



Forest Heath

District Council

Forest Heath District Council

Single Issue Review (SIR) & Site Allocations Local Plan (SALP)

Settlement Boundary Review (January 2017)

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1. Introduction

The 'golden thread' of the National Planning Policy Framework (NPPF) is to ensure that the planning system contributes to the achievement of sustainable development. This is extended to the Council's Single Issue Review of Core Strategy (2011) Policy CS7 (SIR) and the Site Allocations Local Plan (SALP), and ensuring sustainable development through appropriate allocations is an underlying principle.

Forest Heath District Council is planning for long term growth to meet demand for housing and related employment so that there is certainty in how and where our settlements will grow. It is important that the District's settlement boundaries and any new allocations for growth relate to sustainable locations both in principle and practice.

Settlement boundaries are a planning tool; lines on a map that define the main built form of settlements. These lines are based on recognisable boundaries, such as walls, trees and hedgerows, and groups of buildings. Within such boundaries, the principle of new built development is accepted, subject to proposals' adherence of other Local Plan policies. Outside settlement boundaries, within the countryside, this principle is not maintained, and the principle of development proposals are considerably more constrained in the first instance.

This Settlement Boundary Review informs, and is a key evidence base document supporting, the District Council's SALP.

2. Policy Background

2.1 The National Planning Policy Framework (NPPF)

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. In defining this within a planning context, it adds that:

"There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.*

Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas."

The NPPF requires that Local Planning Authorities (LPAs) produce Local Plans for their administrative area, in which the following strategic priorities are set out:-

- the homes and jobs needed in the area;
- the provision of retail, leisure and other commercial development;
- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management;
- the provision of health, security, community and cultural infrastructure and other local facilities; and
- climate change mitigation and adaptation, conservation, and enhancement of the natural and historic environment, including landscape.

Amongst other responsibilities and in line with the above strategic priorities, Local Plans must allocate sites to promote development and the flexible use of land, bringing forward new land where necessary, and providing detail on form, scale, access and quantum of development where appropriate. They should also identify land where development would be inappropriate, for instance because of its environmental or historic significance, and contain a clear strategy for enhancing the natural, built and historic environment. These responsibilities can all be seen as fundamental considerations in the allocation of sites and any review of settlement boundaries.

Crucially also, the NPPF requires applications to be considered in the context of the presumption in favour of sustainable development. This further leads to a requirement to review settlement boundaries in the District, especially in line with and response to sites submitted for potential allocation within the SALP. Regarding rural areas, the NPPF requires LPAs to be responsive to local circumstances and plan housing development to reflect local needs, however it should also be located only where it will enhance or maintain the vitality of rural communities and LPAs should avoid new isolated homes in the countryside unless there are special circumstances.

This is linked to conserving and enhancing the natural environment. The NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils; recognising the wider benefits of ecosystem services; minimising impacts on biodiversity; preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability. Additionally, the NPPF requires that:-

- Plans should allocate land with the least environmental or amenity value
- Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.
- Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.
- Great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.
- The presumption in favour of sustainable development (paragraph 14) does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered.

These requirements should all be considered with the utmost importance in the allocation of land for development purposes, and in defining or re-defining settlement boundaries.

2.2 The Local Development Plan including the Forest Heath District Council Single Issue Review (SIR) and Site Allocations Development Plan (SALP) and the Joint Development Management Policies document (JDMPD)

The Site Allocations Local Plan (SALP) is part of Forest Heath's Development Plan, a suite of planning documents that will, once adopted, replace the Council's Local Plan (1995) saved policies, in accordance with the National Planning Policy Framework (NPPF [2012]). The Core Strategy was adopted in May 2010. A successful High Court challenge resulted in the revocation of Policy CS7, along with elements of CS1, CS13 and para 3.12.2. Policy CS7 is the policy that set out the amount and distribution of housing that was planned for the district to 2031. Consequently, a Single Issue Review (SIR) of Core Strategy Policy CS7 has been prepared, and the Site Allocations Local Plan has developed alongside the SIR.

The Council's Joint Development Management Policies document (JDMPD) is a Local Plan document for both Forest Heath District Council and St Edmundsbury Borough Council. It was adopted by St Edmundsbury Borough Council on 24 February 2015 and Forest Heath District Council on 27 February 2015. The JDMPD contains policies to be used in the day to day determination of planning applications across both areas, replacing many of the policies within each council's existing adopted Local Plan.

The Forest Heath District Council Core Strategy was adopted on the 12th May 2010, and provides the overall vision for Forest Heath up to 2026 (with housing projections up to 2031). Core Strategy Policy CS1 sets out the Spatial Strategy for the district, and lists seven types of place: towns, key service centres, primary villages, secondary villages, sustainable military settlements, small settlements and the countryside. The Core Strategy SIR of CS7 is based on this spatial strategy, and the SALP allocates sites for development in line with the strategy in the District's towns, key service centres, and primary villages.

The settlements categorised within the above 'types of place' are set out within the following table.

Table 1: Settlement Hierarchy – as per SIR

Market Towns	Key Service Centres	Primary Villages	Secondary Villages	Small Settlements
Brandon	Lakenheath	Beck Row	Barton Mills	Cavenham
Mildenhall	Red Lodge	Exning	Elvedon	Dalham
Newmarket		Kentford	Eriswell	Herringswell
		West Row	Freckenham	Higham
			Gazeley	Santon Downham
			Holywell Row	
			Icklingham	
			Moulton	
			Tuddenham	
		Worlington		

Core Strategy Policy CS10 sets out the policy for sustainable rural communities. The policy identifies the towns and key service centres as being the focus for service provision in the rural areas. The policy states that settlement boundaries will be defined for primary and secondary villages on the Policies Map, and that the settlement boundaries will be reviewed as part of the SALP.

The primary villages, Beck Row, Exning, Kentford and West Row are included in the spatial strategy for distribution of housing to 2031, and sites in these villages are identified in the SALP.

Within the SALP, residential sites have not been allocated in the secondary villages or small settlements as defined above as the District's towns, key service centres and primary villages are more sustainable settlements and should be the focus of growth.

Despite there being no identified growth in the secondary villages within the SALP, existing settlement boundaries in these settlements were determined in 1995 through the adopted Local Plan. Since the 1995 Local Plan was prepared the NPPF has prioritised housing delivery and requires local authorities to have a five year supply of housing land allocated or permitted, and capable of delivery, and where this is not the case the local plan is considered to be out-of-date. This has led to development outside settlement boundaries. Where appropriate these changes on the ground need to be reflected on the updated Policies Map.

This Settlement Boundary Review includes new development and planning permissions that have been built or granted since 1995. They will include shops, schools, churches, buildings used for a variety of employment uses, houses, and in most cases they will exclude open spaces and farms, sporadic development that does not relate well to the built form of the settlement, rural exception sites and other features that local people may consider to be part of the village.

Land within the settlement boundary will be considered for development

(housing, employment or other land uses) if it is suitable, supports the rural economy, meets affordable housing needs, and meets all other policy considerations including the policies in the Joint Development Management Policies Document (JDMPD), particularly Policies DM1 Presumption in favour of sustainable development, DM2 Creating Places - Development Principles and Local Distinctiveness, and in the case of residential development, DM22: Residential Design.

3. Settlement Boundary Review – Methodology and Considerations

Settlement boundaries have the principle function of preventing the encroachment of development into the countryside and the coalescence of settlements. They also define the main nucleus of settlements and help to prevent ribbon or scattered development. With this in mind, settlement boundaries perform an important role in ensuring sustainable development, and the protection of the natural environment. With a general presumption of development within settlement boundaries being acceptable in principle, it is important that settlement boundaries are applied only in sustainable settlements.

As previously mentioned, existing settlement boundaries have been carried forward from previous Local Plans and need updating in light of the development of a new Local Development Plan. The following principles have been taken into account in determining whether settlement boundaries require amendment:

1. The level of facilities within settlements to determine the level of community services and facilities and whether new or existing settlement boundaries should be amended to accommodate sustainable growth;
2. Constraints and opportunities within the settlement;
3. Whether any built development has occurred since the original boundaries were formulated;
4. A mapping exercise to establish whether any logical infilling opportunities exist in light of built development that has occurred since the original boundaries were formulated;
5. Consideration of sites put forward adjacent to settlement boundaries through the Call for Sites and sites otherwise submitted for consideration within the SALP, as per the Council's site selection methodology for allocating sites within the SALP (see SALP for further details);
6. Allocated sites within the SALP that would require a settlement boundary amendment.

The following sections within this Review outline the amendments considered and proposed for each settlement within the Forest Heath District Council administrative boundary.

4. The Market Towns

4.1 Brandon

4.1.1 Opportunities and the Level of Existing Facilities

There is a good range of services and amenities within Brandon including:

- Two primary schools and a free school (age 11-16);
- Two GP practices;
- Two dental practices;
- One nursing home;
- A police station and a fire station; and
- A library and community centre.

The town centre offers a range of shops and services, including:

- Several supermarkets;
- Local convenience stores;
- Comparison shops and services; and
- Open spaces and sports provision, including a leisure centre with a four court sports hall and indoor bowls.

The railway line runs east-west in the northern part of the settlement, and the railway station is located at Bridge Street providing links to Norwich and Ely.

4.1.2 Constraints

- There is some concern about recreational disturbance on natural areas associated with new development.
- There are listed buildings in the High Street and a town centre conservation area.
- Brandon is surrounded by an extensive area of forest, Brandon Country Park and High Lodge Forest Centre.
- Upgrades to the sewage system may be required particularly for larger developments, including possible requirement for new or improved sewer
- Breckland Special Protection Area (SPA) designated for stone curlew, woodlark and nightjar, and its constraint zones significantly restrict growth in the town.
- There are MOD airbase noise constraint zones to the south of Brandon as a consequence of aircraft landing at and taking off from RAF Lakenheath
- To the north of the settlement along the Little Ouse River is land within Flood Zones 2 and 3.
- The Breckland Forest SSSI is located to the south and east of Brandon and the Brandon SSSI is located within the employment area of the London Road Industrial Estate.

4.1.3 Built Development since the Previous Local Plan

A single site, 'Land at Fengate Drove' was granted planning permission in July 2015 for 38 dwellings (DC/14/2219/FUL). Construction of this site is currently underway. This development is partly within the settlement boundary of Brandon, and partly within Breckland District. As such, the settlement boundary

of Brandon should remain up to the boundary of the Forest Heath administrative boundary.

4.1.4 Logical Infilling / Development Opportunities

The existing settlement boundary of Brandon represents a single built form. Therefore, no logical infilling opportunities exist except those that may be forthcoming within the existing settlement boundary, where the principle of such development is established.

4.1.5 High Level Assessment of Broad Areas Surrounding the Settlement

South of the existing Boundary

Land to the south of the existing settlement boundary comprises a County Wildlife Site (Brandon Country Park) adjacent to the settlement boundary in its entirety. To the south west of the industrial estate lies a Scheduled Monument, the setting of which has to be preserved. The entire area is also within both the 1500m Stone Curlew constraint zone and the 400m Woodlark/Nightjar constraint zone. These are related to the Breckland SPA, the status of which as a Natura 2000 site is one of international importance. The whole area to the south is also constrained by the MOD Soundproofing area (70db).

North of the Existing Boundary

The land north of Brandon is within the 1500m Stone Curlew constraint zone associated with the Breckland SPA. The north east area is also within the 400m Woodlark/Nightjar constraint zone and both Flood Zones 2 and 3. To the immediate north, the existing settlement boundary is also that of the town's conservation area. To the north west, land is less constrained in many regards, however is again within the 1500m Stone Curlew constraint zone. There is also a Scheduled Monument in this area, the preservation of the setting of which would ensure that many proposals would not be appropriate.

East of the Existing Boundary

Similar to land to the south of the existing settlement boundary, the majority of the land to the east comprises Brandon Country Park. To the east also lies a Scheduled Monument, the setting of which has to be preserved, although this is not considered as significant a barrier to that Scheduled Monument to the south west. The entire area is also within both the 1500m Stone Curlew constraint zone and the 400m Woodlark/Nightjar constraint zone related to the Breckland SPA.

West of the Existing Boundary

The land to the west of Brandon is constrained by both the 1500m Stone Curlew constraint zone and also the 400m Woodlark/Nightjar constraint zone related to the Breckland SPA in the southern parts. The whole area is also constrained by the MOD Soundproofing area (70db).

Summary

Brandon is a highly constrained settlement, as are the surrounding environs. With this in mind, any extensions or amendments to the settlement boundary

cannot be considered acceptable due to the importance of the surrounding land for nature conservation associated with the Breckland SPA.

4.1.6 Allocated Sites within the SALP that require a Settlement Boundary Change

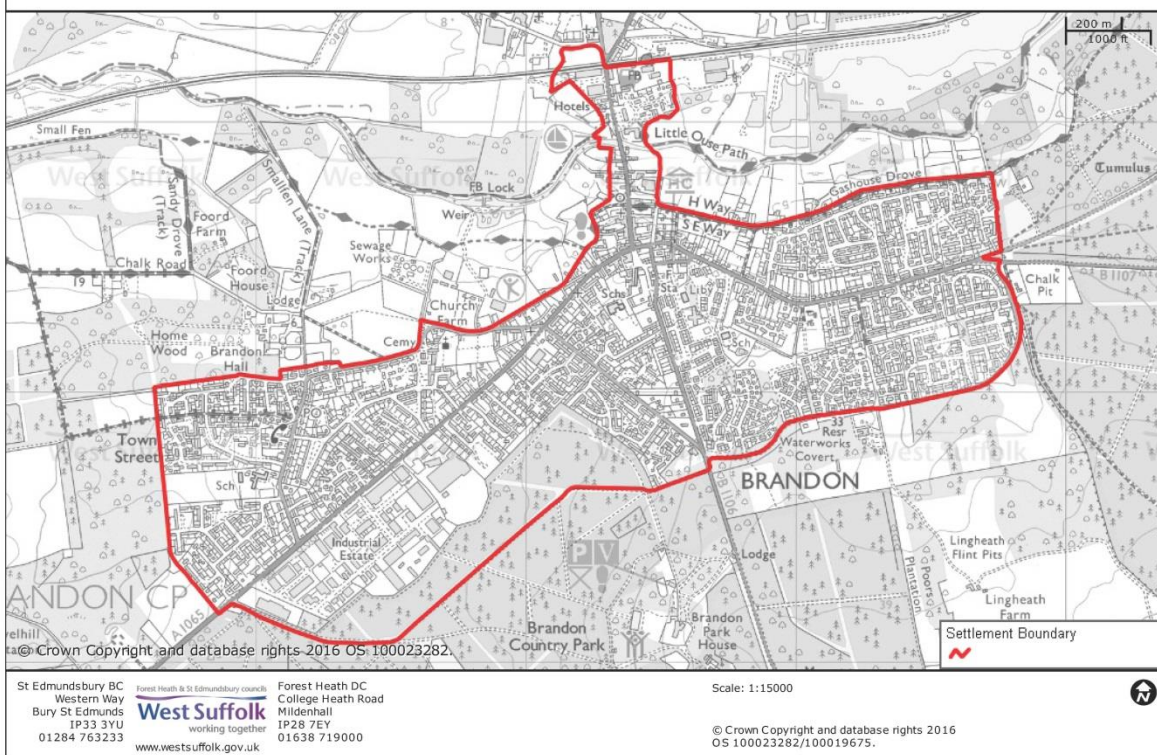
All SALP allocations within Brandon are within the existing Settlement Boundary.

4.1.7 Settlement Boundary Changes and Map

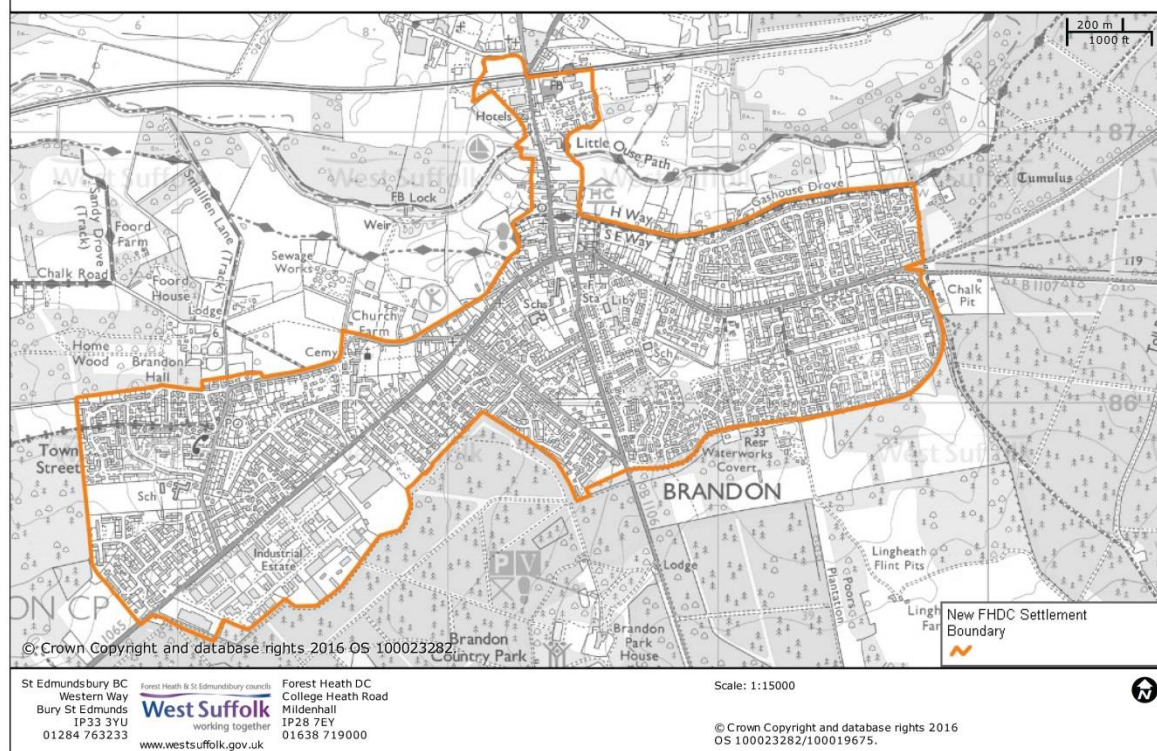
Proposed change to settlement boundary	Justification
To remove the land within the existing settlement boundary along the southern edge of Brandon and a wooded area directly adjacent to the Breckland SPA.	The removal of the land along the southern edge of Brandon will protect an area with high biodiversity value that falls within the Breckland SPA, Breckland Forest SSSI and partly within the Thetford Forest Park County Wildlife Site. The removal of the wooded area directly adjacent to the Breckland SPA will tighten the settlement boundary so it better defines the extent of existing built development and excludes an area of woodland comprising part of the garden of Brandon Cottage

Settlement Boundary Review 2016

Brandon Settlement Boundary 1995



Brandon Settlement Boundary 2017



4.2 Mildenhall

4.2.1 Opportunities and the Level of Existing Facilities

There is a good range of services and amenities within Mildenhall including:

- Two primary schools and one high school academy (age 11 – 18);
- Two GP surgeries;
- Two dental practices;
- Three nursing homes;
- A police station, an ambulance station and a fire station;
- A library;
- A swimming pool and leisure centre; and
- Two community centres.

The town centre offers a range of shops and services including:

- Two supermarkets;
- Local convenience stores;
- Comparison shops and services;
- Restaurants and public houses; and
- A bus station providing good public transport links with other towns and villages.

Mildenhall is a centre for employment in manufacturing, engineering, pharmaceuticals and electronics, mainly located in premises to the north of the town, with some office space in the town centre.

4.2.2 Constraints

- Depending on the location and scale of development the existing sewage network may require upgrading.
- Breckland Special Protection Area designated for stone curlew, woodlark and nightjar and its constraint zones restrict growth to the east of the settlement.
- Road junction capacity in the town is constrained.
- Future growth will affect capacity at the Fiveways A11/A1101/A1065 roundabout which may require mitigation.
- There are aircraft noise constraint zones to the north of the town associated with RAF Mildenhall airbase flight paths.
- Land to the south of the settlement adjacent to the River Lark lies within Flood Zones 2 and 3 according to data provided by the Environment Agency.
- Land to the east of the settlement lies within the Breckland Forest Site of Special Scientific Interest (SSSI).

4.2.3 Built Development since the Previous Local Plan

A site at Woodlands Way, currently a housing development within the existing settlement boundary, is detached from the main settlement boundary. This land is located within the SPA and is already fully developed with no opportunity for expansion. As such, this land is required to be removed from the settlement boundary for nature conservation purposes.

4.2.4 Logical Infilling / Development Opportunities

No logical infilling or development opportunities exist adjacent to the settlement boundary, aside from those opportunities to the west of the settlement, which are allocated for development within the SALP.

4.2.5 High Level Assessment of Broad Areas Surrounding the Settlement

South of the existing Boundary

Land to the south of the existing settlement boundary is constrained by Flood Risk Zones 2 and 3 adjacent to the settlement boundary in its entirety. Coalescence with the settlement of as Barton Mills would also need to be avoided. To the south east of the existing settlement boundary the land is within both the 1500m Stone Curlew constraint zone and the 400m Woodlark/Nightjar constraint zone. These are related to the Breckland SPA, the status of which as a Natura 2000 site is one of international importance. Further south is both a Local Nature Reserve and a County Wildlife Site. Land to the south west of the settlement boundary has fewer single constraints; however the presence of Flood Risk Zones 2 and 3 remains a major and significant constraint, as does the town's conservation area, which extends up and beyond the existing settlement boundary.

North of the Existing Boundary

The land north of Mildenhall is within the MOD Soundproofing area (70db). To the north east are the 1500m Stone Curlew constraint zone and the 400m Woodlark/Nightjar constraint zone associated with the Breckland SPA. The majority of the land is also within a County Wildlife Site and critically also directly within the Breckland SPA. Land to the north west of the existing settlement boundary is less constrained, with only the aforementioned MOD Soundproofing area of concern.

East of the Existing Boundary

To the north east are the 1500m Stone Curlew constraint zone and the 400m Woodlark/Nightjar constraint zone associated with the Breckland SPA. The majority of the land is also within a County Wildlife Site and critically also directly within the Breckland SPA.

West of the Existing Boundary

The land to the west of Mildenhall has no significant constraints that would act as a barrier to the principle of development. As such, an extension to the settlement boundary in this area would be appropriate.

Summary

Mildenhall is a highly constrained settlement to the north, east and south. With this in mind, any extensions or amendments to the settlement boundary to the north, east or south cannot be considered acceptable due to the importance of the surrounding land for nature conservation associated with the Breckland SPA or flood risk concerns respectively. The land to the west however, extending out from the existing settlement boundary is free from any significant constraint.

4.2.6 Allocated Sites within the SALP that require a Settlement Boundary Change

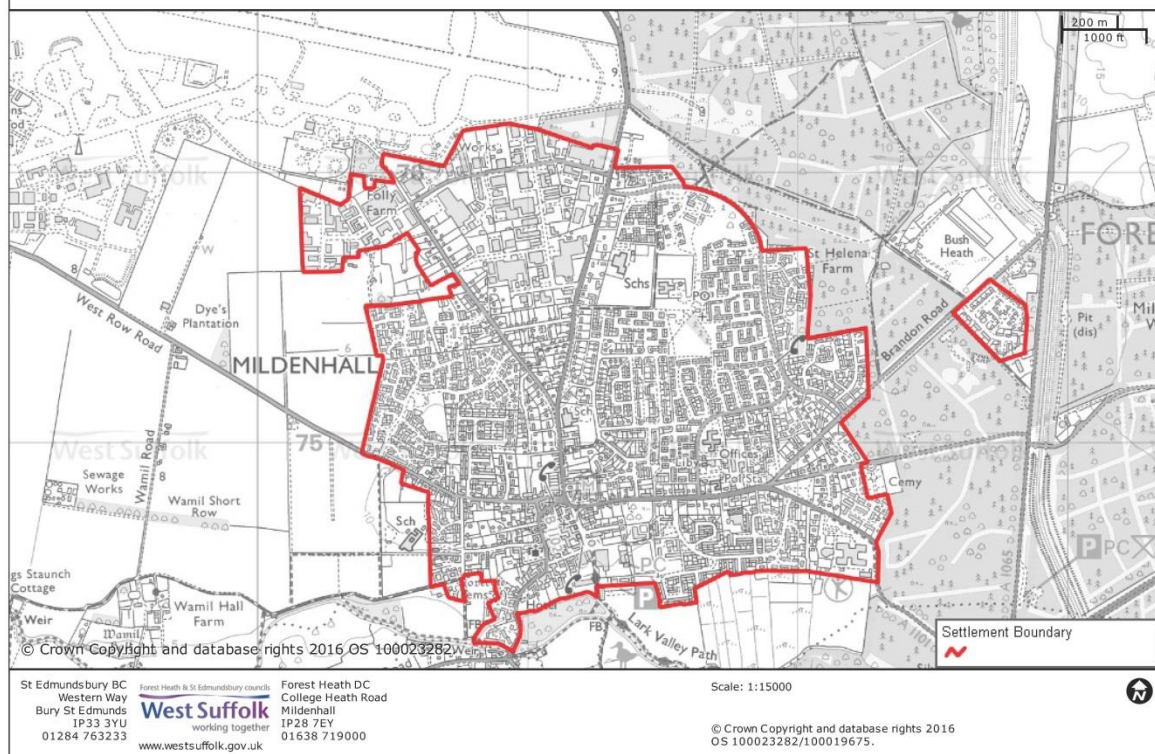
The land to the west of the existing settlement boundary has been allocated for development. Site SA4(a) – Land West of Mildenhall has been allocated for mixed use development to include 1,300 dwellings with a local centre, employment, schools, leisure facilities and public services.

4.2.7 Settlement Boundary Changes and Map

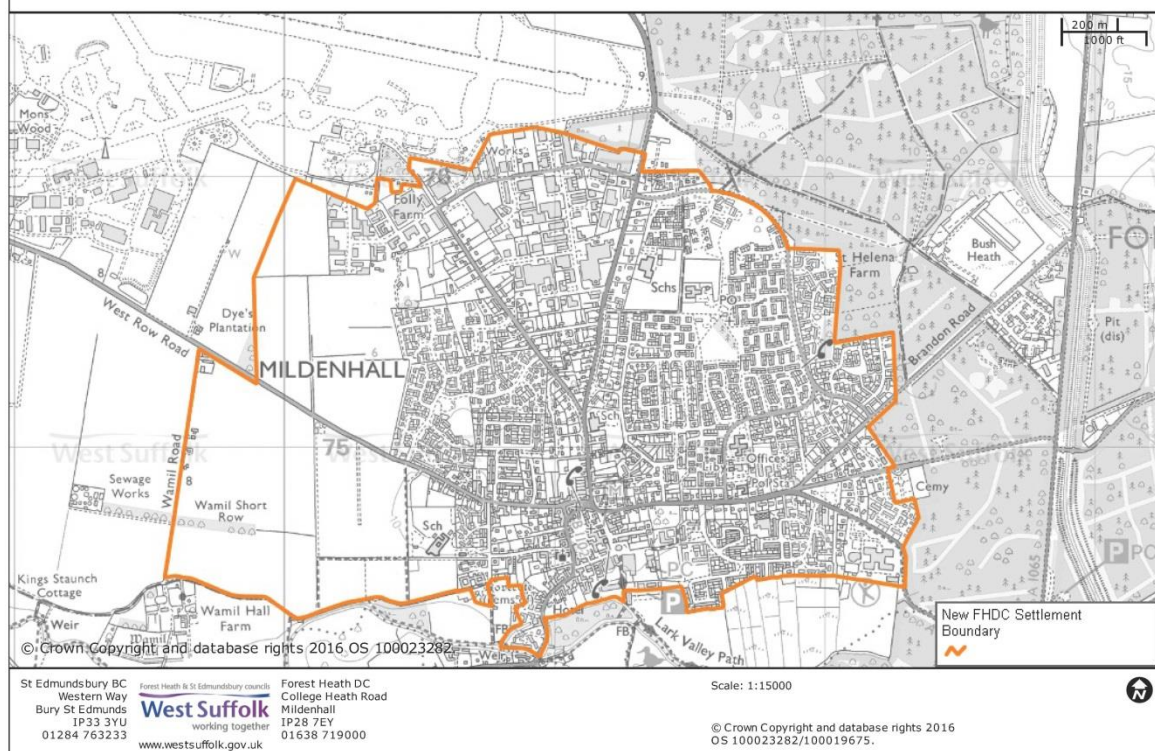
Changes are being proposed to the boundary along the eastern fringe of the settlement, to include relatively new development, and to the west, to encapsulate the Mildenhall Hub project.

Proposed change to settlement boundary	Justification
Relatively minor adjustment to settlement boundary along eastern limits of Mildenhall.	To reflect the built form of the settlement and in particular to include all of the relatively recent residential development off College Heath Road within the boundary.
Removal of settlement boundary around existing area of housing known as Woodlands Way.	The site is detached from the main settlement boundary for the remainder of Mildenhall, is located within the SPA and is already fully developed with no opportunity for expansion.
Extension of settlement boundary so that Site SA4(a) adjoins the existing settlement boundary to the south-west of the settlement and as a consequence incorporates the former middle school (and potential site for the Mildenhall Hub) within the settlement boundary.	This will result in a more logical settlement boundary that incorporates existing development (the former Riverside Middle School site) in addition to the Mildenhall Hub and associated development within the settlement. It also includes land south of allocation which is considered suitable for employment use, but has not been formally allocated as such due to uncertainty on deliverability.
Extension to industrial area west of Fred Dannatt Road to include site EM2(I)	To reflect planning permission DC/14/1460/FUL

Mildenhall Settlement Boundary 1995



Mildenhall Settlement Boundary 2017



4.3 Newmarket

4.3.1 Opportunities and the Level of Existing Facilities

Newmarket benefits from good public transport infrastructure which includes a railway line and trunk road links with the A14 and A11. There are also:

- Open space and sports facilities include 6.2 hectares of sports grounds, 0.9 hectares of non-pitch sports, 1.6 hectares play space;
- A swimming pool and sports hall/leisure centre;
- A good range of health and emergency services including eighteen GPs in three surgeries,
- Thirteen dentists in six practices;
- Two nursing homes;
- A hospital providing outpatient services;
- A police, ambulance and fire station;
- Community and leisure facilities include a library, the Memorial Hall, Kings Theatre and Studlands Park Community Centre;
- A substantial comparison goods offer and comprehensive range of services;
- An existing retail park and employment area lie to the north of the town; and
- Five primary schools and an upper school.

4.3.2 Constraints

- The town is rich in archaeology and listed buildings.
- The Devil's Ditch Scheduled Ancient Monument is situated to the southwest of the town.
- Land running north/south through the middle of the settlement lies within Flood Zones 1 and/or 2.
- Settlement expansion is significantly constrained by the Horse Racing Industry and its associated land uses.
- Land to the east and south-west of the settlement is within the Newmarket Heath Site of Special Scientific Interest (SSSI).
- There is a need to carefully manage the movements of vehicles and horses within the town.
- Coalescence with the settlement of Exning to the north-west of Newmarket should be avoided.
- Newmarket has an air quality management area (AQMA) centred on the High Street from the clock tower to the junction with The Avenue.

4.3.3 Built Development since the Previous Local Plan

There has been no development in Newmarket in the intervening years since the existing settlement boundary was drawn that would require a change to the existing settlement boundary.

4.3.4 Logical Infilling / Development Opportunities

No logical infilling or development opportunities exist adjacent to the settlement boundary, aside from the opportunity to the west of the settlement at Brickfield Stud, which has been allocated for development within the SALP.

4.3.5 High Level Assessment of Broad Areas Surrounding the Settlement

South of the existing Boundary

Land to the south east of the existing settlement boundary falls outside the Forest Heath District Council administrative boundary. Land in this broad area is also constrained by Flood Risk Zone 2 particularly to the south west. This area is also in use by the horse racing industry. The existing settlement boundary also follows that of the town's conservation area. Land to the south-west of the settlement is also within the Newmarket Heath Site of Special Scientific Interest (SSSI).

North of the Existing Boundary

The land north of Mildenhall is constrained by Flood Risk Zone 2 and is bounded by the A14. South of the A14 in the north east contains Hatchfield Farm. Following the Secretary of State's decision in August 2016 to refuse planning permission for 400 dwellings on this site to the north east of the town, this site has not been included as a housing allocation in this Plan nor will this land be included within any amendment to the settlement boundary of Newmarket.

East of the Existing Boundary

To the east lies the Newmarket Heath Site of Special Scientific Interest (SSSI) and land outside the Forest Heath District Council administrative area. This land is also in use by the horseracing industry. The town's conservation area also follows the current settlement boundary in this area, the setting of which could be harmed by adjoin development.

West of the Existing Boundary

Land to the south-west of the settlement is within the Newmarket Heath Site of Special Scientific Interest (SSSI) and directly north of this designation is a County Wildlife Site. The north west of the area is largely unconstrained; however substantial extensions to the settlement boundary would be constrained by land in use by the horseracing industry. A moderate extension to the settlement boundary in this area would be appropriate.

Summary

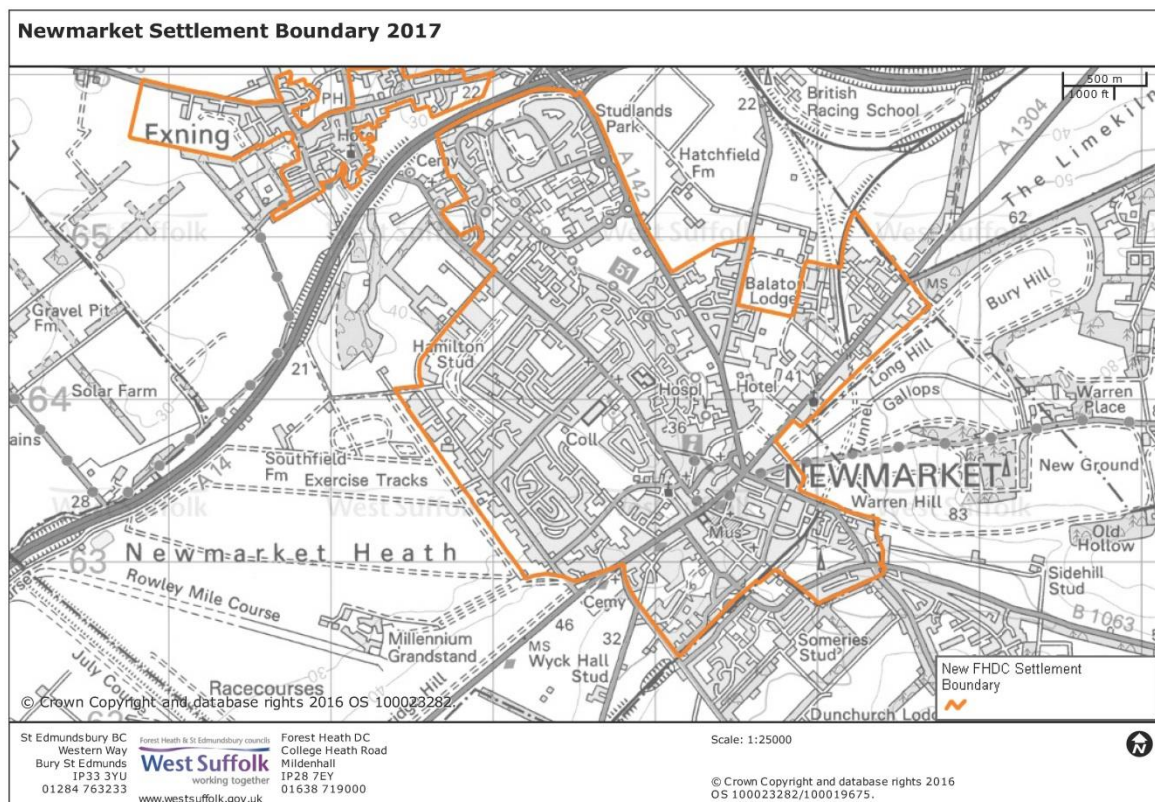
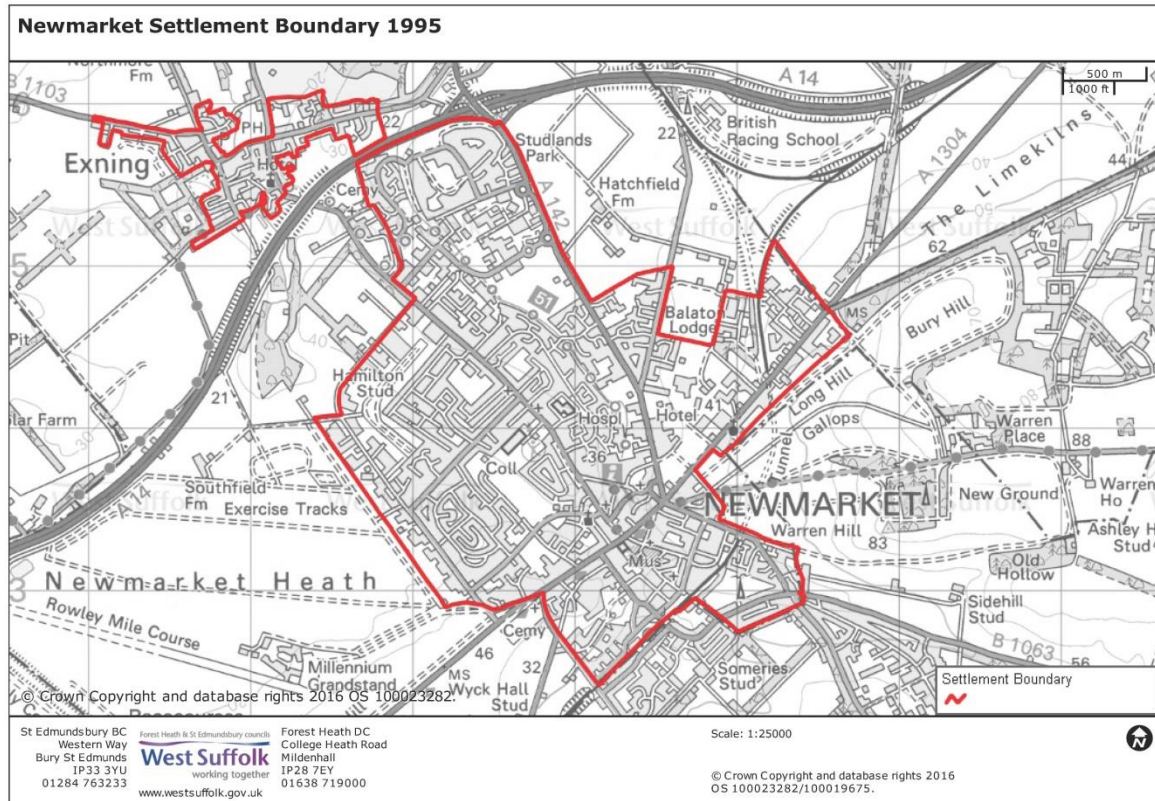
Although Newmarket is not constrained by MOD activities or the Breckland SPA, constraints in the form of the horseracing industry and the conservation area exist in much of the land to the east and south of the existing settlement boundary. In addition, land to the north east is constrained by activities associated with the horseracing industry relevant policy requirements related to this. This also extends to the south west of the settlement, with the additional constraints of a SSSI and a County Wildlife Site. The north west of the area is offers the opportunity for a moderate extension to the settlement boundary.

4.3.6 Allocated Sites within the SALP that require a Settlement Boundary Change

Site SA6(a) – Land at Brickfield Stud, Exning Road, has been allocated within the SALP.

4.3.7 Settlement Boundary Changes and Map

Proposed change to the settlement boundary	Justification
Amend the settlement boundary to include Land at Brickfield Stud, Exning Road	Site SA6(a) – Land at Brickfield Stud, Exning Road, has been allocated within the SALP and requires a boundary change as a result



5. The Key Service Centres

5.1 Lakenheath

5.1.1 Opportunities and the Level of Existing Facilities

Lakenheath is a key service centre, offering

- Three GPs in one surgery;
- A library;
- Lakenheath Memorial Hall;
- A scout hall;
- A football club;
- The Royal British Legion hall;
- A Co-op convenience store;
- A post office;
- A bank;
- Several public houses; and
- Open spaces and sports provision, including a sports grounds, non-pitch sports area, allotments and play space.

5.1.2 Constraints

- There is a conservation area in the centre, along with a number of listed buildings.
- There are many known archaeological sites within the town and in its immediate hinterland.
- Breckland Special Protection Area designated for stone curlew, woodland and nightjar, and its constraint zones limit development to the east.
- There are noise constraints to the south of Lakenheath due to aircraft landing at and taking off from RAF Lakenheath. The proposed increase of operations on RAF Lakenheath are likely to have noise and infrastructure implications.
- Land within Flood Zones 2 and 3 lies to the north, west and south of the settlement.
- Maids Cross Hill Local Nature Reserve and Site of Special Scientific Interest (SSSI) lies to the south-east of Lakenheath.
- A special area of conservation (SAC) zone lies to the south-east.
- A County Wildlife Site (CWS) lies to the east.
- There is a Ministry of Defence (MOD) safeguarded zone around the airbase.

5.1.3 Built Development since the Previous Local Plan

There has been no development in Lakenheath in the intervening years since the existing settlement boundary was drawn that would require a change to the existing settlement boundary.

5.1.4 Logical Infilling / Development Opportunities

No logical infilling or development opportunities exist adjacent to the settlement boundary, aside from the opportunities to the north of the settlement which have been allocated for development within the SALP.

5.1.5 High Level Assessment of Broad Areas Surrounding the Settlement

South of the existing Boundary

There are noise constraints to the south of Lakenheath due to aircraft landing at and taking off from RAF Lakenheath. Although, the proposed increase of operations on RAF Lakenheath are likely to have noise and infrastructure implications, the area either side of the existing settlement boundary to the south is otherwise unconstrained and suitable for appropriate development. Land within Flood Zones 2 and 3 lies to the south east of the settlement. To the south west is a County Wildlife Site. Despite this, a small area of land to the south of Broom Road is largely unconstrained, however would adjoin the MOD Soundproofing zone, a County Wildlife Site, and a Local Nature Reserve.

North of the Existing Boundary

Land within Flood Zones 2 and 3 lies to the north of the settlement, however there is available land in between this constraint and the existing settlement boundary that is unconstrained.

East of the Existing Boundary

East of the settlement lies the RAF Lakenheath airbase. Breckland Special Protection Area designated for stone curlew, woodland and nightjar, and its constraint zones also limit development to the east. Despite this, land between these constraints and the existing settlement boundary to the north east is unconstrained, aside from a small cemetery, also a County Wildlife Site, to the north of Cemetery Road; despite this, development in this area would likely be separated from the existing settlement boundary in large parts, effectively forming an unsustainable pattern of growth. To the south east, land is significantly more constrained by the MOD soundproofing zone, the 1500m Stone Curlew nesting constraint zone and also a substantial local Nature Reserve.

West of the Existing Boundary

There are many known archaeological sites within the town and in its immediate hinterland, especially on the fen edge to the west. A large area of land within Flood Zones 2 and 3 lies to the immediate west of the existing settlement boundary, significantly constraining all development opportunities.

Summary

The allocated land within the SALP, to the north and south of the settlement boundary, represent the most logical extensions of the settlement boundary in response to the identified constraints to the immediate west and further to the east.

5.1.6 Allocated Sites within the SALP that require a Settlement Boundary Change

All but one of the sites allocated in Lakenheath fall outside the housing settlement boundary and it is proposed the settlement boundary is amended to include these sites. These sites are:

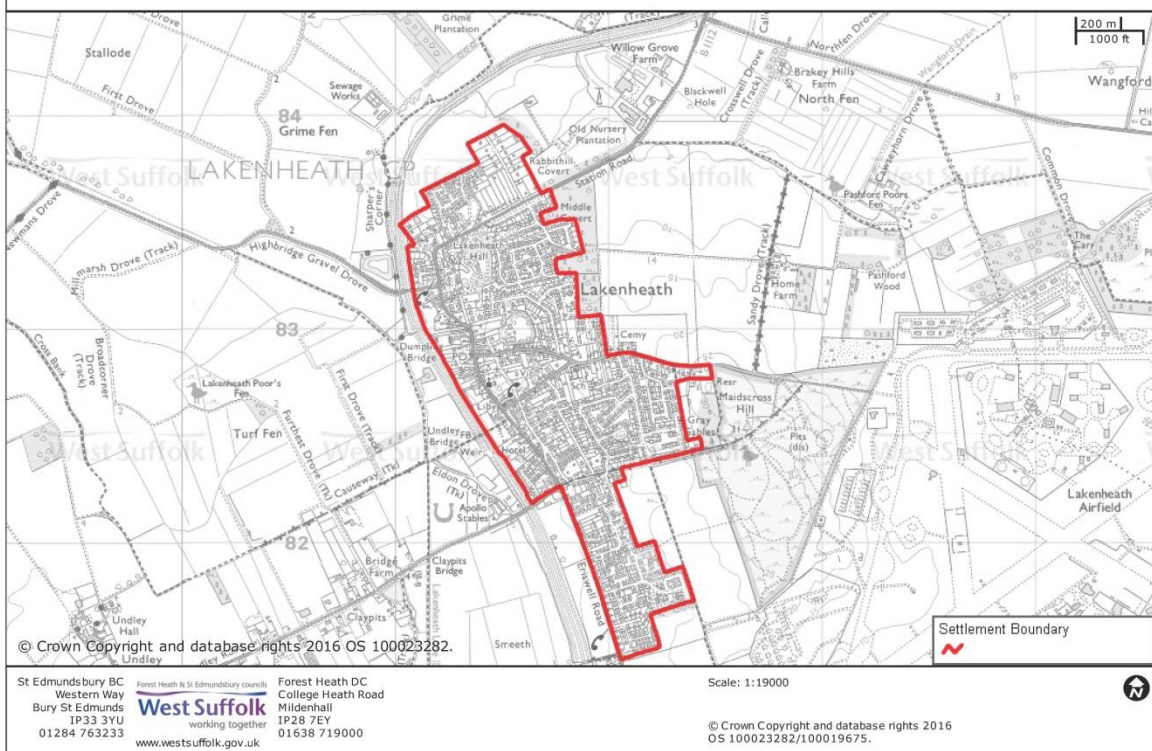
- SA7(b) – Land west of Eriswell Road
- SA8(a) – Rabbit Hill Covert, Station Road
- SA8(b) – Land at North Lakenheath
- SA8(c) – Land off Briscoe Way
- SA8(d) – Land north of Burrow Drive and Briscoe Way

5.1.7 Settlement Boundary Changes and Map

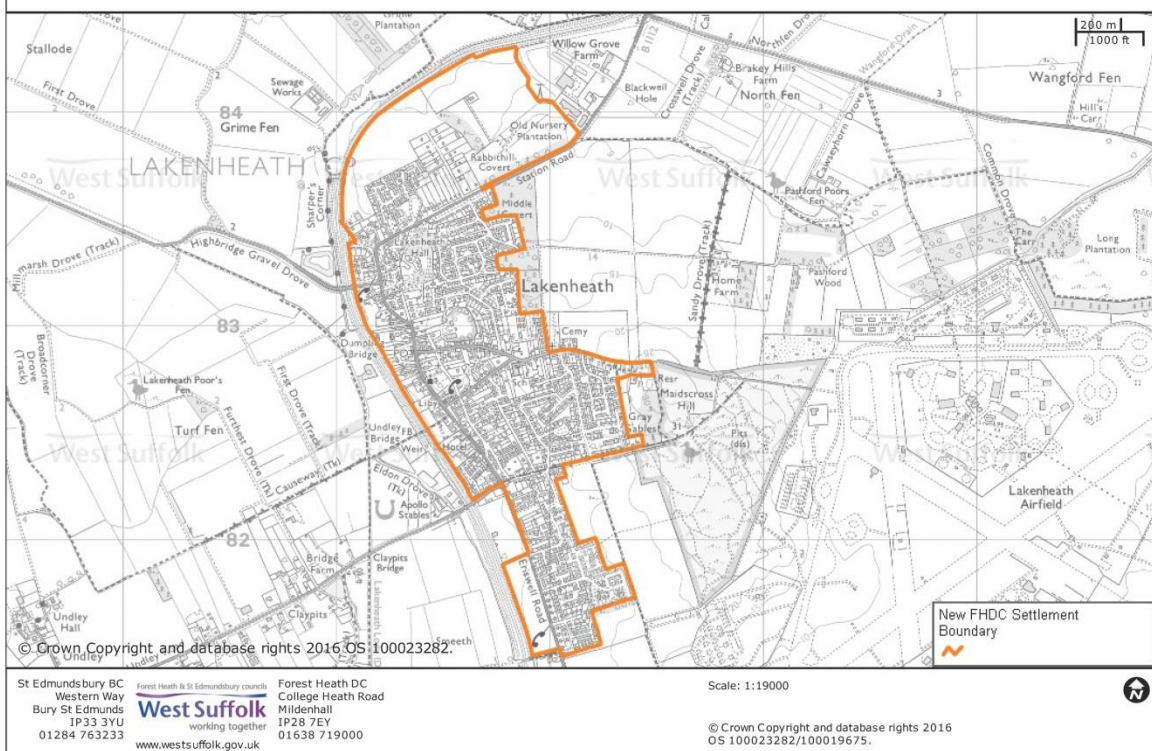
Settlement boundary changes represent those sites allocated for development within the SALP only.

Proposed change to the settlement boundary	Justification
Site SA8(a) Rabbit Hill Covert, Station Road	The site lying to the north of Station Road and to the east of properties on Drift Road to be included within the settlement boundary to reflect the allocation.
Site SA8(b) Land at North Lakenheath	This site, lying to the north of the settlement off Station Road, to be included within the settlement boundary to reflect the allocation.
Site SA8(c) Land off Briscoe Way	The site, lying to the north of the settlement adjacent to the settlement boundary and existing residential development off Briscoe Way, to be included within the settlement boundary to reflect the allocation.
Site SA8(d) – Land north of Burrow Drive and Briscoe Way	Include these two areas of land, adjoining land off Briscos Way and land at north Lakenheath (above) within the settlement boundary to reflect the allocation.
SA7(b) - Land west of Eriswell Road	The site to the south-west of the village adjacent to the settlement boundary to be included within the settlement boundary to reflect the allocation.

Lakenheath Settlement Boundary 1995



Lakenheath Settlement Boundary 2017



5.2 Red Lodge

5.2.1 Opportunities and the Level of Existing Facilities

Services in the settlement include:

- A doctors surgery;
- A dentist;
- One primary school;
- The Millennium Centre (community building);
- A sports pavilion;
- Tennis courts;
- A five a side football pitch;
- Allotments; and
- Play space.

There are a range of shops and services, including:

- A Nisa supermarket;
- A pharmacy;
- Take away outlets;
- A post office,
- A public house/restaurant; and
- A café.

In addition, Kennett train station is 1.5 miles south of the settlement with a two hourly services on the Ipswich-Cambridge line. Bus services go to Newmarket, Bury St Edmunds and Mildenhall.

There are also some local employment opportunities within the settlement and its hinterland with planning permission for a business park at Kings Warren for B1 light industry/business and B2 general industry uses

5.2.2 Constraints

- Breckland Special Protection Area designated for stone curlew, woodland and nightjar, and its constraint zones limit development to the east.
- Environment Agency mapping identifies land within Flood Zones 2 and 3 running along the River Kennett where it coincides with the district boundary to the south of the settlement.
- Red Lodge Heath to the south of Turnpike Road is a 21 hectare Site of Special Scientific Interest (SSSI) within the existing settlement boundary.
- The A11 runs to the north-west of the settlement and forms a physical boundary to existing development.

5.2.3 Built Development since the Previous Local Plan

There has been no development adjacent to the existing settlement boundary in the intervening years since the boundary was previously drawn. A change is felt necessary however to remove the Red Lodge Heath SSSI from the settlement boundary, and that land to its immediate south which has remained undeveloped and largely falls within the 1500m Stone Curlew nesting constraint zone.

5.2.4 Logical Infilling / Development Opportunities

No logical infilling or development opportunities exist adjacent to the settlement boundary, aside from the opportunities to the north of the settlement which have been allocated for development within the SALP.

5.2.5 High Level Assessment of Broad Areas Surrounding the Settlement

South of the existing Boundary

A significant constraint exists in the south of Red Lodge in the form of a SSSI. This is currently within the settlement boundary following the extent of the wider area up to the District administrative boundary. Further south the edge of the existing settlement boundary forms the District administrative boundary, which also follows that of the River Kennet and associated Flood Risk Zones 2 and 3. Significantly, to the south east of the settlement the land is constrained from development by the presence of the 1500m Stone Curlew nesting constraint zone associated with the Breckland SPA, which extends north into the settlement.

North of the Existing Boundary

North of the existing settlement boundary there are no constraints between the A11 and the north west and the 1500m Stone Curlew constraint zone associated with the Breckland SPA in the north east. This land can be considered appropriate for development in principle and an extension to the settlement boundary.

East of the Existing Boundary

To the east of the settlement, the land is constrained from development by the 1500m Stone Curlew constraint zone associated with the Breckland SPA. To the south east is also the 1500m Stone Curlew nesting constraint zone. In line with the planning permissions (and SALP allocations) within the settlement boundary to the east which are also within 1500m Stone Curlew constraint zone, it is felt that any extension to the settlement boundary in this direction would have cumulative impacts on the SPA, and would also set a harmful precedent.

West of the Existing Boundary

The A11 runs to the north-west of the settlement and forms a physical boundary to existing development. All land up to the A11 is within the settlement boundary. It cannot be considered appropriate to have two built nuclei within two settlement boundaries due to the presence of the A11 and the need for this to be bridged. Nonetheless, non-residential development may be suitable west of the A11 due to there being no constraints in this area, with the exception of a County Wildlife Site to the north west.

Summary

The allocated land within the SALP, to the north of the settlement boundary, represent the most logical extension of the settlement boundary in response to the identified constraints to the immediate south, east and west.

5.2.6 Allocated Sites within the SALP that require a Settlement Boundary Change

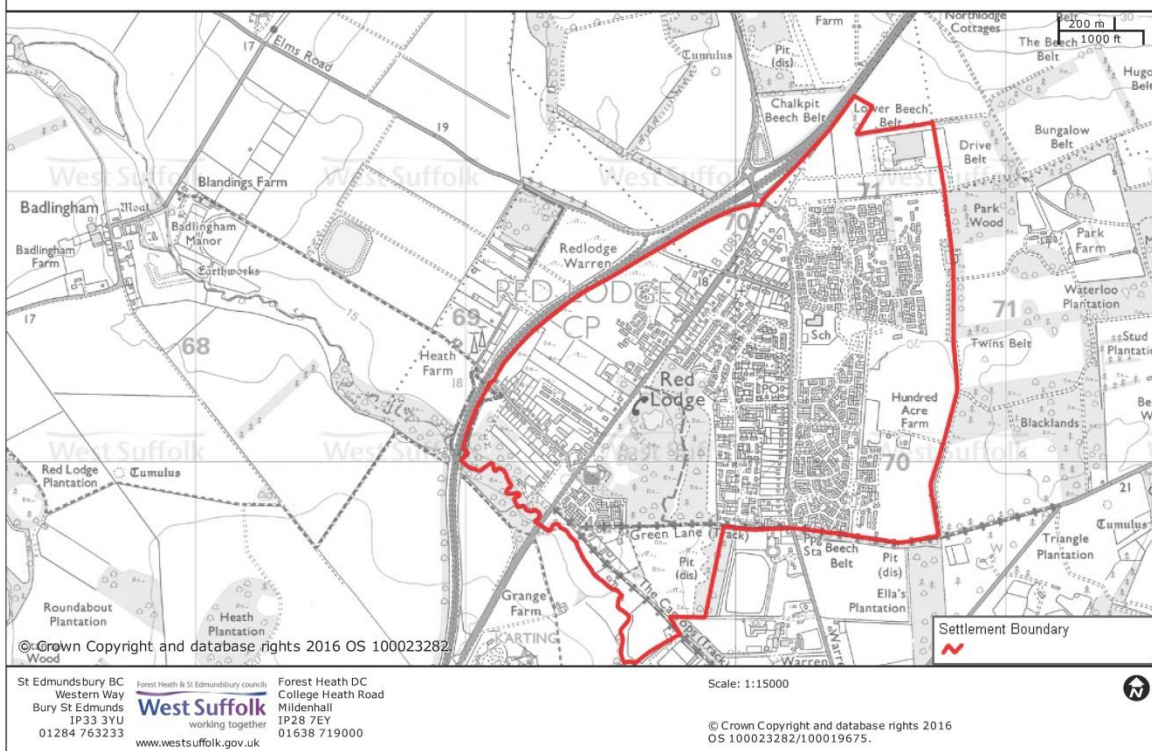
One of the sites proposed for allocation in Red Lodge (SA10(a)) falls partially outside the settlement boundary and it is proposed that the settlement boundary is amended to include this site

5.2.7 Settlement Boundary Changes and Map

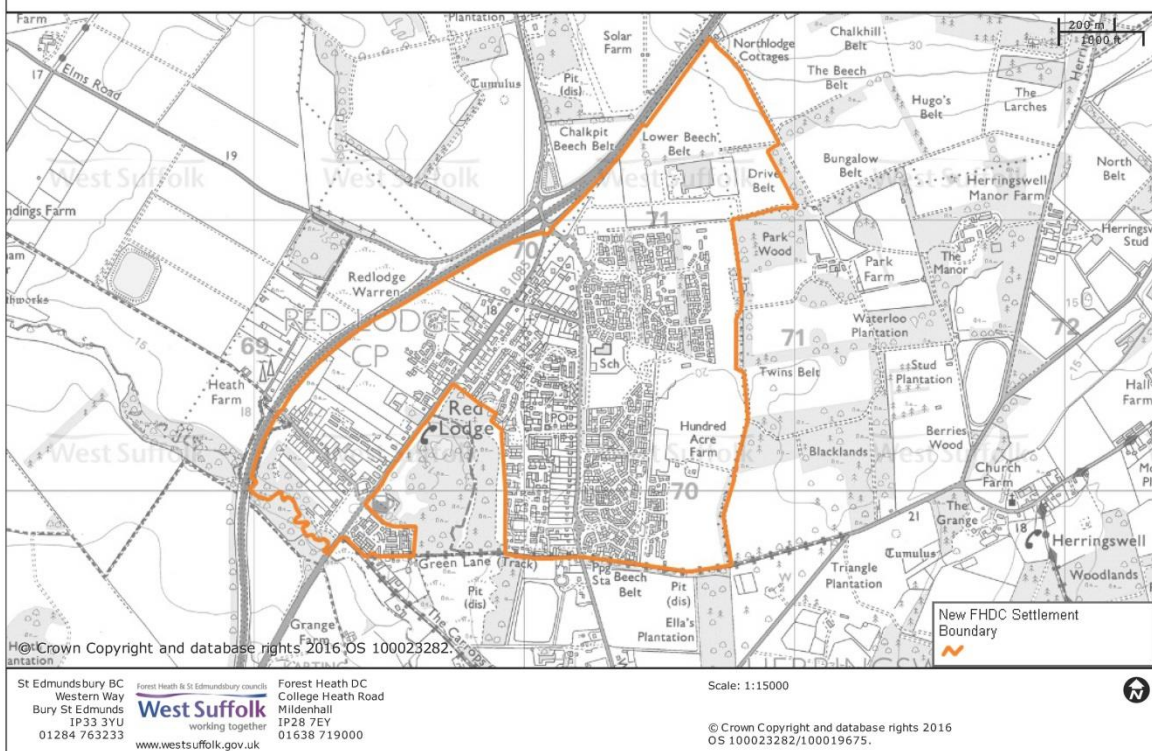
Only one of the sites proposed for allocation in Red Lodge falls partially outside the settlement boundary and it is proposed that the settlement boundary is amended to include this site. The settlement boundaries have also been reviewed and rationalised in order to become more logical and defensible in line with Policy CS10 of the Core Strategy. Two changes can also be contributed to errors in the previously drawn settlement boundary. These changes are:

Proposed change to the settlement boundary	Justification
Amend the settlement boundary to the north east of Red Lodge	To reflect the full extent of site SA10(a) – Land North of Acorn Way as allocated within the SALP.
Remove the SSSI, Lorry Park and land south of Green Lane	To reflect the open nature of the area and the character of the countryside.
Amend the settlement boundary to remove an area of woodland on the eastern edge of SALP allocation SA9(b).	Site SA9(b) was previously drawn to reflect the existing settlement boundary; however this has been erroneously identified as including an element of woodland on its eastern edge that forms part of a larger area of woodland that predominantly extends outside the settlement boundary. It is felt that this woodland should be located outside the settlement boundary in its entirety.
Amend the settlement boundary to follow that of an existing track on the eastern edge of SALP allocation SA9(c).	Site SA9(c) was previously drawn to reflect the existing settlement boundary; however this has been erroneously identified as not including land up to an existing track, which forms a logical existing boundary for the settlement. It is felt that this land should be included within the settlement boundary.

Red Lodge Settlement Boundary 1995



Red Lodge Settlement Boundary 2017



6. The Primary Villages

6.1 Beck Row

6.1.1 Opportunities and the Level of Existing Facilities

The village has a good level of existing services and facilities including:

- A general store;
- A Primary School;
- A post office;
- Public houses;
- A community centre;
- A good range of open space and sports facilities including Aspal Close Local Nature Reserve;
- A sports pitch and play space; and
- An hourly bus service to Mildenhall.

6.1.2 Constraints

- Aspal Close County Wildlife Site (CWS), the majority of which is also identified as a Local Nature Reserve (LNR), is located in the centre of the settlement.
- The existing primary school has reached capacity.
- There are aircraft noise constraints to the north and south of the settlement as a consequence of aircraft landing and taking off from both RAF Lakenheath and RAF Mildenhall.
- There is a high potential for encountering heritage assets of an archaeological interest in and around Beck Row.
- To the west of the settlement there are areas of land within Flood Zones 2 and 3.
- The A1101 forms a physical boundary to the south and confines any further development in this direction.
- Airbase safeguard zones exist to the south and the west of Beck Row;
- Coalescence should be avoided with the settlement of Holywell Row which lies to the east of Beck Row;
- Future development in Beck Row may require upgrades to the existing sewerage network.

6.1.3 Built Development since the Previous Local Plan

There has been no development adjacent to the existing settlement boundary in the intervening years since the boundary was previously drawn.

6.1.4 Logical Infilling / Development Opportunities

Beck Row is formed of two nuclei and has two distinct settlement boundaries; the main built area to the east and a smaller area to the west. Between these two is residential development, representing a single development between the A1201 to the south and Skeltons Drove to the north east. To the north west of this development lies an infilling opportunity that would appear logical, however the site is partly within the MOD soundproofing zone (70db) and given the relatively large number of recent planning permissions, it was not considered

that additional allocations such as this land would be a sustainable option within the plan period and in line with current infrastructure provision.

Land that is considered to warrant an amendment to the settlement boundary is that at land adjacent to Beck Lodge farm to the west. Adjacent to SALP allocation SA11(e), this land is adjacent to the existing settlement boundary and forms part of the built form of the main settlement. The inclusion of this land is would also be consistent to the inclusion of land at SA11(e) to the east. It should be noted that allocation SA11(e) has planning permission (DC/14/1745/OUT). This is also the case for the potential infilling of the site between the SALP allocations SA11(c) and SA11(d).

6.1.5 High Level Assessment of Broad Areas Surrounding the Settlement

South of the existing Boundary

There are aircraft noise constraints to the south of the settlement as a consequence of aircraft landing and taking off from RAF Mildenhall. Airbase safeguard zones also exist to the south. Should such activities cease however, there would be the opportunity to extend the settlement boundary further south. To the south of the main settlement area, the A1101 forms a physical boundary and confines any further development in this direction. There is scope for a moderate / small extension of the settlement boundary to the south east, as allocated within SALP site SA11(e), however coalescence with Holywell Row would have to be prevented with any further extension.

North of the Existing Boundary

There are aircraft noise constraints to the north of the settlement as a consequence of aircraft landing and taking off from RAF Lakenheath. Airbase safeguard zones also exist to the north. Aside from this, there are no other constraints in this broad area, and a moderate level of expansion could be suitable and appropriate in future plans if a housing need is identified. Site SA11(b) as allocated in the SALP represents the most logical and appropriate extension to the settlement boundary at this stage and in the context of current housing requirements in such villages.

East of the Existing Boundary

Coalescence should be avoided with the settlement of Holywell Row which lies to the south east of Beck Row and with Wilde Street in the north east. There are no other constraints directly east from the settlement boundary and there is scope for a small / moderate extension in this area east of Aspal Lane.

West of the Existing Boundary

West of the western part of the settlement boundary lies a County Wildlife Site, however the land in this broad area is largely otherwise unconstrained. Despite this, focusing development to this broad area would be to do so in the part of Beck Row that is distanced from the main services and facilities of the settlement. As such, development in this broad area is significantly less sustainable than opportunities in the eastern part of Beck Row.

Summary

There is scope for some small to moderate extension to the settlement boundaries to the north of the larger part of the settlement boundary and also to the east and south east. Extensions to the west could lead to significantly less sustainable development in line with access to those services and facilities within Beck Row that warrant the settlement's classification as a Primary Village within the settlement hierarchy.

6.1.6 Allocated Sites within the SALP that require a Settlement Boundary Change

The following sites are allocated within the SALP and fall outside, but adjacent to, the existing settlement boundary:

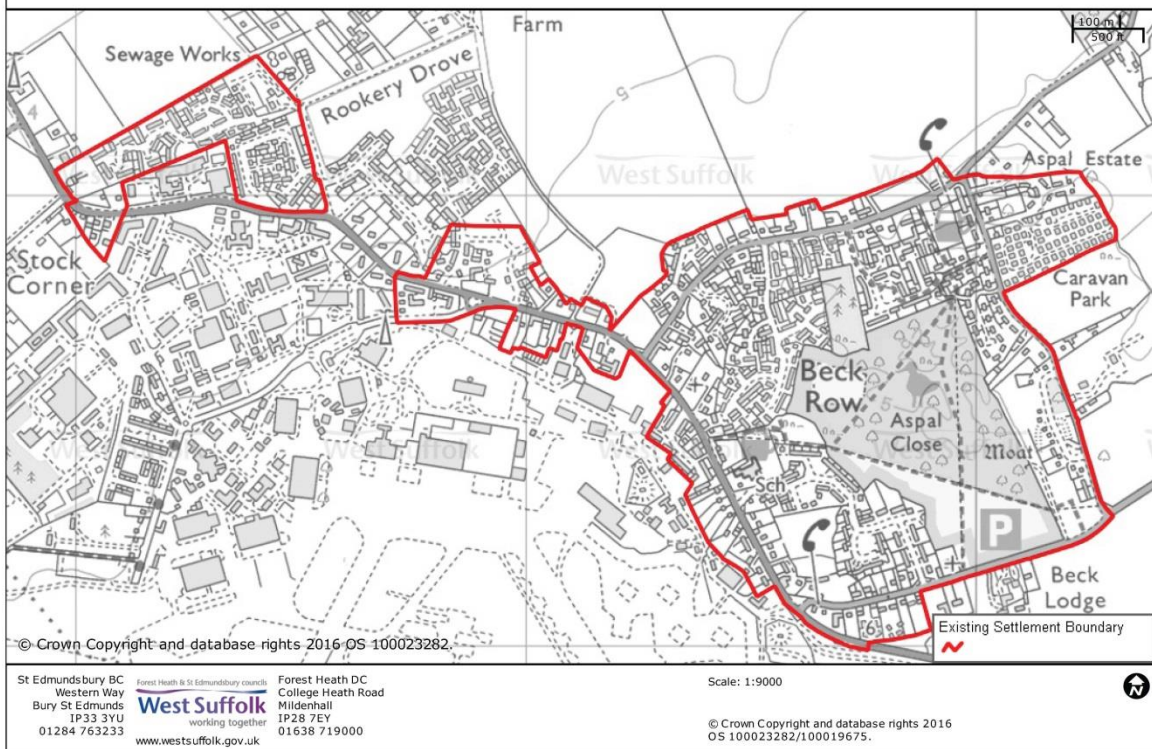
- SA11(b)n - Land adjacent to Smoke House Inn, Skeltons Drove
- SA11(c) - Land adjacent to and south of the caravan park, Aspal Lane
- SA11(d) - Land East of Aspal Lane
- SA11(e) - Land adjacent to Beck Lodge Farm

6.1.7 Settlement Boundary Changes and Map

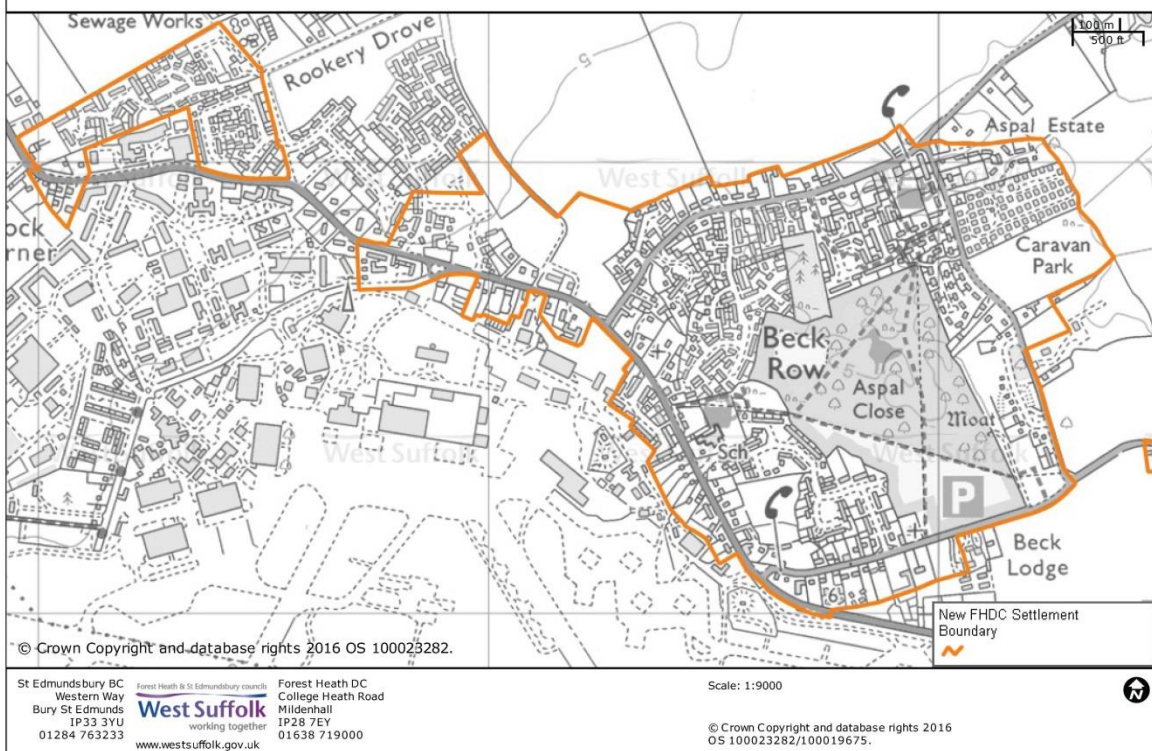
Four of the sites proposed for allocation in Beck Row within the SALP are all proposed for inclusion outside but adjacent to the existing settlement boundary. As a result, the settlement boundary should be amended to include these sites.

Proposed change to settlement boundary	Justification
Include nos. 28 – 34 St John's Street and land adjacent to Beck Lodge farm within the settlement.	To include development between allocation BR1(e)/planning permission DC/14/1745/OUT within the existing settlement boundary
Land adjacent to Smoke House Inn, Skeltons Drove)	To include proposed allocation BR1(b)
Land adjacent to and south of the caravan park, and East of Aspal Lane	To include proposed allocation BR1(c), BR1(d) and the land between as a logical infill.

Beck Row Settlement Boundary 1995



Beck Row Settlement Boundary 2017



6.2 Exning

6.2.1 Opportunities and the Level of Existing Facilities

The village has a good level of existing services and facilities including:

- A primary school;
- A general store;
- A post office;
- Public houses; and
- Exning community church hall.

6.2.2 Constraints

- Exning has a number of known archaeological sites, some 20 listed buildings and a large conservation area which contains the historic core of the settlement and grounds of Exning House.
- Exning has land within Flood Zones 2 and 3 running north/south through the middle of the settlement and also to the east of the settlement boundary.
- Existing capacity issues at Junction 37 of the A14 trunk road north-east of Newmarket may be exacerbated by further growth.
- Pressure exists on local primary school provision.

6.2.3 Built Development since the Previous Local Plan

There has been no development adjacent to the existing settlement boundary in the intervening years since the boundary was previously drawn. A recent planning permission at land off The Drift / Burwell Road for 120 dwellings (DC/14/0942/RM and F/2012/0552/OUT) should be included within the settlement boundary adjacent to the existing settlement to the west.

6.2.4 Logical Infilling / Development Opportunities

A site on Windmill Hill has been identified as a suitable development opportunity free from constraint, extending the existing settlement boundary to the east and up to the area of land that is highlighted as Flood Risk Zone 2. This land is bound by the road to the north, existing development to the west and the flood zone to the east and south. North of Windmill Hill in this area there is also the need to amend a previous error in the settlement boundary that bisects an existing building. This should be amended to include the building and plot in its entirety.

6.2.5 High Level Assessment of Broad Areas Surrounding the Settlement

South of the existing Boundary

The conservation area of Exning constrains development to the south extending beyond the existing settlement boundary, having implications on the suitability of any proposals in this direction. Additionally, there is land within Flood Zone 2 and 3 in this location. The A14 also constrains any significant extension. Land designated as allotments also borders the settlement boundary along the most southerly point.

North of the Existing Boundary

To the north of the settlement, the land is designated as within the conservation area, which extends significantly beyond the settlement boundary. In addition, to the immediate north of this is an equine hospital, the importance of which is critical in the context the wider area of Newmarket. There is also land within Flood Zones 2 and 3. For these reasons, settlement boundary extensions in this area are considered unsuitable.

East of the Existing Boundary

To the east of core of the settlement, the land is in use by the horseracing industry and should be protected as such. To the north east, land is bounded by the A14 and areas of Flood Risk Zones 2 and 3. Despite this, a small area of land is unconstrained between the existing settlement boundary and the Flood Risk Zone 2, which would be a suitable extension to the settlement boundary.

West of the Existing Boundary

To the south west, playing fields, a recreation ground and the football ground constrain any extension of the settlement boundary, which also follows that of the conservation area. To the north of this area in the west land is not constrained and would be suitable for development and a corresponding extension to the settlement boundary.

Summary

Land around Exning is largely constrained by land use, the conservation area and Flood Zones 2 and 3. Despite this, opportunities exist to the north east at the existing settlement boundary's most eastern part, and also to the west, at the western extremity.

6.2.6 Allocated Sites within the SALP that require a Settlement Boundary Change

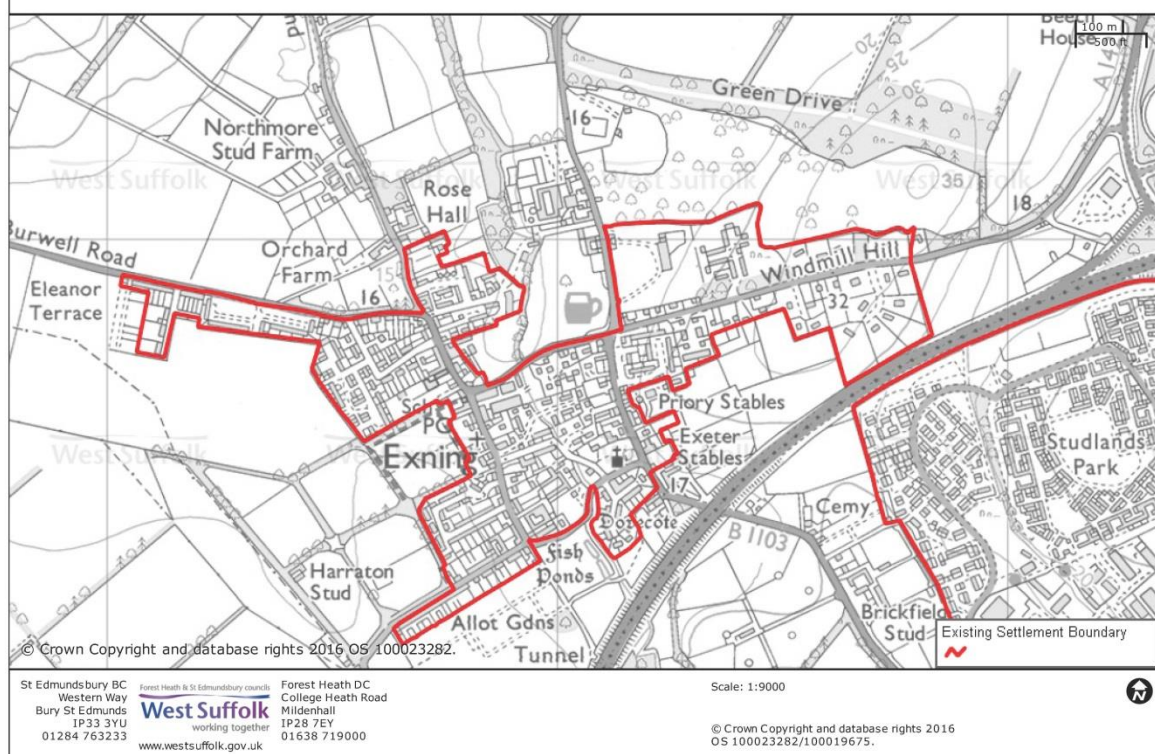
A site has been allocated within the SALP that is outside but adjacent to the existing settlement boundary:

- SA12(a) – Land south of Burwell Road and west of Queens View

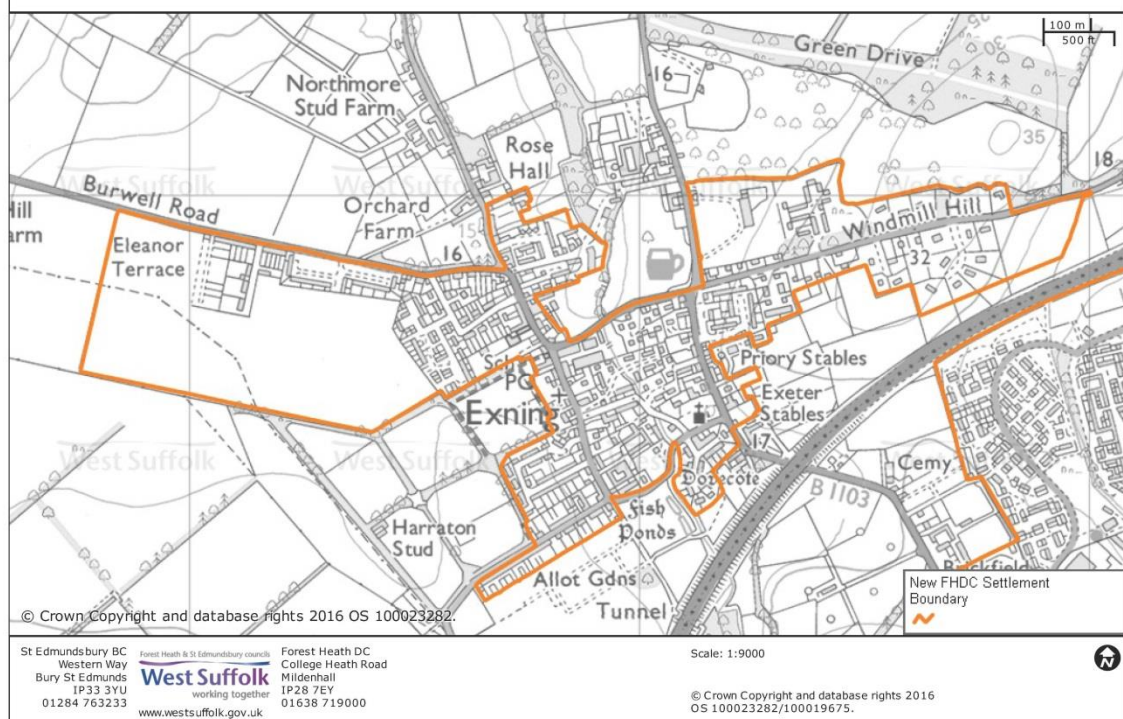
6.2.7 Settlement Boundary Changes and Map

Proposed change to settlement boundary	Justification
Include land south of Burwell Road	The site proposed for allocation in Exning (SA12(a)) within the SALP adjoins a site with planning permission for 120 dwellings (DC/14/0942/RM and F/2012/0552/OUT). Both of these sites are outside the existing settlement boundary and therefore the settlement boundary is proposed to be amended to incorporate both of these sites
Land along the eastern fringe of the village, both north and south of Windmill Hill	The small area of land south of Windmill Hill is free from constraint up to the area of land that is highlighted as Flood Risk Zone 2. North of Windmill Hill there is the need to amend a previous error in the settlement boundary that bisects an existing building.

Exning Settlement Boundary 1995



Exning Settlement Boundary 2017



6.3 Kentford

6.3.1 Opportunities and the Level of Existing Facilities

Although limited, the village has some services and facilities, including:

- A general store/post office;
- Two public houses;
- A frequent bus service to Bury St Edmunds and Newmarket; and
- Some local employment opportunities.

6.3.2 Constraints

- The A14 runs to the north of the village forming a physical boundary to further development.
- An extensive area of Flood Zones 2 and 3, associated with the River Kennett, runs north to south through the settlement.
- A 1500m Breckland Special Protection Area (SPA) Buffer Zone covers the eastern part of the village.
- The village and its immediate hinterland contain several known archaeological sites and listed buildings.
- Growth in Kentford will impact upon the capacity of the nearest primary school which is located in Moulton.
- There are no health facilities in the village.
- An important open strategic landscape gap should be maintained to separate the two parts to Kentford's settlement boundary.
- There is an absence of sports pitches, non-pitch sports areas and playgrounds.

6.3.3 Built Development since the Previous Local Plan

A site to the west of the existing settlement boundary at Lambert Grove was granted planning permission for housing and this commenced in March 2015. The extent of this development needs to be included within the settlement boundary as an inclusion to the built up area of the village.

In addition land to the west of Herringswell Road and south of the A14 has planning permission for B1 office use (permission F/2013/0061/HYB) which would need to be included within the settlement boundary.

6.3.4 Logical Infilling / Development Opportunities

Kentford can be seen as two individual parts, and as such has two separate development boundaries. It is not considered logical or sustainable to ensure these two areas are joined in this settlement boundary review. The area forms a strategic landscape gap fronting Bury Road (B1506) which must be protected in order to preserve the character of the village. The area is also within the flood zone and is of significant visual amenity marking the river valley.

6.3.5 High Level Assessment of Broad Areas Surrounding the Settlement

South of the existing Boundary

In central areas extending south, the land is constrained by both the 1500m Stone Curlew nesting constraint zone and constraint zone associated with the

Breckland SPA. There is also a substantial swathe of land within Flood Risk Zones 2 and 3 associated with the River Kennett. The land is also within use by the horseracing industry.

North of the Existing Boundary

Land to the north west of Kentford is outside the Forest Heath District Council administrative boundary and is also within both the 1500m Stone Curlew nesting constraint zone and constraint zone associated with the Breckland SPA. All of the land to the north is within this latter constraint zone. Aside from this, to the north east, development is otherwise unconstrained extending from the existing settlement boundary north to the A14.

East of the Existing Boundary

All of the land to the east is within the 1500 Stone Curlew constraint zone. Aside from this, development is otherwise unconstrained extending from the existing settlement boundary however would be constrained by compatible neighbouring industrial uses. South of the B1506 to the east also exists a substantial amount of woodland.

West of the Existing Boundary

To the west of the settlement, south of the B1506, the land is unconstrained, however is in use by the Animal Health Trust. Small extensions in this area beyond that proposed to include the development at Lambert Grove are unlikely to be suitable in line with the principles of settlement boundaries and controls over ribbon development.

Summary

Development around Kentford is heavily constrained by the Breckland SPA, the current uses of surrounding land and flood risk. As a result, it is considered that the principle of any development and extensions to the settlement boundary as a result, would likely be reactive to the permission of appropriate schemes that seek to mitigate any adverse impacts or otherwise prove that the sustainability benefits outweigh any impacts in line with planning policy.

6.3.6 Allocated Sites within the SALP that require a Settlement Boundary Change

Site SA13(a) – Land to the rear of The Kentford is allocated within the SALP for 34 dwellings to reflect the planning permission DC/14/2203/OUT approved in November 2015.

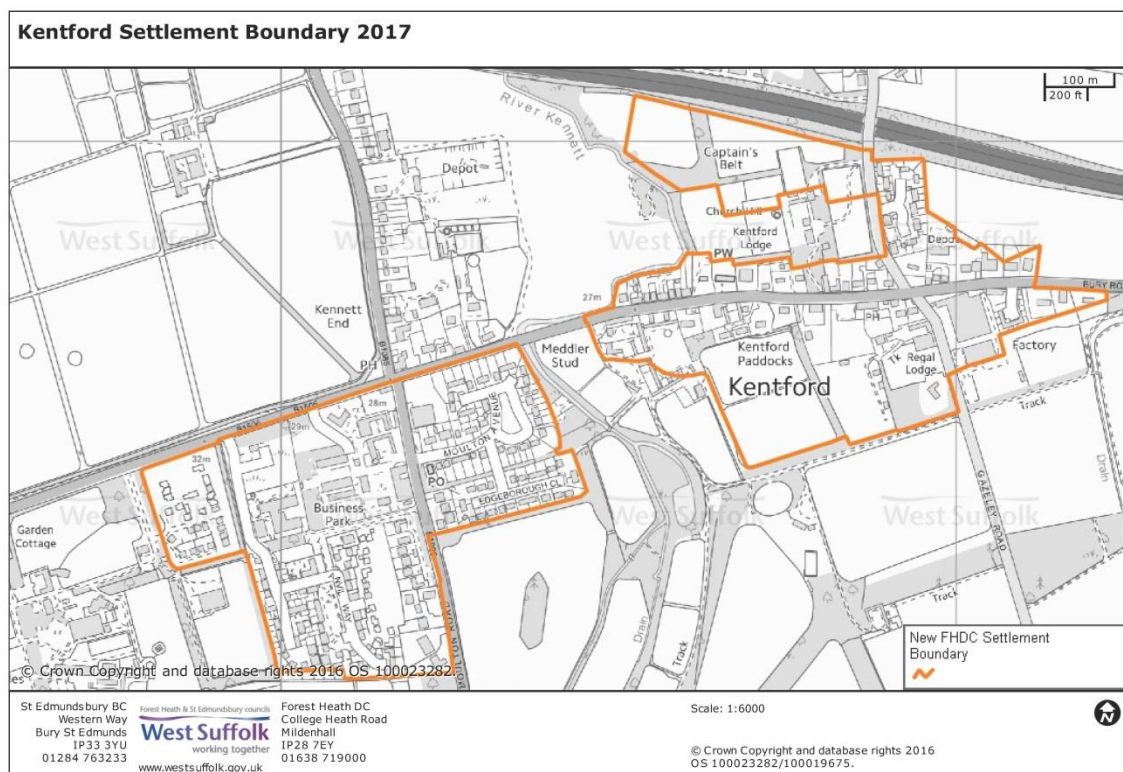
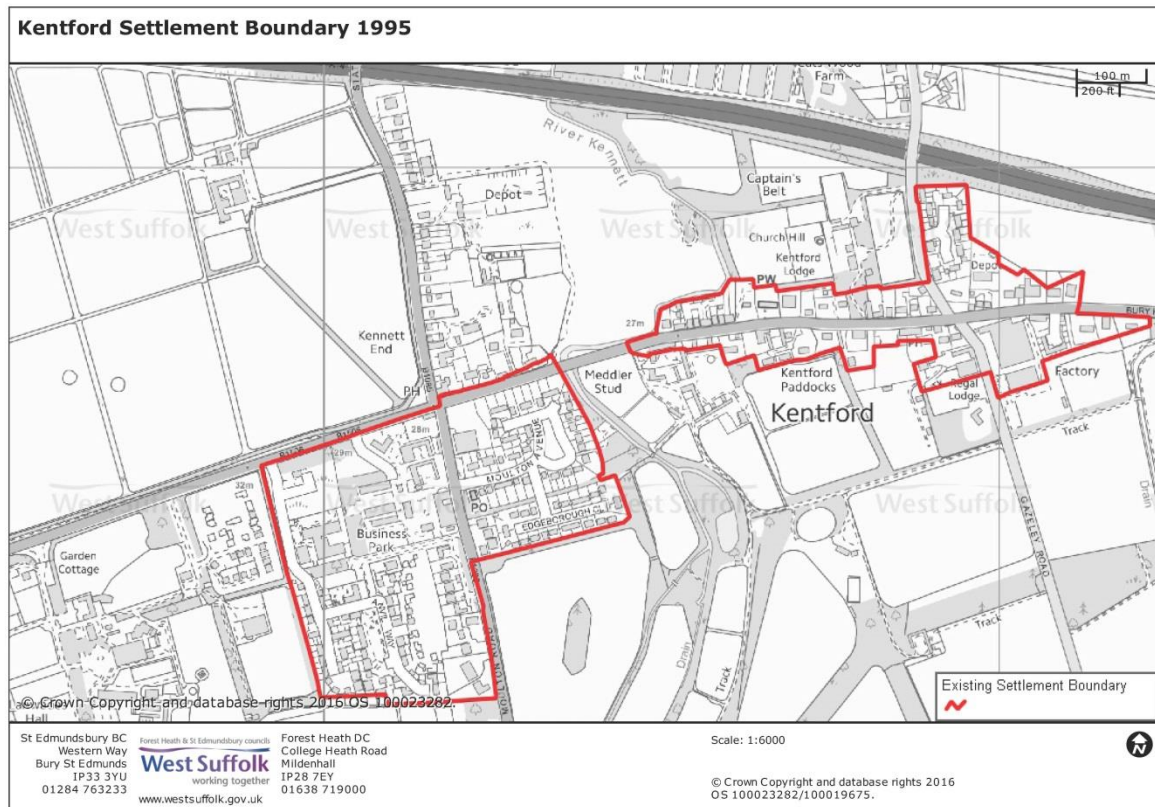
Site SA13(b) – Land at Meddler Stud is also allocated following a planning appeal (APP/H3510/W/15/3070064) for a racehorse training establishment and the erection of up to 63 dwellings including associated access arrangements and open space provision in March 2016. There is a need to maintain a strategic landscape gap between the two parts of Kentford's settlement boundary which contributes to the character of the village and is of significant visual amenity marking the valley of the river Kennett and this will be reflected in the subsequent amendment to the settlement boundary.

6.3.7 Settlement Boundary Changes and Map

The sites proposed for allocation in Kentford within the SALP are all outside the existing settlement boundary. As a result the settlement boundary needs to be amended to incorporate these.

Changes are also being proposed to reflect a commencement for residential development at Lambert Grove and B1 office development at land to the west of Herringswell Road.

Proposed change to settlement boundary	Justification
Amend the settlement boundary to take into account the Bloor Homes site at Lambert Grove which commenced in March 2015.	Development has commenced and should be included within the built up area of the village
Remove the B1506 north of Moulton Avenue.	To align the boundary with the OS. Map base and the settlement boundary to the west.
Include land to the west of Herringswell Road and south of the A14.	To reflect permission F/2013/0061/HYB
Include land to the rear of the Kentford PH and west of Gazeley Road.	To reflect allocation SA13(a) and permission DC/14/2203/OUT.
Include land to the south of the B1506 (Bury Road) and east of the River Kennett	To reflect allocation SA13(b) and permission APP/H3510/W/15/3070064



6.4 West Row

6.4.1 Opportunities and the Level of Existing Facilities

The village has a reasonable level of services and facilities commensurate with its size including:

- A primary school;
- A village hall;
- A village store;
- A post office;
- Takeaway food outlets;
- A hairdressers;
- A public house;
- Open space and sport provision includes sports pitches, public open space, allotments and play areas; and
- A Primary School.

6.4.2 Constraints

- West Row County Primary School is nearing capacity.
- There are aircraft noise constraints to the north, associated with RAF Mildenhall airbase flight paths.
- Land to the south of the settlement lies within Flood Zones 2 and 3 of the River Lark.
- There is potential for settlement coalescence with Thistley Green to the west and/or Mildenhall to the east to be avoided.
- There are no health facilities in the village.
- The existing rural road network is unlikely to be able to support high levels of growth.
- There is a limited bus service to Mildenhall, Thetford and Bury St Edmunds.
- There are limited local employment opportunities within the village and its hinterland.
- Growth in West Row needs to be considered in conjunction with Mildenhall as their infrastructure is closely related.

6.4.3 Built Development since the Previous Local Plan

A number of developments have taken place in the intervening years since the existing settlement boundary was reviewed that would require an amendment within this review. These are:

- Land to the south of Greenacre and Homefield, Manor Farm Road – Amendment needed to reflect the existing buildings and curtilages.
- Land to the west of Chantry Cottage - Amendment needed to reflect the existing buildings and curtilages. In addition, the planted area of this area is required to be put into the countryside, outside the amended settlement boundary.
- Land at 144b Ferry Lane – Amendment needed to reflect the existing buildings and curtilages
- Land at 116 Eldo Road – Amendment needed to include a new building in the residential frontage

- Land at 12A – 14D Eldo Gardens – Amendment needed to include new development
- Land to the rear of 101 – 115A Friday Street – Amendment needed to reflect the existing buildings and curtilages.

In addition, two planning permissions have been granted that would require the existing settlement boundary to be amended. These are:

- Land north of Mildenhall Road - This 0.7 hectare site lies in the north of the village and adjacent to the settlement boundary to its west. It is bounded by existing residential uses to the west and east and has a long frontage onto Mildenhall Road. The site currently has outline planning permission for up to 26 dwellings (ref. DC/14/0632/OUT) granted on 22 December 2014.
- Land adjacent to Park Garden, Friday Street - This 0.56 hectare site lies to the west of the village adjacent to the settlement boundary. The site currently has planning permission for 7 dwellings (ref. DC/14/2407/OUT) granted on 13th February 2015.

In addition to the above additions to the settlement boundary, it is considered necessary to remove the land to the north of 4 Parkers Drove in order to better reflect the existing building footprint and preserve the village's rural character.

6.4.4 Logical Infilling / Development Opportunities

There are no logical infilling or development opportunities within the settlement that would require a settlement boundary amendment. There are however a number of amendments that are required to follow current plot boundaries which have been identified. These are identified above.

6.4.5 High Level Assessment of Broad Areas Surrounding the Settlement

South of the existing Boundary

To the south of the settlement lies a large area of land within Flood Risk Zones 2 and 3. The land is otherwise unconstrained aside from access issues.

North of the Existing Boundary

To the north of settlement is the MOD Soundproofing zone (70db) and a large Scheduled Monument the setting of which needs to be preserved. To the north west is the settlement of Thistley Green, rendering any extension to the settlement boundary in this area unsuitable associated with coalescence.

East of the Existing Boundary

To the east of the settlement the land is unconstrained aside from the capacity of the road network.

West of the Existing Boundary

To the west of the settlement the land is unconstrained aside from the capacity of the road network.

Summary

The settlement boundary follows a linear pattern either side of Beeches Road, Friday Street, Chapel Road, Church Road and Ferry Lane. With this in mind, the southern parts of the settlement are distanced from the main focus of services and facilities in the central and northern parts, rendering development in this area comparatively unsustainable. The pattern of development that exists ensures that it is considered to extend substantially outwards in any particular direction; this view is strengthened by the nature of this narrow roads and their suitability to accommodate any further growth. With this in mind, any extensions would be more suitable in the central areas, with access to services, and also in line with not exacerbating patterns of historical growth radiating out of the centre alongside existing roads.

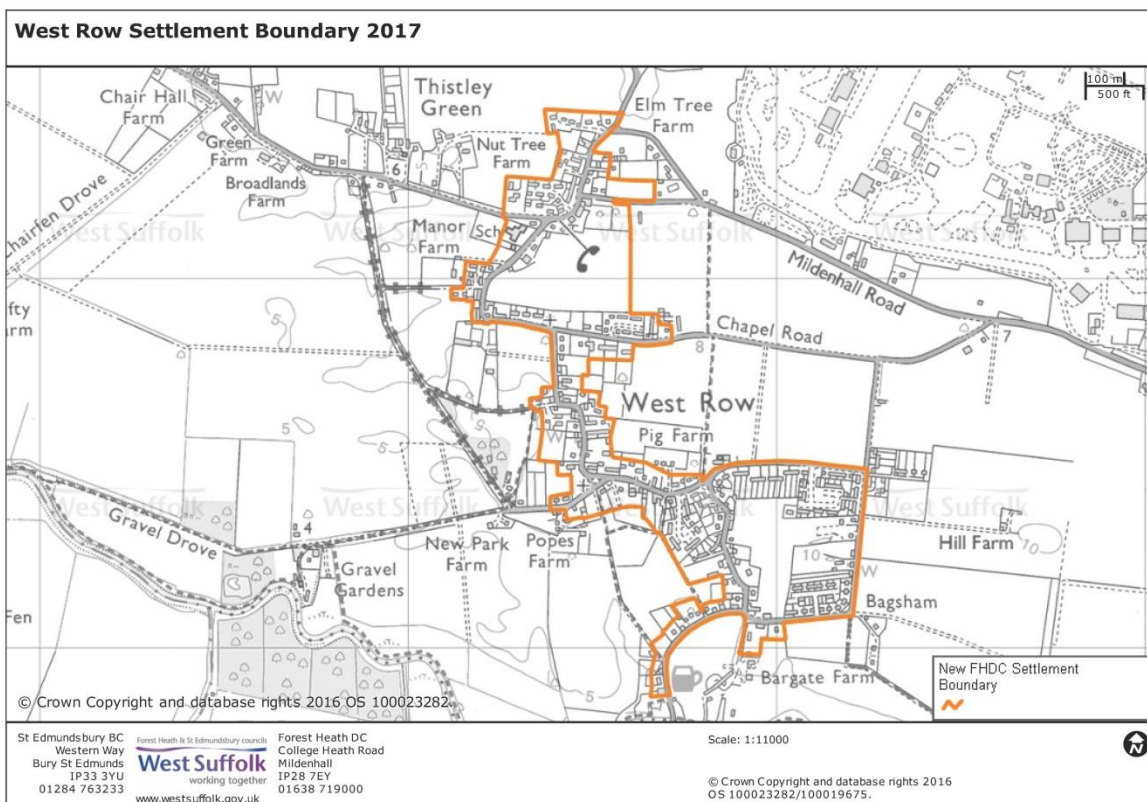
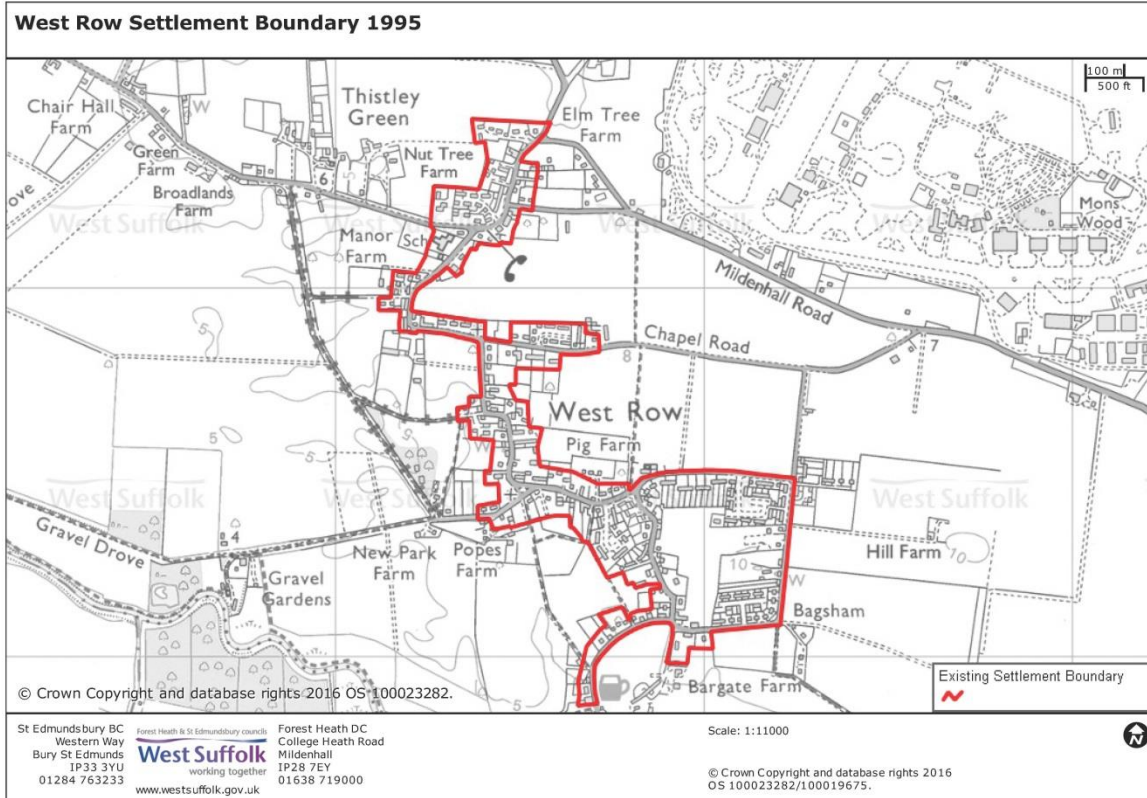
6.4.6 Allocated Sites within the SALP that require a Settlement Boundary Change

SA14 (a) - Focus of growth: North West Row - The allocation is 7.8 hectares in size. A hybrid planning application which sought the erection of 138 dwellings (application no. DC/14/2047/HYB) was resolved to be granted in August 2016 by the Development Control Committee. This leaves some 0.8 hectares of land between the consented site and Mildenhall Road which is available for development. This is a large, relatively unconstrained greenfield site on the east side of the village situated adjacent to the existing settlement boundary. The site is bounded by residential development to the north, west and south and is currently in agricultural use. It relates well to the existing built form of the village and is close to the existing services and facilities.

6.4.7 Settlement Boundary Changes and Map

All the sites proposed for allocation in West Row fall predominantly outside the existing settlement boundary and it is proposed the boundary is amended to include these sites. The settlement boundaries have also been reviewed and rationalised in order to become more logical and defensible in line with policy CS10 of the Core Strategy.

Proposed changes to settlement boundary	Justification
Amend the settlement boundary around include site SA14(a) – Land at Beeches Road	Potential site allocations and existing commitments.
Amend the settlement boundary to include land north of Mildenhall Road	The site has planning permission for up to 26 dwellings (DC/14/0632/OUT)
Amend the settlement boundary to include land adjacent to Park Garden, Friday Street	The site has planning permission for up to 138 dwellings (DC/14/2407/OUT) and the settlement boundary should be amended as a result, including that land of 0.8ha as allocated in SA14(a).
Realign to the south of Greenacre and Homefield, Manor Farm Road.	To reflect existing buildings and curtilages.
Remove the north of 4 Parkers Drove	To reflect existing building footprint and rural character.
Realign to the west of Chantry Cottage	To reflect existing buildings and curtilages. To put planted area into countryside.
Include 144b Ferry Lane. .	To reflect existing buildings and curtilages
Include 116 Eldo Road	To include a new building in residential frontage
Include 12A – 14D Eldo Gardens	To include a new development
Realign to the rear of 101 – 115A Friday Street.	To reflect existing buildings and curtilages.



7. The Secondary Villages

7.1 Barton Mills

Residential sites are not being allocated in the secondary villages: Barton Mills, Elveden, Eriswell, Freckenham, Gazeley, Holywell Row, Icklingham, Moulton, Tuddenham and Worlington as the district's towns, key services centres and primary villages, as more sustainable settlements, should be the focus of growth

7.1.1 Built Development since the Previous Local Plan

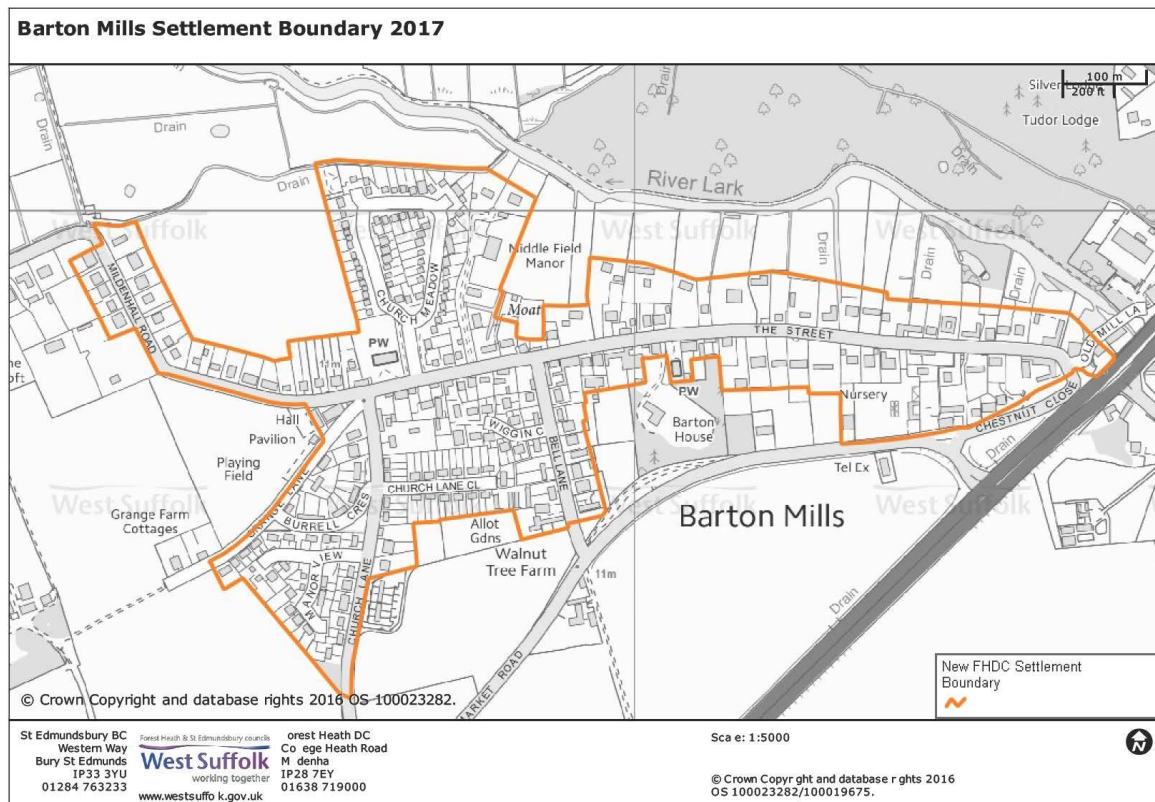
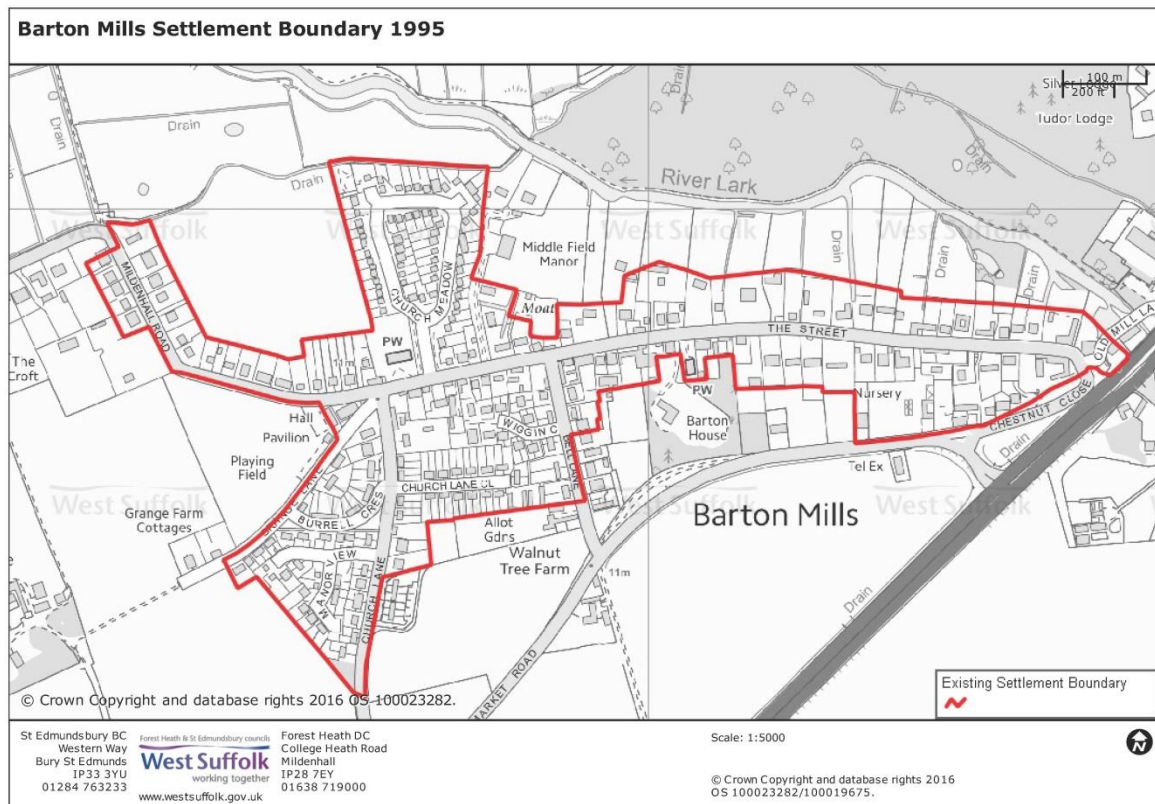
Land off Bell Lane, Barton Mills has been granted planning permission for residential development on a former garden centre site. The settlement boundary should be amended to include the built form on the edge of the existing settlement boundary.

7.1.2 Logical Infilling / Development Opportunities

There are no logical infilling or development opportunities within the settlement that would require a settlement boundary amendment.

7.1.3 Settlement Boundary Changes and Map

Proposed changes to settlement boundary	Justification
Land at Walnut Tree Farm, Bell Lane, Barton Mills	Former farm house and associated out-buildings. Built form on edge of settlement that is distinctly urban in character when compared to the agricultural fields to the west.
Land off Bell Lane, Barton Mills	Dwellings granted planning permission on former garden centre site. Built form on edge of existing settlement.
Staunch House, Barton Mills	Existing settlement boundary runs through the bungalow at number 25 and the adjacent dwelling to the west (Staunch House) is outside it. The amendment brings both houses into the boundary.
Land at Middle Field Manor, Barton Mills	Two existing dwellings (granted planning permission under F/80/419) and Middle Field Manor (a grade II listed building currently used as a care home). The proposed change to the settlement boundary is drawn tightly around the buildings so it does not include an excessive garden area that could encourage future development.
Land to the west of Mildenhall Road, to the north west of the existing settlement boundary	Amended to correct a previous error on the settlement boundary that bisected an existing dwelling. Amend to include the existing dwelling within the curtilage.



7.2 Elveden

Residential sites are not being allocated in the secondary villages: Barton Mills, Elveden, Eriswell, Freckenham, Gazeley, Holywell Row, Icklingham, Moulton, Tuddenham and Worlington as the district's towns, key services centres and primary villages, as more sustainable settlements, should be the focus of growth

7.2.1 Built Development since the Previous Local Plan

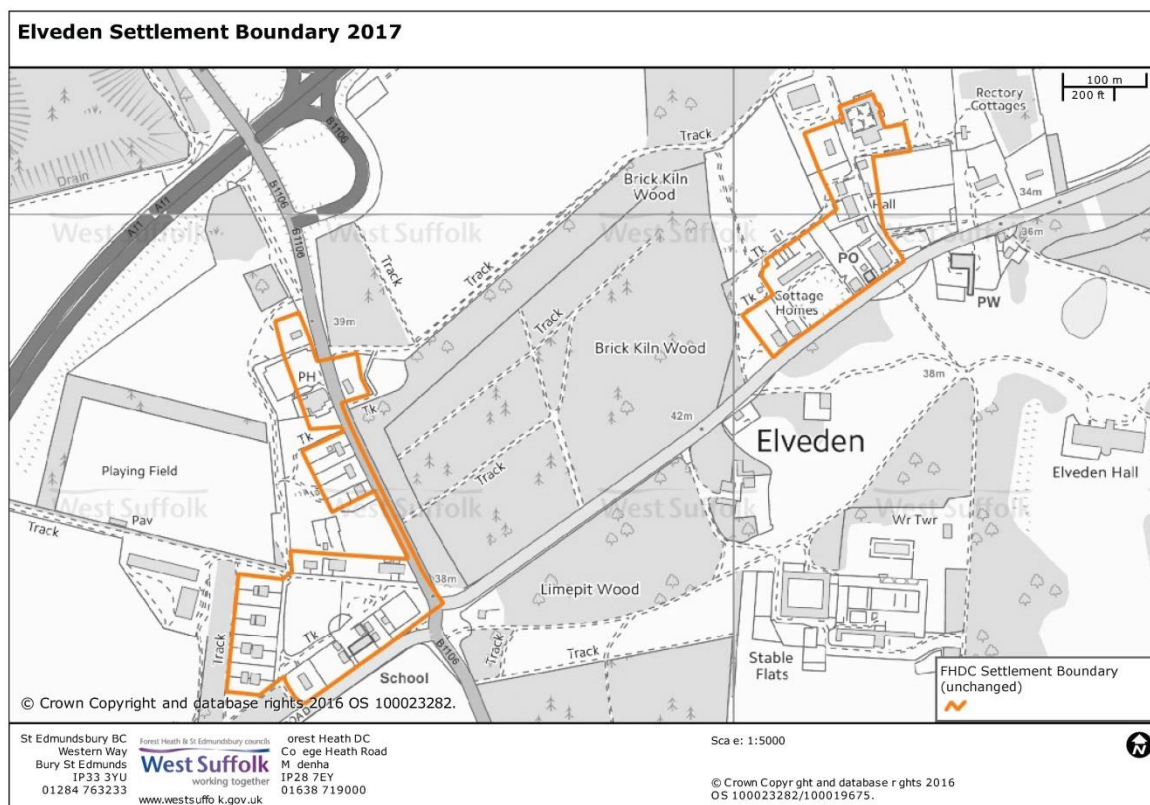
There has been no development in Elveden in the intervening years since the existing settlement boundary was drawn that would require a change to the existing settlement boundary.

7.2.2 Logical Infilling / Development Opportunities

There are no logical infilling or development opportunities within the settlement that would require a settlement boundary amendment.

7.2.3 Settlement Boundary Changes and Map

No change.



7.3 Eriswell

Residential sites are not being allocated in the secondary villages: Barton Mills, Elveden, Eriswell, Freckenham, Gazeley, Holywell Row, Icklingham, Moulton, Tuddenham and Worlington as the district's towns, key services centres and primary villages, as more sustainable settlements, should be the focus of growth

7.3.1 Built Development since the Previous Local Plan

There has been no development in Eriswell in the intervening years since the existing settlement boundary was drawn that would require a change to the existing settlement boundary.

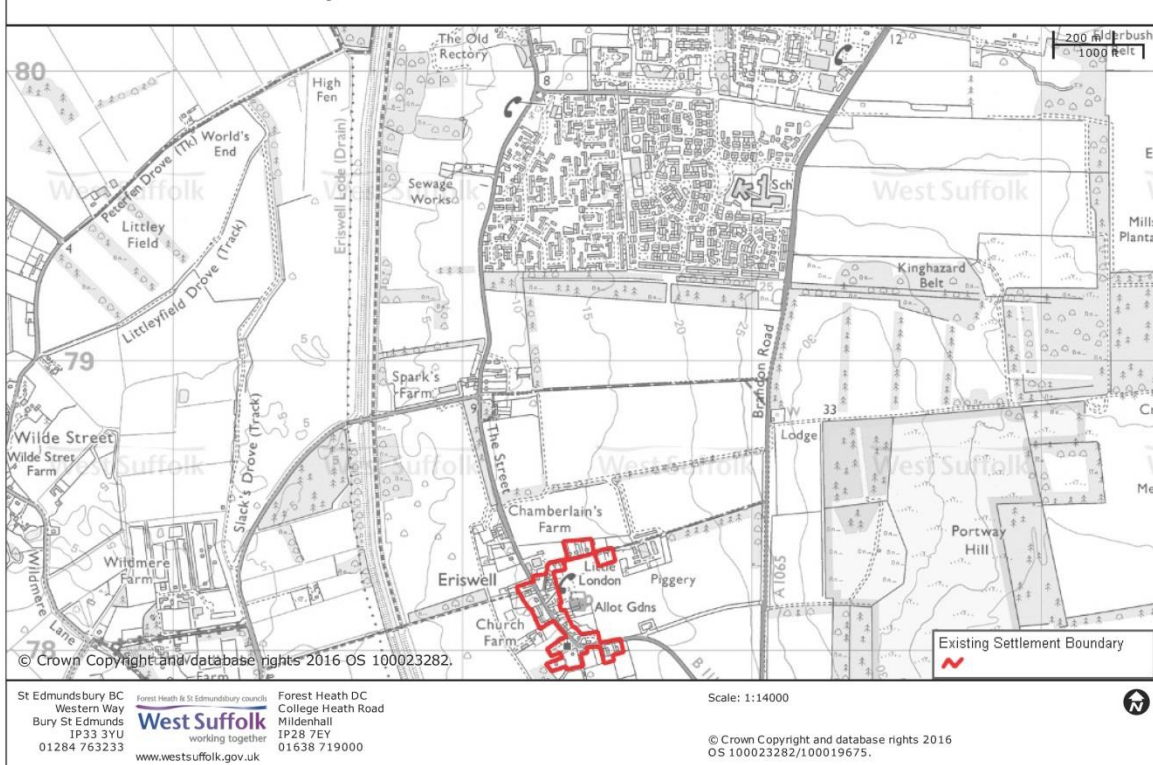
7.3.2 Logical Infilling / Development Opportunities

There are no logical infilling or development opportunities within the settlement that would require a settlement boundary amendment.

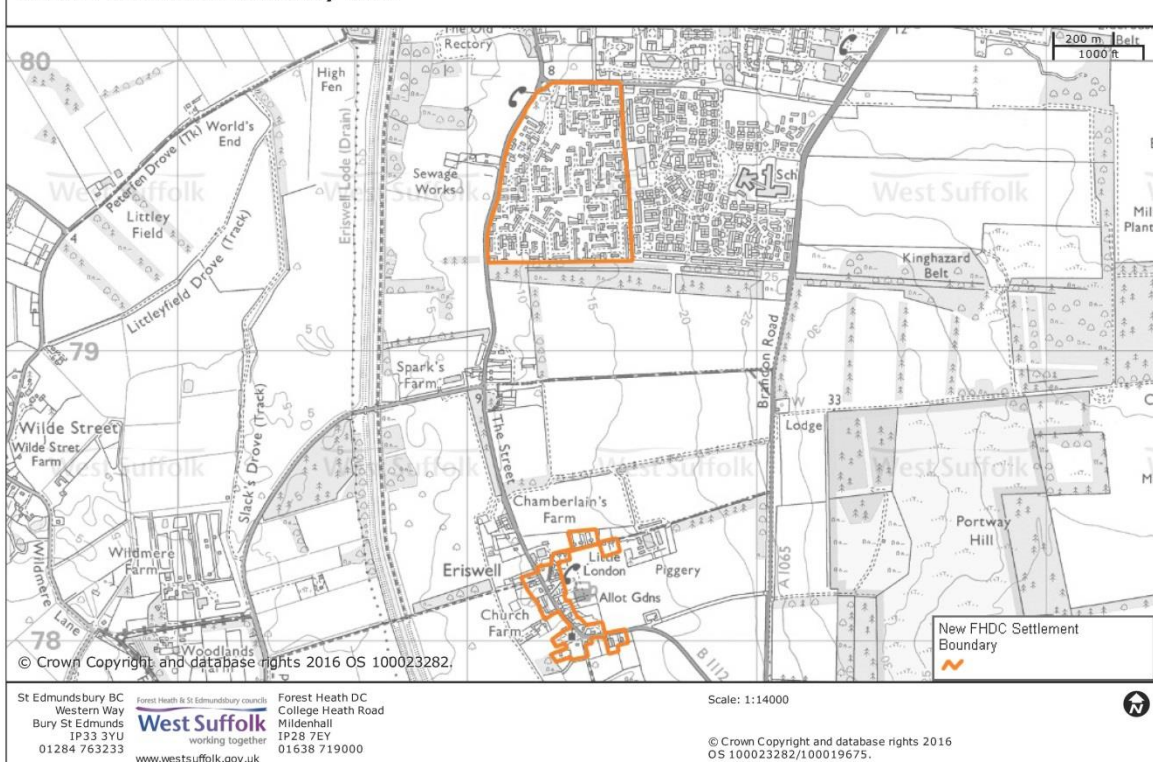
7.3.3 Settlement Boundary Changes and Map

Proposed changes to settlement boundary	Justification
Land at Lord's Walk, off the B1112	Include the former RAF houses at Lord's Walk within settlement boundary. This area of housing has been transferred to the open market.

Eriswell Settlement Boundary 1995



Eriswell Settlement Boundary 2017



7.4 Freckenham

Residential sites are not being allocated in the secondary villages: Barton Mills, Elveden, Eriswell, Freckenham, Gazeley, Holywell Row, Icklingham, Moulton, Tuddenham and Worlington as the district's towns, key services centres and primary villages, as more sustainable settlements, should be the focus of growth

7.4.1 Built Development since the Previous Local Plan

There has been no development in Freckenham in the intervening years since the existing settlement boundary was drawn that would require a change to the existing settlement boundary.

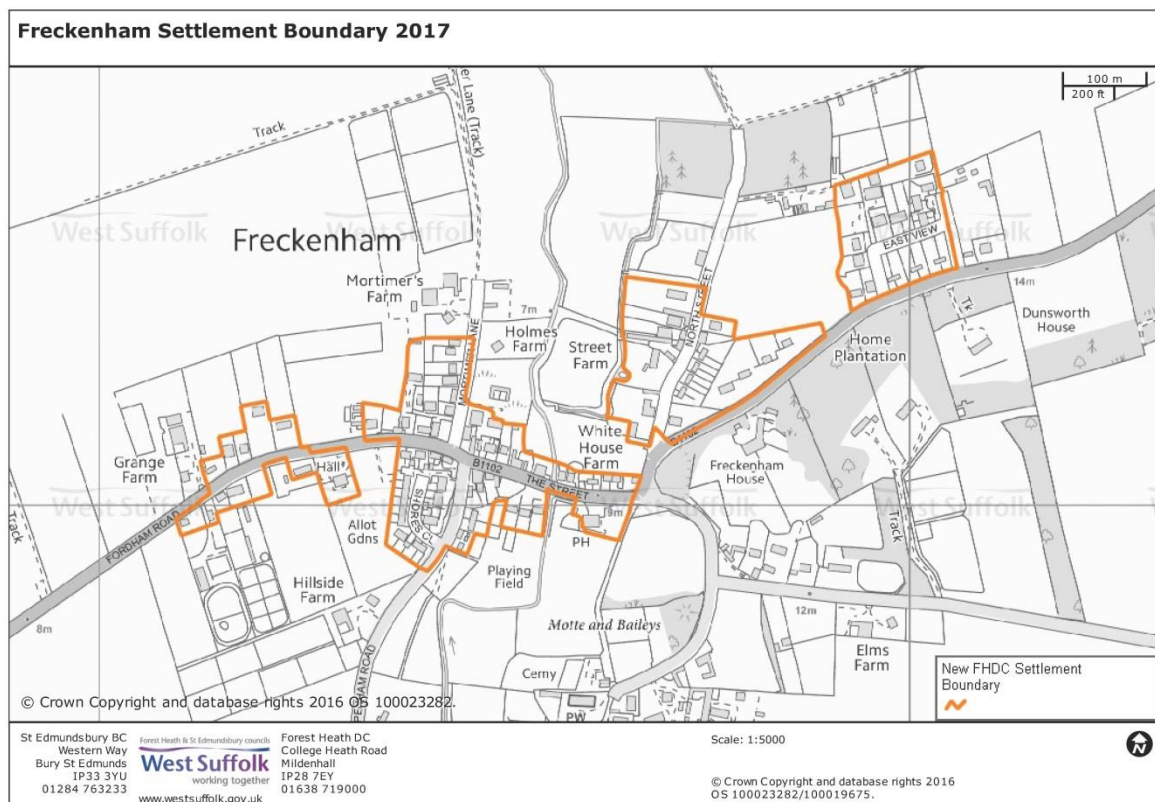
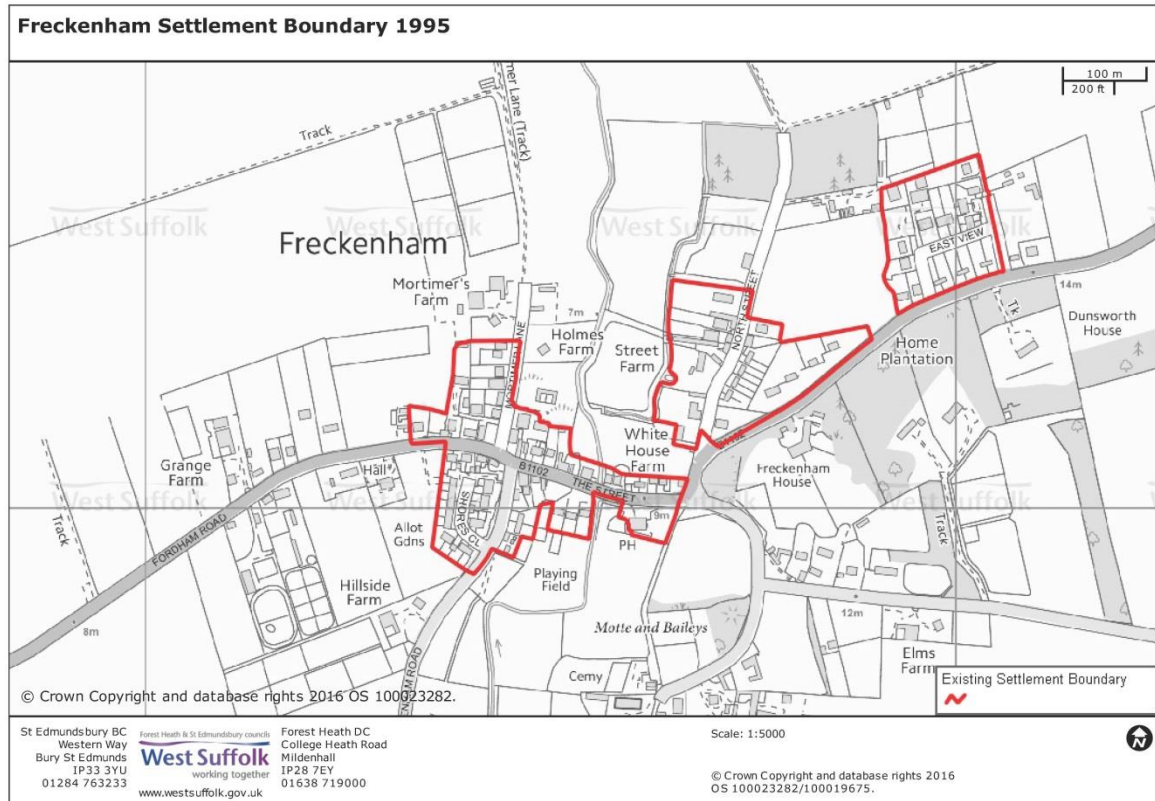
7.4.2 Logical Infilling / Development Opportunities

There are no logical infilling or development opportunities within the settlement that would require a settlement boundary amendment.

7.4.3 Settlement Boundary Changes and Map

Proposed changes to settlement boundary	Justification
Land off Fordham Road, Freckenham	This area represents the start of the built up area of the village when entering from the west. It has an urban character when compared to the agricultural fields to the west and should be included.

Settlement Boundary Review 2016



7.5 Gazeley

Residential sites are not being allocated in the secondary villages: Barton Mills, Elveden, Eriswell, Freckenham, Gazeley, Holywell Row, Icklingham, Moulton, Tuddenham and Worlington as the district's towns, key services centres and primary villages, as more sustainable settlements, should be the focus of growth

7.5.1 Built Development since the Previous Local Plan

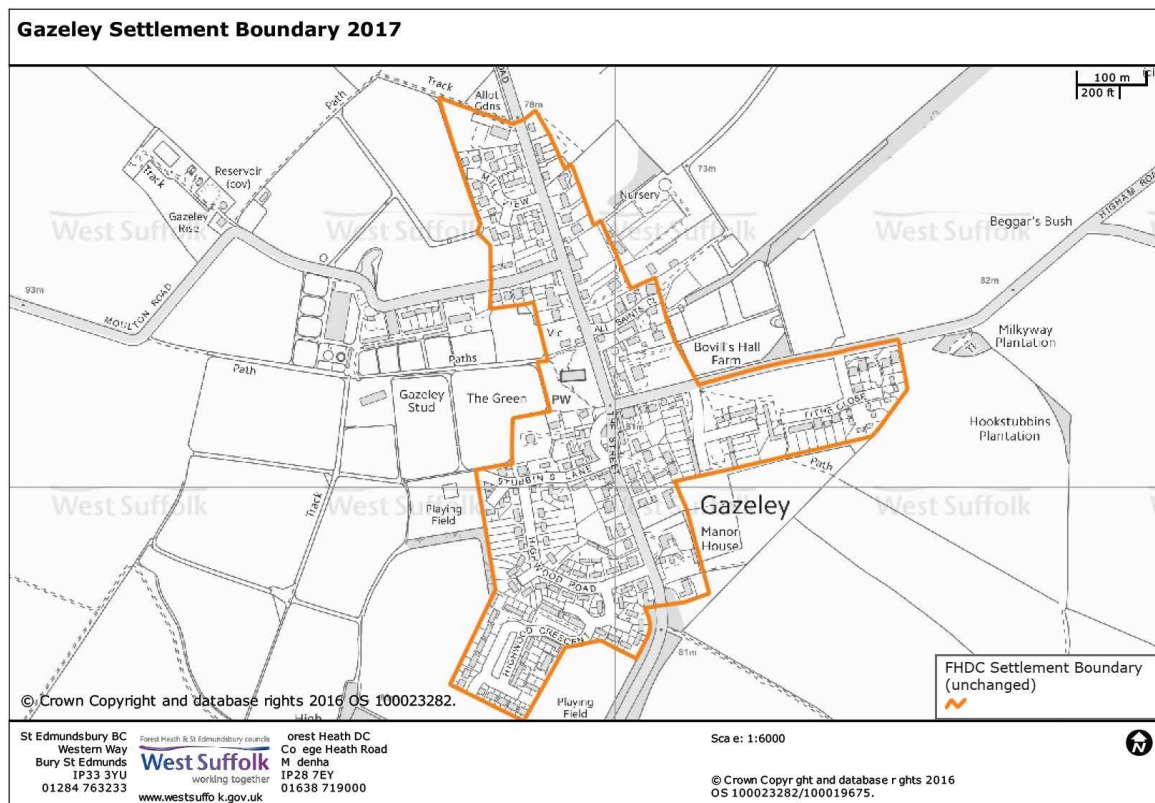
There has been no development in Gazeley in the intervening years since the existing settlement boundary was drawn that would require a change to the existing settlement boundary.

7.5.2 Logical Infilling / Development Opportunities

There are no logical infilling or development opportunities within the settlement that would require a settlement boundary amendment.

7.5.3 Settlement Boundary Changes and Map

No change.



7.6 Holywell Row

Residential sites are not being allocated in the secondary villages: Barton Mills, Elveden, Eriswell, Freckenham, Gazeley, Holywell Row, Icklingham, Moulton, Tuddenham and Worlington as the district's towns, key services centres and primary villages, as more sustainable settlements, should be the focus of growth

7.6.1 Built Development since the Previous Local Plan

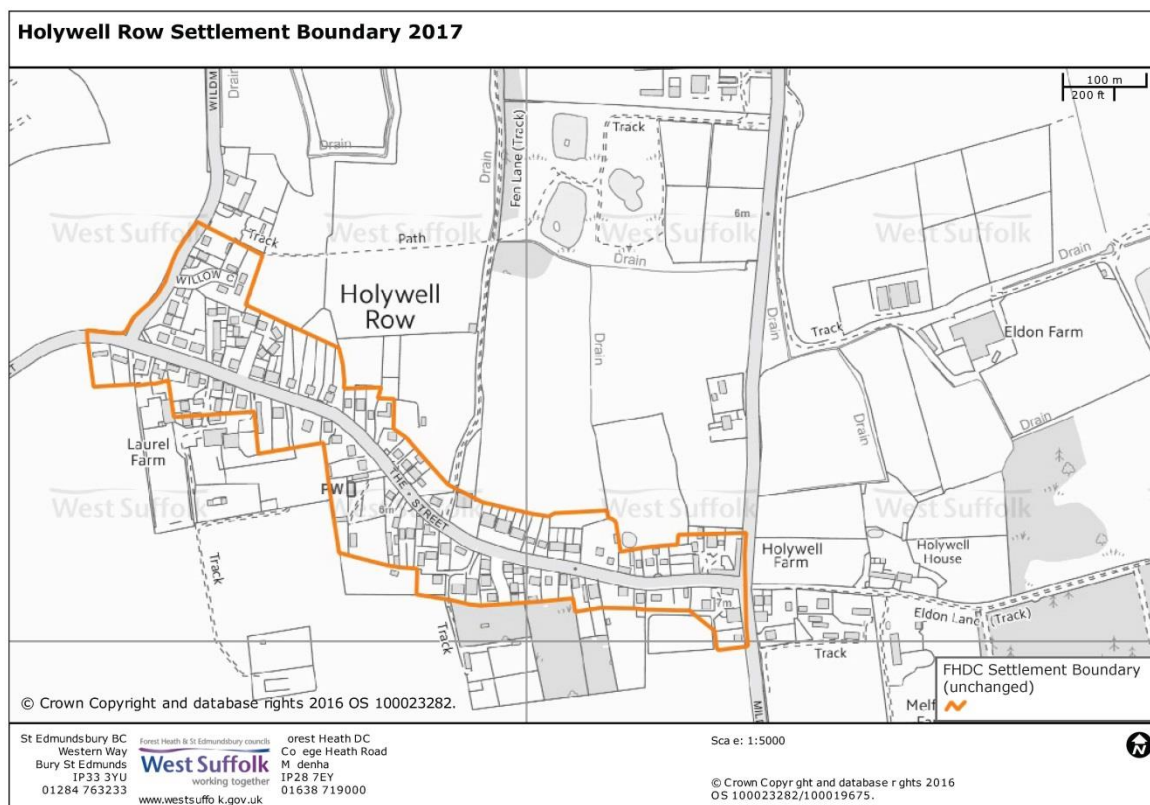
There has been no development in Holywell Row in the intervening years since the existing settlement boundary was drawn that would require a change to the existing settlement boundary.

7.6.2 Logical Infilling / Development Opportunities

There are no logical infilling or development opportunities within the settlement that would require a settlement boundary amendment.

7.6.3 Settlement Boundary Changes and Map

No change.



7.7 Icklingham

Residential sites are not being allocated in the secondary villages: Barton Mills, Elveden, Eriswell, Freckenham, Gazeley, Holywell Row, Icklingham, Moulton, Tuddenham and Worlington as the district's towns, key services centres and primary villages, as more sustainable settlements, should be the focus of growth

7.7.1 Built Development since the Previous Local Plan

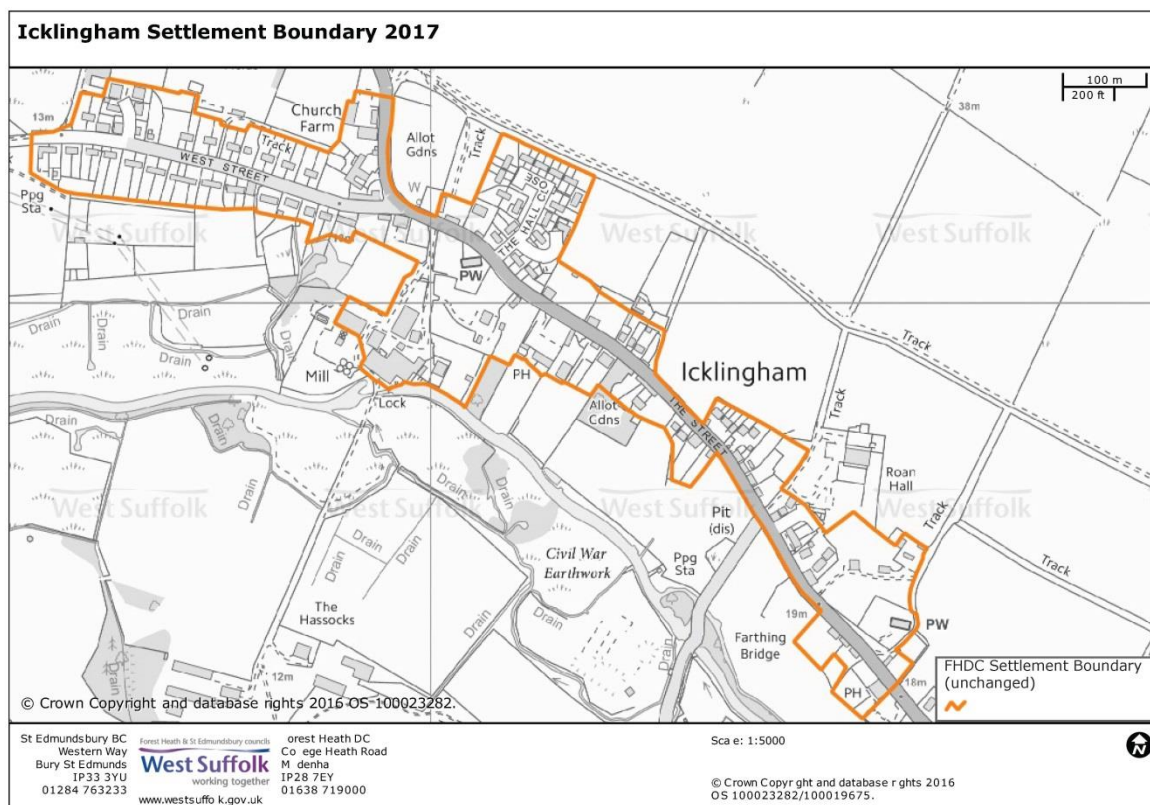
There has been no development in Icklingham in the intervening years since the existing settlement boundary was drawn that would require a change to the existing settlement boundary.

7.7.2 Logical Infilling / Development Opportunities

There are no logical infilling or development opportunities within the settlement that would require a settlement boundary amendment.

7.7.3 Settlement Boundary Changes and Map

No change.



7.8 Moulton

Residential sites are not being allocated in the secondary villages: Barton Mills, Elveden, Eriswell, Freckenham, Gazeley, Holywell Row, Icklingham, Moulton, Tuddenham and Worlington as the district's towns, key services centres and primary villages, as more sustainable settlements, should be the focus of growth

7.8.1 Built Development since the Previous Local Plan

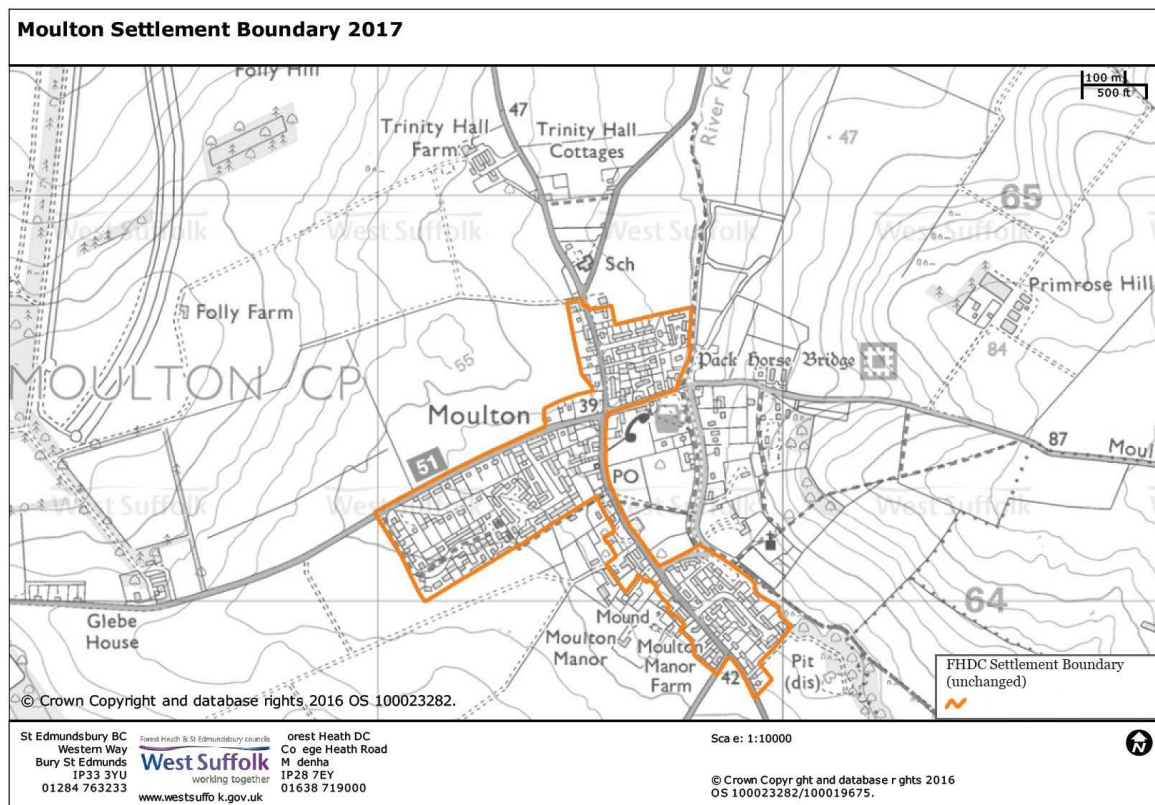
There has been no development in Moulton in the intervening years since the existing settlement boundary was drawn that would require a change to the existing settlement boundary.

7.8.2 Logical Infilling / Development Opportunities

There are no logical infilling or development opportunities within the settlement that would require a settlement boundary amendment.

7.8.3 Settlement Boundary Changes and Map

Although the SALP includes land for the extension of the existing Primary School, there will be no resulting amendments to the settlement boundary.



7.9 Tuddenham

Residential sites are not being allocated in the secondary villages: Barton Mills, Elveden, Eriswell, Freckenham, Gazeley, Holywell Row, Icklingham, Moulton, Tuddenham and Worlington as the district's towns, key services centres and primary villages, as more sustainable settlements, should be the focus of growth

7.9.1 Built Development since the Previous Local Plan

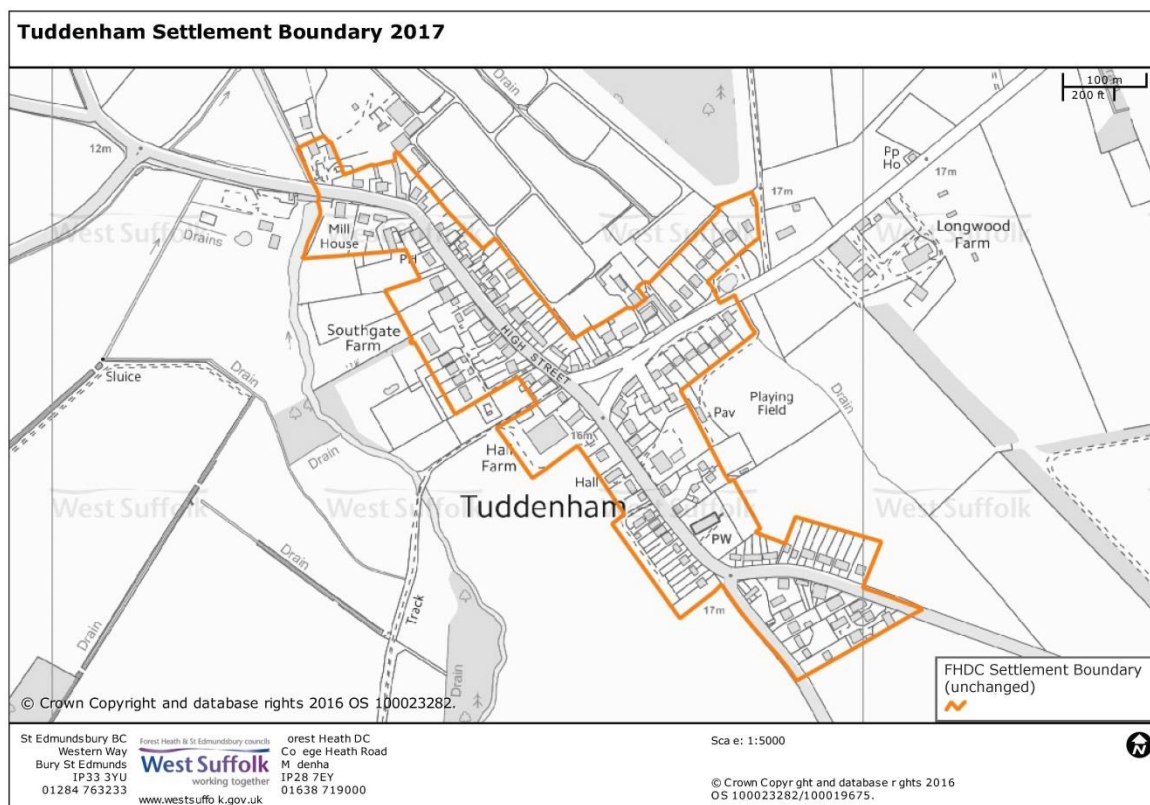
There has been no development in Tuddenham in the intervening years since the existing settlement boundary was drawn that would require a change to the existing settlement boundary.

7.9.2 Logical Infilling / Development Opportunities

There are no logical infilling or development opportunities within the settlement that would require a settlement boundary amendment.

7.9.3 Settlement Boundary Changes and Map

No change.



7.10 Worlington

Residential sites are not being allocated in the secondary villages: Barton Mills, Elveden, Eriswell, Freckenham, Gazeley, Holywell Row, Icklingham, Moulton, Tuddenham and Worlington as the district's towns, key services centres and primary villages, as more sustainable settlements, should be the focus of growth.

7.10.1 Built Development since the Previous Local Plan

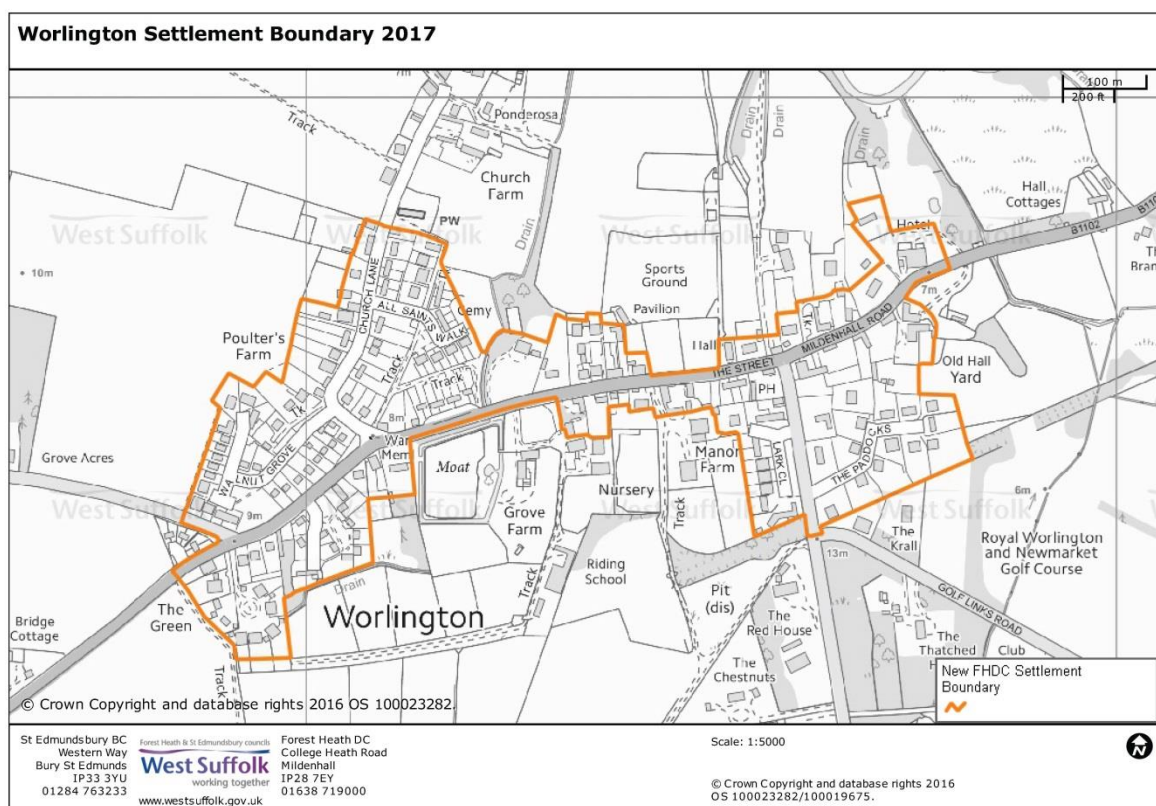
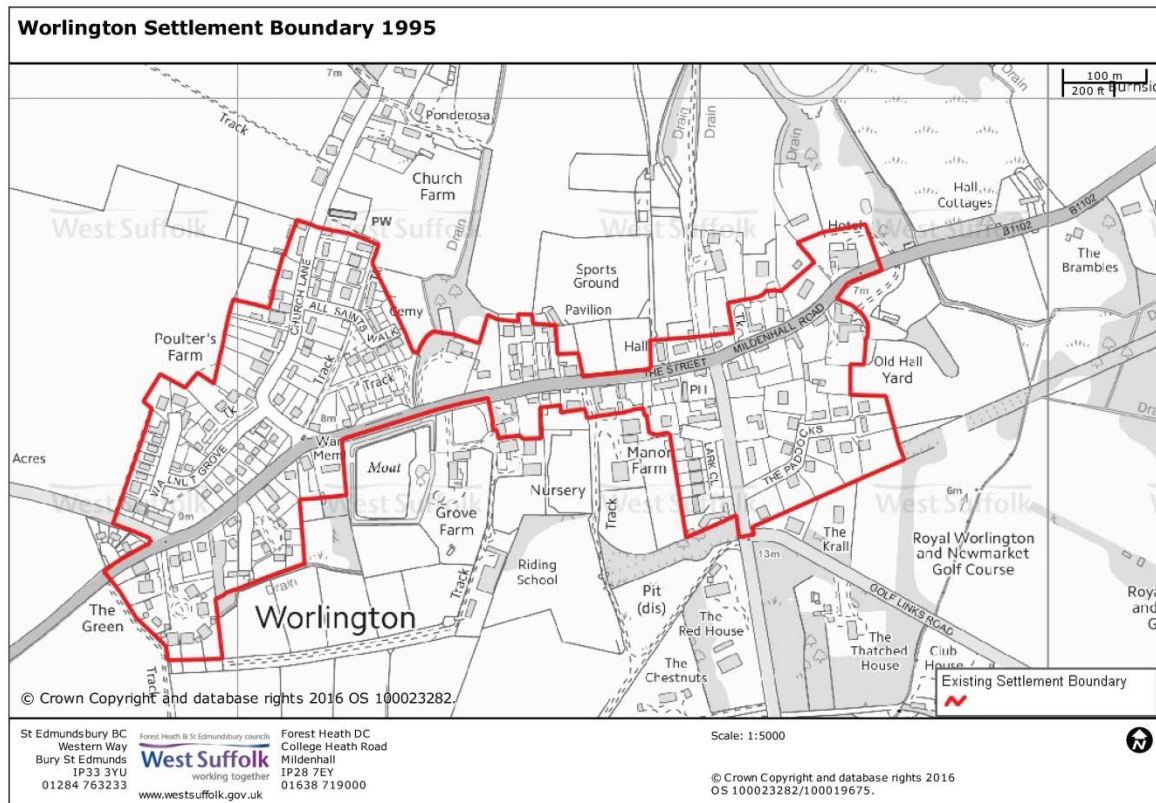
There has been no development in Worlington in the intervening years since the existing settlement boundary was drawn that would require a change to the existing settlement boundary.

7.10.2 Logical Infilling / Development Opportunities

There are no logical infilling or development opportunities within the settlement that would require a settlement boundary amendment.

7.10.3 Settlement Boundary Changes and Map

Proposed changes to settlement boundary	Justification
Land at range View, off Mildenhall Road, Worlington	Include the property Range View within the settlement boundary (previous boundary runs through the property).
Land at Worlington Hall House, Worlington	Extension and alterations to a dwelling built out under application F/2007/0669. It is considered that the boundary be drawn tightly around the building to exclude excessive garden area and discourage further development.



8. The Small Settlements

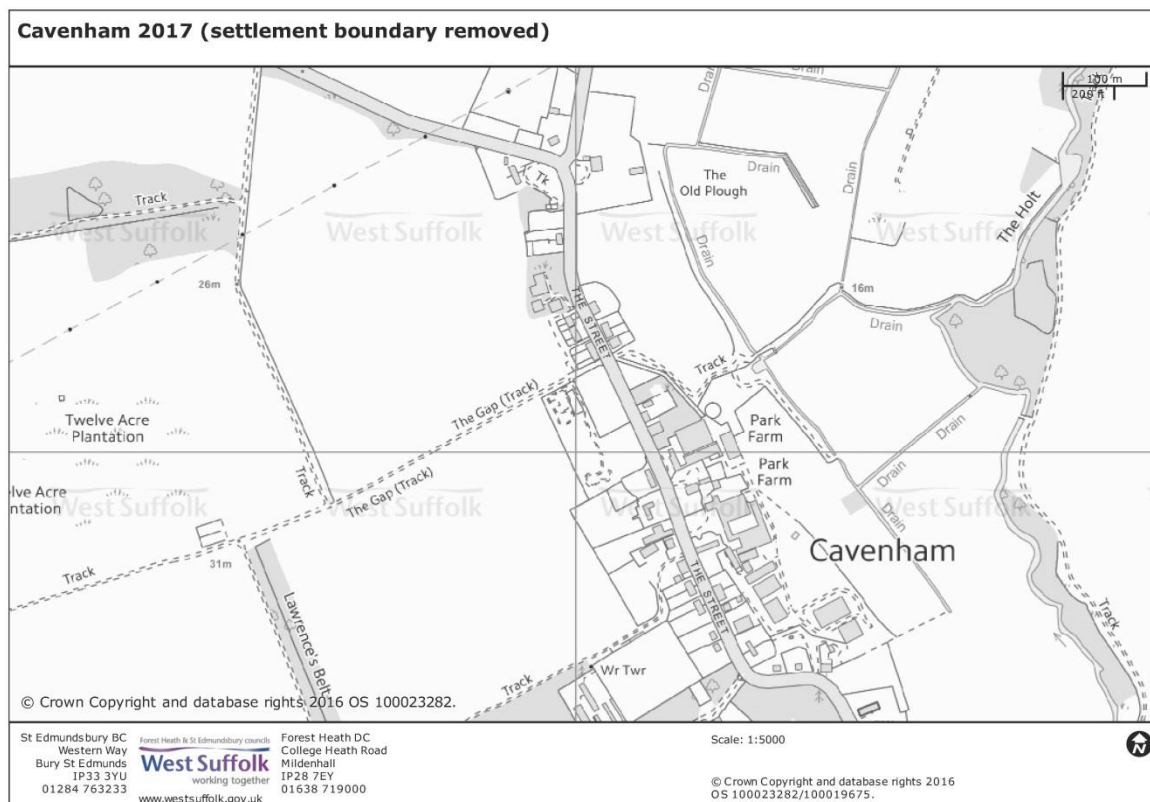
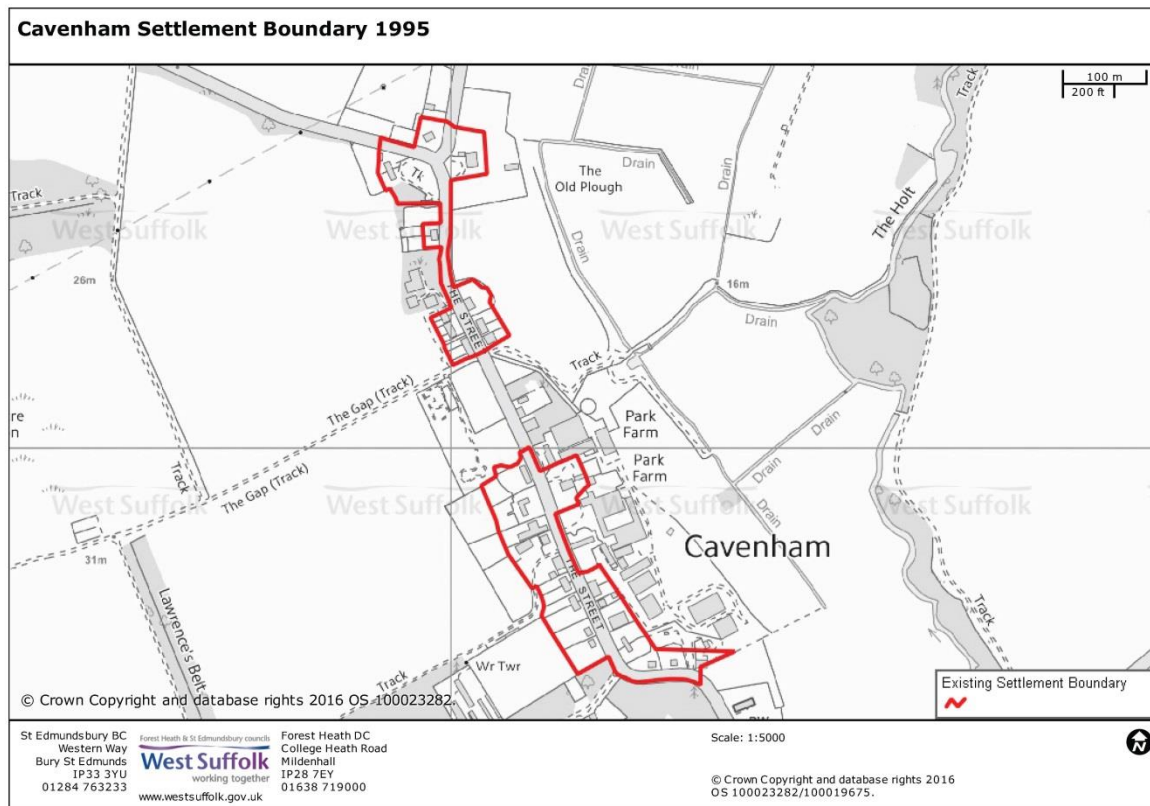
The small settlements are listed in Core Strategy Policy CS1 (Cavenham, Dalham, Herringswell, Higham and Santon Downham). Paragraph 2.5.14 of the Core Strategy states that these villages have no development boundary in order to prevent infilling. The SALP does not allocate any development sites within or adjacent to these settlements due to their level of sustainability in comparison to those settlements further up the settlement hierarchy.

All areas outside settlement boundaries are considered to be countryside, where development is restricted. The NPPF and JDMPD sets out the particular types of development that may be considered appropriate in the countryside, such as development that supports the rural economy, meets affordable housing needs, or provides renewable energy. JDMPD Policy DM5: Development in the Countryside sets out criteria for such development, and Policy DM27 provides specific criteria for Housing in the Countryside.

The removal of these settlement boundaries is shown on the maps for each small settlement in the following sub-sections.

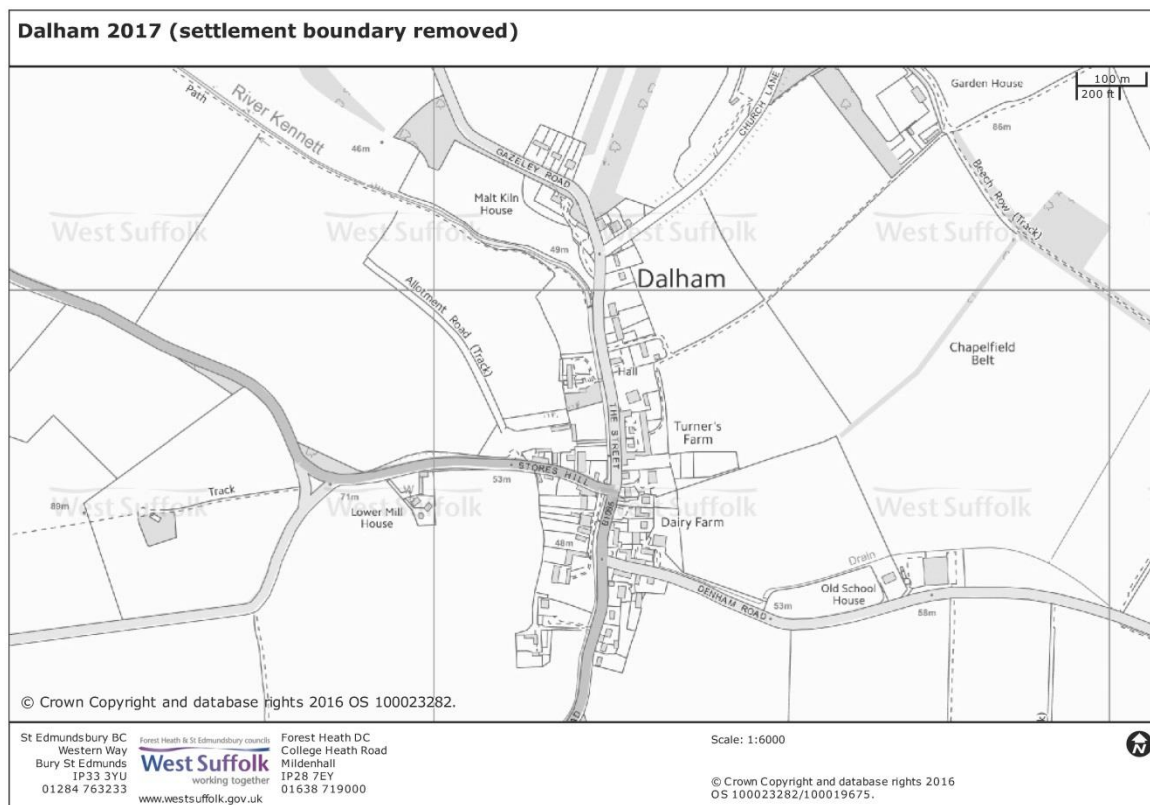
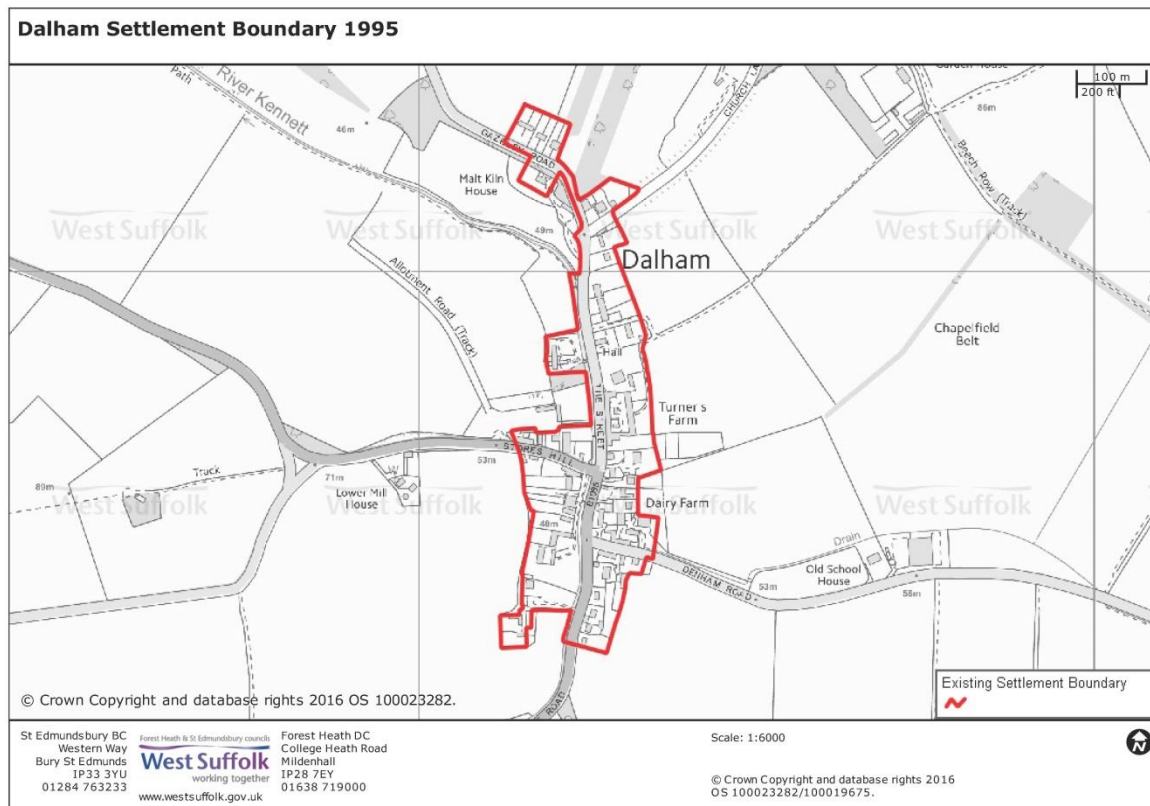
8.1 Cavenham

8.1.1 Settlement Boundary Changes and Map



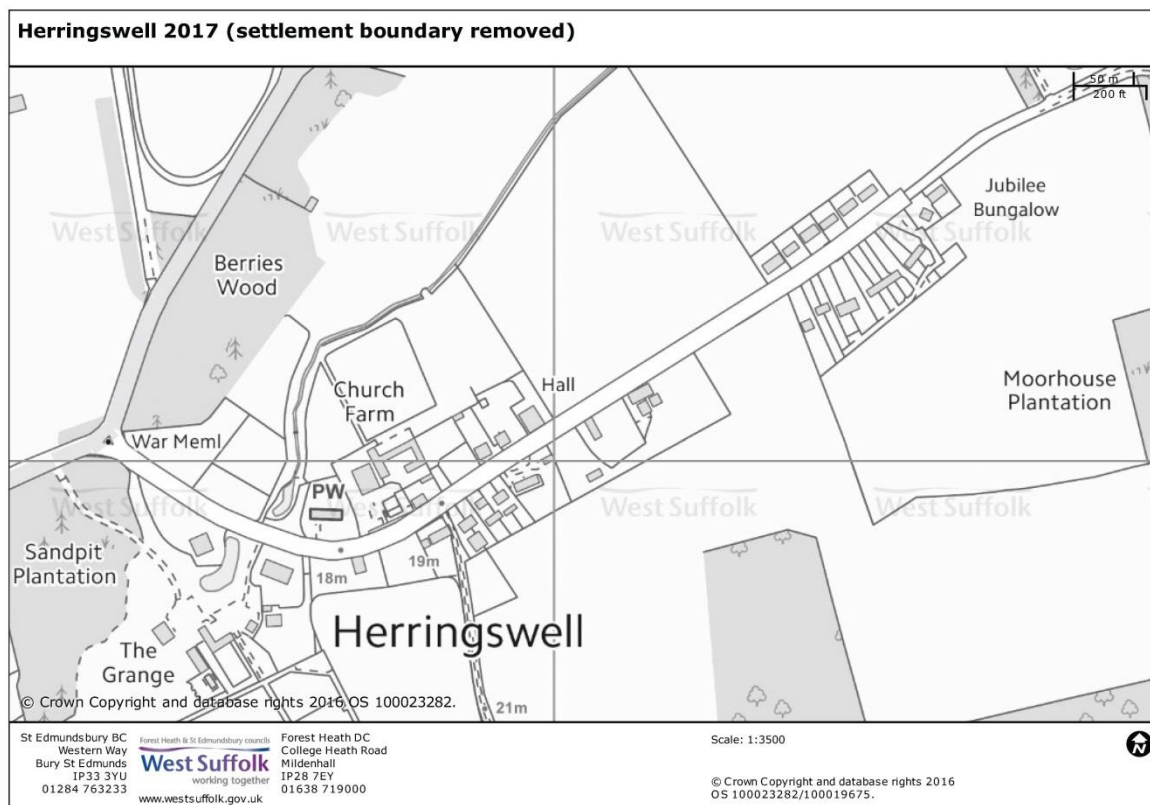
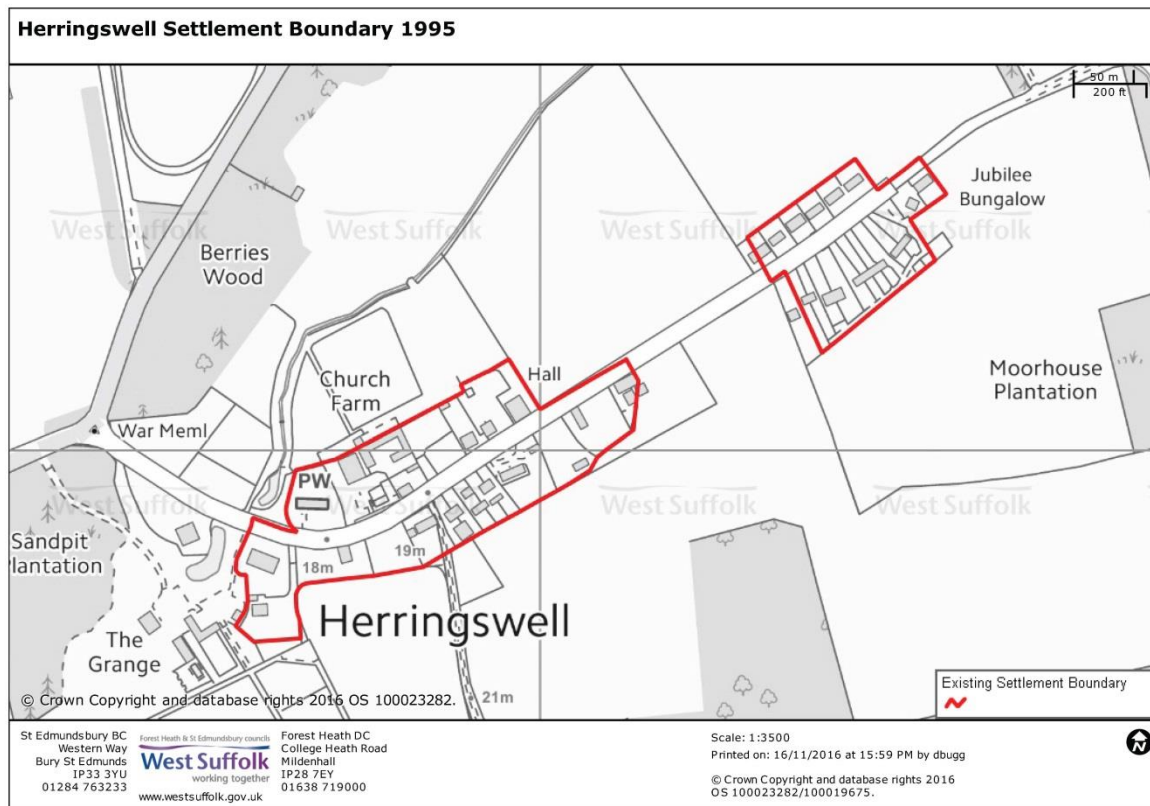
8.2 Dalham

8.2.1 Settlement Boundary Changes and Map



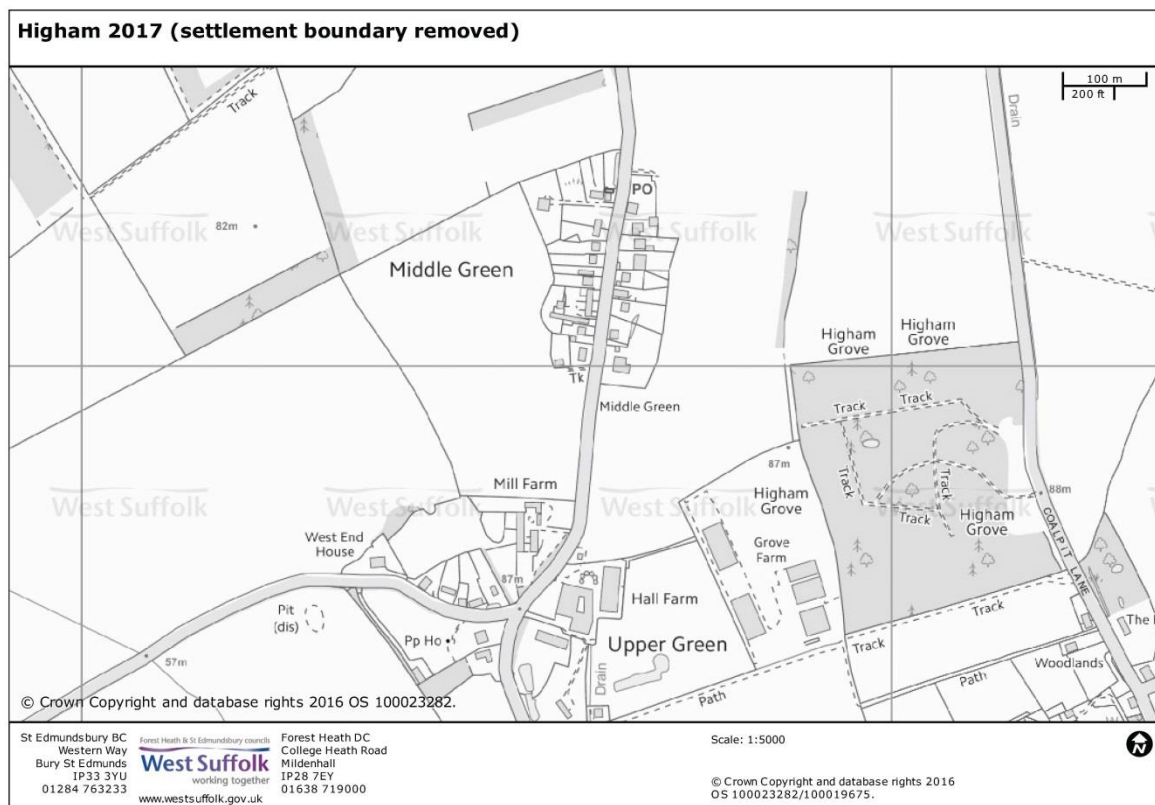
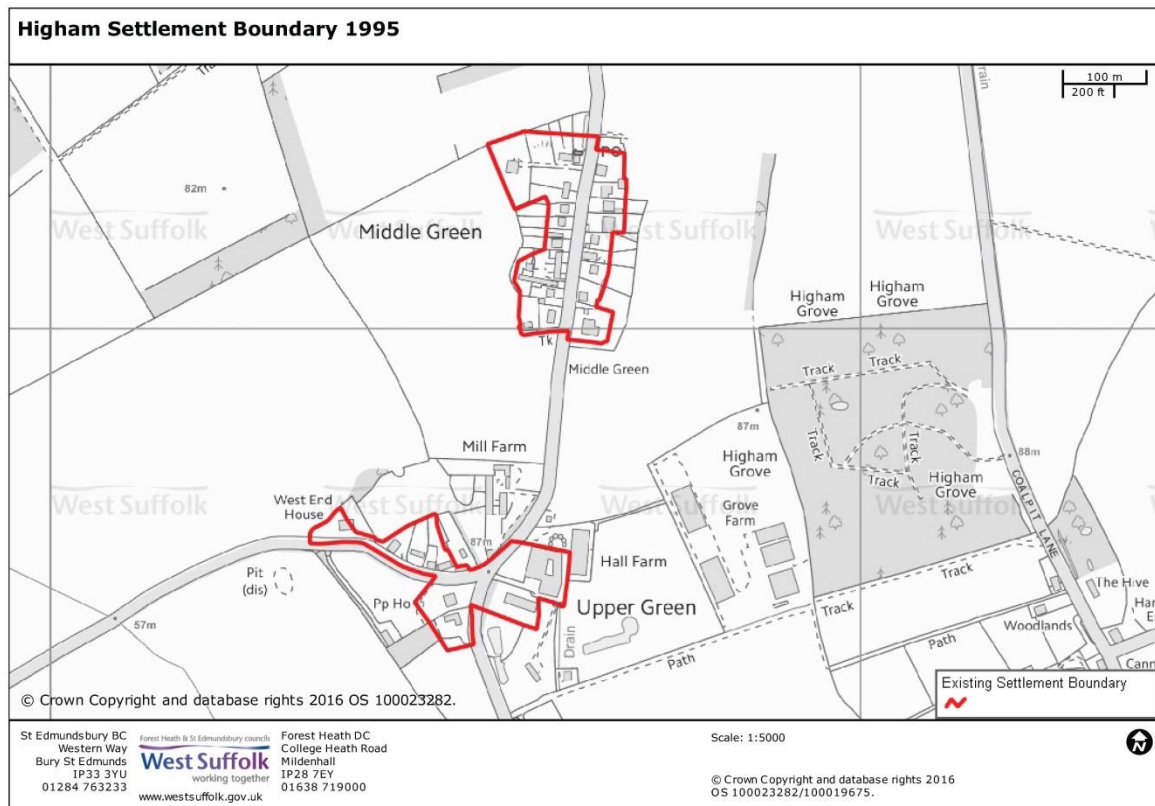
8.3 Herringswell

8.3.1 Settlement Boundary Changes and Map



8.4 Higham

8.4.1 Settlement Boundary Changes and Map



8.5 Santon Downham

8.4.2 Settlement Boundary Changes and Map

