

SALP Main Modifications proposed by the Council V2 13.11.17

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

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
MM1	Policy SA4	Add the word land under Indicative Capacity: Mixed use to include 1300 dwellings with a local centre, a minimum of 5ha employment land , schools, leisure facilities and public services.	Typo: word omitted.
MM2	Policy SA4	Add requirement H): H) that suitable access is safeguarded for the maintenance of water supply and foul drainage infrastructure.'	See Statement of Common Ground between Anglian Water and Forest Heath District Council (2.10.17).
MM3	Policy SA4	Add sentence to * footnote: For the avoidance of doubt the 5ha of employment land is in addition to the Public Services Hub.	For clarification.
MM4	Policy SA5	Add * to table after indicative capacity of 23 units to site SA5 (a). Add sentence after the policy; *Part of site SA5 (a) has planning permission for 6 dwellings, these dwelling numbers count as an existing commitment rather than contributing to the additional provision required.	A note is added to clarify that part of the site allocated in the SALP has planning permission, updated to the position at 31 st March 2017.

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
MM5	Policy SA5	Amend final line to read: Site (a) (b) requires pre determination desk based archaeological evaluation.	See Statement of Common Ground between Suffolk County Council and Forest Heath District Council.
MM6	Policy SA6	Add * to table in indicative capacity column for site (b) after 'TBC' Add footnote to policy; *Part of site SA6 (b) has planning permission for 7 flats, these dwelling numbers count as an existing commitment rather than contributing to the additional provision required.	A note is added to clarify that part of the site allocated in the SALP has planning permission, updated to the position at 31 st March 2017.
MM7	Policy SA6	For Site (b) delete the word 'Design' from the Indicative capacity column of table and replace with 'Development' to read: Mixed use TBC (Development Brief required)	For consistency with criteria (b) and to correct a typo in Submission SALP.
MM8	Policy SA6	Insert new requirement B) after A): Permission will only be granted for development proposals where applicants can demonstrate that the transport impact of each proposal (including cumulative impacts where appropriate) on horse movements in the town, together with impacts on other users of the highway, has been assessed to: (i) determine whether the proposal results in material adverse impacts; and (ii) where necessary, to identify any measures necessary to mitigate the individual (and, where	Main Modification wording following D. Elvin Q.C's note D62 on Newmarket SA6 sites in relation to horse crossings.

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
		appropriate, cumulative) transport impacts of development (which may include contributions to upgrading horse crossings and measures to raise awareness of the special circumstances and highway safety issues in Newmarket where appropriate).	
MM9	Policy SA6	<p>Delete existing paragraph (b) and replace with the following:</p> <p>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.</p> <p>Any development on Fitzroy Paddocks will be limited to what is necessary to secure the restoration and appropriate reuse of the listed buildings.</p> <p>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</p>	<p>See Statement of Common Ground between Historic England and Forest Heath District Council.</p> <p>Updated following discussions during the SALP Examination on 18/10/17 to remove "highly".</p>

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
		racing related use should be retained on the site. Any application for planning permission should be in accordance with the approved development brief.	
MM10	Policy SA6	Delete reference to archaeology under Site (c): ...The brief should include any mitigation measures required to make the development acceptable in social, economic and environmental terms. Archaeological evaluation of this site will be required at an early stage.	See Statement of Common Ground between Suffolk County Council and Forest Heath District Council.
MM11	Policy SA8	In addition: Provision will be made for a new primary school on Site (b) Access for site (d) will be provided through site (b)	Updated following discussions during the SALP Examination on 19/10/17 to avoid repetition.
MM12	Policy SA9	Add * to table after indicative capacity of 382 units to site SA9 (c) Add footnote after the policy; *Part of site SA9 (c) has planning permission for 374 dwellings, these dwelling numbers count as an existing commitment rather than contributing to the additional provision required.	A note is added to clarify that part of the site allocated in the SALP has planning permission, updated to the position at 31 st March 2017.
MM13	Policy SA9	Development on all sites must provide measures for influencing recreation in the surrounding area, to avoid a damaging increase in visitors to Red Lodge Heath SSSI and Breckland SPA. Measures should	To meet Natural England's concerns in representation 24930. See statement of common ground between Forest Heath District Council and Natural England.

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
		include the enhancement and promotion of a dog friendly access routes in the immediate vicinity of the development(s), and/or other agreed measures. Measures to avoid an increase in recreational activity in adjacent farmland, such as barriers to access, should also be considered for sites SA9 (b) and (c).	Updated to reintroduce Red Lodge Heath SSI following discussions during the SALP Examination on 19/10/17.
MM14	Policy SA9	Amend point (C) to read: C) Necessary archaeological evaluation should be carried out prior to decisions on site layout and determination, to allow preservation in situ where appropriate and to allow archaeological strategies to be defined;	See Statement of Common Ground between Suffolk County Council and Forest Heath District Council.
MM15	Policy SA9	Include additional sentence at end of policy: Any future amendments, reserved matters or new planning application to site (c) would require a project level Habitats Regulation Assessment.	To meet Natural England's concerns in representation 24930. See statement of common ground between Forest Heath District Council and Natural England.
MM16	Policy SA10	Delete existing (b) and replace with the following: The masterplan and any future planning applications will require a project level Habitats Regulations Assessment. The development must also provide measures for influencing recreation in the surrounding area, to avoid a damaging increase in visitors to Breckland SPA and an increase in recreational activity in adjacent farmland. Measures should include the provision of suitable alternative	To meet Natural England's concerns in representation 24930. See statement of common ground between Forest Heath District Council and Natural England.

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
		<p>natural greenspace which is well connected and the enhancement, and promotion of dog friendly access routes in the immediate vicinity of the development, barriers to access and/or other agreed measures.</p>	
MM17	Policy SA10	<p>Amend point (F) to read:</p> <p>F) Archaeological evaluation should be carried out prior to decisions on site layout and determination to allow preservation in situ where appropriate and to allow appropriate archaeological strategies to be defined;</p>	See Statement of Common Ground between Suffolk County Council and Forest Heath District Council.
MM18	Policy SA11	Proposals for sites (a) and (e-b) must ensure that..	To correct a typographical error.
MM19	Policy SA12	<p>C) There is an identified need for a dedicated cross county boundary cycle route between Burwell and the site. The site shall provide land Land shall be provided within the site for a cycle path and an appropriate off-site contribution funding shall be provided for the delivery of the cycle path;</p>	To clarify the extent of land required from the site, to ensure the wording and funding requirements complies with CIL Regulations.
MM20	Policy SA12	<p>Insert new point 'E' at end of policy:</p> <p>E) In advance of determination, initial archaeological field evaluation must be carried out in order to identify the significance of any archaeological assets.</p>	See Statement of Common Ground between Suffolk County Council and Forest Heath District Council.
MM21	Policy SA13	<p>Add * to table after indicative capacity of 34 units to site SA13 (a) and 63 to site SA13 (b)</p> <p>Add footnote after the policy;</p>	A note is added to clarify the sites allocated in the SALP policy SA13 have planning permission, updated to the position at 31 st March 2017.

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
		<p>*These sites are included as allocations to confirm their land use, however the dwelling numbers count as an existing commitment rather than contributing to the additional provision required.</p>	
MM22	Policy SA14	<p>Insert new criteria (a) and renumber other criteria accordingly:</p> <p>The site will be the subject of a development brief for the whole site that will be prepared in consultation with the landowner(s) and the public and approved by the council prior to any planning permission being granted. Any application for planning permission should be in accordance with the approved development brief.</p>	To ensure a consistent approach to the application of policy DM4 Development Briefs throughout the SALP.
MM23	Policy SA14	<p>Add the following text after the last sentence:</p> <p>1ha of land to the south of The Green as identified on the Policies Map is required for expansion of the existing primary school. Proportionate archaeological evaluation will be required to allow archaeological strategies to be designed.</p>	See Statement of Common Ground between Suffolk County Council and Forest Heath District Council.
MM24	Policy SA16	Use Classes B1, B2, & B8 are as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	To correct a typographical error.
MM25	Policy SA17	<p><i>In the table:</i></p> <p>SA17(b) St Leger, Newmarket, B2 and B8</p>	To be consistent with planning permission reference DC/16/0465/FUL.

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
		SA10(a) Land north of Acorn Way, Red Lodge unspecified B1, B2 and B8	To be consistent with the mixed use allocation at Mildenhall SA4(a) and provide clarity.
MM26	Policy SA17	Add at end of policy: Development of site SA10(a) will need to have regard to the advice of the Health and Safety Executive which may limit the type and/or location of employment use that would be acceptable near the major hazard pipeline.	To draw attention to this constraint on the site.