

Forest Heath District Council

**Evidence paper for
Site Allocations Local Plan**

**Preferred Options SALP Policy wording to secure green
infrastructure requirements**

April 2016



Forest Heath
District Council

Preferred Options SALP Policy wording to secure green infrastructure requirements

This document is an assessment of the green infrastructure constraints of the preferred option sites in light of the other environmental studies which have been undertaken. The findings of the accessible natural green space study, the landscape and historic environment study and the wildlife audits have been used to inform this assessment. The assessment summarises the constraints identified and advises on any additional policy wording required within the site allocation policies to ensure that the environmental features or constraints are protected.

1. Brandon

Site B1(a) Land at Fengate Drove (B/01)

- 1.1 This site has a project level Habitats Regulations Assessment (HRA) which proposes specific mitigation for the level of development proposed. The measures to reduce the impact of the proposals on the SPA are detailed in the project HRA technical report and are reproduced below for information. Any future amendments to the proposals or any new planning application (if the current planning permission is not implemented) would need a project level HRA.

Measures to reduce the impact of the proposals on the SPA hence screen out likely significant effects:

- construction works between April and September limited to daylight hours only;
- the construction site should not be lit at night;
- delivery vehicles, between April and September, should not travel any further along Fengate Drove than the site entrance;
- construction compound facilities to be located in the far east of the site;
- tall, native, broadleaf hedge or tree-line to be planted along the western side of the development site to improve the existing partial screening between the development site and the SPA;
- residents of the development to be discouraged from walking along Fengate Drove, particularly with dogs. The approach to achieve this will be: to encourage dog-walking elsewhere; and the creation of a circular walk within the site (included on the plans);
- new signage will be erected and maintained at the end of the paved part of Fengate Drove to advise dogs to be kept on leads;
- residents of the new houses to be provided with an 'Information Pack' to include information on alternative recreational routes promoted as 'nearest suitable dog-walking routes'. Advice on keeping dogs on leads on Fengate Drove to also be included;
- a commitment to provide these information packs to all new residents in-perpetuity;
- information point is to be erected in the eastern area of public open space to outline alternative dog-walking routes (other than Fengate Drove) which offer longer routes than those within the site;
- commitment to off-site green infrastructure improvements in and around

Brandon. In Norfolk this includes a commitment to improve 380 metres of track surface of the Little Ouse path between Brandon and Santon Downham. In Suffolk the improvements will be targeted on the bridleway heading west from The Ram public house, connecting to an Environment Agency weir on the Little Ouse. This will also involve a new footbridge across the river, although part of this improvement will also be in Norfolk. These improved green infrastructure features will also be referenced at the information point within the site, with the aim of encouraging dog-walking and other recreation here rather than along Fengate Drove.

Site B1(b) – Land at Warren Close, Brandon (no previous reference)

- 1.2 There are mature beech trees on this site which should be retained. No further policy additions would be required except a more general statement about the delivery of landscaping and open space to ensure that green infrastructure improvements are delivered commensurate with the level of development.

Site B1(c) - Land off Gashouse Lane, Brandon (no previous reference)

- 1.3 The mature trees on the southern part of the site should be retained. No further policy additions would be required except a more general statement about the delivery of landscaping and open space to ensure that green infrastructure improvements are delivered commensurate with the level of development.

POLICY B1	
Landscape	Strategic landscaping and open space must be provided to address the individual site requirements and location
Heritage	Not required
HRA	For site a) Land at Fengate Drove Any future variation to the development proposals or, if the current planning permission is not implemented, any new planning application would require a project level HRA
Local ecology	NA
Open space	See above at landscape

2. Mildenhall

Site M2(a) – Land at 54 Kingsway (M/28)

- 2.1 There are a number of trees to the south of the site which provide amenity to the properties on Robin Close, the trees are on FHDC land and therefore within the control of the Council.
- 2.2 The site will require strategic landscaping and open space to address the sites need. This might include measures such as safe access to half Moon Park which is scheduled for improvement and will be the nearest play facility. The site should also contribute to a strategic approach to the provision of suitable alternative natural greenspace and access.

Site M2(b) – District Council Offices, College Heath Road (M/46)

- 2.3 This site has a number of trees which would need to be assessed for retention on the site; otherwise the site will require strategic landscaping and open space to address the sites need. The site should also contribute to a strategic approach to the provision of suitable alternative natural greenspace and access.
- 2.4 The site includes a known area of archaeological interest and will require pre determination desk based evaluation.

POLICY M1

Landscape	Strategic landscaping and open space must be provided to address the sites requirements and location
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Heritage	Site (a) includes a known area of archaeological interest and will require pre determination desk based evaluation.
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HRA	All development must provide measures for influencing recreation in the surrounding area, to avoid a damaging increase in Visitors to Breckland SPA through the provision of suitable alternative natural greenspace which is well connected and the enhancement and promotion of dog friendly access routes in the immediate vicinity of the development.
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Local ecology	
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Open space	See above
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M1(a) Strategic expansion to the west of Mildenhall: Land west of Mildenhall, south of West Row road (M/19); Land West of Miles Hawk Road (M/21); Land west of Industrial Estate (M/40).

- 2.5 These sites together will represent a significant urban extension to the west of Mildenhall and will require strategic landscaping and open space to address the potential impact of the proposals on the countryside and to provide amenity to the new residents. In general we have other policies within the Forest Heath and St Edmundsbury Local Plan Joint Development Management Policies Document (February 2015) and the Forest Heath District Council Supplementary Planning Document for Open Space, Sport

and Recreation Facilities (October 2011) that can secure this, although a general statement will establish the need. There are also some matters of detail that would need to be established.

- 2.6 Development will need to have regard to areas of known archaeological interest, the setting of a listed building, Wamil Hall, to the southwest and conservation area to the east.
- 2.7 Proposals should incorporate the protection and enhancement of the existing hedgerows, scrub and woodland habitats through retention and connection to the wider landscape. These features should provide the framework for strategic landscape and open space.
- 2.8 This site is located north of the River Lark which is a valuable wildlife corridor through the southern edge of Mildenhall and connects to other high quality habitats on the outskirts of the town. The River Lark throughout West Suffolk is recognised as a focus for recreational activity and provides very good walking and cycling linkage. A substantial buffer should be retained adjacent to this feature to maintain this and allow enhancement of this blue green corridor.
- 2.9 Other than the River Lark corridor the majority of this site does not benefit from accessible natural green space, however there is potential to ensure good access because of the size of the site and proximity to the river. The development must also provide measures for influencing recreation in the surrounding area, to avoid a damaging increase in Visitors to Breckland SPA through the provision of suitable alternative natural greenspace which is well connected and the enhancement and promotion of dog friendly access routes (approximately 2.5km) in the immediate vicinity of the development; it is recommended that this is reflected in the policy. A strategic approach to the provision of suitable alternative natural greenspace and access is required such that any smaller site coming forward independently can contribute to this approach. A masterplan approach to bring this development forward should be considered.

POLICY M1

Landscape	Strategic landscaping and open space must be provided to address the sites requirements and location
Heritage	Development will need to have regard to areas of known archaeological interest, the setting of a listed building, Wamil Hall, to the southwest and conservation area to the east.

HRA	All development must provide measures for influencing recreation in the surrounding area, to avoid a damaging increase in Visitors to Breckland SPA through the provision of suitable alternative natural greenspace (SANGS ¹) which is well connected and the enhancement and promotion of dog friendly access routes in the immediate vicinity of the development. A strategic (master-planned) approach to the provision of suitable alternative natural greenspace and access is required so that smaller sites coming forward independently can contribute to this approach
Local ecology	<p>Proposals should incorporate the protection and enhancement of the existing hedgerows, scrub and woodland habitats through retention and connection to the River Lark corridor and the wider landscape providing a framework of interconnecting green corridors for people and wildlife.</p> <p>A substantial buffer should be retained adjacent to the River Lark to maintain the amenity and allow enhancement of the important 'blue green' corridor which could be the focus of the SANGS.</p>
Open space	<p>Permeability between the existing settlement edge and new development for pedestrians and cyclists must be provided</p> <p>The HUB will provide a focus for community facilities and activities</p>

¹ Suitable Natural Accessible Green Space (SANGS) are intended to provide mitigation for the potential impact of residential development on the SPA by preventing an increase in visitor pressure on the SPA.

3. Newmarket

Site N1(a) – Brickfield Stud, Exning Road (part of N/09)

- 3.1 The preferred option allocation is on the eastern side of the Exning Road (B1103). The site has well developed tree lines and hedges which should be assessed for retention as part of any proposals to develop the site.
- 3.2 Strategic landscaping and open space must be provided to address the individual site requirements and location.

Site N1(b) – Land at Black Bear Lane and Rowley Drive junction (N/11)

- 3.3 This site is within the conservation area. The site has some mature trees and the paddocks make a contribution to the character of the conservation area. Proposals for development must preserve or enhance the character and appearance of the conservation area

Site N1(c) – Hatchfield Farm (N/14)

- 3.4 There are mature tree screens on the site that should be retained.
- 3.5 Strategic high quality landscaping and connected open space must be provided to address the individual site requirements and location having particular regard to the relationship between the site and Breckland SPA, and with other designated nature conservation sites in the vicinity.
- 3.6 This site is located 7.91km to the nearest part of Breckland SPA (Brecks farmland) but 12.2km from the nearest heathland/woodland site (Cavenham-Icklingham Heaths SSSI) which is the habitat considered to draw the majority of recreational visitors. This is outside of the distance that would normally trigger concern about potential recreational impact on the SPA. However evidence submitted in support of DC/13/0408/OUT found there was potential for recreational impacts on other sites designated for their ecological interest. The development must provide measures for influencing recreation in the surrounding area, to avoid a damaging increase in Visitors to sensitive ecological sites through the provision of well connected and linked alternative natural greenspace and the enhancement and promotion of access routes in the immediate vicinity of the development. This should also be reflected in the policy wording.
- 3.7 The site has got some nature conservation interest including some protected species which is well documented. The consideration of these constraints, and if necessary securing of mitigation or compensation, could be achieved through existing DM policies.

Site N1(d) – Grassland off Leaders Way and Sefton Way (N/20)

- 3.8 This is an L shaped site with a number of tree belts which are of high amenity value. The wildlife audit noted that the site was being used for recreational purposes and there are a number of access points into the woodland. The tree belts should be retained. The tree belt on the south east boundary could be retained and managed for access however this could be secured with the more general policy wording requiring strategic landscaping and open space to be provided to address the individual site requirements and location.

Site N1(e) – Former St Felix Middle School Site (N/32)

- 3.9 The proposal is to redevelop the footprint of the former school site to provide new homes. There are three tennis courts on the site that appear to be in a reasonable condition. The district has poor access to tennis courts and there is an opportunity here for these to be secured for public use. The policy should secure the provision of this facility. The remainder of the site, which is playing fields, would remain as open space. The location immediately adjacent to George Lambton playing fields presents a real opportunity to enhance and expand this public amenity and facilities.

Site N1(f) – Land at Phillips Close (N/33)

- 3.10 The proposal for this existing residential site is redevelopment to increase the density and therefore the number of units. The site currently includes an amenity area which should be retained which would be in consistent with the FHDC SPD and existing DM policies. No further policy wording is required

POLICY N1

Landscaping

Strategic landscaping and open space must be provided to address the individual site requirements and location

For site (c), Strategic landscaping and open space must have particular regard to the relationship between the site and Breckland SPA, and with other designated nature conservation sites in the vicinity. The development must provide measures for influencing recreation in the surrounding area, to avoid a damaging increase in Visitors to sensitive ecological sites.

Heritage

Any scheme for development of the site (b) must facilitate the restoration and appropriate reuse of the listed buildings, have regard to their setting, be sympathetic to the character and appearance of the conservation area, and retain a horse racing related use on the site.

HRA

NA

Local ecology

NA

Open space

For site (e), development must make provision for the retention of the existing tennis courts and open space for public use and provide access and connectivity to these facilities from George Lambton playing fields.

4. Lakenheath

Site L1(a) – Matthews Nursery (L/29)

- 4.1 The biodiversity study that supports the current planning permission is outdated and any new planning application would need to be supported with an update along with a project level HRA although specific policy wording is not required.
- 4.2 If a new application is submitted, the proposals should allow for a substantial buffer next to the Cut Off Channel providing semi-natural habitat adjacent to the water course and it is recommended that this is reflected in the policy.
- 4.3 Part of the site lies in Lakenheath Conservation Area. An assessment of the impacts of any development on the areas significance should be carried out and any new proposal be justified in terms of its heritage impacts.

Site L1(b) – Land west of Eriswell Road (L/26)

- 4.4 Development should allow for a substantial buffer next to the Cut-Off Channel providing semi-natural habitat adjacent to the water course; it is recommended that this is reflected in the policy.
- 4.5 This site is located adjacent to the existing village recreation area and therefore open space and recreation provision will be as required in the FHDC SPD with contributions used to extend and enhance the existing resource. This would be secured through existing policy but the need could be reinforced by a general landscape and open space statement.
- 4.6 The development must provide measures for influencing recreation in the surrounding area, to avoid a damaging increase in Visitors to Maidscross Hill SSSI and Breckland SPA through the enhancement and promotion of a dog friendly access route in the immediate vicinity of the development; it is recommended that this is reflected in the policy.
- 4.7 The pine line to the west of the site should be retained as included in the current planning submission.

POLICY L1

Landscape	Strategic landscaping and open space must be provided to address the individual site requirements and location
Heritage	Part of site A lies in Lakenheath Conservation Area. An assessment of the impacts of any development on the areas significance should be carried out and any new proposal be justified in terms of its heritage impacts.
HRA	The development must provide measures for influencing recreation in the surrounding area, to avoid a damaging increase in Visitors to Maidscross Hill SSSI and Breckland SPA through the enhancement and promotion of a dog friendly access route in the immediate vicinity of the development.
Local ecology	Development should allow for a substantial buffer next to the Cut Off Channel providing semi-natural habitat adjacent to the water course.

North Lakenheath (L/12, L/13, L/35, L/36 and L/39)

Site L2(a) – RabbitHill Covert, Station Road (L/13)

- 4.8 The tree screens to the south and west of this site are protected by a tree preservation order and to be retained. No specific policy wording required.
- 4.9 The nearest open space/play space in the vicinity is located 300m to the west at Station Road. However access to this site is along Station Road. Open space and recreation provision will be as required in the FHDC SPD. This would be secured through existing policy but the need could be reinforced by a general landscape and open space statement.
- 4.10 This site has no accessible natural green space within 300m. The development must provide measures for influencing recreation in the surrounding area, to avoid a damaging increase in Visitors to Maidscross Hill SSSI and Breckland SPA through the provision of well connected/linked semi natural greenspace of at least 2ha (in line with the ANGst) and the enhancement and promotion of a dog friendly access route (approximately 2.5km) in the immediate vicinity of the development; it is recommended that this is reflected in the policy. This site alone is relatively small and a strategic approach to the provision of suitable alternative natural greenspace and access is required linking to the wider network across the north of Lakenheath.

Site L2(b) – Land at North Lakenheath (L/36)

- 4.11 This is a significant urban extension which is the subject of a current planning application. Strategic landscaping, open space and recreation provision will be as required in the FHDC SPD. This would be secured through existing policy but the need could be reinforced by a general landscape and open space statement.
- 4.12 There are existing tree screens to the western boundary of the site and to the south of the site along Station Road that should be retained.
- 4.13 This site has no formal accessible natural green space within 300m. The development must provide measures for influencing recreation in the surrounding area, to avoid a damaging increase in Visitors to Maidscross Hill SSSI and Breckland SPA through the provision of well connected/linked semi natural greenspace in excess of 2ha (in line with the ANGst) and the enhancement and promotion of a dog friendly access route (approximately 2.5km) in the immediate vicinity of the development; it is recommended that this is reflected in the policy.
- 4.14 Development should allow for a substantial buffer next to the Cut-Off Channel providing semi-natural habitat adjacent to the water course. The existing habitats within this blue green corridor should be retained and future management secured. Grassland to the eastern boundary to also be retained.

Sites L2(c) and L2(d) – Land off Briscoe Way and north of Burrow Drive (L/12, L/35 and L/39)

- 4.15 Site L/35 is subject to a detailed planning application for 67 dwellings. This site is located close to Station Road play area and has therefore included only a small area of open space for landscape amenity. The value of this space is limited because it would be unconnected and isolated from the wider network. The site has few features other than some existing vegetation to the east and provides poor strategic landscaping.
- 4.16 L/12 and L/39 are to the north and west of this site and bounded by the Cut Off Channel. Development should allow for a substantial buffer next to the Cut Off Channel providing semi-natural habitat adjacent to the water course.
- 4.17 Strategic landscaping, open space and recreation provision will be as required in the FHDC SPD. This would be secured through existing policy but the need could be reinforced by a general landscape and open space statement.
- 4.18 This combined site has no formal accessible natural green space within 300m. The development must provide measures for influencing recreation in the surrounding area, to avoid a damaging increase in Visitors to Maidscross Hill SSSI and Breckland SPA through the provision of well connected/linked semi natural greenspace in excess of 2ha (in line with the ANGst) and the enhancement and promotion of a dog friendly access route (approximately 2.5km) in the immediate vicinity of the development; it is recommended that this is reflected in the policy. If any of these sites come forward individually they will need to contribute to a strategic approach to the provision of suitable alternative natural greenspace and access linking to the wider network across the north of Lakenheath.
- 4.19 This site will require archaeological evaluation.

POLICY L2

Landscape/open space	Strategic landscaping and recreational open space must be provided to address the individual site requirements and location
Heritage	Pre determination archaeological evaluation will be required on Site (d) to allow for preservation in situ where appropriate of any currently unknown sites of importance
HRA	The development must also provide measures for influencing recreation in the surrounding area, to avoid a damaging increase in Visitors to Maidscross Hill SSSI and Breckland SPA through the provision of well connected and linked semi natural greenspace and the enhancement and promotion of dog friendly circular access routes of different distances in the immediate vicinity of the development.
Local ecology	Development should allow for a substantial buffer next to the Cut Off Channel providing semi-natural habitat adjacent to the water course. Grassland to the eastern boundary of site (b) is also to be retained. The buffer is identified on the Policies Map which could contribute to suitable alternative natural green space and informal recreation.

Open space See above

5. Red Lodge

Site RL1(a) – Land off Turnpike Road and Coopers Yard (RL/03 and RL/04)

- 5.1 There are protected trees on this site that should be retained. The site would require strategic landscaping and recreational open space to address the individual site requirements and location.
- 5.2 In addition, the development must also provide measures for influencing recreation in the surrounding area, to avoid a damaging increase in Visitors to Breckland SPA through the provision of suitable alternative natural greenspace which is well connected and the enhancement and promotion of dog friendly access routes (approximately 2.5km) in the immediate vicinity of the development.
- 5.3 This could be provided in conjunction with a buffer along the A11 boundary (required to mitigate the noise impacts from the road and ensure residential amenity is protected) linking to the adjacent development and access route and to a wider round village walk.

Site RL1(c) – Land East of Red Lodge - south (part of RL06)

- 5.4 There is a current planning application F/2013/0257/HYB for this site. The development proposals include mitigation located outside Breckland SPA to account for historic records of stone curlew in the Nesting Attempts Constraint Zone which may be subject to increased avoidance effects arising from the development.
- 5.5 The development proposals masterplan also provides access and recreational measures for the new residents on the doorstep to avoid a damaging increase in visitors to Breckland SPA. These include:

- a permissive path which will follow the eastern edge of the development site
- link with the existing sports and amenity area through a new amenity land extension and
- link to other pedestrian routes through Red Lodge secured at an early stage

- 5.6 Any future amendments to the proposals or any new planning application (if the current planning permission is not implemented) would need a project level HRA.

Site RL1(b) – Land East of Red Lodge - north (part of RL06)

- 5.7 Whilst this land was originally included as part of F/2013/0257/HYB, it was later removed and does not currently form part of that application. The approved mitigation land has been offered for both sites (b) and (c) (to mitigate for the effects of the combined land area). This principal has been accepted by FHDC and EN subject to the other requirements in the proposed planning condition for site (c). Irrespective of this any planning application on site (b) will require a project level HRA.

- 5.8 The development must also provide measures for influencing recreation in the surrounding area, to avoid a damaging increase in Visitors to Breckland SPA through the provision of suitable alternative natural greenspace which is well connected and the enhancement and promotion of dog friendly access routes in the immediate vicinity of the development.
- 5.9 Development would require strategic landscaping and open space must be provided to address the individual site requirements and location.
- 5.10 There is currently a SUDs drainage basin located within this site and any future planning application should have regard to the proper functioning of this infrastructure.
- 5.11 Necessary archaeological evaluation should be carried out prior to decisions on site layout and determination to allow preservation in situ and to allow archaeological strategies to be defined.

POLICY RL1

Landscape	<p>Strategic landscaping and open space must be provided to address the individual site requirements and location.</p> <p>Site (a) should provide a landscaped easement adjacent to the A11</p> <p>At site (b) development should have regard to the proper functioning of the existing Sustainable Urban Drainage infrastructure located on the site.</p>
Heritage	<p>Necessary archaeological evaluation should be carried out prior to decisions on site layout and determination to allow preservation in situ and to allow archaeological strategies to be defined.</p>
HRA	<p>For site (c) Land East of Red Lodge – north; any future amendments to the proposals or any new planning application (if the current planning application is not granted or implemented) would need a project level HRA</p> <p>Development on all sites must provide measures for influencing recreation in the surrounding area, to avoid a damaging increase in Visitors to Red Lodge Heath SSSI and Breckland SPA through the enhancement and promotion of a dog friendly access route in the immediate vicinity of the development.</p> <p>For site (a) this could be provided in conjunction with a buffer along the A11 boundary (required to mitigate the noise impacts from the road and ensure residential amenity is protected) linking to the adjacent development and access route.</p>
Local ecology	
Open space	

RL2(a) – Land North of Acorn Way (part of RL/15, RL/16, RL/20 and RL/21)

- 5.12 These sites together will represent a significant mixed use urban extension to the north of Red Lodge and will require strategic landscaping and open space to address the potential impact of the proposals on the countryside and to provide amenity to the new residents. In general we have other policies within the DM document and the FHDC SPD that can secure this although a general statement will establish the need although there are also some matters of detail that would need to be established.
- 5.13 Proposals should incorporate the protection of pine lines and retention/enhancement of the existing tree belts and adjacent woodland habitats through connection to the wider landscape. These features should provide the framework for strategic landscape and open space.
- 5.14 The wildlife audit identified that the grassland flora within the sustainable drainage channel (RL/21) was herb-rich and typical of free-draining Breckland soils, with a mixture of common plant species and those normally found in either acid or calcareous soil. The sustainable drainage structure and associated grassland habitat should be retained.
- 5.15 There are currently SUDs drainage infrastructure located within this site and any future planning application should have regard to the proper functioning of this infrastructure.
- 5.16 The development must also provide measures for influencing recreation in the surrounding area, to avoid a damaging increase in Visitors to Breckland SPA through the provision of suitable alternative natural greenspace which is well connected and the enhancement and promotion of dog friendly access routes in the immediate vicinity of the development.
- 5.17 Necessary archaeological evaluation should be carried out prior to decisions on site layout and determination to allow preservation in situ and to allow archaeological strategies to be defined.

POLICY RL2

Landscape	Strategic landscaping and open space must be provided to address the individual site requirements and location. Development should have regard to the proper functioning of the existing Sustainable Urban Drainage infrastructure located on the site.
Heritage	Necessary archaeological evaluation should be carried out prior to decisions on site layout and determination to allow preservation in situ and to allow archaeological strategies to be defined.
HRA	The development must also provide measures for influencing recreation in the surrounding area, to avoid a damaging increase in Visitors to Breckland SPA through the provision of suitable alternative natural greenspace which is well connected and the enhancement and promotion of dog friendly access routes in the immediate vicinity of the development.
Local	Proposals should incorporate measures to ensure the continued

ecology	management of those parts of the site which contain Breck grassland species to maintain existing wildlife and biodiversity on the site
Open space	See landscape and HRA issues above.

6. Beck Row

Site BR1(a) – Lamble Close (BR/01)

- 6.1 This site has an outline planning permission for up to 60 houses however the site is constrained by its interesting grassland and the presence of protected trees.
- 6.2 The wildlife audit identified that the site has biodiversity interest due mainly to the presence of several plant species listed on the Suffolk Rare Plants Register. The wildlife audit recommends these plants should be ideally retained and protected as grassland and managed to maintain their botanical interest; or as a last resort, translocated. The current planning application requires the following (see table below) however the policy wording should protect the plants in the case that there is a variation or resubmission. Appropriate wording - proposals should incorporate measures to ensure the continued management of those parts of the site which contain notable plant species to maintain existing wildlife and biodiversity on the site.

CONCURRENT WITH RESERVED MATTERS - BOTANICAL SURVEY

Concurrent with the submission of the first Reserved Matters application, an appropriate Botanical Mitigation and Management Plan shall be submitted to and agreed in writing with the Local Planning Authority, in accordance with the mitigation and enhancement measures contained in the agb Environmental Ltd Botany Report (21 July 2015). The Plan shall include the following:

- Consideration of the in-situ retention of plant species.
- Detailed Method Statement for soil translocation, which takes account of the different life cycles of plants, to ensure that the translocation methods used are likely to be successful.
- Details of the receptor area (s), which should be of a sufficient size to support viable populations of the rare plants recorded on site. The receptor areas(s) should be marked on any approved plans on the site.

The Mitigation and Management Plan shall be provided in its entirety and thereafter shall be retained.

Reason: To ensure that wildlife habitats are maintained and are not adversely affected by the development, in accordance with Policies CS2, CS3 and CS5 of the Forest Heath Core Strategy (2010).

- 6.3 The site includes a number of protected trees TPO 1995/01 and TPO 1996/08 which should be retained however no policy wording is required.
- 6.4 There is potential to provide good connectivity between this development site and Aspal Close LNR via Lamble Close through the existing open space (on Lamble Close) which appears to be in FHDC ownership. This is particularly desirable as good connectivity to Aspal Close LNR would discourage residents from visiting more sensitive sites within Breckland SPA and SAC. This site is located approximately 1.7km to the west of Breckland

Forest SSSI a component of Breckland SPA. It is recommended that this is secured with appropriate wording to the policy. In addition an appropriate level of open space on the site would be required (should the permission be varied or resubmission).

Site BR1(c) – Land adjacent to and south of the caravan park, Aspal Lane (BR/10)

- 6.5 This site has a current planning permission DC/13/0123/OUT for up to 117 dwellings. The wildlife audit updates the information available about the nature conservation constraints on the site. It ranked the site as 3 (equivalent to Non-statutory designation e.g. Local Wildlife Site) and of medium value because of its grassland. There are a number of unusual plants listed on the Suffolk Rare Plant Register. The site also supports reptiles and other protected species.
- 6.6 The planning permission is reliant on additional ecological survey being undertaken and the 117 dwellings is a ceiling figure. There is concern whether the site can accommodate that number of dwellings and accommodate all the other requirements including the open space and SUD required to meet the need. It is recommended that the same approach is used as to site A and policy wording is included for these two sites as follows - Any variations or amendments to the proposals or any new planning application (if the current planning permission is not implemented) should incorporate measures to ensure the continued management of those parts of the site which contain notable plant species to maintain existing wildlife and biodiversity on the site.
- 6.7 Aspal Close LNR is considered to be of district importance and is convenient enough to provide sufficient informal open space for the village to avoid a damaging increase in Visitors to Breckland SPA.

Site BR1(b) – Land adjacent to Smoke House Inn, Skeltons Drove (BR/03)

- 6.8 The site has a current planning permission DC/14/1206/FUL. The proposals include a good level of onsite public open space which is connected through the site and to open space on an adjacent development. Aspal Close LNR is considered to be of district importance and is convenient enough to provide sufficient informal open space for the village to avoid a damaging increase in Visitors to Breckland SPA

Site BR1(d) – Land East of Aspal Lane (BR/26)

- 6.9 This is a small site with an existing planning permission.

Site BR1(e) – Land adjacent to Beck Lodge Farm (BR/27)

- 6.10 This is a small site with an existing planning application for 24 dwellings. An area including the site frontage is designated as a 'protected village amenity area'. The retention of these trees as part of the development is highly desirable for both amenity and biodiversity reasons. The site would

require strategic landscaping and open space to address the individual site requirements and location (noting the proximity to Aspal Close LNR). Aspal Close LNR is considered to be of district importance and is convenient enough to provide sufficient informal open space for the village to avoid a damaging increase in Visitors to Breckland SPA.

POLICY BR1

Landscape	Strategic landscaping and recreational open space must be provided to address the individual site requirements and location
Heritage	Archaeological evaluation should be carried out at an early appropriate stage in the development management process to allow preservation in situ, where appropriate, of any unknown sites of importance and appropriate strategies to be designed.
HRA	
Local ecology	Proposals should incorporate measures to ensure the continued management of those parts of the site which contain notable plant species to maintain existing wildlife and biodiversity on the site
Open space	Site (a) must provide good connectivity between the development site and Aspal Close LNR (preferably via Lamble Close through the existing open space)

7. Exning

Site E1(a) – Land south of Burwell Road and west of Queens View

- 7.1 This site is a natural extension of the existing permission. Open space for this allocation should take account and extends that already planned for the adjacent site which already has planning permission (F/2012/0552/OUT and DC/15/0264/FUL). The site is located more than 10km from Breckland SPA.
- 7.2 If the site is extended significantly to the west the impact on the adjacent countryside will need careful consideration through strategic landscaping.
- 7.3 Depending of the level of development this should also seek to provide a sustainable route to Newmarket – preferably linking with the green corridor which follows the route of the No1 Drain, locally called the *yellow brick road*.

POLICY E1

Landscape	Strategic landscaping and recreational open space must be provided to address the individual site requirements and location
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Heritage

HRA

Local ecology

Open space

8. Kentford

Site K1(a) – Land west of Herringswell Road (K/10)

- 8.1 The Parkland backdrop and setting to St Mary’s Church (grade II*listed) and to Kentford Hall should be retained. The planning permission on the site includes an easement around these historic features linking to the river corridor. This easement must be protected to safeguard the setting. This could be achieved by amendments to the settlement boundary and careful drafting of the site allocation to exclude the part of the site that provides the setting for these historic features.
- 8.2 A general statement should be included requiring strategic landscaping and recreational open space to address the individual site requirements and location. There is a strategic gap in the built development of the village dictated by the course of the River Kennet. The open nature of the river corridor and flood zone should be retained and where possible this should be made accessible as a focus for recreational activity. The site layout for the current planning permission shows access along the river corridor from the church. No further policy wording is required.
- 8.3 The planning permission site layout shows many of the existing trees removed although trees within the river corridor and adjacent to the A14 are to be retained.

Site K1(b) – Land to the rear of The Kentford (K/16)

- 8.4 The layout of development will need to have regard to the existing trees which form mature landscape features (woodland, small orchard and mature tree lines) that contribute to the landscape quality of the village. These are protected by a tree preservation order and no further policy wording would be required.
- 8.5 Of particular landscape amenity value are the open space to the rear of the public house and the backdrop to this provided by the mature trees. Kentford has few open space/recreational facilities, there are no public footpaths through the village and little accessible natural greenspace, and so this space should be retained as part of the development and the requirement included in the policy wording. The existing planning application is *outline* with all matters except access reserved. The layout of this site is still to be decided and therefore policy guidance would be beneficial.

POLICY K1

Landscape	Strategic landscaping and recreational open space must be provided to address the individual site requirements and location
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Heritage

HRA

Local ecology

Open space	Development on site (b) must have regard to the landscape amenity provided by the open space and treed backdrop to the rear of the Kentford public house through the retention of these features.
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9. West Row

Site WR1(a) – (WR/07)

- 9.1 This is a large site with few existing features to constrain development, however strategic landscaping to screen and soften any development from the surrounding countryside will be required. Whilst the village has a good range of recreational open space and facilities it lacks an area of accessible natural greenspace although there are footpath links to the river. A benefit of this large site is that it provides an opportunity to provide suitable alternative natural greenspace that would form part of a mitigation strategy to avoid damaging increase in visitors to Breckland SPA. The provision should be well connected and linked semi natural greenspace and the enhancement and promotion of a dog friendly access routes (approximately 2.5km) in the immediate vicinity of the development which could be achieved by linking to the existing public footpath to the east.
- 9.2 A programme of archaeological work will be required. Fieldwork for archaeological evaluation has identified Roman remains on the site and there will be a need for archaeological excavation prior to development.

POLICY WR1	
Landscape	Strategic landscaping and recreational open space must be provided to address the individual site requirements and location
Heritage	A programme of archaeological work will be required. Fieldwork for archaeological evaluation has identified Roman remains on the site and there will be a need for archaeological excavation prior to development.
HRA	The development must provide measures for influencing recreation in the surrounding area, to avoid a damaging increase in Visitors Breckland SPA through provision of suitable alternative natural greenspace and the enhancement and promotion of a dog friendly access route in the immediate vicinity of the development.
Local ecology Open space	
