

Forest Heath District Council

**Evidence paper for
Single Issue Review (SIR) of Core Strategy Policy CS7 and
Site Allocations Local Plan**

**Deliverability of Single Issue Review Housing Numbers in relation to the
Natura 2000 Constraint Buffers**

April 2016



Forest Heath
District Council

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1. Deliverability of Single Issue Review Housing Numbers in relation to the Natura 2000 Constraint Zones

1.1 In order to address the issue of deliverability of the Single Issue Review (SIR) an analysis has been carried out to assess whether the proposed overall housing numbers and broad distribution across settlements are deliverable in light of land availability and the *Natura 2000* sites within Forest Heath District. The Natura 2000 sites are Breckland SPA and Breckland SAC.

1.2 The 'preferred option' iteration of the SIR (April 2016) sets out the number of houses to be delivered in the district to 2031. It also sets out two options for the distribution of these houses within the existing settlements. The housing numbers proposed in each of the settlements are set out in the table below. These take into consideration the houses already completed and committed up until 2015. The primary villages of West Row, Kentford, Beck Row and Exning have a combined total.

Settlement	Existing commitments and completions (2011-2015)	Option 1 (councils preferred option)	Option 2 (councils non preferred option)
Brandon	97	70	70
Newmarket	164	1350	1150
Mildenhall	285	680	1080
Lakenheath	76	800	800
Red Lodge	703	950	850
Primary villages combined total	628	750	650
Other	90		
TOTALS	2043 already committed or completed	4600 new homes in addition to column 2	4600 new homes in addition to column 2

Table 1 – Core Strategy Housing Provision in Forest Heath

1.3 To assess the deliverability of the SIR, sites included in the Forest Heath 'Site Allocations Local Plan, Further Issues and Options Consultation Document August 2015' (SALP 15) were screened against *Natura 2000* site buffers identified in the FHDC Core Strategy and supporting Habitats Regulations Assessment (HRA). These are listed below:

- 1,500m Stone Curlew SPA buffer;
- 1,500m Stone Curlew nesting attempts buffer;
- 400m Woodlark and Nightjar SPA buffer; and
- 200m SAC road development buffer.

1.4 The sites were graded green, yellow or red according to the criteria in table 2 below and the following additional factors:

- distance of the development site from the nearest component of Breckland SPA/SAC;
- whether the site would significantly advance the line of development towards any component part of Breckland SPA;
- whether the site is screened from component part of Breckland SPA by existing built development;
- whether the site is screened from component part of Breckland SPA by an existing trunk road;
- whether there is an extant planning permission for the site; and
- the number of dwellings proposed at the site.

Green	Sites outside of all buffers or located so that they are totally screened from the <i>Natura 2000</i> site by built development or would not advance the line of built development towards the <i>Natura 2000</i> site such that LSE can be confidently screened out. Sites with an extant planning permission. Sites with a project level HRA which has concluded no LSE.
Yellow	Sites within a <i>Natura 2000</i> site buffer or located in close proximity such that there is currently uncertainty about the deliverability of this site and LSE cannot be confidently screened out at this time. For example sites close to the frequent nesters buffer which is currently being updated to take into account the most recent stone curlew data.
Red	The site is within a Buffer and LSE could not be screened out

Table 2 Criteria for grading sites

1.5 All sites graded red were then excluded from the analysis as development in those locations may potentially have a significant adverse effect on the SPA such that the principle of development at these sites cannot be established at a Strategic level. Sites graded yellow may have a significant adverse effect on the SPA however further assessment needs to be made on a site by site basis depending upon which buffers the site falls into. There is currently therefore uncertainty about the deliverability of these sites. Only sites graded green, which are assessed to be highly unlikely to have a significant adverse effect on the SPA, were taken to the next stage of the analysis.

1.6 Following this initial grading, the dwelling capacity (as shown in the SALP15) of each green site was used to calculate the indicative capacity of each settlement. In general these are based on a housing density of 30 dwellings per hectare. Of the nine settlements over which the proposed housing will be distributed, five are constrained by the HRA buffers; these are Brandon, Mildenhall, Lakenheath, Red Lodge and Kentford. Table 3 below details the dwelling capacities of sites within each of the five settlements using the known proposed development

sites considered in the issues and options version of the site allocations document. This document is considered to be the most accurate indication of available development sites pending the revision of the SHLAA document which is currently ongoing. This work will be revisited once the updated SHLAA is available however this is unlikely to be before the Preferred Options SIR consultation document is published. Development sites whose status is deferred in the SHLAA(2015) have been included because it is recognised that there is potential for the constraints that led to the sites deferral to be overcome in some circumstances. Sites deferred in the 2015 SHLAA are noted in the tables. Where the reason is because the site is within a Natura 2000 buffer, the site has been rescreened/graded according to the criteria above.

- 1.7 Some deferred sites have a planning permission or resolution to grant planning permission subject to a section 106 agreement, however this assessment is based on the SHLAA sites and not planning permissions.
- 1.8 The analysis of housing numbers that could potentially be delivered in each of the five settlements affected indicates how deliverable the distribution in the Single Issue Review would be and the contribution that these settlements could reasonably make to the overall housing numbers in the district.
- 1.9 Only proximity issues in relation to the *Natura 2000* sites have been taken into account in this analysis. However, the number of dwellings for each settlement has been totalled both including (grey text) and excluding (bold text) deferred sites to give an indication of the provision that could be reasonably delivered taking into account other planning constraints. Sites which are existing commitments and/or already completed (normal text) are not included in the total.

Key to number of dwellings and totals shown in tables below	
Bold text numbers	SHLAA sites not constrained by proximity to SPA/SAC or any other constraint – total of these sites also shown in bold.
Grey text numbers	All SHLAA sites which are not constrained by proximity to SPA/SAC but including sites where status is deferred because of other potential constraints. Total of these sites and the unconstrained sites (bold sites) shown bracketed in grey
Standard text numbers	Sites which have planning permission and not included in totals

Brandon			
Site ref	Site name	Notes	Number of dwellings
B01	Land off Fengate Drove	The site has an extant planning permission	43
B02	Land to the rear of High Street	SHLAA status deferred	12
B04	Land to the rear of London Road	SHLAA status deferred	15
B05	Land to the rear of 99-107 Thetford Road	SHLAA status deferred	12
B06	Land off School Lane		37
B15	Riverside Lodge off High Street	SHLAA status deferred	15
B20	Land at Brandon Cottage	SHLAA status deferred	12
Total for Brandon excluding SHLAA deferred sites and (including)			37(103)

Mildenhall			
Site ref	Site name	Notes	Number of dwellings
M01	South of Gonville Close	SHLAA status deferred	65
M03	Land to the rear of 91-105 Folly Road	SHLAA status deferred	20
M04	Land to the rear of 98-108 Folly Road	SHLAA status deferred	23
M06	Land to the rear of 7-23 North Terrace	SHLAA status deferred	18
M10	Land off Finchley Avenue	SHLAA status deferred	35
M13	Land between the River Lark and Worlington Road	SHLAA status deferred	45
M14	Former builders yard north of Worlington Road	The site has an extant planning permission	9
M19	Land west of Mildenhall, south of west road		1000
M21	Land west of Miles Hawk Way		64
M25	M/25 precinct		14
M27	Land adjacent to parkers Mill		14
M28	Land at 54 Kingsway		24
M29	Land south of Worlington Road and adjacent to former dairy	This site has an extant planning permission	78
M30	The Old Railway Station site	SHLAA status deferred	113
M33	Land to the west Folly Road		145

Mildenhall			
Site ref	Site name	Notes	Number of dwellings
M40	Land west of Industrial Estate		81
M41	Land at Meadow View Cottage	SHLAA status deferred	69
M42	Rose Cottage, South of Worlington Road	SHLAA status deferred	41
M46	District Council Offices		60
Total for Mildenhall excluding SHLAA deferred sites and (including)			1342(1771)

Lakenheath			
Site ref	Site name	Notes	Number of dwellings
L03	Land rear of 65, 69 and 73 Station Road		12
L06	Land to the rear of Chalk farm and Gatehouse, High Street	SHLAA status deferred	13
L07	3 Cemetery Road	SHLAA status deferred	17
L12	Land north of Burrow Drive and Brisco Way		107
L13	Rabbithill Covert, Station Road	The site has a project level HRA which has found no LSE	81
L26	Land west of Eriswell Road	The site has a project level HRA which has found no LSE	140
L29	Matthews Nursery	The site has an extant planning permission	13
L35	Land off Briscow Way	The site has a project level HRA which has found no LSE	67
L36	North Lakenheath	SHLAA status deferred The site has a project level HRA which has found no LSE	375
L39	Land north of Drift Road		96
Total for Lakenheath excluding SHLAA deferred sites and (including)			878(908)

Red Lodge			
Site ref	Site name	Notes	Number of dwellings
RL01	Land to the rear 2-4 Elms Road	SHLAA status deferred	32
RL02	Land to rear of 14-16	SHLAA status	27

Red Lodge			
Site ref	Site name	Notes	Number of dwellings
	Turnpike Road	deferred	
RL03	Land off Turnpike Road – phase 2		175
RL04	Coopers Yard and Cafe		57
RL05	Land adjoining Public House, Turnpike Road		26
RL06	Land adjoining Twins Belt east of Red Lodge	This site has a project level HRA which has found no LSE	374
RL08	Land to rear 4-14 Turnpike Lane		98
RL10	Land west of Elderberry Road, Kings Warren		14
RL11	Land east of turnpike road	SHLAA status deferred	27
RL13	Land west of Newmarket Road	SHLAA status deferred	74
RL16	Employment land north of Hundred Acre Way	SHLAA status deferred	142
RL18	Land south of the Carrops		41
RL20	Land north of Elderberry Road	SHLAA status deferred	65
RL21	Land north east of Bilberry Close	SHLAA status deferred	20
Total for Red Lodge excluding SHLAA deferred sites and (including)			785(1172)

Kentford			
Site ref	Site name	Notes	Number of dwellings
K01	Land east of Moulton Road	SHLAA status deferred	105
K02	Meddler Stud	SHLAA status deferred	125
K05	South and east of Flint House	SHLAA status deferred	14
K09	Fothergills, Gazeley Road	SHLAA status deferred	86
K10	Land west of Herringswell Road	SHLAA status deferred The site has an extant planning permission	60
K16	Land to the rear of Cock Public House	SHLAA status deferred The site has an extant outline planning permission	68
Total for Kentford excluding SHLAA deferred sites and (including)			0(330)

Table 3 Settlement capacity for those settlements constrained by HRA constraint zones

Settlement	Option 1	Option 2	Number of dwellings including deferred sites	Number of dwellings excluding deferred sites
Brandon	70	70	103	37
Newmarket	1350	1150	2 360	1 462
Mildenhall	680	1080	1771	1 342
Lakenheath	800	800	908	878
Red Lodge	950	850	1172	785
Primary villages combined total			330 Kentford only	0 Kentford only
	750	650	4 046 combined	3 612 combined
TOTALS	4600	4600	10 360	8 116

Table 4 results of the analysis against housing numbers in the SIR options-excluding existing commitments and completions (2011-2015)

- 1.10 The analysis indicates that there is a surplus of potential dwelling capacity in all of the five settlements that are affected by the SPA constraint zones when all available sites are considered.
- 1.11 The analysis also indicates that there is a surplus of potential dwelling capacity in three of the five settlements that are affected by the SPA constraint zones when only the SHLAA 2015 included sites are considered. The results show a shortfall at Brandon and at Kentford.
- 1.12 The proposed proportion of the total housing numbers at Brandon has been heavily influenced by the constraints on the town resulting from the presence of the *Natura 2000* sites which significantly limits growth of the town in the absence of mitigation which for stone curlew, woodlark and nightjar may require additional land to secure replacement habitat. Whilst the analysis shows a shortfall of dwellings in this town, it is reasonable that the small number of homes could be delivered through development of brownfield sites, infill and other windfall.
- 1.13 Kentford would only be required to contribute a share of the total for the primary villages based on the villages environmental and infrastructure capacity. Two planning applications for a total of 168 homes have recently been approved in this settlement and there is another site being considered at appeal. In addition there is sufficient unconstrained land available in all of the other three primary villages to take the level of development that is proposed.
- 1.14 The remaining four settlements have sufficient land that is not constrained by the SPA to meet the level of development that is proposed. This is illustrated in appendix 2 and included in Table 4 above.
- 1.15 It is concluded therefore that the total housing number and distribution of houses proposed in the preferred options Single Issue Review is deliverable when taking into account the constraints of the *Natura 2000* constraint zones.

Appendix 1 – Brandon, Mildenhall, Lakenheath, Red Lodge and Kentford sites; screening in relation to Breckland SPA and SAC proximity issues

BRANDON

B01 – This site has a project level Habitats Regulations Assessment (HRA) which proposes specific mitigation for the level of development proposed and screened out likely significant effects (LSE). Any future amendments to the proposals or any new planning application (if the current planning permission is not implemented) would need a project level HRA.

B02 – This infill site is surrounded by the existing built environment and therefore adequately screened from the Special Protection Area. Under these circumstances and because the level of development that could be achieved is low LSE can be screened out.

B04 - This infill site is surrounded by the existing built environment and therefore adequately screened from the Special Protection Area. Under these circumstances and because the level of development that could be achieved is low LSE can be screened out.

B05 - This infill site is surrounded by the existing built environment except to the north. The site does not advance the line of development towards the SPA. Under these circumstances and because the level of development that could be achieved is low LSE can be screened out.

B06 - This site is surrounded by the existing built environment and therefore adequately screened from the Special Protection Area. Under these circumstances and because the level of development that could be achieved is low LSE can be screened out.

B09 – This is an existing employment site that has been built out. The allocation as employment land will re-enforce the existing use and LSE can be screened out.

B10 – This site is located to the north west of Brandon adjacent to the settlement edge, north of the River Little Ouse, and south of the railway line. The site is located 0.8km from Breckland Farmland SSSI and 2km from Weeting Heath SSSI and Special Area of Conservation (SAC) although the site is separated by the railway line. Nevertheless the site would advance the line of development towards the SPA. The number of dwellings proposed is relatively small however LSE cannot be screened out and therefore the principle of development at this site could not be established at a strategic level.

B11 – This site is located to the north of Brandon adjacent to the settlement edge, and to the south of the River Little Ouse. The site is 0.5km from Breckland Forest SSSI the nearest component of the SPA and would advance the line of development towards this. LSE cannot be screened out and therefore the principle of development at this site could not be established at a strategic level.

B12 – This site is located to the north west of Brandon adjacent to the settlement edge. The site is located 0.8km from Breckland Farmland SSSI and

1.3km from Weeting Heath SSSI and SAC although the site is separated by the railway line and the River Little Ouse. Nevertheless the site would advance the line of development towards the SPA. This is a large site and LSE cannot be screened out. The principle of development at this site could not be established at a strategic level.

B13 - This is an existing employment site that has been built out. The allocation as employment land will re-enforce the existing use and LSE can be screened out.

B14 - This site is located to south of Brandon adjacent to the settlement edge. The site is located immediately adjacent to Breckland Forest SSSI the nearest component of the SPA and would advance the line of development towards this. LSE cannot be screened out and therefore the principle of development at this site could not be established at a strategic level.

B15 - This infill site is surrounded by the existing built environment except to the east. Whilst development of the site would slightly advance the line toward the SPA, the level of development that could be achieved is low and LSE can be screened out particularly for development close to the High Street.

B16 - This infill site is surrounded by the existing built environment and therefore adequately screened from the Special Protection Area. Under these circumstances and because the level of development that could be achieved is low LSE can be screened out.

B17 - This is a significant urban extension to the north and west of Brandon. The site is 0.5km from Weeting Heath SSSI, 0.5km from Breckland Farmland SSSI, and 30m from Breckland Forest SSSI, the nearest component of the SPA. Development of this site would significantly advance the line of development towards the SPA. LSE cannot be screened out and therefore the principle of development at this site could not be established at a strategic level.

B18 - This site is located to the north east of Brandon adjacent to the settlement edge. The site is located 0.9km for Breckland Farmland SSSI and 1.9km from Weeting Heath SSSI and SAC although the site is separated by the railway line and the River Little Ouse. Nevertheless the site would advance the line of development towards the SPA. This is a large site and LSE cannot be screened out. The principle of development at this site could not be established at a strategic level.

B19 - There are two clear parts to this site. The northern section is an existing employment site that has been built out. The allocation as employment land will re-enforce the existing use and LSE can be screened out.

The southern section of the site is wetland associated with and north of the river corridor. Development of this part of the site would advance the line of development towards the SPA. The site is 0.3km from Breckland Farmland SSSI, the nearest component of the SPA. In view of this and that this is a relatively large site, LSE cannot be screened out and therefore the principle of development at this site could not be established at a strategic level.

B20 – This is a small site located on the south of Brandon immediately adjacent to the SPA and the woodland is contiguous with the forest. Development at the site would advance the line of development towards the SPA, however the number of dwellings proposed is relatively small.

B23 - This site is designated as Breckland Forest SSSI and is part of the SPA. Development would represent a loss of the designated site. LSE cannot be screened out and the principle of development at this site could not be established at a strategic level.

B24 - This site is designated as Breckland Forest SSSI and is part of the SPA. Development would represent a loss of the designated site. LSE cannot be screened out and the principle of development at this site could not be established at a strategic level.

B27 - This site is designated as Breckland Forest SSSI and is part of the SPA. Development would represent a loss of the designated site. LSE cannot be screened out and the principle of development at this site could not be established at a strategic level.

B28 – This site is located to the north of Brandon adjacent to the settlement edge, south of the River Little Ouse, and south of the railway line. The site is located 1.4km from Breckland Farmland SSSI and 2km from Weeting Heath SSSI and SAC although the site is separated by the railway line. The site would advance the line of development towards the SPA however the number of dwellings proposed is relatively small.

Land at Warren Close, Brandon – This brownfield site is surrounded by the existing built environment and therefore adequately screened from the Special Protection Area. Under these circumstances, and because the level of development that could be achieved is low LSE, can be screened out.

Land at Gashouse Lane, Brandon - This infill site is surrounded by the existing built environment except to the north. The site does not advance the overall line of development towards the SPA. Under these circumstances, and because the level of development that could be achieved is low, LSE can be screened out.

MILDENHALL

M01 – This infill site is located to the north east of Mildenhall. The site is located approximately 80m from Breckland Forest SSSI, the nearest component of the SPA and is within the SPA constraint zone zones. However as it is infill and screened from the SPA in all directions except to the north east and development would not advance the line of development toward the SPA.

M03 – The site is screened from the SPA by built development. The level of development that could be achieved is low so LSE could be screened out.

M04 – This is an infill site which is surrounded by the existing built development and the level of development that could be achieved is low so LSE could be screened out.

M06 – This is an infill site which is surrounded by the existing built development and the level of development that could be achieved is low so LSE could be screened out.

M10 - This is an existing employment site that has been built out. The allocation as employment land will re-enforce the existing use and LSE can be screened out.

M11 – This is a woodland site on the edge of the existing settlement. The site is partly designated as Breckland Forest SSSI which is a component of the SPA. The remainder of the site is within the SPA constraint zones. Development of the site would represent a loss of the designated sites. LSE cannot be screened out and the principle of development at this site could not be established at a strategic level.

M12 – This site is to the north east of Mildenhall and is surrounded by Breckland Forest SSSI a component part of Breckland SPA and is within the SPA constraint zones. Development would represent an intensification of urbanisation. LSE cannot be screened out and the principle of development at this site could not be established at a strategic level.

M13- This site is on the south western side of Mildenhall and is outside of the SPA constraint zones. In addition the site is screened from the SPA by built development.

M14- This site is on the south western side of Mildenhall and is outside of the SPA constraint zones. In addition the site is screened from the SPA by built development.

M15- This site is south of Mildenhall and forms part of the River Lark Valley. The site is within the SPA constraint zone, and is located 250m from Breckland Forest SSSI which is a component of Breckland SPA. Development of the site would advance the line of development toward the SPA. LSE cannot be screened out.

M16- This site is mostly designated as Breckland Forest SSSI and is part of the SPA. Development would represent a loss of the designated site. LSE cannot be

screened out and the principle of development at this site could not be established at a strategic level.

M17 - This site is designated as Breckland Forest SSSI and is part of the SPA or is within the SPA constraint zones. Development would represent a loss of the designated site. LSE cannot be screened out and the principle of development at this site could not be established at a strategic level.

M18 - This site is south of Mildenhall and forms part of the River Lark Valley. The site is within the SPA constraint zone, and is located 250m from Breckland Forest SSSI which is a component of Breckland SPA. Development of the site would advance the line of development toward the SPA. LSE cannot be screened out.

M19 - This site is on the western side of Mildenhall and is outside of the SPA constraint zones. In addition the site is screened from the SPA by built development.

M20 - This site is south of Mildenhall and forms part of the River Lark Valley. The site is within the SPA constraint zone, and is located 200m from Breckland Forest SSSI which is a component of Breckland SPA. Development of the site would advance the line of development toward the SPA. LSE cannot be screened out.

M21 - This site is on the western side of Mildenhall and is outside of the SPA constraint zones. In addition the site is screened from the SPA by built development.

M22 - This site is south of Mildenhall and forms part of the River Lark Valley. The eastern part of the site is within the SPA constraint zone, and is located adjacent to Breckland Forest SSSI which is a component of Breckland SPA. Development of the site would advance the line of development toward the SPA. LSE cannot be screened out.

M23 - This site is designated as Breckland Forest SSSI and is part of the SPA or is within the SPA constraint zones. Development would represent a loss of the designated site. LSE cannot be screened out and the principle of development at this site could not be established at a strategic level.

M24 - This site is designated as Breckland Forest SSSI and is part of the SPA. Development would represent a loss of the designated site. LSE cannot be screened out and the principle of development at this site could not be established at a strategic level.

M25 - This is an infill site which is surrounded by the existing built development and the level of development that could be achieved is low so LSE could be screened out.

M26 - This is a mixed use site adjacent to Breckland Forest SSSI which is a component of Breckland SPA and within the SPA constraint zones. Part of the site is brown field used as a compound site for the A11 improvements. The remainder of the site is green-field including some woodland. Development of

the site would advance the built development towards the SPA and LSE cannot be screened out.

M27 – This is an infill site which is screened from the SPA by the existing built development and the level of development that could be achieved is low so LSE could be screened out.

M28 - This is an infill site which is surrounded by the existing built development and the level of development that could be achieved is low so LSE could be screened out.

M29 - This site is on the south western side of Mildenhall and is outside of the SPA constraint zones. In addition, the site is screened from the SPA by built development.

M30 - This site is to the south west of Mildenhall and is outside of the SPA constraint zones. The site does not advance the line of development towards the SPA and is mostly screened from the SPA by built development. LSE can be screened out.

M33 - This site is on the western side of Mildenhall and is outside of the SPA constraint zones. In addition the site is screened from the SPA by built development.

M40 - This site is on the western side of Mildenhall and is outside of the SPA constraint zones. In addition the site is screened from the SPA by built development.

M41 - This site is to the south west of Mildenhall and is outside of the SPA constraint zones. The site does not advance the line of development towards the SPA and is mostly screened from the SPA by built development.

M42 - This site is to the south west of Mildenhall and is outside of the SPA constraint zones. The site does not advance the line of development towards the SPA and is mostly screened from the SPA by built development.

M43 – This is a woodland site immediately adjacent to Breckland Forest SSSI which is a component of Breckland SPA and within the SPA constraint zones. Development of the site would represent advancement of the built development towards the SPA and LSE cannot be screened out.

M44 – This is an existing school site located immediately adjacent to Breckland Forest SSSI, a component part of the SPA. Redevelopment of the site would not advance the line of built development however LSE could not be screened out if the site were to be for residential use.

M46 - This is an infill site which is surrounded by the existing built development and the level of development that could be achieved is low so LSE could be screened out.

LAKENHEATH

L03 - This infill site is surrounded by the existing built development and therefore adequately screened from the Special Protection Area. Under these circumstances and because the level of development that could be achieved is low LSE can be screened out.

L06 - This infill site is surrounded by the existing built development and therefore adequately screened from the Special Protection Area. Under these circumstances and because the level of development that could be achieved is low LSE can be screened out.

L07 - This infill site is surrounded by the existing built development and therefore adequately screened from the Special Protection Area. Under these circumstances and because the level of development that could be achieved is low LSE can be screened out.

L12 – This site is located to the north west of Lakenheath and is outside of the SPA constraint zones. Development of the site would not advance the line of development toward the SPA.

L13 – The site is located to the northeast of Lakenheath. The site is located outside of the SPA constraint zones and is approximately 2km from Breckland Farmland SSSI the nearest component of Breckland SPA. A project level HRA has screened out LSE associated with proximity of development - **assessment of in-combination effects is not complete**.

L14 – This site is located to the east of Lakenheath and adjacent to the settlement boundary and is outside of the existing SPA constraint zones (**however this is currently being updated using the most recent data**). The site is located 2.5km from Breckland Farmland SSSI the nearest component of Breckland SPA and 1.8km from RAF Lakenheath SAC. Development at this site would advance the line of development towards the SPA however the number of dwellings that could be delivered is low.

L15 - This site is located to the east of Lakenheath, adjacent to the settlement boundary and adjacent to the SPA frequent nesters **constraint zones (however this is currently being updated using the most recent data)**. The site is located 2.2km from Breckland Farmland SSSI the nearest component of Breckland SPA and 0.9km from RAF Lakenheath SAC. Development at this site would advance the line of development towards the SPA.

L18 - This site is located to the east of Lakenheath, adjacent to the settlement. The site is located 2.9km from Breckland Farmland SSSI, the nearest component of Breckland SPA, and 0.5km from RAF Lakenheath SAC. The site is outside of the Breckland frequent nesters constraint zone (**however this is currently being updated using the most recent data**). Development at this site would advance the line of development towards the SPA.

L19 - This site is located to the south east of Lakenheath, adjacent to the settlement boundary. The site is located 1.6km from Breckland Farmland SSSI the nearest component of Breckland SPA and immediately adjacent to, and

partially within the 200m constraint zone to RAF Lakenheath SAC. The site is outside of the the Breckland frequent nesters constraint zone (however this is currently being updated using the most recent data). Development at this site would however advance the line of development towards the SPA.

L22 - This site is located to the southeast of Lakenheath, and abuts the settlement boundary to the north and south. The site is located 1.9km from Breckland Farmland SSSI the nearest component of Breckland SPA and 0.3km from RAF Lakenheath SAC. The site is outside of the Breckland frequent nesters constraint zone (however this is currently being updated using the most recent data); however development at this site would advance the line of development towards the SPA. Project level HRA (DC/14/2073/FUL) for this site was not able to screen out LSE.

L25 - This site is located to the south east of Lakenheath, abutting the settlement boundary in the north. The site is located 1.3km from Breckland Farmland SSSI the nearest component of Breckland SPA and immediately adjacent to, and partially within the 200m constraint zone to RAF Lakenheath SAC. The site is outside of the Breckland frequent nesters constraint zone (however this is currently being updated using the most recent data). Development at this site would however advance the line of development towards the SPA.

L26 – This site is located on the western side of Lakenheath and is screened from the SPA by built development. LSE can be screened out in relation to proximity however assessment of in-combination effects is not complete.

L27 - This site is located to the south east of Lakenheath, abutting the settlement boundary in the north and in the south west. The site is located 1.6km from Breckland Farmland SSSI the nearest component of Breckland SPA and immediately adjacent to, and partially within the 200m constraint zone to RAF Lakenheath SAC. The site is outside of the Breckland frequent nesters constraint zone (however this is currently being updated using the most recent data). Development at this site would however advance the line of development towards the SPA.

L28 - This site is located to the north east of Lakenheath and adjacent to the settlement boundary and is outside of the existing SPA constraint zones (however this is currently being updated using the most recent data). The site is located 2.5km from Breckland Farmland SSSI, the nearest component of Breckland SPA, and 1.8km from RAF Lakenheath SAC. Development at this site would advance the line of development towards the SPA.

L29 - This site is located on the western side of Lakenheath and is screened from the SPA by built development. LSE can be screened out.

L35 - This site is located on the western side of Lakenheath and is screened from the SPA by built development. LSE can be screened out in relation to proximity however assessment of in-combination effects is not complete.

L36 - The site is located to the northeast of Lakenheath. The site is partially located within the SPA frequent nesters constraint zone but outside the other

SPA constraint zones. The site is approximately 1.7km from Breckland Farmland SSSI, the nearest component of Breckland SPA. Information to inform a project level HRA is currently being considered by Natural England and is likely to screen out LSE associated with proximity of development -assessment of in-combination effects is not complete.

L37 - This site is located to the east of Lakenheath and is outside of the existing SPA constraint zones (however this is currently being updated using the most recent data). The site is located 2.3km from Breckland Farmland SSSI the nearest component of Breckland SPA and 1.5km from RAF Lakenheath SAC. Development at this site would advance the line of development towards the SPA.

L38 - This site is located to the east of Lakenheath and is outside of the existing SPA constraint zones (however this is currently being updated using the most recent data). The site is located 2.2km from Breckland Farmland SSSI the nearest component of Breckland SPA and 1.1km from RAF Lakenheath SAC. Development at this site would advance the line of development towards the SPA.

L39 - This site is located to the north west of Lakenheath and is outside of the SPA constraint zones. Development of the site would not advance the line of development toward the SPA, although neither is it screened by built development. The site is approximately 2.2km from Breckland Farmland SSSI the nearest component of breckland SPA.

RED LODGE

RL01 - This site is located to the west of Red Lodge and is outside of the SPA constraint zones . Development would be screened from the SPA by built development. LSE can be screened out.

RL02 - This site is located to the west of Red Lodge and is outside of the SPA constraint zones. Development would be screened from the SPA by built development. LSE can be screened out.

RL03 - This site is located to the west of Red Lodge and is outside of the SPA constraint zones . Development would be screened from the SPA by built development. LSE can be screened out.

RL04 - This site is located to the west of Red Lodge and is outside of the SPA constraint zones. Development would be screened from the SPA by built development. LSE can be screened out.

RL05 - This site is located to the south west of Red Lodge and is outside of the SPA constraint zones. Development would be screened from the SPA by built development. LSE can be screened out.

RL06a and b – This site is located to the eastern side of Red Lodge on the settlement edge approximately 1.3km from Breckland Farmland SSSI, the nearest component of the SPA. Development proposals would advance the line of development towards the SPA however proposals submitted include mitigation located outside Breckland SPA to account for historic records of stone curlew. The mitigation land has been offered for both the northern and southern parts of the site for the effects of the combined land area. LSE can be screened out

Project level HRA would be required for any future development proposals in site RL06b.

RL07 - This site is located to the south of Red Lodge on the edge of the settlement and within the SPA frequent nesters constraint zone. The site is located approximately 1.8km from Breckland Farmland SSSI, the nearest component of the SPA. Development proposals would advance the line of development towards the SPA. LSE cannot be screened out and the principle of development at this site could not be established at a strategic level.

RL08 - This site is located to the west of Red Lodge and is outside of the SPA constraint zones. Development would be screened from the SPA by built development. LSE can be screened out.

RL09 - This site is located to the south of Red Lodge on the edge of the settlement and partially within the SPA frequent nesters constraint zone. The site is located approximately 2.3km from Breckland Farmland SSSI, the nearest component of the SPA. Development proposals would advance the line of development towards the SPA.

RL10 - This site is located to the north west of Red Lodge and is outside of the SPA constraint zones . Development would be screened from the SPA by built development. LSE can be screened out.

RL11 - This site is located to the west of Red Lodge and is outside of the SPA constraint zone. Development would be screened from the SPA by built development. LSE can be screened out.

RL12 - This site is located to the southeast of Red Lodge on the edge of the settlement. The site is within the SPA frequent nesters constraint zone and the SPA constraint zone. The site is located approximately 1.3km from Breckland Farmland SSSI, the nearest component of the SPA. Development proposals would advance the line of development towards the SPA. LSE cannot be screened out and the principle of development at this site could not be established at a strategic level.

RL13 - This site is located to the west of Red Lodge and is outside of the SPA constraint zones. Development would be screened from the SPA by built development. LSE can be screened out.

RL15 - This site is located to the north of Red Lodge. The site is partially within the SPA constraint zone. Parts of the site are located within 1.0km of Breckland Farmland SSSI, the nearest component of the SPA. Development proposals would advance the line of development towards the SPA. LSE cannot be screened out for the whole site and the principle of development at this site could not be established at a strategic level for the whole site.

RL16 - This site is located to the north of Red Lodge and outside the SPA constraint zones. The site is located approximately 1.7km from Breckland Farmland SSSI, the nearest component of the SPA. Development proposals would not significantly advance the line of development towards the SPA. LSE can be screened out.

RL18 - This site is located to the south of Red Lodge on the edge of the settlement and is outside of the SPA constraint zones. Development would be screened from the SPA by built environment. LSE can be screened out.

RL19 - This site is located to the south of Red Lodge on the edge of the settlement and within the SPA frequent nesters constraint zone. The site is located approximately 2.2km from Breckland Farmland SSSI, the nearest component of the SPA. Development proposals would advance the line of development towards the SPA. LSE cannot be screened out and the principle of development at this site could not be established at a strategic level.

RL20 - This site is located to the north of Red Lodge and outside the SPA constraint zones. The site is located approximately 1.8km from Breckland Farmland SSSI, the nearest component of the SPA. Development proposals would not significantly advance the line of development towards the SPA. LSE can be screened out.

RL21 - This site is located to the north of Red Lodge and outside the SPA constraint zones. The site is located approximately 1.6km from Breckland

Farmland SSSI, the nearest component of the SPA. Development proposals would not significantly advance the line of development towards the SPA. LSE can be screened out.

KENTFORD

K01 - This site is located to the south west of Kentford and is outside of the SPA constraint zones. Development is largely screened from the SPA by the built environment. Development would not advance the line of development toward the SPA.

K02 – This site is located on the southern side of Kentford but is located within the SPA constraint zone and the frequent nesters constraint zone. Although the site is located within 1.3km of the SPA, development would be screened from the SPA by the existing built environment and by the A14 trunk road, and development would not advance the line of development towards the SPA. LSE can be screened out.

K03 – This site is located to the north east of Kentford. The site is within the SPA constraints zone and is located 0.7km from Breckland Farmland SSSI which is the nearest component of the SPA. Development of this site would significantly advance the line of development towards the SPA. LSE cannot be screened out and the principle of development at this site could not be established at a strategic level.

K04 - This site is located to the north east of Kentford. The site is within the SPA constraints zone and is located 0.8km from Breckland Farmland SSSI which is the nearest component of the SPA. Although the site is separated from the SPA by the A14 trunk road, development of this site would significantly advance the line of development towards the SPA. LSE cannot be screened out and the principle of development at this site could not be established at a strategic level.

K05 - This site is located to the east of Kentford. The site is within the SPA constraints zone and is located 0.9km from Breckland Farmland SSSI which is the nearest component of the SPA. The site is separated from the SPA by the A14 trunk road, and only a very small amount of development is proposed. LSE can be screened out.

K06 - This site is located to the east of Kentford. The site is within the SPA constraints zone and is located 0.9km from Breckland Farmland SSSI which is the nearest component of the SPA. The site is separated from the SPA by the A14 trunk road, and partially by built development.

K09 - This site is located on the southern side of Kentford but is located within the SPA constraint zone and the frequent nesters constraint zone. Although the site is located within 1.0km of the SPA, development would be screened from the SPA by the existing built environment and by the A14 trunk road, and development would not advance the line of development towards the SPA. LSE can be screened out.

K10 -This site is located to the north of Kentford. The site is within the SPA constraints zone and is located 1.1km from Breckland Farmland SSSI which is the nearest component of the SPA. The site is separated from the SPA by the A14 trunk road, and is screened from the SPA by built development. The site has been subject to a project level HRA which was able to screen out LSE.

K13 -This site is located to the east of Kentford. The site is within the SPA constraints zone and is located 0.9km from Breckland Farmland SSSI which is the nearest component of the SPA. The site is separated from the SPA by the A14 trunk road, however LSE cannot be screened out and the principle of development at this site could not be established at a strategic level.

K14 - This site is located to the east of Kentford. The site is within the SPA constraints zone and is located 1.1km from Breckland Farmland SSSI which is the nearest component of the SPA. The site is separated from the SPA by the A14 trunk road, however LSE cannot be screened out and the principle of development at this site could not be established at a strategic level.

K16 - This site is located on the southern side of Kentford but is located within the SPA constraint zone. Although the site is located within 1.2km of the SPA, development would be screened from the SPA by the existing built environment and by the A14 trunk road, and development would not advance the line of development towards the SPA. LSE can be screened out.

K17 -This site is located to the east of Kentford. The site is within the SPA constraints zone and is located 0.75km from Breckland Farmland SSSI which is the nearest component of the SPA. Although the site is separated from the SPA by the A14 trunk road, development of this site would significantly advance the line of development towards the SPA. LSE cannot be screened out and the principle of development at this site could not be established at a strategic level.

Appendix 2 - Settlement capacity for those settlements not constrained by HRA constraints zones

Newmarket			
Site ref	Site name	Notes	Number of dwellings
N08	Allotments, Studlands Park	SHLAA status deferred	44
N09	Brickfield Stud, Exning Road	SHLAA status deferred	328
N10	Land at Balaton Stables, Snailwell Road	SHLAA status deferred	44
N11	Land at Black Bear Lane and Rowley Drive Junction	SHLAA status deferred	100
N12	Coronation Stables, Station Approach	SHLAA status deferred	14
N14	Land east of Newmarket, South of A14 (Hatchfield Farm)	Current planning application called in by the SoS	1074
N15	Old Newmarket Station Site Car Park		16
N18	George Lampton Playing Fields		170
N20	Grassland off Leaders Way and Sefton Way		44
N21	Land south of Exning Road and adjacent to Hamilton Road	SHLAA status deferred	368
N31	Former Scaltback middle school site		44
N32	Former St Felix middle school site		41
N33	Land at Philips Close		73
Total for Newmarket excluding SHLAA deferred sites and (including)			1462(2360)

Beck Row			
Site ref	Site name	Notes	Number of dwellings
BR01	Lamble Close	Site has an outline permission	69
BR02	Land adjacent to RAF Mildenhall		518
BR03	Land adjacent to Smoke House Inn, Skeltons Drove	Extant planning permission for USAFE homes but current application to remove restriction	166
BR04	Land to the rear of 31-45 The Street	SHLAA status deferred	30
BR05	Land off The grove		46
BR06	Land south of Rookery Drive		96
BR09	Land at corner of Wilde Street/Aspal Lane		39

Beck Row			
Site ref	Site name	Notes	Number of dwellings
BR10	Land adjacent to and south of the caravan park, Aspal Lane	Planning permission subject to legal agreement	117
BR11	Land between Aspal Lane and Wildmere Lane		369
BR12	Land adjacent to Beck Lodge Farm, St Johns Street		82
BR13	Land west of Aspal Hall Road	SHLAA status deferred	46
BR17	Land east of Skeltons Drove		451
BR18	Former Coal Yard, Wilde Street	SHLAA status deferred	20
BR19	Land adjacent to Moss Edge Farm and west of A1101		109
BR20	Land at The Yard, The Grove, Stock Corner		51
BR21	Aspal Nursery, Aspal Lane		94
BR23	Land at White Gables, Stocks Corner		27
BR24	Land between Wildmere lane and Holmsey Green		113
BR26	Land East of Aspal Lane		17
BR27	Land adjacent to Beck Lodge Farm		18
BR28	Land at junction of Aspal Lane and St Johns Street		57
BR29	Scrap Yard, Skeltons Drove	Change of use for mobile homes agreed	32
Total for Beck Row excluding SHLAA deferred sites and (including)			2439(2535)

Exning			
Site ref	Site name	Notes	Number of dwellings
E02	Land off the Drift/Burwell Road		120
E03	Land to the rear of Laceys Lane		342
E08	Land to rear of York Villas, North End Road		24
Total for Exning excluding SHLAA deferred sites and (including)			486(486)

West Row			
Site ref	Site name	Notes	Number of dwellings
WR01	Land south of chapel Road		78
WR02	Land off Pott Hall Road		12
WR04	Land at the junction of Jarman's lane and Beeches Road		10
WR06	Land north of Mildenhall Road	Extant planning	26

West Row			
Site ref	Site name	Notes	Number of dwellings
		permission	
WR07	Land east of Beeches Road		138
WR10	Land off Chapel Road		15
WR11	Land off Parker's Drove		12
WR12	Land adjacent to Park Garden, Friday Street	Extant planning permission	7
WR13	Land behind St Peters Church, Church Lane		11
WR14	Off Friday Street, behind Williams Way		53
WR15	Popes Farm, Church Lane		13
WR16	Land to North of Ferry Lane		95
WR17	Access between 114 & 118 Eldo Road		18
WR19	Land at junction of Mildenhall Road and Jarman's Lane		16
WR23	Land off Friday Street	SHLAA status deferred	8
WR25	Land off Pott hall Road		105
WR26	Land off Parkers Drove		13
WR27	Land south west of Jarman's Lane		23
WR33	Land at Popes farm		75
Total for West Row excluding SHLAA deferred sites and (including)			687(695)