

Site Allocations Local Plan Examination

Wednesday 18 October 2017, 9.30am

**Matter 4 – The spatial distribution of housing in the
Market Towns: Brandon, Mildenhall and Newmarket**

Forest Heath District Council's Hearing Statement

Matter 4 – The spatial distribution of housing in the Market Towns: Brandon, Mildenhall and Newmarket

4.1 In relation to all of the proposed sites in the Market Towns:

- **Are the criteria in the allocations policies necessary, relevant and deliverable?**
- **Is the extent of each site correctly identified?**
- **Are the detailed requirements for each of the sites clear and justified?**
- **Are all the allocated sites deliverable?**

Response

4.1.1 Please see the table at Appendix 1 for a review of all of the proposed sites in relation to the above bullet points:

- **Are the criteria in the allocations policies necessary, relevant and deliverable?**

4.1.2 Yes, the criteria are necessary, relevant and deliverable as shown in the table in Appendix 1.

- **Is the extent of each site correctly identified?**

4.1.3 The table in Appendix 1 identifies that the extent of all of the sites in towns have been correctly identified with three exceptions which are suggested as modifications. These include – Policy SA2(a) Brandon Map 3 (AM17), Policy SA5(a) Mildenhall Map 13 (AM21 and Policy SA5(b) Mildenhall Map 13 (AM22). The amended boundaries have been required to reflect land ownership.

- **Are the detailed requirements for each of the sites clear and justified?**

4.1.4 Yes, the table in Appendix 1 demonstrates that the requirements for each site are clear and justified.

- **Are all the allocated sites deliverable?**

4.1.5 Yes, the table in Appendix 1 demonstrates all of the allocated sites are deliverable.

Response

4.2 Para 3.3 – Could the LPA be more specific about what ‘opportunities for expanding the economic advantages of the race horse industry’ they are referring too? Is this reference directly related to employment land allocations proposed?

4.2.1 The opportunities referred to are those projects which improve/expand the HRI, for example, the sky gallop, which gained planning approval in

September 2017 (DC/16/2063/FUL), will provide a 900m long gallop on the western side of Newmarket (the racecourse side) to provide an alternative to the gallops on Warren Hill to the east of the town.

4.2.2 The reference to 'opportunities' does not therefore directly relate to the employment land allocations proposed in the SALP.

Response

4.3 Para 3.11 – Link between A11 and A14 at junction 38 – which allocated sites is this referring to in terms of securing significant infrastructure before growth can be accommodated? - it is suggested that the text needs to be more specific in this regard. How has this matter been addressed in relation to the site allocations proposed?

Response

4.3.1 The reference in paragraph 3.11 refers to future growth beyond the scope and period of the SALP and identifies some examples of the cross boundary infrastructure that will require further work and investment to enable future growth. The council agrees that this is not clear from the text, and is happy to amend the text to make this clear.

4.3.2 The site allocations proposed in the SALP do not require these strategic infrastructure investments to accommodate the growth proposed, so this has not been addressed in the SALP. However, given the strategic nature and significance of these infrastructure issues and the context of major development having been raised alongside the A11 and at RAF Mildenhall it was thought prudent to note these issues for the planning of future growth.

Brandon

4.4 In terms of Brandon, there are two allocated sites totalling 33 units (p24) yet allocation refers to 71 dwellings – clarification required. Proposed allocation SA2(B) – road unadopted – under what ownership is the road? What highways advice has been provided to indicate 10 units would be possible here?

Response

4.4.1 The footnote to Policy SA2 of the Submission Site Allocations Local Plan (CD: C8) explains that planning permission was granted for 38 dwellings at Fengate Drove in Brandon in 2016. Development on the site has commenced so while it is not necessary to allocate the site, it does contribute to the SIR additional provision. (see also Appendix 3 (page 121) SALP allocations and commitments).

Under what ownership is the road?

Response

4.4.2 A land registry search has been undertaken and the road is unregistered, so ownership is unknown. The works to Gas House Drove were carried out in 2009 led by Suffolk County Council's Access Team and was funded through LTP funding.

4.4.3 The road's full category recorded on the definitive map is a byway open to all traffic (BOAT). This is right of way for vehicular traffic but one that is mainly used for the purposes for a footpath or bridleway. This means the predominate use is for non-motorised traffic but the route does permit vehicular use. The public have a right to pass and repass along the right of way.

What highways advice has been provided to indicate 10 units would be possible here?

Response

4.4.4 A planning application has been submitted and in principle subject to detailed matters the proposal is acceptable to Suffolk County Council. Please see the email communication between FHDC and SCC attached at Appendix 2.

Mildenhall

4.5 In terms of Mildenhall and specifically the closure of RAF Mildenhall – has this issue been adequately addressed by the text at para 4.8. If not why not?

4.5.1 The decision to return RAF Mildenhall to the MOD, announced in Jan 2015, remains extant. This is reconfirmed in the RAF Mildenhall update statement (CD:D29). Therefore while paragraph 4.8 does adequately address the closure of RAF Mildenhall, an additional modification is suggested to reflect the updated position. The MOD now intends to withdraw from RAF Mildenhall by 2024 at the earliest.

4.6 Mildenhall Hub project - what is the current status of this project? A detailed timetable is required as the availability of SA5(b) is dependent upon this site coming forward.

Response

4.6.1 The Mildenhall Hub is a project to co-locate a range of public and voluntary services by creating a single hub. The scheme has received project funding from the Department for Communities and Local Government (DCLG) and is an adopted project in Phase II of the Cabinet Office/Local Government Association's One Public Estate (OPE) Programme. Background information on the project can be found at www.mildenhallhub.info

- 4.6.2 A development brief has been prepared and adopted (CD: B20) together with a business plan (CD: D50) and the Council is currently considering the planning application, which is expected to be determined in November 2017.
- 4.6.3 The project plan is for work to commence on site spring 2018 with completion by 2020. The Academy is aiming to occupy the school from September 2020, allowing the summer break to move, but other public elements will be open early 2020. The separation of the school and the public elements in the design allows a phased opening.
- 4.6.4 Technical design work has continued since submission of the planning application, via the appointed design team, Concertus. In any event, large parts of the Hub are being designed in accordance with well-tested national design guidance for schools, sports facilities, health centres and police stations.
- 4.6.5 The proposed allocation of SA5(b) is dependent upon the Hub, the first phase will be open early 2020. Site SA5(b) is expected to start delivering in 2020/21, with an anticipated build rate of 45 dwellings per year. The District Offices will be vacated early 2020 and relocate into the first phase opening of the Hub. The Council will immediately start building on SA5(b) and will seek options for earlier delivery. Although the site is in multiple ownership, all of the relevant partners currently based on the site have confirmed their intention to relocate to the Hub.
- 4.6.6 Professional and third party advice has been received and based on similar projects elsewhere, a 24 month build is a good conservative estimate of how long it will take to construct the Hub, allowing for some contingency. This supports completion by 2020 and the availability and deliverability of SA5(b) in 2020/2021 which also allows for some contingency, in accordance with the five year supply housing trajectory (CD: D8).

4.7 Para 5.5.21 – refers to adopted concept statement – is this the development brief? Would it be preferable to use the same terminology throughout the document?

Response

- 4.7.1 Yes, the reference to the adopted concept statement in paragraph 5.5.21 should be amended to read 'development brief'. This has been suggested as an additional modification.

4.8 Paras 5.5.10 & 5.7.6 – states that the future use of airbase to be considered as part of local plan review – in what context is this proposed and what is the timeframe?. The LPA are invited to be more specific on this issue.

Response

- 4.8.1 The future use of the airbase will be considered in the same manner as all other sites in the local plan review. It will be assessed in terms of its

availability, suitability and deliverability and decisions on appropriate uses made accordingly.

4.8.2 In the Single Issue Review hearings a commitment was made by the Council to commence a Local Plan Review in 2018. Text to confirm this will be inserted into the SIR as a modification. A new Local Development Scheme will be prepared in early 2018 setting out a timeline for the review of the West Suffolk Local Plan.

4.9 Proposed allocation SA4 – to include 1300 dwellings, should this be expressed as a minimum or maximum? If a masterplan for the site as a whole is to be prepared, how will the parameters of the development brief (June 2016) for the Mildenhall Hub be addressed as part of this allocation? Has the masterplan preparation commenced, if not what is the intended programme? What evidence is there to support the view that 1300 dwellings are achievable on this site?

Response

4.9.1 The strategic growth on the western side of Mildenhall (SA4) includes provision for 1300 homes. The policy states this is an indicative number to allow small adjustments at the detailed master planning and planning application stage. The figure should be treated as a minimum but is restricted by infrastructure constraints.

4.9.2 The site is easily capable of delivering 1300 dwellings in accordance with the policy. To demonstrate this, the following calculation can be made:

Total Site Area of SA4 – West Mildenhall	97ha
SANG	10ha
Employment Land	5ha
Mildenhall Hub. Inc. Secondary School, Swimming Pool, Library, Café, Sports and Leisure facilities, Offices, Health facilities, site for a primary school with pre-school provision	19ha
Residential development 1300 @ 30dph and associated infrastructure	63ha

4.9.3 A development brief for the Mildenhall Hub is complete (CD: B20) and the planning application is expected to be determined in November 2017. The development brief acknowledges that the Mildenhall Hub forms part of a wider allocation (SA4a) which outlines how the Hub will integrate not only into the fabric of the existing town but also the proposed new development.

4.9.4 The Mildenhall Hub forms the first phase of the allocation. A note to policy SA4 states that:

'The Proposed Public Services Hub falls within the site and already benefits from an adopted Development Brief. Any planning applications relating to delivery of the Mildenhall Hub in accordance with the Development Brief may be determined prior to the approval of a masterplan for the whole site.'

- 4.9.5 In respect of master planning for the whole SA4(a) allocation. Delivery of West Mildenhall has commenced with the Mildenhall Hub, and following the necessary planning permission, work will start in 2018 and will be complete by 2020. The rest of the site will be delivered from the Hub as a natural extension, phased over the lifetime of the Plan.
- 4.9.6 The Council has received assurance from the land owner that the allocation is achievable. A project plan has been prepared by Concertus on behalf of Suffolk County Council. See Statement of Common Ground dated 15th September 2017. SCC have sufficient ownership of the land allocated under SA4(a) to be in a position to control delivery. Unlike a private sector developer, delivery is not necessary dependent on maximising commercial returns and Barley Homes, a joint venture between SCC and West Suffolk, is set up and in place to deliver housing. The works will be procured using an existing public sector framework agreement, rather than by open tender, which offers a number of advantages including time. It is not uncommon on projects, to start the preparatory stages of the procurement process ahead of a planning application being determined. Lastly, in preparation for the Mildenhall Hub some studies have already been carried out, including archaeology of the hub site and approximately 10-12 acres of land to the immediate north, which forms part of the SA4(a) allocation.

4.10 With reference to the specific requirements identified at paragraphs A) and D) should the size of the SANG be addressed as part of the masterplan? What is meant by a 'substantial' buffer – is this wording too vague?

Response

Size of the SANG

- 4.10.1 The strategic growth on the western side of Mildenhall (site SA4a) is located approximately 1.6km from Mildenhall Woods. Mildenhall Woods forms part of Breckland Forest Site of Special Scientific Interest and is a component part of Breckland Special Protection Area.
- 4.10.2 To support the allocations in the SALP (CD:C8) the Council undertook an Accessible Natural Greenspace Study (January 2017) (CD: B9) to provide evidence on accessible open space. The study was required because there is concern that increased development in the district has the potential to contribute to recreational pressure on sensitive designated sites including Breckland Special Protection Area (SPA) and Breckland Special Area of Conservation (SAC).
- 4.10.3 The findings in relation to Mildenhall are summarised in Table 10 on page 34. A minimum amount of open space of 7.6ha was recommended based on the number of dwellings proposed and the mitigation strategy recommended:

There is little provision to the west of the town and new natural greenspace should be created as an alternative to Mildenhall woods. There is an opportunity to provide this with strategic development in this location. This location would be appropriate for a large SANG (10ha+) which would totally accommodate dog walkers, by providing adequate facilities for this user group as well as others. Any development would need to provide accessible natural green space and walking routes proportionate to the size of development, including improvements to the existing footpath network and links to existing greenspace. Focus could be the River Lark corridor.

- 4.10.4 Natural England provided comments on the Natural Greenspace Study in their letter of 1 July 2016 (ref 24203/24204 in Appendix 3) stating that *it would be beneficial to the protection of the designated sites in the vicinity if Forest Heath and neighbouring authorities considered including a large (10ha+) SANG, such as a country park, with adequate parking, facilities and natural areas.*
- 4.10.5 The Site Allocations Local Plan Habitats Regulations Assessment (HRA)(CD: 11) draws on the conclusions of the Councils Natural Green Space Study in considering the potential for likely significant effects (Lightly Significant Effect (LSE)) on Breckland SPA due to recreational Pressure (section 6.20-6.27). The HRA was not able to screen out LSE for sites located within 7.5km of non-farmland components of the SPA without the mitigation set out in this study (section 6.30).
- 4.10.6 The provision of a SANG of 10ha+ as part of the West of Mildenhall *Focus of Growth* is necessary for the allocation to be acceptable, although it is agreed that the design and siting of the SANG within the site could be included in the masterplan (DM3 of the JDMPD (CD: B2)).

What is a substantial buffer?

- 4.10.7 The use of 'substantial' is in the normal sense of the word meaning *of considerable importance, size, or worth*. The intention of requirement D is to protect the River Lark corridor for both wildlife and public amenity reasons.
- 4.10.8 The allocation SA4(a) (previous reference *M/19 Land West of Mildenhall*) is described in the Forest Heath Wildlife Audit 2015 (CD: B50). In the context of the site, the River Lark green corridor is important because it provides connectivity for both wildlife and people. In particular it connects the site to other high quality habitats on the outskirts of the town such as the Cut-off Channel to the east.
- 4.10.9 In this instance a substantial buffer can be created in a number of ways and it is not necessary to define a specific no-development area. There is flexibility to locate green infrastructure land-uses adjacent to the river and this can be reasonably decided at the masterplan stage. This has been demonstrated in the current design of the Mildenhall Hub where a substantial buffer is formed through location of playing pitches and sustainable urban drainage adjacent to the river corridor.

4.11 What is the anticipated programme for the delivery of this site including phasing? Can the site be regarded as deliverable during the plan period?

Response

- 4.11.1 A Statement of Common Ground dated 19th September 2017 has been agreed between Concertus, Design and Property consultants on behalf of Suffolk County Council and Forest Heath District Council. This S of CG appends an anticipated delivery programme showing how the site will come forward. The delivery of housing provision accords with the housing trajectory appended to the 5 year housing land July 2017 (CD: D8). The delivery of Mildenhall hub is also shown in the indicative delivery programme for the site.
- 4.11.2 The masterplan will be required for site allocation SA4(a) under the terms of the policy. This will provide details of the phasing for the site.
- 4.11.3 The Mildenhall Hub already has the benefit of an adopted Development Brief (June 2016) and is currently the subject of an undetermined full planning application. This will form the first phase of the development.
- 4.11.4 The site can be regarded as deliverable in the plan period, with anticipated construction of 100 units in the monitoring year 2020/21 and 120 per year thereafter.

4.12 Have the LPA considered the requirement for possible sewer diversion identified by objection 24899 and what are the implications of this in terms of the net developable area?

Response

- 4.12.1 The issues raised in objection 24899 have been dealt with through a statement of common ground between the Council and Anglian Water which proposes an additional and main modification.

4.13 Proposed allocation SA5 - SCC advised that the development of this site is likely to contribute to the cost of the new school – what phasing structure is in place to ensure this takes place?

Response

- 4.13.1 Suffolk County Council's Hearing Statement on Education for Matter 5 of the SIR (available on the council's website) notes that at Mildenhall a new primary school will be required as part of the allocation SA4(a). They advise that the timing of delivery of this school will be based on the rate of delivery of new homes. In terms of phasing Suffolk County Council have indicated that the capacity of Great Heath primary school will be permanently expanded from September 2017 which will provide sufficient capacity for latent growth (the table on page 9 of the SCC SIR Hearing Statement refers).

In terms of early education it is planned that new early years settings will come forward along with the new primary schools or community facilities. Mildenhall is included in the list included in paragraph 3.5 of the Hearing Statement. The approach to the provision of secondary education places is explained in paragraphs 5.6 to 5.15.

4.14 Site SA5(a) – land at 54 Kingsway. Boundary change noted by rep 24611. Has this been addressed?

Response

4.14.1 The need for a boundary change is noted and has been verified through a land registration search. An amendment to the site boundary shown on page 33 of the SALP and Map 13 of the policies map book (CD: C12) is suggested as an additional modification.

4.15 Site SA5 (b) – delivery dependent upon the Mildenhall Hub – when is it expected that this site would be available? Is the site all under one ownership? Is the site likely to be available and deliverable within the plan period?

Response

4.15.1 It is expected that the site will become available in the plan period in 2020/21 as shown in the July 2017 five year supply housing trajectory (CD: D8). Site SA5(b) is under multiple ownership as shown on the plan. All occupiers/owners have committed to relocating to the Mildenhall hub site. The Mildenhall Hub project is subject of full planning application DC/17/1106/FUL which will be considered by Planning Committee in November 2017.

4.15.2 Yes, the site will be available and deliverable in the plan period as it is anticipated that the current occupiers on the site SA5(b) will have relocated to the new Mildenhall hub before September 2020, thus vacating the site for development.

4.15.3 Two boundary amendments to SA5(b) have been suggested as additional modifications to the Mildenhall map (page 30), SA5(b) site plan (page 34) in the SALP and Mildenhall Map 13 of the Policies Map Book to reflect correct landownership.

4.16 Site SA4 – what consideration has been given to the likely delivery of this site? what infrastructure is necessary to secure the delivery of the site?

Response

4.16.1 A Statement of Common Ground dated 19th September 2017 has been agreed between Concertus, Design and Property consultants on behalf of Suffolk County Council and Forest Heath District Council. This S of CG appends an anticipated delivery programme showing how the site will come forward. The delivery of housing provision accords with the housing trajectory appended to the 5 year housing land July 2017 (CD:

D8). The delivery of Mildenhall hub is also shown in the indicative delivery programme for the site.

4.16.2 The masterplan will be required for site allocation SA4(a) under the terms of the policy. This will provide details of the phasing for the site. The delivery of infrastructure will be based on the rate of delivery of new homes which is a requirement of the masterplan.

4.16.3 The Mildenhall Hub already has the benefit of an adopted Development Brief (CD: B20) (June 2016) and is currently the subject of an undetermined full planning application. This will form the first phase of the development.

4.16.4 The site can be regarded as deliverable in the plan period, with anticipated construction of 100 units in the monitoring year 2020/21 and 120 per year thereafter.

Newmarket

4.17 How is the acknowledged lack of affordable housing to be addressed?

Response

4.17.1 The provision of affordable housing in Newmarket will be addressed by applying Core Strategy Affordable Housing policy CS9 (CD: B57) in the determination of planning applications. This policy requires planning permission for new dwellings or conversion of existing buildings to dwellings to provide affordable housing in accordance with the following:

- On all schemes of 10 or more dwellings or sites of more than 0.33 hectares a target of 30% of the number of net new dwellings will be sought as affordable;
- The targets specified are subject to the viability of the affordable housing being demonstrated, using whatever public subsidy may be available in the case. If the target cannot be achieved, the affordable housing provision should be the maximum that is assessed as being viable. It should be noted that the whole plan viability appraisal (CD: B15) found that all sites are viable and could be fully policy compliant especially in Newmarket which was a high value area;

In addition to other policy requirements, set out in CS9.

4.17.2 The ministerial statement (MS) dated 1st December 2014 (CD: D49) states *'Due to the disproportionate burden of developer contributions on small-scale developers, for sites of 10 units or less, and which have a maximum combined gross floor space of 1,000 square meters, affordable housing*

and tariff style contributions should not be sought. This will also apply to all residential annexes and extensions'.

4.17.3 When the Council applies policy CS9 alongside the ministerial statement, smaller schemes below the MS threshold no longer deliver affordable units. As a consequence a lower provision of affordable is achieved across the district due to loss of provision from smaller sites.

4.17.4 From the overall housing provision identified in the SIR, affordable units will come forward from large sites with planning permission, some from small sites with planning permission, and proposed SALP allocations as they come forward as planning applications (table 1 below). Other sources include contributions from windfall sites and other unexpected sources, but again this is likely to be fairly small given that these sites generally fall below the threshold when affordable contributions are triggered. Provision from 100% affordable schemes forms another supply source.

Table 1

SALP Reference	Planning Application reference where applicable	Location	Area (hectares)	Indicative capacity	Affordable provision
SA6(a)		Brickfield Stud, Exning Road	2.9	87	Policy CS9 30% will be applied at the planning application stage apply
SA6(b)		Land at Black Bear Lane and Rowley Drive junction	3.57	Mixed use TBC (Design brief required)	Policy CS9 will be applied as appropriate to the scheme coming forward
SA6(c)		Land at Phillips Close & grassland south-west of Leaders Way &	4.25	117	Policy CS9 30% will be applied at the planning application stage

		Sefton Way			
SA6(d)		Former St Felix Middle School Site	4.5	50	Policy CS9 30% will be applied at the planning application stage
SA6(e)	DC/16/0193/FUL	Land Adjacent to Jim Joel Court	0.23	21	100% affordable permitted to Racing Homes who are a registered provider
SA6(f)	DC/15/0754/FUL	Land at 146a High Street	0.38	46	10 affordable units permitted

4.17.5 The SALP allocations are expected to contribute to affordable housing in accordance with policy CS9. Additional provision (at base date 31st March 2017) is 3858 dwellings, of which 254 are planned for in Newmarket, when the 30% affordable requirement is applied this shows Newmarket has the potential to achieve 76 additional affordable dwellings, over and above those already achieved through completions and planned commitments (including SA6(e) and SA6 (f)).

4.17.6 Of the total provision planned for Newmarket (at base date 31st March 2017) 386 completions and commitments and 254 additional provision these could give rise to up to 192 additional affordable units over the plan period (assuming 30% of 640 is achieved). Further provision could come forward from the windfall allowance, where location has not been specified.

4.18 Site SA6 (a) – How has the HRI been taken account of in terms of this proposed allocation – where is the specific evidence on this issue?

Response

- 4.18.1 Joint Development Management Policies Document (CD:B2) Policy DM49 permits the change of use of horse racing industry uses to other uses if allocated as a proposal in an adopted local plan. The Local Planning Authority has to balance its objectives of meeting housing need and protecting the racehorse industry. (Core Strategy objectives H1, H2 and Eco5). The lack of available deliverable and developable sites (CD:B10 and CD:C24) and the constraints imposed by the district boundary and amount of land in HRI use (CD: D31,D32 and D33) has led to the LPA having to consider all options for housing delivery.
- 4.18.2 This site presents an opportunity to bring forward much needed residential development which relates well to surrounding land uses whilst maintaining a functional HRI use. Importantly, the allocation retains open paddock land to the west of Exning Road, maintaining the landscape character and green gap between Exning and Newmarket.
- 4.18.3 The site does not have any non HRI constraints and has not been used as a stud since 1991. It is now considerably smaller than its original holding, with too little land to be run as a stud but more than is necessary for a training establishment. Whilst small scale training operations have been carried out on other land associated with Brickfield Stud, the paddocks subject to the proposed allocation have not been actively used for the horse racing industry for the last 8 years. The proposed site is not ideal for horse racing industry purposes as horses and riders would have to cross the busy Exning Road in order to access the gallops. The owner has found little demand for the facilities here and therefore the paddocks have been underused.
- 4.18.4 There is a precedent for the planned release of horse racing industry land within Newmarket to cater for housing need in the town. For example, Studlands Park (once associated with Brickfield Stud) and the Phantom and Morton developments.

4.19 How long has the site referred to at para 5.6.19 been vacant? Should the capacity for the site be indicated at this stage?

Response

- 4.19.1 Site SA6(b) Land at Black Bear Lane and Rowley Drive junction has historically been three or more separate land parcels, with different planning histories:
- 1) Queensbury Lodge, Cottage and Stables
 - 2) Fitzroy Paddock, and
 - 3) Public house and former swimming pool.
- (See Appendix 4)
- 4.19.2 Queensbury Lodge stables was acquired by the Unex Group in 1990 and has been unused with no acceptable use being proposed despite some 33 applications and 13 appeals. The Stables are one of the oldest in

Newmarket with elements of the Lodge dating from the late C17th. They were used as a horse race training yard until the early 1950s. By 1952 the Lodge was being used as an antique shop. The owners state that the stables were last used for racehorse training in 1955. Between 1957 and 1977, they were rented out as a livery business, and between 1977 and 1983 the site was used by a horse transport company, Carvalho. The yard and buildings lay empty between 1984 and 1988, following which horses were briefly reintroduced between 1988 and 1989.

4.19.3 The paddock land belonged to the Fitzroy Stables up until 1987 or 1988 when it was acquired by the current owner and the overall land holding divided and Fitzroy Stables sold to another party. It has had no other lawful use since then.

4.19.4 The White Lion PH, is closed. It gained outline consent DC/15/2321/OUT in January 2016 for conversion to 7 no. flats. The swimming pool was sold by the Council to the Unex Group in June 2010, the building has been demolished and the site is currently vacant.

4.19.5 The primary aim of allocating this site is to facilitate the sympathetic restoration and viable reuse of the listed buildings whilst retaining a HRI use on the site. As the restoration of these buildings has a considerable conservation deficit some development on the paddocks is likely to be necessary to fund their restoration. However this must be balanced against the contribution the paddocks make to the character and appearance of the conservation area as they are identified as an 'area of open space to be retained' in the adopted Newmarket Conservation Area Appraisal and their protection by HRI policies.

4.19.6 The possible uses for the site and amount of development necessary are being explored through a feasibility study which in turn will inform a development brief for the site. If some residential uses are proposed on the stable or paddock to fund the conservation deficit the amount of development necessary will be stipulated in the brief. Due to this uncertainty and the need to determine how development on the former swimming pool and PH site will relate to the adjacent heritage assets no capacity has been specified in the SALP (CD: C8) and the site has not been counted as making a contribution to the districts housing needs.

4.20 SA6(b) – how has the quantum of development for the site been considered?. Is the site deliverable? With reference to the Historic England (24933) representations regarding the viability of the listed stables to be refurbished – how has this been considered?

Response

4.20.1 As stated above the amount and type of development on this site is being considered through a feasibility appraisal which will inform the production of a development brief. The feasibility study will look at detailed costings for various uses on the site, to establish the optimum viable use, which meet policy objectives and are financially viable.

4.20.2 A Statement of Common Ground has been agreed with Historic England which satisfies their objection to the site boundary and proposes modifications to policy SA6(b) and paragraph 5.6.19.

4.21 Site SA6(c) whose ownership are the existing properties in Philipps Close in? Is the site likely to be deliverable during the plan period? How has the effect of the proposal on the HRI been considered?

Response

4.21.1 In autumn 2015 the site's agent stated that the site was under the single ownership of JCE Ltd. However, in a recent planning application Racing Welfare has been named as owner of this site (Racing Welfare is constituted as a company limited by guarantee, with The Jockey Club as the sole member).

4.21.2 The site is deliverable during the plan period. A hybrid planning application (DC/17/1896/OUT) has been submitted seeking full planning permission for 62 dwellings and a wardened 20 unit young persons' residence with associated access, landscaping and car parking and outline planning permission for a further 83 dwellings.

4.21.3 The effects of the proposal on the HRI are considered as beneficial. The applicant has stated *"One of the greatest challenges facing the HRI is the recruitment and retention of staff. This issue is a threat to the current and future prosperity of the HRI. One of the main reasons for this is the lack of affordable housing in close proximity to the workplace. The proposed scheme will provide 145 dwellings, of an appropriate type, in an appropriate location and will therefore alleviate a significant proportion of the problem, enabling racing businesses to better recruit and retain staff, thereby operating and growing their businesses... Careful consideration has been given to appropriate separation of horses, pedestrians, cyclists and vehicles....HRI qualifying occupiers of existing dwellings in Philipps Close will be relocated to other accommodation owned by JCE (either newly built in earlier phases of this development or elsewhere in Newmarket)."*

Spatial Distribution of Housing**Towns**

SALP reference	Settlement	Site	Capacity	Remaining	Criteria necessary, relevant and deliverable?	Site extent correct?	Requirements clear and justified?	Allocated sites deliverable?
Brandon								
SA2 (a)	Brandon	Land at Warren Close	23	23	The criteria are considered necessary, relevant and deliverable. If the criteria were to be excluded from the policy there is a risk that the development would come forward in an inappropriate manner, thereby having a harmful effect. For example, without sufficient noise mitigation residential development may not sufficiently safeguard future residential amenities and will not be fit for purpose.	No, the site owner has requested a boundary amendment to reflect site ownership.(AM5)	Yes - The DiO rep 24751 originally objected to the site. This objection was removed by the DiO SoCG. Criteria B is necessary.	The agent states that the site is expected to be marketed by auction during October 2017, with an expectation that planning permission will be sought after this. The site is available and there are no known legal or other constraints to development.
SA2 (b)	Brandon	Land off Gas House Drove	10	10		Yes	Yes - The DiO rep 24752 originally objected to the site. This objection was removed by the DiO SoCG. Criteria B is necessary.	An application DC/16/1450/OUT for 10 dwellings is pending determination.
Mildenhall								
SA4(a)	Mildenhall	Land west of Mildenhall	1300	1300	The criteria are considered necessary, relevant and deliverable. If the criteria were to be excluded from the policy there is a risk that the development would come forward in an inappropriate manner, thereby having a harmful effect. For example, without sufficient provision of suitable alternative natural greenspace (SANGS) and access routes planned into a Masterplan, the development could result in a damaging increase in visitors to Breckland SPA.	Yes, Concertus rep 24760 (on behalf of SCC) requested to extend the boundary. This boundary amendment has now been withdrawn.	Yes, <ul style="list-style-type: none"> Anglian Water SoCG – Insert criteria H) <u>that suitable access is safeguarded for the maintenance of water supply and foul drainage infrastructure.</u> (MM1) This criteria is justified. If the requirements were to be excluded from the policy there is a risk that development would come forward in an inappropriate manner thereby having a harmful effect. 	Planning application DC/17/1106/FUL pending determination for Construction of Mildenhall Hub to include Office, Leisure, Health, Emergency and Educational Facilities. This relates to part of the site SA4(a). Discussions with the Council have been undertaken on the preparation of a Masterplan for the whole site SA4(a). There is a Statement of Common Ground, which includes a Project Plan setting out the delivery in accordance with the allocation and Housing Trajectory.
SA5 (a)	Mildenhall	Land at 54 Kingsway	23	17	The criteria are considered necessary, relevant and deliverable. If the criteria were to be excluded from the policy there is a risk that the development would come forward in an inappropriate manner, thereby having a harmful effect. For example, without the strategic landscaping and open space criteria, this would not accord with other policies in the local plan and would not be delivered.	No, Mrs Millar's (neighbour) rep 24611 regarding a boundary change to reflect ownership has been considered. A modification has been made as a result of this. (AM6)	Yes, no objections raised to the criteria wording. The requirements are considered to be clear and justified on the basis of existing evidence. If the requirements were to be excluded from the policy there is a risk that development would come forward in an inappropriate manner thereby having a harmful effect.	The site has extant planning permission for 6 dwellings on part of the site. Planning permission DC/16/1109/FUL (part) for 6 dwellings approved 29/07/16, access via Robin Close. The agent states that site is economically viable following a

SALP reference	Settlement	Site	Capacity	Remaining	Criteria necessary, relevant and deliverable?	Site extent correct?	Requirements clear and justified?	Allocated sites deliverable?
								basic economic viability appraisal. The remainder of the site is available for development and there are no legal or ownership difficulties preventing development. The land could be brought forward for development within the next 2-3 years.
SA5 (b)	Mildenhall	District Council offices, College Heath Road	89	89		No, a small change to the boundary has been necessary to reflect ownership of the site. (AM7)	Yes, SCC Archaeology SoCG - Amend final line to read: Site (a) (b) requires pre determination desk based archaeological evaluation. (MM2) This criteria is justified.	Availability of the site is dependent on the delivery of the Mildenhall Hub project. The project relies on upon capital receipts from the disposal of this site. The site is in multiple ownership but all owners are public sector organisations, planning to relocate as part of the Hub project and are members of the One Public Estate Programme. Mildenhall Hub is subject to planning application DC/17/1106/FUL, which is pending determination. The site is expected to be delivered in the period 2020-2022.
Newmarket								
SA6(a)	Newmarket	Brickfield Stud, Exning Road	87	87	The criteria are considered necessary, relevant and deliverable. If the criteria were to be excluded from the policy there is a risk that the development would come forward in an inappropriate manner, thereby having a harmful effect. For example, without the strategic landscaping and open space criteria, this would not accord with other policies in the local plan and would not be delivered.	Yes	Yes, SCC Highways rep 24827 states a major access route is required with full pedestrian and cyclist access which connects to the existing network. Criteria (a) is required.	The Housing Trajectory (CD: D8 Appendix A) shows that site is planned to be brought forward later in the plan period. The site is under one ownership, is available, and there are no known legal or other constraints to development. The owners are prepared to make the land available to a developer so that development could take place within the first 5 years of the plan period. The agent states that Preliminary surveys and investigations have already been undertaken and these demonstrate there are no known site constraints.
SA6(b)	Newmarket	Land at Black Bear Lane and Rowley Drive junction	To be determined by development brief	To be determined by development brief		Yes, although Historic England's rep 24933 originally raised concerns, these are addressed by a SoCG.	Yes, no objections raised to the criteria wording. The requirements are considered to be clear and justified on the basis of existing evidence. If the requirements were to be excluded from the policy there is a risk that development would come forward in an	The landowner is supportive of the allocation. The uses will be determined by the development brief. Any development of this site has not been counted as contributing to the district's housing requirement.

SALP reference	Settlement	Site	Capacity	Remaining	Criteria necessary, relevant and deliverable?	Site extent correct?	Requirements clear and justified?	Allocated sites deliverable?
							inappropriate manner thereby having a harmful effect.	DC/15/2321/OUT (part) - Outline Planning Application (All matters reserved) - (i) Proposed conversion of Public House to 7 no. flats (ii) Re-location of existing Bus Stop and Shelter – granted 10/03/16. This relates to only part of the site SA 6(b).
SA6(c)	Newmarket	Land at Philips Close & Grassland off Leaders Way and Sefton Way	117	117		Yes	<p>Yes,</p> <ul style="list-style-type: none"> SCC Archaeology rep 24816- archaeological requirements could go into supporting text rather than the requirements. SoCG - Delete reference to archaeology under Site (c): The brief should include any mitigation measures required to make the development acceptable in social, economic and environmental terms. Archaeological evaluation of this site will be required at an early stage. (MM4) This amendment is justified. Bidwells on behalf of Jockey Club Estates rep 24908- state it is anticipated that a planning application will be submitted in 2017. Therefore, Bidwells state that a development brief will not be necessary. The reference to an archaeological evaluation being required should also be deleted as will be dealt with in the determination of the planning application for the site. Criteria (c) is not necessary. The requirement in relation to an archaeological evaluation can be deleted following receipt of the SCC SoCG. The requirement for a development brief is in line with JDMPD Policy DM4, because of the location and scale of the development adjacent to HRI uses, and due to the significant local interest shown when bringing the site forward through the Local Plan site selection process. 	<p>The agent has stated that 102 dwellings will be completed by 2020-2021, the remainder by 2023. Jockey Club Estates Ltd have undertaken their own assessments to confirm that a viable scheme can be developed on site. A number of technical reports have also been commissioned to confirm that there are no technical constraints to delivery of housing on the site.</p> <p>Planning application submitted - DC/17/1896/HYB - Hybrid planning application comprising full planning permission for 62 dwellings and a wardened 20 unit young persons' residence with associated access, landscaping and car parking and outline planning permission for up to 83 dwellings with all matters reserved apart from access.</p>
SA6(d)	Newmarket	Former St Felix Middle	50	50		Yes	<p>Yes,</p> <ul style="list-style-type: none"> SCC Rights of Way rep 24828 - The reference in Policy SA6 to the role of Site SA6(d) in 	Suffolk County Council as landowner is supportive of the allocation. The site is available and

SALP reference	Settlement	Site	Capacity	Remaining	Criteria necessary, relevant and deliverable?	Site extent correct?	Requirements clear and justified?	Allocated sites deliverable?
		School site					<p>protecting/enhancing the Yellow Brick Road route is welcomed. Criteria (d) is necessary.</p> <ul style="list-style-type: none"> • SCC Corporate Property rep 24881 agrees with the allocation for housing, suggest altering wording of 5.6.21 in relation to open space. The current wording any development would be restricted to the area where the school itself stood with the open spaces including hard play areas and playing field area all retained as open space. We would propose that any future development would be served by retaining open space in an organic way and in accordance with relevant planning policies relating to open space requirements and green infrastructure strategies for the town. It is considered desirable to retain the playing fields and tennis courts for public access and use on this site. The wording as submitted allows design flexibility at the application stage. Capacity assessments carried out at the preferred options stage have shown that the policy criteria are achievable. The requirement is clear. 	there are no known legal or other constraints to development.
SA6(e)	Newmarket	Land at Jim Joel Court	21	21		Yes	Yes, no objections raised to the criteria wording. The requirements are considered to be clear and justified on the basis of existing evidence. If the requirements were to be excluded from the policy there is a risk that development would come forward in an inappropriate manner thereby having a harmful effect.	The site has extant planning permission for 21 dwellings. Planning permission DC/16/0193/FUL for 21 apartments was approved 07/04/16.
SA6(f)	Newmarket	146a High Street	46	46		Yes	Yes, no objections raised to the criteria wording. The requirements are considered to be clear and justified on the basis of existing evidence. If the requirements were to be excluded from the policy there is a risk that development would come forward in an inappropriate manner thereby having a harmful effect.	The site has extant planning permission for 46 dwellings. Planning permission DC/15/0754/FUL for 36 apartments and 10 affordable houses was approved 29/06/16.

Your Ref: DC/16/1450/OUT

Our Ref: 570\CON\0261\17

Date: 6th October 2017

Highways Enquiries to:

Highways.DevelopmentControl@suffolk.gov.uk

All planning enquiries should be sent to the Local Planning Authority.

Email: planning.help@westsuffolk.gov.uk

The Planning Officer
Forest Heath District Council
District Offices
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Mildenhall
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IP28 7EY

For the Attention of: Ann-Marie Howell

Dear Ann-Marie

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION RETURN DC/16/1450/OUT**

PROPOSAL: Outline Planning Application (All matters reserved) - 10 no. dwellings (as amended by plan received on 17 January 2017).
LOCATION: Former Gas Works Site, Gas House Drove, Brandon, Suffolk
ROAD CLASS: B.O.A.T.

I am writing to confirm Suffolk County Council's highways advice in respect of the local plan site SA2(b) – Land off Gas House Drove. As per the local plan, it was always identified as a site that needed mitigation on Gas House Drove, with improvements to pedestrian access and possible limited access from a neighbouring residential road.

If this mitigation can be agreed then 10 dwellings could be accommodated, but it is likely this would be the limit without considerable changes to the land ownership in order to provide a separate road and footway which allows two vehicles to pass.

As you are aware, the current planning application (DC/15/1450/OUT) has to mitigate the safety of pedestrians through the construction phase and the extra traffic after construction from the new development. Suffolk County Highways and Rights of Way are currently working with the applicant to resolve this issue.

Yours sincerely,

Ms Samantha Bye
Senior Development Management Engineer
Strategic Development

Date: 1 July 2016

Our ref: 182001



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BY E-MAIL ONLY

T: 0300 060 3900

Dear Sir/Madam

Forest Heath District Council Draft Infrastructure Delivery Plan and Accessible Natural Greenspace Study

Thank you for consulting Natural England on the above, in your e-mail dated 22 March 2016. Please find our recommendations below on both the Draft Infrastructure Delivery Plan and the Accessible Natural Greenspace Study.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Draft Infrastructure Delivery Plan

We welcome the approach set out within the Infrastructure Delivery Plan, which covers all the areas of infrastructure we would expect in sufficient detail, sets out specific aims per settlement and stresses the need for infrastructure to be in place prior to development. We anticipate that the settlement hierarchy, which places the greatest number of houses in larger settlements, will help ensure that there is adequate provision of infrastructure.

Policy CS13

We welcome this policy, which recognises that there must be sufficient capacity in the existing infrastructure to support new development and also mentions biodiversity and wellbeing. We agree with the approach set out in the Greenspace strategy (see comments in the next section) and are pleased that the open space, sport and recreation provision will be applied in accordance with this document.

5.1 – Note that natural areas, including locally and nationally designated sites, can also be included as part of the green infrastructure provision, as can ponds, hedgerows, wildlife corridors and other areas of habitat. Cemeteries may also be considered in this category.

Table 2

Note that we are in early discussions with your authority to put measures in place to protect locally and nationally designated sites, the options being extensions of sites to accommodate a higher level of visitors, the provision of Suitable Accessible Natural Greenspace (SANG) or the provision of a warden to oversee sites. These approaches are likely to rely on developer contributions, much in the same way as the requirement to provide alternative natural greenspace to Mildenhall Woods and measures to protect Maids Cross Hill SSSI/NNR in Lakenheath. We fully agree with this approach and would also

suggest that wording should be added regarding developer contributions to provide alternative greenspace or a warden at Red Lodge SSSI (please see our comments below on all these sites for more information).

Natural Accessible Greenspace Study

We welcome this report, which has taken into account our comments regarding the Issues and Options consultations. We find the study has clearly used an evidence based approach and has correctly identified the areas which are lacking natural greenspace. We are keen to work with Forest Heath to improve the natural greenspace, ecological connectivity and green infrastructure provision within Forest Heath district.

We note that this report refers to the 10km distance within which to assess potential cumulative recreational effects to Breckland SPA, in accordance with the Breckland Visitor Survey 2010, which found that residents may travel up to or over this distance to reach a site with visitor facilities. However, as explained in the draft HRA screening document, following extensive discussions at the time of the Statement of Common Ground for Breckland's Core Strategy, Natural England concluded that 7.5km encompasses the distance at which the majority of visitors travelling to the forest and heath areas of Breckland SPA will be captured. Therefore in order to avoid confusion during the appropriate assessment process, as the recommendations within this document are relevant to that document, we consider that this study document should either follow the same assumptions as the Habitats Regulations Assessment (HRA) or should include a section explaining why the two approaches differ.

Note that to date it has not been proved that strategic recreational effects are having an effect on the qualifying species of Breckland SPA, but it is likely that key areas within Thetford forest that support nightjar and woodlark will be affected by increasing development in the district, so we welcome the approach set out in the report to address this potential issue.

We welcome the recommendations to increase natural greenspace in the district. The points set out in our guidance concerning SANGS give all the elements of an excellent SANG, but we fully appreciate that as much of the area is designated, in some areas there is simply very little space within settlements in which to include greenspace. Therefore we agree that you should aim to increase greenspace and green networks in a flexible way as suggested in the report, for example perhaps by providing a smaller greenspace than 2ha if space doesn't allow but then ensuring it is connected to other greenspace by attractive walking and cycling routes.

That said, we consider it would be beneficial to the protection of the designated sites in the vicinity if Forest Heath and neighbouring authorities considered including a large (10ha+) SANG, such as a country park, with adequate parking, facilities and natural areas. In our view a SANG of this size would be likely to encourage visitors from settlements that are lacking undesignated natural greenspace in the vicinity, such as Brandon and Lakenheath if appropriately managed and promoted across the district. Studies of current SANGs suggest (*Panter & Liley, 2015*) that a SANG will not entirely divert residents from visiting the natural site, as they often visit those sites because they enjoy specific attributes of that site, such as nature for example, but these sites can certainly take some of the pressure of by absorbing some of the dog walking activities.

It is very important that SANGs totally accommodate dog walkers, by allowing visitors to take their dog off lead, providing numerous dog bins, interesting areas in which to walk and allow their dog to run and signed walking routes (if large enough). Including dog bag machines at entrances appears to be a useful addition on some sites. For example, these have been added to entrances at Barnock Hills and Holes NNR in Suffolk and our site manager is happy with the result.

We agree that many of the locally and nationally designated sites that provide the only natural greenspace for settlements are showing signs of recreational pressure. An excellent way to increase the capacity of sites currently under pressure such as Red Lodge Heath and Maidcross Hill SSSIs would be to extend the sites with the addition of extra land adjacent to the sites or provide walking routes and enhancements to connect these sites to external greenspace. Furthermore these sites are likely to be able to support a greater capacity if a warden was employed to oversee all the sites, as discussed with your authority earlier this month. In our view Aspal Close Local Nature Reserve (LNR) would be able to support residents better if the football pitch is able to be relocated, if there is a more appropriate location available.

We welcome suggestions to enhance the river corridor areas; blue corridors are good for both wildlife and people if managed correctly.

We are very happy to discuss the levels of monitoring that will be required once you have firm proposals in place.

We trust that the above information offers sufficient guidance in relation to your consultation. Should you have any queries please do not hesitate to contact me on the details provided below.

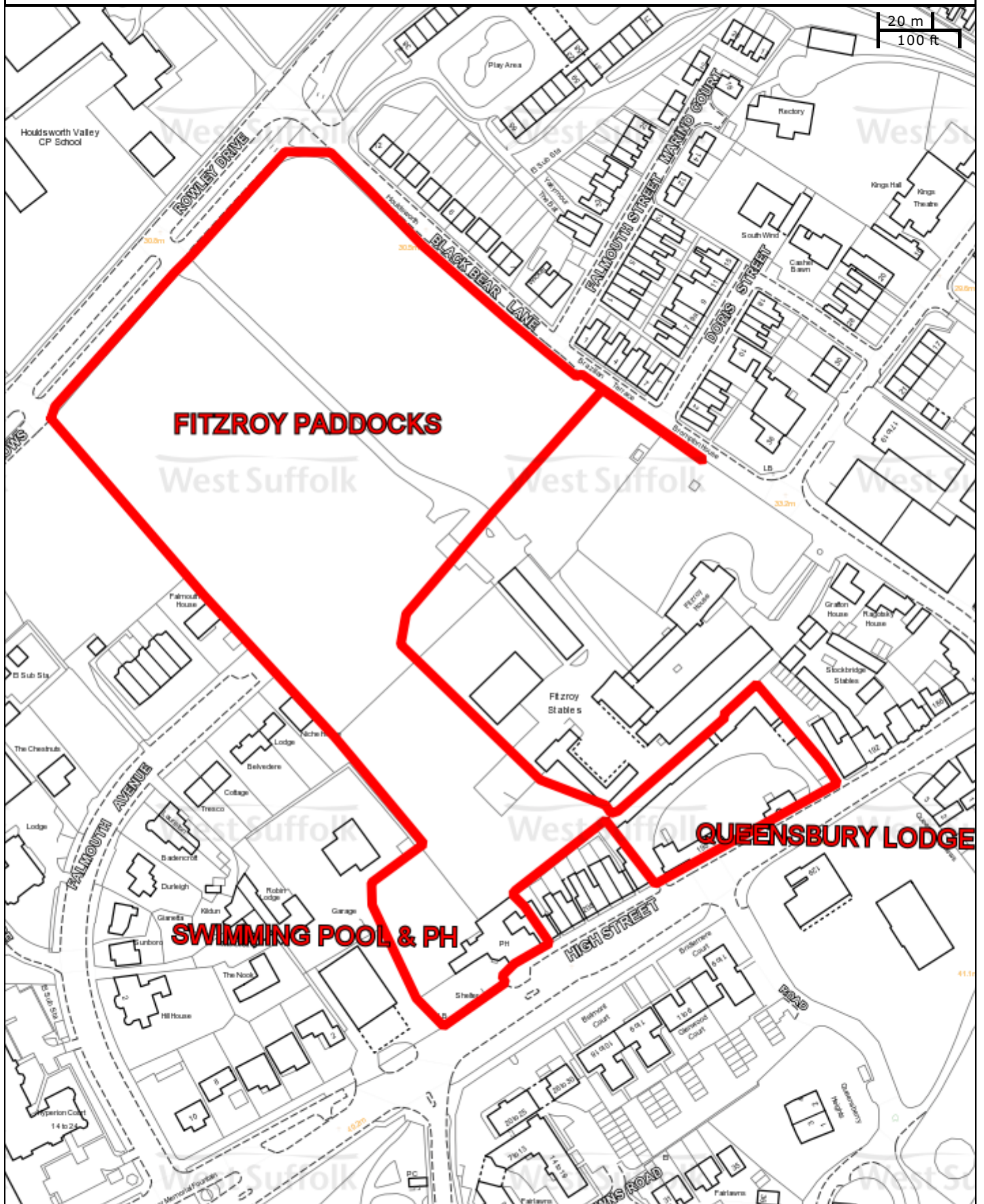
Yours sincerely

Francesca Shapland
Lead Adviser, Planning and Conservation

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SA6(b) - Land at Black Bear Lane and Rowley Drive Junction



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