

SALP Main Modifications proposed by the Council – April 2018

The main modifications below are described *in italics* and 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								
MM1	Para. 2.4	<p><i>Amend to read:</i></p> <p>Forest Heath’s Core Strategy 2010.....Between 2011 and 2016 2017, 2437 3178 more homes have been approved and/or built leaving 4363 4093 to be planned for across the district by 2031. 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.</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 31st March 2016 2017</td><td>2437 3178</td></tr><tr><td>Additional homes required 2016 2017-2031</td><td>4363 4093</td></tr></table>	Delivering Forest Heath Housing need		Requirement 2011-2031	6800	Sites with planning permission and/or completed at 31 st March 2016 2017	2437 3178	Additional homes required 2016 2017 -2031	4363 4093	<p>This paragraph and table has been amended to reflect the updated housing position at 31st March 2017 and to be consistent with SIR modification MM2.</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 31st March 2017. Amended to reflect post hearing additional allocation and deallocation of sites.</p>
Delivering Forest Heath Housing need											
Requirement 2011-2031	6800										
Sites with planning permission and/or completed at 31 st March 2016 2017	2437 3178										
Additional homes required 2016 2017 -2031	4363 4093										
MM2	Para. 3.3	<p><i>Amend last sentence of paragraph to read:</i></p> <p>...So, while the potential to provide additional employment land is limited, Additional employment land is planned for Newmarket. This, alongside opportunities for expanding the</p>	<p>A consequential change from changes to Policies SA6 (MM17) and SA17 (MM41) to reflect the proposed allocation of 5ha employment land at</p>								

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
		economic advantages of the race horse industry, will bring economic advantages to the town.	Hatchfield Farm as a post hearing modification.
MM3	MOD Noise Contours 2015 Map	<i>Delete map following paragraph 3.9 and replace with:</i> Military Aviation Noise Contour Map of aircraft activity at RAF Lakenheath January 2017	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).
MM4	Para. 3.11	<i>Insert new paragraph 3.12 after 3.11 and re-number subsequent paragraphs:</i> 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).	Supporting text to clarify evidence base and requirements of developers (as set out in PPG). (See Statement of Common Ground between Suffolk County Council and Forest Heath District Council.)

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
MM5	Page 21 and 22 SA2(a) site plans	<i>Amend site boundary of site SA2(a) on Brandon maps as shown on attached plan.</i>	Officer identified. To reflect land ownership.
MM6	Page 30 and 33 SA5(a) site plans	<i>Amend site boundary of site SA5(a) on Mildenhall maps as shown on attached plan.</i>	Officer identified. To reflect land ownership as stated in representation 24611.
MM7	Page 30 and 33 SA5(b) site plans	<i>Amend site boundary of site SA5(b) on Mildenhall map as shown on attached plan.</i>	To reflect land ownership.
MM8	Page 31, after para 5.5.21	<p><i>Insert new paragraph 5.5.22 after 5.5.21 and renumber subsequent paragraphs:</i></p> <p>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.</p>	This is a consequential change to supporting text as a result of the proposed modification which inserts a new criteria in Policy SA4 for safeguarding water supply and foul water drainage. (See Statement of Common Ground between Anglian Water and Forest Heath District Council (2.10.17.)
MM9	Policy SA4	<p><i>Add the word land under Indicative Capacity:</i></p> <p>Mixed use to include 1300 dwellings with a local centre, a minimum of 5ha employment land, schools, leisure facilities and public services.</p> <p><i>Add requirement H):</i></p>	Typographical error: word omitted.

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
		<p>H) that suitable access is safeguarded for the maintenance of water supply and foul drainage infrastructure.'</p> <p><i>Add sentence to * footnote:</i></p> <p>For the avoidance of doubt the 5ha of employment land is in addition to the Public Services Hub.</p>	<p>See Statement of Common Ground between Anglian Water and Forest Heath District Council (2.10.17).</p> <p>For clarification.</p>
MM10	Policy SA5	<p><i>Add * to table after indicative capacity of 23 units to site SA5 (a).</i></p> <p>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.</p> <p><i>Amend final line to read:</i></p> <p>Site (a) (b) requires pre determination desk based archaeological evaluation.</p>	<p>A note is added to clarify that part of the site allocated in the SALP has planning permission, updated to the position at 31st March 2017.</p> <p>See Statement of Common Ground between Suffolk County Council and Forest Heath District Council.</p>
MM11	Para 5.6.8	<p><i>Delete second sentence of 15th bullet point and replace with new text to read:</i></p> <ul style="list-style-type: none"> • ...There is sufficient capacity to accommodate planned growth within the town's primary schools/school sites Planned growth will require expansion/provision of additional pre-school settings and primary and secondary school places. 	<p>A factual update to provide greater clarity.</p>

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
MM12	Para 5.6.10	<p><i>Delete 321 and replace with 771 in the second sentence to read:</i></p> <p>For Newmarket, this means a total of 321 771 dwellings are allocated in the town up to 2031.</p>	Supporting text to clarify the updated housing position as set out in SIR modification MM3 that re-balances the distribution between the towns and key service centres.
MM13	Para 5.6.13	<p><i>Delete paragraph 5.6.13 and renumber subsequent paragraphs accordingly.</i></p> <p>Following the Secretary of State's decision in August 2016 to refuse planning permission for 400 dwellings on a site at Hatchfield Farm to the north-east of the town, this site has not been included as a housing allocation in this Plan.</p>	Supporting text deleted as a consequence of the updated housing position as set out in SIR modification MM3 and SALP modification MM17 (Policy SA6).
MM14	Para 5.6.17	<p><i>Reword paragraph 5.6.17 to read:</i></p> <p>In the context of the above, five residential sites and two mixed use sites have been identified as being suitable for allocation in Newmarket to meet the distribution needs set out in the Single Issue Review. An additional site for mixed use has also been identified, with housing numbers to be confirmed through a development brief at a later date.</p>	Supporting text deleted as a consequence of the updated housing position as set out in SIR modification MM3 and SALP modification MM17 (Policy SA6).
MM15	Page 40, Newmarket map	<i>Add in site boundary for SA6(g) Land at Hatchfield Farm and amend settlement boundary accordingly.</i>	Amended as a consequence of the changes to Policy SA6 (SALP MM17).
MM16	Para 5.6.19	<p><i>Delete all after the first three sentences in paragraph 5.6.19 and replace with the following:</i></p> <p>This site comprises the historic Queensbury Lodge Stables, former swimming pool, White Lion public house</p>	Reword supporting text para as a consequence of the insertion of capacity for Black Bear Lane and Rowley Drive junction and

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
		<p>and Fitzroy Paddocks. The grade II listed 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 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 through the preparation of a development brief in line with Policy DM4 of the Joint Development Management Policies Document (2015).</p>	<p>following further consultation with HE and the site owners</p> <p>To reflect an extant permission granted on 10th 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>
MM17	After page 46, SA6 (f)	<p><i>Insert new page before policy SA6 to include a location plan and supporting text for allocation SA6(g) to read:</i></p> <p>Site SA6(g) - Land at Hatchfield Farm</p> <p>The site is an area of grades 3 & 4 agricultural land bound by the A14 trunk road to the north, the Studlands Park housing area to the west and open field and paddocks to the south and east.</p>	Supporting text to clarify the updated housing position as set out in SIR modification MM3 and SALP MM17.

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
		<p>Hatchfield Farm is relatively unconstrained, adjacent to the settlement and offers the opportunity for growth that is well related to existing services and facilities, and the development will secure improvements to the A14 / A142 junction and horse crossings. Hatchfield Farm can deliver a mixed use development to include some 400 dwellings, 5ha of employment land, a new primary school, areas of public open space and the enhancement and promotion of cycling and walking routes. The site will be the subject of a masterplan prepared by the developer, subject to public consultation and agreed by the Local Planning Authority prior to the submission of any application for outline or detailed consent (as appropriate).</p> <p>The site has been the subject of planning application DC/13/0408/OUT for 400 dwellings. This has an agreed masterplan and was recommended for approval by the council. At the time of writing this application is awaiting determination by the Secretary of State. This application will deliver a 1.5ha school site which provides for more primary aged children than will be generated by the development. Should continued pupil growth in Newmarket lead to the need for further educational provision a further 0.7ha is safeguarded for this use within the allocation.</p>	
MM18	Policy SA6	<i>In the Indicative capacity column of the table for Site (b) delete the words TBC (Design brief required) and replace with:</i>	Amended to re-balance the distribution between the towns and key service centres and to provide greater clarity.

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
		<p>Mixed use TBC (Design brief required) to include some 50 dwellings, a racehorse training yard and paddock**.</p> <p><i>Add footnote to policy:</i></p> <p>**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.</p> <p><i>Add a new row and footnote to table after allocation SA6(f) to read:</i></p> <p>SA6(g) : Land at Hatchfield Farm : 26ha : Mixed use to include 400 dwellings, 5ha of employment land and a 2.2ha school site.***</p> <p>***The school site comprises 1.5ha to cater for current planned growth and 0.7ha for any future growth in the towns pupil numbers should it be required. (see para 5.6.26)</p> <p><i>Insert new requirement B) after A):</i></p> <p>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</p>	<p>Deletion of Design brief to correct a typographical error in the original text and consistency.</p> <p>A note is added to clarify that part of the site allocated in the SALP has planning permission, updated to the position at 31st March 2017.</p> <p>Following discussion at the hearings.</p>

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
		<p>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 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).</p> <p><i>Delete existing paragraph (b) and replace with the following:</i></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 exact 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 scheme for development of the site must be comprehensive and 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 to 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</p>	<p>Amended to re-balance the distribution between the towns and key service centres and to provide greater clarity. Also 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
		<p>the site. Any application for planning permission should be in accordance with the approved development brief. A legal agreement will be required to secure the restoration of the listed buildings and development of the horse racing use at the earliest possible stage having regard to viability and delivery of an appropriate and comprehensive scheme.</p> <p><i>Delete reference to archaeology under Site (c) to read:</i></p> <p>...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.</p> <p><i>Add new paragraph after Site (d) text to read:</i></p> <p>Site (g) will provide 400 dwellings, 5ha of employment land and a 2.2ha school site. Precise numbers and the distribution of uses and access arrangements will be informed by a detailed masterplan for the site. The site must, notwithstanding (B) above, provide for the signalisation of the A14 / A142 junction, or other agreed measure and the signalisation of Rayes Lane horse crossing. Strategic landscaping and open space must have particular regard to the relationship between the site and designated nature conservation sites in the vicinity. The development must provide measures for influencing recreation in the surrounding area to avoid a</p>	<p>See Statement of Common Ground between Suffolk County Council and Forest Heath District Council.</p> <p>Amended to re-balance the distribution between the towns and key service centres and to provide greater clarity.</p>

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
		damaging increase in visitors to sensitive ecological sites.	
MM19	Para 5.6.24	<p><i>Reword first sentence:</i></p> <p>The existing employment area to the north of the town is confirmed in Policy SA16 and a two new sites, land off St Leger Drive and Hatchfield Farm site isare allocated in Policy SA17....</p>	To reflect the allocation of 5 ha employment land at Hatchfield Farm, Newmarket.
MM20	Para 5.7.4	<p><i>Amend to read:</i></p> <p>The Core Strategy....For Lakenheath, this means a total of 828 663 dwellings are allocated up to 2031.</p>	To reflect the updated housing position at 31 st March 2017 and include the 13 dwellings permitted under planning permission F/2010/0337/OUT on site SA7(a), and amended to re-balance the distribution between the towns and key service centres and to include deletion of site SA8(d).
MM21	Page 51, Lakenheath map	<p><i>Delete site SA8(d) from plan and change settlement boundary accordingly.</i></p> <p><i>Amend boundary of site SA8(c) on the Lakenheath plan and site plan to reflect planning application as shown on attached plan.</i></p>	<p>Amended to reflect the post – hearing proposed de-allocation of site SA8(d) in Policy SA8.</p> <p>To reflect planning application DC/13/0660/FUL.</p>
MM22	Para 5.7.16	<p><i>Delete paragraph, heading and map and renumber subsequent paragraph (following Policy SA8):</i></p> <p>Site SA8(d) – Land north of Burrow Drive and Briscoe Way</p>	Amended to reflect the post-hearing proposed de-allocation of site SA8(d) in Policy SA8.

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
		This area comprises two parcels of land under separate ownership and adjoins sites B and C above. Parts of the northern boundary of the site fall within flood zone and appropriate mitigation would be required, This site will require archaeological evaluation. It is understood that the landowners are committed to bringing forward a comprehensive scheme for both sites.	
MM23	Policy SA8	<p><i>Delete the final line of the table in Policy SA8 and under the heading "In addition:" delete the following:</i></p> <p>SA8(d) Land to the north of Burrow Drive and Briscoe Way 9.16 165</p> <p>In addition:</p> <p>Provision will be made for a new primary school on Site (b)</p> <p>Pre-determination archaeological evaluation will be required on Site (d) to allow for preservation in-situ where appropriate of any currently unknown sites of importance and to allow archaeological strategies to be designed.</p>	Amended to reflect the post – hearing proposed de-allocation of site SA8(d) in Policy SA8, and updated following discussions during the SALP Examination on 19/10/17 to avoid repetition.
MM24	Para 5.8.4	<p><i>Amend para 5.8.4 to read as follows:</i></p> <p>The Core Strategy Single Issue Review distributes housing across the district. For Red Lodge this means that a total of 1129 1079 dwellings are proposed for allocation up to 2031. The reasons for this are summarised below:</p>	Amended to reflect the post hearing modified indicative capacity of the allocation in Policy SA10.
MM25	SA9(a) location Plan	<i>Amend boundary of site SA9(a) Land off Turnpike Road and Coopers Yard as shown on attached plan.</i>	To reflect correct land ownership and availability.

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
	Pages 63 and 65		
MM26	Policy SA9	<p><i>Add * to table after indicative capacity of 382 units to site SA9 (c):</i></p> <p><i>Add footnote after the policy:</i></p> <p>*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.</p> <p><i>Amend bullet A) as follows:</i></p> <p>A) 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 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).</p> <p><i>Amend point (C) to read:</i></p> <p>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;</p>	<p>A note is added to clarify that part of the site allocated in the SALP has planning permission, updated to the position at 31st March 2017.</p> <p>To meet Natural England's concerns in representation 24930. See statement of common ground between FHDC and Natural England. Updated to reintroduce Red Lodge Heath SSSI following discussions during the SALP Examination on 19/10/17.</p> <p>See Statement of Common Ground between Suffolk County Council and Forest Heath District Council.</p>

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
		<p><i>Include additional sentence at end of policy:</i></p> <p>Any future amendments, reserved matters or new planning application to site (c) would require a project level Habitats Regulations Assessment.</p>	To meet Natural England's concerns in representation 24930. See statement of common ground between FHDC and Natural England.
MM27	Para 5.8.23	<p><i>Amend 3rd sentence:</i></p> <p>This part of the settlement can deliver a mixed use development to include approximately 350300 dwellings, together with 8ha of employment land, a new primary school, areas of public open space and the enhancement and promotion of walking routes.</p>	Amended to reflect the modified indicative capacity of the allocation in Policy SA10.
MM28	Policy SA10	<p><i>Amend the table, under Indicative Capacity, and requirement J):</i></p> <p>Mixed use to include 350300 dwellings, 8ha of employment land and 3ha for a new primary school.</p> <p>J) Provision should be made for a minimum of 3ha for a new primary school, 8ha of employment land, 350300 houses and other appropriate uses. Precise numbers and the distribution of uses and access arrangements will be informed by a detailed masterplan for this site.</p>	Indicative capacity reduced by 50 to 300 homes with the site area remaining the same due to the high number of constraints, including a gas pipeline which requires a substantial sterilisation buffer; the A11 to the west of the site limits the types of uses on that part of the site; an existing employment use in the central part of the site and a primary school which is under construction. All of which constrains areas of the site that are available for residential use.

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
		<p><i>Delete existing (B) and replace with the following:</i></p> <p>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 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> <p><i>Amend point (F) to read:</i></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>	<p>To meet Natural England's concerns in representation 24930. See statement of common ground between FHDC and Natural England.</p> <p>See Statement of Common Ground between Suffolk County Council and Forest Heath District Council.</p>
MM29	Para 5.9.4	<p><i>Amend para 5.9.4 to read:</i></p> <p>The Core Strategy Single Issue Review identifies an overall figure of 454 357 additional homes to be distributed between the districts four primary villages. 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.</p>	<p>To reflect the updated housing position at 31st March 2017. This is consistent with the updated table at appendix 3.</p>

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
MM30	Policy SA11	<p><i>Amend the first line of the paragraph under "In addition:" to read:</i></p> <p>Proposals for sites (a) and (e-b) must ensure that...</p>	To correct a typographical error.
MM31	Para 5.10.4	<p><i>Amend para 5.10.4 to read:</i></p> <p>The Core Strategy Single Issue Review identifies an overall figure of 454 357 additional homes to be distributed between the district's four primary villages. 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.</p>	To reflect the updated housing position at 31 st March 2017. This is consistent with the updated table at appendix 3.
MM32	Policy SA12	<p><i>Amend requirement C) to read:</i></p> <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 and 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> <p><i>Insert new point 'E' at end of policy:</i></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>	<p>To clarify the extent of land required from the site, to ensure the wording and funding requirements complies with CIL Regulations.</p> <p>See Statement of Common Ground between Suffolk County Council and Forest Heath District Council.</p>
MM33	Para 5.11.4	<p><i>Amend para 5.11.4 to read:</i></p> <p>The Core Strategy Single Issue Review identifies an overall figure of 454 357 additional homes to be distributed between</p>	To reflect the updated housing position at 31 st March 2017. This is consistent with the updated table at appendix 3.

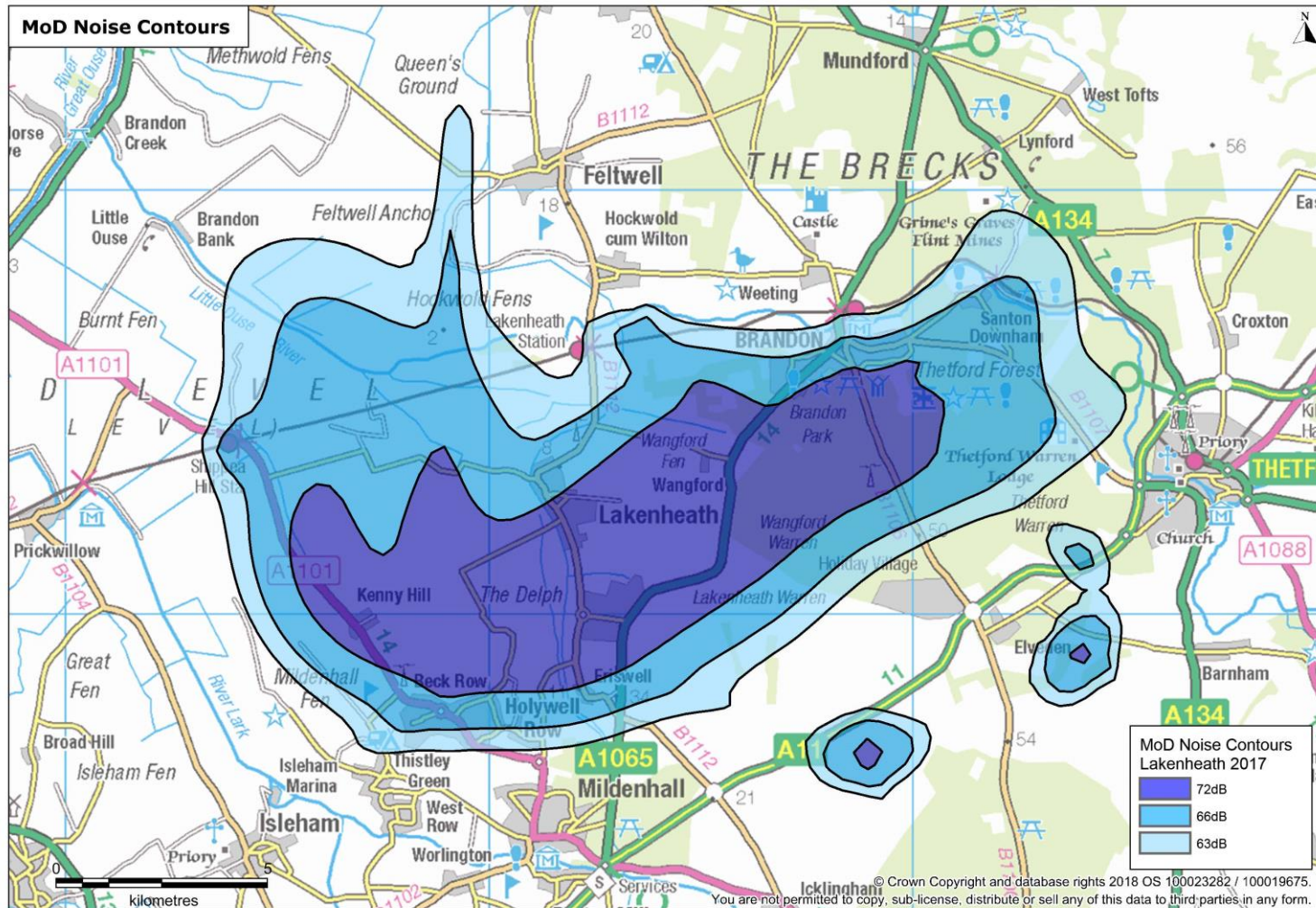
Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
		the district's four primary villages. A total of 660 dwellings are allocated in the primary villages up to 2031, which includes sites with planning permission which are already counted as commitments.	
MM34	Page 89 Kentford settlement map	<i>Amend settlement map:</i> <i>Proposed amendment to the settlement boundary.</i>	To better reflect the built form and planning application (F/2013/0061 HYB) boundary and maintain the strategic gap.
MM35	Policy SA13	<i>Add * to table after indicative capacity of 34 units to site SA13 (a) and 63 to site SA13 (b)</i> <i>Add footnote after the policy:</i> *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.	A note is added to clarify that the sites allocated in SALP Policy SA13 have planning permission, updated to the position at 31 st March 2017.
MM36	Para 5.12.4	<i>Amend para 5.12.4 to read:</i> The Core Strategy Single Issue Review identifies an overall figure of 454 357 additional homes to be distributed between the district's four primary villages. 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.	To reflect the updated housing position at 31 st March 2017. This is consistent with the updated table at appendix 3.
MM37	Policy SA14	<i>Insert new criteria (A) and renumber other criteria accordingly:</i>	To ensure a consistent approach to the application of

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
		<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> <p><i>Add the following text after the last sentence:</i></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>	<p>Policy DM4 Development Briefs (Joint Development Management Policies document 2015) throughout the SALP.</p> <p>See Statement of Common Ground between Suffolk County Council and Forest Heath District Council.</p>
MM38	Para 6.11	<p><i>Amend third and fourth sentences:</i></p> <p>Whilst sufficient land is allocated in this plan at Newmarket, Red Lodge and Mildenhall the joint West Suffolk Local Plan, to be prepared in late 2017/early 2018, will further exploit the potential for economic growth by identifying additional sites. The council will work with its neighbours to attract investment and promote infrastructure improvements (particularly to improve the junction of the A14 and A142 at Newmarket, the east to west/north to east link to/from the A11 and A14, and capacity/safety at the A11 Fiveways/Barton Mills roundabout) to ensure the advantages of this corridor are fully realised.</p>	To reflect the additional post hearings mixed use allocation at Newmarket, and the revised timetable for preparing the joint West Suffolk Local Plan.
MM39	Policy SA16	<i>Amend Policy SA16 to read:</i>	To correct a typographical error.

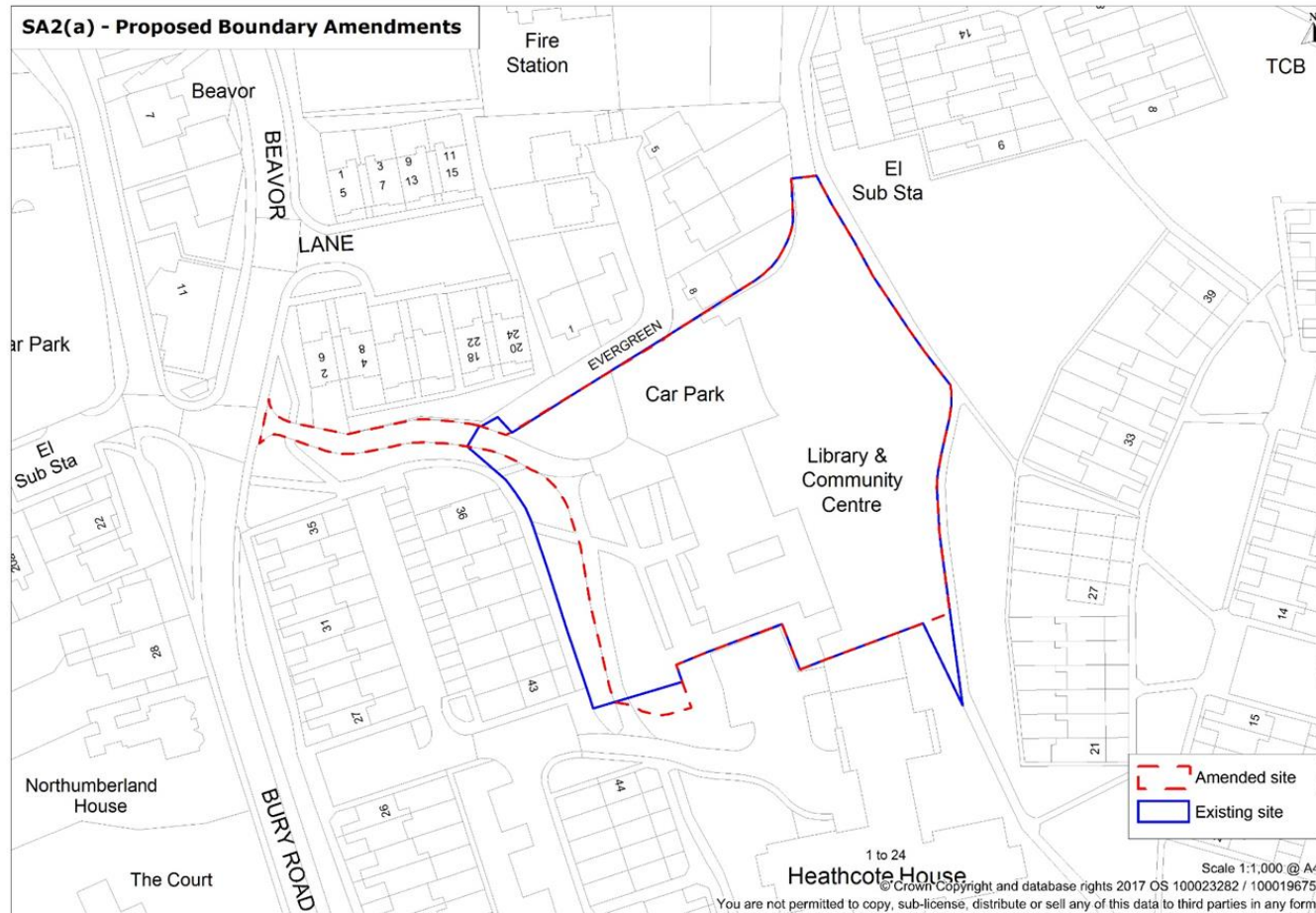
Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
		Use Classes B1, B2, & B8 are as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	
MM40	Para 6.15	<p><i>Amend para 6.15 to read:</i></p> <p>The mixed use allocations at Newmarket, Mildenhall and Red Lodge in Policies SA4, SA6 and SA10 are included in Policy SA167-below, as they make an important contribution to overall employment provision. In total the new employment allocations and the employment element of the mixed use allocations can deliver a minimum of 1823.6 hectares of additional employment land. The Mildenhall Hub element of site SA4(a) is not included</p>	To reflect the additional post hearings mixed use allocation at Newmarket, and the revised timetable for preparing the joint West Suffolk Local Plan.
MM41	Policy SA17	<p><i>In the table add/amend:</i></p> <p>SA17(b) St Leger, Newmarket, B2 and B8</p> <p><i>Under heading Employment element of mixed use allocations add a new line for SA6(g) and amend SA10(a) and the total to read:</i></p> <p>SA6(g) : Hatchfield Farm, Newmarket : B1, B2 and B8 : 5.0</p> <p>SA10(a) : Land north of Acorn Way, Red Lodge : unspecified B1, B2 and B8 :</p> <p>Total land allocated for employment uses 18.623.6</p>	<p>To be consistent with planning permission reference DC/16/0465/FUL.</p> <p>Additional post-hearing mixed use allocation at Newmarket</p> <p>To be consistent with the mixed use allocation at Mildenhall SA4(a) and provide clarity.</p> <p>Additional post-hearing mixed use allocation at Newmarket</p>

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
		<p><i>Add at end of policy:</i></p> <p>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.</p>	<p>To draw attention to this constraint on the site.</p>

Main Modification MM3



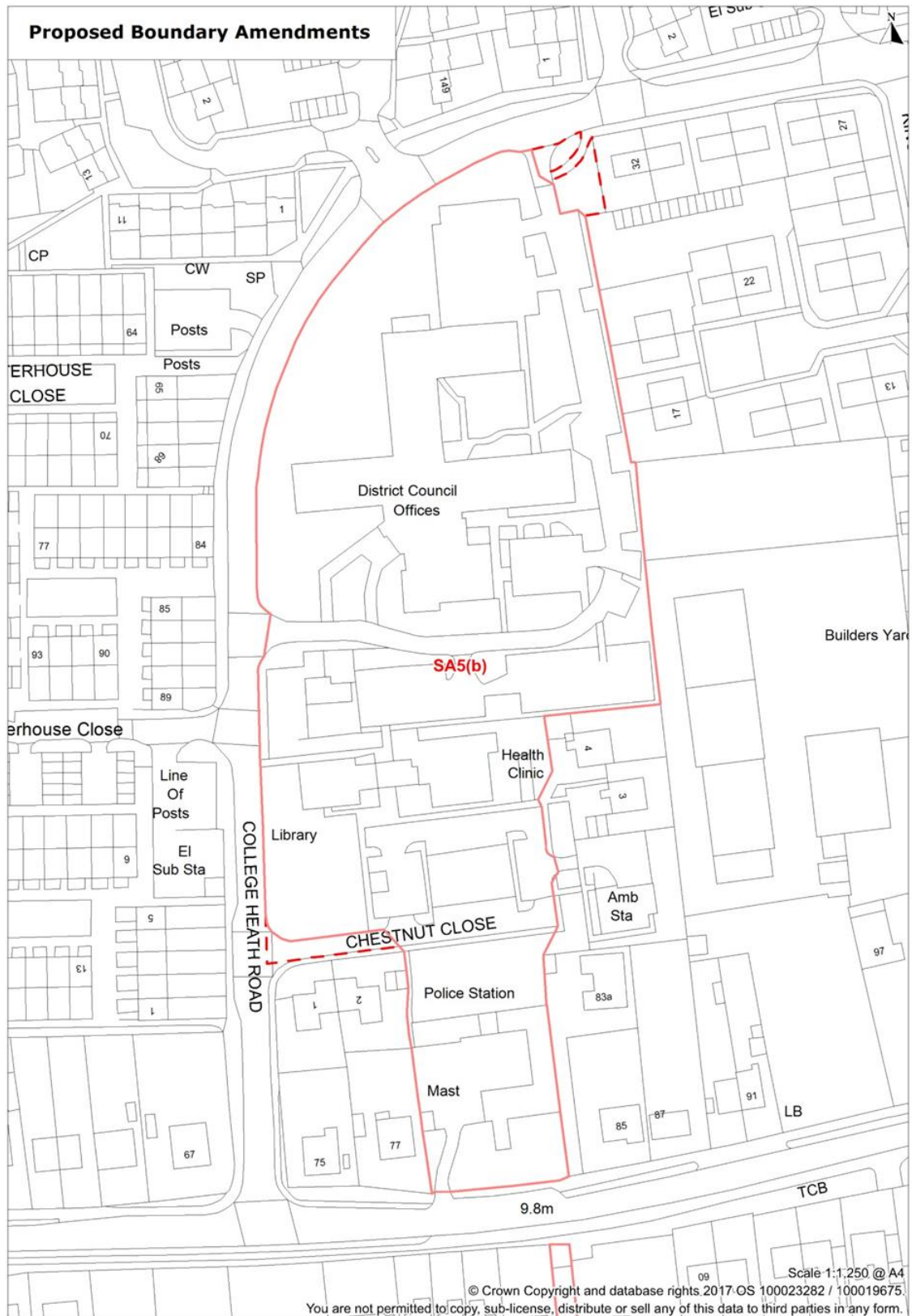
Main Modification MM5



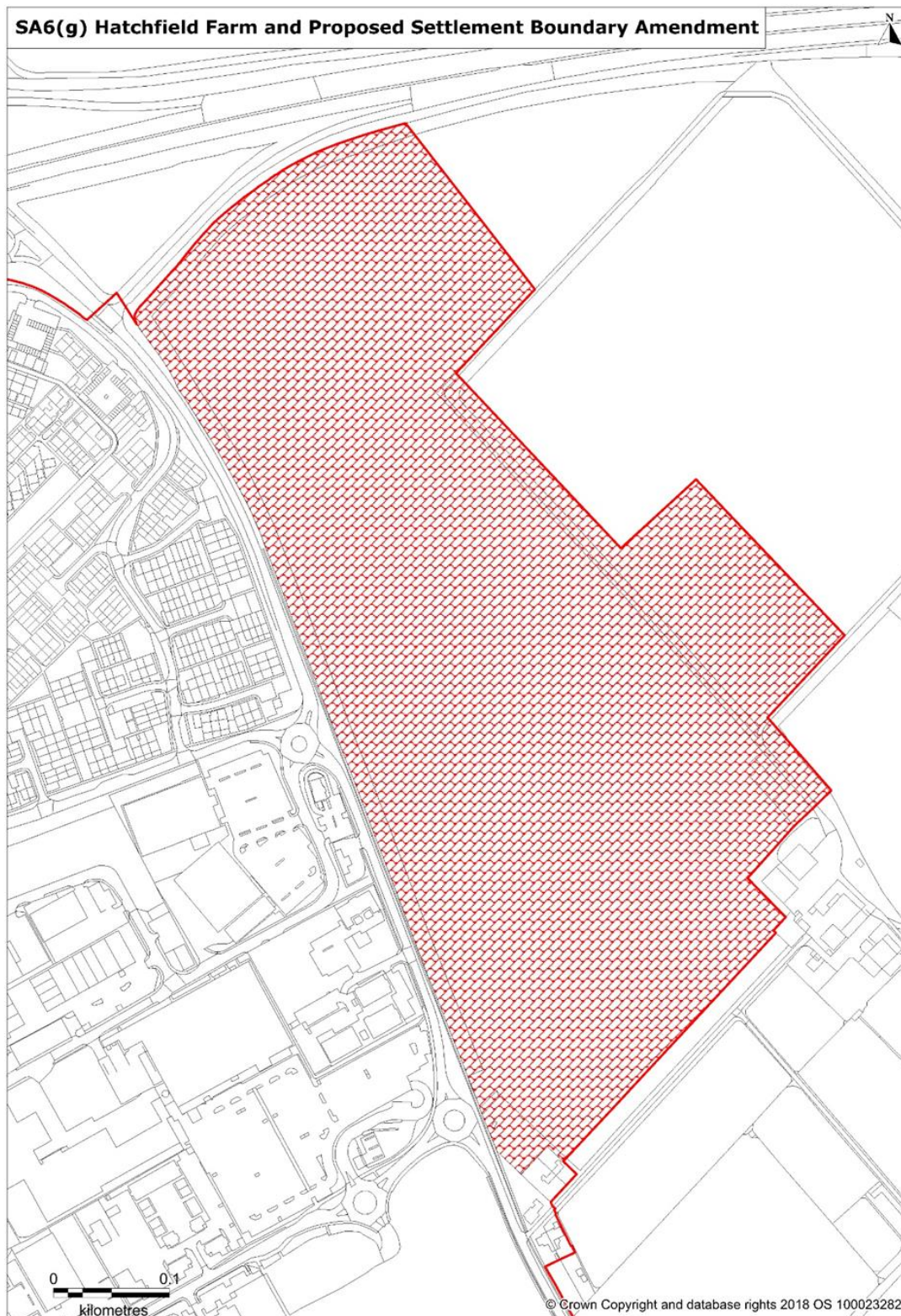
Main Modification MM6



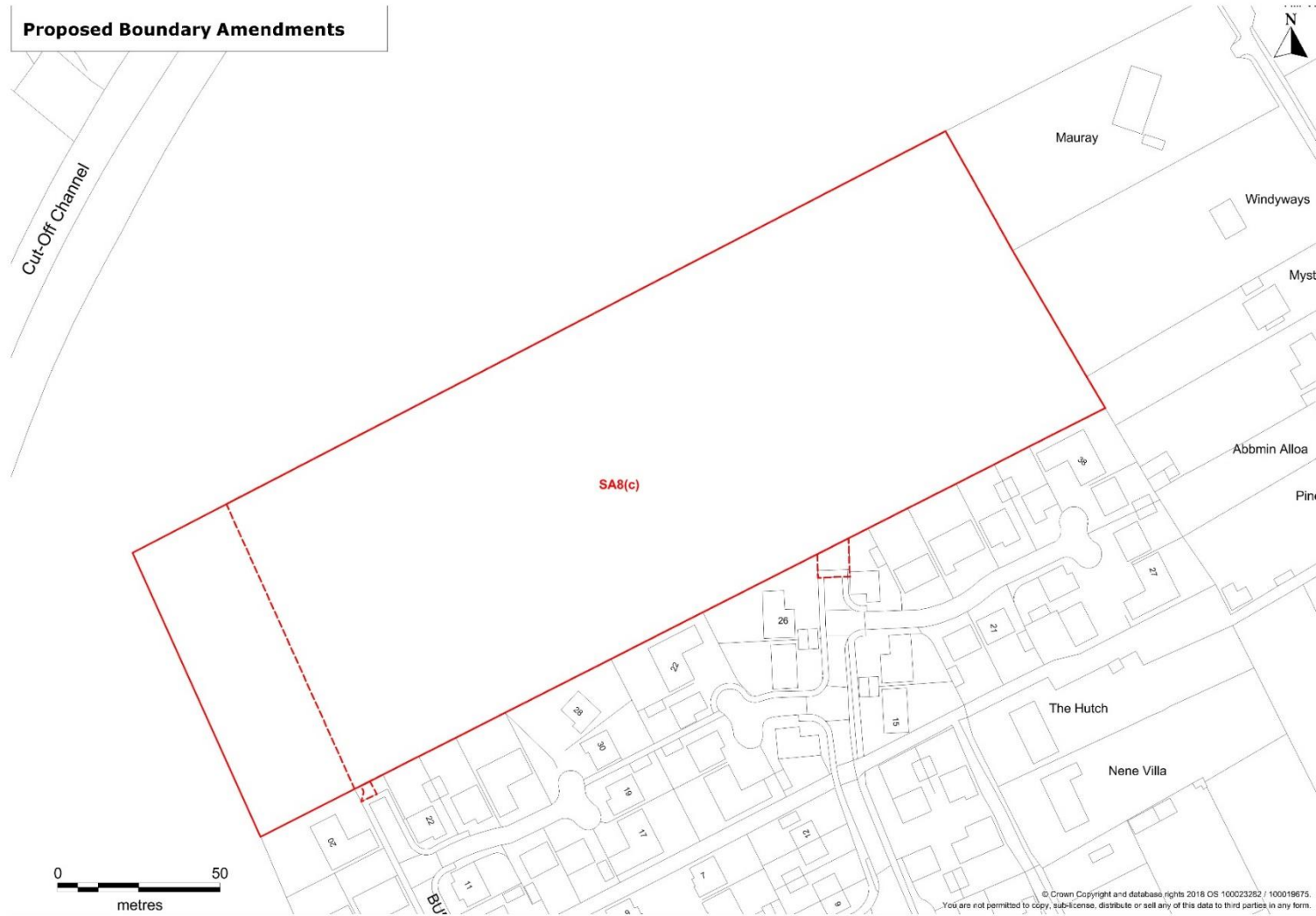
Main Modification MM7



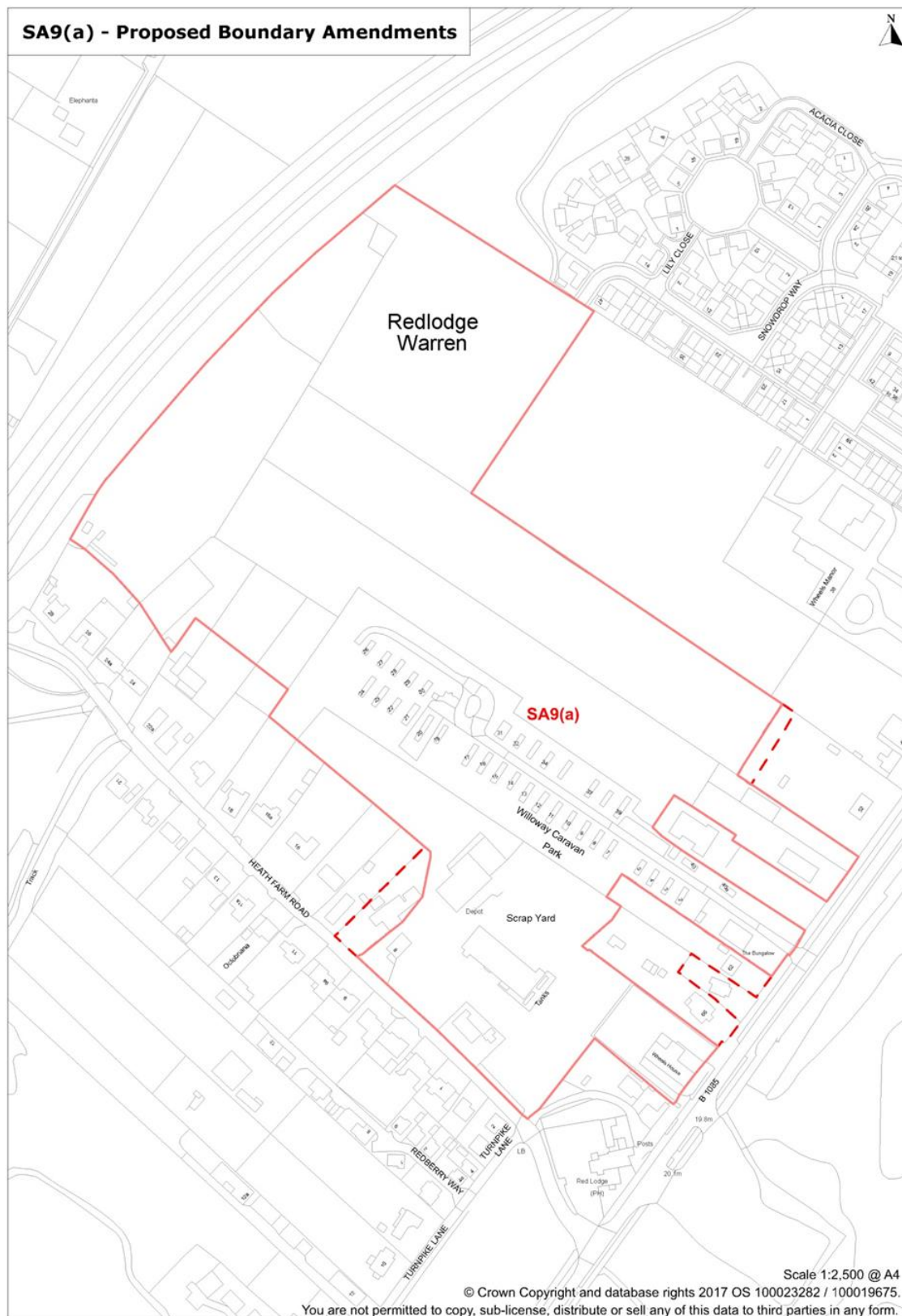
Main Modifications MM15 and MM17



Main Modification MM21



Main Modification MM25



Main Modification MM34

