

Schedule of Proposed Amendments to the Forest Heath Core Strategy DPD

Section/ Policy	Proposed Change	Reason for Change
1. Table of 'Tests of Soundness, following para 1.0.11	Amend first box in column 2 at the end to read '.... set out the legislation against which plans have to be prepared.'	To correct a grammatical inaccuracy.
2. Paragraph 1.0.25	Amend text to read 'Forest Heath works closely with neighbouring authorities such as Breckland District Council on cross border issues'. Delete the text: 'Recently, the Council has commenced with Breckland Council' and replace with above.	To clarify the statement.
3. Spatial Portrait Para 2.1.15	Amend text to use the word 'identified' in place of 'designated'	To correct a factual inaccuracy.
4. Issues and Challenges Para 2.2.1	Amend row 7 within the box to read 'Nearly 50% of the District has some form'	To correct an omission
5. Issues and Challenges Para 2.2.1	Amend text to include the following 'issue' in the box: "There is a substantial leakage of shopping expenditure from the District, especially to nearby higher order settlements".	To include an issue identified by the Retail and Town Centre Study (2006).
6. Spatial Vision – Vision 1 (Forest Heath) (page 22) Para 2	Amend the last line of the paragraph to read ".....tourism, horse racing and other world leading and high value businesses."	Amendment in response to Tattersalls' representations.
7. Spatial Vision – Vision 1 (Forest Heath) (page 22) Para 5.	Add the following sentence to paragraph 5 of the Vision for Forest Heath: "Smaller centres will have a sufficient retail offer to accommodate the needs of their respective local catchments".	To ensure the vision encompasses the retail requirements for the whole District.
8. Spatial Vision – Vision 1 (Forest Heath) (page 23, third paragraph on this page)	Amend text to include extra words as 'Socially balanced, strong, safe and sustainable communities will be developed, which reflect'	To clarify the text.
9. Spatial Vision – Vision 2	Amend the sentence to read "Newmarket's position as the	Amendment in response to

(Newmarket) (page 24, first sentence of second paragraph)	international home of horse racing will have been preserved and enhanced.”	Tattersalls’ representations
10. Spatial Vision – Vision 2 (Newmarket) (page 24, first sentence of fifth paragraph)	Amend first sentence to read “Most of the additional housing here will have taken place to help meet the needs of local people and businesses.”	To clarify the meaning and because Newmarket does not in fact have the highest allocation proportionate to existing housing in the town.
11. Spatial Objective – ECO4./ ECO6 (Page 27)	Delete ‘and improve key rural services in our villages and key service centres.’ from ECO4 and insert after ‘...whole community,’ at the end of ECO6.	To clarify the economic objectives.
12. Spatial Objective – ENV2 (Page 30)	Amend to read ‘...in a way which mitigates and takes proper account of climate change...’	To clarify the meaning.
13. Policy CS1 Supporting Text para 2.5.5	Last sentence of paragraph: ‘with’ amended to read ‘within’.	To correct typographical error.
14. Policy CS1 Spatial Strategy (page 35) headed ‘Newmarket’	In clause 2 of the policy relating to Newmarket amend the figure to ‘Approximately 5 hectares’	To correctly reflect the West Suffolk Employment Land Study conclusions [NB change advertised in the consultation]
15. Policy CS1 Spatial Strategy (page 36) headed ‘Brandon’	In clause 2 of the policy relating to Brandon amend the figure to ‘Approximately 2 hectares’	To correctly reflect the West Suffolk Employment Land Study conclusions [NB change advertised in the consultation]
16. Policy CS1 (page 37, re Mildenhall, point no. 2)	Amend point 2 of policy to read ‘New employment land will be allocated for new development (approx 4.5 hectares) in Mildenhall between 2006 and 2021’	Amended in response to representations from Mildenhall Regeneration Partnership. [NB response was to a proposed change advertised during consultation by the Council]
17. Policy CS1 (page 38,39 re ‘Secondary Villages’ and ‘Small Settlements’)	Amend policy to remove Elveden from small settlement classification and add to secondary village list.	To more realistically reflect the role and scale of the settlement.
18. Policy CS1 (page 38 under ‘Red Lodge’, point 3)	Amend Policy CS1, Red Lodge, section 3 to read – ‘Land will be allocated for a further 520 dwellings on brownfield	To correct a drafting error.

	land, and built between 2010 and 2021’.	
19. Policy CS2 Supporting Text Para 3.1.3	Amend text to remove double negative from last bullet point, i.e. “New road development or road improvements will not be allowed ...”	To correct a typographical error.
20. Policy CS2 Supporting Text Para 3.1.3	Amend preceding bullet points to: <ul style="list-style-type: none"> • Development proposed within 1,500m of the Breckland SPA components (SSSI sites) which are designated for Stone Curlew (<i>Burhinus oedichnemus</i>) will require project level Habitats Regulations Assessment (HRA) to determine whether the development will have an impact on Stone Curlew. Where it cannot be concluded that the development is not likely to have an adverse effect on the integrity of the SPA, the development will not be allowed. • Development proposed within 400m of Breckland SPA components (SSSI sites) which are designated for Woodlark (<i>Lullula arborea</i>) and/or Nightjar (<i>Caprimulgus europaeus</i>) will require a project level HRA to determine whether the development will have an impact on Woodlark and/or Nightjar. Where it cannot be concluded that the development is not likely to have an adverse effect on the integrity of the SPA, the development will not be allowed.” 	To provide further clarity to the text.
21. Policy CS2 Supporting Text Para 3.1.4	Amend third sentence to read “.. it cannot be concluded that the development is not likely to have an adverse effect on the integrity of the SPA, the development will not be allowed’.	To provide further clarity to the text.
22. Policy CS2 Natural Environment (page 44)	Amend paragraphs 5, 6 and 8 of the policy to read: ‘New built development will be restricted within 1,500m of components of the Breckland SPA designated for Stone	To provide further clarity to the policy.

	<p>Curlew. Proposals for development in these areas will require a project level Habitats Regulations Assessment (HRA) (see Figure 3). Development which is likely to lead to an adverse effect on the integrity of the SPA will not be allowed.</p> <p>Where new development is proposed within 400m of components of the Breckland SPA designated for Woodlark or Nightjar a project level Habitats Regulations Assessment (HRA) will be required (see Figure 3). Development which is likely to lead to an adverse effect on the integrity of the SPA will not be allowed.</p> <p>New road infrastructure ...</p> <p>New development will also be restricted within 1,500m of any 1km grid square which has supported 5 or more nesting attempts by Stone Curlew since 1995. Proposals for development within these areas will require a project level HRA (see Figure 3). Development which is likely to lead to an adverse effect on the integrity of the SPA will not be allowed.'</p>	
23. Figure 3 – Key Notation and title	Amend the term “Buffer” to “Constraint Zone”.	To ensure the most up to date term is used.
24. Figure 3 - mapping	Amended version of plan to be inserted in place of the printed one.	To update the plan.
25. Policy CS4 Reduce Emissions, Mitigate and Adapt to Climate Change Para 1	Change text of paragraph 1 from: ‘The council will encourage all development proposals to deliver high levels of building sustainability in order to avoid expansion of the district’s ecological footprint and to mitigate against and adapt to climate change’, to: ‘The council will encourage all development proposals to deliver high levels of sustainability in order to avoid expansion of the district’s ecological footprint and to mitigate against and adapt to	To clarify the policy.

	climate change’.	
26. Policy CS4 Reduce Emissions, Mitigate and Adapt to Climate Change Paras 5, 6	<p>Amend text of Policy CS4, paragraph 5, from ‘Development proposals over 1,000sqm or 10 dwellings will be required to include on site renewable energy technology to provide for at least 10% of predicted total energy usage’ to :</p> <p>‘Where viable, development proposals over 1,000sqm or 10 dwellings will be required to include on site renewable energy technology or low carbon sources to provide for at least 10% of predicted total energy change’.</p> <p>Change wording of paragraph 6 from: ‘For developments over 100 dwellings, on site renewable energy should provide at least 20% of predicted total energy usage and provision of zero carbon dwellings will be encouraged’, to:</p> <p>‘Where viable, for developments over 100 dwellings, on site renewable energy technology or low-carbon sources should provide at least 20% of predicted total energy usage and provision of zero carbon dwellings will be encouraged’.</p>	To clarify the policy and ensure that it is reasonable and deliverable.
27. Policy CS4 Reduce Emissions, Mitigate and Adapt to Climate Change Para 9 (page 53)	<p>Amend text from: ‘Where no reasonable site within flood zone 1 is available, allocations in flood zones 2 and 3 will be considered in accordance with PPS25 and the SFRA. The only exception will be in the towns when the development meets the following criteria.’ to:</p> <p>‘In the towns, where no reasonable site within flood zone 1 is available, allocations in flood zones 2 and 3 will be considered in accordance with PPS25 and the SFRA and only when the development meets the following criteria.’</p>	To ensure the policy is consistent with National Policy and the Council’s evidence base.
28. Policy CS5 Supporting Text – para 3.4.6	Amend the first sentence to read: ‘The environmental performance of new buildings is addressed in Policy	To correct a typographical error.

	CS4...'	
29. Policy CS5 Design Quality and Local Distinctiveness	Amend last sentence to read 'Regard should be taken of current good practise concerning design, and any local design guidance adopted by the Council.'	To clarify the policy.
30. Policy CS6 Supporting Text – para 3.5.7	Add text to the end of the paragraph to read: "The District's town centres, particularly their leisure, retail, business and service functions, also provide a significant amount of local employment."	To incorporate a more accurate description of employment provision within the District.
31. Policy CS6 Supporting Text – para 3.5.7	Amend to read 'Lanwades' instead of 'Landwades'.	To correct a typographical error.
32. Policy CS6 Sustainable Economic and Tourism Development	Amend policy in second paragraph to read 'Some 15 hectares...' In third paragraph amend figures to read 'Newmarket (approx 5 hectares)Brandon (approx 2 hectares)'	To correctly reflect the West Suffolk Employment Land Study conclusions [NB change advertised during the consultation period]
33. Policy CS6 Sustainable Economic and Tourism Development	Amend third paragraph of policy to read: '... In Mildenhall (approx 4.5 ha), ...'	Amended in response to representations from Mildenhall Regeneration Partnership. [NB response was to an advertised change proposed by the Council during consultation]
34. Policy CS7 Overall Housing Provision – Table for Newmarket	Amend Newmarket housing allocation table, Greenfield row to read: 2010-2015: 200 2015-2020: 400 2020-2025: 400 2025-2031: 400 Total: 1,400	To provide a more realistic and deliverable phasing of greenfield residential development in Newmarket.
35. Policy CS7 Overall Housing Provision – Table for West Row, Kentford, Back Row and Exning	Amend table to clarify that the figures include both brownfield and greenfield sites.	To clarify the housing allocations in this part of the policy.
36. Policy CS8 Provision for	Amend policy to remove criterion two that states '2. Pitch	To ensure the policy is consistent

Gypsies and Travellers. Para 6, criterion 2.	numbers will not normally exceed 15-20 maximum'	with National and Regional Policy.
37. Policy CS8 Provision for Gypsies and Travellers. Travelling Showpeople, Bullet 1.	Amend the text of Travelling Showpeople bullet 1 to read: "the proposal meets a need identified through joint working with other local authorities in Suffolk in association with local Travelling Showpeople communities and The Showman's Guild of GB taking into account locational guidance in the East of England Plan"	To ensure the policy is consistent with Regional Policy.
38. Policy CS9 Supporting Text Para 3.8.7	Amend text to read '...in towns and villages it will seek to achieve 35% affordable housing. Applicants...'	To ensure that the policy is reasonable and deliverable.
39. Policy CS9 Provision for Affordable Housing Bullet 1 and 2	Amend end of bullet 1 and 2 to read '... 35% affordable housing will be sought'.	To ensure that the policy is reasonable and deliverable.
40. Policy CS10 Sustainable Rural Communities (page 74)	Amend first sentence below heading 'Sustainable Rural Communities' to read: 'Villages and small settlements require local services and will be supported by appropriate development in order to make them more sustainable'.	To clarify the policy.
41. Policy CS10 Sustainable Rural Communities (page 75)	Amend first sentence under the heading 'Protection of Local Services' to include 'emergency services facilities'.	To provide a more accurate list of local services to be protected.
42. Policy CS11 Supporting Text Para 3.10.5	Add the following text to the end of the paragraph: "The retail floorspace figure identified in policy CS11 for Mildenhall is not over and above that to be created by the new Sainsbury's store (permission granted 2008)".	To clarify the text.
43. Policy CS11 Retail and Town Centre Strategy, Para 3	Add the following text at the end of the paragraph: "Where appropriate the Council will seek to develop town centre management plans for the relevant centres in the District."	To strengthen the strategy for town centres in Forest Heath.
44. Policy CS11 Retail and	Amend final bullet point of policy to read "Promote and	To clarify the policy.

Town Centre Strategy, Para 6	support new retail provision ...”	
45. Policy CS11 Retail and Town Centre Strategy, Para 4	Correct spelling mistake, page 78 first line, ‘were’ changed to ‘where’.	To correct typographical error.
46. Policy CS11 Retail and Town Centre Strategy, Para 5	Amend the first sentence of paragraph 5 to include: “... enhanced by further environmental improvements, including improvements to pedestrian links within town centres, ...”	To strengthen the strategy for town centres in Forest Heath and better reflect the findings of the Council’s Retail and Town Centre Study (2006).
47. Policy CS12 Supporting Text Following para 3.11.5.	Add the following text : ‘Forest Heath District Council working with Cambridgeshire County Council as Highway Authority and other relevant organisations will undertake a further technical study to identify the likely transport implications of development proposed at Newmarket as set out in policy CS1 for the Cambridgeshire area and to identify any mitigation measures which may be required’.	To clarify the Council’s cross border working.
48. Policy CS12 Strategic Transport Improvements and Sustainable Transport	Amend text of policy CS12, final bullet point from ‘Improvements to the rights of way in the district required to achieve the objectives of the Suffolk Rights of Way Improvement Plan’ to ‘Improvements to the rights of way in the district required to achieve the objectives of the Suffolk Rights of Way Improvement Plan including consideration of any cross boundary issues arising’.	To clarify the policy.
49. Policy CS13 Infrastructure and Developer Contributions	Amend paragraph 2 of policy to read: ‘New development will be required to demonstrate that it will not harm the District’s ability to improve the educational attainment, the accessibility to services, jobs and health, the biodiversity, and well-being of Forest Heath communities’.	To make reference to important biodiversity provision within the District.
50. Monitoring and Implementation Framework Para 4.1.1	Amend text to include ‘and police facilities’ at the end of the paragraph.	To enhance the list of key infrastructure provisions.

51. Monitoring and Implementation Framework Schedule, page 120	In section headed 'Health' and right hand column, amend to read "...provision for a facility in Kentford or expansion of facilities in Newmarket.	To clarify the statement.
52. Monitoring and Implementation Framework Schedule, page 126	In section headed 'Health' and right hand column amend 'Kentford' to read 'Exning'	Factual correction
53. Monitoring and Implementation Framework Schedule, page 137	Amend text in left hand column to include the full title of Policy CS3 Landscape Character and the Historic Environment'.	To clarify the text.
54. Monitoring and Implementation Framework Schedule, page 143	Amend text in column 3 under CS3 to reflect soon to be published English Heritage information. Add to the row 'English Heritage provides data regarding heritage assets at risk, conservation areas and historic parks and gardens'.	To incorporate the most up to date guidance available.
55. Monitoring and Implementation Framework Schedule, page 87, 92, 97, 103, 109, 114, 120, 125 and 130.	Amend Green Infrastructure theme to read: "Key Infrastructure Dependencies: Open Space, Sport and Recreation and Biodiversity within Settlements".	To improve the description of Green Infrastructure.
56. Monitoring and Implementation Framework (Exning), page 125	Amend Green Infrastructure text in column 3 to state 'Deficient in certain capacity'.	To clarify the text.
57. Glossary, page 161	Amend text in the glossary to include key worker definition: 'Key worker – The Government's definition of key workers includes those groups eligible for the Housing Corporation funded Key Worker Living Programme and others employed within the public sector (i.e. outside this programme) identified by the Regional Housing Board for assistance. (PPS3)'.	To improve the definitions in the glossary.
58. Glossary, page 162.	Amend definition of 'open space' to include 'allotments' in its definition – after 'including' – i.e. "...including allotments and not just uses of land, but also"	To improve the definitions in the glossary.