

FOREST HEATH DISTRICT COUNCIL

Examination of the Single Issue Review of the Core Strategy Policy CS7

Inspectors: Simon Berkeley BA MA MRTPI and Christa Masters MA (Hons) MRTPI

Programme Officer: Annette Feeney

c/o Strategic Planning, Forest Heath District Council, West Suffolk House, Western Way,
Bury St Edmunds, Suffolk IP33 3YU

Tel: 07775 771026

Email: Annette.feeney@westsuffolk.gov.uk

HEARING AGENDA

Hearing Sessions will take place over five days as follows:

Monday 25 September 2017

Tuesday 26 September 2017

Wednesday 27 September 2017

Thursday 28 September 2017

Friday 29 September 2017

The venue for the sessions will be:

Council Offices, College Heath Road, Mildenhall IP28 7EY.

Participants should be aware of the Council's response to matters and issues and of the SIR Main Modifications Schedule (D18) and SIR additional modifications schedule (D19). Participants should also be aware of the Statements submitted in response to my matters and issues by others. These are also available on the examination website.

In some cases, the statements have highlighted particular matters which we may wish to discuss further. These are indicated on the following agendas.

Simon Berkeley and *Christa Masters*

Inspectors

25 September 2017

HEARING AGENDA
DAY 1 MONDAY 25 SEPTEMBER 2017
Morning session – 0930 – 1300

Introductions and Openings

Status of the Council's suggested modifications and consultation thereon
(if relevant)

Discussion of Matter 1:

Duty to cooperate and other legal requirements

Key points for discussion

- *Duty to cooperate*
- *Strategic cross boundary issues of relevance?*
- *Outcomes in relation to the duty to cooperate?*
- *Has the SIR been prepared in accordance with the Council's Statement of Community Involvement?*
- *Has the SIR been based on a sound process of sustainability appraisal?*
- *Has the Habitats Regulations Assessment been undertaken in accordance with the Regulations?*

Participants:

RSPB
Lakenheath Parish Council

Discussion of Matter 2:

The objectively assessed need for housing and the housing requirement set out in policy CS7 of the SIR.

Key points for discussion

- *Defining the OAN*
- *Methodology and approach*
- *Employment trends*
- *Uplift to reflect market signals*
- *Infrastructure provision in the context of policy CS7*
- *Affordable housing need and how policy CS7 will address this*

Participants:

M Bonner/KWA
Elveden Farms/CgMs
Lakenheath Parish Council

Afternoon session – 1400 - 1700

Matter 2 continued

Participants: as above

HEARING AGENDA
DAY 2 TUESDAY 26 SEPTEMBER 2017
Morning session – 0900 – 1300

Site visit to Newmarket at 0730 – please speak to Programme Officer if you would like any further details

Discussion of Matter 3:

The supply of land for housing & the five year housing land supply

Key points for discussion

- *Existing completions and proposed allocations*
- *Under-delivery and non-implementation*
- *Windfall*
- *Spatial distribution*
- *Application of the buffer and amount*

Participants:

M Bonner/KWA
Lord Derby/Sellwood Planning
Persimmon/Boyer Planning

Afternoon session – 1400 – 1700

Matter 3 continued

Participants: as above

HEARING AGENDA
DAY 3 WEDNESDAY 27 SEPTEMBER 2017
Morning session – 0900 – 1300

Discussion of Matter 4

The spatial distribution of housing

Key points for discussion

- *How has the spatial distribution of housing set out within policy CS7 been arrived at?*
- *Is the broad distribution consistent with the Core Strategy's vision?*
- *What factors have led to the proposed distribution?*
- *How does the proposed distribution relate to the settlement hierarchy?*
- *How does the proposed distribution relate to the Sustainability Appraisal?*
- *Effects of the proposed distribution on the horse racing industry (HRI)*

Participants:

M Bonner/KWA
Lord Derby/Sellwood Planning
Elveden Farms/CgMs
Persimmon/Boyer Planning
Suffolk County Council
Newmarket Town Council
Newmarket Horsemen's Group/Pegasus Planning
Herringswell Parish Council
Lakenheath Parish Council
Rural Parish Alliance
Moulton Parish Council

Afternoon session – 1400 – 1600 (please note earlier finish due to room availability)

Matter 4 continued

Participants: as above

HEARING AGENDA
DAY 4 THURSDAY 28 SEPTEMBER 2017
Morning session – 0900 – 1300

Discussion of Matter 5

Deliverability (the housing trajectory, infrastructure and viability)

Key points for discussion

- *Does the housing trajectory present a reasonable and realistic projection of housing delivery?*
- *Is the amount and distribution of housing based on a sound assessment of infrastructure requirements?*
- *Costing and funding mechanism for required infrastructure*
- *Is the Economic viability assessment (2016) sufficiently robust?*

Participants:

Newmarket Town Council
M Bonner/KWA
Elveden Farms/CgMS
Suffolk County Council
Lord Derby/Sellwood Planning
Newmarket Horsemen's Group/Pegasus Planning

Afternoon session – 1400 – 1700

Matter 5 continued

Participants: as above

Also if needed, this session is also a reserve session to complete matter 4

HEARING AGENDA
DAY 5 Friday 29 SEPTEMBER 2017
Morning session – 0900 – 1300

Discussion of Matter 6

The effects of the new housing and the traffic generated by it on European Sites

Key points for discussion

- *Does the Habitats Regulations Assessment (HRA) assess likely significant effects of housing in combination with all other relevant plans and projects?*
- *HRA and conclusions regarding air quality, Breckland SAC, Breckland SPA and Rex Graham Reserve SAC*

Participants:

RSPB

Afternoon session – 1400 – 1700

Matter 6 continued

Participants: as above