

**Single Issue Review of Core Strategy Policy CS7 and the
Site Allocations Local Plan Examination**

Inspector: Mr Simon Berkeley BA MA MRTPI

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Mrs Marie Smith
Service Manager (Planning Strategy)
Forest Heath District Council
By email only

4 October 2017

Dear Mrs Smith

Examination of the Single Issue Review of Core Strategy Policy CS7 ('the SIR')

Following the hearing sessions last week regarding the above, we are writing to raise with you two concerns which could affect the soundness of the SIR as currently drafted.

Firstly, in light of Section 3 of the SIR, which sets out the background to assessing the distribution of housing, we have concerns regarding the distribution of housing proposed. This is particularly important given that the spatial strategy defined by Policy CS 1 as well as Visions 1 and 2 concerning the settlement hierarchy all remain part of the adopted development plan. We are concerned that, as submitted, the balance of the distribution of housing between the Market Towns and the Key Service Centres is not adequately consistent with the aforementioned parts of the Core Strategy.

Secondly, we have concerns in relation to the effect of traffic arising from the proposed housing growth on the existing horse crossings and horse walk routes in Newmarket. This is a matter of both safety and the perception of safety in relation to the horses, their riders and others using the highway. In our view, in these respects, there is an evidential shortcoming regarding the implications of the forecast increase in traffic movements through the town.

We now invite the Council to consider how the above two concerns could be addressed through the plan making process. It is clear to us that main modifications could remedy the first concern. We recognise that further work is likely to be needed to address both. We ask that you contact us through our Programme Officer at the earliest opportunity with an indication of your chosen way forward and the timescales involved.

Programme Officer: Mrs Annette Feeney
c/o Strategic Planning, FHDC, West Suffolk House, Western Way, Bury St Edmunds, Suffolk, IP33 3YU

Please ensure a copy of this letter is placed on the examination website.

Yours sincerely

Simon Berkeley and *Christa Masters*

Inspectors