

Additional Modifications proposed by the Council V1 8.9.17

The additional modifications below are expressed either in the form of ~~strikethrough~~ for deletions and **bold** for additions of text, or by specifying the modification in words.

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
AM1	Contents page 3	<p>Contents Page Number</p> <p>What is this consultation about? How to make comments</p> <p>1. Background to the Single Issue Review process</p> <p>2. Background to assessing the overall housing requirement for the district</p> <p>3. Background to assessing the distribution of housing</p> <p>4. Policy CS7</p> <p>5. Monitoring and Review</p> <p>Appendix A: Glossary of terms</p> <p>Appendix B: Replacement of 2010 Core Strategy policies/paragraphs</p> <p>Appendix C: Housing Trajectory</p>	<p>There is no need for a content page as following adoption of the proposed policy CS7 and its supporting text, these will form an insert into the adopted Core Strategy 2010, rather than a standalone document.</p>

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
AM2	Pages 4 and 5	<p>What is this consultation about?</p> <p>Forest Heath District Council is planning for long term growth to meet demand for housing and employment so that there is certainty in how and where our settlements will grow. This submission (Regulation 19) consultation, on the council's Single Issue Review (SIR) of Core Strategy Policy CS7, is your final opportunity to comment on the plan.</p> <p>The findings and recommendations of the Sustainability Appraisal and Habitats Regulations Assessment, and Appropriate Assessment have informed the SIR. They accompany this document and form part of this consultation.</p> <p>This consultation asks specific questions required by the Planning Inspectorate, the body that checks that Local Plan documents have been prepared correctly. These questions are:</p> <p><input type="checkbox"/> Is this Local Plan document legally compliant?</p> <p><input type="checkbox"/> Is this Local Plan document sound?</p> <p>At this final stage, your representations should only relate to the soundness or legality of the submission document. Following this consultation, the submission SIR and all representations made will be submitted to the Secretary of State, with a view to an Examination being held in early summer 2017. Subject to the plan being deemed sound and legally compliant, it is anticipated that the document will be adopted in late 2017.</p> <p>How to make comments</p> <p>The SIR submission document and supporting evidence base, including an Infrastructure Delivery Plan, can all be viewed online at XXX. Once you have registered online on the Council's consultation website, it is easy to make comments on any section of the document or the document as a whole. You can also view</p>	<p>It is not necessary to explain the submission consultation process in the final adopted version of proposed policy CS7 and its supporting text, as this consultation has now been completed.</p>

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		<p>an interactive on-line version and download a PDF version of the whole document. Hard copies of the documents are available to view at the council offices in Mildenhall, Newmarket, Brandon and Bury St Edmunds.</p> <p>To comply with Government guidance, and to help ensure that comments are submitted in a format that the Inspector examining the plan can readily use, your representations made in response to the SIR submission document must:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Identify the 'test of soundness' or legal requirement to which the representation relates. <input type="checkbox"/> State whether the document is considered sound or unsound. If unsound, an explanation should be provided as to how the document can be amended to make it sound. <input type="checkbox"/> State whether the issue has been raised at a previous consultation stage. If not, then the representation must explain why the issue had not been raised previously. <p>The tests of soundness are set out below and should be used as a basis for any comments made on this proposed Core Strategy submission document.</p> <ul style="list-style-type: none"> • Positively prepared – the plan should be prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development. <input type="checkbox"/> Justified – the policy should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence. 	

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		<p><input type="checkbox"/> Effective – the policy should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and</p> <p><input type="checkbox"/> Consistent with national policy – the policy should enable the delivery of sustainable development in accordance with the policies within the National Planning Policy Framework (NPPF, 2012).</p> <p>A glossary to help explain some of the technical aspects is provided at Appendix A and in accompanying leaflets and consultation materials, available on the council’s website at www.westsuffolk.gov.uk/fhlocalplan</p> <p>We ask that responses are made online by visiting the council’s public consultation website http://westsuffolk.jdi-consult.net/localplan/index.php</p> <p>Alternatively, written responses will be accepted and a paper response form can be obtained by telephoning 01284 757368 or emailing planning.policy@westsuffolk.gov.uk</p> <p>Please enclose three printed copies of any supporting information alongside your response.</p> <p>Please return paper response forms/letters to:</p> <p>Strategic Planning Team Forest Heath District Council West Suffolk House Western Way Bury St Edmunds IP33 3YU</p> <p>All responses must be returned by 5pm 21 February Please note that late responses will not be accepted.</p>	

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		<p>Please be aware that any representations made on this document will be available for everyone to view, regardless of whether they are submitted by post or online.</p> <p>If you wish to submit supporting material with your response it would be helpful if you can do so electronically and include a summary of the content within the question response.</p> <p>Where there are groups who share a common view on an issue in the document, it would be helpful if that group could send in a single response indicating how many people it is representing and how the response has been authorised.</p>	
AM3	Chapter 1, heading and para 1.1	<p><i>Delete:</i></p> <p>1. Background to the Single Issue Review process The Core Strategy The Core Strategy is the strategic document which provides an overall vision and framework for the growth of Forest Heath, underpinned by the principle of sustainability. It was adopted in May 2010 and is part of Forest Heath's Development Plan, a suite of planning documents that will (once fully adopted) replace the council's Local Plan (1995) saved policies, in accordance with the National Planning Policy Framework (NPPF (2012)).</p>	There is no need to explain the background to the SIR in the final CS7 and supporting text, as it will form an insert into the Core Strategy 2010.
AM4	Para 1.1	<p><i>Insert heading, first sentence and change to appendix reference from B to A:</i></p> <p>1. Introduction</p>	Minor amendments to provide clarification following deletion of existing para 1.1 and to renumber the appendix reference to A following deletion of the appendix setting out the glossary.

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		<p>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 AB 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.</p>	
AM5	After para 1.1	<p><i>Insert after para 1.1:</i></p> <p>2. Changes to the Core Strategy 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.</p> <p>Insert after Policy CS6:</p>	Insert heading and text to set the context of the proceeding paragraphs.
AM6	Para's 1.2 to 1.11	<p><i>Delete para's 1.2 to 1.11 inclusive:</i></p> <p>1.2 This Single Issue Review (SIR) of Core Strategy Policy CS7 was promoted.....</p> <p>1.11. Sections 2, 3 and 4 of this document comprise supporting text and policy to replace Core Strategy Policy CS7.</p>	There is no need to explain the background to the SIR in the final CS7 and supporting text, as it will form an insert into the Core Strategy 2010.
AM7	Chapter 2 heading	<p><i>Delete heading to chapter 2 and substitute with new heading to para 3.6:</i></p>	Renumber paragraphs to indicate they will be inserted after

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
		<p>2. Background to assessing the overall housing requirement for the district 3.6 Housing Provision and distribution</p> <p><i>Renumber the para's starting with 3.6.1 (previously para 2.1) from then on.</i></p>	<p>paragraph 3.6 of Core Strategy 2010.</p>
AM8	Para 2.2	<p><i>Delete para 2.2:</i></p> <p>2.2. This section provides a brief summary of the evidence that has helped us to establish what is considered to be a full and objective assessment of local housing need.</p>	<p>This paragraph is proposed to be deleted as the content proposed in AM9 is sufficient to explain the OAN.</p>
AM9	Para 2.3	<p><i>Delete heading and amend para 2.3:</i> Cambridge Housing Market Area Strategic Housing Market Assessment</p> <p>Housing Requirement</p> <p>2.3. 3.6.2 The Strategic Housing Market Assessment (SHMA) prepared in January 20161 and updated in 2013 for the Cambridge housing market area (HMA), (including Forest Heath), indicated an objectively assessed need (OAN) for 350 340 dwellings per annum for Forest Heath in the period 2011 to 2031, or 7000 6800 homes in total.</p>	<p>Para 2.3 is proposed to be amended to explain the current OAN position, as it is not necessary to set out the previous OAN figure.</p>
AM10	Para 2.4 to 2.6	<p><i>Delete para's 2.4 to 2.6:</i></p> <p>How have we set our housing target?</p> <p>2.4. A number of changes in national and local circumstances have prompted the need for the OAN to be updated in Forest Heath, including the following:</p>	<p>These paragraphs are proposed to be deleted, as the content proposed in AM9 is sufficient to explain the OAN.</p>

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
		<p>☐ the need to update the OAN for Forest Heath to ensure a robust evidence base;</p> <p>☐ the need for a consistent approach within the Cambridge housing market area;</p> <p>☐ the spring 2015 release of new Department for Communities and Local Government (CLG) household projections and East of England Forecasting Model (EEFM) forecasts;</p> <p>☐ changes in national planning policy and guidance.</p> <p>2.5. The Cambridgeshire Research Group published an updated OAN in January 2016, indicating a revised need for 6800 dwellings over the period 2011-2031, which averages 340 homes per year. The 6800 dwellings include a 5 per cent market signals uplift to the demographic projections, which was considered appropriate. The purpose of the market signals uplift is to arrive at an OAN figure that provides more homes overall so that a greater number of the affordable homes needed are delivered.</p> <p>2.6. This assessment was supported by evidence prepared by Peter Brett Associates (PBA) on behalf of the council. The PBA report concludes that an uplift of 5 per cent is an appropriate adjustment to respond to housing market signals, giving rise to an overall OAN of 6800 dwellings. It also concluded that it was not advisable to increase the OAN in order to meet more of the affordable housing need and that 6800 dwellings was considered appropriate. Both reports can be read in full at www.westsuffolk.gov.uk/fhlocalplan</p>	

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AM11	Para 2.7	<p><i>Renumber para 2.7 to read para 3.6.3. Minor amendments to text:</i></p> <p>2.7. 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.</p>	Paragraph renumbering to insert into the Core Strategy 2010. The abbreviation PBA is proposed to be written in full for completeness.								
AM12	Para 2.8	<p><i>Renumber para 2.8 to read para 3.6.4:</i></p> <p>2.8. 3.6.4 Housing completions from 1 April 2011 to 31 March 2016 total 1311 dwellings. Sites with planning permission at 31 March 2016 total 1126 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 21 below:</p>	Paragraph and table renumbering.								
AM13	Table 2, page 9	<p><i>Renumber table and insert new figures:</i></p> <p>Table 21 – Additional homes required</p> <table border="1" data-bbox="562 1185 1339 1399"> <thead> <tr> <th data-bbox="562 1185 752 1399">Overall number of homes over 20 years</th> <th data-bbox="752 1185 949 1399">Overall number of additional homes each year</th> <th data-bbox="949 1185 1146 1399">Homes already built or planned from 1 April 2011-</th> <th data-bbox="1146 1185 1339 1399">Additional homes required 20167-2031</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Overall number of homes over 20 years	Overall number of additional homes each year	Homes already built or planned from 1 April 2011-	Additional homes required 2016 7 -2031					Renumber the table and insert updated housing dates as at 31 st March 2017 to align with MM2.
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				31 March 20167		
		6800	340	2437 3178	4363 3858	
AM14	Para 2.9	<i>Renumber para 2.9 to read 3.6.5.</i>				Renumbering for completeness.
AM15	Para 3.1 to 3.3	<p><i>Delete heading to Chapter 3 and delete para's 3.1 to 3.3 inclusive:</i></p> <p style="padding-left: 40px;">3. Background to assessing the distribution of housing</p> <p>3.1. Policy CS1 in the Adopted Core Strategy (2010, as amended) sets out the spatial strategy for the district and seeks to enhance the vitality of towns and larger villages by focusing housing and employment in these locations.</p> <p>3.2. The spatial strategy identified market towns, key service areas and primary villages as the most sustainable places in the district to live, with good access to services, facilities and public transport. By focusing future growth in these locations we can help ensure most people in the district have access to a basic range of services and facilities. Evidence to support the Local Plan demonstrates that this categorisation of settlements remains an appropriate spatial strategy for the distribution of growth.</p> <p>Table 2: Core Strategy Policy CS1: Categorisation of Forest Heath settlements</p>				Delete paragraphs and table 2 relating to the background to assessing the distribution of housing. As it is not necessary to include this level of the detail in the proposed insert to the Core Strategy.

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		<table border="1" data-bbox="562 360 1527 946"> <thead> <tr> <th data-bbox="562 360 757 432">Market towns</th> <th data-bbox="757 360 952 432">Key service centres</th> <th data-bbox="952 360 1111 432">Primary villages</th> <th data-bbox="1111 360 1323 432">Secondary villages</th> <th data-bbox="1323 360 1527 432">Small settlements</th> </tr> </thead> <tbody> <tr> <td data-bbox="562 432 757 504">Brandon</td> <td data-bbox="757 432 952 504">Lakenheath</td> <td data-bbox="952 432 1111 504">Beck Row</td> <td data-bbox="1111 432 1323 504">Barton Mills</td> <td data-bbox="1323 432 1527 504">Cavenham</td> </tr> <tr> <td data-bbox="562 504 757 544">Mildenhall</td> <td data-bbox="757 504 952 544">Red Lodge</td> <td data-bbox="952 504 1111 544">Exning</td> <td data-bbox="1111 504 1323 544">Elvedon</td> <td data-bbox="1323 504 1527 544">Dalham</td> </tr> <tr> <td data-bbox="562 544 757 584">Newmarket</td> <td data-bbox="757 544 952 584"></td> <td data-bbox="952 544 1111 584">Kentford</td> <td data-bbox="1111 544 1323 584">Eriswell</td> <td data-bbox="1323 544 1527 584">Herringswell</td> </tr> <tr> <td data-bbox="562 584 757 655"></td> <td data-bbox="757 584 952 655"></td> <td data-bbox="952 584 1111 655">West Row</td> <td data-bbox="1111 584 1323 655">Freckenham</td> <td data-bbox="1323 584 1527 655">Higham</td> </tr> <tr> <td data-bbox="562 655 757 727"></td> <td data-bbox="757 655 952 727"></td> <td data-bbox="952 655 1111 727"></td> <td data-bbox="1111 655 1323 727">Gazeley</td> <td data-bbox="1323 655 1527 727">Santon Downham</td> </tr> <tr> <td data-bbox="562 727 757 799"></td> <td data-bbox="757 727 952 799"></td> <td data-bbox="952 727 1111 799"></td> <td data-bbox="1111 727 1323 799">Holywell Row</td> <td data-bbox="1323 727 1527 799"></td> </tr> <tr> <td data-bbox="562 799 757 839"></td> <td data-bbox="757 799 952 839"></td> <td data-bbox="952 799 1111 839"></td> <td data-bbox="1111 799 1323 839">Icklingham</td> <td data-bbox="1323 799 1527 839"></td> </tr> <tr> <td data-bbox="562 839 757 879"></td> <td data-bbox="757 839 952 879"></td> <td data-bbox="952 839 1111 879"></td> <td data-bbox="1111 839 1323 879">Moulton</td> <td data-bbox="1323 839 1527 879"></td> </tr> <tr> <td data-bbox="562 879 757 919"></td> <td data-bbox="757 879 952 919"></td> <td data-bbox="952 879 1111 919"></td> <td data-bbox="1111 879 1323 919">Tuddenham</td> <td data-bbox="1323 879 1527 919"></td> </tr> <tr> <td data-bbox="562 919 757 946"></td> <td data-bbox="757 919 952 946"></td> <td data-bbox="952 919 1111 946"></td> <td data-bbox="1111 919 1323 946">Worlington</td> <td data-bbox="1323 919 1527 946"></td> </tr> </tbody> </table> <p data-bbox="562 1026 1527 1126">3.3. This spatial strategy remains valid in terms of access to services and facilities, and meets the three dimensions of sustainable development set out in the NPPF.</p>	Market towns	Key service centres	Primary villages	Secondary villages	Small settlements	Brandon	Lakenheath	Beck Row	Barton Mills	Cavenham	Mildenhall	Red Lodge	Exning	Elvedon	Dalham	Newmarket		Kentford	Eriswell	Herringswell			West Row	Freckenham	Higham				Gazeley	Santon Downham				Holywell Row					Icklingham					Moulton					Tuddenham					Worlington		
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AM16	Para 3.4	<i>Renumber para 3.4 to read 3.6.6.</i>	Renumbering for completeness																																																							
AM17	Para 3.5	<p data-bbox="562 1243 1527 1278"><i>Delete para 3.5 to 3.12 inclusive:</i></p> <p data-bbox="562 1318 1527 1420">3.5. Housing distribution across the district must be deliverable and consistent with both national and local planning policy. In order to secure a consistent supply of housing land across the</p>	Delete paragraphs relating to the distribution of housing. As it is not necessary to include this level of the detail in the proposed insert to the Core Strategy.																																																							

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		<p>plan period, the housing distribution will be met principally through the allocation of</p> <p>3.12. Ideally, the distribution of housing in the district would not impact on any environmental constraints. However, the level of housing to be provided means it is inevitable that some of the growth will need to be on land which is environmentally constrained in some way. The challenge is to ensure that where growth occurs, adequate mitigation can be put in place to protect the features of environmental interest.</p>	
AM18	Para 3.13	<i>Renumber para 3.13 to read 3.6.7.</i>	Renumbering for completeness
AM19	Para 3.14	<p><i>Renumber para 3.14 to read 3.6.8 and delete last sentence in para 3.6.8.</i></p> <p>3.14 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. Further information on constraints and opportunities is set out in evidence based documents which are available online at http://westsuffolk-jdi-consult.net/localplan.</p>	Renumber paragraph and delete last sentence as it was not considered necessary to refer to the evidence base documents held on the council's website in the final document.
AM20	Para 3.15 to 3.24	<p><i>Delete para's 3.15 to 3.24 inclusive:</i></p> <p>Brandon</p> <p>3.15. Policy CS1 of the Adopted Core Strategy defines Brandon as a market town. Policy CS7 provides for an additional 71</p>	Delete paragraphs relating to the distribution of housing. As it is not necessary to include this level of the detail in the proposed insert to the Core Strategy.

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		<p>homes in Brandon up to 2031. A higher level of growth in Brandon was considered, and rejected, as no evidence was found to demonstrate that the SPA constraints could be overcome, and there are currently no reasonable.....</p> <p>3.24. Policy CS7 identifies an overall figure of 454 homes to be distributed between the district's four primary villages up to 2031. The distribution between settlements will be based on an assessment of their infrastructure and environmental capacity and the level of growth which has taken place since the start of the plan period.</p>	
<p>AM21</p>	<p>Para 5.1 to 5.3</p>	<p><i>Delete heading to chapter 5, and para's 5.1 to 5.3 inclusive:</i></p> <p>5. Monitoring and Review</p> <p>5.1. Implementation of our housing strategy will be achieved through a variety of mechanisms, including the Site Allocations Local Plan and masterplans and concept statements.....</p> <p>5.3. It should also be noted that the Council has made a commitment to commence a West Suffolk Local Plan Review (working with St Edmundsbury Borough Council) in early 2018. This intention is set out in the Council's June 2016 Local Development Scheme which can be viewed on the Council's website at www.westsuffolk.gov.uk/supportinginformation</p>	<p>Delete heading and paragraphs in section 5 as these are not required when the proposed policy CS7 and its supporting text are inserted into the Core Strategy. The Core Strategy already has its own monitoring chapter 4.</p>

Ref.	Policy / Paragraph Number	Proposed Modification	Reason for Change
AM22	Appendix A	<i>Delete Appendix A.</i>	Delete appendix A as the Core Strategy already has its own glossary at appendix B.
AM23	Appendix B	<i>Rename Appendix B as Appendix A:</i> Appendix AB : Replacement of 2010 Core Strategy policies/paragraphs	Rename appendices accordingly.
AM24	Appendix C	<i>Rename Appendix C as Appendix B, delete graph and table and insert new graph and table shown in CD:D10.</i>	Rename appendix and insert updated graph and trajectory as at CD:D10, which uses the up to date housing figures based on 31 March 2017.