

**Forest Heath District Council
Proposed Submission Site Allocations Local Plan (SALP)**

Statement of Common Ground

Reference: SoCG FHDC/Historic England

Date 06 October 2017

1. Purpose

During the preparation of the Forest Heath Site Allocations Local Plan, Historic England expressed concerns about the policy and supporting explanatory text for site SA6(b) in respect of potential impact on the historic environment. The purpose of this Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement between Forest Heath District Council and Historic England in relation to detailed policy wording and supporting explanatory text within the SALP proposed submission document.

2. Background

2.1 Historic England is the public body that looks after England's historic environment. It was established with effect from 1 April 1984 under section 32 of the National Heritage Act 1983 and initially operated under the title English Heritage. Historic England is a statutory consultee on all aspects of the historic environment and heritage assets. Historic England submitted representations to the SALP proposed submission.

2.2 During the Proposed Submission consultation, Historic England made representations on site allocation SA6(b) finding it unsound owing to lack of detail in the policy and supporting text and recommending the reduction of the size of the site allocation.

2.3 Following the Proposed Submission consultation, Historic England has had the opportunity to consider further work undertaken by Forest Heath District Council which has informed discussions between the two parties.

2.4 This Statement of Common Ground reflects the agreed position between Forest Heath District Council and Historic England for submission to the Inspector for the Site Allocations Local Plan Examination.

3. Areas of Common Ground

3.1 The parties have agreed changes to policy SA6(b) and its supporting explanatory text to address the issues raised in Historic England's representation (24933), to ensure that the historic environment is properly considered. The proposed modifications are attached to this statement of

common ground at Annex A for information.

3.2 The parties are agreed that the improvements sought in Historic England's consultation response can be dealt with as follows:

- Clarification in the policy about the acceptable quantum of development for the site;
- Clarification in the policy about the significance of the heritage assets within the site;
- Clarification in the policy about how the heritage assets should be included within any development brief and subsequent planning application;
- Clarification in the policy about the restoration and reuse of the listed buildings within the site which are on the Suffolk Buildings at Risk Register and form part of a Conservation Area at Risk;
- Additional clarification in the explanatory supporting text.

3.3 Historic England sought an amendment to exclude the Paddock at an appropriate point north of Falmouth Avenue. Historic England is content that the proposed modifications contained in Annex A address their concerns. Historic England therefore withdraws the representation to exclude the Paddock at an appropriate point north of Falmouth Avenue on the condition that the proposed modifications are made to the policy and supporting explanatory text.

AGREEMENT

Signed on behalf of Forest Heath District Council



**Marie Smith
Planning Strategy Service Manager**

Dated: 6 October 2017

Signed on behalf of Historic England



**Natalie Gates
Principal Adviser, Historic Places**

Dated: 6 October 2017

ANNEX A

Proposed Main and Additional Modifications as a result of Historic England representations

Rep ID number and consultee	Ref		Page	Policy/ Paragraph	Modification
24933 Historic England	MM		42 and 47	SA6(b) Para 5.6.19	<i>Amend Policy and Supporting Explanatory Text to read as below:</i>

Site SA6(b) – Land at Black Bear Lane and Rowley Drive junction

5.6.19 This site comprises the historic Queensbury Lodge Stables, former swimming pool, White Lion public house and Fitzroy Paddocks. The grade II stables, cottage and lodge are all identified as listed buildings at risk in the Suffolk Register. There are tree belts on the paddocks and around the periphery of the site and it is identified as an important open space in the Newmarket Conservation Area Appraisal. The conservation area is identified as being at risk on the Historic England Register. The site fronts the High Street in the south and extends to Rowley Drive in the north. The site has been vacant for some time and has a complex planning history. Any development on this site must facilitate the sympathetic restoration and viable reuse of the listed buildings, retain a horse racing industry related use on the site, and preserve or enhance the character and appearance of the conservation area. The potential uses and capacity of the site will be explored by the council and other stakeholders, including the owners and Historic England. The council will then prepare a development brief with regard to the relevant policies in the Local Plan, in particular Policies DM4, DM15, DM17, DM18 and DM49 of the Joint Development Management Policies Document (2015).

Policy SA6: Housing and mixed use allocations in Newmarket

The following sites are allocated for residential or mixed use development in Newmarket. These sites are identified on the Policies Map.

Reference	Location	Area (hectares)	Indicative capacity
SA6(b)	Land at Black Bear Lane and Rowley Drive junction	3.57	Mixed use TBC (Development brief required)

The following specific requirements should be met on all sites:

- A) Strategic landscaping and open space must be provided on all sites to address the individual site requirements and location.

In addition:

Site (b) will be the subject of a development brief that will be prepared and approved by the council prior to any planning permission being granted. The amount and type of development will be set out in the development brief. The site allocation will not adversely impact on the listed buildings or their setting.

Any development on Fitzroy Paddocks will be limited to what is necessary to secure the restoration and appropriate reuse of the listed buildings. Any scheme for development of the site must facilitate the restoration and appropriate reuse of the listed buildings and preserve or enhance the character and appearance of the conservation area. It should reflect the highly significant contribution Fitzroy Paddocks makes as a significant feature in the conservation area owing to its openness, historic character and importance to the horse racing industry, and these attributes should be incorporated in any proposed scheme. A horse racing related use should be retained on the site. Any application for planning permission should be in accordance with the approved development brief.