



WhatHouse? Housebuilder of the Year

**WRITTEN
STATEMENT**

MATTER 4

Forest Heath District
Council

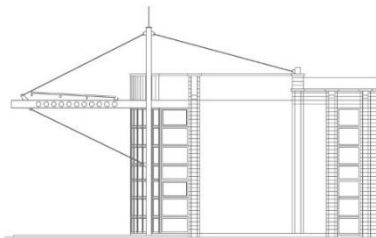
SIR Examination

September 2017

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specialising in equestrian projects



1.0 This document is intended to set out additional information on which we will rely at the forthcoming Examination of the FHDC SIR.

2.0 In response to:

4.5 a) What is the justification for Red Lodge receiving 27% of the district's new housing?

- i. Red Lodge has been a focus for growth over a number of years with new homes being delivered along with the infrastructure to support it. The community is relatively accepting of new development and there is opportunity to continue to deliver both housing and infrastructure in a holistic manner which can be difficult to achieve in more established parishes.
- ii. Additional development in this location can assist in supporting existing and additional facilities and infrastructure which is sought by the community such as a library and also additional development will help to support infrastructure already in place such as the new primary school expected to open next year.
- iii. Whilst work is occurring within the parish already there are also economic, timescale and functional merits in continuing growth at Red Lodge.
- iv. Red Lodge has extremely good transportation links compared to Lakenheath. Red Lodge is just five miles from Newmarket which is a significant source of employment. The nearest railway station to Red Lodge is in [Kennett](#), 2 miles (3 km) away. Buses also serve the village, offering transportation to Mildenhall, Newmarket, [Bury St Edmunds](#) and other nearby towns and villages. [Stansted Airport](#) is 41 miles (66 km) away and [Luton Airport](#) is 55 miles (89 km). National Express coaches operate services from nearby Mildenhall to Central London; Cambridge; Brighton via Stansted, Heathrow and Gatwick Airports.
- v. Red Lodge has been shown over the years to deliver and is a proven location in terms of viability and deliverability.
- vi. Red Lodge is a sustainable location capable of supporting the proposed expansion and we believe the most appropriate location within the district for this level of housing.