

## **Examination of the Site Allocations Local Plan – Forest Heath District Council**

### **Matter 4 - The spatial distribution of housing in the Market Towns: Brandon, Mildenhall and Newmarket**

#### **Additional comment in respect of Newmarket and Policy SA18**

##### **Respondent 24709 - Anchor**

Representations were submitted in respect of SA18, on behalf of Anchor, in March 2017. Although the Inspector's Matters and Issues do not specifically relate to SA18 (or any retail policies), it has agreed further comment may be submitted in writing.

##### **Background**

SA18 (a) seeks to allocate the Former Gas Works for convenience (food store) use of 4653sqm. This reflected a previous planning permission (ref F/2011/0712/FUL) for this level of floorspace.

Representations have been submitted to seek flexibility within the policy to allow for 'up to' 4652sqm and mixed use to include a convenience food store, thereby allowing other additional uses to come forward in addition and flexibility in the form of convenience retail. These representations were submitted by both Aldi and Anchor individually, although prepared in conjunction.

##### **Additional Information**

Since the submission of representations 2 planning applications have been submitted at the Former Gas Works.

1. An application by Aldi stores for a supermarket with associated car parking, servicing, landscaping and associated works (ref DC/17/1597/FUL). A total of 1734sqm gross retail floorspace is proposed. This application relates to the eastern section of the site.
2. An application by Anchor for 69no. extra care apartments within class (C2), access, parking, landscaping and other associated works. This application relates to the western section of the site, with both proposals sharing a common access road.

Together these comprise a mixed use scheme providing both retail and C2 use.

The determination date for the applications are 3rd November 2017 and 27<sup>th</sup> December 2017 respectively. Both schemes are based on significant pre application discussions and community and wider stakeholder consultation.

##### **Deficiency in the SALP**

The allocation for the principle of retail development is supported, being effective, justified and positively prepared, in acknowledging the important material consideration of the previous permission.

However, the SALP is considered deficient in respect of its reliance upon the specific floorspace quantum of the previous permission and is therefore not 'effective'. It is considered that that policy should be amended to continue to allow for retail development, up to the maximum previously approved, in addition to other uses, to reflect the planning applications.

This will ensure the SALP reflects the current position which is expected to be confirmed through the planning application process.

