



**Forest Heath**

District Council

# Forest Heath District Council Local Plan

Monitoring Report for  
2013/14  
and  
2014/2015

April 2016

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## **1. Introduction**

- 1.1 This is the seventh Authority Monitoring Report (previously Annual Monitoring Report) to be produced by Forest Heath District Council. This AMR covers two monitoring periods 1 April 2013 to 31 March 2014 and 1 April 2014 to 31 March 2015 and meets the requirements of the relevant legislation.
- 1.2 The District Council is responsible for preparing and delivering the Local Plan policies for the district, based on the objectives, of supporting required growth and development whilst protecting the environment and creating attractive places to live. AMRs are produced to show the extent to which planning objectives are achieved.
- 1.3 The Localism Act 2011 has changed the focus for AMRs, and the Town and Country Planning (Local Planning) (England) Regulations 2012 has implemented this change. In the future AMRs will monitor activities set out in the Regulations and indicators that are relevant to local priorities.
- 1.4 This report has been adapted since previous AMRs to reflect the adoption of Forest Heath District Council's Core Strategy in May 2010. The Joint Development Management Policies Document (JDMPD) was adopted by both authorities, Forest Heath and St Edmundsbury, in February 2015.
- 1.5 A new format for the AMR is being developed that can be used by both Forest Heath District and St Edmundsbury Borough councils to report on monitoring of Local Plans. The two authorities have separate Core Strategies. Forest Heath has an emerging Core Strategy Single Issue Review and Site Allocations document with different monitoring indicators to the adopted St Edmundsbury Vision 2031 plans. The Joint Development Management Policies Document (JDMPD) was adopted by both authorities, Forest Heath and St Edmundsbury, in February 2015. Now the authorities share common JDMPD indicators, the future AMR will be published in a single monitoring report.

## **2. Local Development Scheme**

- 2.1 All local planning authorities are required to prepare a Local Development Scheme (LDS), which is one of the documents that make up the Local Plan. It sets out the timetable for the production of Local Plans and is updated periodically in line with recent progress. For the purpose of this monitoring report, which monitors indicators over the period 1<sup>st</sup> April 2013 to 31<sup>st</sup> March 2015, the July 2015 scheme has been used to check progress, appendix A.
- 2.2 Regulations require the AMR to contain the title of the local plans or supplementary planning documents specified in the local planning authority's local development scheme, and in relation to each of these documents:
- i) the timetable specified in the LDS for the document's preparation;
  - ii) the stage the document has reached in its preparation; and
  - iii) if it is behind the timetable the reasons for this.

This section of the AMR deals with this requirement.

- 2.3 Following adoption of Forest Heath's Core Strategy, the Local Plan for Forest Heath as at 31st March 2015 comprised:
- The Core Strategy adopted in May 2010, as amended following the High Court Order which quashed the majority of Policy CS7 and made consequential amendments to Policies CS1 and CS13
  - Saved policies of the Forest Heath Local Plan 1995
  - Joint Development Management Policies Document adopted February 2015

The following supplementary planning documents (SPDs):

- Open space, sport and recreation - October 2011
  - Joint Affordable Housing - October 2013
  - West Suffolk Shop front and advertisement design guidance – February 2015
- 2.4 A Single Issue Review of the Core Strategy policy CS7 and the Site Allocations local plan will be subject of two rounds of consultation at Regulation 18 stage, the second began on 4<sup>th</sup> April 2016. When these documents have been examined by an independent inspector and found to be sound, they will be adopted by Forest Heath DC and become part of the Local Plan.
- 2.5 A joint local plan document has been prepared by both councils, the Joint Development Management Policies Document (JDMPD). This was examined by an independent inspector in July 2014 and adopted by both councils in February 2015. It now forms part of the Forest Heath local plan.
- 2.6 Forest Heath and St Edmundsbury councils have implemented a shared planning service and have produced a joint Local Development Scheme (LDS) that sets out the programme for the preparation of local plan documents across both districts (Appendix A). This sets out the timetable for progress of the two local plan documents relating to Forest Heath, the Single Issue

Review and the Site Allocations local plan. There has been a small slippage from the timetable published (July 2015), instead of the second Regulation 18 consultations taking place in February to March they are taking place in April to June 2016. The LDS can also be found at [www.westsuffolk.gov.uk/supportinginformation](http://www.westsuffolk.gov.uk/supportinginformation)

- 2.7 The Joint Development Management Policies document (JDMPD) was adopted on 27 February 2015 by Forest Heath District Council and 24 February 2015 by St Edmundsbury Borough Council. It contains policies that form an important tool for the day to day determination of planning applications in both Forest Heath district and St Edmundsbury borough.
- 2.8 The Forest Heath Core Strategy Single Issue Review (SIR) reconsiders the most appropriate general locations for housing growth throughout the District, the part of the plan 'quashed' by the High Court ruling. It also considers the overall housing provision for the district.
- 2.9 The Site Allocations Local Plan will identify which sites should be developed, in order to achieve the visions and objectives of the Core Strategy. It will include proposals for new housing, employment, shopping and other development and uses of land.
- 2.10 The joint Statement of Community Involvement was adopted in February 2014. This sets out how we will consult on proposed planning policy documents and planning applications.
- 2.11 Forest Heath and St Edmundsbury councils adopted two joint Supplementary Planning documents (SPDs) in the monitoring period, the Joint Affordable Housing and West Suffolk shop fronts and advertisement design guide.

### **3. CIL Update**

- 3.1 The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want.
- 3.2 The Suffolk Local Authorities, excluding Waveney District Council, commissioned Peter Brett Associates to undertake a Stage One Study looking at the potential to charge a Community Infrastructure Levy (CIL) within the local authority areas. Forest Heath District Council and St Edmundsbury Borough Council have commissioned a Stage 2 study and will report to Members the outcomes from that work and to agree the next steps. As both Local Authorities are in the early stages of the process, no timetable has been agreed for the preparation, consultation, examination and adoption of a Community Infrastructure Levy.
- 3.3 Further information on CIL progress can be found at [www.westsuffolk.gov.uk/CIL](http://www.westsuffolk.gov.uk/CIL)

#### **4. Duty to Co-operate.**

4.1 The Localism Act, which received Royal Assent on 15 November 2011, introduced a new 'duty to cooperate' which requires local authorities to work with neighbouring authorities and other prescribed bodies in preparing their development plan documents. The new duty:

Relates to sustainable development or use of land that would have a significant impact on at least two planning areas or on a planning matter that falls within the remit of a county council;

Requires that councils set out planning policies to address such issues;

Requires councils and public bodies to 'engage constructively, actively and on an ongoing basis' to develop strategic policies; and

Requires councils to consider joint approaches to plan making.

4.2 The duty to cooperate also covers a number of public bodies in addition to local authorities. These prescribed bodies are defined in part 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

4.3 Relevant planning policy issues to be considered under the duty to cooperate are also explained in National Planning Policy Framework (paragraphs 178-181 and 156). Specifically, 'the Government expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities.' (para 178, NPPF).

4.4 The National Planning Policy Framework (NPPF) states at paragraph 180 that when preparing plans local authorities should also have regard to Local Enterprise Partnerships and Local Nature Partnerships in their area. Those bodies of relevance to Forest Heath are as follows;

- New Anglia Local Enterprise Partnership;
- Great Cambridgeshire Greater Peterborough Local Enterprise Partnership;
- Wild Anglia Norfolk and Suffolk Nature Partnership.

4.5 Paragraph 181 of the NPPF clearly states that co-operation should be a continuous process of engagement from initial thinking through to implementation 'resulting in a final position where plans are in place to provide the land and infrastructure necessary to support current and projected future levels of development.'

## 5. Monitoring performance against Core Strategy indicators Housing

### Core Strategy Policies: CS7: Overall Housing Provision

- 5.1 Policy CS7 sets out the District Council's approach to meeting projected housing needs to 2031. The Council is producing a Single Issue Review (Core Strategy policy CS7) of its housing figures to establish new housing growth targets. Policy CS7 requires a minimum of 320 dwellings are built in the 20 year period commencing in 2001. The Strategic Housing Market Assessment (SHMA) provides updated guidance for the period 2011 onwards, setting a requirement of 340 homes per annum. In calculating the supply the Core Strategy delivery rate has been used up to 2011 and the SHMA delivery rate thereafter, giving an overall requirement of 10,000 dwellings for the period 2001 to 2031 (3,200 dwellings for period 2001 to 2011 and 6,800 dwellings for the period 2011 to 2031). This combined calculation gives a requirement for 100 homes lower than that required by policy CS7 over the plan period.

#### CS7: Overall Housing Provision and Total amount of housing completed

New Target: 340 per annum updated by SHMA (for period 2011 -2031)

	Net additional dwelling completions
<b>2001-2002</b>	147
<b>2002-2003</b>	62
<b>2003-2004</b>	67
<b>2004-2005</b>	201
<b>2005-2006</b>	334
<b>2006-2007</b>	265
<b>2007-2008</b>	549
<b>2008-2009</b>	310
<b>2009-2010</b>	454
<b>2010-2011</b>	368
<b>2011-2012</b>	332
<b>2012-2013</b>	363
<b>2013-2014</b>	246
<b>2014-2015</b>	182
<b>Total</b>	<b>3880</b>

Source: Forest Heath District Council

- 5.2 Net dwellings completions are the total number of new homes built, minus the number of existing homes demolished, in a given year.
- 5.3 The table shows dwelling completions in the two monitoring years 2013/14 and 2014/15 fell below the updated target of 340 per annum, as revised by the updated SHMA setting new assessment of housing need.



**CS1: Number and percentage of new dwelling completed on brownfield land**

Target: 30%

Monitoring year	Net dwelling completions on Brownfield/PDL	Net dwelling Brownfield/PDL completions as percentage of all completions
2013/14	118	48%
2014/15	55	30%

Source: Forest Heath District Council

- 5.4 The table shows the percentage of dwellings completed on brownfield and previously developed land (PDL) in the monitoring years 2013/14 and 2014/15. This represents 48% of overall completions in 2013/14 and 30% of overall completions in 2014/15. This is in line with the monitoring target of 30%.

**Housing Requirement**

- 5.5 The Council is required to ensure that sufficient land is available that can readily come forward to provide for at least five years supply of housing.

Housing Requirement 2011-2031	6,800
Completed 2011 – 2015	1,223
SHMA annual delivery rate 2011-2031	340 per annum
Five year requirement including 5% buffer	1,785 (357 pa)

**Five year housing land supply**

- 5.6 The calculation above suggests there is a need for 1,785 new homes over the next five years to satisfy the NPPF requirement which includes a 5% buffer.
- 5.7 An assessment of sites likely to come forward in the five year period suggests that sites for 2,447 homes are available. This gives rise to a **6.9 year supply of housing land including a 5% buffer** and 6.2 years when addressing the undersupply in the first five years (Sedgefield approach). This assessment is based on monitoring data at 31<sup>st</sup> March 2015, it estimates completions and planning permissions arising in the current year (2015-16) and looks forward one year to give a 5 year supply for the period 2016 -2021. Further details are outlined in the housing land supply report published on the council’s website in March 2016.
- 5.8 A housing supply report for the previous monitoring period was published on the website in February 2015.

**CS9: Provision of Affordable Housing Dwellings**

New Target: between 20% and 30% affordable housing

## Affordable Housing gross completions

Monitoring year	Affordable Housing gross completions
2013/14	73
2014/15	62

Source: Forest Heath District Council

- 5.9 The affordable housing completions in the monitoring years 2013/14 and 2014/15 represented 30% and 34% respectively of all completions across the district. The first year (2013/14) met the higher policy target measured against the requirement set in policy CS9 (the new monitoring target) and the second (2014/15) exceeded the requirement. The Housing Need Assessment 2009 suggested a target of 259 affordable homes per annum was justified, but this was much higher than the regional target in the RSS and the policy requirement in CS9. It is considered appropriate to monitor performance against the adopted policy CS9 target of 30% on schemes of 10 or more units or more than 0.33 ha and 20% on schemes of 5-9 units or more than 0.1 ha.

## Provision for Gypsy and Travellers

- 5.10 Policy CS8 states the Council will allocate land to address the accommodation needs of Gypsies and Travellers within the district.

### CS8: Number of permanent Gypsy and Travellers pitches provided

New Target: 31 pitches (2011- 2031)

- 5.11 Policy CS8 states the district will allocate land to address to accommodation needs of Gypsies and Travellers in accordance with the Regional Spatial Strategy Single Issue Review (RSS). The monitoring target reflects the RSS assessed need for 18 pitches to 2011 with an annual 3% increase in the overall residential pitch provision thereafter. However since the Core Strategy was adopted the RSS has been revoked. The Planning Policy for Travellers Sites and the NPPF states local authorities should make their own assessment of gypsy and traveller need. West Suffolk commissioned a Gypsy and Traveller Accommodation Need Assessment (GTANA) update which was undertaken in April 2012, it identifies a need for 9 permanent pitches for the period 2011 to 2016, a further 6 between 2016 and 2021 and 16 pitches are required for the period 2021-2031. In total 31 additional pitches were required over the period 2011 to 2031. With 2 travelling showperson's pitches required for the period 2011 to 2016. The monitoring target has been updated to reflect locally assessed need beyond 2011.
- 5.12 There is existing provision for 57 pitches across the district at Beck Row, Red Lodge and Holywell Row, as shown in the table below. The council has approved planning permission for 3 pitches since 2011. Forest Heath contains no transit pitches, authorised or unauthorised.

Settlement	Number of Pitches
Beck Row	47
Holywell Row	2
Red Lodge	8
<b>Total</b>	<b>57</b>

- 5.13 A review of the GTANA was commenced in October 2015 by independent consultants (Opinion Research Services) to update the previous evidence to establish future Gypsy and Traveller site need in Forest Heath and St Edmundsbury. The study was commissioned jointly with the Cambridge sub region local authorities and is expected to be completed in April 2016. The updated need assessment will inform the local plan and the setting of the monitoring target.
- 5.14 Provision to meet identified Gypsy and Traveller need will be met through planning permissions and sites allocations in the emerging Site Allocation local plan.

## **Economy and Tourism**

### **Policy CS6 Sustainable Economic and Tourism Development**

- 5.15 Core Strategy Policy CS6 aims to deliver 7,300 additional jobs in the District by 2026. Jobs growth will be achieved via the provision of employment land, as well as through for tourism, leisure, retail and the rural economy.

#### **CS6: Total amount of additional employment floorspace – by type**

Target: Maximise

#### **Employment completion by type arising in the monitoring year (2014/15):**

<b>Use Class</b>	<b>Completion floorspace (sq m gross)</b>	<b>Completion floorspace (sq m net)</b>
B1(a), (b) & (c) (Office, research & development and light industrial)	-412.8	-412.8
B2 (General Industrial)	0	0
B8 (Storage and distribution)	0	0
Sui-Generis (other employment uses within their own category)	12.50	12.50
<b>Total</b>	<b>-400.30</b>	<b>-400.30</b>

Source: Forest Heath District Council

- 5.16 Data was not available for the monitoring year 2013/14. For the period 2014/15 there was an overall net loss of employment floorspace arising from completions. The amount of floorspace lost was 400sqm. This could be accounted for by the new measures which make it easier for offices to be used for residential purposes.

#### **CS6: Employment land available – by type**

Target: No loss

#### **Employment land available by type in the monitoring year (2014/15):**

	<b>Outstanding permissions (net gain) sqm</b>
B1(a) (office)	-195.3
B1(b) (research)	0
B1(c) (light industrial)	84.0

B2 (General Industrial)	69.10
B8 (Storage and distribution)	5,372
<b>Total</b>	<b>5,329.8</b>

Source: Forest Heath District Council 2014/2015

- 5.17 Data was not available for the monitoring year 2013/14. For the period 2014/15 outstanding planning permission for 5329 sqm of employment floorspace. Please note the table does not include floor area for prior notification change of use from offices to dwellings. There was a net loss in outstanding office permissions which again may be accounted for by the new measures which make it easier for offices to be used for residential purposes. The monitoring target of no loss of employment land was met in 2014/15.

### **Employment floorspace available on previously developed land (PDL) in the monitoring year 2014/15**

#### **CS6: Amount of employment floorspace available on previously developed land – by type**

Target: Maximise

	Total floor area (sq m)	PDL (brownfield) (sq m)	PDL%
B1 (a) (office)	217.50	217.50	100%
B1(b) (research)	0	0	0
B1(c) (light industrial)	Info not available		
B2 (General Industrial)	286.00	286.00	100%
B8 (Storage and distribution)	9415.00	9415.00	100%
<b>Total</b>	<b>9918.50</b>	<b>9918.50</b>	<b>100%</b>

Source: Forest Heath District Council 2014/2015 - N.B. this data may not reflect the complete picture as some data was not available.

- 5.18 Data was not available for the monitoring year 2013/14. For the period 2014/15 employment commitments arising in the monitoring period on previously developed land equated to some 10,000 sqm of floorspace. This shows a good level of provision which arose mainly for storage and distribution use.

#### **CS11: Amount of retail frontage in town centres**

Target: Maximise

### **Town centre vacancy rate (%)**

	<b>Brandon (%)</b>	<b>Mildenhall (%)</b>	<b>Newmarket (%)</b>	<b>National average (%)</b>
<b>October 2014</b>	4.5	7.3	3.7	10.3
<b>November 2014</b>	4.5	5.5	4.7	10.3
<b>December 2014</b>	4.5	5.5	4.6	10.3
<b>January 2015</b>	4.5	5.5	5.0	10.4
<b>February 2015</b>	2.3	4.5	5.0	10.4
<b>March 2015</b>	2.3	4.5	5.0	10.4

Source: West Suffolk councils

5.19 West Suffolk councils have undertaken monitoring of vacant units in the town centres in Forest Heath each month from October 2014 to March 2015. Vacancy rates in Brandon have fallen from 4.5 in October 2014 to 2.3 in March 2015 and fallen in Mildenhall from 7.3 to 4.5 over the same period. For Newmarket vacancy rates have increased slightly from 3.7 to 5.0 from October 2014 to March 2015. This shows variation in vacancy rates but all falling well below the national average.

## Environmental and sustainable development

### CS2: Change in number and area of designated nature conservation sites

Target : no loss

5.20 The District contains a wealth of important nature conservation designations including part of Breckland Special Protection Area (SPA) designated for its European importance; 3 Special Areas of Conservation (SAC) designated for their European importance; 28 Sites of Special Scientific Interest (SSSI) designated for national importance and 65 County Wildlife Sites (CWS) locally designated sites. Details of site area updated in 2015 are included in the table below;

	Designation site	Area (ha)
Special Protection Areas (SPA)	Breckland (part)	11,570.5
Special Areas of Conservation (SAC) (total 1637.1ha)	Breckland (part)	1,634.4
	Rex Graham Reserve	2.7
Sites of Special Scientific Interest (SSSI)	28	12,090
County Wildlife Site (CWS)	65	5,468
National Nature Reserve	Cavenham Heath	203
Local Nature Reserve (total 79.5ha)	Aspal Close	18.9
	Barton Mills	10.9
	Maidscross Hill	49.7
Local Wildlife Site	0	0

Source: West Suffolk Council 2015

5.21 Forest Heath contains 72% of the rare species identified for special protection in the Suffolk Biodiversity Action Plan.

### CS2: Reported condition of SSSIs

Target: no target

5.22 A report on the condition of Sites of Special Scientific Interest (SSSI's) is undertaken by Natural England. This reports on condition of the each SSSI by unit, a division of the SSSIs used to record management and condition details. The table below shows the condition of SSSI units assessed in the two monitoring periods 2013/14 & 2014/15 and also reports on records from the previous year 2012/13. This shows a number of sites reporting unfavourable conditions, the Weather and Horn Heaths at Eriswell was described as partially destroyed and just two reports of sites with favourable conditions, at Newmarket Heath and West Stow Heath. Full details can be viewed on the Natural England's website.

<https://designatedsites.naturalengland.org.uk/SiteSearch.aspx>

**Condition of SSSI units in Forest Heath assessed in the two monitoring years 2013-14 & 2014-15, along with updates for 2012-13**

<b>SSSI name</b>	<b>Unit number</b>	<b>Main habitat</b>	<b>Assessment description</b>	<b>Unit area (hectares)</b>	<b>Date assessed</b>
<b>2012/2013 – not recorded previously</b>					
Cherryhill and The Gallops, Barton Mills	6	Arabale and horticulture	Unfavourable - recovering	0.5	24.1.2013
Newmarket Heath	1	Calcareous grassland - lowland	favourable	244.26	6.2.2013
Newmarket Heath	2	Calcareous grassland - lowland	Unfavourable - recovering	35.04	6.2.2013
<b>2013/2014</b>					
Cavenham – Icklingham Heaths	11	Broadleaved , mixed and yew woodland - lowland	Unfavourable - recovering	42.56	16.12.2013
Cavenham – Icklingham Heaths	18	Acid grassland - lowland	Unfavourable - recovering	24.89	16.12.2013
Cavenham – Icklingham Heaths	21	Dwarf shrub heath - lowland	Unfavourable - recovering	34.75	12.12.2013
Cavenham – Icklingham Heaths	24	Fen, marsh and swamp - lowland	Unfavourable – no change	7.45	16.12.2013
Cavenham – Icklingham Heaths	29	Acid grassland - lowland	Unfavourable - recovering	20.87	12.12.2013
Red Lodge Heath	4	Acid grassland - lowland	Unfavourable - recovering	16.04	10.10.2013
Thetford Heaths	3	Acid grassland - lowland	Unfavourable – recovering	154.38	02.01.204
West Stow Heath	3	Dwarf shrub heath - lowland	Unfavourable - recovering	25.35	02.01.2014
West Stow Heath	4	Dwarf shrub heath - lowland	Unfavourable - recovering	2.24	02.01.2014
West Stow Heath	5	Dwarf shrub heath - lowland	Unfavourable - recovering	2.37	02.01.2014
<b>2014/2015</b>					
Lakenheath Warren	4	Dwarf shrub heath - lowland	– no change	14.93	16.9.2014
Lakenheath	7	Dwarf shrub	Unfavourable	28.0	16.9.2014

Warren		heath - lowland	- no change		
Lakenheath Warren	9	Dwarf shrub heath - lowland	Unfavourable - no change	17.18	16.9.2014
Lakenheath Warren	16	Dwarf shrub heath - lowland	Unfavourable - no change	91.14	16.9.2014
Lakenheath Warren	18	Dwarf shrub heath - lowland	Unfavourable - no change	54.58	16.9.2014
Lordswell Field	1	Acid grassland - lowland	Unfavourable - declining	3.25	16.9.2014
Thetford Heaths	1	Acid grassland - lowland	Unfavourable - no change	17.92	19.5.2014
Weather and Horn Heaths, Eriswell	3	Dwarf shrub heath - lowland	Partially destroyed	2.98	16.9.2014
West Stow Heath	1	Dwarf shrub heath - lowland	Unfavourable - recovering	7.91	19.12.2014
West Stow Heath	2	Broadleaved , mixed and yew woodland - lowland	Favourable	6.43	23.12.2014

Source: Natural England, Condition of SSSIs

## **CS2: Achievement of habitat action plan targets**

Target: Maximise

- 5.23 Suffolk Biodiversity Partnership brings together a range of organisations to protect and enhance biodiversity in Suffolk. On 1st April 2016, Suffolk Biodiversity Partnership ceased to exist. All biodiversity work, including social media, the website and the newsletter will be under one roof at Suffolk Biodiversity Information Service. A Local Biodiversity Action Plan for habitats and some species was produced by the Suffolk Biodiversity Partnership Planning Support Group in May 2012.
- 5.24 It sets the following action plan targets:
1. Ensure development avoids adverse impacts on biodiversity.
  2. Where avoidance is not possible, mitigate residual impacts of developments
  3. Where mitigation is not possible, compensate for losses incurred during development.
  4. Enhance developments for biodiversity.
  5. Ensure biodiversity is taken into consideration during, and after, the construction phase of development.
- 5.25 The Biodiversity Action Plan will be replaced by a series of factsheets giving an overview of the habitats. Fact sheet have been produced for the following priority habitats; arable field margins, hedgerows, lowland heathland and dry acid grassland, lowland mixed deciduous woodland, wet woodland, and wood pasture and parkland. Full details are currently available at the

### **CS2: Achievement of species action plan targets**

Target: Maximise

- 5.26 Suffolk Wildlife Trust has targeted actions for key species across Suffolk which includes barn owls, bats, dragonflies, badgers and other mammals, dormice and sparrows. Progress on protection of these species is reported on the Suffolk Wildlife Trust website  
<http://www.suffolkwildlifetrust.org/speciesconservation>
- 5.27 A Local Biodiversity Action Plan 2012 covers some species and sets targets as stated above. This will provide opportunity in the future to monitor the target for policy CS2.  
[http://www.suffolkbiodiversity.org/content/suffolkbiodiversity.org/PDFs/action-plans/Planning\\_BAP\\_Final%2018%20May%202012.pdf](http://www.suffolkbiodiversity.org/content/suffolkbiodiversity.org/PDFs/action-plans/Planning_BAP_Final%2018%20May%202012.pdf)

### **CS2: Achievement of geodiversity action plan targets**

Target: Maximise

- 5.28 Suffolk Local Geodiversity Action Plan was published in draft in March 2006. Geodiversity is described in this plan as 'the variety of rocks, fossils, minerals, landforms and soils, along with the natural processes that shape the landscape. It interacts with living things and the climate, influencing the distribution of habitats and species. It provides resources such as groundwater, minerals and soils upon which economic life depends'. This can be found at <http://www.geosuffolk.co.uk/>
- 5.29 There is no data currently available to report on the geodiversity action plan target.

There is a UK GAP which can be found at <http://www.ukgap.org.uk/>

### **CS4: Properties at risk of flooding**

Target: Minimise

- 5.30 The table below shows the percentage of properties in flood zone 2 at risk of flooding. This represents 6.3% of the total number of properties in the district. This represents a reduction in the previous period so thereby accords with the monitoring target.

	2013	2015
Properties at risk from flooding (in Flood Zone 2)	2057	1978
Percentage of total number of properties in Forest Heath	6.5	6.3

Source: West Suffolk Council December 2015

### **CS4: Flood risk – planning applications approved against Environment Agency advice**

Target: 0 per annum

- 5.31 There is no information available to monitor this indicator.



**CS4: Number of air quality management areas and dwellings affected**

Target: 0 per annum

- 5.32 The Air Quality Progress Report for Forest Heath District Council April 2015 reports only one exceedance of the annual mean for nitrogen dioxide at the taxi rank on the High Street.
- 5.33 The report states that 'monitoring indicates that the levels of nitrogen dioxide within the AQMA are falling.'

'Levels in Brandon through the town along London Road and the High Street continued to be slightly elevated, which can be attributed to congestion as a result of the frequent closure of the level crossing on the High Street/Mundford Road and higher than normal traffic levels through the town while construction on the major project on the A11 to dual it from the Fiveways Roundabout in Barton Mills to Thetford continued. This was completed in December 2014, and the traffic is now signposted to avoid travelling through Brandon, with the expectation that the air quality in the town will significantly improve. Detailed monitoring throughout 2015 will continue in order to assess whether any further action is required.'

Consequently, there is currently no requirement to move to a Detailed Assessment for any area in the district, with regards to nitrogen dioxide, and the expectation is that the continuing work on the AQAP in Newmarket and the diversion of the traffic from Brandon will see further reductions of the levels of nitrogen dioxide. Additionally, there have been no material changes or developments that put the Government's objectives for all seven prescribed pollutants at risk of being exceeded, which, in conclusion does not require the undertaking of a Detailed Assessment for any of the other prescribed pollutants.

- 5.34 The Newmarket AQMA boundary includes properties in a mix of uses including residential uses. The exact number of dwellings affected is not known.

**CS4: Number of developments that provide 10% + of their energy from renewable sources**

Target: Maximise

- 5.35 The Joint Development Management Policies document adopted by Forest Heath Council in February 2015 contains policy DM8 Low and zero carbon energy generation. This policy encourages the generation or recovery of low carbon or renewable energy, such as wind turbines, biomass and combined heat and power. There is no data available at the time of reporting to specifically monitor this indicator but encouragement is given to supporting renewable energy when determining planning application through application of this policy.

**CS10 and C13: Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre**

Target: Maximise

- 5.36 The Core Strategy identifies the settlement hierarchy for the district and

illustrates the range of service provided by each. The larger settlements are the towns of Newmarket, Brandon and Mildenhall. Each of which provides GP services, hospital, primary and secondary schools, employment and a major health centre. With exception to Brandon, being a smaller town which has a healthy living centre, providing a range of health facilities. The key service centres also have a wide range of facilities and public transport links to the towns including Bury St Edmunds which lie outside the district. As it is not possible to monitor the percentage of new residential development within 30 minutes public transport of these facilities, we have instead recorded the percentage of residential completions in these larger settlements which have access to these facilities. This shows that 62% and 86% of residential completions in the monitoring periods 2013/14 and 2014/15 respectively were in the towns or key service centres which have access to public transport within 30 minutes of the facilities.

Monitoring year	Distribution of residential completions (net)						Total
	Newmarket	Brandon	Mildenhall	Laken heath	Red Lodge	Else where	
2013/14	36	4	1	10	101	94	246
2014/15	18	2	53	5	78	26	182

### **CS3: Number of listed buildings and buildings at risk**

Target: Minimise building at risk

#### **5.37 Number of listed buildings and buildings at risk in Forest Heath**

	Number of listed buildings	Number of buildings at risk
2009/10	437	9
2010/11	437	9
2011/12	437	9
2012/13	437	9
2013/14	437	9
2014/15	438	9

Source: Forest Heath District Council

- 5.38 As at June 2015 there are 438 listed buildings recorded in the district. Church Farm, Worlington was added on 10<sup>th</sup> June 2015.

### **CS3: Number and area of Conservation Areas and Article 4 Directions**

Target: Maximise

- 5.39 The District has 13 Conservation Areas which have been designated for their special architectural or historical interest. Together these Conservation Areas total 631.24 ha representing approx. 1.5% of the District's Area. Exning Conservation Area was extended by 13.14 ha in 2012 through the Conservation Area Appraisal, incorporating an area of parkland to the east and northeast of Exning House which has important historic connections to the house. This illustrates the monitoring target has been met.
- 5.40 There are no Article 4 directions relating to Conservation Areas.

## Design and local distinctiveness

### CS5: % of residents who are happy with their neighbourhood

Target: Maximise

Life satisfaction scores	2012/13	2013/14	2014/15
England	7.44	7.50	7.45
Forest Heath	7.86	7.13	7.49
St Edmundsbury	7.52	7.73	7.56
Suffolk	7.61	7.63	7.58

Source: ONS's Annual Population Survey March 2015

<http://www.ons.gov.uk/ons/datasets-and-tables/index.html?pageSize=50&sortBy=none&sortDirection=none&newquery=life+satisfaction+forest+heath>

- 5.41 The ONS survey asked adults aged 16 and over their 'Overall, how satisfied are you with your life nowadays?', 'Overall, to what extent do you feel the things you do in your life are worthwhile?', 'Overall, how happy did you feel yesterday?' and 'Overall, how anxious did you feel yesterday?' where nought is 'not at all' and 10 is 'completely'. The results for 2013/14 showed satisfaction levels were lower in Forest Heath than on average in both Suffolk and England. The results for 2014/15 showed an increase in satisfaction in Forest Heath on the previous year 2013/14, but still below Suffolk average. Although the table shows there has been a change in satisfaction levels over the three monitoring years this change is less than 1 point, so fairly small and after falling in 2013/14 rose in the following year.

## Sustainable Transport

### CS12: % footpaths and other rights of way which are easy to use by members of the public

Target: Maximise

- 5.42 There is no information currently available to report on this indicator.

### CS12: Proportion of journeys to work on foot or by cycle

Target: Maximise

## Most used travel mode to work – average across participating organisations in Suffolk

		2010	2011	2012	2013	2014	2015	
Average across organisations participating in the survey in Suffolk	Bus	5.3%	4.4%	4.6%	5.2%	5.2%	6.47%	
	Car driver – single occupant (whole journey)	55.9%	55.6%	58.6%	54.0%	56.4%	55.64%	
	Car driver with a passenger/ car share (any part of the journey)	9.4%	9.6%	9.3%	9.5%	7.8%	6.9%	

	Car passenger	3.9%	3.1%	2.7%	3.3%	2.9%	2.73%	
	Cycle	7.9%	9.4%	9.4%	9.4%	7.7%	8.12%	
	Motor cycle/moped/motor scooter	1.1%	1.2%	0.9%	0.9%	1%	0.65%	
	Park and ride	1.5%	0.9%	1.0%	1.1%	2%	2.01%	
	Train	3.2%	3.5%	3.3%	4.4%	5.9%	5.25%	
	Work from home	1.2%	1.6%	1.5%	1.5%	0.6%	.36%	
	Walk	10.9%	10.6%	8.7%	10.0%	10.6%	11.14%	
	Other	0.2%	0.1%	0.1%	0.8%	No data	No data	
	Sustainability	33.4%	33.4%	31.2%	34.8%	34.85	36.0%	

		2010	2011	2012	2013	2014	2015 FH	2015 joint WS
FHDC	Bus	0%	0%	1%	1.4%	0%	0%	0%
	Car driver – single occupant (whole journey)	78.9%	78%	82%	75.0%	70%	100%	54.55%
	Car driver with a passenger/car share (any part of the journey)	9.5%	5%	8%	12.5%	0%	0%	9.09%
	Car passenger	0.7%	4%	1%	2.8%	10%	0%	0%
	Cycle	2.0%	4%	3%	2.8%	10%	0%	9.09%
	Motor cycle/moped/motor scooter	0.7%	0%	0%	0%	0%	0%	0%
	Park and ride	0.7%	0%	0%	0%	10%	0%	0%
	Train	0.7%	0%	0%	0%	0%	0%	9.09%
	Work from home	0.7%	1%	0%	0%	0%	0%	0%
	Walk	6.1%	8%	5%	5.6%	0%	0%	0%
	Other	No data	0%	No data	No data	No data	No data	No data
	Sustainability	10.9%	16.9%	10.9%	12.5%	30%	0%	36.4%

Source: Suffolk County Council, Travel to Work Report 2015

<http://www.suffolkobservatory.info/IAS/explorer/?page=1&itemsPerPage=-1&searchString=travel%20to%20work&for=resources>

- 5.43 The above table was based on an online travel to work survey conducted from 8th June to 15<sup>th</sup> July 2015. 23 organisations in Suffolk participated with a total of 3198 respondents. The full report can be viewed on the Suffolk Observatory website. The table above shows across Suffolk there has been a slight increase in use of sustainability modes of transport to work in 2015 and no use of sustainable modes in Forest Heath DC in 2015, representing a fall on previous year.

**CS13: Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre**

Target: No target identified

- 5.44 See results of this indicator as recorded in CS10 above.

## **6. Future monitoring and reporting**

- 6.1 A key aim of the current planning system is to be flexible, with an ability to respond quickly to changing circumstances. This is the fundamental purpose of this report, to provide the evidence to recognise whether or not the objectives set out by the Core Strategy are achieved, in order that changes in policy can be made.
  
- 6.2 Section 4 of the Core Strategy identifies performance indicators and relevant targets to be achieved.

## **7. Neighbourhood Planning Update**

- 7.1 The Coalition Government has set localism as the central tenet of its agenda. It seeks to give communities a much greater say in planning. Local Planning authorities are required to include in AMRs updates on Neighbourhood Planning in their areas. During the monitoring years 2013-2014 and 2014-15 no Neighbourhood Plan Areas were designated (the first step in preparing a Neighbourhood Plan).
- 7.2 Further information about neighbourhood planning can be found at [www.westsuffolk.gov.uk/neighbourhoodplanning](http://www.westsuffolk.gov.uk/neighbourhoodplanning)

### **Localism**

- 7.3 Between now and the publishing of next year's report, the council will be considering ways in which future reports can better reflect the needs and wishes of the district. If you have any ideas as to planning outcomes that are particularly relevant to your community and should be monitored by the Authority Monitoring Report, please let us know via the contact details below:

Email: [planning.policy@westsuffolk.gov.uk](mailto:planning.policy@westsuffolk.gov.uk)

Post: Monitoring Comments, Strategic Planning Team, St Edmundsbury Borough Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU.

Local Development Scheme 2015 - 2017  
(July 2015 update)

	2015												2016												2017																							
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D												
<b>Joint Local Plan Documents (covering both Forest Heath District Council and St Edmundsbury Borough Council)</b>																																																
Development Management Policies DPD	■	■																																														
<b>Forest Heath District Council Local Plan Documents</b>																																																
Core Strategy Single Issue Review (Policy CS7 Housing)	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																									
Site Specific Allocations	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■																									

KEY	
Document in preparation	■
Consultation (Regulation 18) (Issues and Options / Preferred Approach)	■
Consultation (Regulation 19) (Pre Submission)	■
Submission to Secretary of State (Regulation 22)	■
Examination in Public	■
Modification report and consultation	■
Inspectors Report	■
Adoption of document	■

N.B The FHDC Site Allocations and Core Strategy Single Issue ReView will be subject to two rounds of consultation at the Regulation 18 stage to allow for separate issues and preferred options consultations

## Appendix B

### Glossary of Terms

List of acronyms and technical terms.

Items in italics each have a definition

Glossary		
Acronym	Term	Definition
	Adoption	The final confirmation of a Local Development Document as having statutory status by a Local Planning Authority.
	Affordable housing	Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should: <ul style="list-style-type: none"> <li>- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.</li> <li>- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.</li> </ul>
AMR	Annual Monitoring Report	Annual report on the progress of preparing Local Plans and the extent to which policies are being achieved.
	Core Strategy	The Core Strategy is a Local Plan that outlines the key principles regarding the development and use of land in a Local Planning Authority's area.
	Development Plan	The Development Plan includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.
DPD	Development Plan Document	Development Plan Documents outline the key development goals of the Local Development Framework.
	Joint Development Management Policies Document	The document jointly prepared by Forest Heath and St Edmundsbury which contains policies which will be applied to ensure that all development meets the overall vision and strategic policies as set out within the overarching Core Strategy. When we make decisions about planning applications, we will take these policies into account.
	Issues and Options	Document(s) produced during the early production stage of the preparation of Development Plan Documents and issued for consultation.
LDF	Local Development Framework	The name for the portfolio of Local Plans and Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports. Together these documents will provide the framework for delivering the spatial planning strategy for St Edmundsbury.
LDS	Local Development Scheme	Local Development Scheme (LDS) sets out a programme for the preparation of Local Plan documents. It is a project management tool that identifies which documents are to be prepared, the various stages required in their production together with a detailed timetable.
	Local Plan	The plan for the future development of the local area, drawn up by the Local Planning Authority, (LPA), in



Glossary		
Acronym	Term	Definition
		consultation with the community. In law this is described as the Development Plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies or other planning policies, which under the regulations would be considered to be Development Plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
	Localism Act	The Localism Act 2011 is an Act of Parliament to change the powers of local government in England. It includes "to make provision about town and country planning, the Community Infrastructure Levy and the authorisation of nationally significant infrastructure projects; "
LPA	Local Planning Authority	The public authority whose duty it is to carry out specific planning functions for a particular area. For west Suffolk this is Forest Heath and St Edmundsbury.
	Neighbourhood Plans	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area, (made under the Planning and Compulsory Purchase Act 2004).
NPPF	National Planning Policy Framework	The NPPF is designed to consolidate all policy statements, circulars and guidance documents into a single, simpler National Planning Policy Framework. The new Framework is intended to be user-friendly and accessible with clear policies for making robust local and neighbourhood plans and development management decisions.
	Preferred Options	Document(s) produced as part of the preparation of Development Plan Documents, and issued for formal public participation. It shows the preferred "direction" of a Development Plan Document.
SA	Sustainability Appraisal	Identifies and evaluates the effects of the strategy or plan on social, environmental and economic conditions.
SCI	Statement of Community Involvement	Document setting out how and when stakeholders and other interested parties will be consulted and involved in the preparation of the LDF (and in the consideration of individual planning applications).
SEA	Strategic Environmental Assessment	An assessment of the environmental effects of a plan or programme required by EU Directive 2001/42/EC. Combined with the Assessment Sustainability Appraisal.
	Shared services	In 2010 Forest Heath and St Edmundsbury formally agreed to a shared services structure with a single Chief Executive and Management Team. This new unified structure has seen staff working across the Forest Heath and St Edmundsbury council boundaries
	Site specific allocations	Allocations of sites for specific or mixed uses or development, contained in the Vision 2031 documents. The sites are shown on in the Vision 2031 Policies Map Book.
	Spatial planning	The concept of spatial planning is intended to be at the heart of the planning system. Previously, the focus of the planning system was narrow and regulatory. The spatial planning is much wider and more inclusive. Spatial planning concerns itself with places, how they function and relate together – and its objectives are to manage change to secure the best achievable quality of life for all in the community, without wasting scarce resources or spoiling the environment. It will include

Glossary		
Acronym	Term	Definition
		policies which can impact on land use, for example by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission, and which may be implemented by other means.
SPD	Supplementary Planning Document	Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the formal Development Plan, (see above).
SPG	Supplementary Planning Guidance	Provides guidance or development briefs to supplement policies and proposals in a Local Plan (being replaced by SPD).
SA	Sustainability Appraisal	This is a tool for appraising policies to ensure that they reflect sustainable development objectives. An appraisal is required by legislation for all Local Plans and many SPDs.
	Sustainable Development	
SEA	Strategic Environment Assessment	The European Strategic Environment Assessment Directive, (2001/42/EC), requires an assessment of certain plans and programmes including those related to planning and land-use.
	The Planning and Compulsory Purchase Act 2004	Puts in place the statutory framework for preparing LDFs. This governs the preparation of development plan documents.
The Regulations	The Town and Country Planning (Local Planning) (England) Regulations 2012	These regulations came into force on 6th April 2012. They govern the process by which Local Planning Authorities prepare their development plans and associated documents.

## Appendix C

### Forest Heath Core Strategy 2010 Policies

CS1	Spatial Strategy
CS2	Natural Environment
CS3	Landscape Character and the Historic Environment
CS4	Reduce Emissions, Mitigate and Adapt to future Climate Change
CS5	Design Quality and Local Distinctiveness
CS6	Sustainable Economic and Tourism Development
CS7	Overall Housing Provision – Quashed at High Court Challenge
CS8	Provision for Gypsy and Travellers
CS9	Affordable Housing Provision
CS10	Sustainable Rural Communities
CS11	Retail and Town Centre Strategy
CS12	Strategic Transport Improvement and Sustainable Transport
CS13	Infrastructure and Developer Contributions

Forest Heath Local Plan 1995 Saved Policies – updated April 2015

<b><u>The District Strategy and Settlement Policy</u></b>	<b><u>Housing</u></b>	<b><u>Employment and Tourism</u></b>	<b><u>Transport</u></b>	<b><u>Recreation and Leisure</u></b>	<b><u>Community and Utility Services</u></b>	<b><u>Red Lodge</u></b>	<b><u>Implementation of the Local Plan</u></b>
<b>Inset Maps</b>	<b>New Residential Allocations</b>	<b>New Allocations for Industrial and Commercial Development</b>	<b>Roads Primary Route Network</b>	<b>Outdoor Playing Space</b>	<b>Health and Welfare and Other Community Facilities</b>	<b>Background</b>	
Settlement boundaries only	4.4	5.4 Newmarket	6.2 Mildenhall (To be read with Core Strategy CS12 Strategic Transport Improvements)	10.4 Newmarket	11.5 Newmarket Hospital	13.1	14.1
<b>Housing for the Military Air Bases</b>	4.6	5.6 Lakenheath	6.5 Newmarket (To be read with Core Strategy CS12 Strategic Transport Improvements)			<b>The Planning Framework</b>	
3.6	4.7	<b>Visitor Attractions (Horse Racing)</b>				13.2	
	4.8	5.14 (partially replaced by DM34 and DM47)				13.3	
	4.9					13.4	
	4.10					13.5	
	4.12					<b>Guidance for the preparation of the Master Plan</b>	
						13.6	

## Joint Development Management Policies Document

<b>DM1</b>	Presumption in Favour of Sustainable Development
<b>DM2</b>	Creating Places – Development Principles and Local Distinctiveness
<b>DM3</b>	Masterplans
<b>DM4</b>	Development Briefs
<b>DM5</b>	Development in the Countryside
<b>DM6</b>	Flooding and Sustainable Drainage
<b>DM7</b>	Sustainable Design and Construction
<b>DM8</b>	Low and Zero Carbon Energy Generation
<b>DM9</b>	Infrastructure and Services and Telecommunications Development
<b>DM10</b>	Impact of Development on Sites of Biodiversity and Geodiversity Importance
<b>DM11</b>	Protected Species
<b>DM12</b>	Mitigation, Enhancement, Management and Monitoring of Biodiversity
<b>DM13</b>	Landscape Features
<b>DM14</b>	Protecting and Enhancing Natural Resources, Minimising Pollution and Safeguarding from Hazards
<b>DM15</b>	Listed Buildings
<b>DM16</b>	Local Heritage Assets and Buildings Protected by an Article 4 Direction
<b>DM17</b>	Conservation Areas
<b>DM18</b>	New Uses for Historic Building
<b>DM19</b>	Development Affecting Parks and Gardens of Special Historic or Design Interest
<b>DM20</b>	Archaeology
<b>DM21</b>	Enabling Development
<b>DM22</b>	Residential Design
<b>DM23</b>	Special Housing Needs
<b>DM24</b>	Alterations or Extensions to Dwellings, including self contained Annexes and Development within the Curtilage
<b>DM25</b>	Extension to Domestic Gardens within the countryside
<b>DM26</b>	Agricultural and Essential Workers Dwellings
<b>DM27</b>	Housing in the Countryside
<b>DM28</b>	Residential use of redundant buildings in the countryside
<b>DM29</b>	Rural Housing Exception Sites in St Edmundsbury
<b>DM30</b>	Appropriate Employment Uses and Protection of Employment Land and Existing Businesses
<b>DM31</b>	Farm Diversification
<b>DM32</b>	Business and Domestic Equine Related Activities in the Countryside
<b>DM33</b>	Re-Use or Replacement of Buildings in the Countryside
<b>DM34</b>	Tourism Development
<b>DM35</b>	Proposals for main town centre uses
<b>DM36</b>	Local Centres
<b>DM37</b>	Public Realm Improvements
<b>DM38</b>	Shop Fronts and Advertisements
<b>DM39</b>	Street Trading and Street Cafes
<b>DM40</b>	Ancillary Retail Uses
<b>DM41</b>	Community Facilities and Services
<b>DM42</b>	Open Space, Sport and Recreation Facilities
<b>DM43</b>	Leisure and Cultural Facilities
<b>DM44</b>	Rights of Way
<b>DM45</b>	Transport Assessments and Travel Plans
<b>DM46</b>	Parking Standards
<b>DM47</b>	Development Relating to the Horse Racing Industry
<b>DM48</b>	Development Affecting the Horse Racing Industry
<b>DM49</b>	Redevelopment of Existing Sites Relating to the Horse Racing Industry
<b>DM50</b>	Horse Walks Objectives
<b>DM50</b>	Horse Walks Objectives

# HOUSING TRAJECTORY TABLE

# Appendix D

Reference	Settlement	Site	Capacity	Remaining	current year															
					2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
<b>Large sites with planning permission at 31st March 2015</b>																				
E/02	Exning	Land off Burwell Road	120	120			40	40	40											
	Exning	Windmill Hill	13	7	5	2														
	Kentford	Kennet Park	16	16	6	10														
K/11	Kentford	Former Friskies Pet Care, Moulton Road	92	21	21															
	Kentford	Animal Health Trust, Lanwade Park	41	41	20	21														
	Lakenheath	Hall Drive, Lakenheath Hall	11	11	7	4														
L/29	Lakenheath	Matthews Nursery, High Street	13	13		13														
M/29	Mildenhall	Land south Worlington Road and adjacent to former dairy site	78	78				18	30	30										
	Newmarket	Waterwitch House, 46 Exeter Road, Newmarket	25	25	25															
	Newmarket	Jim Joel Court, Howard de Walden Way	21	21			21													
	Newmarket	Fordham Road, Former maltings	59	44	22	22														
	Red Lodge	Phase 1d	24	3	3															
	Red Lodge	Phase 4b	54	2	2															
	Red Lodge	Phase 5c	71	5	5															
	Red Lodge	Phase 4a	70	41	41															
	Red Lodge	Elms Road, Turnpike Road	295	66	33	33														
WR/06	West Row	Land north of Mildenhall Road	26	26		26														
		large sites consent		540	190	131	61	58	70	30										
		small sites consent		270	150	80	20	10	10	0										
		new pp arising so far since 1st April 2015		99		50	20	10	10	9										
		<b>sub total</b>		<b>909</b>	<b>340</b>	<b>261</b>	<b>101</b>	<b>78</b>	<b>90</b>	<b>39</b>										
<b>SALP preferred option - Feb 2016</b>																				
old ref	SALP ref	Settlement	Site																	
BR/01	BR1a	Beck Row	Lamble Close	60	60		25	25	10											
BR/03	BR1b	Beck Row	adj Smoke House Inn, Skeltons Drove	166	166		40	40	40	46										
BR/10	BR1c	Beck Row	adj and south Caravan park on Aspal Lane	117	117	10	30	30	30	17										
BR/26	BR1d	Beck Row	Land east of Aspal Lane	5	5		5													
BR/27	BR1e	Beck Row	Land adj to Beck Lodge Farm	24	24		24													
B/01	B1a	Brandon	Land off Fengate Drove	38	38	20	18													
B/29	B1b	Brandon	Land at Warren Close	20	20					20										
B/31	B1c	Brandon	Land off Gas House Lane	10	10					10										
E/12	E1a	Exning	Land south of Burwell Rd & west of Queens View	140	140						35	35	35	35						
K/10	K1a	Kentford	Land west of Herringswell Road	60	60	20	25	15												
K/16	K1b	Kentford	Land to rear of Cock PH	34	34	4	20	10												
L/12	L2d	Lakenheath	Land north of Burrow Drive and Briscoe Way	107	107									30	30	30	17			
L/13	L2a	Lakenheath	Rabbithill Covert, Station Road	81	81			30	26	25										
L/26	L1b	Lakenheath	Land west of Eriswell Road	140	140		32	30	30	26	22									
L/35	L2c	Lakenheath	Land off Briscoe Way	67	67			30	37											
L/36	L2b	Lakenheath	North Lakenheath	375	375			60	60	60	60	60	60	15						
L/39	L2d	Lakenheath	Land north of Drift Road	58	58			30	28											
M/19 and M/21	M1a	Mildenhall	Land west of Mildenhall	1250	1250									100	150	200	200			
M/28	M2a	Mildenhall	Land at 54 Kingsway	20	20				10	10										
M/46	M2b	Mildenhall	District Council offices, College Heath Road	89	89				30	30	29									
N/09	N1a	Newmarket	Brickfield Stud	87	87											30	30			
N/11	N1b	Newmarket	Land at Black Bear Lane and Rowley Drive junction														27			
N/14	N1c	Newmarket	Hatchfield Farm	400	400		85	85	80	80	70									
N/20	N1d	Newmarket	Grassland off Leaders Way and Sefton Way	44	44				22	22										
N/32	N1e	Newmarket	Former St Felix Middle School site	50	50				25	25										
N/33	N1f	Newmarket	Land at Philips Close	73	73						25	25	23							
RL/03	RL1a	Red Lodge	Land off Turnpike Road Phase 2	125	125										35	30	30			
RL/06	RL1b & c	Red Lodge	Land adj twins belt, land east of Red Lodge	471	471			85	85	60	60	60	60	61						
RL/15	RL2a	Red Lodge	Land north and east of Red Lodge	250	250						50	50	50	50	50					
RL/20	RL2a	Red Lodge	Land north of Elderberry Road	40	40					20	20									
RL/21	RL2a	Red Lodge	Land north of Bilberry Close	10	10					10	10									
WR/07	WR1a	West Row	Land west of Beeches Road	140	140			26	20	20	30	30	14							
		<b>sub total</b>		<b>4551</b>	<b>0</b>	<b>54</b>	<b>304</b>	<b>436</b>	<b>518</b>	<b>546</b>	<b>357</b>	<b>289</b>	<b>244</b>	<b>284</b>	<b>265</b>	<b>290</b>	<b>290</b>			
		windfall		220						20	20	20	20	20	20	20	20			
		already built 2011-2015		1123																
		pp's		909																
		<b>total</b>		<b>6803</b>																