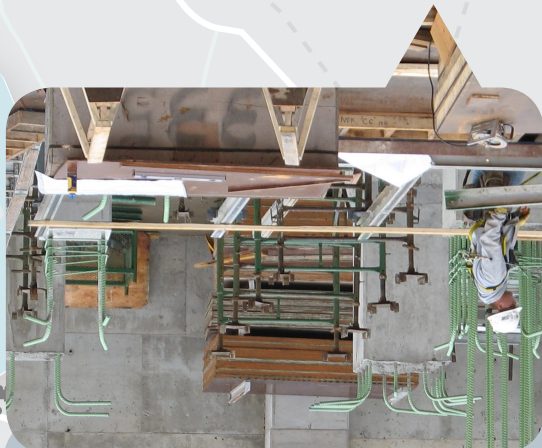


More information: [www.forest-heath.gov.uk/yourhomes](http://www.forest-heath.gov.uk/yourhomes)

Public consultation closes on 25 September. Your responses will help us to form the next stage of the process – the Core Strategy Single Issue Review Submission Document in December 2012.



We need your views to help us make the best decisions for our future generations.

Forest Heath has a core strategy which sits at the heart of the district's Local Plan (formerly called the Local Development Framework). The core strategy is a legally-adopted document which sets out policies guiding the overall scale, type and location of new development along with broad locations for housing and employment land. The aim is to balance competing demands so we make the best use of available land. You can read the core strategy on the website: [www.forest-heath.gov.uk/yourhomes](http://www.forest-heath.gov.uk/yourhomes)

Following a successful High Court challenge we are taking another look at how many houses we need in the district, what numbers should be built in the areas already identified in the core strategy and over what time period they should be built.

## The legal background

## Who needs homes?

We do – right now.

- The toddlers of today may want to have a home where they grew up and near their families.
- The grandparents of today may want smaller homes where they can lead independent lives for longer.
- People moving here, perhaps for the high-tech jobs coming out of Cambridge, may want to live near their work.
- People who are single, or partners who don't have children may want smaller homes.

## A few facts for you to consider

|  |                  |
|--|------------------|
| Population of Forest Heath district now (2011 Census)* | 59,700           |
| Population forecast for 2031*                          | 82,780 – 85,300  |
| Reasons for population growth:                         |                  |
| • more births than deaths                              | 400 a year       |
| • people moving here                                   | 480 – 600 a year |
| Number of households now – estimate (2011 Census)      | 25,400           |
| Households forecast to grow**                          | 37,240 by 2033   |
| Employment numbers forecast to grow***                 | 6600 by 2031     |

\* = ONS \*\* = Analytics Cambridge \*\*\* Oxford Economics 2010

## How much land will be built on?

A recent report from the Office for National Statistics shows that, on average, 10.6% of land in England is built on (covered by buildings, roads, car parks, railways, paths and so on).

### 1) BALANCE HOUSING AND JOBS

351 homes a year = 6665 homes by 2031

*That means building on an extra 0.59% of land in the district*

### 2) KEEP BUILDING AT THE SAME RATE AS NOW

380 homes a year = 7220 homes by 2031

*That means building on an extra 0.64% of land in the district*

### 3) MEET EVERYONE'S NEED FOR A HOME,

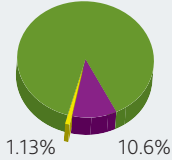
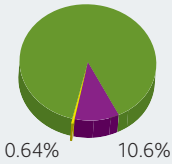
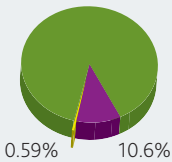
INCLUDING AFFORDABLE HOMES

669 homes a year = 12,711 homes by 2031

*That means building on an extra 1.13% of land in the district*

(The %age used assumes building at around 30 homes in a hectare, or 12 homes an acre.)

These charts show the approximate amount of land built on in the district now (based on a national average – as a rural district, Forest Heath's total is likely to be less), and the extra amount that would be built on if we allow a total of 10,100 new homes.



# Homes for your future



Forest Heath  
District Council

join the  
conversation

You are invited to join the 'homes for your future' conversation that we all need to have across the district of Forest Heath. This leaflet will give you some background, and there's more on the website: [www.forest-heath.gov.uk/yourhomes](http://www.forest-heath.gov.uk/yourhomes)

We would like your views so councillors will have enough information when they make their decision in December 2012 about future growth in the district.

Please answer the questions online at [www.forest-heath.gov.uk/yourhomes](http://www.forest-heath.gov.uk/yourhomes) or pick up a printed questionnaire from council offices if you do not have computer access.

This is your future . . . and our children's future.  
Please join the conversation.

Contact us: Planning Policy, Forest Heath District Council,  
College Heath Road, Mildenhall, Suffolk, IP28 7EY  
Tel: 01638 719480 Email: [LDF@forest-heath.gov.uk](mailto:LDF@forest-heath.gov.uk)



# Join the future homes conversation

We look forward to your views on

numbers, places, times







Forest Heath District Council welcomes your help to decide how many new homes we need in the future, where they should go and over what period they should be built. This leaflet gives you some background information. Please complete the online questionnaire (which gives more detail) on [www.forest-heath.gov.uk/yourhomes](http://www.forest-heath.gov.uk/yourhomes) or contact the address on the back page for a paper copy which you can post.

## Numbers

The original number of homes, based on research by the former East of England Development Agency, said we would need 10,100 new homes by 2031.

We now have the opportunity to take another look and identify a new number BUT (and it's a big BUT) any new figure MUST be based on evidence, not simply random wishes, ideas or guesses. We owe it to our future generations not to leave them in a position where they have to move away from the district because there aren't enough homes for them in the places where they would like to live.

Forest Heath's planners have estimated the numbers of homes needed depending on which evidence you look at.

-  **25,400** (Census 2011) This is the number of homes in use we have in the district today
-  **26,400**. This is the number of homes we have if we include all the empty properties
-  **28,800**. This is the number of homes we will need if we keep up with the amount of children we are having.
-  **32,740**. This is the number of homes we will have in 2031 if we carry on building at the same rate as we are now.
-  **33,900**. This is the number of homes we will need by 2031 for those we expect will want to move to the district for jobs or other reasons.
-  **38,100**. This is the number of homes we will need by 2031 if we are to have a home for everyone who wants one, including those on the housing needs register.

## Places

The core strategy says most housing should go into those places which already have the most to offer people, such as High Street shopping, leisure and health facilities. A smaller amount should go into the bigger villages, which have some facilities (these are called key service centres and smaller amounts in smaller areas ('primary villages').

The box below lists these places but these are general locations.

### Where housing will go

These are the broad areas – no specific sites have been identified in the core strategy.

**TOWNS:** Brandon, Mildenhall, Newmarket (57% of the possible total)

**KEY SERVICE CENTRES:** Lakenheath, Red Lodge (29% of the possible total)

**PRIMARY VILLAGES:** Beck Row, Exning, Kentford, West Row

## Time

As well as numbers and places, we need to consider over what timescale any new homes should be built. We are looking at housing over the next 19 years. The market will decide to an extent – if developers can't sell houses they won't build them. But we don't want to overwhelm communities by allowing too many too quickly.



## Your evidence

Before telling us what you think is a reasonable number of new homes, how many should go where and when they should be built, take a look at what various experts are saying about future growth. Here are some examples for you to look at:

**Analytics Cambridge:**

[www.forest-heath.gov.uk/yourhomes](http://www.forest-heath.gov.uk/yourhomes)

**Office for National Statistics**

[www.ons.gov.uk](http://www.ons.gov.uk)

