

Homes for your future..

our questions, your answers

Forest Heath District Council is taking a new look at our local plan policy (CS7) about new homes for the future. We need your help to decide if we should keep to those housing numbers, locations and timing, or whether they should be revised. The leaflet Homes for your future – join the conversation gives some background information, facts and figures. This leaflet is available from council offices or other public places, such as libraries, and on the website.

The council welcomes your answers to these questions so we can prepare the next stage of our development strategy.

Please answer these questions online or, if you do not have computer access, use this form and send it to us.

Next to each question below is some basic information to help you consider your answer. As well as the Homes for your future leaflet, there is much more planning detail (including useful maps and statistics) in the formal Homes for your future – issues and options report. This is available on the website, or you can ask us for a paper copy.

Next to each question below is the page number in the Homes for your future – issues and options report where you can find more information.

For online questions, Homes for your future report and other information:
www.forest-heath.gov.uk/yourhomes

How many new homes do we need by 2031?

Question 1: Balancing jobs and homes (page 19)

Forest Heath currently provides 0.98 homes for every job available in the district – a fairly even balance. This means people who work in the district can live in the district. If we want to continue this balance, we will need 6665 new homes (351 a year) homes by 2031.

1) Should housing growth continue to match the growth in jobs?

Yes No

Why? Please give reasons for your response.

Question 2: Providing homes for everyone (page 20)

The council's policy is generally to require developers to provide 30% of their new development as affordable homes for people who cannot afford to buy or rent at market prices. We estimate 321 people a year need affordable housing. Providing this amount of affordable homes (30% of the total) up to 2031 would mean building 12,711 new homes (669 a year).

2) Should we make the amount of affordable housing needed to provide homes for everyone the most important factor when we work out how many new homes to build in the district between now and 2031?

Yes No

Why? Please give reasons for your response.

Question 3: Carry on building as we do now (page 23)

Scenario	Annual average target 2012-2031, excluding commitments	Housing requirement 2012-2031, excluding commitments	Annual average target 2012-2031, including commitments	Overall housing requirement 2012-2031, including commitments
1: Balancing housing and economic growth	281	5,335	351	6,665
2: Address affordable housing needs and market housing needs	599	11,381	669	12,711
3. Continuation of existing trends	310	5,890	380	7,220

An average of 380 new homes are built in the district every year to cope with demand. There are many reasons for this demand – it could be from people who have grown up in Forest Heath and want to stay here, people whose housing needs have changed (perhaps wanting a smaller home) or those who have moved here. If this demand for homes continues at the same rate we will need to build an extra 7220 homes by 2031 (380 a year).

3a) Should we carry on building homes at the same rate as we do now?

Yes No

Why? Please give reasons for your response.

3b) If not, should the rate we build new homes be higher than now?

Yes No

Why? Please give reasons for your response.

3c) Or should the rate we build new homes be lower than now?

Yes No

Why? Please give reasons for your response.

Question 4: Housing number alternatives (page 24)

There is not one single 'right' number for the new homes we need for our future. Questions 1, 2 and 3 look at different ways of judging how many new homes we need to build by 2031. All three produce numbers which are different to the original estimate of 7011 homes (369 a year) needed by 2031 as set out in our Core Strategy (available on the website).

The table above shows how we can reach different numbers for housing.
(‘Commitments’ refers to permissions that have already been given for housing development but the homes are not yet built.)

4a) Should we stick to our original plans to build a total of 7011 homes (369 a year)?

Yes No

Why? Please give reasons for your response.

4b) Do you have any other ideas about how we can judge how many homes we need?

Where and when should we build our new homes?

There are many places in Forest Heath where we cannot build new homes. Reasons (known as constraints) include, for example, land protected because of its special environmental nature and wildlife, aircraft noise, or places which have special needs, such as the horseracing industry. Most new homes will go into the district's larger towns and villages because that is where most people want to live and because they have bigger shopping, leisure, schools and other facilities. The decision we need to make is how much housing goes into each place? And over what period of time?

Question 5: Number of new homes in Brandon (page 26)

Brandon was due to have 760 new homes (or 1260 if a relief road was built) by 2031. Including planning permissions already given, that is 12.5% of the total number of new homes in the district.

Constraints (restrictions) on building new homes in Brandon include protection for wildlife, traffic congestion, aircraft noise, flood zones and need for town centre improvements.

5a) Looking at the constraints, along with any others that you know of, do you think 760 new homes (or 1260 with a bypass) by 2031 is still about right for Brandon?

Yes No

Why? Please give reasons for your response.

5b) Do you think there should be more homes for Brandon?

Yes No

Why? Please give reasons for your response.

5c) Do you think there should be fewer homes for Brandon?

Yes No

Why? Please give reasons for your response.

Question 6: Timing for new homes in Brandon (page 26)

The table below shows when new homes would become available in Brandon if we kept to the original numbers and phasing set out in the former policy (CS7).

Former housing numbers and phasing

Years	2012-2016	2016-2021	2021-2026	2026-2031	Total
Brownfield (previously developed land)	260	0	0	0	260
Greenfield	100 (200)	100 (300)	150 (300)	150 (200)	500 (1000)
(Figures in brackets are number of houses if a relief road is built.)					760 (1260)

6a) Should this phasing (the timing of when new homes will be built) stay the same?

Yes No

6b) If your answer is no, please tell us why

Yes No

Question 7: Number of new homes in Mildenhall (page 28)

Mildenhall was due to have 1320 new homes by 2031. Including planning permissions already given, that is 19% of the total number of new homes in the district.

Constraints (restrictions) on building new homes in Mildenhall include flood zones, protection for wildlife and aircraft noise.

7a) Looking at the constraints, along with any others that you know of, do you think 1320 new homes by 2031 is still about right for Mildenhall?

Yes No

7b) Do you think there should be more homes for Mildenhall?

Yes No

Why? Please give reasons for your response.

7c) Do you think there should be fewer homes for Mildenhall?

Yes No

Why? Please give reasons for your response.

Question 8: Timing for new homes in Mildenhall (page 28)

The table below shows when new homes would become available in Mildenhall if we kept to the original numbers and phasing set out in the former policy (CS7).

Former housing numbers and phasing

Years	2012-2016	2016-2021	2021-2026	2026-2031	Total
Brownfield (previously developed land)	120	130	0	0	250
Greenfield	70	200	350	380	1000
Mixed	30	40	0	0	70
					1320

8a) Should this phasing (the timing of when new homes will be built) stay the same?

Yes No

8b) If your answer is no, please tell us why

Question 9: Number of new homes in Newmarket (page 30)

Newmarket is the largest town in the district and was due to have 1620 new homes by 2031. Including planning permissions already given, that is 25.5% of the total number of new homes in the district. Of 1620 new homes, 1200 were to be provided on a greenfield extension to the north east of the town.

Constraints (restrictions) on building new homes in Newmarket include the requirements of the horse racing industry (a policy protects land used for horse racing and related purposes) and flood zones.

9a) Looking at the constraints, along with any others that you know of, do you think 1620 new homes by 2031 is still about right for Newmarket?

Yes No

9b) Do you think there should be more homes for Newmarket?

Yes No

Why? Please give reasons for your response.

9c) Do you think there should be fewer homes for Newmarket?

Yes No

Why? Please give reasons for your response.

Question 10: Timing for new homes in Newmarket (page 30)

The table below shows when new homes would become available in Newmarket if we kept to the original numbers and phasing set out in the former policy (CS7).

Former housing numbers and phasing

Years	2012-2016	2016-2021	2021-2026	2026-2031	Total
Brownfield (previously developed land)	180	40	0	0	220
Greenfield	1000	430	430	440	1400
					1620

10a) Should this phasing (the timing of when new homes will be built) stay the same?

Yes No

10b) If your answer is no, please tell us why

Question 11: Number of new homes in Lakenheath (page 33)

Lakenheath was due to have 660 new homes by 2031. Including planning permissions already given, that is 10% of the total new homes in the district. Lakenheath is called a key service centre because it has more facilities than many places, so people do not always need to travel elsewhere for shopping, leisure and jobs.

Constraints (restrictions) on building new homes in Lakenheath include the need for extended or replacement sewage treatment works, flood zones and protection of natural areas.

11a) Looking at the constraints, along with any others that you know of, do you think 660 new homes by 2031 is still about right for Lakenheath?

Yes No

11b) Do you think there should be more homes for Lakenheath?

Yes No

Why? Please give reasons for your response.

11c) Do you think there should be fewer homes for Lakenheath?

Yes No

Why? Please give reasons for your response.

Question 12: Timing of new homes in Lakenheath (page 33)

The table below shows when new homes would become available in Lakenheath if we kept to the original numbers and phasing set out in the former policy (CS7).

Former housing numbers and phasing

Years	2012-2016	2016-2021	2021-2026	2026-2031	Total
Brownfield (previously developed land)	60	0	0	0	60
Greenfield	0	200	200	2000	600
					660

12a) Should this phasing (the timing of when new homes will be built) stay the same?

Yes No

12b) If your answer is no, please tell us why

Question 13: Number of new homes in Red Lodge (page 35)

Red Lodge was due to have 790 new homes by 2031. Including planning permissions already given, that is 19% of the total new homes in the district. Red Lodge is called a key service centre because it has more facilities than many places, so people do not always need to travel elsewhere for shopping, leisure and jobs.

Constraints (restrictions) on building new homes in Red Lodge include the need for extended or replacement sewage treatment works, protection for wildlife and natural areas.

13a) Looking at the constraints, along with any others that you know of, do you think 790 new homes by 2031 is still about right for Red Lodge?

Yes No

13b) Do you think there should be more homes for Red Lodge?

Yes No

Why? Please give reasons for your response.

13c) Do you think there should be fewer homes for Red Lodge?

Yes No

Why? Please give reasons for your response.

Question 14: Timing of new homes in Red Lodge (page 35)

The table below shows when new homes would become available in Red Lodge if we kept to the original numbers and phasing set out in the former policy (CS7).

Former housing numbers and phasing

Years	2012-2016	2016-2021	2021-2026	2026-2031	Total
Brownfield (previously developed land)	0	0	0	0	0
Greenfield	0	0	200	200	400
Mixed	0	0	190	200	390
					790

14a) Should this phasing (the timing of when new homes will be built) stay the same?

Yes No

14b) If your answer is no, please tell us why

Question 15: Number of new homes in primary villages (page 38)

A primary village is the third tier in what is known as the settlement hierarchy (this puts most housing in big towns, next largest amount in key service centres, then primary villages and very small numbers in the smaller villages). The former policy allowed for 570 new homes in the primary villages of Beck Row, Exning, Kentford and West Row.

15a) Do you think 570 new homes spread across the primary villages by 2031 is still about right?

Yes No

15b) Do you think there should be more homes for the primary villages?

Yes No

Why? Please give reasons for your response.

15c) Do you think there should be fewer homes for the primary villages?

Yes No

Why? Please give reasons for your response.

Question 16: Timing of new homes in primary villages (page 38)

The table below shows when new homes would become available in the primary villages if we kept to the original numbers and phasing set out in the former policy (CS7).

Former housing numbers and phasing

Years	2012-2016	2016-2021	2021-2026	2026-2031	Total
Brownfield (previously developed land)	20	150	200	200	570

(Since 2009, permission for 130 new homes in Beck Row has been given, which brings the total across all primary villages to 700, although they have not yet been built.)

16a) Should this phasing (the timing of when new homes will be built) stay the same?

Yes No

16b) If your answer is no, please tell us why

Question 17: Number of new homes in Beck Row (page 39)

Under the former policy Beck Row, as a primary village, was due to have around 175 new homes. Since then, a developer has gained permission for 130 homes so the remaining number for the village is around 45 if those new homes are built.

Constraints (restrictions) on building new homes in Beck Row include aircraft noise and flood zones.

17a) Looking at the constraints, along with any others that you know of, do you think 175 new homes by 2031 (130 already with permission, plus another 45) is still about right for Beck Row?

Yes No

17b) Do you think there should be more homes for Beck Row?

Yes No

Why? Please give reasons for your response.

17c) Do you think there should be fewer homes for Beck Row?

Yes No

Why? Please give reasons for your response.

Question 18: Number of new homes in Exning (page 40)

Under the former policy Exning, as a primary village, was due to have around 175 new homes. A constraint (restriction) on building new homes in Exning is some land in flood zones.

18a) Looking at the constraints, along with any others that you know of, do you think 175 new homes by 2031 is still about right for Exning?

Yes No

18b) Do you think there should be more homes for Exning?

Yes No

Why? Please give reasons for your response.

18c) Do you think there should be fewer homes for Exning?

Yes No

Why? Please give reasons for your response.

Question 19: Number of new homes in Kentford (page 41)

Under the former policy Kentford, as a primary village, was due to have around 175 new homes. Constraints (restrictions) on building new homes in Kentford include some land in flood zones and protection for wildlife.

19a) Looking at the constraints, along with any others that you know of, do you think 175 new homes by 2031 is still about right for Kentford?

Yes No

19b) Do you think there should be more homes for Kentford?

Yes No

Why? Please give reasons for your response.

19c) Do you think there should be fewer homes for Kentford?

Yes No

Why? Please give reasons for your response.

Question 20: Number of new homes in West Row (page 42)

Under the former policy West Row, as a primary village, was due to have around 175 new homes. Constraints (restrictions) on building new homes in West Row include aircraft noise and some land in flood zones.

20a) Looking at the constraints, along with any others that you know of, do you think 175 new homes by 2031 is still about right for West Row?

Yes No

20b) Do you think there should be more homes for West Row?

Yes No

Why? Please give reasons for your response.

20c) Do you think there should be fewer homes for West Row?

Yes No

Why? Please give reasons for your response.

Question 21: A shorter time (page 43)

We could cut slightly the delivery time for new homes from 2031 to 2029, which is 15 years after this review of housing is due to be formally adopted. This may help reduce the need for the more constrained sites.

21) Should the council cut the time to deliver all the new homes from 2031 to 15 years after adoption of this plan?

Yes No

Question 22: Scrap the end date (page 43)

Or the council could not set an end date at all but have an annual rolling target instead which could be changed as necessary.

22a) Should the council not specify an end date by which all the new homes should be built?

Yes No

22b) Should the council have an annual target instead?

Yes No

If you would like to find out more background information go to page 43 of the Homes for your future – issues and options report. This lists various documents, available online, that have provided evidence for the numbers and statements in the questionnaire.

Please answer the questions above online at:
www.forest-heath.gov.uk/yourhomes

Or post your form to:
Planning Policy, Forest Heath District Council, College Heath Road, Mildenhall, Bury St Edmunds, IP28 7EY

Public consultation closes on 25 September. Your responses will help us to form the next stage of the process - the Core Strategy Single Issue Review Submission Document in December 2012.