

## SALP Additional Modifications proposed by the Council V2 13.11.17

The additional modifications below are expressed either in the form of ~~striketrough~~ for deletions and **bold** for additions of text, or by specifying the modification in words.

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change								
AM1	Para 2.4	<p>Forest Heath’s Core Strategy 2010.....Between 2011 and 2016-<b>2017</b>, 2437 <b>3178</b> more homes have been approved and/or built leaving 4363 <b>3858</b> to be planned for across the district by 2031. <b>Appendix 3 shows the sites which contribute to the SIR additional provision and those allocated in the SALP. The number of dwellings allocated in the SALP sometimes exceeds the SIR additional provision, as it is appropriate to allocate sites which already have planning permission.</b></p> <table><tr><td colspan="2">Delivering Forest Heath Housing need</td></tr><tr><td>Requirement 2011-2031</td><td>6800</td></tr><tr><td>Sites with planning permission and/or completed at 31<sup>st</sup> March 2016 <b>2017</b></td><td>2437 <b>3178</b></td></tr><tr><td>Additional homes required 2016 <b>2017</b>-2031</td><td>4363 <b>3858</b></td></tr></table>	Delivering Forest Heath Housing need		Requirement 2011-2031	6800	Sites with planning permission and/or completed at 31 <sup>st</sup> March 2016 <b>2017</b>	2437 <b>3178</b>	Additional homes required 2016 <b>2017</b> -2031	4363 <b>3858</b>	<p>This paragraph and table has been amended to reflect the updated housing position at 31<sup>st</sup> March 2017 and is consistent with modifications proposed to the SIR.</p> <p>A note is added to clarify the difference between the additional provision to be planned for in the SIR and the sites allocated in the SALP, updated to the position at 31<sup>st</sup> March 2017.</p>
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Additional homes required 2016 <b>2017</b> -2031	4363 <b>3858</b>										
AM2	Para 2.5	Given the revised forecast in the SHMAA <b>SHMA</b> , it is ....	Amendment for consistency								
AM3	Para 2.6	<p>The Core Strategy identifies a settlement hierarchy <b>the types of settlements in Forest Heath and their distinctive characteristics</b> in Policy CS1. This policy sets out the settlement hierarchy with the most sustainable settlements at the top, followed by smaller settlements with fewer services</p>	To clarify the context for and purpose of Core Strategy Policy CS1.								

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		and facilities. <b>The Spatial Strategy sets out how the council intend to achieve the visions, objectives and aims for the different settlements over the plan period.</b> The <b>policy identifies the</b> most sustainable <b>settlements</b> are <b>as</b> the market towns of Brandon, Mildenhall and Newmarket, followed by the key service centres of Lakenheath and Red Lodge, and then the primary villages of Beck Row, Exning, Kentford and West Row. Further residential development is acceptable in principle in these settlements as they provide a range of existing services, facilities, shops and employment opportunities and, in the case of market towns, serve as public transport hubs. Secondary and smaller villages are not considered to be sustainable locations when planning for growth.	
<b>AM4</b>	Para 3.9	Insert the following text at paragraph 3.9 after '...RAF Lakenheath':  Aircraft noise from RAF Lakenheath <b>(based on Military Aviation Noise Contour Report for RAF Lakenheath dated 24th February 2017)</b> also...	To update the plan with the latest noise constraint map (attached). See signed Statement of Common Ground between Forest Heath District Council and the DIO (18.8.17).
<b>AM5</b>	MOD Noise Contours 2015 Map	Delete 'MOD Noise Contours 2015 map' and replace with 'Military Aviation Noise Contour Map of aircraft activity at RAF Lakenheath January 2017' map	To update the plan with the latest noise constraint map (attached). See signed Statement of Common Ground between Forest Heath District Council and the DIO (18.8.17).

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
<b>AM6</b>	Para 3.11	<p>Propose new paragraph 3.12 and re-number subsequent paragraphs:</p> <p><b>At a local level, and to inform this local plan, a cumulative traffic impact study has identified locations where mitigation will be required to address the cumulative impacts of growth in the plan period. At the planning application stage, and in line with the Planning Practice Guidance on Travel Plans, Transport Assessments and Statements, developers may be required to assess not only highway impacts of their own proposals on these locations but to include the cumulative impacts from other permitted and allocated development in the locality. Where it is necessary to negate the transport impacts of development, developers will be required to ensure provision of necessary improvements in line with Policy DM45 (of the adopted JDMP document Development Management Policies Document 2015).</b></p>	See Statement of Common Ground between Suffolk County Council and Forest Heath District Council.
<b>AM7</b>	Para 4.8	<p>Amend paragraph to reflect latest USAFE position as in core document D:29:</p> <p>...the fact that the USAF will not have left the site until <del>2023</del><b>2024 at the earliest</b> after which...</p>	Factual update.

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
	5.4.7	The Core Strategy Single Issue Review distributes housing across the district. For Brandon, this means that a total of <del>71</del> <b>33 additional</b> dwellings <del>would be provided</del> <b>are allocated</b> in the town up to 2031.	To reflect the updated housing position at 31 <sup>st</sup> March 2017 and to be consistent with modifications proposed to the SIR.
<b>AM8</b>	Page 21 and 22 SA2(a) site plans	Amend site boundary of site SA2(a) on Brandon maps as shown on attached plan.	Officer identified. To reflect land ownership.
<b>AM9</b>	Note after policy SA2: Housing allocations in Brandon	<del>Note: Planning permission was granted for 38 dwellings at Fengate Drive, Brandon in 2016 which contributes to the additional provision noted in the SIR. However, as development has commenced on the site it is not necessary to allocate this site (See Appendix 3).</del>	To reflect the updated housing position at 31 <sup>st</sup> March 2017. This site is now classed as a commitment and thereby does not contribute to the SIR additional provision. This note is therefore no longer needed.
<b>AM10</b>	5.5.6 14 <sup>th</sup> bullet point	there is uncertainty over the consequences of the withdrawal of <b>the</b> USVF from RAF Mildenhall post- <del>2023</del> <b>2024</b> and the future use of the site	Factual correction to reflect most up to date information.

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
<b>AM11</b>	Page 30 and 33 SA5(a) site plans	Amend site boundary of site SA5(a) on Mildenhall maps as shown on attached plan.	Officer identified. To reflect land ownership as stated in representation 24611.
<b>AM12</b>	Page 30 and 33 SA5(b) site plans	Amend site boundary of site SA5(b) on Mildenhall map as shown on attached plan.	To reflect land ownership.
<b>AM13</b>	Page 31, Para 5.5.21	Amend last two lines of paragraph to read:  '...in accordance with the adopted <del>concept statement</del> <b>development brief</b> (2016)	To correct a factual error.
<b>AM14</b>	Page 31, after para 5.5.21	Insert new paragraph 5.5.22 after 5.5.21 and renumber subsequent paragraphs:  <b>5.5.22 Existing water mains and sewers cross this site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing water mains and sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.</b>	See Statement of Common Ground between Anglian Water and Forest Heath District Council (2.10.17).
<b>AM15</b>	5.5.22	<b>5.5.23</b> <del>5.5.22</del> This site comprises a parcel of.....Part of the site has recently acquired planning permission for <b>5 6</b> units ( <del>DC/15/0828/OUT</del> <b>DC/16/1109/FUL</b> )	To reflect a new planning permission for the site which was granted consent 29 July 2016. This commitment is counted in the updated housing position at 31 <sup>st</sup> March 2017.

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
AM16	Para 5.6.8	<p>Insert new 11<sup>th</sup> bullet point:</p> <p><b>the Newmarket Surface Water Management Plan is developing proposals for reducing flood risk in the town. Development proposals should have regard to whether they impact on the emerging strategy.</b></p>	See Statement of Common Ground between Suffolk County Council and Forest Heath District Council.
AM17	Para 5.6.19	<p>Delete existing paragraph 5.6.19 and replace with the following:</p> <p><b>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. The White Lion public house has an extant permission for conversion to 7 flats (DC/15/2321/OUT). 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</b></p>	<p>See Statement of Common Ground between Historic England and Forest Heath District Council.</p> <p>To reflect an extant permission granted on 10<sup>th</sup> March 2016 on part of the site. It was considered necessary to reflect this permission to be consistent with how other sites are dealt with in the SALP.</p>

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
		<b>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).</b>	
<b>AM18</b>	5.7.2, 4th bullet point	There are also many known archaeological sites within the <del>town</del> <b>village</b> and in its immediate hinterland...	Typographical error
<b>AM19</b>	5.7.2, 7 <sup>th</sup> bullet point	There are noise constraints <del>to the south of</del> <b>within</b> Lakenheath due to aircraft landing at and taking off from RAF Lakenheath.	To reflect the current situation
<b>AM20</b>	5.7.4	The Core Strategy....For Lakenheath, this means a total of <del>828</del> <b>841</b> dwellings are allocated up to 2031.	To reflect the updated housing position at 31 <sup>st</sup> March 2017 and include the 13 dwellings permitted under planning permission F/2010/0337/OUT on site SA7(a). This is consistent with the updated table at appendix 3.
<b>AM21</b>	5.7.12	<del>This is the least environmentally constrained part of the village and is well related to existing services and facilities in the village.</del>	To reflect the current situation
<b>AM22</b>	5.7.13	The site lies to the north of Station Road and to the east of properties on Drift Road. There is an application for up to 81 dwellings on the site with a resolution to grant permission (June <del>2015</del> <b>2017</b> ).	Amendment to reflect the most recent resolution to grant on the site.
	5.7.14	...There is an application for 375 dwellings on the site (DC/14/2096/HYB) for a comprehensive scheme	Amendment to reflect the most recent resolution to grant on the site.

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
		including a new primary school with a resolution to grant permission ( <del>August 2016</del> <b>June 2017</b> )	
<b>AM23</b>	SA9(a) location Plan  Pages 63 and 65	Amend boundary of site SA9(a) Land of Turnpike Road and Coopers Yard as shown on attached plan	To reflect correct land ownership and availability.
<b>AM24</b>	Para 5.8.18	There is a hybrid application which includes the demolition of Hundred Acre Farm and the construction of up to 268 dwellings, new public open space and other facilities, on land forming part of Phase 4a Kings Warren. <b>This A full planning application has a resolution to approve subject to legal agreement (F/2013/0257/HYB). This is for Phase A: for the construction of 106 dwellings (including the relocation of 3 committed dwellings from phase 4a), new public open spaces, associated access and landscaping was approved on 10 June 2016.</b> The development proposals include mitigation located outside the Breckland Special Protection Area to account for historic records of stone curlew in the Nesting Attempts Constraint Zone. <b>The site has been identified with capacity to accommodate an additional 8 units which are subject of a planning application reference DC/16/2833/FUL.</b>	To reflect that F/2013/0257/HYB has been approved following completion of a legal agreement.  To reflect the updated housing position at 31 <sup>st</sup> March 2017. To include reference to the planning application for an additional 8 units on the site.
<b>AM25</b>	5.9.2, 7 <sup>th</sup> bullet	there is uncertainty over the consequences of the withdrawal of the USVF from RAF Mildenhall post- <del>2023</del> <b>2024</b> and the future use of the site	Factual correction to reflect most up to date information

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
AM26	5.9.4	The Core Strategy Single Issue Review identifies an overall figure of 454 <b>357 additional</b> homes to be distributed between the districts four primary villages. <b>A total of 660 dwellings are allocated in the primary villages up to 2031, which includes sites with planning permission which are already counted as commitments.</b>	To reflect the updated housing position at 31 <sup>st</sup> March 2017. This is consistent with the updated table at appendix 3.
AM27	5.10.4	The Core Strategy Single Issue Review identifies an overall figure of 454 <b>357 additional</b> homes to be distributed between the district's four primary villages. <b>A total of 660 dwellings are allocated in the primary villages up to 2031, which includes sites with planning permission which are already counted as commitments.</b>	To reflect the updated housing position at 31 <sup>st</sup> March 2017. This is consistent with the updated table at appendix 3.
AM28	5.11.2	Amend fourth bullet to read: <ul style="list-style-type: none"> <li>the <b>water recycling centre</b> <del>waste water treatment works</del></li> </ul>	To reflect factual error highlighted in Anglian Water representation 24900.
AM29	5.11.4	The Core Strategy Single Issue Review identifies an overall figure of 454 <b>357 additional</b> homes to be distributed between the district's four primary villages. <b>A total of 660 dwellings are allocated in the primary villages up to 2031, which includes sites with planning permission which are already counted as commitments.</b>	To reflect the updated housing position at 31 <sup>st</sup> March 2017. This is consistent with the updated table at appendix 3.
AM30	Page 89 Kentford settlement map	Proposed amendment to the settlement boundary	To better reflect the built form and planning application (F/2013/0061 HYB) boundary and maintain the strategic gap.
AM31	5.12.2, 12 <sup>th</sup> bullet	uncertainty over the consequences of the withdrawal of the USVF from RAF Mildenhall post-2020 <b>2024</b> and the future use of the site	Factual correction to reflect most up to date information

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
AM32	5.12.4	The Core Strategy Single Issue Review identifies an overall figure of 454 <b>357 additional</b> homes to be distributed between the district's four primary villages. <b>A total of 660 dwellings are allocated in the primary villages up to 2031, which includes sites with planning permission which are already counted as commitments.</b>	To reflect the updated housing position at 31 <sup>st</sup> March 2017. This is consistent with the updated table at appendix 3.
AM33	6.14	The site is 1.6ha in size and has strong strategic road access as it is located close to the junction of the A14 with the A142 (A14 Junction 37) adjacent to Newmarket Business Park. <b>The site was included in an assessment of sites in the 2016 ELR. This is confirmed that this remains</b> an appropriate location for new employment development (potentially as part of an extension of the existing Business Park), <b>and since the ELR was published the site has received planning permission for B2 and B8 uses (application reference DC/16/0465/FUL).</b> <del>and the strong road links would facilitate logistics uses. The site has been cleared of any previous hardstanding although it is starting to become overgrown, and significant quantities of earth on the boundaries will need to be removed and landscaping of the site will be required.</del>	Clarification of the planning policy position of site allocation SA17(b)
AM34	Para 7.7	Insert at the end of para 7.7:  <b>A mixed use scheme could be considered for site allocation SA18 (a) provided a convenience foodstore of at least 1,500 sqm net is incorporated within the scheme. The residual floorspace capacity will be directed to</b>	To reflect the principle of a mixed use scheme coming forward on the site, as proposed by rep number 24711 and 24694.

<b>Ref.</b>	<b>Policy / Paragraph Number</b>	<b>Proposed Modification</b>	<b>Reason for Change</b>
		<b>the town centre first in accordance with national and local policy.</b>	
<b>AM35</b>	Appendix 2	Insert updated housing trajectory entitled Housing trajectory (updated November 2017)	To reflect the updated housing position at 31 <sup>st</sup> March 2017 and correct typos.
<b>AM36</b>	Appendix 3	Delete table of SALP allocations/commitments and insert new table reflecting housing figures based on 31 March 2017	Update table to reflect allocations and commitments at 31 March 2017.

### Appendix 3: Table of SALP allocations/commitments

The table below shows how the SALP residential allocations, together with committed sites meet the SIR additional provision requirement.

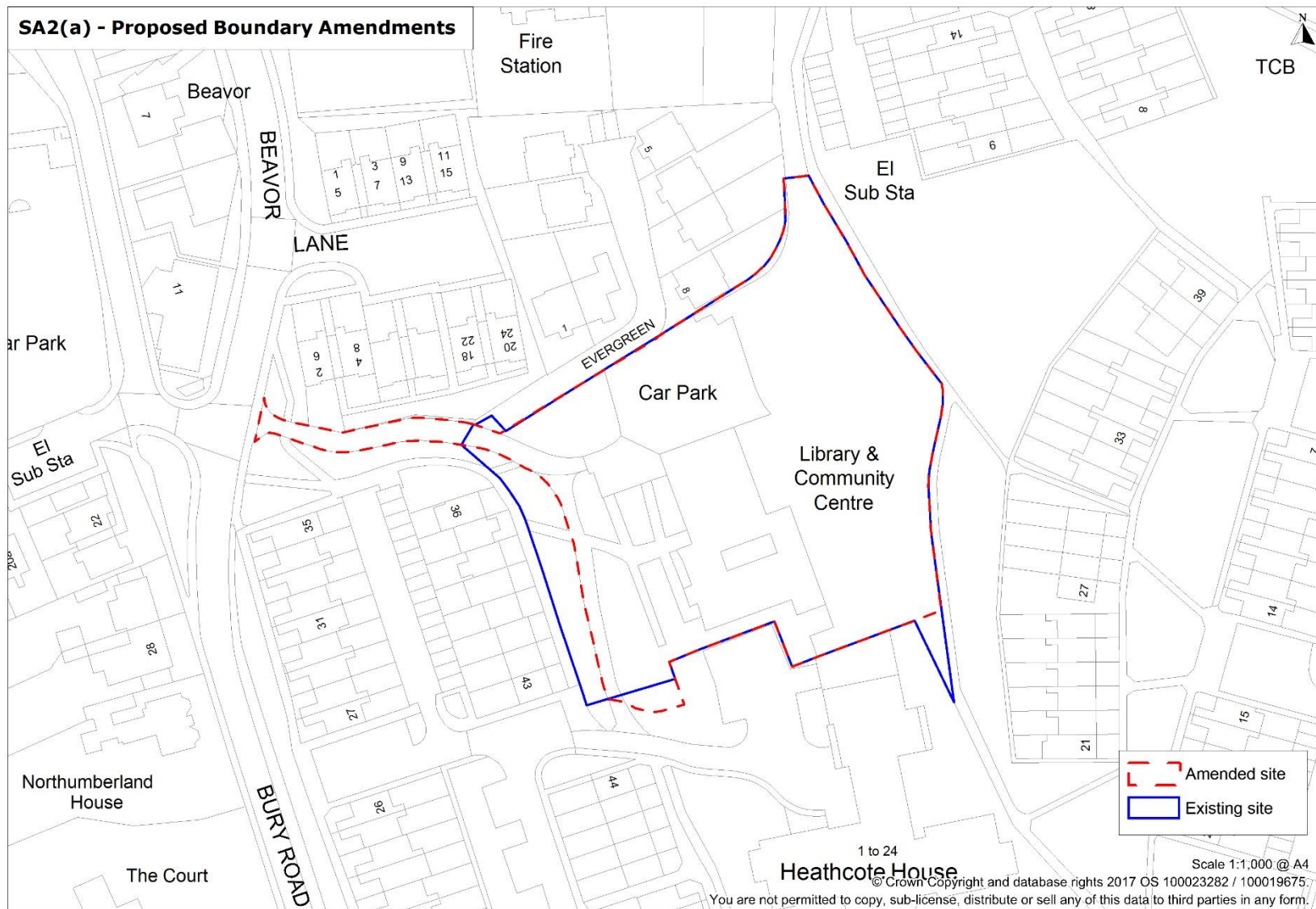
	<b>SIR additional provision (dwellings)</b>	<b>SALP allocations contributing to SIR additional provision (dwellings)</b>	<b>SALP allocated sites (dwellings)</b>
Brandon	33	<ul style="list-style-type: none"> <li>SA2 (a) 23</li> <li>SA2 (b) 10</li> </ul> Total = 33	<ul style="list-style-type: none"> <li>SA2 (a) 23</li> <li>SA2 (b) 10</li> </ul> Total = 33
Mildenhall	1406	<ul style="list-style-type: none"> <li>SA4 (a) 1300</li> <li>SA5 (a ) 23 (part of site has pp for 6 units*)</li> <li>SA5 (b) 89</li> </ul> Total = 1406	<ul style="list-style-type: none"> <li>SA4 (a) 1300</li> <li>SA5 (a) 23 (part of site has pp for 6 units*)</li> <li>SA5 (b) 89</li> </ul> Total = 1412
Newmarket	254	<ul style="list-style-type: none"> <li>SA6 (a) 87</li> <li>SA6 (c) 117</li> <li>SA6 (d) 50</li> <li>SA6 (e) 21*</li> <li>SA6 (f) 46*</li> </ul> Total = 254	<ul style="list-style-type: none"> <li>SA6 (a) 87</li> <li>SA6 (b) no number indicated</li> <li>SA6 (c) 117</li> <li>SA6 (d) 50</li> <li>SA6 (e) 21*</li> <li>SA6 (f) 46*</li> </ul> Total = 321
Lakenheath	828	<ul style="list-style-type: none"> <li>SA7 (b) 140</li> <li>SA8 (a) 81</li> <li>SA8 (b) 375</li> <li>SA8 (c) 67</li> <li>SA8 (d) 165</li> </ul> Total = 828	<ul style="list-style-type: none"> <li>SA7 (a) 13*</li> <li>SA7 (b) 140</li> <li>SA8 (a) 81</li> <li>SA8 (b) 375</li> <li>SA8 (c) 67</li> <li>SA8 (d) 165</li> </ul> Total = 841
Red Lodge	755	<ul style="list-style-type: none"> <li>SA9 (a) 132</li> <li>SA9 (b) 140</li> <li>SA9 (c) 382 (part of site has pp for 374*)</li> <li>SA9 (d) 125</li> <li>SA10 (a) 350</li> </ul> Total = 755	<ul style="list-style-type: none"> <li>SA9 (a) 132</li> <li>SA9 (b) 140</li> <li>SA9 (c) 382 (part of site has pp for 374 units*)</li> <li>SA9 (d) 125</li> <li>SA10 (a) 350</li> </ul> Total = 1129
Primary Villages (Beck Row, Exning, Kentford and West Row)	357	<ul style="list-style-type: none"> <li>SA12(a) 205</li> <li>SA13 (a) 34*</li> <li>SA13 (b) 63*</li> <li>SA14 (a) 152</li> </ul> Total = 357	<ul style="list-style-type: none"> <li>SA11 (a) 60 *</li> <li>SA11 (b) 117 *</li> <li>SA11 (c) 5*</li> <li>SA11 (d) 24*</li> <li>SA12(a) 205</li> <li>SA13 (a) 34*</li> <li>SA13 (b) 63*</li> <li>SA14 (a) 152</li> </ul> Total = 660
Windfall	225	Not allocated in SALP	Not allocated in SALP
<b>Total</b>	<b>3858</b>	<b>3633</b>	<b>4396</b>

\*These sites all had planning permission at 31<sup>st</sup> March 2017. They do not contribute to SIR additional provision, as they are already counted as either existing commitments or completions, which are already taken into account in addressing the overall housing target, as set out in the SIR.

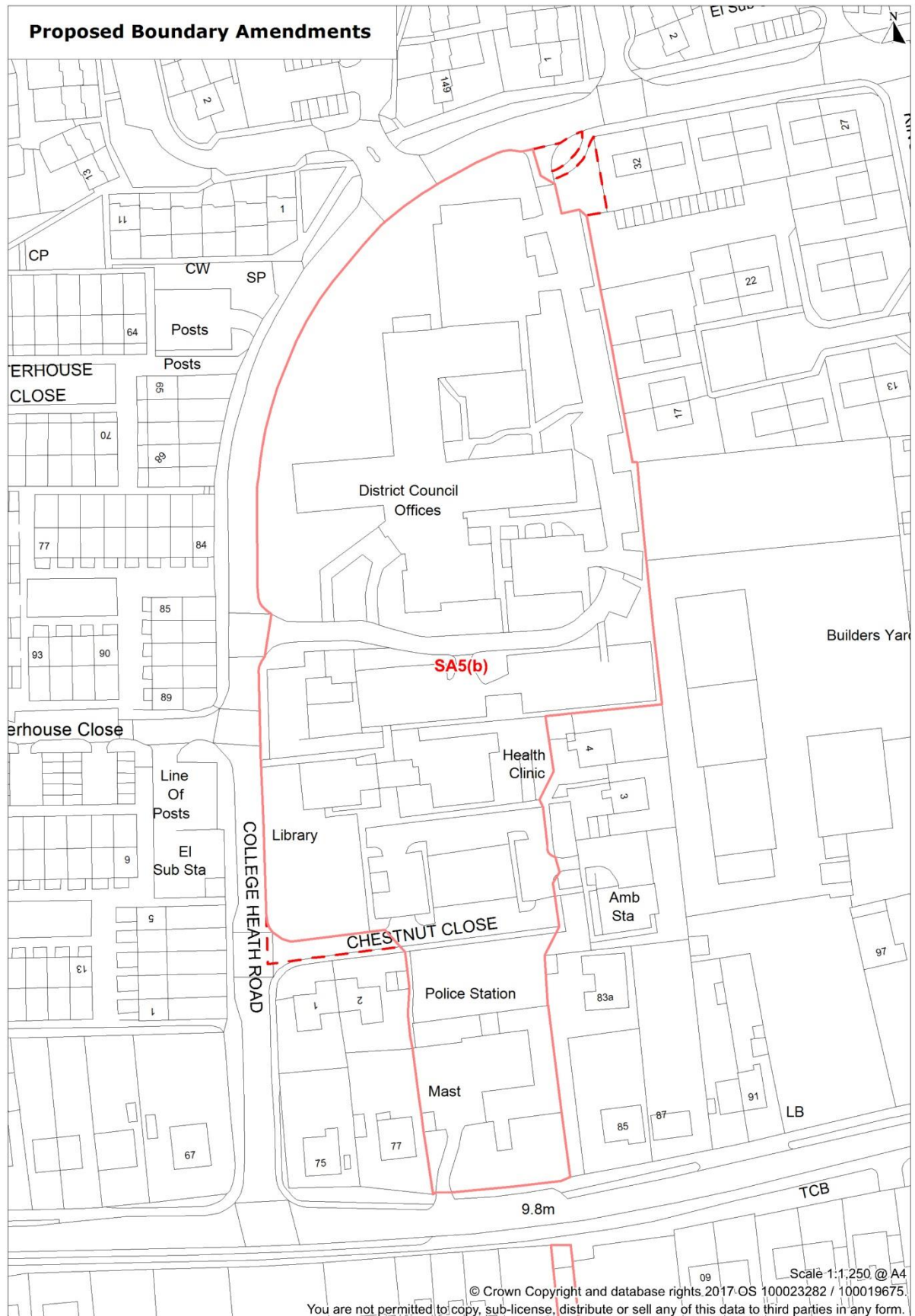
## SALP Modifications to Policies Map proposed by the Council V2 13.11.17

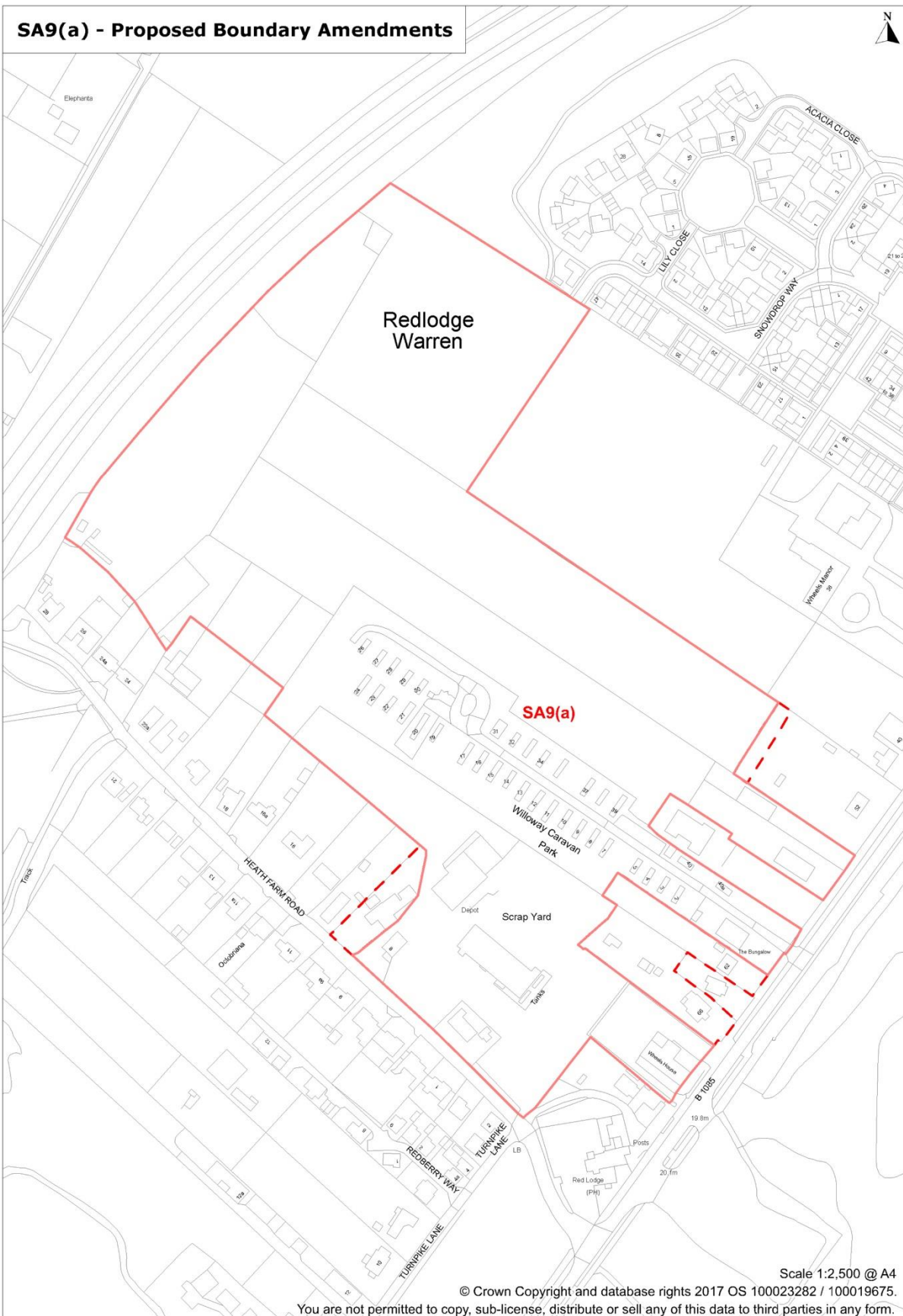
The main modifications below are expressed either in the form of ~~striketrough~~ for deletions and **bold** for additions of text, or by specifying the modification in words.

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
<b>AM37</b>	Map 3 and 3.1 Brandon	Remove policy notations where they cross over into neighbouring districts' administrative areas.	Unnecessary to detail policies notations in neighbouring districts.
<b>AM38</b>	Map 3 Brandon	Amend boundary of site SA2(a) as shown on attached plan.	To reflect correct land ownership.
<b>AM39</b>	Map 11 Kentford	Remove policy notations where they cross over into neighbouring districts' administrative areas.	Unnecessary to detail policies notations in neighbouring districts.
<b>AM40</b>	Map 11 Kentford	Amendment to settlement boundary	To better reflect the built form and planning application (F/2013/0061 HYB) boundary and maintain the strategic gap.
<b>AM41</b>	Map 9 Holywell Row	Amend settlement boundary of Holywell Row to include the land at Laurel Farm to reflect built development as shown on attached plan.	To reflect built development.
<b>AM42</b>	Map 13 and 13.1 Mildenhall	Amend boundary of site SA5(a) as shown on attached plan.	To reflect correct land ownership.
<b>AM43</b>	Map 13 Mildenhall	Amend boundary of site SA5(b) as shown on attached plan.	To reflect correct land ownership.
<b>AM44</b>	Map 16 Red Lodge	Amend boundary of site SA9(a) Land of Turnpike Road and Coopers Yard as shown on attached plan.	To reflect correct land ownership and availability.









# Kentford Proposed Boundary Amendments

