No change. Site deferred as within the 1500m Stone Curlew nesting constraint zone. Other locationally preferable sites.

Key issues	Change to Plan
<p>RL2(a) Land north of Acorn Way The swale should be relocated to allow an area for the proposed school to expand at a future date if necessary.</p> <p>The existing development boundary and employment uses at Kings Warren should be maintained.</p> <p>Site EM19(c) is a better location for the school.</p>	<p>Removed reference to retention of swale but retain text requiring need for an adequate urban drainage system.</p> <p>No change. The focus of growth on land north of Acorn Way is sustainable. Employment uses are retained on the wider mixed use site.</p> <p>Site EM1(c) benefits from a resolution to approve residential use.</p>
<p>Support from Natural England and others for the settlement boundary changes and removal of the SSSI.</p> <p>Objection that the land south of Green Lane is being removed from the settlement which places an available brownfield site RL/18 in the countryside.</p>	<p>No change. The boundary change allows a green wedge to penetrate into the settlement and provides a visual and physical link to the countryside.</p> <p>RL/18 deferred as elements of the site liable to flood, it is visually sensitive on the edge of the settlement and has an adjacent 'bad neighbour use' to the east.</p>
Beck Row	
<p>Policies for all development sites should secure ecological enhancements.</p>	<p>Inserted supporting text in section 4 of the SALP and added reference to sites (a) and (c) in policy SA11.</p>
<p>The land at Stock Corner Farm should be allocated for residential development.</p>	<p>Site deferred as other sequentially preferable sites available and poor location on sharp bend.</p>
<p>The land off Wilde Street should be allocated for residential development.</p>	<p>Site deferred as other sequentially preferable sites available.</p>
Exning	
<p>Land North of Lacey's Lane should be allocated for residential development.</p>	<p>Site deferred as other sequentially preferable sites available.</p>
<p>SA12(a) Land south of Burwell Road – policy should make references to the need for a cycleway / footway connection to Burwell.</p>	<p>Policy amended to identify the need for a cross boundary cycle route.</p>
<p>SA12(a) Land south of Burwell Road – The site can accommodate a higher number of dwellings.</p>	<p>Site expanded to accommodate a greater number of dwellings at an acceptable density and open space standard.</p>
<p>Amended site E16 Greater Exning is a more sustainable growth option for Exning.</p>	<p>This site is detached from centre of Exning and Newmarket and other sites are sequentially preferable.</p>
<p>Para 11.2 and 11.8 should be updated regarding school expansion.</p>	<p>Supporting text amended to say that "pressure exists on local primary school</p>

Key issues	Change to Plan
	provision but it is anticipated that that the current school site can be adapted to accommodate further growth."
The settlement boundary should be amended to include site E/03 land to the rear of Lacey Lane.	No change. There are more appropriate sites available to meet the housing need.
Kentford	
Support the inclusion of Site K1(a) Land West of Herringswell Road	This site has been removed from Policy SA13 as development has commenced. The settlement boundary includes this site to reflect the extent of permitted development.
Land at Meddler Stud should be included as an allocation following appeal decision.	This site for 63 dwellings and a racehorse training establishment is included in the submission SALP under Policy SA13(b)
Land between two parts of Kentford does should not be designated a strategic gap.	The land forms a strategic landscape gap marking the River Kennett valley. It also forms a significant physical and historical break between the two distinct parts of the village. The submission SALP maintains this gap as open countryside
Animal Health Trust promoting site K/11 for additional homes (south of existing Bloor Homes permission at Lanwades business park).	No change. There is sufficient housing allocated (via permissions/appeals) to meet housing needs to 2031.
New employment site submission for 2.1ha of land off Bury Road for B1, B2, B8 uses (site K/17)	No change. The site is outside the settlement boundary, would represent ribbon development and lies within the 1500m SPA buffer zone. Site currently subject of a planning application.
West Row	
SA14(a) Land East of Beeches Road – the site could be expanded to reflect the self build housing in the current planning application and the existing field pattern in the north east.	Site area increased to north east and subsequent settlement boundary amendment.
Land south of the 'Gables' Chapel Road should be included in settlement boundary.	No change. Small site, and other sites sequentially preferable.
Economy and Jobs	
Concern about impact of traffic from new allocations on the Horse Racing Industry.	The 5ha employment land allocation at Hatchfield Farm has been removed. In terms of employment land allocations Newmarket has only one, the 1.6ha St Leger site adjacent to the existing industrial estate in the north of the town

Key issues	Change to Plan
	close to the A14.
Additional site submitted in Bury Road, Kentford	Not included. Site in the countryside, unsustainable location.
Alternative uses suggested for Red Lodge Approach site.	Site EM1(c) not included as an employment allocation (resolution to grant planning permission for the erection of up to 125 dwellings (DC/16/0596/OUT)
Support for 'star' site adjacent to the A11 (and one objection)	Star site not included. Sufficient land allocated in the plan. The council will continue to work with neighbouring authorities to promote infrastructure improvements (A11 – A14 link) and attract investment.
Retail and Town Centres	
Proposed allocation (policy RE1) for supermarket on former gas works site, Exning Road, Newmarket. Representations state this site is not needed as supermarket, could be better used e.g. for housing.	No change required. Site remains allocated for retail. The discharge of conditions have been made and the consent is valid. Site allocated for retail policy SA18.
Increasing traffic and pollution becoming serious problem in Mildenhall.	No change required. Town centre master plan will address traffic management and quality of the environment policy SA19.
Gypsies and Travellers and Travelling Showpeople	
Policy G1 is insufficiently precise about scale Gypsy and Traveller provision at each site. Scale provision should be proportionate to size of site. Note the constraints of gas pipeline.	The GTAA 2016 has updated the PO SALP evidence. This has identified no need to allocate permanent G&T pitch provision in the SALP. The proposed PO policy G1 and allocations G1 (a) and G1 (b) have been removed.
Object to proposed Gypsy and Traveller provision on land west Mildenhall on highways grounds, alternative site should be used on land east of 5 ways roundabout.	As above.
Support policy G1.	As above.
Need to undertake Equalities Impact Assessment as part of SA and address EI on Gypsy and Travellers.	Equalities Impact Assessment will be undertaken.
Site submitted in Call for Sites at Beck Row	The GTAA 2016 has updated the previous study upon which the PO SALP was based. This has identified no need to allocate permanent Gypsy and Traveller pitch provision in the SALP.
Settlement Boundary changes	
Moulton settlement boundary should	No change - The amendments could

Key issues	Change to Plan
be amended to include the dwellings around the playing field and village green, Brookside and properties on Gazeley Hill and Griffiths Yard and those properties adjoining the boundary behind the street.	lead to additional development within the village and an expansion that would not be appropriate or proportionate for a secondary village in line with Policy CS1 of the Core Strategy and the SIR of Policy CS7.
Barton Mills settlement boundary should be further amended to allow limited development (sites proposed)	No change - The council is not putting forward any site options for housing within the secondary villages.
Boundaries of secondary villages should facilitate development that would underpin the provision of new infrastructure and community facilities that would enhance the sustainability of these settlements.	No change - The council is not putting forward any site options for housing within the secondary villages within the SALP, or the SiR. Amendments to the settlement boundaries of secondary villages within the SALP, reflect anomalies in existing boundaries only.
The soundness for setting and amending settlement boundaries is queried before housing numbers and distribution have been established. Settlement boundaries should be flexible and allow sustainable development to come forward.	The principle of settlement boundaries in the Plan area is already established. Any proposals for development within, adjacent, or outside established development boundaries will be assessed on their merits in line with the presumption in favour of sustainable development and all other relevant planning policies.
The settlement boundary of Holywell Row should include land at Laurel Farm	The council is not putting forward any site options for housing within smaller villages.
A minor boundary change should be made in Tuddenham to allow a full ECO house.	No change – The erection of a single dwelling is considered a development management issue.