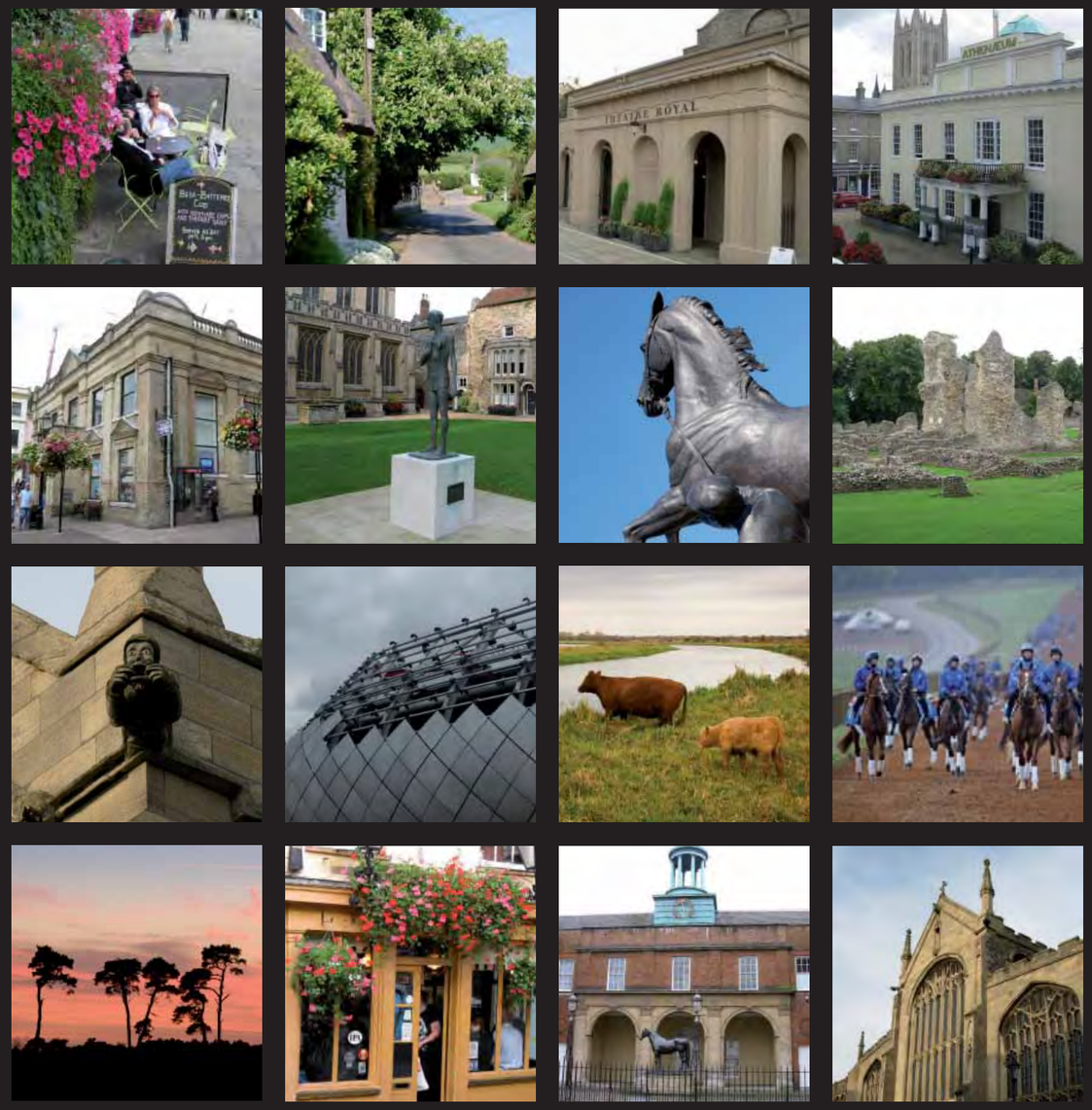

Infrastructure and Environmental Capacity Appraisal

Final Report

Appendix 2: Spatial Plan Document

St Edmundsbury Borough Council

Forest Heath District Council

May 2009

nlp Nathaniel Lichfield and Partners

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INTRODUCTION

This appendix document contains GIS mapping and opportunity area plans for the two districts of Forest Heath and St Edmundsbury. The mapping should be considered in relation to commentary and conclusions within the Infrastructure and Environmental Capacity Appraisal main report. The mapping is separated in to two sections of strategic level constraints mapping and more detailed, constraints, infrastructure, and opportunity mapping on a settlement by settlement basis.

Strategic mapping
The Strategic plans included within this document comprise the following:

Study Area Context	What it does
Airbase Safeguard Zones	Identified consultation and caution zones surrounding both Mildenhall and Lakenheath airbases
Topographical (Contour) Plan	Provides contour information for the two districts identifying land level above Ordinance Datum
Green Infrastructure Plan	Denotes all of the relevant green infrastructure associated within the study area
Water Constraints Plan	Denotes all of the relevant obtained water constraints associated within the study area
Agricultural Grades	Denotes all of the agricultural grades within the study area
Walking Catchments Plan	Denotes the walking catchments from the centre of settlements
SSSI & SPA Buffer Plan	Identified a 1.5km and 400m buffer around designated SSSI land
Opportunity Area Plan	Reference plan denoting all of the opportunity areas being considered across the study area
Settlement Hierarchy	Identifies the settlement hierarchy and defines those where more detailed constraints analysis will be undertaken

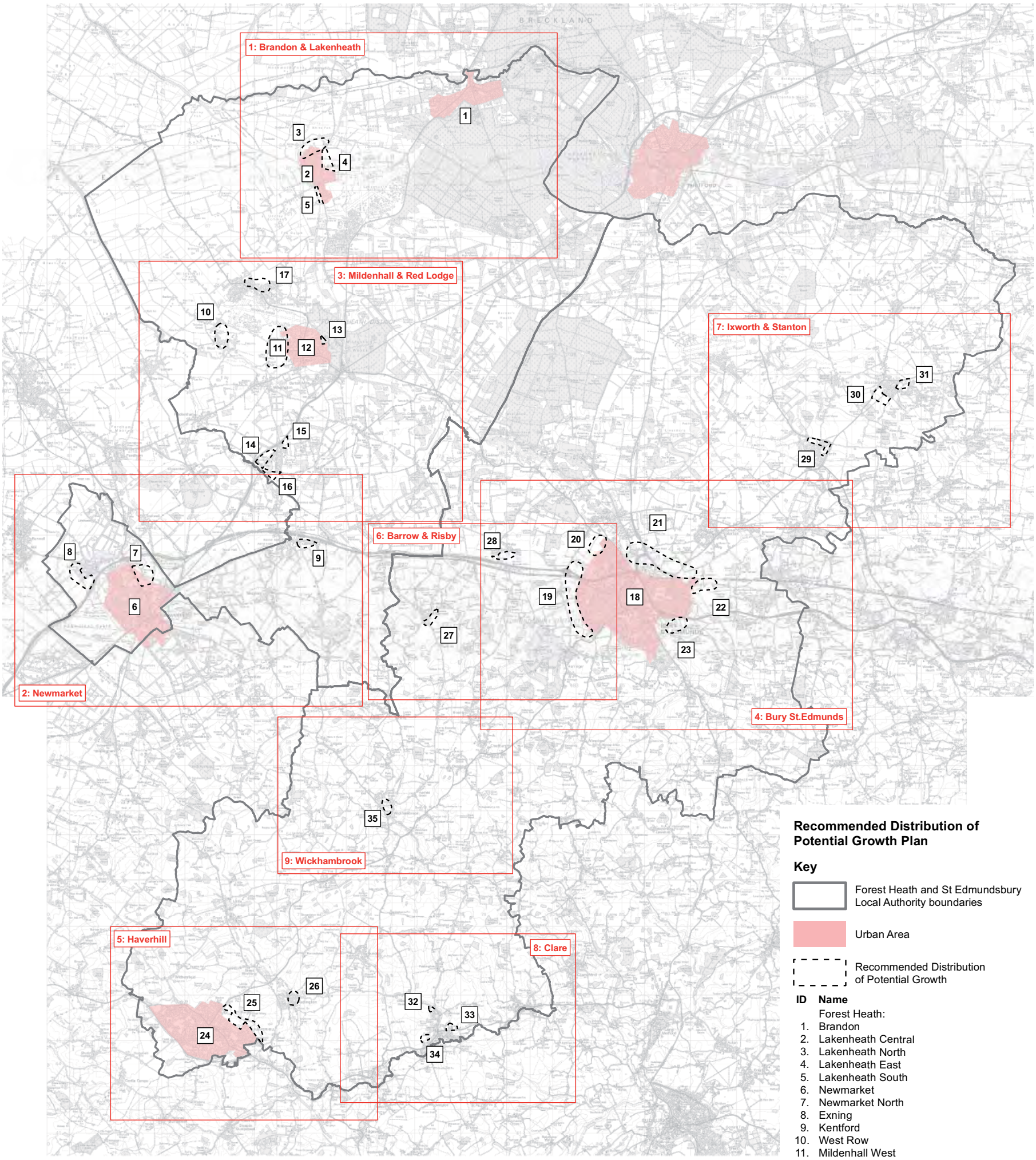
Settlement mapping
Because the study area is large, and to provide sufficient granularity for analysis, the area has been divided into 'sectors'. The sectors are numbered and referenced below in order to navigate the reviewer through the correct set of plans:
1. Brandon and Lakenheath
2. Newmarket
3. Mildenhall and Red Lodge
4. Bury St Edmunds
5. Haverhill
6. Barrow and Risby
7. Ixworth and Stanton
8. Clare
9. Wickhambrook

For each 'sector' of the study area, three plans have been produced:

Plan	What it does
Constraints Designations Plan	Identifies key designation constraints
Services / Infrastructure / Facilities	Highlights locations of existing infrastructure provision
Constraints and Opportunities Plan	Sets out NLP's constraints to growth and the resultant opportunities interpretation for new growth to be the subject of discussion and testing within the next stage. There is a distinction to be noted from 'Identified opportunity for potential growth' which indicates an extension in a denoted specific direction and 'Infill/minor extension opportunity '.

In addition, for the larger settlements (Bury St Edmunds, Haverhill and Newmarket) an individual contour plan has also been included to provide more detailed landform information.

STRATEGIC PLANS



Recommended Distribution of Potential Growth Plan

Key

Forest Heath and St Edmundsbury Local Authority boundaries

Urban Area

Recommended Distribution of Potential Growth

ID	Name
	Forest Heath:
1.	Brandon
2.	Lakenheath Central
3.	Lakenheath North
4.	Lakenheath East
5.	Lakenheath South
6.	Newmarket
7.	Newmarket North
8.	Exning
9.	Kentford
10.	West Row
11.	Mildenhall West
12.	Mildenhall Central
13.	Mildenhall East
14.	Red Lodge West
15.	Red Lodge North
16.	Red Lodge South
17.	Beck Row
	St Edmundsbury:
18.	Bury Central
19.	Bury West
20.	Bury North West
21.	Bury Extension North
22.	Bury East
23.	Bury South East
24.	Central Haverhill
25.	Haverhill North
26.	Kedington
27.	Barrow
28.	Risby
29.	Ixworth
30.	Stanton South West
31.	Stanton East
32.	Clare North
33.	Clare East
34.	Clare South
35.	Wickhambrook

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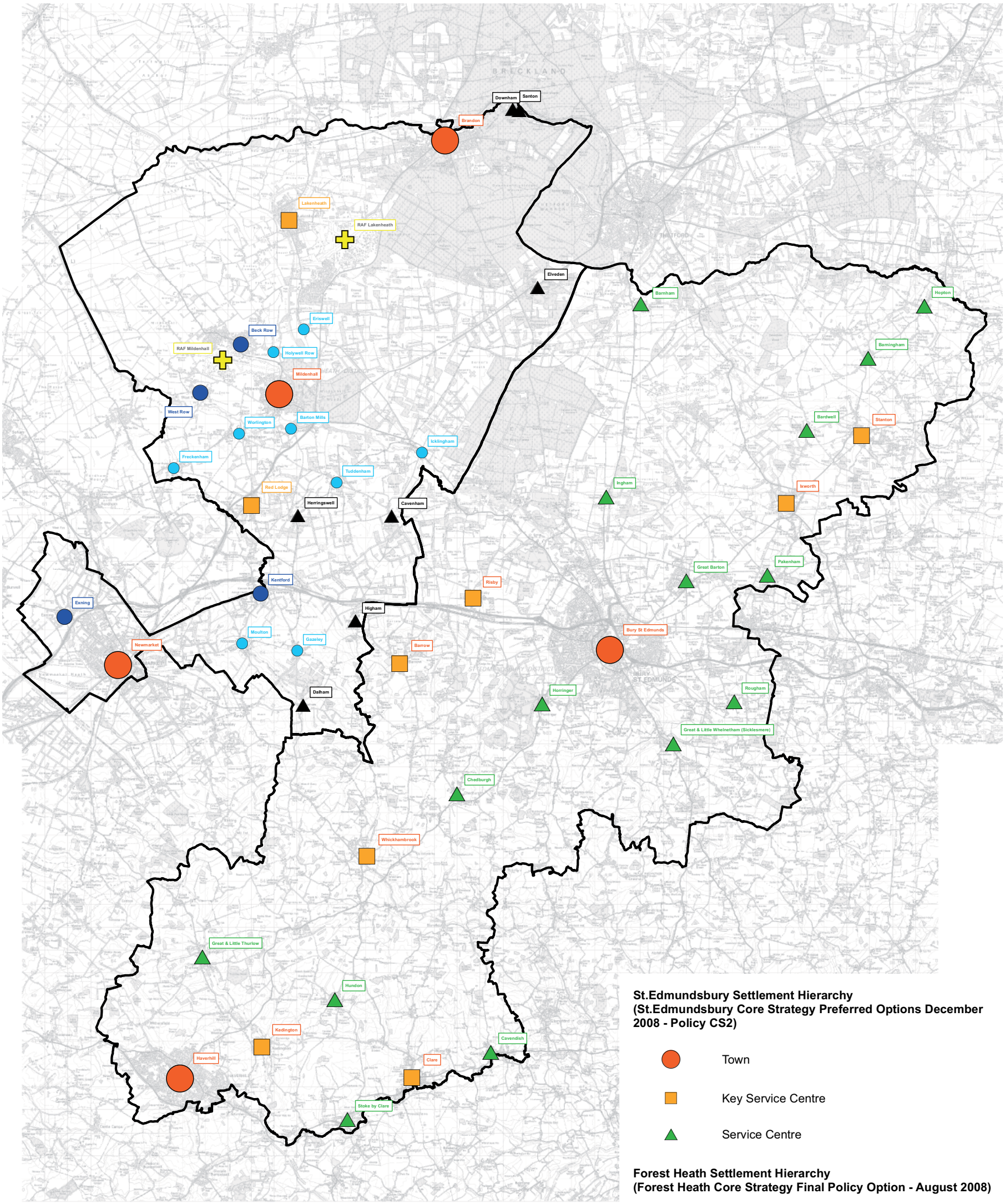

St.Edmundsbury Settlement Hierarchy
(St.Edmundsbury Core Strategy Preferred Options December 2008 - Policy CS2)

- Town
- Key Service Centre
- Service Centre

Forest Heath Settlement Hierarchy
(Forest Heath Core Strategy Final Policy Option - August 2008)

- Town
- Key Service Centre
- Primary Village
- Secondary Village
- Small Settlement
- Sustainable Military Settlement

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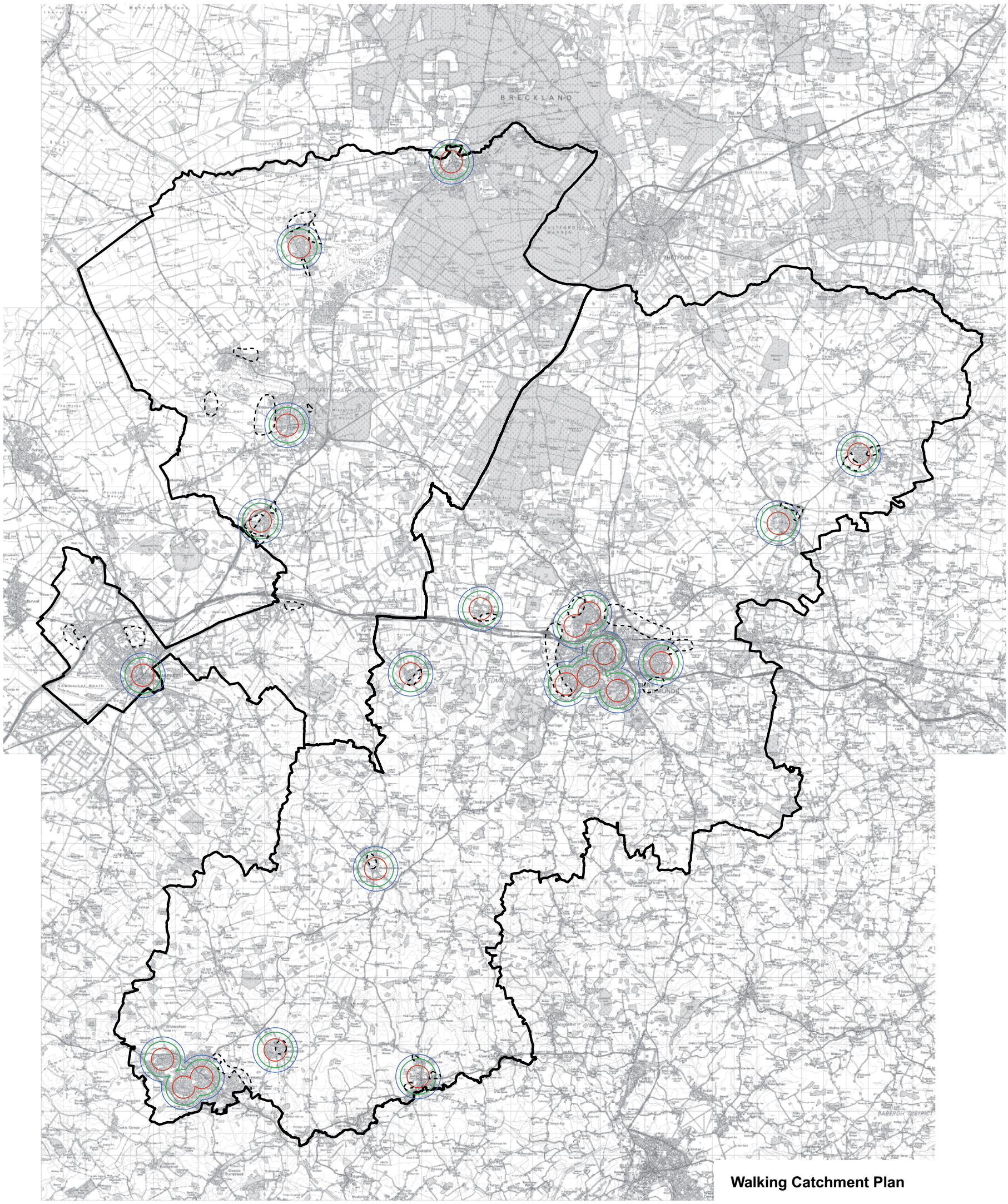

Walking Catchment Plan

Key

- Recommended Distribution of Potential Growth
- Forest Heath and St Edmundsbury Local Authority boundaries
- 500 metre Distance Ring
- 800 metre Distance Ring
- 1,000 metre Distance Ring

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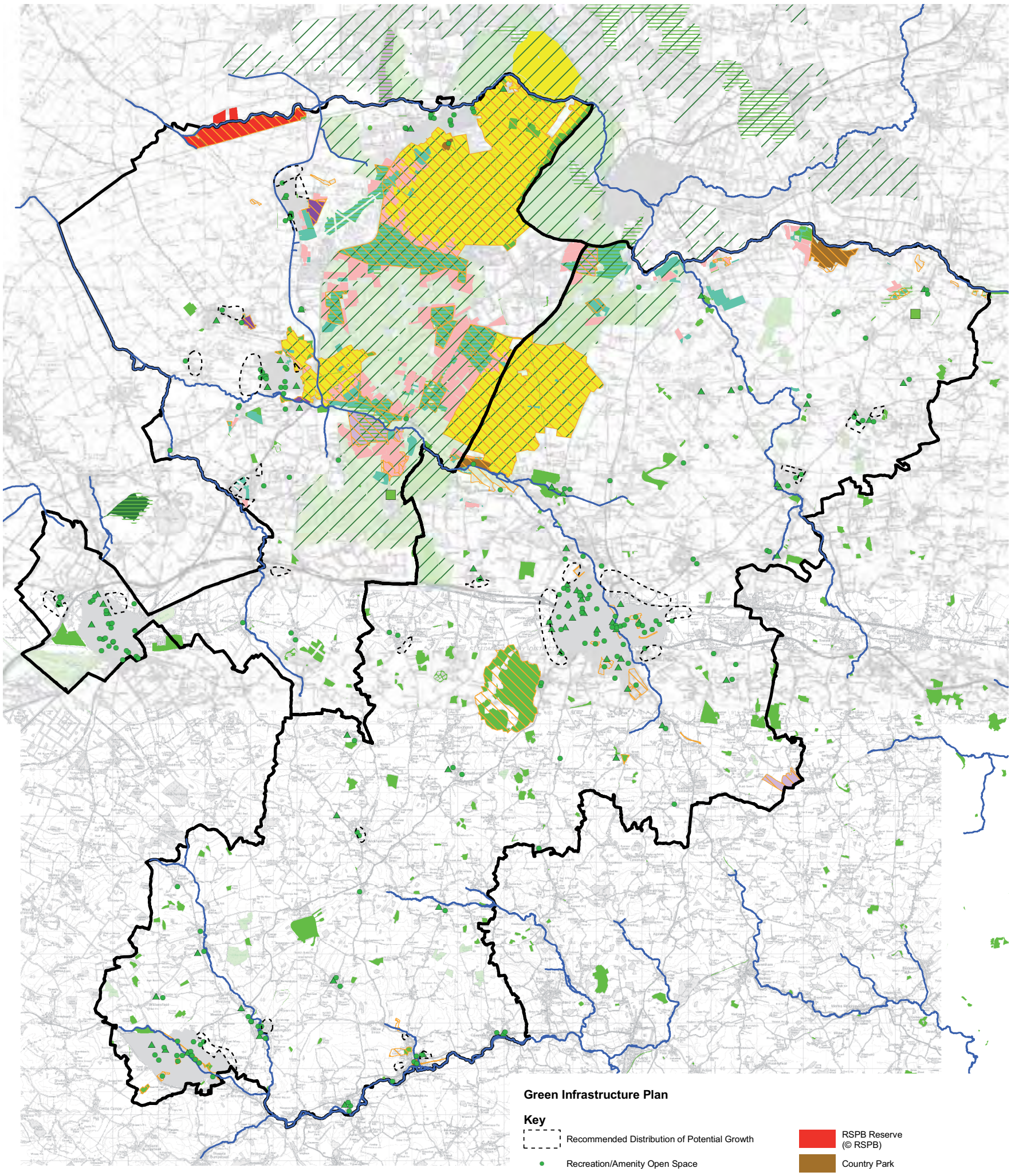

Green Infrastructure Plan

Key

- Recommended Distribution of Potential Growth
- Recreation/Amenity Open Space
- Sports Pitch
- Doorstep Green
- Rivers
- Forest Heath and St Edmundsbury Local Authority boundaries
- Open Access Land
- Special Protection Area
- Special Area of Conservation
- RAMSAR Site
- RSPB Reserve (© RSPB)
- Country Park
- Local Nature Reserve
- National Nature Reserve
- Heathland Opportunity Mapping: High Scoring Ecological Potential Heathland
- Biodiversity Priority Habitats: Heathland
- Forestry Commission Land
- County Wild Life Sites
- SSSI
- Urban Area

Source of data:
- Forest Heath District Council
- St.Edmundsbury Borough Council
- Suffolk County Council
- ESRI
- English Heritage
- Natural England
- RSPB
- Environment Agency

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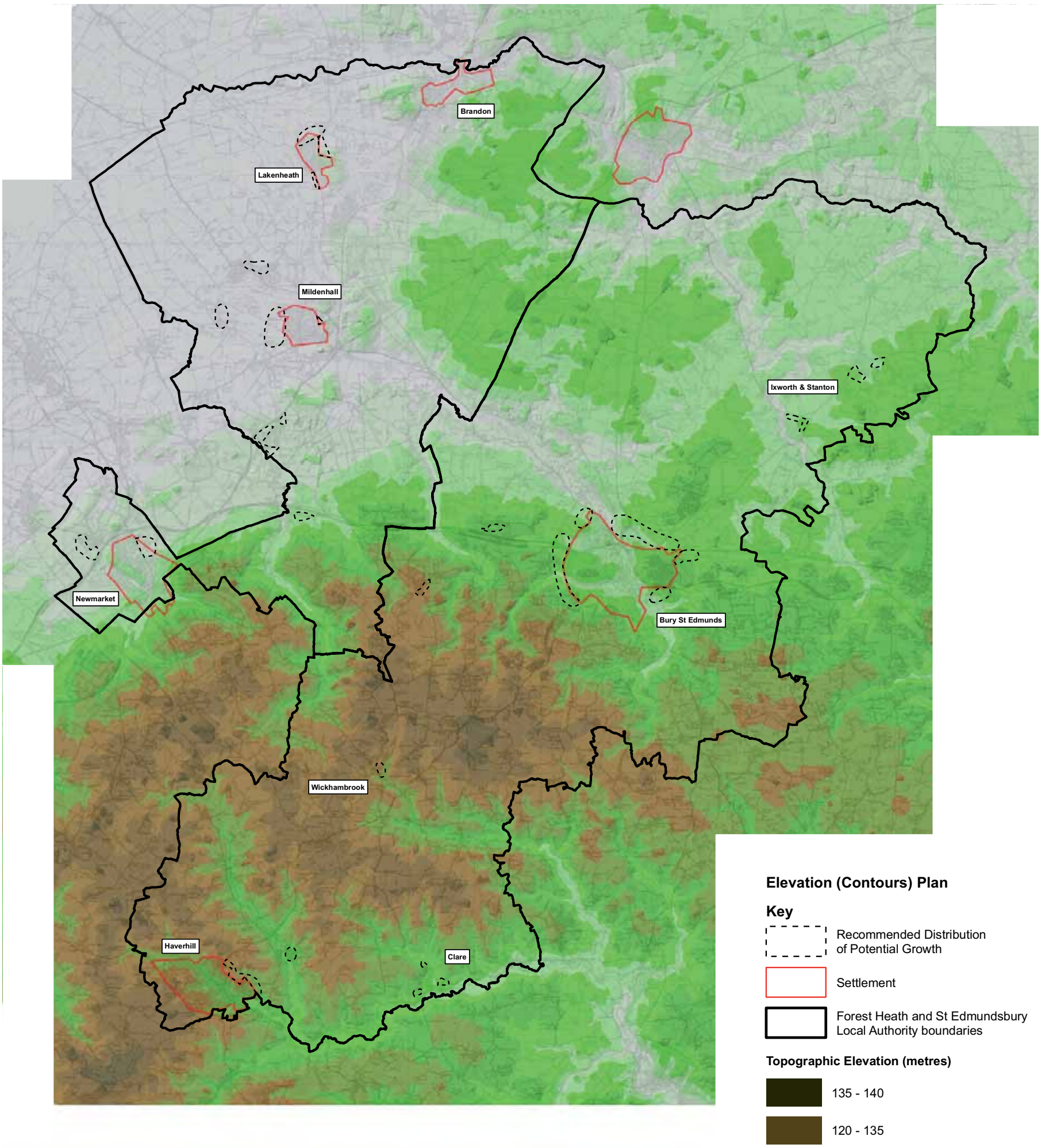

Elevation (Contours) Plan

Key

- Recommended Distribution of Potential Growth
- Settlement
- Forest Heath and St Edmundsbury Local Authority boundaries

Topographic Elevation (metres)

- 135 - 140
- 120 - 135
- 105 - 120
- 90 - 105
- 75 - 90
- 60 - 75
- 45 - 60
- 30 - 45
- 15 - 30
- 0 - 15

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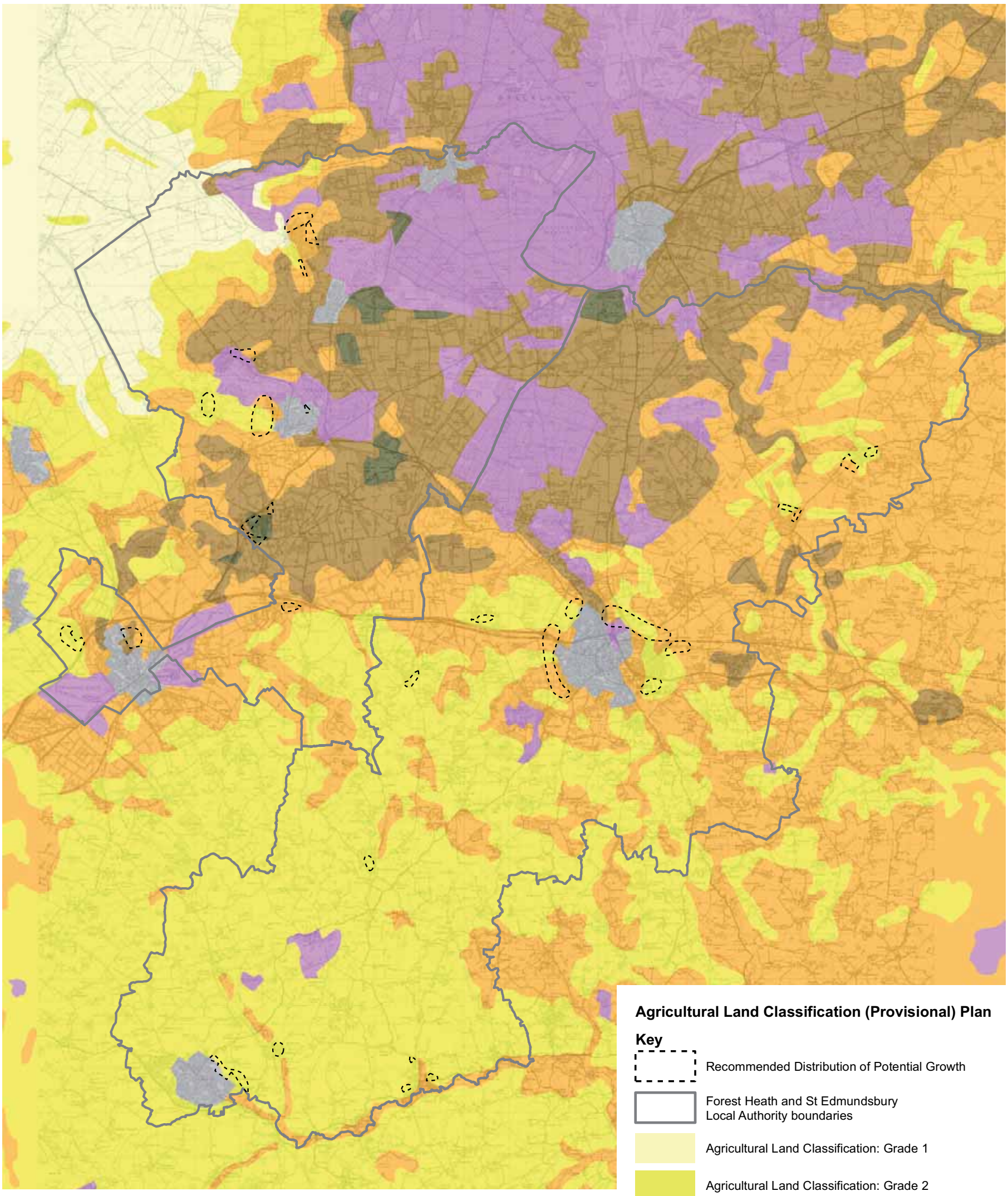
Source of data:
- Forest Heath District Council
- St.Edmundsbury Borough Council



Agricultural Land Classification (Provisional) Plan

Key

- Recommended Distribution of Potential Growth
- Forest Heath and St Edmundsbury Local Authority boundaries
- Agricultural Land Classification: Grade 1
- Agricultural Land Classification: Grade 2
- Agricultural Land Classification: Grade 3
- Agricultural Land Classification: Grade 4
- Agricultural Land Classification: Grade 5
- Agricultural Land Classification: Non-Agricultural
- Agricultural Land Classification: Urban

Source of data:
- Forest Heath District Council
- St.Edmundsbury Borough Council
- Suffolk County Council
- Natural England

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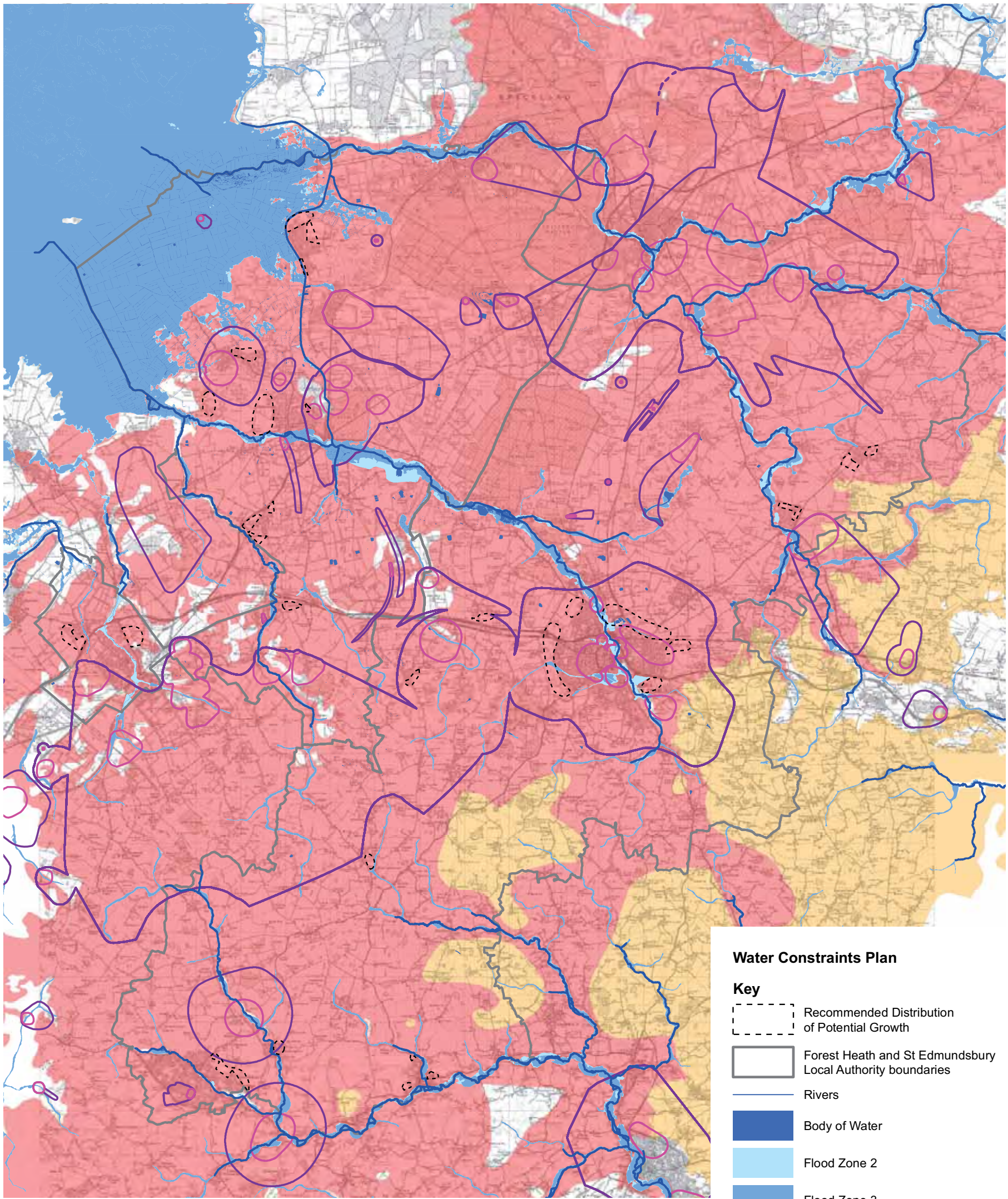

Water Constraints Plan

Key

- Recommended Distribution of Potential Growth
- Forest Heath and St Edmundsbury Local Authority boundaries
- Rivers
- Body of Water
- Flood Zone 2
- Flood Zone 3
- Source Protection Zone: 1
- Source Protection Zone: 2
- Major Aquifer
- Minor Aquifer

Source of data:
- Forest Heath District Council
- St.Edmundsbury Borough Council
- Suffolk County Council
- Hyder Consulting
- Environment Agency

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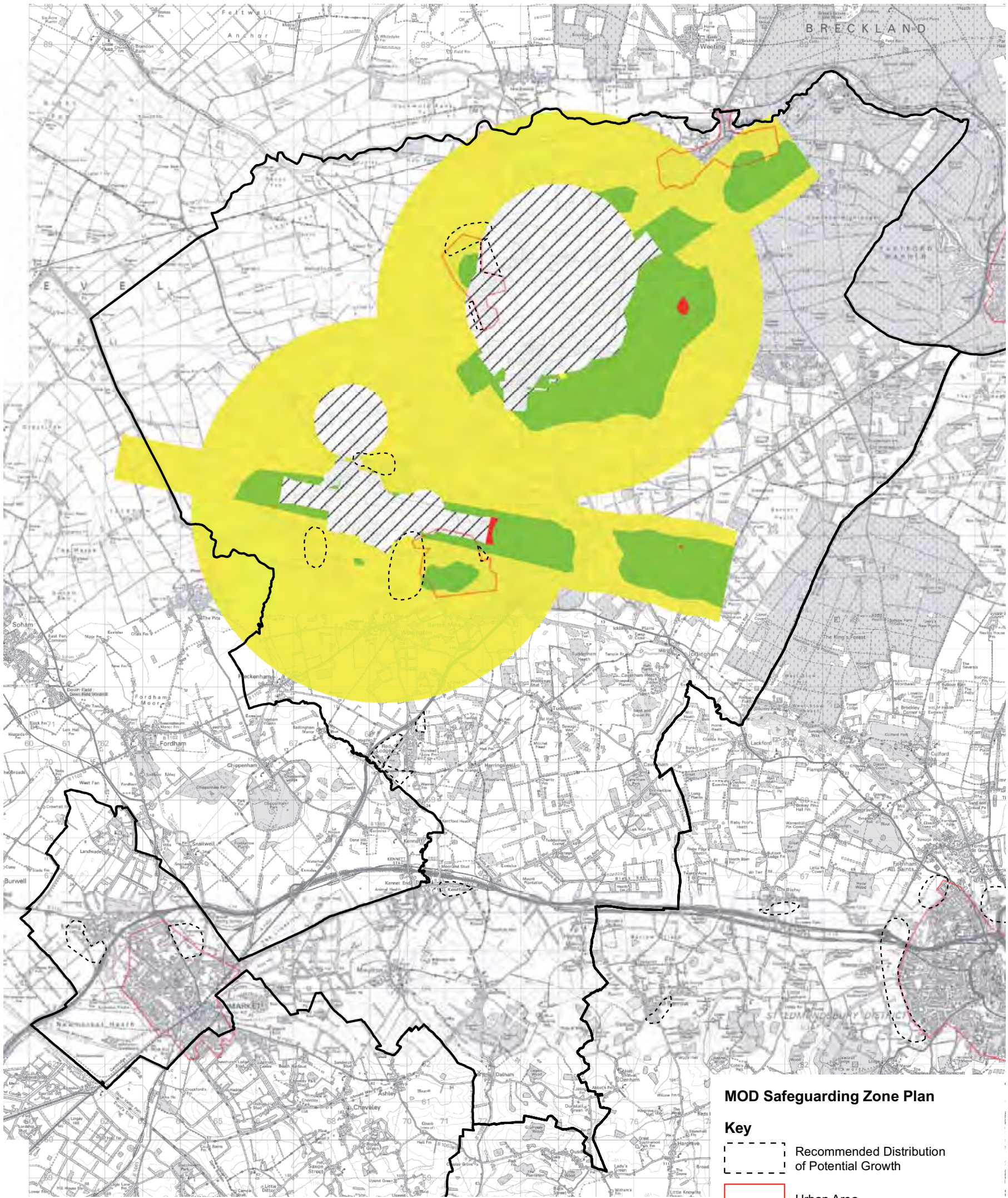

MOD Safeguarding Zone Plan

Key

- Recommended Distribution of Potential Growth
- Urban Area
- Forest Heath and St Edmundsbury Local Authority boundaries
- MOD Safeguarding - Red Band
- MOD Safeguarding - White Band
- MOD Safeguarding - Green Band
- MOD Safeguarding - Yellow Band

Source of data:
- Forest Heath District Council

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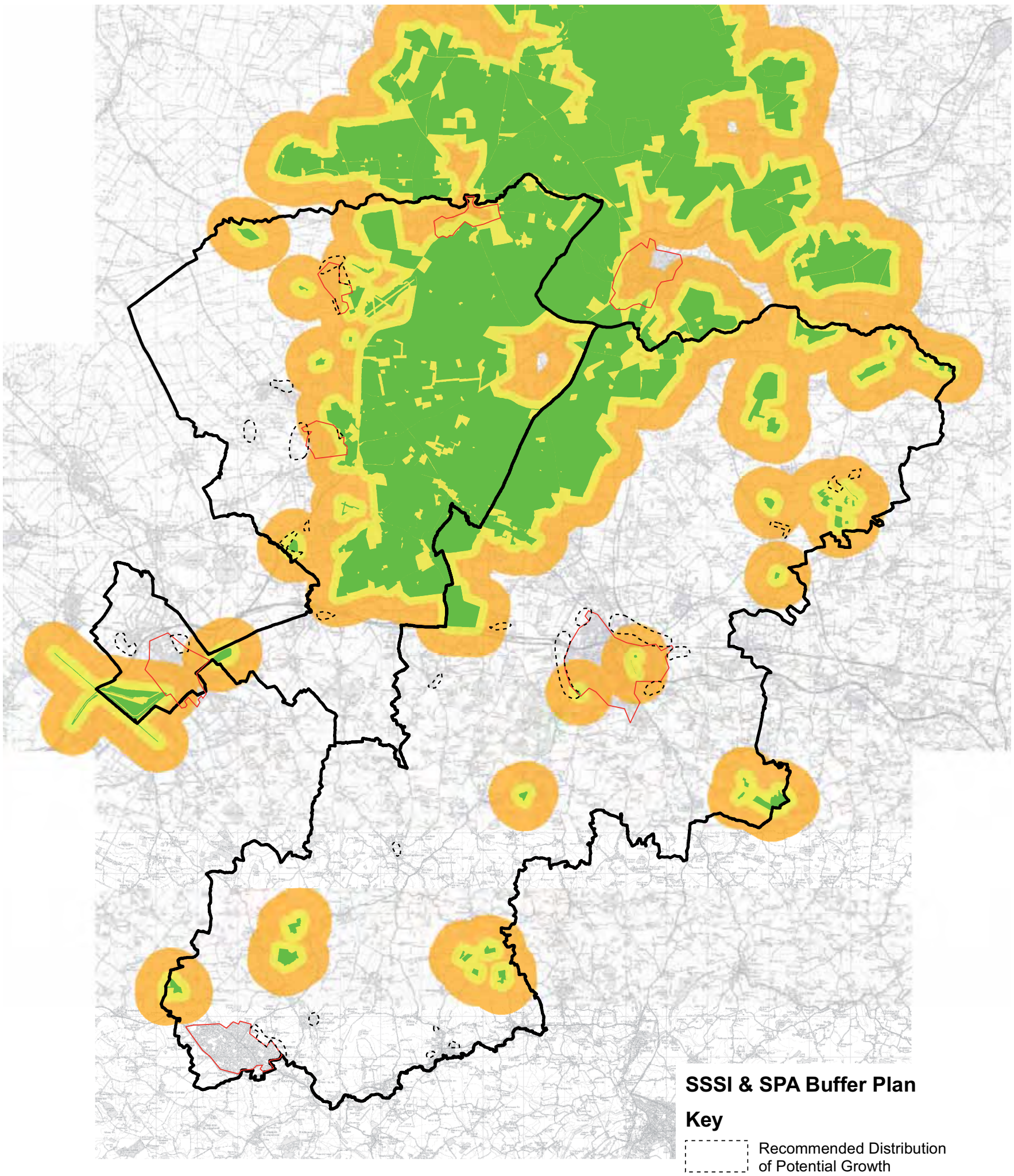

SSSI & SPA Buffer Plan

Key

- Recommended Distribution of Potential Growth
- Urban Area
- Forest Heath and St Edmundsbury Local Authority boundaries
- SSSI & SPA
- 400M Buffer from SSSI/SPA
- 1500M Buffer from SSSI/SPA

Source of data:
- Forest Heath District Council
- St.Edmundsbury Borough Council
- Suffolk County Council

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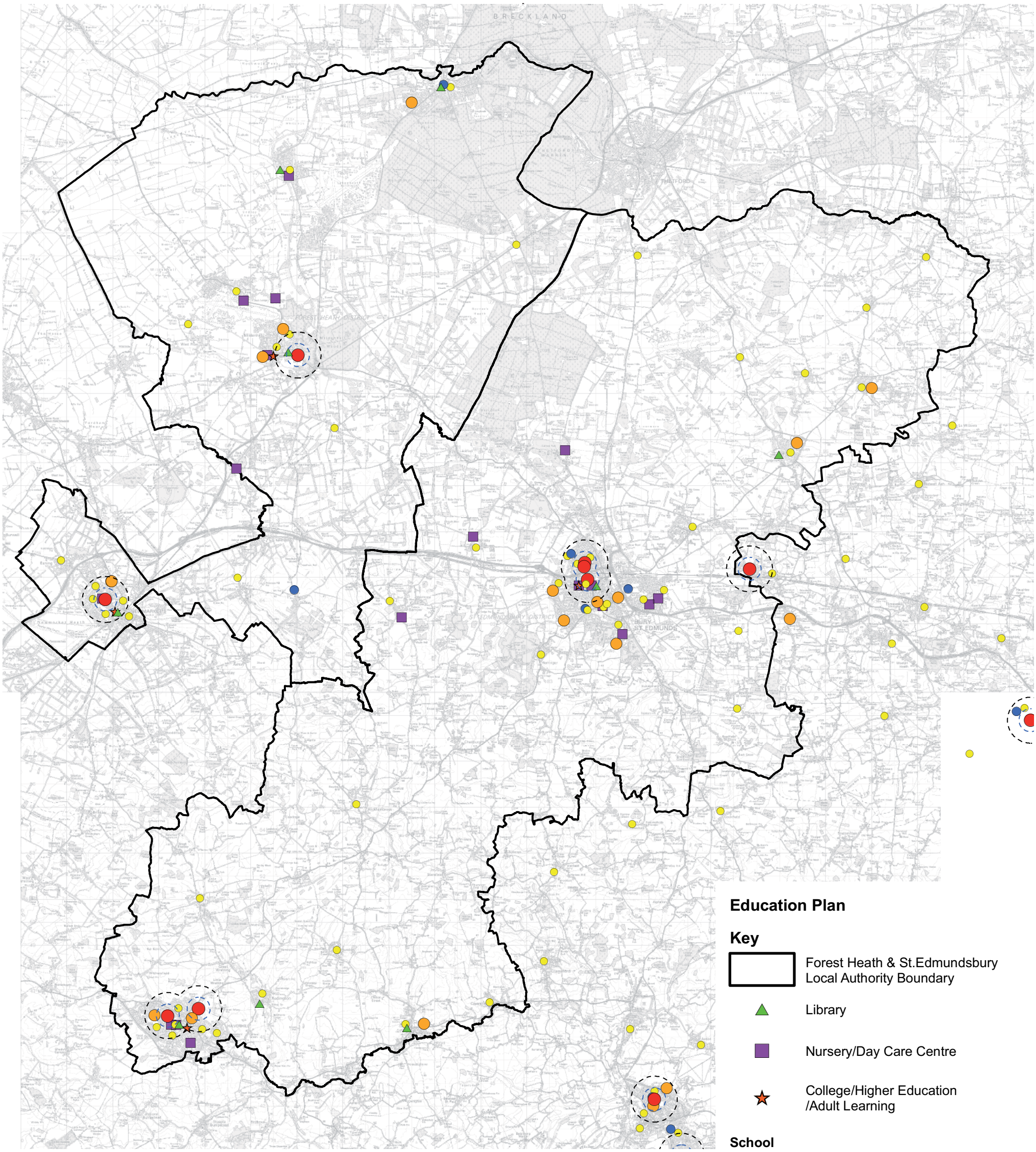

Education Plan

Key

- Forest Heath & St.Edmundsbury Local Authority Boundary
- Library
- Nursery/Day Care Centre
- College/Higher Education /Adult Learning

School

- Primary
- Middle
- Upper
- Special
- Upper School 500m Distance Ring
- Upper School 1,000m Distance Ring

Source of data:
- Forest Heath District Council
- St.Edmundsbury Borough Council
- Suffolk County Council
- Other

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