



# Infrastructure and Environmental Capacity Appraisal

## Final Report

### Appendix 1: Policy Summary

St Edmundsbury Borough Council

Forest Heath District Council

May 2009



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## Appendix 1: Policy Summary

### **Policy Summary and Technical Background Evidence**

This appendix outlines the current planning policy position and any summarises and technical background evidence available to provide an overview of the key messages flowing from these. This summary is scheduled by infrastructure theme and includes national, regional and local level policy and evidence documents, as appropriate to that theme.

Policy Theme	Policy/Evidence Document Source	Key Messages
<b>Transport</b>	<ul style="list-style-type: none"> <li>Planning Policy Guidance 13 (PPG13) 1999</li> </ul>	<ul style="list-style-type: none"> <li>Promote more sustainable transport choices for moving people and freight;</li> <li>Promote accessibility to jobs, shopping, leisure facilities and services by public transport, cycling and walking; and</li> <li>Reduce the need to travel especially by car.</li> </ul>
	<ul style="list-style-type: none"> <li>East of England Plan (RSS 14) May 2008</li> </ul>	<ul style="list-style-type: none"> <li>A11 Fiveways to Thetford Improvement.</li> <li>Forest Heath District falls within the Cambridge Transport Priority Area as the RSS anticipates this area is likely to come under increasing transport pressure as the area develops and grows in the future.</li> </ul>
	<ul style="list-style-type: none"> <li>Suffolk County Structure Plan 2001 (as saved September 2007)</li> </ul>	<ul style="list-style-type: none"> <li>A1065 Brandon Bypass is a long term scheme.</li> <li>Development-related schemes at Bury St Edmunds Eastern Relief Road and Haverhill Northern Relief Road.</li> </ul>
	<ul style="list-style-type: none"> <li>Newmarket to Felixstowe Corridor Study 2005</li> </ul>	<ul style="list-style-type: none"> <li>The A14 is a route of national importance, linking the ports of the Haven Gateway to the rest of the country.</li> <li>Large sectors of the economy and the communities of the study area are reliant on this corridor for regional and local movement.</li> <li>There are a number of physical and operational constraints which affect the capacity of the rail route between Newmarket and Felixstowe.</li> </ul>
	<ul style="list-style-type: none"> <li>Suffolk Local Transport Plan 2006 – 2011 (SLTP)</li> </ul>	<ul style="list-style-type: none"> <li>Out commuting from Bury St Edmunds along with some market towns in western Suffolk to the Cambridge sub-region needs to be addressed through improvements in public transport in Bury St Edmunds and an improved east-west bus and rail service.</li> <li>Congestion in and around Bury St Edmunds needs to be relieved.</li> </ul>
	<ul style="list-style-type: none"> <li>Forest Heath Local Plan (1995 as saved Sep 2007)</li> </ul>	<ul style="list-style-type: none"> <li>Rural areas suffer from poor access to facilities and services.</li> <li>Construct a new relief road from near the Mildenhall Air Base and the Industrial Estate, east to the A1065 as supported by the County.</li> <li>Support for realignments and improvements at the northern end of Newmarket High Street to relieve traffic congestion and circulation problems.</li> </ul>
	<ul style="list-style-type: none"> <li>Forest Heath Core Strategy 'Final Policy Option': The Core Strategy Policies (August 2008)</li> </ul>	<ul style="list-style-type: none"> <li>Dual the A11 between Barton Mills and Thetford bypassing Elveden – anticipated 2010/11.</li> <li>Improvements to the A14/A142 junction at Newmarket</li> <li>Schemes to relieve the adverse impacts of traffic in Brandon, Mildenhall and Newmarket</li> </ul>

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	<ul style="list-style-type: none"> <li>Replacement St Edmundsbury Borough Local Plan 2016 (2006)</li> </ul>	<ul style="list-style-type: none"> <li>Promotion of an east-west rail route which would provide direct links between East Anglia and the south-west of England.</li> <li>Congestion in Haverhill and Bury St Edmunds is not a significant problem, except at peak times.</li> <li>The construction of new roads to cater for the increased demand is not necessarily a sustainable solution.</li> <li>New rail halt at Moreton Hall.</li> </ul>
	<ul style="list-style-type: none"> <li>St Edmundsbury Core Strategy Issues and Options (March 2008)</li> </ul>	<ul style="list-style-type: none"> <li>Rail access is limited to Bury St Edmunds on the Ipswich to Cambridge / Peterborough line.</li> <li>The LDF will have an important role in promoting the use of public transport by locating development where more people will have an opportunity to reduce their reliance on the motor car.</li> <li>In the south of the borough the A1307 between Haverhill and Cambridge is subject to significant levels of congestion at peak periods made worse as a result of further growth at Haverhill.</li> <li>The A143 and the A134 provide important links between market towns and Bury St Edmunds and create detrimental impacts on the villages along this route such as Great Barton and Ingham.</li> <li>Further growth in the region, including major expansion at Thetford, could have further detrimental impacts on the transport network.</li> </ul>

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	<ul style="list-style-type: none"> <li>Bury St Edmunds Transport Strategy Draft Final Report (2006)</li> </ul>	<p>The consultants recommend the following elements for the draft transport strategy:</p> <p>Short Term</p> <ul style="list-style-type: none"> <li>Workplace Travel Plans</li> <li>School Travel Plans</li> <li>Improved transport interchange facilities at the railway station</li> <li>Improvements to the walk and cycle network.</li> </ul> <p>Medium Term</p> <ul style="list-style-type: none"> <li>Improvements to the A14</li> <li>Eastern distributor road</li> <li>Bedingfield Way bus priority</li> <li>Mildenhall Road bus priority</li> <li>Newmarket Road Westley bus priority</li> <li>Westley to Rookery Crossroads park and ride.</li> </ul> <p>Long Term</p> <ul style="list-style-type: none"> <li>New Road at Westley to serve new development (potentially provided by developer).</li> <li>New Road at Fornham All Saints to serve new development (potentially provided by developer).</li> <li>East of Bury St Edmunds - Road and new railway halt with transport access necessary if longer term development takes place to the east of the town.</li> </ul>
<b>Affordable Housing</b>	<ul style="list-style-type: none"> <li>PPS3 (to be read alongside Delivering Affordable Housing Policy Statement, Communities and Local Government, November 2006)</li> <li>RSS and Regional Housing Strategy 2005 – 2010</li> <li>Strategic Housing Market Assessment (SHMA) – Cambridge Sub Region - April 2008</li> </ul>	<ul style="list-style-type: none"> <li>To ensure affordable housing is addressed at a national level and local guidance is provided through RSS.</li> <li>RSS target for region is set at 35%.</li> <li>Housing affordability creates huge housing pressures across the sub region.</li> <li>Social housing stock is not keeping up with the pace of market housing even though demand for social housing is increasing.</li> </ul>



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<b>Flood Risk and Drainage</b>	<ul style="list-style-type: none"> <li>A Sustainable Development Framework for the East of England (October 2001)</li> <li>East of England Plan (May 2008)</li> <li>Forest Heath LDF Core Strategy 'Final Policy Option' (August 2008) and Revised Sustainable Development Strategy 2007-2010</li> <li>Planning Policy Statement 25: Development and Flood Risk (December 2006)</li> <li>St Edmundsbury Borough Replacement Local Plan 2016</li> <li>St Edmundsbury Core Strategy Issues and Options Report (March 2008)</li> <li>St Edmundsbury and Forest Heath Level 1 Strategic Flood Risk Assessment &amp; Water Cycle Study (Dec 2008)</li> </ul>	<ul style="list-style-type: none"> <li>To promote sustainable urban drainage systems to reduce flood risk and water loss from natural systems and the use of natural techniques to clean water.</li> <li>Reducing the risk of adverse impact of flooding on people, property and wildlife habitats.</li> <li>Council to support development proposals that avoid areas of flood risk and do not increase elsewhere.</li> <li>SUDS will be accepted in all new development where technically feasible.</li> <li>To ensure flood risk is considered at all stages of the development process.</li> <li>Policy NE4 states that development will only be permitted where the proposal will not have a negative impact.</li> <li>SFRA identifies risk for development based on both environmental constraints and also flood risk based on EA flood zones.</li> </ul>
<b>Water</b>	<ul style="list-style-type: none"> <li>A Sustainable Development Framework for the East of England (October 2001)</li> </ul>	<ul style="list-style-type: none"> <li>To develop and promote local water recycling initiatives for developments and buildings.</li> <li>To encourage rainwater harvesting.</li> <li>To introduce domestic metering/innovative tariff charging.</li> </ul>
	<ul style="list-style-type: none"> <li>Sustainable Futures, Consultation draft of the Revised Integrated Regional Strategy for the East of England (September 2007)</li> <li>East of England Plan (May 2008)</li> </ul>	<ul style="list-style-type: none"> <li>Develop regional projects such as "Water-Wise" a water efficiency centre of excellence for the East of England to support the implementation of water demand management measures.</li> <li>Aim to reduce the demand for water and other natural resources and reduce wastewater, whilst increasing the sustainable management of water.</li> <li>Ensure the timely provision of appropriate additional infrastructure for water supply and waste water treatment whilst meeting surface and groundwater quality standards.</li> </ul>

Policy Theme	Policy/Evidence Document Source	Key Messages
	<ul style="list-style-type: none"> <li>Forest Heath LDF Core Strategy 'Final Policy Option' (August 2008) and Revised Sustainable Development Strategy 2007-2010</li> <li>St Edmundsbury Borough Replacement Local Plan 2016 and Our Sustainability Policy (December 2007) and Vision 2025</li> <li>St Edmundsbury and Forest Heath Level 1 Strategic Flood Risk Assessment &amp; Water Cycle Study (Dec 2008)</li> </ul>	<ul style="list-style-type: none"> <li>Only water compatible uses will be acceptable in Flood Zones 2 and 3 or where no reasonable site within flood zone 1 is available.</li> <li>Improve air, land and water quality.</li> <li>SFRA identifies the supply demand balance for water to 2031 taking into account growth. It identifies that the total demand + target headroom over this period will not exceed the total water available for use in the Cambridgeshire and West Suffolk Zone. It also identifies potential capacity issues at Lakenheath, Tuddenham and Barrow Wastewater Treatment Works (WwTW) within the period to 2031 and also potential capacity issues at Chedburgh and Brandon WwTW post 2031 with little headroom at that point.</li> </ul>
<b>Waste</b>	<ul style="list-style-type: none"> <li>A Sustainable Development Framework for the East of England (October 2001)</li> </ul>	<ul style="list-style-type: none"> <li>To minimise the production of waste, and then promote re-use, recycling, composting, alternative treatment options and energy recovery before resorting to landfill.</li> <li>To promote a shift from landfill to public acceptable alternative (e.g. recycling and composting facilities).</li> <li>To promote education and demonstration projects for Combined Heat and Power and waste recovery and recycling.</li> </ul>
	<ul style="list-style-type: none"> <li>Sustainable Futures, Consultation draft of the Revised Integrated Regional Strategy for the East of England (September 2007)</li> </ul>	<ul style="list-style-type: none"> <li>Use resources more efficiently, minimising waste and increasing rates of reuse and recycling.</li> </ul>
	<ul style="list-style-type: none"> <li>East of England Plan (May 2008)</li> </ul>	<ul style="list-style-type: none"> <li>Minimise waste and provide the basis for implementing the overall aim of recycling, composting and recovering value from waste with the objective to eliminate landfilling of untreated municipal and commercial waste by 2021.</li> </ul>
	<ul style="list-style-type: none"> <li>Forest Heath LDF Core Strategy 'Final Policy Option' (August 2008) and Revised Sustainable Development Strategy 2007-2010</li> </ul>	<ul style="list-style-type: none"> <li>Reduce the amount of waste being land filled and to ensure higher levels of waste recycling and recovery of value from waste.</li> <li>Using waste as a resource and encouraging use of derelict/brownfield land.</li> </ul>
	<ul style="list-style-type: none"> <li>St Edmundsbury Borough Replacement Local Plan 2016 and Our Sustainability Policy (December 2007) and Vision 2025</li> </ul>	<ul style="list-style-type: none"> <li>Reduce natural resource use.</li> <li>Provide effective waste management and promote waste reduction.</li> </ul>

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<b>Energy</b>	<ul style="list-style-type: none"> <li>Sustainable Futures, Consultation draft of the Revised Integrated Regional Strategy for the East of England (September 2007)</li> </ul>	<ul style="list-style-type: none"> <li>Consider opportunities to encourage the earlier introduction of low carbon homes through the adoption of CfSH standards in all kinds of new buildings.</li> </ul>
	<ul style="list-style-type: none"> <li>Forest Heath LDF Core Strategy 'Final Policy Option' (August 2008) and Revised Sustainable Development Strategy 2007-2010</li> </ul>	<ul style="list-style-type: none"> <li>Promote a diverse range of renewable energy schemes and more energy efficient development whilst protecting landscapes and quality of life.</li> </ul>
	<ul style="list-style-type: none"> <li>St Edmundsbury Borough Replacement Local Plan 2016 and Our Sustainability Policy (December 2007) and Vision 2025</li> </ul>	<ul style="list-style-type: none"> <li>Encourage the adoption of clean, renewable and low carbon technologies by local businesses and households.</li> </ul>
<b>Retail</b>	<ul style="list-style-type: none"> <li>Planning Policy 6: Planning for Town Centres</li> </ul>	<ul style="list-style-type: none"> <li>Provides national guidance on retail development emphasising the need to focus on town centres.</li> <li>Improving accessibility, ensuring that existing or new development is, or will be, accessible and well served by a choice of means of transport.</li> </ul>
	<ul style="list-style-type: none"> <li>East of England Plan (May 2008)</li> </ul>	<ul style="list-style-type: none"> <li>East of England Plan Identifies Bury St Edmunds as a major town centre, and indicates that LDDs are to identify at a local level a network town, district, neighbourhood and village centres.</li> <li>Outlines in light of anticipated growth additional retail floorspace will be required.</li> </ul>
	<ul style="list-style-type: none"> <li>St Edmundsbury Core Strategy Issues and Options Report (March 2008)</li> <li>Forest Heath LDF Core Strategy 'Final Policy Option' (August 2008)</li> <li>Forest Heath (Retail and Town Centre Study 2006) and St Edmundsbury Retail, Leisure and Offices Study(2007)</li> </ul>	<ul style="list-style-type: none"> <li>Core Strategy identifies retail expansion recently completed in Bury St Edmunds.</li> <li>Smaller villages and retail centres will need to be reviewed with continued growth.</li> <li>Both respective retail studies identify capacity for additional retail floorspace and should be considered in light of population growth.</li> </ul>



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<b>Community Facilities</b>	<ul style="list-style-type: none"> <li>Planning Policy Statement 3 (November 2006)</li> <li>St Edmundsbury Borough Council Community Centres Review (2007)</li> <li>The Forest Heath Built Facilities Study (2008)</li> </ul>	<ul style="list-style-type: none"> <li>In considering broad locations and specific sites for new housing development the accessibility to existing community infrastructure should be reviewed.</li> <li>St Edmundsbury Borough Council own six community centres, which vary in terms of their structure, usage and management, but often have common issues such as funding; governance arrangements; leases; publicity; and support and training for community associations.</li> <li>Forest Heath has a variety of village halls and community venues serving a range of functions.</li> </ul>
<b>Schools</b>	<ul style="list-style-type: none"> <li>Suffolk Children and Young Peoples Plan 2006-09</li> <li>Primary Capital Programme, Strategy for Change</li> </ul>	<ul style="list-style-type: none"> <li>Increase availability of childcare places especially in areas where there is insufficient provision.</li> <li>Increase provision of school age childcare in identified localities of need.</li> <li>Surplus school places are identified within the County and Suffolk County Council's School Reorganisation Plan seeks to address this, the results of which will be published in spring 2009.</li> </ul>
<b>Health and Social Care</b>	<ul style="list-style-type: none"> <li>2006 the White Paper "Our Health, Our Care, Our Say"</li> <li>The Suffolk JNSA 2008-2011</li> </ul>	<ul style="list-style-type: none"> <li>Highlights the importance of conducting regular Strategic Needs Assessments in order to understand the growing and evolving needs of a population.</li> <li>Elderly population becoming isolated from key services in rural locations, any new development needs to ensure that supportive infrastructure also considers existing problems.</li> </ul>
<b>Arts, Culture, and Leisure</b>	<ul style="list-style-type: none"> <li>Planning Policy Statement 6 (PPS6)</li> <li>Regional Cultural Strategy 'A better life'</li> <li>St Edmundsbury Borough Replacement Local Plan 2016</li> <li>Forest Heath Local Plan (1995)</li> <li>Suffolk Community Strategy (2008-2028)</li> <li>Vision 2025</li> </ul>	<ul style="list-style-type: none"> <li>LPA's to encourage diversification of uses in Town Centres for Leisure and Cultural activities are dispersed throughout the centre.</li> <li>Outlines the Living East Consortiums vision of ensuring every resident and visitor has access to a range of activities.</li> <li>To ensure new housing development makes appropriate provision for new and improved facilities to encourage provision of sports, leisure cultural facilities and access to public art.</li> <li>To protect and maintain horseracing industry and heritage and character associated in Newmarket to ensure continued vitality that the pursuit attracts.</li> <li>Clear linkages between access to culture, sport, health and wellbeing indicators and highlights the need for Suffolk to maintain its heritage and cultural assets.</li> </ul>

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<b>Built Heritage and Archaeology</b>	<ul style="list-style-type: none"> <li>PPG15: Planning and the Historic Environment (1994)</li> <li>PPG16: Archaeology and Planning (1990)</li> </ul>	<ul style="list-style-type: none"> <li>Any impacts on historic environment are important considerations to be taken account of in the determination of applications for development proposals.</li> <li>Relative importance of archaeological remains should be considered against need for development.</li> </ul>
<b>Emergency Services</b>	<ul style="list-style-type: none"> <li>The National Community Safety Plan (2008-2011)</li> <li>Fire and Rescue Service National Framework 2008-11</li> <li>Taking Healthcare to the Patient (DOH, 2005)</li> </ul>	<ul style="list-style-type: none"> <li>All policies for emergency services highlight the need for continual improvement and efficiency of services, they do not necessarily indicate increasing physical provision of the services to support housing growth (i.e. new buildings or vehicles); however it is targeted that service reform and improvement planning will cater appropriately for some growth, with new emergency services infrastructure and human capital provided where there is an identified need.</li> </ul>
<b>Green Infrastructure</b>	<ul style="list-style-type: none"> <li>PPG17, six acre standard, CABE, Suffolk Sports Strategy, FH Playing Pitch Strategy, SE-Open Space Assessment</li> <li>Environmental Capacity Report</li> <li>EEDA Biodiversity Mapping Project, PPS9, Cambridge Sub-regional GI Strategy,</li> </ul>	<ul style="list-style-type: none"> <li>Address deficit in sports and recreational facilities. Adopt local standards to assist future provision.</li> <li>Consider the environmental efficiency of new development, its context and infrastructure.</li> <li>Key policy direction to prevent growth having adverse impacts on designated sites of biodiversity value.</li> </ul>
<b>Economics and Business Support</b>	<ul style="list-style-type: none"> <li>PPS4 – Planning for Sustainable Economic Development</li> <li>East of England Plan (May 2008)</li> </ul>	<ul style="list-style-type: none"> <li>Ensuring a good range of sites is available for economic and mixed use development.</li> <li>Promoting sustainable travel plans.</li> <li>Policy E1 (Job Growth) establishes indicative targets for net job growth in the period to 2021. The 'Rest of Suffolk' sub-region (includes Forest Heath, St. Edmundsbury and Mid Suffolk) is allocated 18,000 jobs, to be tested at the local level through the LDF process</li> </ul>
	<ul style="list-style-type: none"> <li>Regional Economic Strategy</li> <li>St Edmundsbury Economic Development Strategy (2005)</li> <li>Western Suffolk Community Strategy</li> </ul>	<ul style="list-style-type: none"> <li>Creating sustainable places that attract and retain the people and investment necessary for a world-class economy.</li> <li>Aims to ensure that the district is economically prosperous whilst preserving its character.</li> <li>At Haverhill the aim is to capitalise on the town's proximity to Cambridge and the M11 corridor and to make the town centre more vibrant and attractive.</li> <li>The economic aspects of the strategy focus on enabling a prosperous and sustainable economy, encouraging sustainable tourism and improving skills.</li> </ul>



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