



Forest Heath area of West Suffolk Council

Single Issue Review (SIR) of Core Strategy Policy CS7 Overall Housing Provision and Distribution

September 2019

West Suffolk
Council

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1. Introduction

- 1.1 The Core Strategy was adopted in 2010. This Single Issue Review (SIR) of Core Strategy Policy CS7 was prompted by a successful High Court challenge. This resulted in the majority of Policy CS7 and elements of CS1, CS13 and para 3.12.2 being revoked from the Adopted Core Strategy. Appendix A lists those parts of Policy CS7 which were quashed, and the consequential amendments to Policies CS1 and CS13. The SIR will replace Core Strategy Policy CS7 in its entirety and as such no changes to Policies CS1, CS13 or paragraph 3.12.1 are required.

2. Changes to the Core Strategy

- 2.1 This section sets out the specific changes to the adopted Core Strategy (2010) Policy CS7 and supporting text. It should be read in conjunction with the adopted Core Strategy.

Insert after Policy CS6:

3.6 Housing Provision and distribution

Undertaking an objective assessment of local housing needs

- 3.6.1 National policy and guidance makes it clear that local planning authorities should undertake their own assessment of their housing needs and set an appropriate housing provision target to meet these needs. The NPPF obliges the local planning authority to set this target through a collaborative approach, and imposes a duty to cooperate with other authorities.

Housing Requirement

- 3.6.2 The Strategic Housing Market Assessment (SHMA) prepared in January 2016, indicated an objectively assessed need (OAN) for 340 dwellings per annum for Forest Heath in the period 2011 to 2031, or 6800 homes in total.
- 3.6.3 In August 2016 an update was prepared by the Cambridgeshire Research Group (and endorsed by Peter Brett Associates) to support Forest Heath District Council in objectively assessing and evidencing development needs for market and affordable housing. Taking account of the latest available evidence, the identified future quantity of housing needed remains at 6800 homes over the period 2011-2031, or 340 homes a year.

Housing provision: homes already built and additional homes required

- 3.6.4 Housing completions from 1 April 2011 to 31 March 2017 total 1655 dwellings. Sites with planning permission at 31 March 2017 total 1523 dwellings. Taking account of what has already been built or planned for shows that the number we need to plan for is lower than the overall OAN of 6800 dwellings. This is shown in Table 1 below:

Table 1 – Additional homes required

Overall number of homes over 20 years	Overall number of additional homes each year	Homes already built or planned from 1 April 2011- 31 March 2017	Additional homes required 2017- 2031
6800	340	3178	4093

3.6.5 It is also important to note that further housing will also come from unallocated sites, known as 'windfalls'. These are developments that are not formally allocated, but which comply with national and local planning policies, for example: redevelopment of sites and buildings, new uses for buildings, and developing sites that contain fewer than 10 units, including infill plots in the towns, key service centres, and primary and secondary villages.

Housing distribution

3.3.6 As the most sustainable places in the district to live it is intended that our towns, key service centres and primary villages should continue to fulfil their roles meeting local need, and supporting rural sustainability in accordance with Core Strategy Policy CS1, and the NPPF.

3.6.7 The key issues taken into account in identifying a suitable distribution strategy for the district included evidence of:

- the need for the distribution of growth to accord with national and local policy, in particular the spatial strategy set out within Core Strategy Policy CS1;
- the high number of environmental constraints in the district, and the need to accord with Policy CS2 and other primary legislation in respect of landscape, biodiversity and geodiversity interests;
- the availability of suitable sites in the council's Strategic Housing Land Availability Assessment (SHLAA) to meet the distribution;
- outcomes of and recommendations made by the SIR Sustainability Appraisal and Habitats Regulations Assessments;
- known infrastructure constraints, issues and opportunities;
- the consultation comments received to earlier consultations on the Single Issue Review;
- ongoing discussions with statutory consultees including Natural England, The Environment Agency, Anglian Water, Historic England, Suffolk County Council and neighbouring authorities.

3.6.8 Specific constraints and opportunities have influenced the housing distribution in each settlement. Opportunities and constraints on development are identified and detailed for each of the towns, key service centres and primary villages in the Site Allocations Local Plan.

4. Policy CS7

Policy CS7 Overall housing provision and distribution			
<u>Provision</u>			
To meet Forest Heath's full and objectively assessed need for housing, provision is made for at least 6800 new dwellings (net) and associated infrastructure to be delivered in the period 2011 to 2031.			
<u>Broad Distribution</u>			
Development will be brought forward in line with the broad distribution of housing as set out below:			
Settlement	Existing completions and commitments (2011- 2017)	Additional provision	Totals
Brandon	103	33	136
Mildenhall	193	1406	1599
Newmarket	386	704	1090
Lakenheath	105	663	768
Red Lodge	1081	705	1786
Primary Villages	1129	357	1486
Other*	181	-	181
Windfall	-	225	225
TOTALS	3178	4093	7271
*Other includes completions and commitments within rural areas, secondary villages and small settlements.			
To deliver the broad distribution outlined above, sites will be identified through the Site Allocations Local Plan and/or neighbourhood plans.			

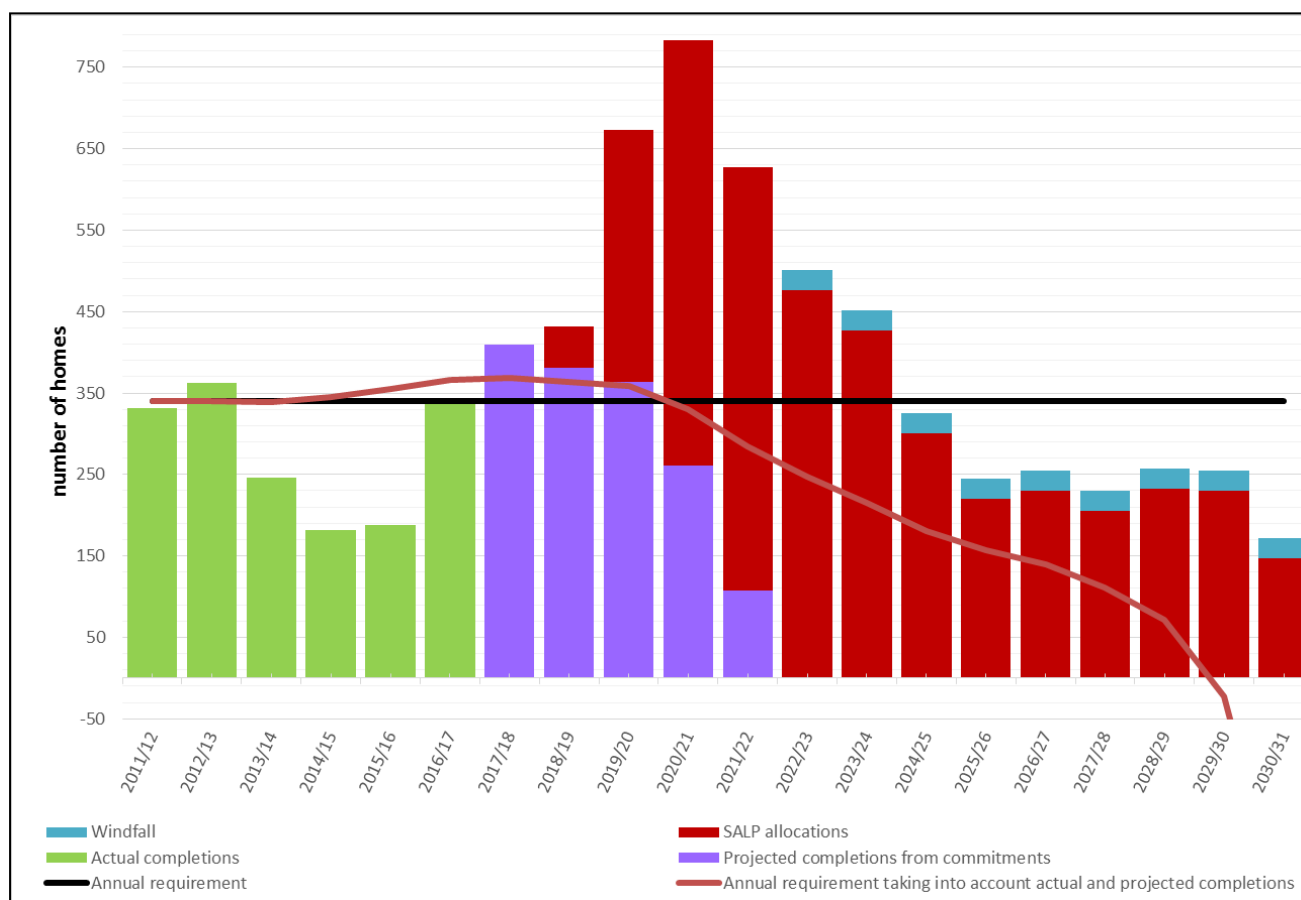
The Council is committed to commencing a review of the Plan in 2018, which will include a review of the spatial strategy, including settlement boundaries, to take account of any change in circumstances.

Appendix A: Replacement of 2010 Core Strategy policies/paragraphs

Core Strategy policy/paragraph reference	Policy/paragraph text	Reason for replacement
Policy CS1 – Newmarket (2)	∴ part of this provision will be accommodated within the urban extension to the north east of Newmarket	Quashed as a result of the HCC
Policy CS1 – Newmarket (7)	Greenfield land will be allocated as an urban extension to the north east of Newmarket for approximately 1,200 dwellings, as part of a mixed-use development, subject to any necessary highway improvements along Fordham Road to the High Street and improvements to the A14/A142 junction; to be phased between 2010 and 2031;	Quashed as a result of the HCC
Policy CS1 – Brandon (6)	Land will be allocated in the form of greenfield urban extensions for approximately 500 dwellings. A higher figure is shown for Brandon due to the proposed provision of a northern relief road for the town. If the proposal proves to be deliverable the higher number of 1,000 dwellings will apply;	Quashed as a result of the HCC
Policy CS1 – Mildenhall (5)	Land will be allocated in the form of greenfield urban extensions approximately 1,000 dwellings from 2010–2031;	Quashed as a result of the HCC
Policy CS1 – Lakenheath (4)	Land will be allocated in the form of greenfield urban extensions for at least 600 dwellings between 2016–2031.	Quashed as a result of the HCC
Policy CS1 – Red Lodge (4)	Due to the recent expansion of Red Lodge (in accordance with the Red Lodge Master Plan); no greenfield urban extensions will come forward prior to 2021. Land will be allocated in the form of greenfield urban extensions for 400 dwellings from 2021–2031;	Quashed as a result of the HCC
Overall Housing Provision, paragraphs 3.6.1-3.6.13	(deleted paragraphs not repeated here due to length)	Quashed as a result of the HCC
Policy CS7 – Part 1 Provision	Provision is made for a minimum of 6,400 dwellings and associated	Replaced by Single Issue

Core Strategy policy/paragraph reference	Policy/paragraph text	Reason for replacement
	infrastructure over the plan period 2001–2021. In addition, to ensure at least a 15 year land supply of housing from the adoption of the Core Strategy, provision will be made for a further 3,700 dwellings and associated infrastructure for the period 2021–2031. Development will be phased to ensure that it does not occur until the appropriate infrastructure is available or provided as part of the development.	Review Policy CS7
Policy CS7 – Part 2 Broad Distribution	(deleted policy not repeated here due to length)	Quashed as a result of the HCC
Policy CS7 – Part 3 Broad Locations	(deleted policy not repeated here due to length)	Quashed as a result of the HCC
Para 3.12.2	This is especially important when considering the sustainable urban extensions to Newmarket, Mildenhall and Brandon.	Quashed as a result of the HCC
Policy CS13 – part of 'f'	...particularly Newmarket, Mildenhall and Brandon where large scale urban extensions are planned;	Quashed as a result of the HCC

Appendix B Housing Trajectory



	Annual requirement	Projected completions from commitments	Actual completions	SALP allocations	Windfall	Total completions	Annual requirement taking into account actual and projected completions
2011/12	340	0	332	0	0	332	340
2012/13	340	0	363	0	0	363	340
2013/14	340	0	246	0	0	246	339
2014/15	340	0	182	0	0	182	345
2015/16	340	0	188	0	0	188	355
2016/17	340	0	344	0	0	344	366
2017/18	340	409	0	0	0	409	368
2018/19	340	381	0	51	0	432	364
2019/20	340	364	0	309	0	673	359
2020/21	340	261	0	522	0	583	330
2021/22	340	108	0	519	0	627	285
2022/23	340	0	0	476	25	432	247
2023/24	340	0	0	427	25	387	215
2024/25	340	0	0	300	25	255	181
2025/26	340	0	0	220	25	245	157
2026/27	340	0	0	230	25	210	140
2027/28	340	0	0	205	25	210	111
2028/29	340	0	0	232	25	247	71
2029/30	340	0	0	230	25	245	-22
2030/31	340	0	0	147	25	222	-299

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