

**FOREST HEATH DISTRICT COUNCIL**

**Examination of the Single Issue Review of the Core Strategy Policy CS7**

**Inspectors:** Simon Berkeley BA MA MRTPI and Christa Masters MA (Hons) MRTPI

**Programme Officer:** Annette Feeney

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**HEARING AGENDA**

Hearing Sessions will take place over five days as follows:

**Monday 25 September 2017**

**Tuesday 26 September 2017**

**Wednesday 27 September 2017**

**Thursday 28 September 2017**

**Friday 29 September 2017**

The venue for the sessions will be:

**Council Offices, College Heath Road, Mildenhall IP28 7EY.**

Participants should be aware of the Council's response to matters and issues and of the SIR Main Modifications Schedule (D18) and SIR additional modifications schedule (D19). Participants should also be aware of the Statements submitted in response to my matters and issues by others. These are also available on the examination website.

In some cases, the statements have highlighted particular matters which we may wish to discuss further. These are indicated on the following agendas.

*Simon Berkeley* and *Christa Masters*

Inspectors

**25 September 2017**

**HEARING AGENDA**  
**DAY 1 MONDAY 25 SEPTEMBER 2017**  
**Morning session – 0930 – 1300**

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**Introductions and Openings**

Status of the Council's suggested modifications and consultation thereon (if relevant)

**Discussion of Matter 1:**

Duty to cooperate and other legal requirements

***Key points for discussion***

- *Duty to cooperate*
- *Strategic cross boundary issues of relevance?*
- *Outcomes in relation to the duty to cooperate?*
- *Has the SIR been prepared in accordance with the Council's Statement of Community Involvement?*
- *Has the SIR been based on a sound process of sustainability appraisal?*
- *Has the Habitats Regulations Assessment been undertaken in accordance with the Regulations?*

**Participants:**

RSPB  
Rural Parish Alliance  
Moulton Parish Council

**Discussion of Matter 2:**

The objectively assessed need for housing and the housing requirement set out in policy CS7 of the SIR.

***Key points for discussion***

- *Defining the OAN*
- *Methodology and approach*
- *Employment trends*
- *Uplift to reflect market signals*
- *Infrastructure provision in the context of policy CS7*
- *Affordable housing need and how policy CS7 will address this*

**Participants:**

Hills/KWA  
Elveden Farms/CgMs

**Afternoon session – 1400 - 1700**

**Matter 2 continued**

**Participants: as above**

**HEARING AGENDA**  
**DAY 2 TUESDAY 26 SEPTEMBER 2017**  
**Morning session – 0900 – 1300**

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*Site visit to Newmarket at 0730 – please speak to Programme Officer if you would like any further details*

**Discussion of Matter 3:**

The supply of land for housing & the five year housing land supply

***Key points for discussion***

- *Existing completions and proposed allocations*
- *Under-delivery and non-implementation*
- *Windfall*
- *Spatial distribution*
- *Application of the buffer and amount*

**Participants:**

Hills/KWA

Lord Derby/Sellwood Planning

**Afternoon session – 1400 – 1700**

**Matter 3 continued**

**Participants: as above**

**HEARING AGENDA  
DAY 3 WEDNESDAY 27 SEPTEMBER 2017  
Morning session – 0900 – 1300**

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**Discussion of Matter 4**

The spatial distribution of housing

***Key points for discussion***

- *How has the spatial distribution of housing set out within policy CS7 been arrived at?*
- *Is the broad distribution consistent with the Core Strategy's vision?*
- *What factors have led to the proposed distribution?*
- *How does the proposed distribution relate to the settlement hierarchy?*
- *How does the proposed distribution relate to the Sustainability Appraisal?*
- *Effects of the proposed distribution on the horse racing industry (HRI)*

**Participants:**

Hills/KWA  
Lord Derby/Sellwood Planning  
Elveden Farms/CgMs  
Suffolk County Council  
Newmarket Town Council  
Newmarket Horsemen's Group/Pegasus Planning  
Herringswell Parish Council  
Rural Parish Alliance  
Moulton Parish Council

**Afternoon session – 1400 – 1600** (please note earlier finish due to room availability)

**Matter 4 continued**

**Participants: as above**

**HEARING AGENDA  
DAY 4 THURSDAY 28 SEPTEMBER 2017  
Morning session – 0900 – 1300**

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**Discussion of Matter 5**

Deliverability (the housing trajectory, infrastructure and viability)

***Key points for discussion***

- *Does the housing trajectory present a reasonable and realistic projection of housing delivery?*
- *Is the amount and distribution of housing based on a sound assessment of infrastructure requirements?*
- *Costing and funding mechanism for required infrastructure*
- *Is the Economic viability assessment (2016) sufficiently robust?*

**Participants:**

Newmarket Town Council  
Hills/KWA  
Elveden Farms/CgMS  
Suffolk County Council  
Lord Derby/Sellwood Planning  
Newmarket Horsemen's Group/Pegasus Planning

**Afternoon session – 1400 – 1700**

**Matter 5 continued**

**Participants: as above**

*Also if needed, this session is also a reserve session to complete matter 4*

**HEARING AGENDA**  
**DAY 5 Friday 29 SEPTEMBER 2017**  
**Morning session – 0900 – 1300**

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**Discussion of Matter 6**

The effects of the new housing and the traffic generated by it on European Sites

***Key points for discussion***

- *Does the Habitats Regulations Assessment (HRA) assess likely significant effects of housing in combination with all other relevant plans and projects?*
- *HRA and conclusions regarding air quality, Breckland SAC, Breckland SPA and Rex Graham Reserve SAC*

**Participants:**

RSPB

**Afternoon session – 1400 – 1700**

**Matter 6 continued**

**Participants: as above**