

Forest Heath Local Development Framework

Core Strategy Development Plan Document 2001-2026 (with housing projected to 2031) Adopted May 2010



Forest Heath Core Strategy

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1 Introduction

1.0.1 The Core Strategy is part of Forest Heath's Local Development Framework, a suite of planning documents that will eventually replace the Council's Local Plan (adopted 1995) 'saved' policies.

1.0.2 The Core Strategy is the principal document that provides the overall strategic vision for the future of Forest Heath to 2026 and looks ahead to 2031 for residential growth; guided by sustainable development principles, the Core Strategy performs the following function:

- define a spatial vision for Forest Heath
- set out a number of objectives to achieve the vision
- set out policies to guide and control the overall scale, type and location of new development
- set out the broad location of new housing and employment land necessary to meet the requirements of the regional spatial strategy; and
- set out a monitoring and implementation framework

1.0.3 The core strategy does not include details of site specific allocations or development control policies; these are set out in separate DPDs prepared in accordance with the timetable set out in the Council's Local Development Scheme. The Core Strategy also sets out the context for the preparation of all other Development Plan Documents, which have to be in conformity with the Core Strategy.

1.0.4 The preparation of the Core Strategy has been informed by;

- extensive consultation and engagement;
- the aims of the West Suffolk Community Strategy and other district-wide plans and strategies;
- national planning policy; and
- the adopted East of England Plan (Regional Spatial Strategy).

Context

1.0.5 The Core Strategy element of the DPD provides the long-term vision for the District to 2026 looking ahead to 2031 for residential growth. The LDF period to 2031 will meet the specific requirements of the Regional Spatial Strategy for the East of England to 2021 including the need to deliver 6,400 homes and a share of 18,000 jobs between 2001 and 2021. However, a requirement of PPS3 'Housing' is to have a demonstrable 15 year housing land supply and this requires that the LDF goes beyond 2021 to 2031. This will mean delivering a further 3,700 homes between 2021 and 2031, bringing the District total for 2001-2031 to 10,100 net new homes.

1.0.6 The Core Strategy has been prepared following extensive consultation with the general public, statutory and non-statutory bodies and other interested groups. It has also been prepared in the context of the West Suffolk Community Strategy.

Relationship with Sustainability Appraisal

1.0.7 Sustainability Appraisal (incorporating a Strategic Environmental Assessment) is a key component of the Local Development Framework process and the preparation of this document has been informed by a Sustainability Appraisal Report (SAR) which assesses the social, economic and environmental impacts of policies and proposals. The Sustainability Appraisal Report draws together an assessment of these conditions, their effects and identifies key spatial issues that the Local Development Framework needs to address. These issues are carried through the Core Strategy and addressed through its objectives and policies. The findings of the SAR have been an important influence on the content of the Core Strategy.

Relationship to Habitats Regulation Assessment

1.0.8 Regulation 85B of the Habitats Regulations (amended 2007) requires plan making authorities to determine whether a plan is likely to have a significant effect upon any European site. In considering the implications of the Forest Heath Core Strategy for European sites, a Habitats Regulations Assessment has been undertaken in order to comply with the Habitats Regulations. An initial Appropriate Assessment undertaken at the Preferred Options stage highlighted the need for additional information to be collected in order to enable the completion of a full assessment. This primary data has been collected throughout the document preparation process and has been fed into the Habitats Regulations Assessment of the Core Strategy.

1.0.9 A number of policies within the Core Strategy were considered to have significant effects. In light of the findings of the Habitats Regulations Assessment, mitigation measures must be put in place to remove any significant effects or likely significant effects that the plan may have on European sites. Mitigation measures include amendments made to policies to remove elements that could have an effect, or to require other actions that can eliminate any effects. The policies in this document that have an effect on European sites have been amended to ensure that the qualifying features are not harmed, as well as considering other measures that will be necessary. These mitigation measures are incorporated throughout the document where necessary.

Relationship to other plans and strategies

1.0.10 A key principle of the Core Strategy will be to ensure the efficient use of land by balancing competing demands within the context of sustainable development. In dealing with these competing demands it is important that the Core Strategy is recognised as forming part of a coordinated approach together with a number of other strategies and programmes.

1.0.11 Many of the policies in the LDF will be dependent on the grant of planning permission for their implementation. However, as part of a spatial planning approach, there will be policies upon which the successful delivery will, in part, be dependent on other plans and strategies.

1.0.12 In developing the Core Strategy, there is a requirement to take into account a range of national, regional and local policies and strategies. The content of these strategies has been appraised in the Sustainability Appraisal Report and this process has ensured that their contents have influenced the sustainability objectives and development of policy of this LDF. Additionally, the responsibility and mechanisms for implementing policy are identified throughout the LDF including reference to other plans and strategies where appropriate. This will assist in ensuring coordinated action on the competing demands which the LDF is seeking to address.

1.0.13 Of the plans and strategies identified, the West Suffolk Community Strategy is central to guiding the vision and objectives of this Core Strategy. This is necessary to ensure that the spatial objectives for planned change over the next decade or so are, as far as is practicable, in alignment with the desires and aspirations of the local community. Additionally, the Regional Spatial Strategy for the East of England is of particular importance given the requirement that the Forest Heath LDF must be in general conformity with the objectives and policies contained in the plan. It is also important that there is a consistent approach between this Core Strategy and those of neighbouring authorities. Forest Heath is part of the Cambridge sub-region and also works in partnership with Suffolk regularly. Forest Heath works closely with neighbouring authorities such as Breckland District Council on cross border issues. The key relationships with the West Suffolk Community Strategy and The East of England Plan are set out in the following sections of this Introduction.

1.1 Policy Context

National Policy Guidance

1.1.1 National planning policy is set out by the Government in a series of Planning Policy Statements/Guidance (PPS/PPG). PPS1 'Delivering Sustainable Development' sets out the primary aims of the planning system and paragraph 5 outlines the following framework for achieving sustainable development:

- making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life;
- contributing to sustainable economic development;
- protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities;
- ensuring high quality development through good and inclusive design, and the efficient use of resources; and,
- ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

1.1.2 PPS12 'Local Spatial Planning' stresses the importance of aligning the Local Development Framework with Sustainable Community Strategies. The LDF Core Strategy is crucial in delivering corporate and community aspirations, therefore the key spatial planning objectives for the area have been aligned with priorities identified in the Community Strategy.

Regional and Local Strategies

1.1.3 The LDF has a key role to play in providing a spatial dimension for many other strategies and helping their co-ordination and delivery throughout the Local Planning Authority area. These documents and strategies are all policy influences which will both direct the approach taken in the LDF, which in turn the LDF will help to deliver and potentially shape.

East of England Regional Spatial Strategy

1.1.4 The East of England Regional Spatial Strategy (adopted May 2008) provides a spatial strategy for the region and provides policy influence and guidance for the Forest Heath LDF.

Forest Heath Corporate Plan

1.1.5 The Forest Heath Corporate Plan (2008-2012) is based on seven main priorities which local people have said are important to them. This list of priorities has been built into Policy and within the Vision for the District:

- affordable and accessible housing
- community engagement and communication
- community safety
- economic regeneration
- outreach projects for young people
- street scene and environment
- transport issues

Western Suffolk Community Strategy

1.1.6 The Council will continue to work closely with the Western Suffolk Local Strategic Partnership (WSLSP). To date a framework has been established and agreed, and this framework will be built upon to ensure delivery of LSP and LDF priorities. The priorities outlined below have been taken into consideration when preparing Forest Heath policies, vision and objectives.

Priorities Local Area Agreement	Priorities Suffolk LSP	Priorities WSLSP
Local economy and environmental sustainability	A prosperous and vibrant economy	Enable a prosperous, sustainable economy Encourage sustainable tourism
Children and young people		Encourage achievement in children and young people
Stronger and safer communities Adult health and wellbeing, tackling exclusion and promoting equality	Safe, healthy and inclusive communities	Reduce avoidable early deaths by providing education and support on health and wellbeing
Stronger and safer communities		Alleviate poverty and reduce health inequalities

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Priorities Local Area Agreement	Priorities Suffolk LSP	Priorities WSLSP
Adult health and wellbeing, tackling exclusion and promoting equality		
Stronger and safer communities Adult health and wellbeing, tackling exclusion and promoting equality		Make Western Suffolk a safer place and build a stronger community
	Learning and skills for the future	Improve skills and learning opportunities
Local economy and environmental sustainability	The greenest County	Protect our natural and built environment and local biodiversity, and ensure sustainable wellbeing

Priorities WSLSP	Linkages with LDF
Enable a prosperous, sustainable economy	Allocate sufficient employment land at sustainable locations Safeguard employment land Town centre policies safeguarding retail uses Regeneration
Encourage sustainable tourism	Appropriate design Safeguard special character
Encourage achievement in children and young people	Community facilities

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Priorities WSLSP	Linkages with LDF
	Open space
Reduce avoidable early deaths by providing education and support on health and wellbeing	Infrastructure provision Community facilities Open space
Alleviate poverty and reduce health inequalities	Affordable housing Infrastructure provision Community facilities Open space
Make Western Suffolk a safer place and build a stronger community	Infrastructure provision Appropriate design Community facilities Open space
Improve skills and learning opportunities	Infrastructure provision Allocate sufficient employment land at sustainable locations Safeguard employment land
Protect our natural and built environment and local biodiversity, and ensure sustainable wellbeing	Safeguard special character Location of housing, employment, retail, etc Open space Environmental policies such as flooding, etc

Other organisations strategies and plans

1.1.7 Spatial planning requires that local planning authorities involve (and have regard to) other organisations so that activities can be co-ordinated and common objectives agreed and achieved. This has been achieved by gathering information from utility and service providers, local partnerships and statutory bodies such as the Environment Agency. It should be noted that communication and engagement with these stakeholders and organisations is ongoing to ensure the Core Strategy's delivery.

2 Spatial Strategy

2.1 Spatial Portrait

Geography and Community

2.1.1 Forest Heath is situated in the heart of the East Anglia, located adjacent to the boundaries of Norfolk and Cambridgeshire and close to north west Essex. The District covers an area of over 37,398 hectares (144 square miles) with two strategic national routes passing through it: the A11 from London to Norwich and the A14 from the Midlands to Ipswich and the East Coast Ports.

2.1.2 The District has a population of around 55,500 residents according to the 2001 Census and is projected to reach 66,900 by 2012. United States Air Force (USAF) personnel and their families from Mildenhall and Lakenheath military air bases make up approximately 20% of the population. There are also a large number of young people in the Newmarket area due to the employment opportunities offered by the horse racing industry.

2.1.3 The District is a mixed urban and rural area, including three market towns, with Newmarket being the largest, followed by Mildenhall and Brandon. These towns contain the majority of the population.

2.1.4 The most distinctive characteristics of the District include the horse racing industry, which is centred on Newmarket and the surrounding area; and the two air bases, RAF Mildenhall and RAF Lakenheath.

2.1.5 There are 15 primary schools in Forest Heath; 58.9% of all 16 year old pupils achieve 5+ A* - C grades at GCSE level or equivalent, this corresponds with the the average figure both for the East of England and nationally.

2.1.6 The crime rate for Forest Heath during 2005/06 was 81.8 offences per 1000 population, which is slightly higher than the Suffolk average, but below the regional figure.

2.1.7 The average property price within Forest Heath is slightly higher than the average property price in Suffolk, but lower than the average price in the East of England.

2.1.8 In April 2007 there were 26,021 dwellings in the District. Approximately 26% of new dwellings were built on previously developed land in 2006 / 07.

2.1.9 380 dwellings need to be completed per annum in order to meet the Regional Spatial Strategy requirement to deliver 6,400 homes by 2021, of which the strategy proposes that 30% of larger schemes should be sought as affordable dwellings (see policy CS9). 549 dwellings were built in 2007/08, exceeding the 370 target figure for that year.

2.1.10 As at 2001 there were 24,311 households in Forest Heath. 24,297 of them in unshared dwellings and 14 in shared dwellings.

Economy

2.1.11 In 2001 there were around 32,000 full and part-time jobs in the District (4,000 more jobs than resident workers). Despite this, only 69% of Forest Heath resident workers were employed within the District. 28,298 people in Forest Heath were employed and working.

2.1.12 Unemployment in Forest Heath (3.7%) is generally below the average for Suffolk, the East of England (4.7%) and nationally (5.5%). However, the proportion of residents working in unskilled jobs is above average, and therefore incomes are below average (all figures are for 2006/07).

2.1.13 There are three main employers in Forest Heath:

- The air bases at Mildenhall and Lakenheath, with a number of companies dependent upon them.
- The horse racing and bloodstock industries in Newmarket, which employ almost 20% of the town's workforce
- Center Parcs holiday village, near Elveden.

Environment

2.1.14 As a predominantly rural District, the future of the countryside is a major issue and Forest Heath is committed to maintaining and protecting the quality of its unique environment.

2.1.15 Forest Heath District has a rich and diverse landscape, made up of the following four landscape character areas which were identified by the Countryside Agency:

- The Fens (21% of the area) situated in the north west of the District, and containing the majority of the District's land liable to flood;
- Breckland (61% of the area), situated in the north east of the District. Much of the breckland within the District is designated a Special Protection Area (SPA) for wild birds, and also contains a range of protected flora and fauna species in a unique habitat found only in East Anglia. Its designation recognises the Brecks importance for nature conservation at a European and national level, and is primarily

attributed to three renowned bird species, stone curlew, woodlark and nightjar;

- East Anglian Chalk (14% of the area) situated in the south west of the District;
- South Suffolk and North Essex Clay (4% of the area) towards the south of the District.

2.1.16 The District has a wealth of assets in its natural and historic environment. In terms of wildlife interest Forest Heath contains 72% of the rare species identified for special protection in the Suffolk Biodiversity Action Plan, 1 Special Protection Area (SPA), 3 Special Areas of Conservation (SAC), 27 Sites of Special Scientific Interest (SSSI) and 75 County Wildlife Sites (CWS). The historic built environment includes 13 Conservation Areas, over 400 Listed Buildings, some 44 Scheduled Ancient Monuments and numerous archaeological sites and buildings of local interest.

2.1.17 The creation of the studlands around Newmarket relating to the horse racing industry has resulted in a unique area of landscape. When examining proposals for development in these areas, the potential impact on this landscape will be an important consideration

2.1.18 Overall, the District is very diverse but is highly constrained for a variety of reasons. The local constraints include its predominantly rural character, which is reflected in a lack of brownfield land, large areas of floodplain, two military air bases, large areas of land protected by international environmental designations (the Special Protection Area and Special Area of Conservation) and the needs of the horse racing and bloodstock industries.

2.2 Issues and Challenges

2.2.1 The prime objective of the Core Strategy is to deliver sustainable development in Forest Heath. The issues identified below represent the more significant issues facing the District. These have been derived from monitoring and previous consultations and engagement.

Social, Economic and Environmental Issues facing the District

In 2001 31% of resident workers commuted outside the District.

In 2001 both car ownership and the proportion of residents commuting to work by car was significantly above the national average. There is only limited scope to increase the proportion of residents using public

Social, Economic and Environmental Issues facing the District

transport, and it is likely that the proportion of non-car use in Forest Heath will be substantially below the target set in the Regional Spatial Strategy (RSS).

In the first four years of the RSS plan period (2001 to 2004), 637 new dwellings were completed, an average of 159 per annum. This is only 50% of the 320 per annum necessary to meet the RSS requirement to deliver 6,400 homes by 2021.

The average cost of purchasing a home in Forest Heath during 2005 was 5.4 times the average annual household income. The proportion of the housing stock available for rent from housing associations (social housing) is around 16%, this is below the national average.

There is inadequate road transport infrastructure within the District to cater for the levels of growth proposed by the RSS.

It will not be possible to achieve the national target for 60% of new dwellings to be constructed on previously developed land (PDL, or brownfield) in Forest Heath. This is because the District is predominately rural and therefore does not contain large amounts of such land.

Nearly 50% of the District has some form of nature conservation / environmental designation ranging from the Breckland Special Protection Area (SPA), Special Areas of Conservation (SACs), Sites of Special Scientific Interest (SSSI) to County Wildlife Sites.

There is the possibility that additional demand from new dwellings and employment development could have an adverse impact on the District's waste water and sewage systems capacity in some areas.

21% of the District is designated by the Environment Agency as being at potential flood risk.

There is no renewable energy contributing to the National Grid currently being produced within the District.

Social, Economic and Environmental Issues facing the District

The existing housing stock in the District is unlikely to meet the Government's target of a 30% improvement in energy efficiency between 1996 and 2011.

17% of the District suffers from aircraft noise of 70dB(A) or above.

There is a substantial leakage of shopping expenditure from the District, especially to nearby higher order settlements.

2.3 Spatial Vision

2.3.1 The vision for the district reflects the main characteristics and key drivers for change in Forest Heath, and takes account of existing plans and strategies, to set out what kind of area Forest Heath should be in 2031. It cannot encompass every aspiration for future development but concentrates on the strategic planning aims that could be accomplished within a twenty year timescale.

2.3.2 The overall vision and area-based visions have been prepared to provide a locally-specific spatial context to the Core Strategy. This has been derived through the identification of key issues and priorities during the consultations and community engagement undertaken in the various preparation stages of this document. The West Suffolk Local Strategic Partnership (LSP) priorities have played a key role in developing the content of the Core Strategy.

Vision 1

Forest Heath

The LDF will plan and manage change for all communities in Forest Heath, to improve the social, economic and environmental well-being of the area. The following spatial vision provides a clear direction for development in Forest Heath to 2026 and looking ahead for housing to 2031.

Forest Heath will be known for its unique countryside, its diverse population, rich heritage and a strong and diverse economy based on tourism, horse racing and other world leading and high-value businesses.

The countryside of Forest Heath will be known for its intrinsic landscape value and rich biodiversity. Forest Heath will contain areas of expanded heathland and green links along the River Lark corridor will have been enhanced for people and to increase their biodiversity. The locally distinctive Brecks will be protected and enhanced, contributing to a linked green infrastructure network throughout the district and beyond. Countryside recreation in the north of the district, together with tourism development, will continue to thrive, benefiting the economy, providing jobs and creating healthy lifestyles for residents and visitors.

The district will have a diverse high-value business and tourism economy with attractive and vibrant towns and villages that act as employment and service centres for the surrounding rural hinterland. Newmarket and its surrounding area will have an increased number of high skilled jobs, fulfilling its role within the Cambridge sub-region. Forest Heath will have been exploited and marketed appropriately as an area for business and economic growth, building on its proximity to the neighbouring towns and cities of Ely, Bury St Edmunds and Cambridge.

The market towns of Forest Heath will have a viable and vibrant retail offering with a range of local and national outlets offering a wide range of goods. Smaller centres will have a sufficient retail offer to accommodate the needs of their respective local catchments.

All towns and villages will enjoy open spaces and a wide range of quality community, sport and recreation facilities will cater for the population and serve local community needs. The majority of residents

will be able to access play/green space provision without the need of a car. An established network of open spaces and green corridors will enhance and protect the districts natural assets.

The need to adapt to climate change (in particular in managing flood risk) and to reduce carbon emissions, will have influenced the location and design of development, including the re-creation of habitats. Low energy buildings will be commonplace and renewable energy generation will have increased. The need for sustainability will encourage the use of alternative modes of transport.

Forest Heath will be an area in which everyone will be able to flourish and achieve their potential. The current three-tier school system will have successfully transferred to two-tier. Schools will be well integrated into the community the University Campus for Suffolk and the Anglia Ruskin University will provide access to higher education.

Residents will have a higher quality of life, and there will be an increased range of housing and job opportunities for all. Socially balanced, strong, safe and sustainable communities will be developed, which reflect the cultural diversity of the Districts population, including the two USAF bases at Mildenhall and Lakenheath.

Development will be focused in the towns and key service centres. Each settlement will have maximised the provision of affordable housing and will facilitate the creation of new business and established business growth. Red Lodge will be considered a key service centre following completion of the planned school and village centre. Small amounts of new development will occur within a number of designated primary villages to support rural sustainability.

The emphasis on protecting and enhancing the intrinsic character and built historic heritage of our villages, towns and the wider environment will be balanced with the benefits of small-scale development to provide affordable housing, local jobs or additional community facilities.

Local people will be fully engaged in decision making for their communities and parish/town councils will play an increasing role in this. Local people will be involved in making their communities 'green, safe, clean and prosperous'.

2.3.3 More specifically, for the main settlements in Forest Heath:

Vision 2

Newmarket

Newmarket will remain the largest town in the district.

Newmarket's position as the international home of horse racing will be preserved and enhanced. It will have been positioned and promoted further as both a destination for tourists and businesses, and as a hub from which the rich and distinct historic context of the district, its cultural attractions and environment can be enjoyed.

Its facilities and retail offerings will have been developed and expanded. A broader range of employment, services and facilities will be available, to capitalise on its strategic location within the region and locality.

As part of the sub-regional vision with Cambridge, Newmarket will have further developed its knowledge based economy. There will be improved rail and bus links with other urban centres in the region and with London and to national networks. The frequency and quality of bus services within and beyond the town will be good, connecting the rural hinterlands and urban centres with Newmarket and integrated with rail services.

Most of the additional housing development will have taken place to help meet the needs of local people and businesses. Further growth will function as part of the town and will be connected by pedestrian and cycle links, and if appropriate horse walks. It will be balanced by the need to protect the towns unique character and landscape setting.

Vision 3

Mildenhall

Mildenhall will have a vibrant town centre with a broad range of shops and services meeting the needs of the wider catchment. New development will have enhanced the appearance, character and function of the town and aided regeneration, while ensuring the needs of the community are met. The towns historic, cultural and archaeological assets will be enhanced and exploited to promote tourism. Additional housing, including housing to meet the needs of local people will have been provided, together with employment development. Mildenhall Industrial estate will be expanded to meet employment demand with associated infrastructure put in place to accommodate this growth. Additional recreational, open space and community services and facilities will be provided to serve local needs.

Vision 4

Brandon

Brandon is a unique market town because of the quality of the natural environment. Brandon will have reinforced itself as the gateway to the Brecks with expanded areas of heathland interspersed with conifer plantations. The tourism industry will grow and the area will be known as a place to visit and enjoy countryside tourism at its best. Brandon Country Park, High Lodge and Center Parcs (in Elveden, near Brandon) will continue to be popular tourist destinations, attracting many visitors throughout the year.

The market town will become increasingly self-sufficient, meeting the needs of the local community with residential and employment growth. The town centre will be revitalised, providing job opportunities and achieving a high quality settlement with an improved the image of town and its attractiveness as a tourist destination.

Vision 5

Lakenheath

Lakenheath will perform more strongly as a key service centre, with enhanced retail and service provision and jobs to meet the needs of its catchment population. New sport and recreation provision will have been made, together with enhanced community facilities and services to meet the needs of the local population and sports clubs. The fen and heathland qualities of the surrounding countryside will continue to be protected and enhanced.

Vision 6

Red Lodge

Red Lodge will become a sustainable location and will be developed to provide a variety of jobs, shops and community services and facilities to cater for the planned population growth, and to enhance its ability to provide for the needs of the surrounding villages. The large brownfield capacity will be built upon prior to further greenfield development taking place and the foul drainage issues will have been addressed.

Vision 7

Beck Row, Exning, Kentford and West Row

The villages of Beck Row, Exning, Kentford and West Row will continue to be reliant on nearby Mildenhall and Newmarket for employment and a greater range of shops, services and facilities. However, the villages will also have retained and broadened their services and facilities where opportunities arose. Additional housing and employment opportunities will have been provided within settlements and through small settlement expansions which meet local needs.

2.4 Spatial Objectives

2.4.1 These objectives derive from the priorities set out in the vision for the District. These objectives have been revised in light of consultation comments and engagement with the West Suffolk Local Strategic Partnership, authors of the Western Suffolk Community Strategy.

Economy

Spatial Objective ECO 1

To promote Forest Heath's potential as the geographical centre of the East of England and its proximity to Cambridge via the A11 and A14, to attract high quality economic development.

Spatial Objective ECO 2

To diversify Forest Heath's economy to create a strong, competitive area which encourages sustainable business and improves the mix and quality of jobs, with the greatest potential being in the Brandon, Mildenhall, Newmarket and Red Lodge areas.

Spatial Objective ECO 3

To encourage quality inward investment to meet the needs of current and emerging markets and develop further industry streams, particularly the commercial defence industry in the Mildenhall area and equine research in the Newmarket area.

Spatial Objective ECO 4

To deliver urban regeneration projects in Brandon, Mildenhall and Newmarket to develop and support thriving service centres in our market towns including appropriate retail development and provision of community and leisure services in order to reduce leakage of expenditure on these services and to centres outside the District.

Spatial Objective ECO 5

To utilise Newmarket's international reputation as the headquarters of horse racing to develop the town further as a tourism, leisure and cultural focus for Forest Heath, whilst still protecting its unique character.

Spatial Objective ECO 6

To support the growth of the local economy and rural regeneration, particularly the agricultural sector, in ways which are compatible with environmental objectives and which deliver increased prosperity for the whole community and improve key rural services in our villages and key service centres.

Spatial Objective ECO 7

To support the growth of the visitor economy in the District, and in particular the diversification of the visitor economy in Newmarket to make it a more desirable destination, and to strengthen the sustainable development of Mildenhall, Brandon, the Brecks and the great outdoors.

Housing

Spatial Objective H 1

To provide enough decent homes to meet the needs of Forest Heath's urban and rural communities, in the most sustainable locations.

Spatial Objective H 2

To provide a sufficient and appropriate mix of housing that is affordable, accessible and designed to a high standard.

Spatial Objective H 3

To prepare for an aging population, including provision and retention of community facilities and suitable housing, including 'life time homes' and sheltered and assisted accommodation where there is a local need.

Culture

Spatial Objective C 1

To promote the retention and enhancement of key community facilities in our urban and rural areas to ensure all Forest Heath's people have good access to local services and facilities.

Spatial Objective C 2

To promote an improvement in the health of Forest Heath's people by maintaining and providing quality open spaces, play and sports facilities and better access to the countryside.

Spatial Objective C 3

To promote Forest Heath as a quality visitor destination for sustainable tourism, building upon its high quality environment, culture and history.

Spatial Objective C 4

To protect and enhance the Historic Built Environment.

Environment

Spatial Objective ENV 1

To conserve and enhance the many habitats and landscapes of international, national and local importance within Forest Heath and improve the rich biodiversity of the whole District.

Spatial Objective ENV 2

To guide changes in our built and natural environment in a way which mitigates and takes proper account of climate change, particularly minimising carbon emissions from new development and transport, and the risk of flooding. Water efficiency will be encouraged.

Spatial Objective ENV 3

To promote a diverse range of renewable energy schemes and more energy efficient developments whilst protecting our landscapes and quality of life.

Spatial Objective ENV 4

To ensure that all new development exhibits a high standard of design and architectural quality that respects and enhances the distinctive landscapes and townscapes of Forest Heath's towns and villages.

Spatial Objective ENV 5

To ensure that all development contributes to an enhanced feeling of community safety and reduces anti-social behaviour through quality design.

Spatial Objective ENV 6

To reduce the amount of waste going to land fill and to ensure higher levels of waste recycling and recovery of value from waste.

Spatial Objective ENV 7

To achieve more sustainable communities by ensuring facilities and services and infrastructure (social, environment and physical) are commensurate with development.

Transport

Spatial Objective T 1

To ensure that new development is located where there are the best opportunities for sustainable travel and the least dependency on car travel.

Spatial Objective T 2

To have more sustainable, affordable, frequent and safe travel choices throughout the District.

Spatial Objective T 3

To support strategic transport improvements serving Forest Heath, especially the A14 and A11 road and rail corridors, in order to minimise the adverse impacts of traffic on communities, improve safety, improve public transport facilities and ensure the sustainable development of the area is not constrained.

Spatial Objective T 4

To work with the County Council to progress Forest Heath related initiatives and actions in the Suffolk Local Transport Plan and settlement based local transport plans.

2.5 Spatial Strategy

2.5.1 The Spatial Strategy provides a broad indication of the overall scale of development in the District. In preparing the Strategy the Council has sought to recognise the uniqueness of Forest Heath and the diversity of individual places within it.

2.5.2 The Strategy has been developed with regard to key issues and challenges for the district, the evidence base developed through the LDF process (specifically the Parish Profile) and the accompanying Sustainability Appraisal.

2.5.3 The Parish Profile provides information on the facilities, services and characteristics of each settlement and outlines the methodology that informed their categorisation into a hierarchy and the scale of growth in each.

2.5.4 The West Suffolk Local Strategic Partnership identified affordable housing, better jobs and more leisure opportunities as the main priorities for the District. The spatial strategy therefore seeks to maximise housing allocations on large sites in the towns and larger villages, as these are most likely to deliver high proportions of affordable housing.

2.5.5 Affordable housing schemes may be permitted outside settlement boundaries on sites that would not normally get permission for housing subject to all other material considerations including an identified 'need'. This will enable land to be purchased at a lower cost. Windfall development within settlement boundaries will be encouraged to enable improvements to local infrastructure (such as roads, sewers, open space etc) to be secured.

2.5.6 Forest Heath contains three market towns and a number of key service centres, primary villages, secondary villages and small settlements. Development will be primarily constrained by flood plains, special protection areas, nature reserves, country parks, military airbases, and the horse racing industry.

2.5.7 The constraints and capacity of each town and key service centre have been considered when determining the distribution of development throughout the plan period. The **Primary Village** classification allows small scale allocations to support sustainable communities, this also contributes towards relieving development pressure on the larger and more constrained towns, and ameliorates protection of the Horse racing industry in Newmarket and the international environmental designations surrounding Brandon and Mildenhall.

2.5.8 The services and facilities available in **Key Service Centres** include some if not all of: a convenience shop, public transport, health care, primary school and access to employment opportunities. It is considered that only Lakenheath currently has all of these services, Red Lodge will have these services when the agreed Red Lodge Master Plan has been fully implemented and the village centre and primary school have been delivered.

2.5.9 To be in general conformity with the RSS the highest proportion of new development should be directed to the three market towns followed by the key service centres.

2.5.10 The strategy recognises the importance of rural planning and sustaining the larger rural communities by defining **Primary villages** which provide basic local services and will accommodate small scale housing growth to meet local needs.

2.5.11 Those settlements described as **Secondary villages**, contain only a very limited range of facilities and services. It is, therefore, considered appropriate that such settlements should only accommodate a very limited amount of new minor development. Holywell Row has been included because of its close proximity to Beck Row and Mildenhall.

2.5.12 Outside development boundaries, the remainder of the District is classified as countryside.

2.5.13 **The countryside contains some 'small' settlements** which include: Cavenham, Dalham, Herringswell, Higham and Santon Downham. These settlements are characterised by their remoteness from a town combined with their small size and lack of facilities, and hence the high degree of car dependency of their residents to access shops, jobs, school and leisure facilities; and/or their landscape dominated character and appearance and the scattered nature of the existing buildings.

2.5.14 These villages have no development boundary in order to prevent infilling. Development will only be permitted in exceptional circumstances. Such exceptions might be for affordable housing where a local need has been identified, small scale employment that can be operationally justified

and / or where developments cannot be met in a more sustainable location. Criteria to be applied to planning applications for such developments will be set out in development policies.

Policy CS 1

Spatial Strategy

Forest Heath comprises of seven types of place:

- Towns
- Key Service Centres
- Primary Villages
- Secondary Villages
- Sustainable Military Settlements
- Small Settlements
- The countryside

Newmarket

1. Is defined as a market town;
2. Approximately 5 hectares of new employment land will be allocated for new development between 2006 and 2026 part of this provision will be accommodated within the urban extension to the north east of Newmarket;
3. The importance of the Horse Racing industry and Newmarket's associated local heritage and character will be protected and conserved throughout the plan period;
4. The role and function of Newmarket town centre shall be as a market town serving the retail and leisure needs of the local catchment area, at least 15,000 square metres of new retail floorspace (net) should be provided between 2006 and 2021;
5. The economic and cultural role of Newmarket as the living heart of British horse racing will be developed and promoted. The district council will work with the Local Strategic Partnership and other partners to implement the 'Home of Horse Racing' project in the town centre;
6. Land will be allocated for a minimum of 240 dwellings on brownfield land within the existing development boundary;
7. Greenfield land will be allocated as an urban extension to the north east of Newmarket for approximately 1,200 dwellings, as part of a mixed use development, subject to any necessary highway improvements along Fordham Road to the High Street and improvements to the A14/A142 junction; to be phased between 2010 and 2031;
8. The District Council will work with Suffolk County Council and other partners to implement transport schemes to provide permanent park and ride sites on the edge of Newmarket if up to date evidence states is necessary.

Brandon

1. Is defined as a market town;
2. Approximately 2 hectares of new employment land will be allocated for new development between 2006 and 2026;
3. The role and function of Brandon town centre shall be as a small market town serving the retail and leisure needs of the local catchment area, at least 600 square metres of new retail floorspace (net) should be provided between 2006 and 2021;
4. The District Council will work with partners to promote Brandon as a tourist destination focusing upon two opportunities including:
 - a proposed Brecks Regional Park; and
 - further promotion of the Little Ouse River for water recreational opportunities;
5. Land will be allocated for a minimum of 260 dwellings on brownfield sites to be built between 2010 and 2031;
6. Land will be allocated in the form of greenfield urban extensions for approximately 500 dwellings. A higher figure is shown for Brandon due to the proposed provision of a northern relief road for the town. If the proposal proves to be deliverable the higher number of 1,000 dwellings will apply;
7. To protect the Special Protection Area, no broad allocations have been identified. Any proposals within the adopted constraint zones will require a project level Habitats Regulations Assessment;
8. The District Council will continue to work with the Local Strategic Partnership to provide a new 'healthy living centre' within the town centre;
9. The District Council will work with Suffolk County Council and other partners to implement transport schemes to relieve the adverse impacts of traffic from the A1065 road in Brandon;
10. The District Council will work with the Local Strategic Partnership and relevant property owners to implement the management plan in the Brandon Conservation Area Appraisal.

Mildenhall

1. Is defined as a market town;
2. New employment land will be allocated for new development (approx 4.5 hectares) in Mildenhall between 2006 and 2026;
3. The role and function of Mildenhall town centre shall be as a small market town serving the retail and leisure needs of the local catchment area, and at least 1,500 square metres of new retail floorspace (net) should be provided between 2006 and 2021. Further retail provision beyond the necessary 1,500 square metres will be promoted and the District Council will work with Mildenhall Regeneration Group on how best to deliver retail growth;
4. Land will be allocated for a minimum of 260 dwellings on brownfield sites to be built between 2010 and 2031;
5. Land will be allocated in the form of greenfield urban extensions approximately 1,000 dwellings from 2010-2031;
6. To protect the Special Protection Area, no broad allocations east of Mildenhall have been identified. Any proposals within the adopted constraint zones will require a project level Habitats Regulations Assessment;
7. The District Council will work with Suffolk County Council and other partners to implement transport schemes to relieve the adverse impacts of traffic from the A1101 road on Mildenhall.

Lakenheath

1. Lakenheath is defined as a key service centre for the District;
2. Some commercial uses such as shops or offices will be expected to be provided as part of any major residential development near the High Street;
3. Sites for 70 new dwellings are proposed to be allocated within the existing development boundary of Lakenheath;
4. Land will be allocated in the form of greenfield urban extensions for at least 600 dwellings between 2016-2031.

Red Lodge

1. Red Lodge is identified as a Key Service Centre, but requires completion of the planned school and village centre, in order to provide adequate facilities and services to meet day to day requirements of the existing residents;
2. The extant outline planning permission totalling at 1,659 dwellings, employment land, village shops and a primary school, plus recreational facilities will be implemented in accordance with the most up to date adopted Red Lodge Master Plan;

3. Land will be allocated for a minimum of 800 dwellings on brownfield or mixed brownfield/ greenfield sites the majority of which are to be built after 2021;
4. Due to the recent expansion of Red Lodge (in accordance with the Red Lodge Master Plan); no greenfield urban extensions will come forward prior to 2021. Land will be allocated in the form of greenfield urban extensions for 400 dwellings from 2021-2031;
5. The District Council will work with Suffolk County Council and relevant landowners to improve links in the countryside public rights of way network in and resolve a number of gaps which have been identified in the bridleway network around Red Lodge.

Primary Villages have been identified within the District based on the evidence contained within the parish profile; these are Exning, Kentford, West Row, Beck Row and Red Lodge (until such time, when the school and village centre have been completed).

Allocations will be designated and range in size dependent upon the appropriateness of the site and the capacity of the village to accommodate growth and will be designated to meet local needs to support rural sustainability.

Secondary Villages have been defined as Barton Mills, Elveden, Eriswell, Freckenham, Gazeley, Holywell Row, Icklingham, Moulton, Tuddenham and Worlington

1. The secondary villages will provide nominal housing and employment growth during the plan period where local capacity allows. Where key local services and facilities do exist within these settlements these will be protected;
2. No urban expansion will be considered for these villages;
3. Development outside the settlement boundary will be restricted to particular types of development that support the rural economy, meet affordable housing needs, or provide renewable energy subject to all other material considerations and policies.

The small settlements have few, or in some cases no, local services. These settlements include Cavenham, Dalham, Herringswell, Higham and Santon Downham. These villages are not capable of sustaining further growth as many are completely reliant on higher order settlements for services and facilities.

1. The sustainability appraisal has identified that these settlements do not represent a sustainable option for expansion, and that these settlements and the surrounding countryside should be protected from any further major development;
2. Development will be restricted to particular types of development that support the rural economy, meet affordable housing needs, or provide renewable energy.

Sustainable Military Settlements include RAF Lakenheath and RAF Mildenhall. The Mildenhall and Lakenheath military air base development will be restricted to operational need including necessary related facilities.

2.6 Key Diagram

2.6.1 The Key Diagram shows constraints, potential direction for development, transport infrastructure and an overall view of the District's diverse landscape (see overleaf).

Core Strategy Development Plan Document 2001-2026 (with housing projected to 2031) Adopted May 2010: Spatial Strategy

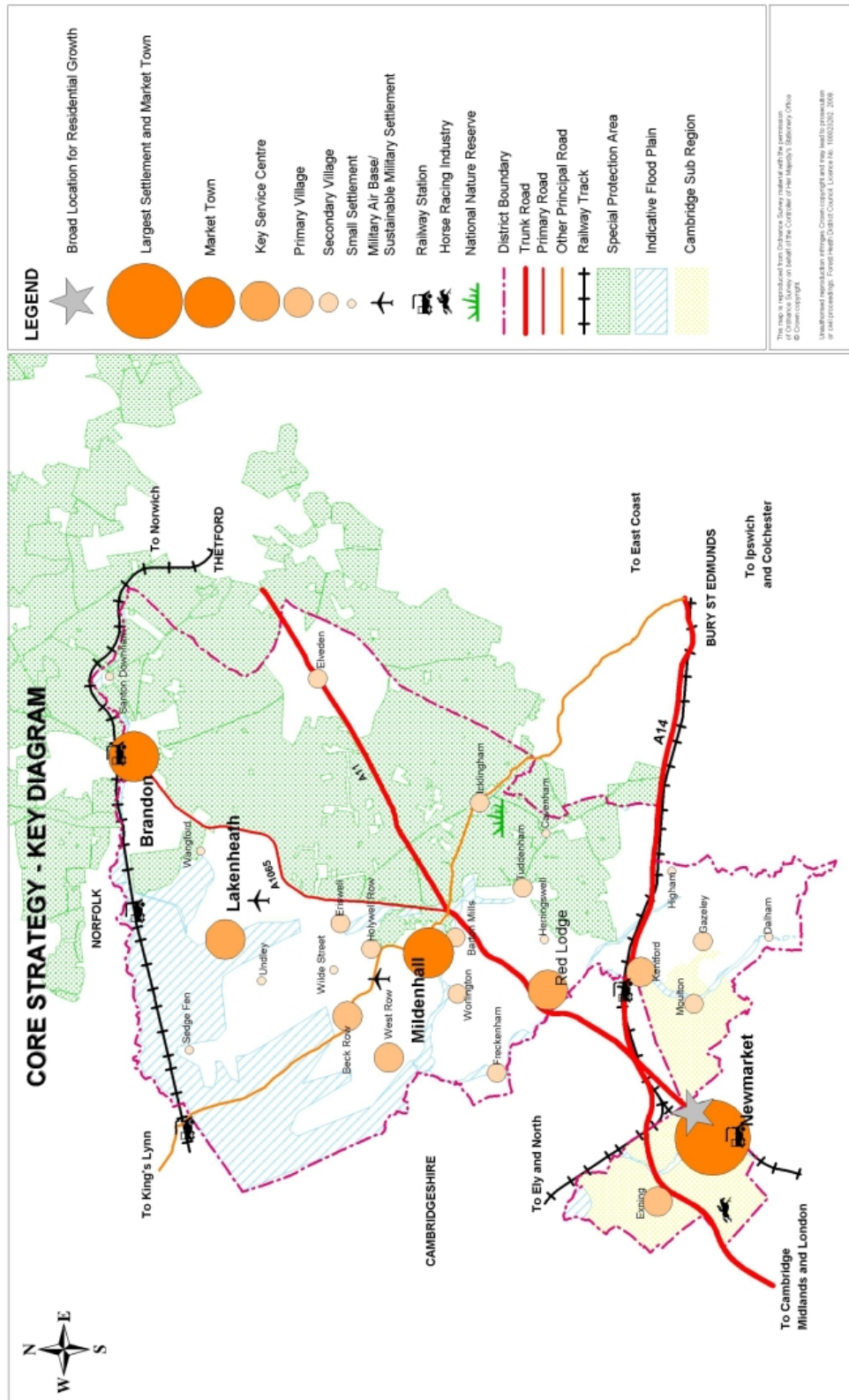


Figure 1

3 Core Strategy Policies

3.1 Natural Environment

3.1.1 Forest Heath contains a wealth of important nature conservation interests, with nearly 50% of the District under some form of environmental designation, ranging from the Breckland SPA to small County Wildlife Sites. National policy requires the protection of important landscape, biodiversity and geodiversity assets. PPS9 'Biological and Geological Conservation' and the adopted RSS (May 2008) seek to conserve, restore and re-establish habitats and create wildlife corridors. In Forest Heath many habitats, such as lowland heathland, which used to be widespread, are now fragmented and isolated. This has consequences for the long term protection and adaptability of biodiversity and the ability of wildlife and habitats to respond to climate change. There is a need to expand and re-connect the existing areas and restore habitats where they have been destroyed.

3.1.2 Designated sites within Forest Heath include Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). These sites are of European importance. There are also nationally designated sites such as Sites of Special Scientific Interest (SSSIs) and locally designated sites such as County Wildlife Sites (CWSs) and Local Nature Reserves (LNRs) within Forest Heath. All designated sites are shown on Figure 2.

3.1.3 As Forest Heath contains sites of European importance it was necessary to carry out a Habitats Regulations Assessment (HRA) of the Core Strategy to ensure that the plan has no adverse effects on these sites. This assessment concluded that in order to ensure that the policies within the Core Strategy do not result in significant adverse effects on European sites the following mitigation/avoidance measures should be included within the document:

- Development proposed within 1,500m of the Breckland SPA components (SSSI sites) which are designated for Stone Curlew (*Burhinus oedicephalus*) will require a project level Habitats Regulations Assessment (HRA) to determine whether the development will have an impact on Stone Curlew. Where it cannot be concluded that development is not likely to have an adverse effect on the integrity of the SPA the development will not be allowed.
- Development proposed within 400m of Breckland SPA components (SSSI sites) which are designated for Woodlark (*Lullula arborea*) and/or Nightjar (*Caprimulgus europaeus*) will require a project level Habitats Regulations Assessment (HRA) to determine whether the development will have an impact on Woodlark and/or Nightjar. Where it cannot be

concluded that development is not likely to have an adverse effect on the integrity of the SPA the development will not be allowed.

- New road development or road improvements will not be allowed within 200m of any SAC site to protect the qualifying features of the SACs.

3.1.4 The HRA also identified that land outside of the SPA which is used for nesting by Stone Curlew should be protected. Therefore all development within 1,500m of a 1km grid square which has supported 5 or more stone curlew nesting attempts since 1995 will require a project level HRA. Where it cannot be concluded that the development is not likely to have an adverse effect on the integrity of the SPA, the development will not be allowed.

3.1.5 The Habitats Regulations map (Figure 3) shows where these constraint zones are within the District.

Policy CS 2

Natural Environment

Areas of landscape, biodiversity and geodiversity interest and local distinctiveness within the District will be protected from harm and their restoration, enhancement and expansion will be encouraged and sought through a variety of measures. Links between such areas will also be sought. Measures will include:

- the designation of Local Nature Reserves (LNR), County Wildlife Sites (CWS) and Regionally Important Geological/Geomorphological Sites (RIGS);
- appropriate management of valuable areas (such as County Wildlife Sites);
- progress towards Biodiversity Action Plan targets (UK, Suffolk and Forest Heath BAPs);
- minimising the fragmentation of habitats, creation of new habitats and connection of existing areas to create an ecological network;
- promotion of Green Infrastructure enhancement and/or provision on all new developments;
- using Landscape Character Assessment (LCA) to inform development decisions within the District;
- promotion of green corridor enhancement, such as improvement projects along the River Lark and Icknield Way; and
- promotion of agri-environment schemes which increase the landscape, historic and wildlife value of farmland, increase appropriate public access and reduce diffuse pollution.

Particular attention will also be paid to initiatives which will improve the natural environment where it is poor or lacking in diversity, this could include brownfield sites or non-BAP habitats. The protection and management of these sites will be sought accordingly as they are identified and their importance established.

Continuing habitat creation and enhancement projects, such as heathland re-creation around Brandon Country Park and wetland and reedbed creation at the RSPB reserve at Lakenheath Fen, will continue to be supported. Where appropriate, attempts will be made to re-connect fragmented habitats with other existing areas.

Where mitigation measures are employed they will result in a net gain of biodiversity for the District. Proposals should also seek to incorporate:

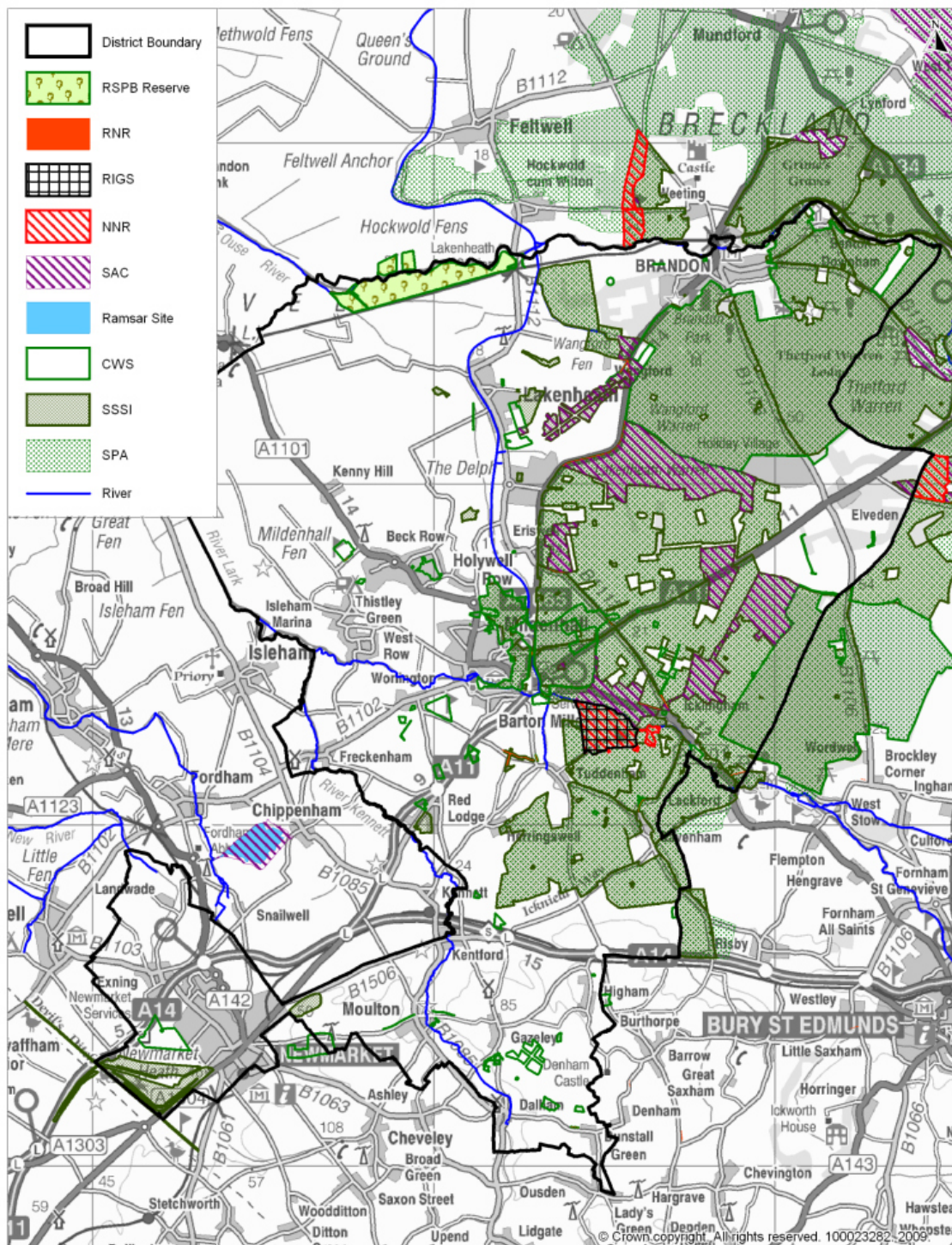
- adequate and appropriate landscaping and natural areas informed by Landscape Character Assessment; and
- increased public access to the countryside through green corridors, these should create convenient and attractive links and networks between development and the surrounding area.

New built development will be restricted within 1,500m of components of the Breckland SPA designated for Stone Curlew. Proposals for development in these areas will require a project level Habitat Regulations Assessment (HRA) (see Figure 3). Development which is likely to lead to an adverse effect on the integrity of the SPA will not be allowed.

Where new development is proposed within 400m of components of the Breckland SPA designated for Woodlark or Nightjar a project level Habitats Regulation Assessment (HRA) will be required (see Figure 3). Development which is likely to lead to an adverse effect on the integrity of the SPA will not be allowed.

New road infrastructure or road improvements will not be allowed within 200m of sites designated as SACs in order to protect the qualifying features of these sites (see Figure 3).

New development will also be restricted within 1,500m of any 1km grid squares which has supported 5 or more nesting attempts by stone curlew since 1995. Proposals for development within these areas will require a project level HRA (see Figure 3). Development which is likely to lead to an adverse effect on the integrity of the SPA will not be allowed.



 **Map of existing nature conservation and geological/geomorphological designations**

Figure 2

3.2 Landscape Character and the Historic Environment

3.2.1 Forest Heath has a rich and diverse landscape made up of four Joint Character Areas (JCAs) (Fens, Breckland, South Suffolk and North Essex Clayland and East Anglian Chalk) described by the Countryside Commission in 1996. Each of the four areas has a distinctive character, they contain areas of high quality, high grade agricultural land and areas of nature conservation value.

3.2.2 A more detailed (level 2 Landscape Description Units) landscape assessment of the District was undertaken in 2005 as part of a Suffolk wide project run by Suffolk County Council, in combination with the Living Landscapes Project and the district and borough councils. This level of landscape character description is used in the Forest Heath Landscape Character Assessment (LCA).

3.2.3 PPS7 'Sustainable Development in Rural Areas' (para. 24 and 25) advises that local landscape designations should be removed and replaced with criteria based policies to protect the landscape, utilising tools such as Landscape Character Assessment (LCA). The aim is to provide protection for these areas without the need for rigid local designations that may unduly restrict acceptable, sustainable development and economic activity essential to the area. This approach is expanded upon by the RSS (adopted May 2008) which recommends that Local Authorities form "criteria-based policies informed by area-wide policies and landscape character assessments, to ensure that all development respects and enhances local landscape character".

3.2.4 Figure 4 shows the landscape description units (LDUs) identified in the Forest Heath Landscape Character Assessment (LCA).

3.2.5 The historic heritage of Forest Heath is also unique and diverse. There are many features of architectural, archaeological and historic interest which contribute considerably towards the distinctive character and cultural identity of the District's towns, villages and countryside. These features or historic assets include over 420 Listed Buildings and structures, 13 Conservation Areas and numerous buildings and structures of local interest, that contribute to both the rural and urban character of the District as a whole, 44 Scheduled Ancient Monuments and nearly 1,000 other archaeological sites identified in the Suffolk Historic Environment Record. These are all finite resources that can be easily damaged or destroyed when development takes place unless protected. More detailed policies relating to the District's historic assets will be included in the Development Policies DPD.

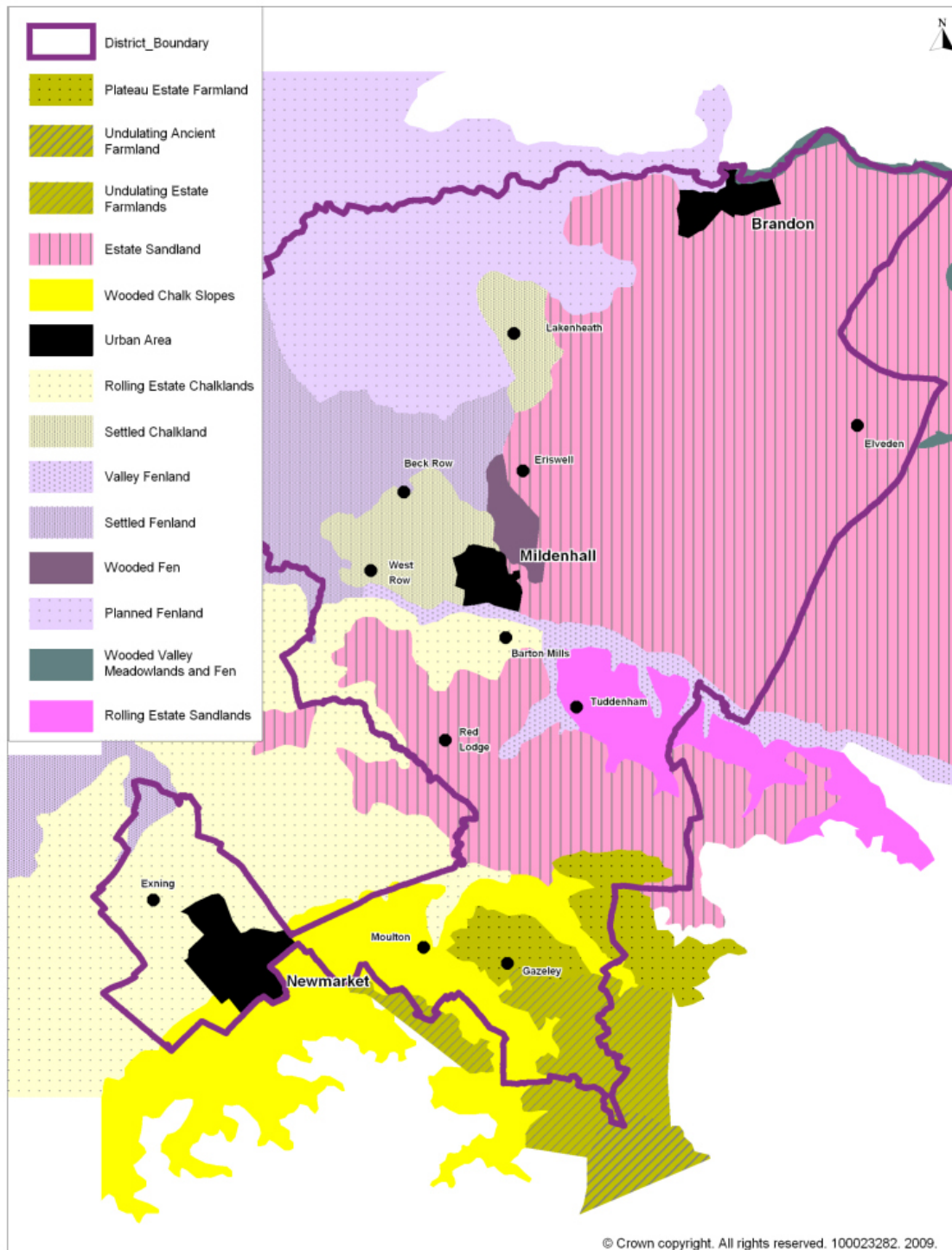
Policy CS 3

Landscape Character and the Historic Environment

The quality, character, diversity and local distinctiveness of the District's landscape and historic environment shall be protected, conserved and, where possible, enhanced.

Proposals for development will take into account the local distinctiveness and sensitivity to change of distinctive landscape character types, and historic assets and their settings. Landscape types are described in the Forest Heath Landscape Character Assessment (LCA).

The Landscape Character Assessment will inform detailed assessment of individual proposals. All schemes should protect and seek to enhance overall landscape character, taking account of the key characteristics and distinctiveness of the landscape and the landscape setting of settlements.



 **Forest Heath Landscape Character Map**

Figure 4

3.3 Climate Change

3.3.1 Climate change is a global problem requiring local action. Major changes in attitude and practices are required if we are to make changes to the earth's climate and address the effects of global warming. National and regional objectives will not be achieved without substantial efforts to reduce energy consumption and increase energy produced from naturally occurring, renewable sources.

3.3.2 The UK Government is actively seeking to reduce greenhouse gas emissions and has set targets in the Energy White Paper 2003 to reduce carbon dioxide (CO₂) emissions by 60% below current levels by 2050. More recent publications, including the supplement to PPS1 on Climate Change and Building a Greener Future: Towards Zero Carbon Development, pave the way for the delivery of more resource-efficient buildings in general and carbon zero homes by 2016. To support the delivery of such targets and aspirations, the government introduced the Code for Sustainable Homes, which set nationwide minimum standards for building design and set progressive rise in standards for the Building Regulations.

3.3.3 Forest Heath has signed the Nottingham Declaration on climate change. This is a public statement of intent to work with the local community and businesses to respond to the challenges of climate change. This includes cutting emissions such as carbon dioxide and preparing for the changes climate change will bring.

3.3.4 The Local Development Framework for Forest Heath has a statutory duty to contribute towards the achievement of sustainable development. National and Regional drivers to deliver sustainable buildings in general and the production of zero carbon homes in particular tend to focus on large scale, new build developments. A large proportion of new dwellings in Forest Heath arise from schemes less than nine dwellings and the challenges facing Forest Heath are significant given that approximately a third of the District is designated as a Special Protection Area, limiting the capacity to generate energy supply from renewable sources on a large scale. There is a lack of brownfield capacity meaning a large proportion of land allocations will be greenfield. For Forest Heath to deliver its objective, reduce its ecological footprint and mitigate against climate change; all new dwellings will need to meet sustainable building techniques.

3.3.5 The delivery of carbon zero development is NOT straightforward. Information on technologies and methods of assessment of building performance as well as minimum UK building standards are changing fast. The Council recognises the limitations of setting targets and minimum standards in a strategic document such as the Core Strategy. Hence, a more flexible approach that will enable standards to be more responsive

to changing conditions in Forest Heath within the overall commitment to delivering levels of building sustainability in advance of those set out nationally has been adopted.

3.3.6 Planning Policy Statement 25: 'Development and Flood Risk' advises planning authorities that, when considering proposed development in flood risk areas, they must take account of the risks involved and work towards ensuring that an appropriate minimum standard of flood protection is in place for the lifetime of the development.

3.3.7 The main rivers in Forest Heath District include the Lark, Kennett and the Tuddenham Stream, which are managed by the Environment Agency (Anglian Region). The Environment Agency (EA) has the statutory responsibility for flood management and defence in England and the Council is currently working with the EA to complete Stage two of the Strategic Flood Risk Assessment to accurately establish the existing and future potential flood risk locally, taking account of climate change. Stage one was completed in January 2009 and the recommendations have been incorporated into the Core Strategy.

Policy CS 4

Reduce Emissions, Mitigate and Adapt to future Climate Change

The Council will promote and encourage all development proposals to deliver high levels of building sustainability in order to avoid expansion of the districts ecological footprint and to mitigate against and adapt to climate change.

All new development proposals will be required to demonstrate how it minimises resource consumption, minimises energy consumption compared to the current national and regional minimum requirements and how it is located and designed to withstand the longer term impacts of climate change.

Sustainable construction methods will be encouraged in all new dwellings to achieve at least three star rating under the Code for Sustainable Homes. The Council will monitor changes to standards and will consider introducing a requirement for development schemes to comply with higher sustainable construction standards where there is evidence to justify doing so.

These standards require consideration of issues such as:

- orientation to maximise solar gain;
- use of low water volume fittings and grey water recycling;
- high levels of insulation;
- adequate provision for separation and storage of waste for recycling; and
- use of materials from a sustainable local source in new development

The Council will require development proposals to comply with Policy ENG1 of the Regional Spatial Strategy in contributing to the provision of decentralised, renewable and low carbon energy sources.

Development must also seek to adapt to the negative impacts from climate change including change upon biodiversity by protecting the rural districts natural capital and applying an ecological network approach – re-enforcing and creating links between core areas of biodiversity.

The Council will support the development proposals that avoid areas of current and future **flood risk**, and which do not increase flooding elsewhere, adopting the precautionary principle to development proposals.

Land will not be allocated in Flood Zones 2 and 3 with the exception of allocations for water compatible use. In the towns, where no reasonable site within flood zone 1 is available, allocations in flood zones 2 and 3 will be considered in accordance with PPS25 and the Strategic Flood Risk Assessment (SFRA) and only when the development meets the following criteria:

- appropriate land at a lower risk is not available
- there are exceptional and sustainable circumstances for locating the development within such areas
- the risk can be fully mitigated by engineering and design measures.

The council will seek the implementation of Sustainable Urban Drainage Systems into all new developments where technically feasible.

3.4 Design Quality

3.4.1 The quality and character or local distinctiveness of much of the built and natural environment in Forest Heath is an important asset for the area, and has a significant impact on the lives of residents and visitors to the district. The importance of new development complementing and relating to its surroundings, being safe and accessible to all, while seeking to mitigate the impacts of climate change, is established in the Core Strategy Spatial Vision and Strategic Objectives.

3.4.2 Planning Policy Statement 1: 'Delivering Sustainable Development' (PPS1) puts the requirement for good design at the heart of the planning system. A key principle of this document is that '*Planning policies should promote high quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development. Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted*'. PPS1 also refers to various good practice documents produced by Government departments and the Commission for Architecture and the Built Environment (CABE) which are of relevance.

3.4.3 The PPS makes it clear that design is about how places work, not just how they look. Mediocre design is no longer acceptable; developments must work to make places better, improving their character, quality and the way they work whilst being appropriate in their context. The need to improve an area aims to bring all places to a high standard; lower quality development will not be acceptable in existing lower quality areas.

3.4.4 Forest Heath has many distinctive qualities, which help to define the identity of the District as a whole and individual character areas within the District. This includes the varied palette of building materials, siting, massing, and forms of development which help to define what is locally distinctive about an area. Regard should be had to local geomorphology, the Suffolk Landscape Character Assessment, and relevant Conservation Area appraisals or Village Design Statements as a starting point to inform the key and desirable qualities to be retained or enhanced in any development.

3.4.5 To respond positively to its context development should either enhance areas of existing high quality, or seek to introduce a new and distinctive character to areas of weaker character.

3.4.6 The environmental performance of new buildings is addressed in Policy CS4 'Reduce Emissions, Mitigate and Adapt to future Climate Change'. Good design can reduce energy consumption and improve sustainability by considering issues such as siting, massing, orientation, use of materials, internal layout, insulation, heat recovery, water use and drainage systems. Development incorporating new technology and contemporary sustainable design will be encouraged providing it will not be detrimental to the character of the area.

3.4.7 The following Core Strategy Policy reflects the importance the Council places in achieving a high quality of design that responds to context, reinforces local distinctiveness and the contribution design can make to achieving sustainable development objectives. This policy is intentionally succinct, outlining the fundamental elements of the council's approach to design, this is expanded upon in detailed criteria-based design policies within the Development Policies DPD.

Policy CS 5

Design Quality and Local Distinctiveness

All new development should be designed to a high quality and reinforce local distinctiveness. Design that does not demonstrate it has regard to local context and fails to enhance the character, appearance and environmental quality of an area will not be acceptable. Innovative design addressing sustainable design principles will be encouraged, if not detrimental to the character of the area.

Regard should be taken of current good practice concerning design, and any local design guidance adopted by the Council.

3.5 Sustainable Economic and Tourism development

3.5.1 The general tenet of the strategic economy objectives of the LDF is to promote the economic wellbeing of the District by ensuring that sufficient opportunities exist for employment development that improves the mix and quality of jobs to meet the needs of the whole community in a sustainable manner.

3.5.2 The District is located on two strategic routes: the A11 trunk road from London to Norwich and the A14 from the Midlands to Ipswich and the East Coast Ports; and is bordered by three areas identified in the RSS as key settlements for growth and change: Cambridge to the west (with Newmarket being in the Cambridge sub region), Bury St Edmunds to the east and Thetford to the north east.

3.5.3 The major United States Air Force bases of Mildenhall and Lakenheath are located within the district; these provide a significant amount of direct and indirect employment. The recent changes to crown immunity in 2006 have brought more development on the bases directly under the planning control of the LPA.

3.5.4 Agriculture is a significant sector with employment rates five times that of the Suffolk average. This can be accounted for by one of the largest lowland estates in Europe, the northwest of the District being arable fen, the north east parts of Thetford Forest, and the horse racing industry around Newmarket.

3.5.5 The horse racing and bloodstock industries around Newmarket dominate the economy of the town and its surrounding area. Current planning policies aim to ensure that these industries thrive and prosper and therefore generally resist the loss of any land from a horse racing

related use. This, combined with the Jockey Club owning large areas of heath around the town, places constraints on the amount of land available for other types of development.

3.5.6 Tourism is becoming a feature of the District's economy with horse racing in Newmarket, the Brecks, Thetford Forest and Centre Parcs all being attractions. However the high quality of the natural environment, with much of the east of the District being designated an SSSI and SPA, constrains further development in this area.

3.5.7 The economic base of the district is widened by the Industrial and business estates in Brandon, Mildenhall, Newmarket, as well as minor centres of employment such as Lanwades Business Park, in Kentford and the employment opportunities related to the Red Lodge development. The District's town centres, particularly their leisure, retail, business and service functions, also provide a significant amount of local employment.

3.5.8 FHDC is currently encouraging the relocation of Marshalls Aerospace from their existing site in Cambridge to RAF Mildenhall. If this large company were to transfer the economic spin offs are likely to be significant. However the move involves potential problems of compatibility between civil and military operations which are currently being considered by the US Government and the MOD.

3.5.9 The Government is currently undertaking a review of national planning policy and is proposing to replace PPG4 with PPS4 'Planning for Sustainable Economic Development'. Draft PPS4 stresses the need for local planning authorities to use a wide evidence base to understand both existing business needs and likely changes to prepare policies to support sustainable economic development in the area. To achieve these objectives draft PPS4 recommends a thorough assessment of existing land available for economic development through an employment land review. It additionally states that where appropriate, local authorities should carry out joint land reviews. The draft PPS states that local planning authorities should plan for and facilitate a supply of land which will be able to cater for the differing needs of business and expected employment needs, but which is also flexible enough to be responsive to a changing economy.

3.5.10 Planning Policy Statement 7 (PPS7) 'Sustainable Development in Rural Areas' requires that planning authorities support a wide range of economic activity in rural areas. In particular local planning authorities should identify in Local Development Documents (LDDs) suitable sites for future economic development, particularly in those rural areas where there is a need for employment creation and economic regeneration, and set out in LDDs their criteria for permitting economic development in different locations, including the future expansion of business premises, to facilitate healthy and diverse economic activity in rural areas.

3.5.11 The conflicting objectives of the national planning policies result in a possible conflict between employment and residential uses and land allocations, especially in predominantly rural areas, like Forest Heath. Rural districts have little brownfield land and therefore experience increased amounts of pressure on their urban areas to accommodate both housing and economic growth.

3.5.12 Policy E1 of the East of England Plan (RSS) gives an indicative target for net growth in jobs in an area comprising Forest Heath, Mid Suffolk, and St Edmundsbury of 18,000 jobs for the period 2001 - 2021. Policy E2 encourages job growth across the region, and the Cambridge sub region, which includes Newmarket, is identified as a 'Regional Strategic Employment Location' in policy E3. The need to regenerate rural areas with economic growth is also identified.

3.5.13 The supporting text to policy E1 states that Local Planning Authorities may undertake joint employment land studies to inform the preparation of Local Development Documents. Forest Heath DC, Mid Suffolk DC, St Edmundsbury BC and Suffolk CC commissioned an Employment Land Review (WSELR) to be undertaken to inform the development of employment policy in their LDFs. The study follows the methodology of the East of England Development Agency's Employment Land Reviews Guidance Manual (March 2008). The ELR has been used to determine the number of jobs to be accommodated in the District over the time period 2006 - 2026, broad locations for any new employment allocations and an indication of any necessary Greenfield release, and an approximate amount of land needed by use class.

Policy CS 6

Sustainable Economic and Tourism Development.

Provision will be made for development that will aim to deliver a minimum of 7,300 additional jobs in the District by 2026. Job growth will be achieved via the provision of employment land, as well as policies for tourism, leisure, retail and the rural economy.

A minimum of 16 hectares of additional employment land will be allocated between 2006 and 2026 to provide business (B1), general industrial (B2), and distribution uses (B8) to achieve a mix and range of sites and a balanced economy.

The primary location for strategic employment growth will be Newmarket (approx 5 hectares). In Mildenhall (approx 4.5 hectares), Brandon (approx 2 hectares), Lakenheath and Red Lodge growth will be in broad alignment with the scale of housing development in each of these settlements to discourage commuting and achieve a homes / jobs balance.

Support will be given to developing and sustaining Forest Heath's existing economy with particular priority given to key sectors including the equine industry around Newmarket, the air bases of Mildenhall and Lakenheath, Centre Parcs and tourism, and agriculture and forestry. Particular priority will be given to providing the conditions and support for small and medium sized enterprises to become established and grow, developing the District's skills base, supporting the development of growth sectors and infrastructure investment that will aid economic development.

Employment sites will be identified in the Site Allocations Development Plan Document, and will be assessed against the following criteria:

- The District's Spatial Strategy, in terms of distribution and scale, the size of settlement and housing growth proposed.
- The need to make the best use of previously developed land.
- The need to conserve and enhance the District's natural assets and cultural heritage including landscape character and the setting of settlements.
- Infrastructure capacity.
- Physical constraints.
- Market demand, availability and deliverability.
- Access to the primary route network.

- Access to public transport, cycle and walking networks, and key services and facilities.
- Access to the A11 / A14 and main trunk road network for warehouse and distribution allocations.
- The sequential test for new office development.
- Biodiversity constraints.

Employment development should predominantly be focused within existing settlements and on allocated sites. However small scale development meeting local needs may be acceptable if in compliance with other policies in the LDF.

The quantity and timescale of employment land development will be monitored, and the amount of land allocated for employment purposes reviewed in future development plan documents.

Land allocated for employment and existing employment sites will only be considered for alternative uses in exceptional circumstances where it is demonstrated they are no longer viable for employment use and specific community and environmental benefits can be achieved.

The tourist industry will be supported by encouraging new accommodation and attractions, and retaining hotels. Proposals should demonstrate they will not have a significant detrimental effect on the environment.

3.6 Overall Housing Provision

3.6.1 The strategic housing objective is to provide people with a wide choice of decent quality housing to meet their needs for a home and at a cost they can afford, through making provision for new housing development.

3.6.2 The Core Strategy plays a key role in ensuring that sufficient housing land is available to meet the District's housing requirements identified in the Regional Spatial Strategy in the period up to 2031, with housing needs identified by housing needs surveys. It seeks to guide new housing development to the towns and key service centres but to also allow appropriate growth in the primary settlements (the more sustainable villages). A broad mix of housing types suitable for different households will contribute to the creation of mixed communities.

3.6.3 The Regional Spatial Strategy (RSS) housing requirement for Forest Heath for 2001-2021 is 6,400 homes, which averages at 320 dwellings per year. The RSS states that these figures are to be treated as a minimum requirement.

3.6.4 The Local Development Framework will also have to make continued provision for housing beyond 2021 in accordance with national guidance (PPS3: 'Housing') which requires the delivery of housing for at least 15 years from the date of adoption (2010). The requirement for the period 2021 to 2031 totals 3,700 homes (370 dwellings per year).

Houses Required	
Total 2001-2021	6,400
Total 2021-2031 (370 x 10 = 3,700)	3,700
TOTAL REQUIREMENT	10,100

3.6.5 During the first 7 years of the plan period the majority of dwelling completion rates in Forest Heath have comprised windfall developments and have resulted in a delivery rate below the annual average target. Hence completion rates will need to increase in the remainder of the plan period if the dwelling requirement is to be met.

3.6.6 As at 1st April 2009 a total of **1,935** dwellings had been completed in the District (an average of 242 per annum). In order to meet the **6,400** dwelling requirement an additional **4,465** will need to be built in the 12 years from 2009 to 2021. This equates to **372** each year; beyond 2021 to 2031 the build rate remains at 370 per annum equating to **3,700**.

Houses built 2001-2009	1,935
HOUSES REQUIRED (10,100 - 1,935 = 8,165)	8,165

3.6.7 The Council, in partnership with 3 neighbouring local authorities in Suffolk, has undertaken a Strategic Housing Land Availability Assessment (SHLAA) which updates the Urban Capacity Study undertaken in 2003 (updated 2005) and forms the main evidence base to support the housing provision policy.

Existing Provision 2009	
Remaining allocated sites is Forest Heath Local Plan	0
Dwellings where principle of development is accepted	1,728 (at 2009)
Previously developed land to be given priority for future housing allocations, (Towns, Lakenheath and Red Lodge only).	991 (SHLAA estimate)

3.6.8 Summary

Houses Required 2001-2021	6,400
Houses Required 2021-2031	3,700
TOTAL	10,100
Houses Built 2001-2009	1,935
Houses Required 2009 - 2031	8,365

Brownfield and Greenfield breakdown	
Brownfield Allocations Required	991 (12%)
Greenfield Allocations Required	7,374 (88%)
TOTAL	8,365

3.6.9 The selection of housing sites to be allocated in the Site Allocations DPD will give priority to securing a consistent supply of housing land and may necessitate bringing greenfield sites forward in advance of brownfield sites should this be necessary. The Council's policy locates most new general market housing development, including affordable housing, in the towns and in all settlements prioritising Brownfield development prior to Greenfield allocations being brought forward subject to infrastructure constraints, where these will delay delivery of all sites.

3.6.10 The Spatial Strategy also allows for some provision to meet local needs in primary settlements where basic local services are available. The intention is to identify those settlements where some development may be acceptable if it supports an identified local need and contributes to the sustainability of the community. This can help to address local concerns about the perceived decline of communities and the need to support local facilities such as primary schools to retain young families.

3.6.11 Housing policies will be co-ordinated with the investment strategies of service providers to ensure that necessary services and infrastructure can be maintained and enhanced. Local needs will be assessed taking into account survey information including housing needs surveys, housing market assessment, parish plans and village design statements.

3.6.12 Implementation will be achieved through a variety of mechanisms. The Site Allocations, Area Action Plans and Supplementary Planning Documents will specifically identify sites where residential development beyond any strategic sites can be identified.

3.6.13 Should monitoring indicate that the District is failing to deliver the required amount of new housing, a more proactive approach to site identification and development would be necessary in the latter part of the Core Strategy period or an early review of the policy would be required.

Policy CS 7

Overall Housing Provision

1. **Provision** is made for a minimum of 6,400 dwellings and associated infrastructure over the plan period 2001 - 2021. In addition, to ensure at least a 15 year land supply of housing from the adoption of the Core Strategy, provision will be made for a further 3,700 dwellings and associated infrastructure for the period 2021 - 2031.

Development will be phased to ensure that it does not occur until the appropriate infrastructure is available or provided as part of the development.

2. **Broad distribution** - Allocations and the anticipated phasing of residential development will be identified in the Site Allocations document in broad accordance with the range of dwelling numbers shown below.

Newmarket

Years	2010-2015	2015-2020	2020-2025	2025-2031	TOTAL
Brownfield	200	40	0	0	240
Greenfield	200	400	400	400	1,400
Mixed	0	0	0	0	0

Mildenhall

Years	2010-2015	2015-2020	2020-2025	2025-2031	TOTAL
Brownfield	170	90	0	0	260
Greenfield	70	200	350	380	1,000
Mixed	70	0	0	0	70

Brandon

(Greenfield allocations indicated in brackets are dependant upon the provision of a deliverable relief road)

Years	2010-2015	2015-2020	2020-2025	2025-2031	TOTAL
Brownfield	260	0	0	0	260
Greenfield	100 (200)	100 (300)	150 (300)	150 (200)	500 (1,000)
Mixed	0	0	0	0	0

Lakenheath

Years	2010-2015	2015-2020	2020-2025	2025-2031	TOTAL
Brownfield	70	0	0	0	70
Greenfield	0	200	200	200	600
Mixed	0	0	0	0	0

Red Lodge

Years	2010-2015	2015-2020	2020-2025	2025-2031	TOTAL
Brownfield	0	0	90	40	130
Greenfield	0	0	200	200	400
Mixed	0	0	400	270	670

West Row, Kentford, Beck Row and Exning

Years	2010-2015	2015-2020	2020-2025	2025-2031	TOTAL
Figures include brownfield and greenfield	150	150	200	200	700

The number of allocations above does not include existing commitments at April 2009, which amount to 1,642 dwellings (after discounting for fallout).

3. **Broad Locations** will include North East Newmarket to accommodate Strategic growth in the form a Greenfield urban extension to accommodate 1,200 dwellings.

Two sets of figures are shown for Brandon due to the proposed provision of a northern relief road for the town. If the proposal proves to be deliverable the higher numbers in brackets will apply. If the road is not considered deliverable the lower numbers not in brackets are applicable.

Greenfield urban extensions will be required within Mildenhall and Brandon 2010 – 2031 to meet Regional Spatial Strategy housing requirements. To protect the Special Protection Area, no broad locations have been identified. Any proposals within the constraint zones defined for the purposes of policy CS2 will require a project level Habitats Regulations Assessment to be completed.

4. The accommodation needs of a range of households of different sizes, ages and incomes will be met by ensuring that the type of housing built contributes to meeting identified needs.

Housing development should make best use of land by achieving average **densities** of at least 30 dwellings per hectare, unless there are special local circumstances that require a different treatment. In the towns, it may be appropriate to achieve higher densities.

5. The release of housing land will be monitored against a target of achieving 30% housing development on brownfield sites over the period to 2031, including both allocated and windfall sites. It is accepted that this figure is below the National Target of 60% but has been justified on the basis that Forest Heath, in common with many other predominantly rural districts, has a shortage of available urban brownfield sites.

3.7 Provision for Gypsy and Travellers

3.7.1 Many of the problems faced by Gypsies and Travellers, who are among the most deprived and socially excluded groups within the region, arise from the lack of provision for their accommodation needs. The lack of provision of secure accommodation can also lead to unauthorised pitches and sites. The development of the final policy option marks a real commitment to addressing the pressing needs of the travelling community.

3.7.2 It is recognised that the policy needs to be supported by ongoing action to secure delivery of high quality authorised pitches in appropriate locations. In this respect, the Regional Assembly will be working with local authorities to ensure sensitive policies are developed at the local level and to access the appropriate government funding.

3.7.3 Local Development Frameworks must consider the accommodation needs of gypsies and travellers. There is currently a national and regional shortage of authorised sites for gypsies and travellers (Circular 1/2006, PPS3, RSS). Addressing this under-provision will help to improve access to services (e.g. health and education) for gypsies and travellers and reduce conflicts arising from unauthorised sites and encampments.

3.7.4 The East of England Plan has been subject to a single issue review dealing with the level of provision to meet the needs of gypsies and travellers in the region. This was approved by the Secretary of State in July 2009 and seeks provision to be made through Local Development Frameworks for at least 1,237 net additional residential pitches for gypsy and traveller caravans over the period 2006 to 2011. Of these, 18 pitches are to be provided in Forest Heath District.

3.7.5 Local authorities should seek to either achieve the levels of provision required by 2011 as soon as possible through the development control process, particularly when opportunities present themselves in respect of new major developments and through the preparation of Local Development Documents. The preparation of joint or co-ordinated Local Development Documents to identify suitable locations for pitches is encouraged. Where joint or co-ordinated documents are produced provision can be redistributed across the areas concerned.

3.7.6 Beyond 2011 provision across the region should be made for an annual 3% increase in the level of overall residential pitch provision (to be calculated from overall planned provision in 2011). Where Local Development Documents look beyond 2011 they should seek to continue the distributional strategy for 2006 - 2011 unless evidence from an up to date Gypsy and Traveller Accommodation Assessment suggests otherwise.

3.7.7 The RSS document refers to a figure of 35 authorised pitches in 2006 for Forest Heath. This includes the Sandy Park site at Beck Row. However, a further site at Willow Park, Beck Row was granted a permanent planning permission in July 2006 and this is now part of the supply of authorised pitches in the District. The need for additional pitches in Forest Heath over the period 2006 – 2011 is thus reduced from 18 to 6 pitches and therefore has been amended for the Core Strategy.

Policy CS 8

Provision for Gypsy and Travellers

The District Council will allocate land to address the accommodation needs of Gypsies and Travellers within the District.

Allocations of six additional pitches between 2006-2011. Such provision will be either as extensions to existing sites or by the identification of additional small-scale sites that have reasonable and sustainable access to local services e.g. shops, doctors and schools.

Beyond 2011 provision across the District will be made for an annual 3% increase in the level of overall residential pitch provision unless evidence from an up to date Gypsy and Traveller Accommodation Assessment dictates otherwise.

The number of pitches to be delivered and the timespan for delivery may be subject to updating in the ongoing review of Gypsy and Traveller policies in the East of England Plan or following reviews of the need for pitches in subsequent GTAAs.

Suitable sites for Gypsies and Travellers will be identified by reference to the following criteria:

- a. Accessibility to local services, communities and facilities by a variety of means, to meet current and long-term needs
- b. Adequate access, parking and manoeuvring for vehicles and all essential uses
- c. Appropriate in scale to the nearest settled community
- d. Impact on the landscape, environment and biodiversity
- e. Impact on and from neighbouring residential, employment, commercial and utilities development
- f. Consistent with other policies in the development plan

Proposals for Gypsy and Traveller Sites will be considered by reference to these additional criteria:

1. Proposal meets identified needs, including the mixture of types of accommodation and tenures
2. Pitch sizes that facilitate good quality living accommodation without over-crowding or unnecessary sprawl

3. Good design and layout including, the adequacy of facilities, services and amenities, the utility of outside space for leisure, recreation and for any essential employment related activities,

4. Mitigation of the impact on visual amenity.

The Council will work in partnership with adjacent authorities through the cross-border steering group to identify sufficient, appropriately located transit sites to satisfy the unmet need in the District. New and existing sites that meet the criteria for suitable and appropriate locations will be safeguarded for this purpose.

Travelling Showpeople

Suitable sites for travelling showpeople and the related proposals will be identified by reference to the following criteria:

- the proposal meets a need identified through joint working with other local authorities in Suffolk in association with local Travelling Showpeople communities and The Showman's Guild of GB taking into account locational guidance in the East of England Plan;
- criteria (a) to (f); and
- (3) to (4) above application of the criteria will take account of the special needs of this group.

3.8 Affordable Housing Provision

Provision of Affordable Housing

3.8.1 The Government has made clear that a community's need for a mix of housing types, including affordable housing, is a material consideration which should be taken into account in formulating development plan policies and in deciding planning applications involving housing. Where there is a demonstrable lack of affordable housing to meet local needs, as assessed by up-to-date surveys and other information, LDFs should include a policy for seeking affordable housing in suitable housing developments.

3.8.2 Recent evidence indicates that there is a significant need for affordable housing across Forest Heath which will continue for some time. The 2005 Housing Needs Assessment identifies that in Forest Heath the affordable need is for 259 new dwellings per annum.

3.8.3 Both the Regional Housing Strategy for the East of England and the draft Sub-Regional Housing Strategy for Rural East Anglia have highlighted the need to recognise that there is generally no guarantee of

Government subsidy for affordable housing requirements. Consequently, both emphasise the importance of maximising the provision of affordable housing through seeking contributions from market housing developments.

Site-size threshold

3.8.4 Current national policy provides for a reduction of site-size thresholds to below the Government's 'indicative national minimum' of 15 dwellings where it can be justified by local circumstances and, in rural areas, where it contributes to the creation of mixed and sustainable rural communities. Given the findings of the Rural White Paper, the Housing Needs Survey and the large number of dwellings which historically have been developed on sites in the District accommodating less than 15 dwellings; there is sound justification in Forest Heath for adopting site-size thresholds that are below the indicative national minimum.

3.8.5 For practical purposes, it is reasonable to provide for a financial contribution in lieu of on-site provision in the majority of small schemes. Flexibility is also appropriate in respect of proposals for retirement housing that may be complicated by the need for future occupants to make significant annual management charges that could be well beyond the means of those occupying affordable units.

Target proportions

3.8.6 The Housing Needs Assessment 2005 suggests targets of 259 dwellings per annum would be justified given both the high level of need and demand. The Secretary of State adopted the East of England Plan in May 2008 with policy (H2) referring to a target of 35% of new housing being affordable, but only for monitoring purposes. This acknowledged the difficult viability issue for developers and did not, therefore, include a policy based target for the whole region.

3.8.7 The Affordable Housing Economic Viability Appraisal (Adams Integra, 2009) shows that for Forest Heath affordable housing requirements of over 30% are unlikely to be viable in the foreseeable future. The study suggests that in the present state of the housing market (2009) there may be viability issues for many site developers, especially where other requirements on them present strong demands for high levels of contribution. The policy recognises that the target has to be limited to 30% and accepts that viability will be an important consideration on a site specific basis. This target is applied to sites of 10 units or more but for more rural sites it recognises that a contribution should be made by smaller sites of 5 - 9 units. Such a contribution is targeted at achieving 20% of dwellings being affordable.

Affordable Housing in Rural Areas

3.8.8 The Government has made clear that all local planning authorities that have small rural communities should include a 'rural exception site policy'. Much of the District is subject to policies of development restraint. The Countryside, including a large number of smaller villages, is not regarded as an appropriate location for new house building. However, in order to contribute to balanced communities in rural areas affordable housing will be permitted outside selected settlements as rural exception sites.

Policy CS 9

Affordable Housing Provision

Planning permission for the erection of new dwellings or conversion of existing buildings to dwellings will be permitted provided that, where it is viable to do so, the scheme provides affordable housing in accordance with the following:

- On all schemes of 10 or more dwellings or sites of more than 0.33 hectares a target of 30% of the number of net new dwellings will be sought as affordable;
- On sites in Primary Villages and Secondary Villages only, for schemes of 5 to 9 units or on sites larger than 0.1 hectares a target of 20% of the number of net new dwellings will be sought as affordable housing;
- The targets specified are subject to the viability of the affordable housing being demonstrated, using whatever public subsidy may be available in the case. If the target cannot be achieved, the affordable housing provision should be the maximum that is assessed as being viable;
- The mix of tenure and size of the affordable housing units will take account of the identified housing needs identified locally and by an up to date Strategic Housing Market Assessment;
- Where 'key worker' housing is justified, this shall be included as an element within the intermediate affordable housing tenure;
- The affordable housing provided is made available solely to people in housing need at an affordable cost for the life of the property (The Council will ensure that any planning permission granted is subject to appropriate conditions and/or planning obligations to secure its affordability in perpetuity).

Where this policy would result in a requirement that part of a dwelling should be affordable a financial contribution of equivalent value will be required.

Affordable Housing in the Countryside: Proposals for affordable housing development within the area designated as **Small Settlements** and **Countryside** will be permitted only where:

- The proposal would help to meet a proven local housing need for affordable housing as demonstrated in a Local Housing Needs Assessment and waiting list information, and
- The affordable housing provided is made available to people in local housing need at an affordable cost for the life of the property

(the Council will ensure that any planning permission granted is subject to appropriate conditions and/or planning obligations to secure its affordability in perpetuity).

For the purposes of this policy 'local housing need' means the need in the Parish and adjacent Parishes as evidenced by the Council's waiting list, or a Local Housing Needs Survey or other relevant study.

3.9 Sustainable Rural Communities

3.9.1 Forest Heath is a predominantly rural district which contains many villages and small settlements. Unlike the towns and key service centres the character of these villages and small settlements can be significantly affected by relatively minor development. The Spatial Strategy for the District focuses growth in the towns and key service centres where employment, housing, services and facilities can be provided in close proximity. However it is recognised that some limited development is desirable in the villages and small settlements to meet local employment and community needs and to sustain the vitality of these communities. In villages and small settlements which have poor public transport links and are relatively remote from the towns and key service centres limited small scale development of this type may be a sustainable option.

3.9.2 A review of the rural settlement boundaries will be undertaken through the Site Allocations Development Plan Document (DPD) and will be based upon the criteria defined within the Core Strategy Policy.

3.9.3 The spatial strategy identifies a number of small settlements which are relatively remote from the towns or key service centres, have few facilities, and a landscape dominated character. These settlements have a varied pattern of development where some buildings nestle closely together, whilst others are more generously spaced. The gaps created between buildings make an important contribution to the settlements character allowing wedges of the surrounding countryside into the built up area, and conversely views out into the countryside beyond. These features, together with prominent trees, hedges and mature landscaping give a traditional rural character which should be respected. For these reasons these settlements do not have defined boundaries and will be considered as 'countryside'. In these areas small scale development will only be permitted in exceptional circumstances such as affordable housing to meet an identified local need, small scale employment that can operationally justify a rural location and cannot be located in a more sustainable location elsewhere, or provides renewable energy. The criteria to be applied to planning applications for such developments will be set out in the Development Policies Development Plan Document (DPD).

3.9.4 Shops, pubs, garages and other small businesses provide a vital community role in small settlements. Day to day services can struggle to remain viable in rural areas against a background of competition from larger settlements and high house prices, making residential re-development of a village shop or business very attractive and profitable. People in villages increasingly have to travel further to meet their everyday needs. The loss of services can particularly affect those people without the ability to travel easily such as the elderly and the young, the low paid and the unemployed.

3.9.5 Important local services will be protected through the planning process in order to support their retention and alleviate re-development pressures. For the purposes of this policy, an important local service will be anything that the Council considers to be essential to the ongoing vitality of a village or settlement and will include, as a minimum, all convenience stores for the supply of day-to-day goods, post offices, pubs and garages which have an element of convenience retailing necessary to the vitality of the village. The criteria that will need to be met for the re-development of a key local service will be set out in the Development Policies DPD.

3.9.6 Appropriately located business development, including rural tourism, will help to facilitate sustainable rural communities. The promotion of economic development will need to be tempered against the necessity to protect the countryside and the environment, and promote sustainable modes of transport. Therefore economic development in the countryside will only be supported where the operation of the business necessitates a rural location, represents a sustainable solution to an identified need and is in line with national policy. Specific criteria for economic development in the countryside and the diversification of farming enterprises will be contained in the Development Policies DPD.

Policy CS 10

Sustainable Rural Communities

Villages and small settlements require local services and will be supported by appropriate development in order to make them more sustainable. The Towns and Key Service Centres identified in the Spatial Strategy will be the focus for service provision in the rural areas and will accommodate the scales of development set out in the Spatial Strategy. In the Primary Villages, Secondary Villages and Small Settlements the type and scale of development will reflect the need to maintain the vitality of these communities.

Housing

In villages and small settlements not identified for a specific level of growth in the Spatial Strategy residential development will only be permitted where:

- a. There are suitable sites available inside the limits of a defined settlement boundary; or
- b. It is an affordable housing scheme for local needs in accordance with Policy CS9 and Planning Policy Statement 3 – Housing (PPS3).
- c. It involves the appropriate re-use of a rural building; or
- d. It provides a site for gypsy and travellers or travelling show people which complies with the Gypsies and Travellers policy in Policy CS8.
- e. It is a replacement of an existing dwelling; or
- f. It is a dwelling required in association with existing rural enterprises which complies with the requirements of national guidance in relation to new dwelling houses in the countryside.

Rural Settlement boundaries

Settlement boundaries will be defined for Primary and Secondary Villages on the Proposals Map. The settlement boundaries will be reviewed as part of the Site Allocations Development Plan Document. The review will rationalise settlement boundaries to become more logical and defensible in order to:

- g. Focus new development to sustainable locations where there are key local services; and
- h. Protect the form and character of a settlement from inappropriate proposals, including backland development; and
- i. Facilitate the inclusion of adjoining brownfield sites and small scale sites (5 units).

Small Settlements will not have a defined settlement boundary and will be regarded as 'Countryside'. In Small Settlements development, including infill, will only be permitted in exceptional circumstances.

Protection of Local Services

The loss of important services that meet a local need in rural communities will normally be resisted where they are viable. Such services will be supported and their enhancement or the provision of sustainable new services encouraged. Where new services are proposed that fulfil a community need and can demonstrate reducing rural isolation, they will be supported.

Employment in the Countryside

The diversification of existing rural enterprises and the development of new enterprises where a rural location is either environmentally or operationally justified will be supported, provided there are no significant detrimental environmental, landscape, conservation or highway impacts.

3.10 Retail and Town Centre Strategy

3.10.1 Forest Heath has three market towns, Newmarket, Mildenhall and Brandon, and two key service centres, Lakenheath and Red Lodge.

3.10.2 These towns and villages have, and in the case of Red Lodge will have, centres which serve their local surrounding catchment areas. The scope and benefits of further retail development in Forest Heath have been subject to a specific study commissioned by the Council as part of a Retail and Town Centre Study (2006).

3.10.3 In order to deliver the Government's aim of promoting vital and viable town centres, development should be focused in existing centres in order to strengthen and, where appropriate, regenerate them. PPS6 (para. 2.1) requires that Regional Planning Bodies and Local Planning Authorities should:

- actively promote growth and manage change in town centres;
- define a network and hierarchy of centres each performing their appropriate role to meet the needs of their catchments; and
- adopt a proactive, plan-led approach to planning for town centres, through regional and local planning.

3.10.4 The RSS (adopted May 2008) states that "thriving, vibrant and attractive town centres are fundamental to the sustainable development of the East of England and should continue to be the focus of investment, environmental enhancement and regeneration". The 2006 Retail and Town Centre Study concluded that capacity exists for additional retail development within the market towns of Newmarket, Mildenhall and Brandon. It also concluded that the key service centres within the District should retain their role as large village centres.

3.10.5 The scale of growth proposed by the policy in the three market towns reflects their importance within Forest Heath and their wider position within Suffolk and the East of England. The 2006 Forest Heath Retail and Town Centre Study identifies significant leakage of expenditure to other centres outside of the District. The identified floorspace growth aims to recover some of this 'leaked' expenditure back into the District and therefore enhance the vitality and viability of the towns in Forest Heath. The retail floorspace figure identified in policy CS11 for Mildenhall is not over and above that to be created by the new Sainsbury's store (permission granted 2008).

3.10.6 The key service centres of Lakenheath and Red Lodge are defined as 'local centres' in line with the typologies set out in Annex A of PPS6, which states "in rural areas, large villages may perform the role of a local centre" and the requirements set out in paragraph 2.15.

Policy CS 11

Retail and Town Centre Strategy

The retail and town centre strategy for Brandon, Mildenhall and Newmarket is based on guidance in Policy E5 of the RSS (adopted May 2008), together with a local assessment of the need for additional retail and leisure development.

Support will be given to maintaining and enhancing the vitality and viability of the following hierarchy of towns, including the provision of additional retail floorspace as outlined in the table below:

Town	Net Convenience	Net Comparison	Total floorspace (net)
Newmarket	4,500 sq m	10,500 sq m	15,000 sq m
Mildenhall	800 sq m	800 sq m	1,600 sq m
Brandon	400 sq m	200 sq m	600 sq m

Developments that cumulatively exceed these levels may still be approved, provided that qualitative benefits result or it can be demonstrated that such development assists in clawing back leakage of expenditure that would be expected to support that centre. New development must not have an adverse impact on the highway network or on biodiversity/ geodiversity. Where appropriate the Council will seek to develop town centre management plans for the relevant centres in the District.

The vitality of the towns will be maintained and enhanced, in accordance with their identified role in the spatial strategy, through a combination of promotional or physical improvement measures:

- New retail development in Newmarket should be of an appropriate scale to cater for the identified need, estimated to be around 15,000 square metres (net) between 2006 and 2021. The town's international cultural reputation as the headquarters of horse racing will be developed and links between leisure facilities and retail or other town centre facilities will be improved.
- The role and function of Brandon and Mildenhall should be as small market towns serving the retail and leisure needs of their local catchment areas. New retail development should be of a scale to cater for the identified need, estimated to be around 600 square

metres (net) for Brandon and around 1,600 square metres (net) for Mildenhall between 2006 and 2021.

- Other town centre uses will also be supported where appropriate, these may include, but are not limited to, leisure and entertainment facilities or arts, culture and tourism facilities.

The vitality, viability and local distinctiveness of town centres will be maintained and further enhanced by environmental improvements, including improvements to pedestrian links within town centres and by developing town centre management strategies which seek to reduce crime and the fear of crime and take account of community safety considerations, and by the reduction in the dominance of the car through measures which either remove traffic or which enable the car parking requirements of town centre users to be met efficiently.

Lakenheath and Red Lodge, will be treated as 'local centres'. The Council will:

- ensure that the importance of shops and services to the local community is taken into account in assessing proposals which will result in their loss or change of use, the Council will resist the loss of shops and services which are deemed to be important to the community;
- respond positively to proposals for the adaptation and/or extension of shops that will improve the long term viability of their existing primary function but does not result in their loss or change of use; and
- Promote and support new retail provision within the Key Service Centres, appropriate to their scale and role as 'local centres'.

In the Primary Villages, Secondary Villages and Small Settlements local facilities will be protected and promoted through policy CS10 'Sustainable Rural Communities'.

3.11 Strategic Transport Improvements

3.11.1 The National and Regional policy promotes sustainable transport choices so as to reduce the need to travel and to direct growth into sustainable areas. Government guidance acknowledges that the private car will remain essential in many situations, particularly in rural areas. However, innovative schemes will be promoted to provide public transport and the delivery of services has a role in increasing accessibility, particularly for those without a car.

3.11.2 The primary role of the policy is to promote sustainable transport in the District through an integrated sustainable transport system that minimises damage to the environment and promotes walking, cycling and public transport. This aim is balanced by the acceptance that there is a particular requirement for private car usage in Forest Heath that arises primarily from its rural nature, with a number of dispersed minor settlements, in addition to its geographical positioning within the region.

3.11.3 The Council will continue to work with the relevant partners, including Suffolk County Council and the Highways Agency, to progress the A11 dual-carriageway road improvement between Barton Mills and Thetford, a project that includes the creation of a bypass for the village of Elveden. The scheme has been bought forward and is now anticipated that works will start in late 2010, subject to the outcome of the statutory processes, with a view to the road opening to traffic in early 2013.

3.11.4 Together with Suffolk County Council, the Council will continue its research to ascertain whether a relief road for Brandon is still required following the A11 improvement and deliverable. It is expected that the dualling of the A11 between Thetford and Barton Mills will remove an element of the through traffic from Brandon and consequently reduce congestion in the town centre. The Council together with Suffolk County Council will also research the possibility of a relief road for Mildenhall to ease congestion in the town centre.

3.11.5 The Council will support Suffolk County Council and any other relevant partners in the provision of any 'Local' traffic improvement measures within Brandon, Mildenhall and Newmarket to improve safety, provide additional capacity and enhance the urban street scene. Forest Heath District Council working with Cambridgeshire County Council as neighbouring Highway Authority and other relevant organisations will undertake a further technical study to identify the likely transport implications of development proposed at Newmarket as set out in policy CS1 for the Cambridgeshire area and to identify any mitigation measures that may be required.

3.11.6 In addition, the Council will continue to work with relevant partners on improvements to the following rail routes that run through Forest Heath:

- Haven Gateway to Nuneaton freight enhancement;
- east/west rail link;
- Felixstowe to Cambridge;
- Bury St Edmunds/Peterborough/Midlands rail corridor.

3.11.7 The Newmarket to Felixstowe Corridor Study 2005, commissioned by EERA and EEDA, sets out a summary strategy in table 8.4 of its report. A number of the proposed measures are relevant to the corridor through Forest Heath and include a local strategy for Newmarket.

3.11.8 The Local Transport Plan (LTP) for Suffolk (currently 2006-2011) provides the foundation for investment in transport infrastructure. The LTP's aim to provide public transport, cycle routes and other measures to encourage a switch away from the private car, will be an important consideration when proposals for new development are looked at. Where more detailed Local Transport Action Plans for specific towns in the District are prepared as part of the LTP, these will provide more localised guidance.

3.11.9 In certain circumstances, developers will be expected to produce Transport Assessments or Travel Plans for consideration with their planning applications. Developers may also be required to make financial contributions toward the delivery of infrastructure that increases the use of and access to sustainable modes of transport.

3.11.10 Improvements to the rights of way network will be sought in order to help achieve the objectives within the Suffolk Rights of Way Improvement Plan and to enable new or improved links to be created both within settlements and into the countryside.

Policy CS 12

Strategic Transport Improvement and Sustainable Transport

The District Council will work with partners including Suffolk County Council, the Highways Agency and developers to secure the necessary transport infrastructure and sustainable transport measures to facilitate the regeneration of the market towns, support the local economy, improve access to services and facilities, particularly in rural areas, and minimise the impact of traffic on the environment.

The Local Development Framework will support the delivery of the following strategic transport proposals:

- Schemes to relieve the adverse impacts of traffic in Brandon, Mildenhall and Newmarket,
- Dualling of the A11 between Thetford and Barton Mills and improvements to Fiveways roundabout,
- Improvements to the rail infrastructure within the District,
- National cycle network (Route 51 through the District),
- Improvements to the A14/A142 junction at Newmarket, plus other relevant measures recommended by the Newmarket to Felixstowe Corridor Study 2005,
- Improvements to the rights of way in the District required to achieve the objectives of the Suffolk Rights of Way Improvement Plan including consideration of any cross boundary issues arising.

3.12 Infrastructure and Developer Contributions

3.12.1 Ensuring infrastructure provision keeps pace with new development is a key component of delivering the spatial strategy for Forest Heath and meeting the various needs of the community. Directing the majority of growth to those areas with available key infrastructure such as healthcare, schools, energy supply, water treatment, transport facilities and other community infrastructure such as sport and recreation, police facilities, libraries and community buildings, will be the basis for delivering sustainable communities. This approach will deliver increased local accessibility to key services, ensuring their viability, whilst at the same time making the most of investment in existing infrastructure provision across the District.

3.12.2 In order to deliver the spatial strategy it will be necessary to direct development to locations where, in order to achieve the wider sustainability advantages of the Strategy, it is known that existing infrastructure will need to be upgraded to meet the needs of all the new

development. This is especially important when considering the sustainable urban extensions to Newmarket, Mildenhall and Brandon. In addition to the specific infrastructure set out in the policy, the provision of infrastructure is a prerequisite of all development and the Council will make best use of planning contributions as a means of providing infrastructure and enhancing facilities and services.

3.12.3 Where infrastructure deficiencies exist, the Council is committed to achieving a consistent and co-ordinated approach to providing new or improved infrastructure through partnership working. The work with partners will involve other delivery bodies, authorities, developers and other agencies and will positively foster a number of delivery mechanisms. Forest Heath Council will use its role to support and facilitate infrastructure provision including fully utilising the role of planning contributions and by taking a pro-active perspective in the development. This managed approach to infrastructure provision will also enable disruption to the highway network to be managed, thereby reducing waiting times and the resultant emission of pollutants during periods of construction.

3.12.4 The adequacy of infrastructure provision in Forest Heath will be the subject of regular reviews between the District Council, Primary Care Trust, Education and Transport Authorities and Suffolk Constabulary and utility providers to inform the monitoring and implementation of the Core Strategy as detailed within the Monitoring and Implementation chapter and Delivery programme; the basis (policy and delivery programme) of which was defined following the Infrastructure and Environmental Capacity Appraisal.

3.12.5 In certain instances, it may be possible to make acceptable development proposals, which might otherwise be unacceptable, through the use of planning conditions or, where this is not possible, through planning obligations.

3.12.6 Planning Obligations are legally binding agreements between Local Planning Authorities and persons with an interest in a piece of land. They will generally be used to secure funds or works and for essential elements of schemes such as the provision of affordable housing, public transport services or new infrastructure such as roads or a community centre. Each planning obligation will be specific to the proposed development and should be sought only when it meets all the tests as set out in Circular 05/2005 by the Secretary of State. In essence, planning obligations, whether sought or offered, must be, relevant to planning necessary to make the proposed development acceptable in planning terms, directly related to the proposed development, fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

3.12.7 A district/county-wide Developer Obligations Supplementary Planning Document is proposed. This will be subject to periodic review reflecting relevant cost indices. This SPD will have two parts: (a) relating to on-site infrastructure requirements and associated continuing maintenance costs; and (b) relating to contributions off-site.

3.12.8 If relevant legislation is enacted, a CIL Development Plan Document will be investigated and prepared to cover all or part of the District (subject to Regulation). Again, if a CIL DPD is introduced, then the off-site contributions element of the Developer Obligations SPD will not be applicable in that location.

3.12.9 Future maintenance of infrastructure provided on the site or built or improved as part of the development will be achieved through adoption by a public body with appropriate maintenance payments or other secure arrangements.

Policy CS 13

Infrastructure and Developer Contributions

Infrastructure

The release of land for development will be dependant on there being sufficient capacity in the existing local infrastructure to meet the additional requirements arising from new development. Suitable arrangements will be put in place to improve infrastructure, services, and community facilities, where necessary, to mitigate the impact of development.

New development will be required to demonstrate that it will not harm the District's ability to improve the educational attainment, the accessibility to services, jobs, health and community safety, the biodiversity and well-being of Forest Heath communities.

The main areas to be addressed will be:

- a. Providing for health and social care facilities, in particular, a new healthy living centre at Brandon and improved primary health care facilities and services at Mildenhall, Newmarket, Lakenheath and Red Lodge;
- b. Provide the education, skills, and life long learning requirements for the District in communication with Suffolk County Council; including the provision of a new primary school in Red Lodge as part of the Red Lodge Master Plan;
- c. Continued partnership with Suffolk County Council, Highways Authority and other relevant partners to implement Strategic Transport Improvements, as per policy CS12;
- d. Providing for additional strategic waste water treatment capacity in accordance with Strategic Flood Risk Assessment and Water Cycle Study. This waste water infrastructure will be upgraded as required and operational in time to meet the demands of the development;
- e. Providing for strategic enhancement of the energy supply network (electricity) identified through continued working with EDF Energy;
- f. Ensuring access and safety concerns are resolved within all new developments and the associated area, particularly Newmarket, Mildenhall and Brandon where large scale urban extensions are planned;

g. Provide the Open Space, Sport and Recreation need throughout the District in accordance with the Forest Heath PPG17 Audit, Built Facilities Study and Green Space Strategy;

h. Taking account of the need for stronger and safer communities including features of safe design in association with the new development and appropriate provision for new police facilities and infrastructure.

Developer Contributions

Arrangements for the provision, or improvement of infrastructure, including in terms of access to facilities, to the required standard will be secured by planning obligation or, where appropriate, via conditions attached to a planning permission. This will ensure that the necessary improvements can be completed prior to occupation of development, or the relevant phase of a development and its maintenance during the initial period of operation.

All development in the plan area will be accompanied by appropriate infrastructure to meet site specific requirements and create sustainable communities. The infrastructure will be provided in tandem with the development and where appropriate arrangements will be made for its subsequent maintenance.

4 Monitoring and Implementation Framework

4.1 Monitoring and Implementation Framework

Infrastructure and Capacity

4.1.1 To successfully implement the Core Strategy it will be necessary to coordinate and fund the delivery of new infrastructure to bring about development and to ensure that unacceptable strain is not placed upon existing infrastructure. Key infrastructure provisions include water supply, sewerage, drainage, energy provision, health provision, open space, transport infrastructure and police facilities.

4.1.2 Limited feedback was received from infrastructure providers during consultation on the Core Strategy. To ensure a robust and deliverable Core Strategy, the Council commissioned consultants to prepare an Infrastructure and Environmental Capacity Appraisal.

4.1.3 The Appraisal identified no capacity issues that could not be overcome through mitigation measures. The key infrastructure dependencies between the delivery of the spatial strategy and infrastructure provision are set out in table 4.1 and have been summarised from the Infrastructure and Environmental Capacity Appraisal.

4.1.4 The strategy for growth in Forest Heath has been determined following consultation with the bodies responsible for infrastructure delivery and forms the basis of the Infrastructure and Environmental Capacity Appraisal. Engagement involved:

- Key Issues relating to the existing level of infrastructure provision and its capacity within the study area;
- Key challenges and barriers to development the resulting key risks and mitigating factors that need to be considered when assessing suitable locations for accommodating growth; and
- Testing of different options and trade off around infrastructure provision, different policy and delivery responses to thematic issues.

4.1.5 Whilst the views of those bodies have been used in testing the spatial strategy for robustness of delivery and underpin the policies, there remain some areas which will require further detailed evidence based assessment in consultation with the responsible bodies and agencies. This arises from the planning cycles of some organisations being on different time frames from the Core Strategy; the retrospective nature of some budget cycles for new provision of services, limitations placed on some commercial providers by the regulatory provisions governing their activities in relation to the degree of certainty they require before being able to undertake more detailed feasibility work, and from matters being identified

in consultation. The District Council will continue to work with the key role players to address infrastructure constraints and considerations. Where a risk arises and the identified contingency can not implemented then a review of the spatial strategy and policies may be required.

NEWMARKET					
Newmarket has a very good network of existing infrastructure for a town of its size. Particularly it is well served currently for key infrastructure types including health, with a large number of GPs and Dentists, and education, with existing pupil places in all three levels of schools to support medium-high levels of growth in the Town. Newmarket also has a very good range of local services and a choice of supermarkets for main food shopping. The provision of outdoor sports facilities has potential for improvement, although provision of allotments as a green infrastructure type is excellent. The key infrastructure pressures for Newmarket at present are Newmarket substation which is nearing capacity and congestion on the road network.					
Theme	Key Types of Infrastructure	Capacity and Delivery/ Phasing	Lead Agency/ Partners	Risks	Contingencies
Green Infrastructure and Biodiversity	Natural Open Space	None - Chippenham Fen and Wicken Fen are nearest natural areas. Constrained by horse racing land. Provision as part of developments	Natural England Suffolk County Council Forest Heath DC Developers	No suitable locations identified. Existing areas incapable of providing for increased population	Reliance on improved sites elsewhere Contributions sought to upgrade sites.
	Sports Pitches and non-pitch sports	Well served for sports pitches but not for non pitch sports. Provision through developer contributions required	Forest Heath DC Sport England Developers	No suitable locations identified. Existing areas incapable of providing for increased population	Expansion/upgrading of existing facilities Provision within major development

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	Allotments	Very well served	Forest Heath DC Town Council	Loss of sites to development	DC Policies to resist loss, when necessary.
Health	General Practitioners	Very well served, though all to south of town.	Suffolk PCT Individual GP Practices	Loss of current facilities	Provision of modern attractive facilities.
	Dentists	Very well served (for wider catchment area)	Suffolk PCT Dental Practices	Loss of current facilities	Provision of modern attractive facilities.
Emergency Services	Police	Future capacity to be assessed by local assessment of need, including phasing.	Suffolk Constabulary	Adequate cover not maintained due to growth pressures	Negotiation to agree basis for developer funding
	Fire and Ambulance	Existing bases give good coverage of town	Suffolk Fire Service Ambulance Trust	Traffic congestion may lengthen call out times	Possible additional bases needed

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Education	Primary Schools	Excess places at present. Reorganisation likely to remove this. New school in major development site required	Suffolk County Council Private developers	Decision on reorganisation may not accept current scheme	Planning necessary with Suffolk CC to recognise position.
	Upper Schools	Excess places in Upper School. Reorganisation may remove this, but likely to need small extension.	Suffolk County Council	Decision on reorganisation may not accept current scheme	Planning necessary with Suffolk CC to recognise position.
Community Facilities	Libraries and Community Centres	Library in town centre has significant drawbacks. New facility needed. Variety of community halls. Provision of centre needed in major development	Suffolk County Council Forest Heath DC Private developers	Adequacy of facilities not maintained due to increase in population	Provision within major developments
	Transport	Improvement of A14/A142 junction necessary urgently; Congestion at times in town centre. Enhance cycle routes.	Suffolk County Council Highways Agency	Lack of regional investment in A14 junction Inadequate planning for town centre needs	Private developer contributions sought Prepare informal action plan to include

	Energy	Newmarket substation reaching capacity. Plans by EDF Energy to upgrade this.	EDF Energy	Phasing dependent on EDF Energy investment	Not in EDF Energy's interest to fail to deliver supply.
<p>MILDENHALL</p> <p>Mildenhall has a very good network of existing infrastructure for a town of its size. It is well served currently for sports pitches and nature reserves. The health facilities in Mildenhall are also very good with surplus provision of GPs and dentists for its population. New provision and improvement of existing provision of green infrastructure such as non-pitch sports facilities, allotments and playgrounds needs to be considered. Mildenhall's physical infrastructure is reasonable with identified current capacity at Mildenhall Substation and much headroom at Mildenhall Wastewater Treatment Works. The key infrastructure constraint for Mildenhall is the current traffic capacity within the town centre. The Transport Study suggests that the road network is under strain especially in the town centre and traffic management measures and sustainable transport should be high to assist development in Mildenhall and surrounding settlements such as West Row. In the longer term a Relief Road to the east linking to A1065 would ensure Mildenhall's overall infrastructure capacity to support growth is reasonably high.</p>					
Theme	Key Types of Infrastructure	Capacity and Delivery/ Phasing	Lead Agency/ Partners	Risks	Contingencies
Green Infrastructure and Biodiversity	Natural Open Space	Very good provision especially to east of town.	Natural England Forest Heath DC	None	None necessary

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				Well served for sports pitches. Less so for non-pitch sports. Provision within major development	Forest Heath DC Sport England Developers	Existing provision not capable of meeting need No suitable locations for non-pitch sports identified	Developer contributions to new provision Contribution to expansion/upgrading of existing facilities
	Sports Pitches and non-pitch sports			Current provision below benchmark. Additional site needed	Forest Heath DC Town Council	No suitable locations for allotments identified	Require in major development
	Allotments			Very well served in central locations (for a wider catchment)	Suffolk PCT Individual GP Practices	None	None necessary
	General Practitioners			Well served (for a wider catchment). Provision needed beyond 1100 new homes	Suffolk PCT Dental Practices	Loss of current facilities	Provision of modern attractive facilities.
	Dentists						
Health							

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Emergency Services	Police	Future capacity to be assessed by local assessment of need, including phasing.	Suffolk Constabulary	Adequate cover not maintained due to growth pressures	Negotiation to agree basis for developer funding
	Fire and Ambulance	Existing bases give good coverage of town	Suffolk Fire Service Ambulance Trust	Traffic congestion may lengthen call out times	Possible additional bases needed
Education	Primary Schools	Excess places at present. Reorganisation likely to remove this. New school in major development site required.	Suffolk County Council Private developers	Decision on reorganisation may not accept current scheme	Planning necessary with Suffolk CC to recognise position.
	Upper Schools	Upper School available for whole north of District. Tipping point 676 houses. New sixth form centre planned	Suffolk County Council	Decision on reorganisation may not accept current scheme	Planning necessary with Suffolk CC to recognise position.
Community Facilities	Libraries and Community Centres	Good library and community facilities. Northern part of area not served.	Suffolk County Council Forest Heath DC	Adequate coverage not maintained due to growth	Seek developer contributions to additional provision

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Transport	Road Network	Traffic issues in town centre. Measures to be developed to manage this. Relief Road may be necessary. Cycle routes to west of town.	Suffolk County Council Highways Agency	Funding for Relief Road not available.	Seek developer contributions towards provision in centre.
	Public Transport	Good bus network. Public transport service frequency can be improved on several routes.	Suffolk County Council Bus operators Rail Operator	Position worsens because of traffic issues	Diversion of traffic and developer contributions to Relief Road
Waste and Utilities	Water Supply	Well served, but need improved mains if development to south and east	Anglian Water	None	None necessary
	Foul Water and Sewage treatment	WwTW has significant headroom. Location means that development to west of town preferred – otherwise upgraded network necessary	Anglian Water Environment Agency	Development in preferred location not achieved	Measures to secure development there necessary.

	Energy	High peak demand requires diversion of supply from other areas. No need for upgrade at present	EDF Energy	If upgrade becomes necessary may delay development	Ensure upgrade carried out ahead of requirement
<p>BRANDON</p> <p>Brandon has a mixed provision of existing infrastructure for a town of its size. Infrastructure types including provision of local shops and services, indoor sports facilities and capacity of utilities infrastructure are all very good with capacity to accommodate growth. The primary schools in the Town have some capacity for new pupils, although reorganisation may remove this capacity. In contrast health facilities such as GPs and dentists are under significant strain with a deficit of 3-4 GPs for a settlement of Brandon's size. Community facilities and green infrastructure could also need additional provision, with outdoor sports facilities currently limited in provision.</p>					
Theme	Key Types of Infrastructure	Capacity and Delivery/ Phasing	Lead Agency/ Partners	Risks	Contingencies
Green Infrastructure and Biodiversity	Natural Open Space	Brandon has excellent natural areas – but nearest nature reserve is at Thetford Heath, Elveden. No provision needed	Natural England Suffolk County Council Forest Heath DC Developers	None	None necessary

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	Sports Pitches and non-pitch sports	Limited current capacity. Additional sports pitches required as part of development. Phasing as early as possible	Forest Heath DC Suffolk County Council Sport England Developers	Existing provision not capable of meeting need No suitable locations for non-pitch sports identified	Developer contributions to new provision Contribution to expansion/upgrading of existing facilities
	Allotments	New allotments recently provided	Forest Heath DC Town Council	None	None necessary
Health	General Practitioners	Poor provision at present. New Healthy Living Centre planned. Phasing = early	Suffolk PCT Individual GP Practices	Funding gap Failure to attract sufficient GPs	Contributions from development Creation of modern practice base
	Dentists	Poor level of provision at present. New Healthy Living Centre planned. Phasing = early	Suffolk PCT Dental Practices	Funding gap Failure to attract sufficient dentists	Contributions from development Creation of modern practice base.

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Emergency Services	Police	Future capacity to be assessed by local assessment of need, including phasing.	Suffolk Constabulary	Adequate cover not maintained due to growth pressures	Negotiation to agree basis for developer funding
	Fire and Ambulance	Fire station in Brandon but no ambulance station. Need for ambulance base identified	Suffolk Fire Service Ambulance Trust	Funding to maintain or provide new service	Ensure that budgets are resolved before provision. Developer contributions?
Education	Primary Schools	Excess places at present. Reorganisation likely to remove this. Both schools central – lengthy walk distances. New school in development area if required	Suffolk County Council Private developers	Decision on reorganisation may not accept current scheme	Planning necessary with Suffolk CC to recognise position.
	Upper Schools	No Upper School – travel to Mildenhall (or other site). Growth not sufficient to support new school	Suffolk County Council	Lack of school may undermine regeneration	Seek to support education in other ways.

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Community Facilities	Libraries and Community Centres	Library and community facilities central. New library planned within Healthy Living Centre	Suffolk County Council Forest Heath DC	Funding gap	Contributions from development
Transport	Road Network	High level of vehicle movements and out-commuting. Congestion on main A1065. Relief Road proposal supported by potential development; alternative is traffic management and diversion via A11/A134 for through traffic. A11 dualling intended to open early 2013	Suffolk County Council Highways Agency	Constraints of nature conservation and aircraft noise may prevent development from supporting relief road. Delay to A11 dualling	Reliance on traffic management measures through the town Interim measures may be necessary
Public Transport	Public Transport	Regular services but infrequent. Local town bus only operates during middle of day	Suffolk County Council Bus operators	Level of development may be too	Seek other means possible to improve bus service

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		Development contribution to improved services Better rail connection to bus and cycle routes	Rail Operator	small to generate much improvement Rail may be used for commuting	Accept this risk – would at least assist local housing market
Waste and Utilities	Water Supply	Development other than on east side may need upgrade to water main.	Anglian Water	Adequate coverage not maintained	Seek developer contributions to assist plans
	Foul Water and Sewage treatment	WwTW has reasonable headroom for growth	Anglian Water Environment Agency	None	None necessary
	Energy	Adequate capacity at substation	EDF Energy	None	None necessary
LAKENHEATH					
Lakenheath has a good network of existing infrastructure for a Key Service Centre of its size. Particularly it is well served currently for local services, though a wider coverage for local convenience shops would enhance provision. The primary school has a good level of capacity for new pupils and the existing provision of community centres is good with several facilities. New provision and improvement of existing provision of green infrastructure such as pitch and non-pitch sports facilities, allotments and playgrounds needs to be considered. Lakenheath's physical infrastructure capacity is mixed, with the substation currently operating comfortably within capacity but headroom for only a very small amount of development at Lakenheath Wastewater Treatment Works. Public transport is another key constraint with bus services currently requiring continual investment to ensure a frequent service.					

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Theme	Key Types of Infrastructure	Capacity and Delivery/ Phasing	Lead Agency/ Partners	Risks	Contingencies
Green Infrastructure and Biodiversity	Natural Open Space	Local nature reserve at Maids Cross Hill No provision needed	Natural England Suffolk County Council Forest Heath DC Developers	None	None necessary
	Sports Pitches and non-pitch sports	Poorly served. Need for new provision	Forest Heath DC Sport England Developers	No suitable locations for non-pitch sports identified	Contribution to expansion/upgrading of existing facilities
	Allotments	Only small area available. Need for additional provision	Forest Heath DC Town Council	No suitable locations for allotments identified	Develop allotments as part of another scheme using developer contributions
Health	General Practitioners	Adequate provision. Will need additional GP after 500 new homes developed	Suffolk PCT Individual GP Practices	Tipping point not sufficiently exceeded to provide for new facility	Rely on existing facility with some added support

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		No dental surgery (service from Mildenhall) Developer contribution	Suffolk PCT Dental Practices	Finance may not be sufficient in plan period	Plan temporary solution
Dentists	Police	Future capacity to be assessed by local assessment of need, including phasing.	Suffolk Constabulary	Adequate cover not maintained due to growth pressures	Negotiation to agree basis for developer funding
	Fire and Ambulance	Nearest bases are at Mildenhall – only slightly beyond 8 minute response time (ambulance) and within 15 minutes (fire). No provision necessary	Suffolk Fire Service Ambulance Trust	None	None necessary
Emergency Services	Primary Schools	Excess places at present and central to village. Reorganisation likely to remove this. Contributions to extend school	Suffolk County Council Private developers	Adequate coverage not maintained due to increase in population	Supplement contributions in short term to extend school
Education					

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	Upper Schools	Upper School available at Mildenhall. Tipping point 676 houses. New sixth form centre planned.	Suffolk County Council	Adequate coverage not maintained due to increase in population catchment	Developer contributions towards extension of upper school/ sixth form college
Community Facilities	Libraries and Community Centres	Small local library – well used. Several community halls – Memorial Hall is well used. No provision needed	Suffolk County Council Forest Heath DC	None	None necessary
Transport	Road Network	No access to A11 once dual carriageway scheme constructed. Dependent on access via Fiveways roundabout. No improvement proposed	Suffolk County Council Private developers	None	None necessary

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	Public Transport	Poor bus service, not on any route between major settlements. Developer contributions to support improved service, including to airbase	Suffolk County Council Bus operators	Bus provision not attractive enough to be viable	Look at local community alternatives
Waste and Utilities	Water Supply	Significant headroom for development	Anglian Water	None	None necessary
	Foul Water and Sewage treatment	Severely limited headroom for development. Scheme to extend WwTW	Anglian Water Environment Agency	Danger of downstream water quality suffering	Embargo on development until extension complete
	Energy	Substation operating with good capacity	EDF Energy	None	None necessary
RED LODGE					
<p>Red Lodge has a very limited network of existing infrastructure, though its planned expansion will ensure that provision is improved along with the growth, in line with the Red Lodge Master Plan. Currently the provision of key local services is poor with a limited number of shops and no school. There is also currently no outdoor sports provision in Red Lodge and also no allotments and the primary school is yet to be built although all these local services are planned in accordance with the Red Lodge Master Plan. The school is likely to come forward in the next phase of development. Red Lodge's physical infrastructure is also constrained with Kennett Substation and Tuddenham Waste Water Treatment Works currently nearing capacity. The provision of dentists and GPs will also need to be increased to support development.</p>					

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Theme	Key Types of Infrastructure	Capacity and Delivery/ Phasing	Lead Agency/ Partners	Risks	Contingencies
Green Infrastructure and Biodiversity	Natural Open Space	No local nature reserve. Nearest at Thetford Heath. Develop options for developer support	Natural England Suffolk County Council Forest Heath DC Developers	No local options available	Seek improvement/enlargement of nearby natural area
	Sports Pitches and non-pitch sports	No provision at present. School playing fields may be available when provided. Seek additional playing pitch/non-pitch areas in new development	Forest Heath DC Sport England Developers	Master Plan provision not adequate for increased growth	Ensure additional provision is made – developer contributions
	Allotments	No provision at present Developer provision to be identified	Forest Heath DC Town Council	No local options available	Ensure that new allocation makes provision.

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Health	General Practitioners	Currently below standard – needs significantly more GP’s for committed growth. Developer contribution to extended facilities	Suffolk PCT Individual GP Practices	The existing premises may not be suitable for expansion	Review options, including use of other community buildings.
	Dentists	No detail surgery at present. Developer contribution required	Suffolk PCT Dental Practices	Lack of suitable premises	Consider inclusion within other community buildings.
Emergency Services	Police	Future capacity to be assessed by local assessment of need, including phasing.	Suffolk Constabulary	Adequate cover not maintained due to growth pressures	Negotiation to agree basis for developer funding
	Fire and Ambulance	Nearest bases are at Mildenhall. Within the standard response time from these bases. No provision necessary	Suffolk Fire Service Ambulance Trust	None	None necessary

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Education	Primary Schools	No primary school at present- however, land has been transferred in order to provide one. Provision is part of Master Plan for Red Lodge.	Suffolk County Council Private developers	School plan not adequate to support further growth planned	Need to review options for additional or extended primary school
	Upper Schools	Red Lodge students have the option of using Mildenhall or Newmarket. Tipping point for new school = 4,600 homes (beyond current planned growth)	Suffolk County Council	Difficulty of access to either of the existing schools	Consider ways of improving accessibility, especially by cycle/ bus
Community Facilities	Libraries and Community Centres	No library. Millennium Centre built in 1999 is main community hall. Developer contributions to new provision for library service	Suffolk County Council Forest Heath DC	No site available for new library	Look at options for including library service within other community building.

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Transport	Road Network	No significant issues for road access. Lack of access to eastbound A14 may need to be addressed in future.	Suffolk County Council Private developers	Use of country roads to access A14 may give rise to traffic conflicts	Consider options for improving one route, but avoiding heavy vehicles moving through villages.
	Public Transport	Increase frequency of bus service (or add new route). Provide better access to Kennett station (including by cycle) – developer contribution	Suffolk County Council Bus operators	Rail service at Kennett station not improved	Seek to use developer contributions to assist rail operator to stop more trains there.
Waste and Utilities	Water Supply	Adequate headroom at present to 2019. Development to the west of Red Lodge may require network upgrades.	Anglian Water	Adequate coverage not maintained	Seek developer contributions to assist plans
	Foul Water and Sewage treatment	Tuddenham WwTW can only accommodate the committed growth. Development will need to fit in with Anglian Water Asset Management Planning (AMP) Phases. Upgrades will be	Anglian Water Environment Agency Forest Heath DC	Sustainable solutions can not be found for necessary upgrades	A Specialist piece of work will be undertaken in parallel with Level 2 of the WCS that will look to identify sustainable solutions for infrastructure upgrades. If solutions prove to be impossible through this specialist work the plan will need to be reviewed

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		needed to meet Water Framework Directive standards for discharges.		EDF Energy	Diversions may delay residential development coming forward	Ensure upgrading or diversion of supply takes place ahead of planned growth.
Energy		Kennett substation is registering high demand at times, but supply can be diverted from neighbouring areas. No restrictions on phasing				
BECK ROW						
Beck Row has a reasonable network of existing infrastructure for a Primary Village, however many of its residents work on the Air Base and may use services there that are not necessarily open to community use. This means that provision of many infrastructure types, such as sports facilities, is relatively poor. There are also no GPs or Dentists which its size would be able to support. There is only a small amount of energy capacity from Mildenhall substation, although the Wastewater Treatment Works has significant headroom. Beck Row Primary school has a small amount of capacity for new pupils. The existing road network suffers from congestion from the Airbase and current public transport is reasonably poor, meaning the transport network is a key constraint.						
Theme	Key Types of Infrastructure	Capacity and Delivery/ Phasing	Lead Agency/ Partners	Risks	Contingencies	
Green Infrastructure and Biodiversity	Natural Open Space	Nature reserve at Aspal Close. No addition necessary	Natural England Suffolk County Council	None	None necessary	

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Emergency Services	Police	Future capacity to be assessed by local assessment of need, including phasing.	Suffolk Constabulary	Adequate cover not maintained due to growth pressures	Negotiation to agree basis for developer funding
	Fire and Ambulance	Nearest bases are at Mildenhall – only slightly beyond 8 minute response time (ambulance) and within 15 minutes (fire). No provision necessary	Suffolk Fire Service Ambulance Trust	None	None necessary
Education	Primary Schools	Primary school in centre of Beck Row. However, few surplus places. Tipping point = 234 more homes. May require expansion.	Suffolk County Council Private developers	Adequate coverage not maintained to meet growth	Identify scope for expansion of existing school.
	Upper Schools	Upper School available at Mildenhall. Tipping	Suffolk County Council	Adequate coverage not maintained due to	Developer contributions towards extension of upper school/ sixth form college

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Community Facilities	Libraries and Community Centres	point 676 houses. New sixth form centre planned	Mobile library service, or use of Mildenhall library. Community Centre well used. Development may need to fund expansion of hall.	Suffolk County Council Forest Heath DC	Adequate coverage may not be maintained due to growth	increase in population catchment	Ensure developer contributions can be used appropriately to enhance services.
Transport	Road Network	Linked to Mildenhall	Traffic issues in town centre. Measures to be developed to manage this. Relief Road may be necessary at some point	Suffolk County Council Private developers	Funding for Relief Road not available.	Seek developer contributions towards provision in centre.	
Public Transport		Limited bus services.	Development to contribute to better frequency	Suffolk County Council Bus operators	Improvement not maintained due to traffic issues	Necessary road and infrastructure measures to be identified and funded by developers	

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Waste and Utilities	Water Supply	Good capacity throughout	Anglian Water	None	None necessary
	Foul Water and Sewage treatment	Drained to Mildenhall WwTW, which has significant headroom	Anglian Water Environment Agency	None	None necessary
	Energy	High peak demand requires diversion of supply from other areas. No need for upgrade at present	EDF Energy	If upgrade becomes necessary may delay development	Ensure upgrade carried out ahead of requirement
KENTFORD					
<p>Kentford itself has a poor range of services, with most types of infrastructure located in nearby settlements including sports pitches, non-pitch sports, allotments, playgrounds, library. Although the village had a village hall the Built Facilities Study identified that it is currently not in use. The nearest primary school is in Moulton a short distance away, although this does have good pupil capacity. There are no health facilities in the village, although it is theoretically not large enough to support a GP or dentist. Kennett substation is nearing capacity although Newmarket Wastewater Treatment Works, which serves Kentford, has significant headroom. The transport network has the potential to be good, particularly with the proximity of the A14 and the existing railway station, however, works may need to come forward to ensure the road network is not congested or hazardous and the station is accessible. Overall Kentford's lack of existing facilities is reflected in the low level of development which can be accommodated.</p>					
Theme	Key Types of Infrastructure	Capacity and Delivery/ Phasing	Lead Agency/ Partners	Risks	Contingencies

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Green Infrastructure and Biodiversity	Natural Open Space	No local nature reserve. However other green infrastructure available. Developer contributions to provide additional greenspace	Natural England Suffolk County Council Forest Heath DC Developers	No identified sites for improvement	Seek to enhance access to other green areas.
	Sports Pitches and non-pitch sports	No provision at present Developer contribution to achieving playing pitch provision	Forest Heath DC Sport England Developers	Insufficient development to fund effective provision	Look for financial support on an interim basis
	Allotments	No provision. Theoretical requirement for small site. In practice unlikely on level of growth proposed	Forest Heath DC Town Council	Higher growth approved	Developer provision of small site required

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Health	General Practitioners	No GP surgery. Tipping point 213 new homes – unlikely to be reached	Suffolk PCT Individual GP Practices	GP's in Newmarket may not be able to cater for growth in Kentford	Developer contributions to be sought for provision of new facility in Kentford or expansion of facilities in Newmarket
	Dentists	No dental surgery Tipping point 337 new homes – unlikely to be reached	Suffolk PCT Dental Practices	Dentists in Newmarket may not be able to cater for growth in Kentford	Developer contributions to be sought for provision of new facility in Kentford or expansion of facilities in Newmarket
Emergency Services	Police	Future capacity to be assessed by local assessment of need, including phasing.	Suffolk Constabulary	Adequate cover not maintained due to growth pressures	Negotiation to agree basis for developer funding
	Fire and Ambulance	Nearest bases are at Newmarket – within standard response times. No provision necessary	Suffolk Fire Service Ambulance Trust	None	None necessary
Education	Primary Schools	Primary School in Moulton nearby has surplus places to accommodate growth.	Suffolk County Council Private developers	None	None necessary

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	Upper Schools	Nearest Upper School is in Newmarket. Growth not sufficient to change that.	Suffolk County Council	None	None necessary
Community Facilities	Libraries and Community Centres	No library building - relies on mobile service. Community hall closed - new one to be provided through developer contributions	Suffolk County Council Forest Heath DC	No site suitable for hall	Investigate options for development or provision of site in nearby Moulton.
		Road Network	Suffolk County Council Private developers	Development insufficient to fund these improvements	Consider additional development to do so, when plan reviewed.
Transport	Public Transport	Cross roads at centre of village will need improvement to cater for additional traffic. Also new footpath route to station to be provided. Hourly service to Bury St Edmunds and Newmarket. No improvement needed	Suffolk County Council Bus operators	None	None necessary

Waste and Utilities	Water Supply	Large mains pipes serving the village and good headroom	Anglian Water	None	None necessary
	Foul Water and Sewage treatment	Served by Newmarket WwTW which has significant headroom.	Anglian Water Environment Agency	None	None necessary
	Energy	Local substation reaching capacity. EDF has plans to upgrade this soon.	EDF Energy	Upgrade does not happen soon enough	Negotiation with EDF to bring forward
EXNING					
<p>Exning has a good network of existing infrastructure for a village of its size and it is also located close to further amenities in Newmarket. Particularly it is well served currently for green infrastructure, with a good level of sports pitch provision, lots of open amenity space and a large allotment site. The primary school has a reasonable level of capacity for new pupils and middle school and upper schools are located nearby in Newmarket. Exning's physical infrastructure is good, with current capacity within Exning substation and significant headroom in Newmarket Wastewater Treatment Works. The key infrastructure pressures in Exning are the capacity of junction 37 on the A14, the small size of community facilities and the lack of natural greenspace. Exning's location near to Newmarket means it has many facilities nearby, but to ensure that it is accessible to residents, consideration should be given to improving bus services and providing direct and off-road pedestrian and cycle links between Exning and Newmarket.</p>					
Theme	Key Types of Infrastructure	Capacity and Delivery/ Phasing	Lead Agency/ Partners	Risks	Contingencies

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Green Infrastructure and Biodiversity	Natural Open Space	No local nature reserve. Development to provide additional natural greenspace	Natural England Suffolk County Council Forest Heath DC Developers	No suitable locations identified. Existing areas incapable of providing for increased population	Reliance on improved sites elsewhere Contributions sought to upgrade sites.
	Sports Pitches and non-pitch sports	Exning is currently well served. No need for new provision	Forest Heath DC Sport England Developers	None	None necessary
	Allotments	Large allotment site provides for needs well beyond growth proposed	Forest Heath DC Town Council	None	None necessary
	General Practitioners	No GP surgery. Relies on Newmarket provision.	Suffolk PCT Individual GP Practices	Newmarket provision inadequate for increased population	Developer contributions from Exning to support additional provision there
Health					

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			There is a single dentist in Exning. This is adequate for needs – tipping point 620 new homes.	Suffolk PCT Dental Practices	None	None necessary
Emergency Services	Police		Future capacity to be assessed by local assessment of need, including phasing.	Suffolk Constabulary	Adequate cover not maintained due to growth pressures	Negotiation to agree basis for developer funding
	Fire and Ambulance		Nearest bases are at Newmarket – within standard response times. No provision necessary	Suffolk Fire Service Ambulance Trust	None	None necessary
Education	Primary Schools		Primary School central in village and has surplus capacity. Unlikely to be any additional need.	Suffolk County Council Private developers	Adequate coverage not maintained due to growth	Seek developer contributions for extension of school
	Upper Schools		Nearest Upper School is Newmarket. Growth not sufficient to change that.	Suffolk County Council	None	None necessary

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Community Facilities	Libraries and Community Centres	No library building – relies on mobile service. There are two local halls, both small. Developer contributions to enhance community facilities.	Suffolk County Council Forest Heath DC	Development may be insufficient to achieve much improvement	Consider additional development to do so, when plan reviewed
Transport	Road Network	Traffic congestion at junction of A14/A142, generates need for improvement, to which this development should contribute. Also cycle links to centre of Newmarket should be further enhanced	Suffolk County Council Private developers	Traffic problems, due to levels of car use continue	Investigate other ways of supporting non car modes.
Waste and Utilities	Public Transport	Good bus service already	Suffolk County Council Bus operators	Traffic problems delaying services (as above)	Investigate means of giving priority to buses on the main route into Newmarket.
	Water Supply	Large mains pipes serving the village and good headroom	Anglian Water	None	None necessary

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	Foul Water and Sewage treatment	Served by Newmarket WwTW which has significant headroom	Anglian Water Environment Agency	None	None necessary
	Energy	Exning substation experiences high demand at times, but supply can be diverted from elsewhere	EDF Energy	If upgrade becomes necessary may delay development	Ensure upgrade carried out ahead of requirement
WEST ROW					
<p>West Row has a reasonable network of existing infrastructure for a Primary Village of its size. The primary school has a reasonable level of capacity for new pupils and it has retained services such as a post office and a café. New provision and improvement of existing green infrastructure such as non-pitch sports facilities, amenity open space and playgrounds needs to be considered. West Row's physical infrastructure is reasonable with some capacity from Mildenhall substation and good headroom in Mildenhall Wastewater Treatment Works. It has a new village hall. The key infrastructure constraints for West Row relate to its rural road network which is unlikely to be able to support high levels of development and also its health services, with no GPs currently serving the village.</p>					
Theme	Key Types of Infrastructure	Capacity and Delivery/ Phasing	Lead Agency/ Partners	Risks	Contingencies
Green Infrastructure and Biodiversity	Natural Open Space	No nature reserve locally (but is one at Beck Row) Improve access to Beck Row	Natural England Suffolk County Council Forest Heath DC	None	None necessary

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	Fire and Ambulance	Nearest bases are at Mildenhall – only slightly beyond 8 minute response time (ambulance) and within 15 minutes (fire). No provision necessary	Suffolk Fire Service Ambulance Trust	None	None necessary
Education	Primary Schools	Primary School in West Row has surplus capacity and probably enough to cater for growth	Suffolk County Council Private developers	Inadequate capacity for level of growth	Developer contributions to be sought for extension of school
	Upper Schools	Upper School available at Mildenhall. Tipping point 676 houses. New sixth form centre planned.	Suffolk County Council	Adequate coverage not maintained due to increase in population catchment	Developer contributions towards extension of upper school/ sixth form college.
Community Facilities	Libraries and Community Centres	No library – relies on mobile library service. New village hall of good standard	Suffolk County Council Forest Heath DC	Adequate coverage not maintained due to increased population	Developer contributions to support improved service

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Transport	Road Network	Linked to Mildenhall Traffic issues in town centre. Measures to be developed to manage this. Relief Road may be necessary.	Suffolk County Council Private developers	Funding for Relief Road not available.	Seek developer contributions towards provision in centre.
	Public Transport	Limited bus services and poor frequency. Development to contribute to better frequency.	Suffolk County Council Bus operators	Improvement not maintained due to traffic issues	Necessary road and infrastructure measures to be identified and funded by developers
Waste and Utilities	Water Supply	Large mains pipes serving the village and good headroom	Anglian Water	None	None necessary
	Foul Water and Sewage treatment	Served by Newmarket WwTW which has significant headroom	Anglian Water Environment Agency	None	None necessary

	Energy	High peak demand requires diversion of supply from other areas. No need for upgrade at present	EDF Energy	If upgrade becomes necessary may delay development	Ensure upgrade carried out ahead of requirement
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Table 4.1 Core Strategy Infrastructure Delivery Requirements

Monitoring

4.1.6 Preparation of any plan should never be seen as a once and for all activity. It is essential to check that the plan is being implemented correctly, assess the outcomes that result, and check if these still remain as intended, and as currently desired. This requires a process of continual monitoring, and the potential to review the plan's policies and proposals as and when necessary.

4.1.7 The policies contained within this document will be monitored to ensure that the Local Development Framework delivers the aims and objectives for the District to 2021 and looking ahead to 2031. The Planning and Compulsory Purchase Act (2004) requires Local Authorities to publish Annual Monitoring Reports (AMRs), the AMR illustrates the performance of policies on an ongoing basis, and provide the main mechanism for policy review and performance management.

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Core Strategy Policies	Implementation Mechanism	Lead Agencies and Partners	Dependencies	Contingencies	Risks	Mitigation
CS1: Spatial Strategy for Forest Heath	Core Strategy Policies. Spatial Strategy delivery Framework	See table 4.1 and Environmental and Infrastructure Capacity Appraisal (2009).	Other partners taking a similar approach in their strategies and investment plans.	None	See table 4.1 and Infrastructure and Environmental Capacity Appraisal (2009).	Single issue review of the Core Strategy policy
CS2: Natural Environment	Site Allocations Document Development Policies Document Development Control System Biodiversity and Geodiversity Action Plans	Forest Heath DC Biodiversity / Geodiversity Partnerships Suffolk Biodiversity Partnership Natural England	Other partners taking a similar approach in their strategies and investment plans.	Review of national and local policy appropriate to the natural environment	n/a	Single issue review of the Core Strategy policy
CS3: Landscape Character and the Historic Environment	Site Allocations Document Development Policies Document Development Control System	Suffolk County Council Forest Heath DC Biodiversity / Geodiversity Partnerships	None	None	n/a	n/a

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Core Strategy Policies	Implementation Mechanism	Lead Agencies and Partners	Dependencies	Contingencies	Risks	Mitigation
CS4: Climate Change	Development Policies Document Development Control System Building Control System	Forest Heath DC Private Sector Housing Association and other developers	Other partners taking a similar approach in their strategies and investment plans.	Review of Climate Change policy	Climate change increases faster than predicted	Single issue review of the Core Strategy policy
CS5: Design Quality	Development Policies Document Development Control System	Forest Heath District Council English Heritage Suffolk Conservation Officer Group Developers/Architects	None	None	N/a	N/a
CS6: Economy and Tourism	Site Allocations Document Development Policies Document West Suffolk Community Strategy Development Control System	Forest Heath DC Local Strategic Partnership Private Developers Local Businesses	In the medium term, delivery is dependent on the completion of the Red Lodge Master Plan and infrastructure provision/investment as set out in table 4.1.1.	None	Competition from other areas of the county, country and abroad	Early implementation of proposals, promotion and marketing.

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Core Strategy Policies	Implementation Mechanism	Lead Agencies and Partners	Dependencies	Contingencies	Risks	Mitigation
CS7: Overall Housing Provision	Site Allocations Document Development Policies Document Development Control System Red Lodge Master Plan	Forest Heath DC Local Strategic Partnership Housing Associations Developers/Architects Suffolk County Council	In the medium to long term, delivery is dependent on the completion of the Red Lodge Master Plan and infrastructure provision/investment as set out in table 4.1.	Single Issue Review of Core Strategy.	Do not deliver the annual housing requirement	On going monitoring of housing delivery and regular updating of the Strategic Housing Land Availability Assessment
CS8: Provision for Gypsy and Travellers	Site Allocations Document Development Control System	Forest Heath DC Suffolk County Council Gypsy and Traveller Community	Depending on sites coming forward.	Single Issue Review of Core Strategy.	Do not deliver the pitch requirements	On going monitoring and allocation of required number of pitches based on evidence base
CS9 Provision of Affordable Housing	Development Control System	Forest Heath DC Housing Associations	none	Single Issue Review of Core Strategy.	Do not deliver the 259 affordable housing annual need.	Ongoing monitoring.
CS10: Sustainable Rural Communities	Development Control System	Forest Heath DC	none	Single Issue Review of Core Strategy.		

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Core Strategy Policies	Implementation Mechanism	Lead Agencies and Partners	Dependencies	Contingencies	Risks	Mitigation
CS11: Retail and Town Centre Strategy	Site Allocations Document Development Policies Document	Forest Heath DC Developers Town Centre Groups	Dependent on successful regeneration/expansion.	Site Specific Allocations Single Issue Review of Core Strategy.	Inability to prevent the loss of future facilities and services in rural areas	Explore more innovative ways of supporting and providing services in the rural areas, partly through the Development Control Policies.
CS12: Strategic Transport Improvements	Local Transport Plan Site Allocations Document Development Policies Document Development Control System Developer Contributions	Forest Heath DC Suffolk County Council Highways Agency	Dependent on funding	Promote schemes such as the relief roads at Brandon and Mildenhall	Loss of SPA and sensitive Breckland landscape designation	Appropriate mitigation must be put in place

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Core Strategy Policies	Implementation Mechanism	Lead Agencies and Partners	Dependencies	Contingencies	Risks	Mitigation
CS13: Infrastructure and Sustainable Communities	<p>Site Allocations Document</p> <p>Development Policies Document</p> <p>Red Lodge Master Plan</p> <p>Local Strategic Partnership</p> <p>Developer Contributions</p>	<p>Local Strategic Partnership</p> <p>Service and infrastructure providers</p> <p>Forest Heath District Council</p> <p>Parish/Town Councils</p> <p>Local community</p>	<p>Land values being sufficiently high for developments to be viable.</p> <p>Other partners taking a similar approach in their strategies and investment plans.</p>	Implementation of Community Infrastructure Levy / S106	n/a	n/a

Table 4.2 Core Strategy Policy Delivery Framework

Performance Indicators

4.1.8 Progress towards the Core Strategy's vision should be measured against a number of Performance Indicators. Government guidance on monitoring LDFs advises that a structured approach to developing indicators is necessary, recognising their different types and purposes. This reflects the recommended approach of establishing objectives, defining policies, setting targets and measuring indicators.

4.1.9 As Government guidance indicates, the development of a monitoring framework will be gradual and evolutionary, as the plan is put into place, and as the spatial approach to planning is developed. The set of indicators collected, with associated targets, should be kept short, to enable collection to be achieved, and to provide a simple but robust set of measures of the plan's performance. A set of core output and local output indicators in relation to both the Core Strategy is shown in table 4.3. The assistance of the implementation agents who will be involved in delivering the policies will be crucial in collecting and measuring performance. Targets to measure performance against the indicators are also defined.

4.1.10 The indicators shown in the table are intended to measure the key outcomes sought, and provide a brief guide to overall progress on the Core Strategy. Each Development Plan Document will be monitored individually, and the results brought together in the Annual Monitoring Report. The involvement of partner organisations will be sought wherever appropriate and are in many instances already being undertaken. A close relationship will be maintained with the monitoring process being undertaken at the regional level, since the RSS also requires annual monitoring.

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Core Strategy Policy	Core Strategy Objectives	Indicators	Target	Responsible Bodies
CS2: Natural Environment	ENV1	Change in number and area of designated nature conservation sites	No loss	Forest Heath DC, Suffolk County Council, Natural England, Suffolk Wildlife Trust, Countryside Management Projects
		Reported condition of SSSIs	No target	
		Achievement of habitat action plan targets	Maximise	
		Achievement of species action plan targets	Maximise	
		Achievement of geodiversity action plan targets	Maximise	
CS3: Landscape Character and the Historic Environment	C4 ENV4	Number of listed buildings and buildings at risk	Minimise	Forest Heath DC, Suffolk County Council, Private Developers English Heritage
		Number and area of Conservation Areas and Article 4 Directions	Maximise	
CS4: Climate Change	ENV2 ENV3	Properties at risk of flooding	Minimise	Forest Heath DC, Environment Agency, Anglian Water
		Flood Risk – planning applications approved against Environment Agency advice	0 per annum	
	Number of air quality management areas and dwellings affected	0 per annum		
	Number of developments as defined policy that provide 10% + of there energy from renewable sources	Maximise		
CS5: Design Quality	ENV4	% of residents who are happy with their neighbourhood	Maximise	Forest Heath DC

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Core Strategy Policy	Core Strategy Objectives	Indicators	Target	Responsible Bodies
CS6: Economy and Tourism	ECO1 - 7	Total amount of additional employment floorspace - by type Employment land available - by type Total Amount of employment floorspace on previously developed land - by type	Maximise No loss Maximise	Forest Heath DC, Local Businesses, EEDA
CS7: Overall Housing Provision	H1 - 3	Total amount of housing completed Number and percentage of new dwellings completed on Brownfield land	370 per annum 30%	Forest Heath DC, Private developers, Landowners
CS8: Provision for Gypsy and Travellers	H1	Number of Permanent pitches provided	18 up to 2011	Forest Heath DC, Landowners, Gypsy and Traveller Community, Suffolk County Council
CS9 Provision of Affordable Housing	H2	Number of Affordable housing dwellings	259 per annum	Forest Heath District Council, Housing Associations
CS10: Sustainable Rural Communities	C1 H2	Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre	Maximise	Forest Heath DC, Suffolk County Council, Public Transport providers, Parish Councils, Primary Care

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Core Strategy Policy	Core Strategy Objectives	Indicators	Target	Responsible Bodies
CS11: Retail and Town Centre Strategy	ECO4	Total amount of floorspace for 'town centre uses'	Maximise retail frontage in town centre	Trust, Registered Social Landlords, Private Developers
		New retail floorspace in town centres	Maximise in accordance with Policy CS1 and CS7	Forest Heath DC, Private developers, Town Councils
CS12: Strategic Transport Improvements	T1 - 4	% of footpaths and other rights of way which are easy to use by members of the public	Maximise	Suffolk County Council, Forest Heath DC
		Proportion of journeys to work on foot or by cycle	Maximise	
CS13: Infrastructure and Sustainable Communities	ENV6	Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre	No target identified	Forest Heath DC, West Suffolk Local Strategic Partnership, Suffolk County Council, Primary Care Trust, Utility providers, Environment Agency, Registered Social Landlords

Table 4.3 Core Strategy Monitoring Framework

4.1.11 Forest Heath's housing trajectory (Figure 4.1) illustrates past performance in increasing housing stock within the District compared to the East of England Plan requirement. The overall allocation target of 6,400 is set by the Regional Spatial Strategy to 2021.

4.1.12 This housing trajectory uses the Regional Spatial Strategy requirements as the basis of formal assessment. Each year the housing trajectory within the Annual Monitoring Report will be updated in light of the actual completion rates and will give the Local Authority an indication how their housing policies are performing. If the housing trajectory forecasts a surplus or shortfall, the Local Authority may decide it necessary to review the housing policy and make the required adjustments within the LDF.

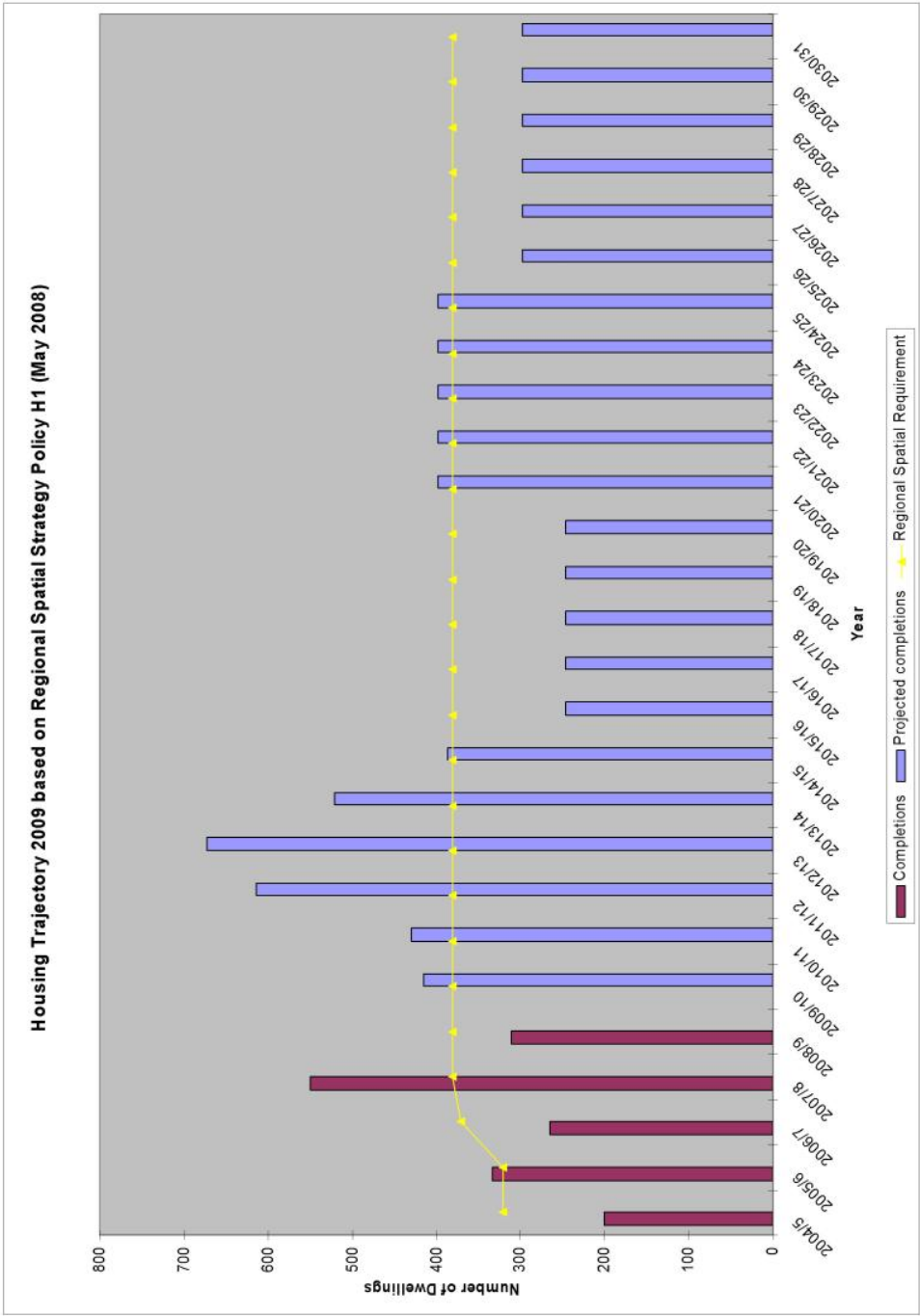
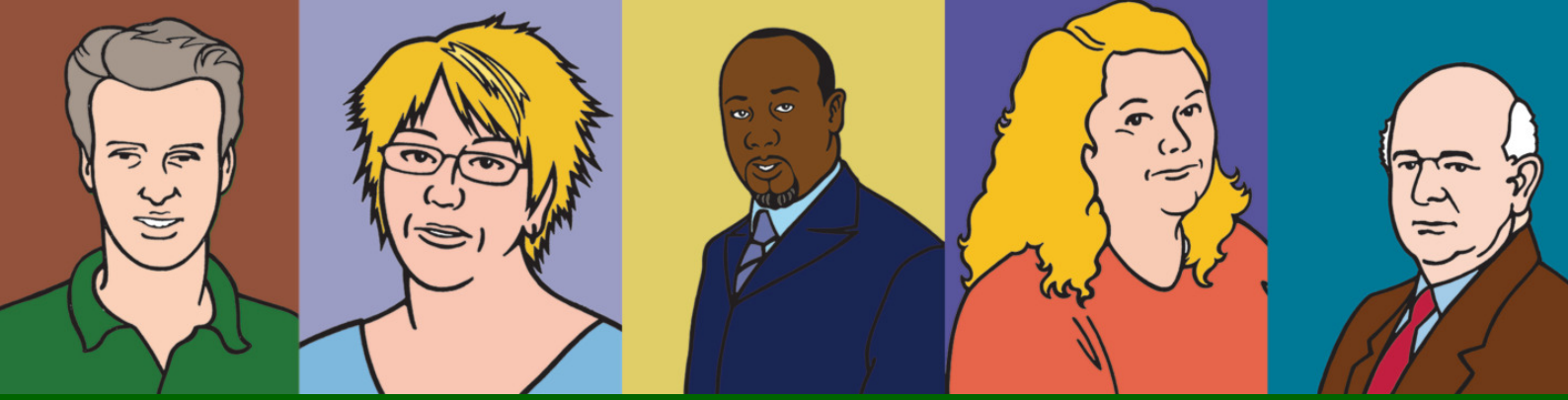


Figure 4.1



Appendix A Saved Policies to be Replaced

Appendix A Saved Policies to be Replaced

A.1 The Forest Heath Local Plan was adopted in 1995. In September 2007 Forest Heath District Council made representations to the Secretary of State to save a number of policies from the adopted Forest Heath Local Plan (1995) beyond the transition period from the implementation of the Planning and Compulsory Purchase Act (2004).

A.2 The policies in the Core Strategy supersede a number of the saved policies from the Local Plan (see table A.1). The retained Local Plan Policies remain part of the Councils Development Plan until they are replaced by those contained within other subsequent DPDs (including the Development Policies DPD and the Site Allocations DPD).

A.3 The Council has assessed the remaining saved policies to determine which are to be superseded by the policies in the Core Strategy DPD. The table below indicates those that are to be saved or replaced.

Saved Local Plan Policy Number	Local Plan Policies to be saved or replaced by the Core Strategy
3.1 - The Towns and Red Lodge	Replaced by CS1: Spatial Strategy
3.2 - The Villages	Replaced by CS1: Spatial Strategy
3.3 - The Minor Settlements	Replaced by CS1: Spatial Strategy
3.6 - Housing for the Military Air Bases	Retained
4.4, 4.6 to 4.10 and 4.12 - New Residential Allocations	Retained
4.14 - Windfall Sites - Towns	Retained
4.15 - Windfall Sites - Villages	Retained
4.16 - Windfall Sites - Minor Settlements	Retained
4.24 - Replacement or Extended Dwellings in the Countryside	Retained
4.28 - Conversion of Existing Properties to Flats/Housing in Multiple Occupation	Retained
4.31 - Self-contained Residential Annexes	Retained

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Saved Local Plan Policy Number	Local Plan Policies to be saved or replaced by the Core Strategy
4.32 - Extension to Dwellings	Retained
5.4 New Allocations for Industrial and Commercial Development - Newmarket	Retained
5.6 - New Allocations for Industrial and Commercial Development - Lakenheath	Retained
5.14 - Visitor Attractions (related to horse racing)	Retained
6.2 - Roads Primary Route Network - Mildenhall	Retained. To be read with CS12 Strategic Transport Improvements
6.5 - Roads Primary Route Network - Newmarket	Retained. To be read with CS12 Strategic Transport Improvements
6.10 - Horse Walks	Retained
6.12 - Lorry Parking	Retained
7.2 - Newmarket Town Centre	Replaced by CS11 Retail and Town Centre Strategy
7.3 - Mildenhall Town Centre	Replaced by CS11 Retail and Town Centre Strategy
7.4 - Brandon Town Centre	Replaced by CS11 Retail and Town Centre Strategy
7.5 - Non-Retail Uses in Town Centres	Retained
8.19 - Advertisements and Shop Fronts in Conservation Areas	Retained
8.37 - Vacant Sites	Retained
9.1 - The Rural Area and New Development	Retained. To be read with CS10 Sustainable Rural Communities
9.2 - The Rural Area and New Development	Retained. To be read with CS10 Sustainable Rural Communities

Core Strategy Development Plan Document 2001-2026 (with housing projected to 2031) Adopted May 2010: Saved Policies to be Replaced

Saved Local Plan Policy Number	Local Plan Policies to be saved or replaced by the Core Strategy
10.2 - Outdoor Playing Space	Retained. To be read with CS13 Infrastructure and Sustainable Communities
10.3 - Outdoor Playing Space	Retained. To be read with CS13 Infrastructure and Sustainable Communities
10.4 - Recreational Development at Newmarket	Retained
10.5 - Loss of Public or Private Open Space or Recreational Facilities	Retained
11.2 - Red Lodge Schools	Replaced by CS1 Spatial Strategy and CS13 Infrastructure and Sustainable Communities
11.5 - Newmarket Hospital	Retained
12.1 - Racecourse and Training Grounds	Retained
12.2 - The Studs	Retained
12.3 - The Studs	Retained
12.4 - Training Establishments	Retained
12.5 - Training Establishments	Retained
12.6 - Training Establishments	Retained
12.7 - Training Establishments	Retained
12.8 - Training Establishments	Retained
12.10 - Other Facilities	Retained
13.1 - General Expansion of Red Lodge	Retained
13.2 - Master Plan	Retained
13.3 - Master Plan	Retained
13.4 - Legal Agreements	Retained

Saved Local Plan Policy Number	Local Plan Policies to be saved or replaced by the Core Strategy
13.5 - Completion of Master Plan and Legal Agreements	Retained
13.6 - Development Diagram	Retained
14.1 - Implementation of Red Lodge	Retained

Table A.1 Local Plan Policies to be Saved or Replaced



Appendix B Glossary

Appendix B Glossary

Adoption - The final confirmation of a development plan or Local Development Document as having a statutory status by a Local Planning Authority (LPA).

Affordable Housing – Housing that is provided, for people who are unable to resolve their housing needs in the local private sector market because of the relationship between housing costs and incomes (Housing Needs Survey, 2000).

Allocation - An area of land identified in a Development Plan. The allocation will indicate the Council's preferred use for the land.

Ancient Woodlands - Woodland that is believed to have existed from at least medieval times.

Annual Monitoring Report (AMR) – Is a document requirement of the Planning Act for local planning authorities to monitor and review progress towards the delivery of the local development documents. Progress is set down in an Annual Monitoring Report which has to be prepared by the December following the end of the previous financial year.

Area Action Plans (AAP) - Plans for areas of change or conservation. Their purpose is to deliver planned growth, stimulate regeneration and protect areas sensitive to change through conservation policies, make proposals for enhancement and resolve conflicting objectives in areas where there is significant development pressure. Area Action Plans are Development Plan Documents, which means they carry the full weight of the planning system in determining planning applications.

Biodiversity (or Biological Diversity) – the variety of life on earth or in a specified region or area.

Biodiversity Action Plan (BAP) - A BAP is part of a framework of lists and action plans identifying specific species and habitats, a BAP can be species or habitat specific or can relate to a certain area (e.g. Forest Heath District). They can be produced on a national, county and district scale. The UK BAP was first published in 1994 following the 1992 Rio Convention of Biological Diversity.

Capacity (in retailing terms) - Money available within the catchment area with which to support existing and additional retail floor space.

Catchment (in retailing terms) - An area, often considered within easy walking or driving distance, in which people are happy travelling to shops.

Centres (definitions from PPS6, Annex A):

Town: Town centres will usually be the second level of centres after city centres and, in many cases, they will be the principal centre or centres in a local authority's area. In rural areas they are likely to be market towns and other centres of similar size and role which function as important service centres, providing a range of facilities and services for extensive rural catchment areas. In planning the future of town centres, local planning authorities should consider the function of different parts of the centre and how these contribute to its overall vitality and viability.

District: District centres will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library.

Local: Local centres include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. Other facilities could include a hot-food takeaway and launderette. In rural areas, large villages may perform the role of a local centre.

Community Strategy - A strategy prepared by a community to help deliver local aspirations, under the Local Government Act (2000).

Comparison Shopping - Comparison retailing is the provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.

Compensation - measures to offset or make up for losses caused as a result of development or other change, including residual adverse effects which cannot or may not be entirely mitigated.

Convenience Shopping - Convenience retailing is the provision of everyday essential items, including food, drinks, newspapers/magazines and confectionery.

Conservation Area - An area, designated by a local authority, of special architectural or historic interest within towns and villages, which has been given special status to ensure its protection and enhancement.

Core Strategy - The LDD sets out the key elements of the planning framework for the area. It comprises: a spatial vision and strategic objectives for the area; a spatial strategy; core policies; and a monitoring and implementation framework.

County Wildlife Site (CWS) - CWSs are designated according to Natural England guidelines. CWSs are recognised by PPS9 (Biological and Geological Conservation) as having a fundamental role to play in meeting national biodiversity targets. CWSs are not protected by legislation, but their importance is recognised by local authorities when considering any relevant planning applications and there is a presumption against granting planning permission for development that would have an adverse impact on a site.

Density - In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.

Designated Sites – collective term for specific sites, capable of being identified on a map, recognised for their nature conservation value which is usually described in a written citation.

Development - Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land". Most forms of development require planning permission.

Development Policies – These are criteria based policies which will be applied to ensure that all development meets the overall vision and strategic policies set out in the Core strategy. To a greater or lesser extent these policies will need to be taken into account in the determination of the majority of planning applications. In the Forest Heath Local Development Framework the development control policies will be included in the 'Development Policies' DPD.

Development Plan Document (DPD) – Statutory planning document to be produced under the new legislation that will be subjected to community consultation and independent testing by a Government appointed inspector.

East of England Regional Assembly (EERA) – The body responsible for the preparation of the Regional Spatial Strategy.

Ecosystem – a dynamic complex of plant, animal and micro-organism communities and their non-living environment interacting as a functional unit.

Employment Land Review (ELR) - Assessment of the supply of and demand for employment land and floorspace. The review examines:

- Examines existing documents, policies and strategies
- Takes stock of the existing provision of employment floorspace

- Assesses future requirements based on discussions with existing employers and an analysis of future trends
- Identifies a portfolio of employment sites
- Helps develop new employment policies for the future

Joint study with St Edmundsbury Borough Council, Mid Suffolk District Council and Babergh District Council (WSELR - West Suffolk Employment Land Review).

Enhancement – measures to increase the quality, quantity, net value or importance of biodiversity or geological interest.

Evidence Base - The information and data gathered by Local Authorities to justify the 'soundness' of the policy approach set out in Local Development Documents, including physical, social and economic characteristics of an area.

Examination in Public (EiP) - A term given to the examination of soundness of a development plan document by an Independent Planning Inspector where the document, evidence bases and any representations are considered before a binding report is issued.

Fragmentation – breaking up a habitat, ecosystem or land-use type into smaller parcels resulting in habitat or species isolation and reduced connectivity.

General Permitted Development Order (GPDO) - A Government document outlining that certain limited or minor forms of development may proceed without the need for planning permission.

Greenfield – Land that is or has been occupied by agricultural or forestry buildings.

- Land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures.

- Land in built-up areas such as parks, recreation grounds and allotments, which, although it may feature paths, pavilions and other buildings, have not been previously developed.

- Land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings).

There is no presumption that land that is previously-developed is not necessarily suitable for housing development nor that the whole of the curtilage should be developed.

Green Infrastructure - Green infrastructure is defined as the multi-functional network of 'greenspaces' and inter-connecting green corridors in urban areas, the countryside in and around towns and rural settlements, and in the wider countryside. Green infrastructure is a natural life support system providing benefits for people and wildlife. It encompasses 'natural greenspaces' (colonised by plants and animals and dominated by natural processes) and man-made 'managed greenspaces' (urban parks and designed historic landscapes), as well as their many connections (footpaths, cycleways, green corridors and waterways).

The provision of publicly accessible natural greenspace is a vital component in securing benefits for communities where this can be balanced with the needs of private landowners and biodiversity conservation objectives.

Greenspace – generally used to refer to public open space which is normally vegetated rather than hard surfaced. Greenspace occurs in a number of forms including urban parks and gardens and country parks, and has value and potential for biodiversity and geological conservation.

Geodiversity – the variety of rocks, fossils, minerals, landforms and soils along with the natural processes that shape the landscape.

Geological conservation – the element of nature conservation relating to the policy and practice of conserving both geological and geomorphological features.

Geology – the physical features of the Earth which enable us to understand its origin, history, structure and composition, and through the fossil record, the evolution of life.

Geomorphology – the physical features and natural processes operating on the surface of the Earth which enable us to understand landforms and their origin.

Habitat – the place in which a particular plant or animal lives. Often used in the wider sense referring to major assemblages of plants and animals found together. The place or type of site where an organism or population naturally occurs.

Habitats Regulations Assessment (HRA) - This is an assessment of a plan required by the Conservation (Natural Habitats &c.) Regulations (1994), usually referred to as the "Habitats Regulations". It identifies any

likely significant adverse effects that the plan may have on nature conservation sites of European importance and proposes mitigation measures to avoid these effects. Also known as "Appropriate Assessment".

Infrastructure - The fundamental facilities and systems serving a country, city, or area, such as transportation and communication systems, power plants, and schools.

In situ conservation – the conservation of ecosystems and natural habitats and the maintenance and recovery of viable populations of species within their existing natural surroundings.

Key Worker - The Government's definition of key workers includes those groups eligible for the Housing Corporation funded Key Worker Living Programme and others employed within the public sector (i.e. outside this programme) identified by the Regional Housing Board for assistance (PPS3).

Landscape Character Assessment (LCA) - LCA describes landscapes in detail and assess what particular character and qualities make up the different landscape areas of the country. The Forest Heath LCA draws on work undertaken in combination with Suffolk County Council.

Listed Building - A building or other Structure of Special Architectural or Historic Interest included by the Government on a statutory list and assigned a grade (I, II* or II).

Local Development Documents (LDD) – The Collective term used in the planning and compulsory purchase act 2004 for Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement, Local Development Scheme and the Annual Monitoring Report.

Local Development Framework (LDF) – The name of the portfolio of documents making up the Framework, which will provide the spatial planning strategy for the Local Authority area. It consists of the Development Plan Document, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports.

Local Development Schemes (LDS) – This sets out a programme for the preparation of Local Development Documents. It is a project management document which identifies which documents are to be prepared, the stages that have to be achieved and a detailed timetable.

Local Nature Reserve (LNR) - LNRs are nature reserves designated by Local Authorities, they are places with wildlife or geological features that are of special local interest. They offer people special opportunities to study or learn about nature or simply enjoy it.

Local Plan – These were documents which set out local planning policy regime for the local authority area. They include the allocation of land for specific purposes as well as policies to control development. They formed part of the development plan alongside the structure plan, but are being superseded by LDFs. The Forest Heath Local Plan was adopted in 1995.

Mitigation – measures undertaken to limit or reduce adverse effects resulting from development or other change taking place including modifications, deletions or additions to the design of the development, adaptation of methods or timing or adjustments in the nature, scale or location of the project.

National Nature Reserve (NNR) - NNRs were established to protect the most important areas of wildlife habitat and geological formations in Britain, and as places for scientific research. NNRs are nationally important and are among the best examples of a particular habitat.

Need (in retail terms) - The balance of supply and demand between retailers and consumers. Often measured in terms of excess expenditure available to allow new shops to be built.

Open Space - Open space is defined in the Town and Country Planning Act (1990) as "*land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground*". Open space should be taken to mean all open space of public value, including allotments and not just uses of land, but also areas of water such as rivers, canal, lakes and reservoirs which offer important opportunities for sport and recreation and can also act as a visual amenity.

Planning and Compulsory Purchase Act (2004) - The Planning and Compulsory Purchase Act (2004) is the latest piece of planning legislation. It amends much of the Town and Country Planning Act (1990). In particular, the 2004 act has made major changes to the system of development plans and introduced sustainable development, as defined by Government policy, as objective of the planning system.

Planning Permission - Formal approval sought from a Council, often granted with conditions, allowing a proposed development to proceed. Permission may be sought in principle through outline plans, or be sought in detail through full plans.

Planning Policy Guidance Note (PPG) – National Policy guidelines issued by the Department of Communities and Local Government on a range of subjects affecting the use and development of land. These are being replaced with PPSs.

Planning Policy Statements (PPS) – National Policy guidelines issued by the Department of Communities and Local Government on a range of subjects affecting the use and development of land. These are replacing PPGs.

Previously-developed or 'brownfield' land - Previously-developed land is that which is or was occupied by a permanent structure, including the curtilage of the development land and any associated fixed surface infrastructure. The definition includes defence buildings.

Ramsar Site - Wetland sites designated under the Ramsar Convention on Wetlands (1971), these sites have a similar importance and protection status to SAC and SPA European sites.

Regional Spatial Strategy (RSS) – This sets out the region's policies in relation to the development and use of land. It forms part of the statutory development plan. "Spatial planning" here means taking a broader remit than land use planning. It includes taking into account the environmental, social and economic implications of land use. It requires for example the need to have regard to the strategies and plans of a wide range of different bodies and agencies. The East of England RSS was adopted in May 2008.

Regionally Important Geological and Geomorphological Sites (RIGS) - These are designated by locally developed criteria, and are currently the most important places for geology and geomorphology outside statutorily protected land such as SSSIs. The designation of RIGS is one way of recognising and protecting important Earth science and landscape features for future generations to enjoy.

Roadside Nature Reserve (RNR) - These are protected stretches of roadside verges, some form part of statutorily designated sites such as SSSIs, but most are also designated as CWSs. They are designated for plant species and cut at appropriate times of the year to keep more dominant plants at bay. They can also act as important wildlife corridors for some animal species.

RSPB Reserve - Reserve at Lakenheath Fen managed by the Royal Society for the Protection of Birds (RSPB), part of the site is designated as a SSSI and part as a CWS.

Saved Policies / Saved Plan - Policies within Unitary Development Plans, Local Plans and Structure Plans that are saved for a time period during replacement production of Local Development Documents.

SCC - Suffolk County Council

Site of Special Scientific Interest (SSSI) - SSSIs are the country's very best wildlife and geological sites. They include some of our most spectacular and beautiful habitats - large wetlands teeming with waders and waterfowl, winding chalk rivers, gorse and heather-clad heathlands, flower-rich meadows, windswept shingle beaches and remote uplands moorland and peat bog.

Site Allocations Document - The document which allocates sites for specific or mixed uses. Policies will identify any specific requirements for the site. This is a development plan document (DPD) which forms part of the Development Plan.

Social Housing - PPS3 (Housing) defines social housing as: *"Rented housing owned or managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. The proposals set out in the Three Year Review of Rent Restructuring (July 2004) were implemented as policy in April 2006. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant"*.

Soundness - A term referring to the justification of a Development Plan Document. A DPD is considered "sound" and based upon good evidence unless it can be shown to be unsound.

Spatial Planning - Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence and the nature of places and how they function. That will include policies which can impact on land use, for example by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.

Special Area of Conservation (SAC) - SACs are strictly protected sites designated under the EC Habitats Directive (92/43/EEC). The Directive lists habitat types and species that are considered to be most in need of conservation at a European level (excluding birds), these are protected by SAC sites.

Special Protection Area (SPA) - SPAs are strictly protected sites classified in accordance with Article 4 of the EC Directive on the conservation of wild birds (79/409/EEC), also known as the Birds Directive, which came into force in 1979. They are classified for rare and vulnerable birds, listed in Annex I to the Birds Directive, and for regularly occurring migratory species.

Statement of Community Involvement (SCI) – A document setting out how the community and others with an interest in the planning system will be involved in the process of plan preparation.

Strategic Environmental Assessment (SEA) – A systematic assessment of the environmental effects of a draft plan, which is open to public consultation and produced in accordance with National and European Regulations.

Strategic Flood Risk Assessment/Water Cycle Study (SFRA/WCS) - Combined strategic flood risk assessment and water cycle study, assessing the impact of new development on flood risk, water supply and discharges within the District. (Joint study with St Edmundsbury Borough Council).

Strategic Housing Land Availability Assessment (SHLAA) - Study required by PPS3 (Housing), the main purpose of which is to:

- Identify sites with potential for housing
- Assess their housing potential
- Assess when they are likely to be developed

The SHLAA is a technical study and the outcomes of the study do not give presumption towards development. Any development site will need to be assessed through the planning process (joint study with St Edmundsbury Borough Council, Mid Suffolk District Council and Babergh District Council).

Submission Document - A Development Plan Document submitted to the Secretary of State for independent examination before a Government appointed Planning Inspector. Supplementary Planning Documents can give further context and detail to local development plan policies. It is not part of the statutory development plan. Therefore it does not have the same weight when local planning authorities are considering planning applications.

Supermarkets - Self-service stores selling mainly food, with a trading floorspace less than 2,500 square metres, often with car parking.

Superstores - Self-service stores selling mainly food, or food and non-food goods, usually with more than 2,500 square metres trading floorspace, with supporting car parking.

Supplementary Planning Documents (SPD) – These provide additional information about a policy in a Development Plan Document (DPD) e.g. a development brief for a specific site. They do not form part of the Development plan.

Sustainability Appraisal (SA) – A tool for appraising policies to ensure that they reflect sustainable development objectives. An appraisal is required in the legislation for all development plan documents. The Government has defined wide ranging objectives for sustainable development as included: social progress that meets the need of everyone, effective protection of the environment, prudent use of natural resources and the maintenance of high and stable levels of economic growth and employment. Thus we can see that sustainable development includes economic and social influences. The Sustainable Appraisal process takes into account the Strategic Environmental Assessment (SEA) required by the EU.

Sustainable - Meeting people's needs now, socially, environmentally and economically without jeopardising the needs of future generations.

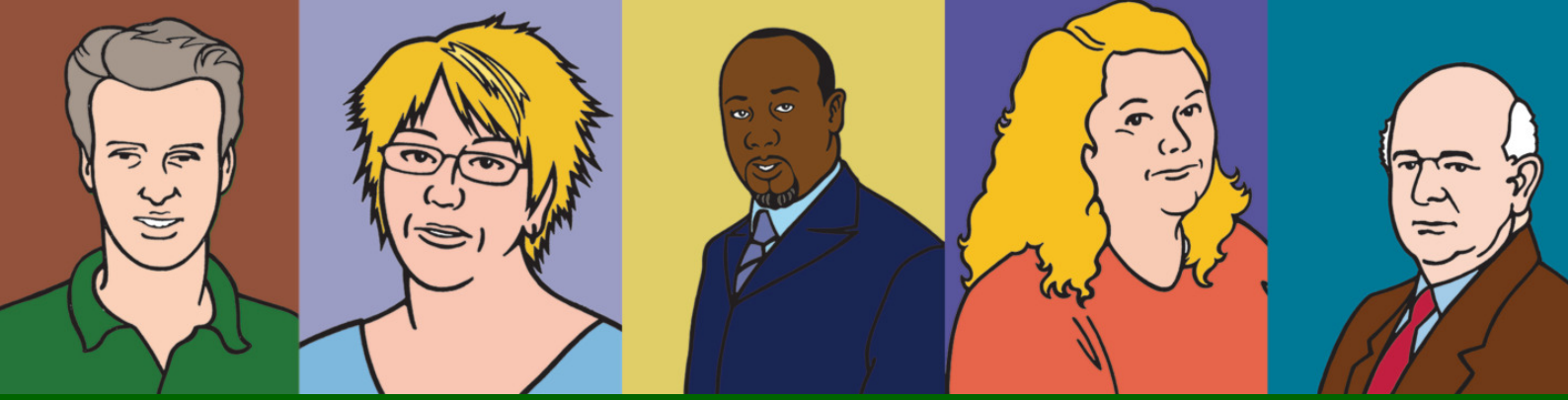
Sustainable Development - Sustainable development is "development which in respect of all its elements, components and impacts, meets the needs of the present without compromising the needs of future generations to meet their own needs".

Test of Soundness – Statutory Local Development Documents are subject to an Examination in Public (EiP) by an inspector appointed by the Secretary of State. The purpose of the Examination is to assess whether the document is 'sound'. This means that those who wish to make a representation seeking a change to the document will need to show how the document is unsound and what needs to be done to make it sound. In order to assess this, the inspector will assess the document against certain 'Tests of Soundness'. The purpose is to ensure that the whole plan is 'Sound' in relation to all the legal and policy criteria it has to meet. The 'Tests of Soundness' are set out in PPS12 (Local Spatial Planning).

Viability - In terms of retailing, a centre that is capable of success and continuing effectiveness.

Vitality - In terms of retailing, the capacity of a centre to grow or develop.

Windfall Site - A site not allocated in a plan, but which unexpectedly becomes available for development during the lifetime of the plan.



Appendix C Evidence Base List

Appendix C Evidence Base List

C.1 Forest Heath District Council has assembled a range of information to inform and underpin the preparation of its Local Development Framework. This is known as the evidence base and provides an understanding of the needs, opportunities and constraints within the area. This ensures that up to date information on key aspects of the social, economic and environmental characteristics of the District are available to enable the preparation of a sound spatial plan to meet the objectives of securing sustainable development. The development of the evidence base is a continuing process. The main studies completed at the time of the adoption of the Core Strategy are listed in the table below:

Document	Description	Date
Annual Monitoring Report (AMR) 2008	Summarises 07/08 monitoring year. Produced by FHDC.	2008
Economic and Tourism Development Strategy (ETDS)	Identifies economic and tourism demands and suggests possible schemes to bring these demands forward. Produced by Bluesail Consultants (Tourism section) and RUK Research Partnership Ltd (Economy section).	Mid 2009
Employment Land Review (ELR) (2006)	Audit of employment sites and strategic assessment of employment distribution. Joint ELR for Suffolk West Employment Land Review Group.	October 2006
Employment Land Review (ELR) (2009)	Audit of employment sites and strategic assessment of employment distribution. Study in combination with SEBC, BDC, MSDC and SCC. Produced by GVA Grimley.	May 2009
FHDC Landscape Character Assessment (LCA) (Draft)	Work in association with Suffolk County Council considering the rural landscapes within the District.	December 2008

Core Strategy Development Plan Document 2001-2026 (with housing projected to 2031) Adopted May 2010: Evidence Base List

Document	Description	Date
Greenspace Study	Assessment of greenspace provision and requirements within the District. Produced by JPC Strategic Planning and Leisure Ltd.	May 2009
Habitats Regulations Assessment	Assessment of the Core Strategy under the Habitats Regulations. Produced by FHDC.	March 2009
Housing Needs Assessment	Assessment of housing requirements across all tenures, areas and client groups in the District. Produced by Fordham Research.	October 2005
Infrastructure and Environmental Capacity Appraisal (IECA)	Assesses the infrastructure and environmental capacity of the District. Study in combination with SEBC. Produced by Nathaniel Lichfield and Partners.	May 2009
Parish Profile (Draft)	Sets out parish facilities and supports settlement hierarchy. Produced by FHDC.	May 2008
PPG17 and Built Facilities Study	Assessment of PPG17 and built facilities provision and requirements within the District. Produced by JPC Strategic Planning and Leisure Ltd.	May 2009
Retail and Town Centre Study	Assessment of the three market towns and one of the key service centres within the District. Produced by GVA Grimley.	June 2006
Strategic Flood Risk Assessment/Water Cycle Study (SFRA/WCS)	Combined Strategic Flood Risk Assessment and Water Cycle Study carried out in partnership with SEBC. Produced by Hyder Consulting.	Level 1: January 2009
Strategic Housing Land Availability Assessment (SHLAA)	Identifies deliverability issues surrounding sites within the District. Study in combination with SEBC, MSDC and BDC. Updated annually.	June 2009

Core Strategy Development Plan Document 2001-2026 (with housing projected to 2031) Adopted May 2010: Evidence Base List

Document	Description	Date
Strategic Housing Market Assessment (SHMA)	Assessment of housing market, addressing migration, incomes etc. Part of the Cambridge Sub Region Partnership Study.	June 2008
Sustainability Appraisal (SA) Scoping Report	This is a systematic and continuous assessment of the social, environmental and economic effects of the strategies and policies contained the Core Strategy.	March 2005
Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Issues and Options document	Context for Issues and Options proposals and considers the potential effects on the economic, social and environmental conditions of Forest Heath. Produced by Mark Woolhouse and FHDC.	July 2005
Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Preferred Options document	Context for Preferred Options policies and proposals and considers the potential effects on the economic, social and environmental conditions of Forest Heath. Produced by Suffolk County Council.	August 2006
Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of Final Policy Option document	Context for Final Policy Option policies and proposals and considers the potential effects on the economic, social and environmental conditions of Forest Heath. Produced by FHDC.	August 2008
Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Proposed Submission document	Context for Proposed Submission policies and proposals and considers the potential effects on the economic, social and environmental conditions of Forest Heath. Produced by FHDC.	March 2009

Evidence Bases