

**Responses to the Local Development Framework Site Specific Policies and  
Allocations Issues and Options Document  
(Duplicate Text Responses have been removed)**

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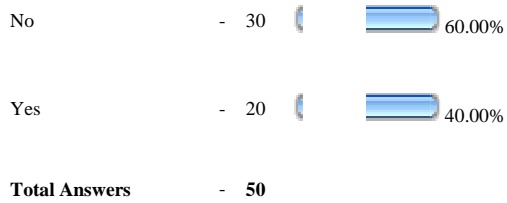
**Question 1:**

**Should minor amendments be made to any of the existing development boundaries shown in appendix 4 relating to the following villages to accommodate a site of less than 0.33 hectares (0.81 acres)?**

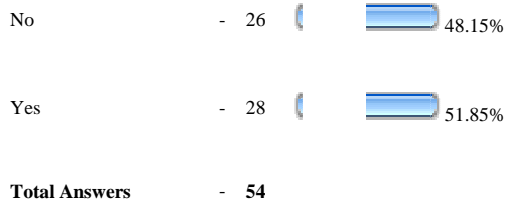
**Barton Mills**



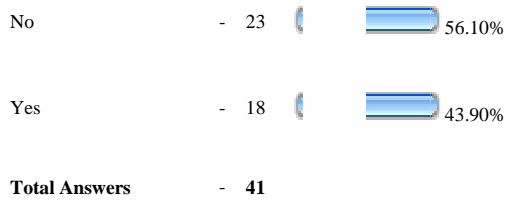
**Eriswell**



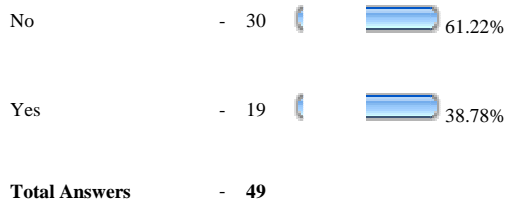
**Freckenham**



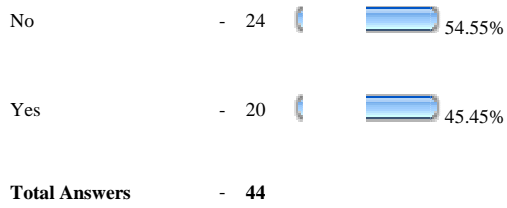
**Gazeley**



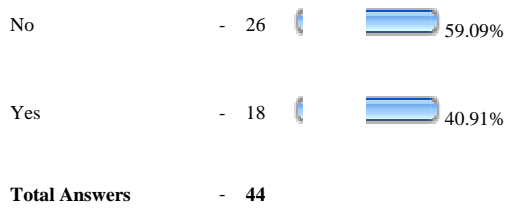
### Holywell Row



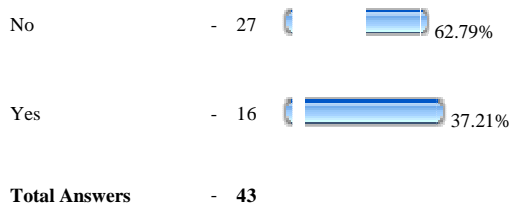
### Icklingham



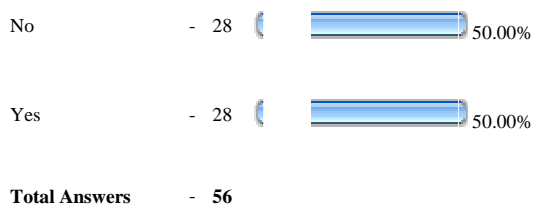
### Moulton



### Tuddenham

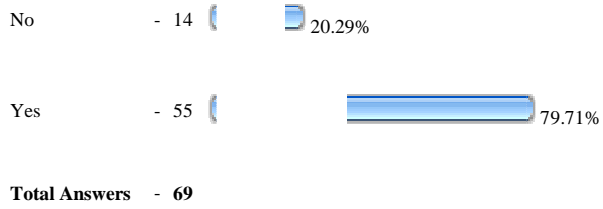


### Worlington



**Question 2:**

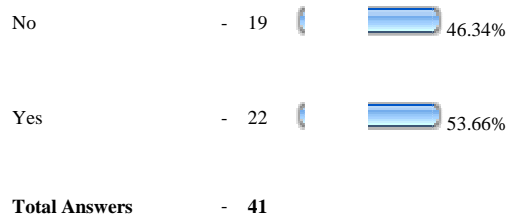
**Do you agree that the employment sites suggested by developers in option III should not be allocated?**



**Question 3:**

**From the options I and II, which of the following sites should be allocated specifically for employment use?**

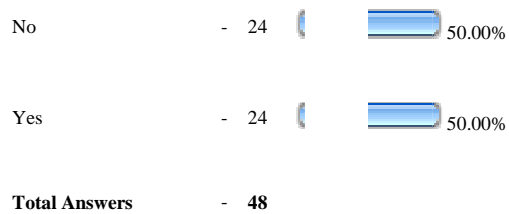
**12 hectares off London Road, Brandon**



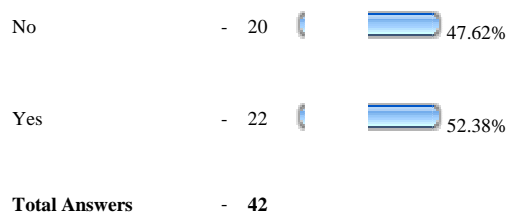
**0.5 hectares off High Street, Lakenheath**



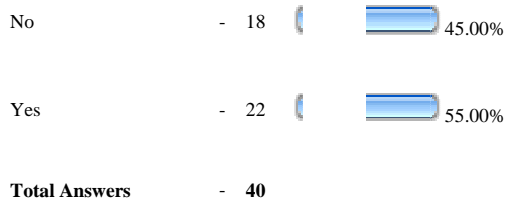
**8 hectares at George Lambton Playing Fields, Newmarket**



**4 hectares west of Turnpike Road, Red Lodge**



### Up to 15 hectares at Hatchfield Farm, Fordham Rd, Newmarket



### 8 hectares extension to the industrial estate at Mildenhall



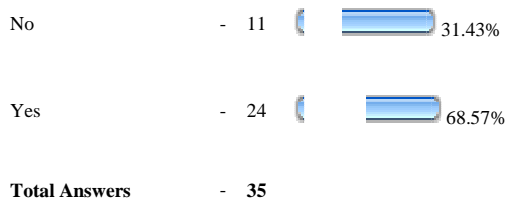
**Question 4:**

**(A) Do you think that the following options for retail development are appropriate for the towns and Lakenheath?**

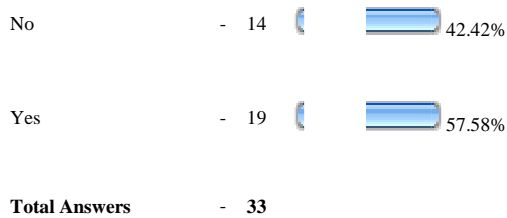
**A site west of Wellington Street and High Street, Newmarket**



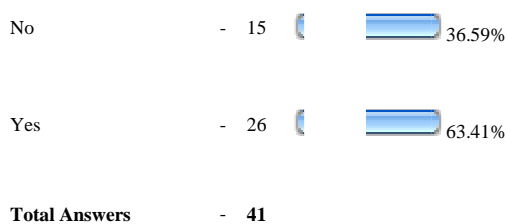
**Former Waitrose site, High Street/Palace Street, Newmarket**



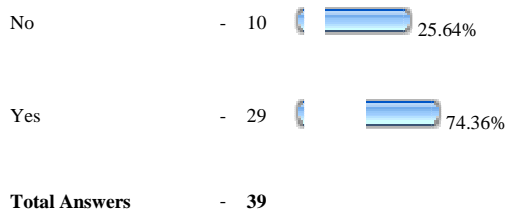
**Site off Willie Snaith Road and Depot Road, Newmarket**



**New supermarket off Recreation Way, Mildenhall**



### Redevelopment of the Shopping Precinct, Mildenhall

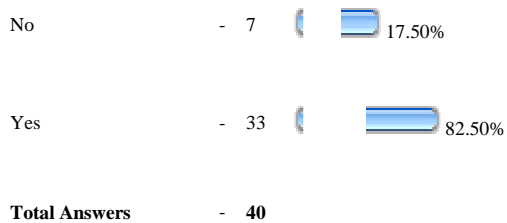


### Matthews Nursery Site, Lakenheath

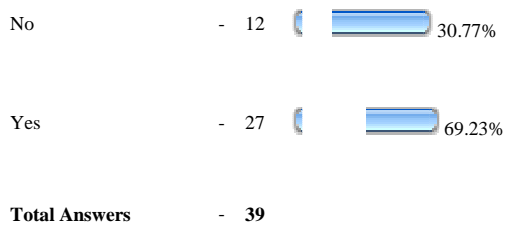


### (B) Do you think that the town centre boundaries shown in appendix 3 are appropriate for the three towns?

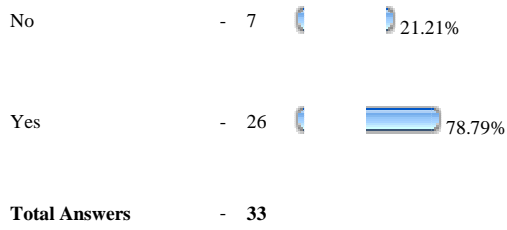
#### Brandon



#### Mildenhall

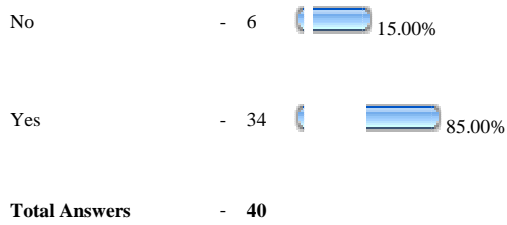


### Newmarket

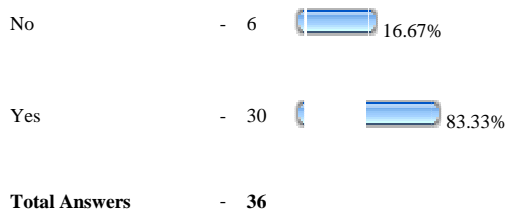


**(C) Do you think that the retail frontages shown in appendix 3 are appropriate for the three towns?**

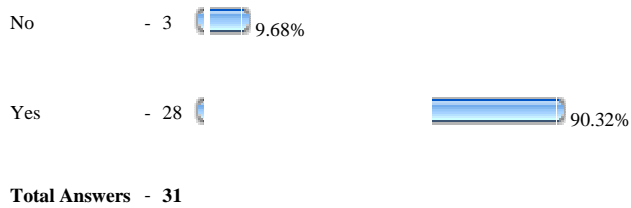
### Brandon



### Mildenhall



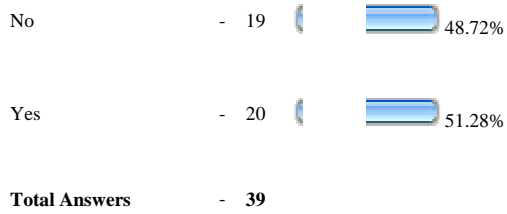
### Newmarket



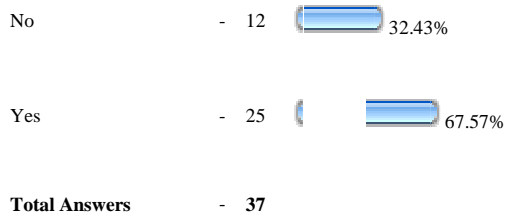
**Question 5:**

**Do you think that the options for the regeneration of the three town centres are adequate?**

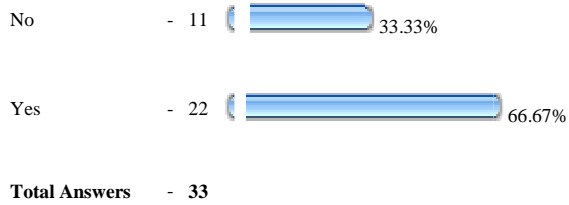
**Brandon**



**Mildenhall**

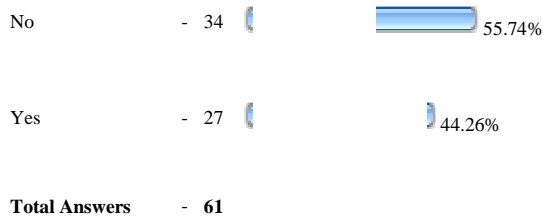


**Newmarket**



**Question 6:**

**Do you think that specific sites should be allocated for a new hotel development and, if so, where?**



**If yes, please suggest where:**

**(1) Name:** Neal Entwistle

Depends on tourist attractions e.g. Watermark. Currently, Newmarket would benefit from a modern high quality hotel, at Cambridge side on edge of the heath.

**(2) Name:** Paul Bonnett

Mildenhall. West Row Road

**(3) Name:** Richard Pullen

Close to the A11, for good access.

**(4) Name:** Hugo Upton

Red Lodge

**(5) Name:** Sue Syvret (Cllr)

Somewhere around the Fiveways roundabout would be most environmentally sound.

**(6) Name:** Victor Hicks

Would suggest new hotel development should be near to the Newmarket race courses.

**(7) Name:** Selina Boyce

If a need is identified for a hotel within the district this should be located adjacent to the race course in Newmarket.

**(8) Name:** Stephen Walsh

Queensbury Lodge

**(9) Name:** Mary Crane, Lakenheath Parish Council

Lakenheath Chicory Factory (nr. Station) for RSPB reserve and a marina should be created.

**(10) Name:** Earl of Derby

The proposed mixed use allocation at Hatchfield Farm, Newmarket.

**(11) Name:** John Holden, Pegasus Planning Group

In our comments on the Core Strategy, we have raised many issues regarding the enhancement of the facilities available to tourist in the District. As part of that assessment, we believe that new hotel developments should be provided in the A11 corridor, enabling the District as a whole to benefit from the tourism movements through the A11 corridor to Norwich and beyond.

We have objected to Preferred Policy 18 in the Core Strategy as it suggests that any new hotels should be located at the main towns or on previously developed land within villages. We consider that such an approach is unnecessarily restrictive and will not enable the District to capture as much tourism – related expenditure as it could. The A11 is a major corridor for the movement of tourist and we consider that the economy of the District would gain significant advantages if a new hotel were to be located in close proximity to the A11. The Government intends to improve the A11 between Barton Mills and Thetford. The opportunity should be taken in the context of that improvement scheme to identify a new tourism gateway opportunity at Barton Mills on land between the southern edge of the settlement and the existing alignment of the A11. Barton Mills occupies a prominent position on this important tourism corridor and a new hotel in this general area will bring significant benefits to the local economy. Thus, we do consider that a specific site should be allocated for new hotel development and that site should be on the southern edge of Barton Mills. The plan attached to this representation identifies the area in question.

**(12) Name:** Ian Harris, Red Lodge Eye

Wait for applications, ensure widespread, well publicised public consultation and review on merits.

**(13) Name:** Mrs Gill Peters

Near Newmarket Racecourse

**(14) Name:** Mrs Eve Poulter

It should be near Newmarket race course

**(15) Name:** Gloria Hicks

Market Forces should decide where a new hotel development should be sited. Would have thought it appropriate to be near the Newmarket racecourse.

**(16) Name:** Liz Marchington Chairman-Herringswell Parish council

A full needs assessment study must be performed before a site for a hotel can be considered.

**(17) Name:** Liz Marchington

A clear need must be identified before further discussion.

**(18) Name:** Philip Kratz, Nabarro Nathanson

It is possible that a hotel would be accommodated on existing employment allocations. Given the aspirations for these to move away from the district's traditional employment base (and recognising the employment potential of such a proposal), this should be either in the policy itself or in the explanatory text.

**(19) Name:** RPS Planning on behalf of Tattersalls (c/o Roger Sargent)

The former station car park at Paddocks Drive/Green Road, Newmarket, which comprises an area of approximately 0.546 hectares (1.35 acres), would be a suitable site for a hotel/residential/commercial development.

The land is currently underutilised for most of the time, providing car parking for staff and visitors to the small businesses operating in the former railway station building (this building is not in the ownership of Tattersalls).

On sales days at Tattersalls the site provides overspill parking of horseboxes.

This brownfield site is located within the settlement boundary, in a predominantly residential area which is close to both the town centre and Tattersalls sales as well as convenient to the race course.

The site is situated beside the current railway station and is served with good access roads.

In addition to its location and access advantages, the size and shape of the land would facilitate the accommodation of an appropriate mixed use development, such as a hotel/residential/commercial scheme. There is sufficient space to provide all necessary parking, service and amenity areas within the site for the existing businesses use in the former station building as well as for the new development.

**(20) Name:** Worlington Parish Council

Each site suggested should be examined individually for its suitability.

**(21) Name:** Moulton Parish Council

In the vicinity of Rowley Mile Racecourse to be used in conjunction with the existing conference facilities and would be sustainable throughout the year, not just for race days.

**(22) Name:** Henry Cave  
Fordham to Ely

**(23) Name:** Claire Fairweather

In our comments on the Core Strategy, we have raised many issues regarding the enhancement of the facilities available to tourism in the District. As part of that assessment, we believe that new hotel developments should be provided on the A11 corridor, enabling the District as a whole to benefit from the tourism movements through the A11 corridor to Cambridge, Norwich and beyond.

We have objected to Preferred Policy 18 in the Core Strategy as it suggests that any new hotels should be located at the main towns or on previously developed land within villages. We consider that such an approach is unnecessarily restrictive and will not enable the District to capture as much tourism related expenditure as it could. The A11 is a major corridor for the movement of tourists and we consider that the economy of the District would gain significant advantages if a new hotel were to be located in close proximity to this route.

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**(24) Name:** Newmarket Town Council

It is important for Newmarket that more hotel facilities are developed. Maltings site Fordham Road as a Site.

**Question 7:**

**Have you any comments on any of the suggested sites in appendix 1 and 2 and also shown on the maps in appendix 3?**

**(1) Name:** ???

**Comments:**

This site (L3) is closer to the town centre than site 3, and is more sustainable in terms of being able to walk to the town centre.

**(2) Name:** Neal Entwistle

**Comments:**

No comment seems to be allowed about the smaller non sustainable villages. A key feature in many of these villages and outside current development boundaries are the number of smaller farms. These are rapidly disappearing as working farms as they are uneconomic but no provision is made in the LDF for what can happen with these. They are brownfield in most cases and could be used for small development of housing in keeping with the local area. This at least would allow some organic development in villages that will otherwise stagnate under these proposals.

**(3) Name:** Paul Bonnett

**Site Reference Number:** M9

**Comments:**

I would ask that this site be extended to include the land immediately to the east of it in line with my letter of 17 October and the attached map and that this be included for residential development.

**(4) Name:** Royston Carter

**Site Reference Number:** L8

**Comments:**

The site will have implications for access via Caudle Avenue, and there are also issues concerning this number of vehicle's requiring access to the B1112 which would cause difficulties, where is the Employment for this number of extra people in the local area? See 3-2-3 & 3-3-4 of the LDF as the proposal will have development potential for up to 100 dwellings requiring employment for up to 200 people it is difficult to see where this site squares with the aim of reducing the need to travel.

**(5) Name:** Hugo Upton

**Comments:**

Appendix 1. Red Lodge Map Reference 6: Coopers and Cafe - good site to redevelop and should be relocated to the A11 at Red Lodge. Red Lodge Map Reference 10: Lorry Park - ditto. Both the close, non-conforming users to be relocated at or near Red Lodge junction on A11 to service existing clients and thereby remove traffic from Red Lodge regeneration. Red Lodge Map Reference 9: Phase 2 of Hundred Acre Farm, Warren Road - A natural extension to the regeneration of Red Lodge. Appendix 2. Red Lodge 1 & 3 - Should be considered for 2012 review. Red Lodge 5 - Unsustainable

**(6) Name:** Carl Morfey

**Comments:**

Map ref. number E4: This development should not be allowed permission as it would greatly impact our little village. This would greatly increase road traffic, the local school and overwhelm the electricity and water supply.

**(7) Name:** V. Coomber (Mildenhall Parish Charities Clerk)

**Comments:**

Please see letter sent with suggested sites illustrated on Mildenhall and West Row Site Options Maps: Site at Mildenhall: Peterborough Field Site at West Row: Land adjacent to Friday Street and Chapel Road.

**(8) Name:** P. Wells

**Comments:**

Map Reference: WR8. I would like to request that you include the land at Chapel Road, West Row for the following reasons: 1). Size of plot. 2). Location within village. 3). It is not enormously extending the village boundary, with existing dwellings opposite and adjacent. 4) This would accommodate the initial requirement of recommended dwellings in West Row according to the survey. 5). It is far enough away from congested areas in the village, i.e. school and shops, thereby not increasing any additional traffic in these areas.

**(9) Name:** Mr J. Badcock

**Comments:**

Site M9 (and later addition of land to that) I would like to add support views to my original submission of the Area M9 to be included in the LDF. 1). Infrastructure. a). The site is a natural extension of the existing Kingsway (Lark Road) development with all infrastructure facilities and requirements available. 2). Transport. (Policy 30) a). There are at present three available access points (Brent Close, Grebe Close and private access off Lark Road) to the proposed site thus spreading the impact of traffic to the site. b). It is ideally placed for access to the main employment areas outside Mildenhall (Newmarket, Cambridge ((and onward to London)), Bury St Edmunds, Thetford, etc, all served via A11 or A14 to the east, thus totally avoiding the town centre. c) Local employment areas are also easily accessed via the north east relief road, College Heath Road, thus avoiding the town centre. d). The site can be served by existing public footpaths to all amenities and the town centre thus avoiding unnecessary increase in local traffic to these facilities. e). The complete range of schools are all within short safe walking distance via existing convenient pedestrian routes. d). Leisure facilities, i.e. Swimming pool, Sports Hall and Cricket Field, etc are also accessible via these pedestrian routes. 3). Environmental (Policy 33) a). The area proposed is not within the River Lark flood plain area. b). The proposed site is on the borders of an area designated as Local Landscape Value, however, the proposed site does not intrude very far into this area and the vast majority of the riverside areas will remain for wildlife to flourish and residents to appreciate and enjoy. c). The owners are also willing to see the remainder of this land down to the River Lark transferred to the Council or Preservation societies for wildlife habitat and / or leisure pursuits. 4). Additional Submission a). I understand that the area to the east of M9 has

been put forward for potential development in conjunction with M9. I fully support this request as it would complete the area between Martin Close area and the school fields. All of the support views for the additional area are as for M9. 5). Summary. a). I would suggest that the proposed area M9 and the land to the east up to the school fully meets the requirements for residential development for the needs of the community as laid out in the Core Strategy of the LDF. The transport implication and the effect on the Mildenhall town centre is minimal and can make use of the existing routes, traffic and pedestrian, for shopping, working and leisure activities for the population of Mildenhall. b). Policy 22 (Housing) and the Urban Capacity Study (UCS) both indicate that there may be a need for additional development areas for Mildenhall. I submit this site would provide the greatest benefit with the lowest impact environmentally, conservationally and transport wise for the future development of Mildenhall and its residents.

**(10) Name:** Selina Boyce

**Comments:**

New housing developments should not be built on Greenfield sites. Regarding Red Lodge the development should stop at the current 1250 dwellings any further development should be on brownfield sites. Disagree with extra 1,000 houses as the density would be too great within the development boundary and would lead to over-development. Would request you remove sites: K3, K4, K7, RL1, RL3, RL4 and RL5 from consideration.

**(11) Name:** Unknown

**Comments:**

No development should take place outside the black boundary marked on the map of Lakenheath as it is not needed. Site 3 on the map: One bungalow has already been built at the end of the garden of 73, Station Road and when two more were proposed and turned down by Forest Heath Planning Committee and it went to appeal, the appeal just refused permission on the grounds that it was out of keeping with the area. She also intimated that the present new property should have not been allowed.

**(12) Name:** Mildenhall Parish Council

**Comments:**

No

**(13) Name:** Unknown

**Comments:**

B3 & B4 are Lea Meadow. Building on these will increase flood risk to the Peldhain Estate. B5. - If used will also cause flooding. B7. - Seems unnecessary. Brandon Sites 8-10. Why use our forest?

**(14) Name:** Barbara Daly

**Comments:**

Site 5 on the Site Options for Lakenheath Map. Ref: - Land to rear of 13 High Street Lakenheath. I am writing to confirm the land is owned by Dr. T.P and Mrs B J Daley. As you are probably aware we are in agreement that this, with the land to the rear of No. 15, should be a future residential development. (See letter sent)

**(15) Name:** Victor Hicks

**Site Reference Number:** RL1, RL3, RL4, RL5 K3, K4 and K7

**Comments:**

New housing developments should not be built on Greenfield sites. Please remove reference to these sites plus site 9 at Red Lodge. A further 1,000 houses on top of the 1250 is inappropriate. Please remove any reference to Watermark.

**(16) Name:** Mr D Crone

**Comments:**

Map Reference: M8 on the Site Options Map for Mildenhall. On speaking to Rachel Almond today the area shown as M8 appears to be incorrect. Please see map with area highlighted.

**(17) Name:** ???

**Site Reference Number:** 9 Red Lodge Hundred acre farm Warren rd.

**Comments:**

Red lodge requires sufficient time to absorb the current growth, before any further major development is considered. Red Lodge lacks in many of the facilities that are offered by other sites who would welcome development such as Brandon. Brandon is trying to encourage regeneration and would welcome executive style housing in order to encourage this. They have a rail service which Red Lodge doesn't and they are not dependant upon a rural bus service as Red Lodge is.

**(18) Name:** Lynda Mulford

**Site Reference Number:** Exning 1/E4 (Burwell Road) and also E3/N1

**Comments:**

The Burwell Road site(s) is a Greenfield site and is outside the village boundary for development. It seems unlikely that the site will be needed to fulfil government requirements for housing growth. If approval for development would only be on the basis of local demand there is clear evidence that local residents do not wish to see any other than minor housing development in the village (See evidence from Exning Action Group submitted to FHDC December 06). If planning is granted for 88 houses on part of this agricultural land, there would be a need for changes to the current road system through the village and the additional population would add strain to existing pressure on local services. If 88 houses are built, it is likely that the further 417 houses proposed for the site would follow over time. Exning would cease to exist as a village in its own right. We urge FHDC to consider the current character of this part of Suffolk and not to be pressured more than is absolutely necessary, by government policies aimed at destroying our valuable countryside.

**(19) Name:** Grant Powter

**Site Reference Number:** Site 10 on Site Options for Newmarket map

**Comments:**

I wish to make the following comments regarding the status of this site as preferred option for retail development: 1. There is no current need for retail space in the town. Several existing units remain empty and some current ones are unviable at the current

level of rents. 2. The demolition of this area which is a multiple ownership would be extremely expensive. My own business, which employs 25 people, some of which are at our retail shop and head office in Wellington Street is generating significant turnover and provides a service to our 1500 to 2000 customers each week. As the makers of a celebrated Newmarket sausage, we are part of the town's heritage and our business dates back to the 1880s. We sell around 1 tonne of sausages each week from the shop alone to the Newmarket residents and visitors to the town. 3. This development, should it go ahead, would entail us relocating for the duration of the building works at least. Because of the specialist nature of our business, there would be considerable cost involved: retail fit out and refrigeration costs would amount to at least £500,000 alone at current costs. This, together with the disruption would make relocation unviable for my business and therefore would lead to a total loss of the retail business we have in Newmarket and closure of our butcher's shop. Our head office would then need to be relocated. 4. The development would very likely only provide 2 new retail outlets of national chains, all for the loss of viable existing small businesses which are sustainable and also part of the town's diversity, history and character. 5. I believe that the mistakes of past planning decisions should be addressed by demolition and redevelopment of the existing Rookery Centre and flats in its entirety.

**(20) Name:** Nicholas Sibbett

**Site Reference Number:** Brandon map 9 and 10

**Comments:**

Natural England believe that it may be possible to provide mitigation works within the SPA to ensure no adverse effect upon the integrity of the SPA, so these sites need not be automatically ruled out for housing. Red Lodge map sites 8 and 10 - these are not likely to damage the adjacent SSSI subject to design issues such as provision of greenspace.

**(21) Name:** Stephen Walsh

**Site Reference Number:** Wilson Connelly site land off turnpike road

**Comments:**

It is wrong to allocate Greenfield sites out at red lodge when there are more sustainable sites available in Newmarket.

**(22) Name:** Bill Bishop

**Site Reference Number:** B5 and B1

**Comments:**

B5 should have P.P. for town cemetery. Delete Brandon 1 entirely.

**(23) Name:** Richard Atkinson

**Site Reference Number:** Land off Turnpike Road, Red Lodge (Site 1)

**Comments:**

The site at Turnpike Road, Red Lodge clearly has potential for residential development and the assessment shows that it should be preferred over some other potential sites in the settlement. The land has been vacant for some time as it is detached from other agricultural land and effectively surrounded by development. In its neglected state it is detrimental to the character of the settlement and local amenity. The need to create a

sustainable community at Red Lodge is recognised and the site was previously identified as being suitable for employment use and the consultation documents propose to retain this allocation. There are doubts as to the extent of demand for employment land. A mixed use scheme for the site, incorporating both residential and uses, would provide a solution compatible with the developing core strategy and with policies at the regional level. It would also offer a more flexible approach and a layout and design which would reflect the design considerations referred to in the master plan.

**(24) Name:** Ginny Brophy

**Site Reference Number:** 1/E4

**Comments:**

E4 in Exning is on a Greenfield site which is outside the existing village boundary. I am concerned about the overall housing density of 30 houses per hectare, the extra traffic through the village would bring Oxford Street and Windmill Street to a standstill. In response to the Parish Councils questionnaire to extra housing, we have had 4 times the response in opposition.

**(25) Name:** Graham Murdoch

**Site Reference Number:** RL2

**Comments:**

Support for site RL2 and other sites identified for housing in Red Lodge in the document. Development should where possible be concentrated within the existing boundaries of Red Lodge.

**(26) Name:** Exning Action Group

**Site Reference Number:** Exning 1 and E4

**Comments:**

The enclosed letters and e-mails (in separate bound file) represent the extent of the opposition from Exning villagers who have been asked for their views on large scale development in Exning. As you can see they are not short letters showing support but detailed accounts of people passionate about keeping the village as it is. This is a community concerned about extra traffic, crime, pollution, stretched amenities and possibly the loss of village life as hundreds of new residents try to integrate into a small village. I would like you to consider the thoughts of approximately 100 households that have spent time expressing their views and are genuinely concerned about their village.

**(27) Name:** Mary Crane, Lakenheath Parish Council

**Site Reference Number:** 1-15, L1, L3, L7 and L8

**Comments:**

Sites numbers 1 and L1 should be joined up. Site L7 should be extended to the same line as Caudle Avenue. The favoured sites for development are the red sites 1 to 15 (excluding 9), together with L3, L7 (as extended) and L8.

**(28) Name:** Stephen Walsh

**Site Reference Number:** Various Sites

**Comments:**

(A) The allocation for housing in Newmarket is too low. It is the most sustainable location and should take a far greater share of the district's housing allocation. Newmarket needs much more housing if it is to thrive. (B) These sites should not be allocated and should be deleted from the lists. Brandon-Sites 9 and 10. Site has now been designated an SSSI so should be de-allocated. Mildenhall-Site 4. As this is now a County Wildlife site it should be de-allocated. Newmarket-Site 1. The allotments should be retained. The site, because of noise issues, is less preferable to town centre sites away from the A14. Exning-Site 1. Is not inside the development boundary. Newmarket-Site 2. As this is an urban extension it is less favourable in sustainability terms than the site bounded by Rowley Drive and Black Bear Lane. West Row-Site 3. As this is a designated Area of Local Landscape Value it should be de-allocated. (C) In Appendix 2 the land bounded by Rowley Drive and Black Bear Lane is incorrectly referred to as "land at Fitzroy Stables". The land is not part of the Fitzroy Stables, is not connected with the Fitzroy Stables and is in different ownership. This is vacant land, which has lain dormant for over 20 years, is both available and suitable for residential development. The site is well connected to the town centre that lies just off the High Street and is within easy walking distance of the shops. (D) In Appendix 2, the proposals for residential development at Brickfield Stud, Balaton Stables and Coronation Stables are less suitable than the Rowley Drive/Black Bear Lane site. (E) All of the other sites within Appendix 2 are sequentially less sustainable than the Rowley Drive/Black Bear Lane site.

**(29) Name:** Paul Cronk

**Site Reference Number:** Various

**Comments:**

With regard to the Council's approach to residential development site selection, the Council will now need to fully take on board the content of PPS3 (please see the HBF's earlier comments in relation to this, above). The new Policy Statement heralds several new changes, these are: (1)The requirement for a robust evidence base; (2)A partnership between local authorities, developers, and other stakeholders to establish a more transparent assessment; (3)An emphasis upon sustainable locations; rather than just the prioritisation of previously developed sites, or sequential test; and (4)The identification of constraints (physical and housing market) on sites, and considering how these might be overcome during the plan period. It will be necessary for both brownfield and Greenfield sites to be released in good time if the Council's overall housing requirement is to be met. The Council will need to demonstrate in the Core Strategy that its assumptions with regard to the future housing supply in its new housing trajectories are accurate and realistic, and that identified sites are readily available for development. It will also need to demonstrate that the existing high housing under-supply in relation to the overall RSS housing requirement for the district can be fully overcome. The Council will need to ensure that it provides a suitable range of housing localities to meet the needs of its current and future residents. It should make decisions based upon a sound evidence base, its SHMA (Strategic Housing Market Assessment) will be a very important source of information.

**(30) Name:** Donald MacBean

**Site Reference Number:** Worlington and Red Lodge

**Comments:**

I agree with the policy of "protecting & enhancing individual character" but it looks as if the proposed Red Lodge development on the Worlington side of the A11 comes almost up to the Worlington village line & will result in the area becoming a Red Lodge conurbation which is contrary to the policy.

**(31) Name:** Earl of Derby

**Site Reference Number:** Newmarket (Site 2)

**Comments:**

The proposal to allocate Hatchfield Farm, Newmarket (Site 2) as a mixed use development site is supported. However, the site is on the edge of the largest settlement in Forest Heath, would function as a sustainable urban extension and has the capacity to accommodate up to 1200 dwellings. It is suggested that the extent of the allocation is increased to encompass all of the area shown on the attached plan. It is confirmed on behalf of the landowner that all this land is both available and can be brought forward within the plan period. The expanded allocation at Hatchfield Farm can replace unsustainable proposals such as Phase 2 of Hundred Acre Farm (Site 7A), Warren Road (Site 9), Red Lodge (Site 5, 895 dwellings) and Land off Sites 4, 9 and 10 at Brandon should be deleted as potential allocations due to their nature conservation status. All the sites in Appendix 2 should not be carried forward as allocations.

**(32) Name:** V. Wallis

**Comments:**

New developments should not be built on Greenfield sites. Red Lodge development should stop at 1250 dwellings. Sites K3, 4, 7, RL1, 4 and 5 should be removed. More housing of this type should be built in Brandon.

**(33) Name:** Peter Webster - Webster Associates

**Site Reference Number:** M5 / M5 - Mildenhall – Builders Yard + WR15 – West Row – Eldo Row + 13 – Lakenheath – Land to the rear of 84-142 High Street + 5 – Brandon – Land off Towlers Court

**Comments:**

M5 / M5 - Mildenhall Builders Yard Support the proposed housing allocation. Mildenhall is a sustainable location in which to build additional housing. The builder's yard unlike many of the alternative promoted sites - is a brown field site, whose redevelopment is actively supported and encouraged by central government (PPS3 Housing). The site is within the existing built-up framework of the town, albeit currently outside of the development boundary. The current uses on the site are uncharacteristic of a residential area and could be considered to be non-conforming. The site has an excellent access directly on to Worlington Road. The site is within easy pedestrian access to Mildenhall town centre. The landowner would be willing to see the site developed, should the land be allocated for housing development. WR15 West Row Eldo Row Support the proposed housing allocation. West Row is a sustainable location in which to build additional housing. The parcel of land provides an excellent opportunity for in-filling, by utilising

what is in essence a parcel of surplus land, which is surrounded on three sides by existing housing development. The site has a good access directly on to Eldo Road. The landowner would be willing to see the site developed, should the land be allocated for housing development. 13- Lakenheath. Land to the rear of 84-142 High Street Support the proposed housing allocation. Lakenheath is a sustainable location in which to build additional housing. The land to the rear of 84-142 High Street is particularly sustainable, being one of the closest parcels of land nearest to the village centre. 5- Brandon. Land off Towlers Court Support the proposed housing allocation. Brandon is a sustainable location in which to build additional housing. The land off Towlers Court, subject to achieving an acceptable access, is particularly sustainable, being one of the closest parcels of land nearest to the town centre. The landowner would be willing to see the site developed, should the land be allocated for housing development.

**(34) Name:** Mrs S M Prigg

**Site Reference Number:** Site 1 Kentford - Herringswell Road

**Comments:**

Greenfield site. Also proposed as site for replacement village hall which would use most of the area for parking, not houses.

**(35) Name:** James Sims Williams

**Site Reference Number:** 8

**Comments:**

Land to the Rear of North Terrace, Mildenhall (Ref 8). We support the allocation of this area of land for Residential Use. The reuse of Brownfield land is in accordance with National policies. This is a highly sustainable location for residential development, particularly for family dwellings. It is in close proximity to services and facilities of the town. The site is within walking distance of the town centre, shops, schools and local amenities. This complies with PPG13 Transport in helping to reduce dependence on cars and promoting other forms of transport.

**(36) Name:** Mr & Mrs Rolfe

**Site Reference Number:** West Row 3

**Comments:**

Land off Pott Hall Road (West Row Site 3) Written Representation 1. Development Boundary This land does appear to be in the Development boundary. The village envelope is defined on Inset map 15 in the existing local plan by a thick black line, which clearly includes this site. If it had been the intention to exclude it from the development area, then surely a thick black line would have been drawn around the site. Therefore, we do not think that there is any ambiguity about the site's location within the West Row development boundary. 2. Local Landscape Value Designation The area is currently designated as an area of Local Landscape Value. However, the reason given for areas being of Local Landscape Value is that they are either part of the Brecks (Countryside Management and Environmentally Sensitive Area) or Newmarket Studland. The Core Strategy Policy Key Diagram in the preferred options document shows West Row lying outside the Brecks designation. However sites 1, 2, 3 and 4 are all just on the boundary of the Brecks ESA. This has not prevented sites 1 and 2 from being included as First

preference sites in the sequential test. Furthermore: 1. West Row Sites 3 and 4 are virtually surrounded by development. 2. The existing Local Plan gives no specific reasons for as to why these sites were designated as areas of Local Landscape Value. 3. West Row Site 3 once included a Site of Special Scientific Interest (SSSI). The site is no longer classified as an SSSI, reflected the area's decreasing value since its designation as an area of Local Landscape Value. The current agricultural use of sites 3 and 4 means that they make no significant contribution to achieving the Brecks ESA objectives, nor are they ever likely to. Consequently they no longer meet the criteria for defining areas of Local Landscape Value. 3. Alternative sites. Sixteen sites have been suggested by local landowners for allocation as housing land. All of these sites lie outside the current village development boundary. Consequently, sites 3 and 4 should take precedence over any of these sites in determining housing land allocations. 4. Sustainability The core strategy already categorises West Row as a sustainable settlement. Taken together, sites 3 and 4 would be the only area within the existing development boundary that could be financially viable enough to support the provision of further community facilities for West Row through section 106 obligations. The Local Authority have proposed site 3 as a mixed use allocation. To provide a reasonable return on development the predominant use will have to be housing. However, it is our intention to enter into agreements with the local authority to provide community facilities on this site, which could include both public open space and primary health care facilities. We would work together with the local authority to carry out a consultation exercise within the village to identify specific local needs. 5. Conclusion We strongly support the local authority's overall proposals for West Row Sites 3 and 4. In our opinion both sites are clearly within the development boundary of a sustainable settlement and makes no material contribution to the Brecks ESA objectives that appear to be the reason for their designation in the current Local Plan as areas of Local Landscape Value. Consequently we think West Row Site 3 is more logically classified as a category (b) site, as defined in core strategy preferred policy 1, and should also be listed as a second preference site in Appendix 1 (page 28) of the Site Specific Policies and Allocations document.

**(37) Name:** Mr & Mrs Rolfe

**Site Reference Number:** West Row WR9

**Comments:**

Land off Parkers Drove (West Row Site WR9) Written Representation This is a proposed small extension to the village envelope. The alteration will increase the small area of our clients' land that lies within the existing development boundary to allow sufficient space to construct one dwelling on or near the site of the old pig buildings. It will also bring the existing dwelling at 4 Park Garden within the development envelope. The site has good existing direct vehicular access onto Parkers Drove, Friday Street. It is also well located for services in the village. It is only a short walk to the bus stop by the church, the newsagents and pub. We note that this site has been described as Greenfield outside the development boundary. In fact, it is partly inside and partly adjoining the boundary. Our suggested alteration will help to resolve this anomaly and provide for a sustainable housing development.

**(38) Name:** Denis Field

**Site Reference Number:** M2, M3, M4, M5, M6, M9, RL1, RL3, RL4, RL5, RL9

**Comments:**

I strongly feel that the use of any of the above listed sites would equate to totally unnecessary development of mainly Greenfield sites. There are other sites apart from the ones I have listed above, however in general, I totally object to any development outside of the existing Settlement Boundaries.

**(39) Name:** Denis Field

**Site Reference Number:** RL1, RL2, RL3, RL4, RL5, M2, M4, M5, M6, M9

**Comments:**

In general I object to any development upon green field sites and especially any development outside of the existing town and village settlement boundaries.

**(40) Name:** Trevor Tyrrell

**Site Reference Number:** RL1, RL5, K7, RL3, RL4 and site 9.

**Comments:**

I request you put in the plan protection from a Watermark type proposal, or anything which resembles it, i.e. a mixed use/business/ residential/ single new settlement, by inserting a policy that prevents that from happening. I am increasingly concerned about Red Lodge being expanded by creeping development on Greenfield sites without the necessary infrastructure to accommodate this.

**(41) Name:** Ian Harris, Red Lodge Eye

**Comments:**

New housing developments should not be built on Greenfield sites. Regarding Red Lodge, the development should stop at the current 1250 dwellings any further development should be on brownfield sites. Disagree with extra 1,000 houses as the density would be too great within the development boundary and would lead to over-development. Would request you remove sites: K3, K4, K7, RL1, RL4, and RL5 from consideration. Please take into account Brandon's desire for more executive style homes (such as those being built in Kings Warren). They are finding people are moving away as they are unable to find appropriate homes. Instead of expanding Red Lodge, more of this type of housing should be built in Brandon. Also, unlike Red Lodge, there is a rail link which would be more in compliance with government policy to limit the use of the car to commute to work.

**(42) Name:** Robert Eburne MRTPI (Kennett Park LLP)

**Site Reference Number:** K8

**Comments:**

Site K8 - Former Friskies Pet Care Development, Kennett Park, Kentford is identified by Kennett Park LLP as being appropriate for Mixed Use Development. This would consist of 90 dwellings, bespoke medium scale Class B1 Business Units, a Residential Care Home and Public Open Space. The following planning considerations lead to this conclusion: Kennett Park is a Brown Field Site relevant to Newmarket. It is within the Kentford Settlement Boundary. The site has been allocated for Employment purposes for

over 15 years but has not been developed. Kennett Park has planning permission for 6 hectares of Business Park Development but marketing efforts have not stimulated commercial interest. The site is regarded by the Council as a sustainable location for 6 hectares of development. The Care Home and B1 employment on part of the site would provide a minimum of 150 jobs which would be sustainably located adjacent to new housing thereby providing a range of employment at a location where the need to travel would be minimised. The site is located in Moulton Parish but is attached to Kentford; both settlements are more sustainable (even by the Council's own measures) than Red Lodge and Exning. Planning Permission has already been granted for housing on part of the site. The site is more sustainable than the proposed green field extension of Newmarket as it is brown field; closer to community facilities, a main line rail station (Kennett) and good bus services. It does not intrude on the wider landscape as it is surrounded by established mature landscaping (unlike the green field Newmarket site). The Red Lodge Site (site 1) is better suited as a Business Park / Employment location because of its access adjacent to the A11. The Council continues to restrict Housing Land Supply to below required levels while maintaining Employment Land supply at levels well above historic or predicted take up rates. The retention of site K8 as an employment allocation is at odds with PPS3 advice and with our own Employment Land Review. The Council refers to its Employment Land Review but has not published or consulted on this document. Kennett Park LLP regards the Site Specific Proposals as unsound undeliverable and unsustainable.

**(43) Name:** Mrs Gill Peters

**Comments:**

Greenfield sites should not be used for new housing developments. Red Lodge-Development should not exceed the current 1250 dwellings. The proposed additional 1,000 houses would constitute over-development, the density being too great within the development boundary. I would suggest sites K3, K4, K7, RL1, RL4 and RL5 be removed from consideration. Brandon- The town needs more executive style houses-similar to Kings Warren as people are moving away from the town due to their inability to find appropriate homes. It would therefore make more sense to build this type of housing in Brandon rather than Red Lodge. Unlike Red Lodge, Brandon has a rail link which would limit the use of the car to commute to work, thus complying with Government policy. Although not actually referred to in the LDF, I do not think the Watermark 2 site between Tuddenham and Barton Mills should be considered. It is on a Greenfield site, there is no requirement for the proposed additional housing and no infrastructure to accommodate it.

**(44) Name:** Stephen Faulkner (Norfolk County Council)

**Comments:**

Cross-boundary issues will need to be considered, particularly any transport, highway and landscape impacts on Norfolk arising from any proposed development. This is particularly relevant to the development proposed in Brandon. The Norfolk County Council response to the Core Strategy and Development Policies Preferred Policy 4 is also particularly relevant to this topic.

**(45) Name:** Robert Eburne MRTPI (Kennett Park LLP)

**Site Reference Number:** 1 Kentford

**Comments:**

Site 1 at Kentford is suggested by the Council as being suitable for a replacement Village Hall and some housing. The site is a Green Field Site. It has been suggested at a time when the Council is fully aware of site K8 which is suggested by Kennett Park LLP as being suitable for a mixed use development. Site K8 is a Brown Field site. It would be unsustainable and unreasonable to propose an unallocated Green Field site for development while the Kennett Park site is available. Furthermore, no proposals have been put forward relating to the future of the existing Village Hall site.

**(46) Name:** Mrs Eve Poulter

**Comments:**

Brandon requires more executive style housing and instead of building such homes in Red Lodge, concentration should be made on utilising the rail link in Brandon and other infrastructure in existence, which should assist government policy in avoiding the use of cars for commuting and avoid people moving away from the area. NEW HOUSING SHOULD NOT BE BUILT ON GREENFIELD SITES. Any further development in Red Lodge should be on brownfield sites and limited to the current 1250 dwellings. We do not agree to the extra 1000 homes in Red Lodge because it will be overdeveloped. The appropriate infrastructure is not in place to cope with existing plans. We would request the removal of the following sites of consideration: K3, K4, K7, RL1, RL4 and RL5.

**(47) Name:** Mr N. Ward (on behalf of Forestry Commission)

**Comments:**

The Core Strategy and Development Policies LDF document suggests that there is a potential housing land supply of 4082 dwellings. This is however, disputed and is more likely to be in the region of 2327 dwellings in the light of detailed comments made in the table below about the sites listed in Appendix 1 which suggest that some 1,755 dwellings may be incapable of delivery. In the circumstances there is case to be made for the retention of the existing allocations at London Road, Brandon (sites 9 and 10) and the allocation for further undeveloped land, especially if it is accepted that significant additional housing development should not take place in Red Lodge. First Preferred Sites: (1) Land to the rear of High Street, Brandon- Too many ownerships. (2) Land to the rear of 53-71 Station Road, Lakenheath- Too many ownerships, 2 dwellings refused. (3) Matthews Nursery, Lakenheath- FHDC wish it to remain in Retail use. (4) Land to rear of Chalk Farm, High Street, Lakenheath- No access to site. (5) Land to the rear of 11-13 Back Street, Lakenheath- No access to site. (6) Land to the rear of 84-142 High Street, Lakenheath-In Conservation area, needs appraisal. (7) Wilson Connelly site, land of Turnpike Road and Elms Road, Red Lodge- Original allocation was for Retail, Emp, open space. Maintain allocation. (8) Land North and South of Green Lane, adjacent to The Carrops, Red Lodge- Previously refused for development. Access problems. Second Preferred Sites. (1) Land of Lamb Close, Beck Row- Old allocation unlikely to come forward. Does not fir '25' dwelling threshold in LDF strategy (delete or reduce to 25 dwellings). (2) Mabaln, Sharpes Corner, Lakenheath- Difficult access in isolation, needs alternative/secondary access. (3) Allotments, Studlands Park, Newmarket- Allotments,

retain in community use? No POS audit undertaken by FHDC. (4) Land off Turnpike Road, Red Lodge, Phase 2- Originally allocated for mixed use, now just residential? (5) Land off Turnpike Lane, Red Lodge- No vehicular access. Sensitive location. Third Preferred Sites (1) Land off The Drift/Burwell Road, Exning- Does not meet LDF Strategy of 25 dwelling maximum. (2) Land east of Fordham at Hatchfield Farm, Newmarket- Outside settlement boundary. Other sites available inside settlement. Windfall opportunities on PDL in Newmarket. (3) Land off Pott Hall Road, West Row- Area of Landscape Quality does not meet LDF Strategy of 25 dwelling limit.

**(48) Name:** A. W. F. Palmer

**Site Reference Number:** WR11

**Comments:**

This is currently classed as Greenfield and outside the village plan. I feel that the site should be inside the settlement boundary for the following reasons: - It is closer to the village centre (the village green, war memorial and St Peters church) than any other site. I believe that plans are going ahead for 8 affordable homes in West Row. If the current drift of young people away from the village is to be stopped far more than 8 affordable homes are required. I would agree to site WR11 being used for this purpose. With a site of 0.59 hectares this could be done in stages to keep pace with demand. Additionally, as burial spaces in West Row are becoming in short supply and as the site adjoins St Peters church graveyard, a portion next to the church could be made available to the residents of West Row in order to overcome the need for burial in Mildenhall.

**(49) Name:** Hopkins Homes Ltd

**Site Reference Number:** K8

**Comments:**

The suggested mixed use site at Kentford should be supported by the Council. A recent public consultation event has indicated community support for the proposal. More significantly the local community has expressed a preference for a mixed use scheme in place of the Business Park scheme which already has planning permission. The site is Brown Field and is well related to Newmarket. It is a sustainable option for mixed use development. The current proposals include a Care Home, Business Units and Residential accommodation including affordable housing. Hopkins Homes has already built 6 houses on the site and having regard to the lack of interest in Business Park development, the over supply of Employment Land and the Under supply of Housing land the site must now be regarded as a preferred option for mixed use.

**(50) Name:** Guy Kaddish (on behalf of Mr A. Boyce)

**Site Reference Number:** 1 Kentford (land west of Herringswell Road)

**Comments:**

The preliminary allocation of land west of Herringswell Road as an appendix 1 site and as the preferred option for residential development in Kentford is strongly supported. The site relates well to the existing form of the settlement and would provide a natural development for Kentford that would respect the existing settlement pattern. There are no reasons why the site cannot be delivered within the life of the plan and being in single ownership there are no obstacles to the site coming forward for development following

allocation. The listing of Kentford site 1 in appendix 1 details that the site is capable of providing up to 25 dwellings and that "this could provide an opportunity for a replacement village hall together with some housing development". The owners of the site take on board the views that there is an opportunity to provide land for a village hall. In response to this it is strongly suggested that the area for the Kentford site 1 allocation is enlarged to include land to the north, as shown on the attached plan, to provide the land area for the village hall. The A14 runs to the north and forms a physical boundary to contain the expansion of Kentford to the south of the A14. The land which would be set aside for a village hall would maintain respect for the existing form of the settlement and clearly form part of the existing settlement pattern. To conclude, the preliminary and preferred allocation of Kentford site 1 for residential allocation is supported and the opportunity for land to provide a replacement village hall on an enlarged allocation area.

**(51) Name:** Rob Hopwood (Bidwells)

**Comments:**

Bidwells welcomes the opportunity to examine the Potential housing allocations set out in Appendix 1 of the document. The document suggests there is an overall potential supply of 4082 dwelling, however, our estimate is 2327. Please see the attached information to explain our findings. This would suggest there would be a shortfall of 146 dwellings based on Bidwells' revised Table 1 (below), i.e. 2473 dwellings to find minus 2327 overall potential supply. Even with the 2327 potential dwelling supply which remains, these will need to be compared and contrasted with other sites suggested in representations. First Preferred Sites: (1) Land to the rear of High Street, Brandon- Too many ownerships. (2) Land to the rear of 53-71 Station Road, Lakenheath- Too many ownerships, 2 dwellings refused. (3) Matthews Nursery, Lakenheath- FHDC wish it to remain in Retail use. (4) Land to rear of Chalk Farm, High Street, Lakenheath- No access to site. (5) Land to the rear of 11-13 Back Street, Lakenheath- No access to site. (6) Land to the rear of 84-142 High Street, Lakenheath-In Conservation area, needs appraisal. (7) Wilson Connelly site, land of Turnpike Road and Elms Road, Red Lodge- Original allocation was for Retail, Emp, open space. Maintain allocation. (8) Land North and South of Green Lane, adjacent to The Carrops, Red Lodge- Previously refused for development. Access problems. Second Preferred Sites. (1) Land of Lamble Close, Beck Row- Old allocation unlikely to come forward. Does not fir '25' dwelling threshold in LDF strategy (delete or reduce to 25 dwellings). (2) Mabalín, Sharpes Corner, Lakenheath- Difficult access in isolation, needs alternative/secondary access. (3) Allotments, Studlands Park, Newmarket- Allotments, retain in community use? No POS audit undertaken by FHDC. (4) Land off Turnpike Road, Red Lodge, Phase 2- Originally allocated for mixed use, now just residential? (5) Land off Turnpike Lane, Red Lodge- No vehicular access. Sensitive location. Third Preferred Sites (1) Land off The Drift/Burwell Road, Exning- Does not meet LDF Strategy of 25 dwelling maximum. (2) Land east of Fordham at Hatchfield Farm, Newmarket- Outside settlement boundary. Other sites available inside settlement. Windfall opportunities on PDL in Newmarket. (3) Land off Pott Hall Road, West Row- Area of Landscape Quality does not meet LDF Strategy of 25 dwelling limit.

**(52) Name:** Gloria Hicks

**Site Reference Number:** RL1, RL3, RL4, RL5 K3, K4, K7

**Comments:**

These are mostly on Greenfield sites and should be removed together with site 9. Development should be directed to the three main towns and not the villages.

**(53) Name:** Liz Marchington Chairman-Herringswell Parish council

**Comments:**

Site 8 at Red Lodge should only be developed on the brownfield areas as an application has already been refused on the grounds of over development. This decision should remain and housing numbers on this site reduced. Site 9 at Red Lodge is going to create massive over development of this village which is already suffering from an infrastructure deficit. This is a Greenfield location and must be rejected. Sites K3, K4 and K7 are all Greenfield locations on the outskirts of a small village which does not follow government policy for sequential development and should be removed from the plan. The Watermark proposal has already been rejected through the panel report for the RSS as unsustainable. The council have removed their aspiration for a regional leisure facility from their corporate plan following the evidence gathered through the previous round of LDF consultation and we would like to request these sites are removed from the plan. Sites R1, R3, R4 and R5 are again all on Greenfield locations adjacent to Red Lodge which does not have the infrastructure to support this. Large single site developments are not required in the district for the provision of housing. The housing allocation should be provided adjacent to the three main towns in the district.

**(54) Name:** Liz Marchington

**Comments:**

Sites R1, R3, R4 and R5 are all Greenfield and should not be considered. Red Lodge does not provide the necessary infrastructure to support such development and there is no need for massive housing numbers within Forest Heath. A sequential approach must be followed to comply with national government policy and the housing should be provided next to the three main towns in the district. Site 8 at Red Lodge has been refused previously and housing should not be allowed on the Greenfield locations within this site. Site 9 at Red Lodge will only compound the problems they already have with a significant infrastructure deficit. It is a Greenfield location and should be refused. Sites K3, K4 and K7 are also all Greenfield locations and must also be rejected along with the remaining sites identified for the Watermark proposal.

**(55) Name:** Jockey Club Estates Ltd

**Site Reference Number:** Exning Site 1 and Newmarket Site 5

**Comments:**

(a) Objection is made to the inclusion of site 1- land off The Drift/ Burwell Road, Exning as a housing allocation for 88 dwellings. The size of the site does not conform with Core Strategy Policy 2 which sets a threshold of a maximum of 25 dwellings on individual development sites in the 'sustainable villages'. In any case, there is a better location for housing in Exning which can meet the Policy threshold limit on dwellings. Site 1- Exning is on the wrong side of the settlement and would generate vehicular traffic through the

settlement towards Newmarket. The site has no natural/physical boundary on its southern side and would encroach further onto open countryside. It is recognised that in a settlement the size of Exning that a sustainable site is needed to cater for needs up to 2021. An alternative which would be better in Planning terms is available (land south of Lacey's Lane, Exning). This site is on the South side of the settlement close to Newmarket with a physical barrier provided by the A14. Significant benefits would accrue through its development to assist in affordable housing, landscape enhancement (to diminish noise from traffic on the A14 experienced by residents) and replacement allotments (if needed). Proposed change required: (1) Delete Site 1- Exning (land off The Drift/Burwell Road) from the appendices. (2) Allocate land South of Lacey's Lane, Exning for 25 dwellings. (b) Site 5- Land off Sefton Way and Leaders Way, Newmarket. This site is shortly to be delivered for Horse Racing Industry related housing as a need for the site to come forward for that purpose has now been identified by the Jockey Club Estates Ltd. A planning application is likely to be submitted in 2007. Thus, this site needs to be retained as an allocation within the LDF. As a general remark, there are relatively few housing sites/dwellings allocated for housing inside the settlement boundary of Newmarket, the main town of the District. There is no apparent need to identify new housing sites outside of the Newmarket Town boundary.

**(56) Name:** Philip Kratz, Nabarro Nathanson

**Comments:**

It is noted that in the case of Newmarket (1) the proposals by developers primarily involve land associated with the horse racing industry, which should not be released, and (2) the potential allocations arising from the UCS are too small to be of strategic significance, and may (or may not) come forward as windfall sites.

**(57) Name:** Mr C. S. Matthews (c/o Bidwells (MH))

**Site Reference Number:** 4 Matthews Nursery

**Comments:**

My client opposes the allocation of this site for purely retail development. It is considered that the Matthews Nursery site should be allocated as mixed use development incorporating both residential and retail uses. The allocation of the site for mixed use development would maintain the vibrancy of the area and extend it beyond normal working hours and create a safe, attractive and sustainable community in the centre of Lakenheath. Mixed use development is therefore the most efficient use of this area of previously developed land.

**(58) Name:** Gloria Hicks for The Five Villages Preservation Trust

**Site Reference Number:** RL1, RL3, RL4, RL7 K3, K4, K7, Site 9

**Comments:**

We do not agree with the developer's plans for Watermark or the Red Lodge new town. Disagree with the sites listed above and also the late additional plan for Watermark 2 site at Tuddenham.

**(59) Name:** William Potter

**Site Reference Number:** WR 3 and WR 4

**Comments:**

This is an online representation, objecting to the settlement boundary that does not include WR3 and WR4, the land is on the main road, within the speed limit signs and has a number of houses surrounding it which are also not included in the boundary. I push, that this land should already have been adopted into the settlement boundary and I would like it to be considered as a development site.

**(60) Name:** Heath Rosselli

**Site Reference Number:** RL1

**Comments:**

There are no sites immediately around Worlington in either Appendix 1 or 2 or on the Proposals Map. Given this, and the practical difficulties of further redevelopment within the village, our proposed modification would appear to be the best opportunity for achieving appropriate growth in accordance with Preferred Policy 2. We note proposals put forward by landowners under references RL1 on the northern edge of Red Lodge. We have already commented directly on the location and scale of development proposed by Core Strategy preferred Policy 22. We maintain that the level of development already proposed for Red Lodge is disproportionate, and that part of it should be reallocated to Newmarket, as the District's most sustainable settlement, and a number of sites within the "settlement network" formed by Mildenhall and its immediately surrounding villages. Development on the scale proposed under RL1 is completely contrary to Core Strategy preferred policies. It would represent a major loss of Greenfield land. It would be separated from the rest of Red Lodge by the A11 trunk road.

**(61) Name:** Mrs V. M. Reeve

**Site Reference Number:** L5

**Comments:**

I would like the site included for consideration as potential housing allocation. The site is G/B.

**(62) Name:** Colin Brown

**Site Reference Number:** RL4 / Others

**Comments:**

The site at White Lodge Stables should be allocated positively for residential development (see our representations for Mr Steve James, the landowner) under LPA references 18348, 18349, 18350, 18368, 18370 and 18381. This site is located just beyond the existing built envelope of Red Lodge, which is a sustainable location for development in the Forest Heath District area. We will send under separate cover a plan showing its full extent. It is currently an equine breaking, pre-training and rest/rehabilitation centre, which has been ideal to the operation of our client's business. However, with the major growth that has occurred in Red Lodge over recent years, and which is still planned, the nature of our client's use is such that it will not be possible for the business to thrive alongside new development and all the attendant disruption from traffic / construction etc. Our client specifically opted not to provide his breaking facility

in Newmarket itself (the home of horse-racing) on account of the fact that these locations are typically for seasoned horses and the training facilities there are all geared for this kind of animal. Instead our client established his business on this site. It was found to be a premises that fitted the ideal criteria for the proposed use, being convenient, quiet and just of the right size, being 16 acres, with a large quantity of boxes (55), a small woodchip canter, and with a couple of turnout paddocks only. Paradoxically, whilst our client's site at Red Lodge is presently suitable for his use (although the disruption is becoming more pronounced all the while with further construction and road building / improvements occurring), it is not considered to be ideal for other horse-racing uses in the longer term. This is partly due to the same sorts of 'urban fringe' issues that would be encountered in this location and identified, but also because it would not be a suitable site for training on account of its remoteness from suitable exercise areas e.g. Newmarket Heath. It is also a relatively small site in equine terms for non-training uses (e.g. stud), and so its loss for alternative use (e.g. residential) would not in any material way affect the overall range and supply of suitable sites to benefit the horse-racing industry. We therefore seek its allocation for housing. With regard to 'others' as per our answer to Question 7, we would simply comment that any development proposed in a lower order settlement than the 3 market towns and the key centres of Red Lodge and Lakenheath should only be brought forward if it is shown to be necessary having regard to the exhaustion of alternative, appropriate and more sustainable sites within the higher order settlements.

**(63) Name:** Martin Casey

**Site Reference Number:** Worlington/ Lakenheath

**Comments:**

Worlington -this village seems to be missing from the allocation. Land adjacent to sports ground- vacant Lakenheath - L2 to be allocated for housing.

**(64) Name:** Brandon Town Council

**Comments:**

Take out: B6- Remain industrial. B7- No further development on that scale. B1- Remain industrial. 2, 3, 4, 5- Approve as residential. 1 to 7- Limit affordable homes on these sites.

**(65) Name:** R. J. F. Gillington (Clerk to Trustees of Shores Charity)

**Site Reference Number:** Freckenham

**Comments:**

Land adjacent to Fordham Road between Shores Close and the village hall that at present is partially used as allotments with the remainder vacant. The frontage of the land is adjacent to and opposite an area suggested to be included in the village boundary and the Trustees asked that a representation be made that the boundary be extended.

**(66) Name:** Alison Harker MRICS (Representing Freshwater Estates (UK) Ltd)

**Site Reference Number:** Mildenhall Site 10

**Comments:**

My clients, Freshwater Estates (UK) Ltd, own some of the site included in the District Council's allocation of Mildenhall Site 10. This representation is therefore to ensure that

the allocation can be re-drafted and re-allocated accordingly, to reflect the outline planning permission that has already been granted (Full Planning Permission is being sought). The planning permission, referred to above, has not been reflected in the drafting of the Town Centre Boundary, or the Settlement Envelope Boundary, this representation is therefore to redraft the boundaries to reflect the planning permission. My clients are also owners of adjacent scrub land which has been neglected for many years and serves no useful purpose. This representation is therefore to include the site within the Settlement Boundary and the Town Centre Boundary of Mildenhall. The whole site, or indeed any part of it, is available immediately for any appropriate purpose.

**(67) Name:** Anne Greenfield

**Site Reference Number:** Mildenhall Site 7

**Comments:**

I own 23 North Terrace and have no intentions at the current time of developing any of the land within our boundaries. This includes not selling land to widen access on our side of the lane to 21 North Terrace, The Old School House. Remove the details of our land from this proposal please.

**(68) Name:** Worlington Parish Council

**Comments:**

The map "Site Options for Red Lodge" is misleading as it does not show the area currently being developed. This map shows open space that is in fact zoned for housing. This Parish and the District have already stated that they do not want to see large scale development of the kind shown by areas R1-R5 and 1-10 on the Red Lodge map. Developments on this scale are not wanted anywhere in the District and these options should be removed from the documents. The documents should go on to state that these developments are not welcome or needed.

**(69) Name:** Omar Homes Limited

**Site Reference Number:** Site B6 Omar Homes, Brandon

**Comments:**

The site shown as B6, Omar Homes Factory, Brandon should be allocated for housing. This 5.48 hectare site currently has commercial buildings which assemble mobile homes. However, the site is no longer suitable to meet production forecasts. Omar therefore need to relocate and re-establish in the locality if possible. This site is available to meet District housing requirements and subsidize an expensive relocation of expanded premises. Such subsidy is critical to make relocation within the locality commercially possible. Although the latter consideration alone could not justify the proposed change of use of the site, nevertheless there are good sustainable reasons why this site should be considered for residential development. It is acknowledged in Chapter 4 of the Site Specific Policies and Allocations report that if all the site referred to in para 4.7 were lost to other uses, then only a further 2.7 hectares of employment is required to compensate. Given the potential of Mildenhall to significantly increase its employment potential, particularly with the relocation of Marshall Aerospace to the town, there is every reason to believe the loss of the Omar site to residential development will not undermine future strategic land requirements for employment land. In sustainability terms, the site is close

to schools and shops, and sits against existing residential development. At 5.48 hectares it offers scope to maximise the potential of a brownfield site to realise in excess of 100 homes. The release of this site for housing represents the most sustainable location available within Brandon and the proposed change of use, advocated by these representations, is complimentary to the Sustainability Appraisal objectives outlined in the Sustainability Appraisal of the Core Strategy and Site Specific Options report. Omar Homes respectfully requests further dialogue with the Council to explore the benefits of the proposed change of use of their site for residential development. Omar Homes wish to stress they have every intention to remain in the locality but not at a site inadequate to meet production forecasts.

**(70) Name:** Carter Jonas (Andrew Blackwell on behalf of Suffolk County Council Property

**Comments:**

Given the likely relocation of Marshall Aerospace to land south west of Mildenhall, the site options map should give consideration to new housing allocations that will benefit from any improved highway infrastructure that arose from a relocation of Marshall Aerospace. Land south west of Mildenhall north and south of West Row are locations, which can be served by a new road connection between the A1065 (Brandon Road) to A1101, and thereafter via the Mildenhall Industrial Estate (Hampstead Avenue/James Carter Road). In the absence of the delivery of such improvements, it is contended that more limited development can be accommodated by existing infrastructure. (1) The creation of the above link if it was delivered would significantly ease commercial vehicular flows through Mildenhall town centre. (2) A plan is attached which shows the potential for planned development to the west of Mildenhall. Land should be identified for primarily housing development on land west of Aspal Hall Road, Beck Row. It relates to 1.54 ha. The County Council have been approached about the site also accommodating community facilities. This is a matter the County Council are willing to consider and welcome further discussions with the District and Parish Councils. Sites WR2 and WR6 are capable of development for housing. They represent opportunities to round off the current boundaries of West Row and make contribution to the housing requirement of the District.

**(71) Name:** Roger Sargent (RPS Planning on behalf of Hereward Housing)

**Site Reference Number:** Lakenheath L1

**Comments:**

Land off Station Road, Lakenheath. Greenfield 2.53ha outside settlement boundary. Identification of site comprising part of L1 Land off Station Road, Lakenheath to create a Care Village and approx 5.3ha site to the north-west of existing settlement.

**(72) Name:** Phil Cobbold

**Site Reference Number:** Worlington

**Comments:**

Extend village boundary to enclose land to the east of Worlington Hall Hotel up to the pumping station, and bounded by the B1102 on one side.

**(73) Name:** Christopher David Hall

**Site Reference Number:** Worlington Boundary

**Comments:**

With reference to the LDF process I would like to request a minor amendment to the development boundary at the rear of 53 The Street, Worlington. My wife and I have lived at the above property since 1996. In 2002 we purchased the land behind the property. In the south-east corner of the area there is an old barn that we are currently refurbishing under Building Regulations BR2003/0192. This barn has a long history in Worlington as it was originally the Maltings for the Ely breweries. The building was in fact about seven times longer than it currently is now. (As researched at the Bury Records Office, as detailed on an 1882 map of Worlington I have and we have excavated to find the footings). My request is that the development boundary be moved north (approx. 12.5 mts.) to encompass the barn we are refurbishing and across the full width of our land.

**(74) Name:** Mary Norden

**Site Reference Number:** Brandon 8, 9, and 10, Mildenhall 4, M2 and M4, Red Lodge 2, 3 and 4

**Comments:**

The supplementary planning guide that is referred to in 7.7 for Forest Heath should ensure that it incorporates the habitat and species objectives of the Suffolk BAP where appropriate. The SPD should be informed by the Ecological Network map for Suffolk and the East of England Heathland Habitat detailed opportunity mapping and by the Suffolk Biodiversity Partnerships planning sub-group. The site specific policies do not identify designated sites but these would affect Breckland SPA and County Wildlife Sites, which I would oppose in line with PPS9 and NERC. Site allocations within Breckland SPA should be withdrawn as these have been rejected by the LDF Sustainability Appraisal e.g. Brandon 8, 9, and 10 and Mildenhall M2. These allocations would need to comply with Habitat Regs if approved e.g. Appropriate Assessment. Site allocations affecting County Wildlife Sites should also be withdrawn to comply with PPS9 and NERC 2006 e.g. Mildenhall 4 and M2, Red Lodge 2, 3 and 4.

**(75) Name:** Mr R. McClure

**Site Reference Number:** Sites in Lakenheath and Mildenhall

**Comments:**

Lakenheath Site options L7 and L8 causes DE security and noise concerns given their proximity to the base fence at RAF Lakenheath. L4 and L6 also allocated for residential development give rise to concern given their relative close proximity to the runway at RAF Lakenheath and the possible operational impact that may arise from complaints concerning noise levels. This point is backed by Suffolk County Councils "Sustainability Appraisal of Core Strategy and Development Policies (Preferred Options and Site Specific Policies and Allocations (Issues and Options)" document with recommendation 3 that stating there should be a restriction on development within a 70dB(A) noise contour. DE also feel that RAF Lakenheath should be zoned as being part of the settlement boundary or zoned as a "special" defence site so that MoD can utilise the site in support of Defence purposes. The reason being that the settlement boundary was

decided within the old Local Plan which pre-dates the removal of Crown Immunity from the Planning Acts (as introduced through Part 7 of the Planning and Compulsory Purchase Act 2004). The new legislation requires the MoD to seek planning permission in the same manner as civilian individuals/organisations (although there are certain exemptions) and it is thus important that the principle of operational development on MoD sites outside the settlement zone is permitted. Mildenhall DE wishes to see RAF Mildenhall to be zoned as being part of the settlement boundary or zoned as a “special” defence site so that MoD can utilise the site in support of Defence purposes. The reason being that the settlement boundary was decided within the old Local Plan which pre-dates the removal of Crown Immunity from the Planning Acts (as introduced through Part 7 of the Planning and Compulsory Purchase Act 2004). The new legislation requires the MoD to seek planning permission in the same manner as civilian individuals/organisations (although there are certain exemptions) and it is thus important that the principle of operational development on MoD sites outside the settlement zone is permitted. DE notes that the relocation of Marshalls Aerospace is not shown on the “site options” plan for Mildenhall and welcomes the fact that around 24 hectares adjoining Mildenhall air base have been allocated, with the exact location being subject to a separate consultation process if Mildenhall is the favoured location.

**(76) Name:** Adam Ireland

**Site Reference Number:** All sites

**Comments:**

The Environment Agency consider it necessary to inform you at this stage that we will object to any Site Allocation DPD which is not fully informed by a Strategic Flood Risk Assessment (SFRA). The SFRA needs to be completed prior to the consideration of sites for future development. This is because the issue of flood risk is required to relate to the Sequential Test in that development should not be located in areas at flood risk when other areas at a lesser risk are available. PPS25 Annex E (paragraphs E5 and E6) stipulates the requirement for Local Authorities to prepare SFRAs to inform their Sustainability Appraisals and Local Development Documents (LDDs). There are a number of sites which have been proposed which are shown to be within Flood Zones 3 (High Risk) and Flood Zone 2 (Low to Medium Risk) of the Agency’s Flood Map. Upon recognition of these sites we would normally refer to the Local Authority’s SFRA to review whether the sites were appropriate for development (in terms of flood risk). As we have not seen a SFRA for Forest Heath, we are unable to undertake this process and therefore must object to the document, as a Sequential Approach has not been used.

**(77) Name:** Sue Prigg (Kentford Parish Council)

**Site Reference Number:** K1, K2, K3, K4, K5, K6, K7, K8

**Comments:**

The village envelope has a number of inconsistencies which should really be addressed before any further work is undertaken. The Parish Council would be pleased to assist. K1 (Boat Meadow) Stud paddock occupied by Lanwades Stud therefore should not be considered as contrary to Preferred Policy 14. Also known to be in part liable to flooding (Moulton parish) K2 front paddock, Meddler Stud (includes stud and buildings) Comments as K1, also Policy 15 relates. K3 Arable land between A14 and railway.

Believed to be part of Watermark proposal and should have been removed from LDF. Newmarket International proposal for housing - should not be considered as this is Greenfield and does not relate to the village. K4 mainly arable land between A14 and Bury Road at east of village. Shaded area includes some existing housing and land with benefit of planning permission for residential use. Outside development boundary which, in itself, is inconsistent. Some fringe residential development might be acceptable here. K5 narrow strip to south of Bury Road. Backs on to former landfill site - could be contamination problems. K6 Wooded area south of Bury Road. Part of this has been offered as a site for a new village hall. K7 north of railway, off Herringswell Road. Includes part of Watermark area which should therefore have been removed from LDF. Recently received Newmarket International proposal for warehousing on part of site is dependent on construction of a totally unrealistic 'snakes & ladders' A14/A11 link road by developer and should be rejected out of hand. No objection to upgrading of Moorlands Stud as a horse farm on remaining part of site. K8 Kennett Park (Moulton parish) No objection to continued employment or mixed development but object to all housing.

**(78) Name:** Newmarket Town Council

**Site Reference Number:** Newmarket Site 5

**Comments:**

Newmarket Town Council have previously objected to development of site 5.

**(79) Name:** Andrew Burton (Exning Parish Council)

**Site Reference Number:** E3, E4, N1

**Comments:**

Site Options for Exning E3- This site is off Windmill Hill adjacent to the A14. It would be suitable for development except for the fact that it is subject to water logging/flooding at the bottom end of the site and is very close to the traffic noise generated by the A14. N1- Part of this site would not be suitable for development as it covers the old Exning cemetery where there are exclusive rights of burial, some of which have long periods still to expire. It is also questionable whether it is appropriate to develop on cemeteries. E4- Land off Burwell Road. There was no enthusiasm for any large scale developments within the village. It was thought that E4 would be far too big an area to develop the village causing considerable traffic congestion, access problems, overloading of local facilities i.e. school, sewerage, water and other amenities.

**(80) Name:** E. G. Hunns

**Site Reference Number:** Brandon B5

**Comments:**

This is formal objection to B5 land off Manor Road, Brandon. Ref Issues and Options page 30, map site options for Brandon, which is outside the settlement boundary on a Greenfield site. The proposed site runs along Manor Road, this is the main route for children going to Breckland School and is also being used as a rat run from London Road, making it dangerous to say the least. We should be looking to reduce traffic, not increase it as building there would do. The infrastructure cannot cope, the main sewer system beneath Brandon's roads were laid down some fifty years plus ago, when many homes had cess pits. Brandon's community was much smaller then. Extensive building

since then and the multiplication of roof surface water, washing machine and dishwasher use have put pressure on the system, as proven this year when a downpour forced sewage out onto Manor Road and other parts of the town. Also when there is a power cut it is not long before the sewage starts to back up because the pumps are not working. What would be the scenario be if a power cut and a downpour were to coincide? Building in this area would have a massive impact on local wildlife, this particular field supports grass snakes, lizards, hedgehogs, wild birds and is now a migratory route for frogs and toads since the reinstatement of Doddies Pond, which Forest Heath with your "Go for green" grant bought to fruition. Therefore I feel a survey by Suffolk Nature should be carried out in the summer to see what damage to wildlife would be before any planning is carried out. The historic footpath across the hall meadow used by locals for walking their dogs and recreational activities, though not severed, would go from a picturesque rural path to just another path alongside a housing estate, losing its character and views. The view across the hall meadow is the last across open fields to Weeting Farm and the Hockwold Road across the Ouse Valley. In return it is the only view of Brandon from the Hockwold Road. How long would it be before the rest of the hall meadow was built on once planning was given? The phrase "a foot in the door" comes to mind. Some say it's a foregone conclusion, planning for purchase, though I see this is merely conjecture. It would be sad if true. In an ideal world the meadow would be used for a cemetery/green cemetery and allotments which would be beneficial to all, including local wildlife, and not put pressure on the infrastructure.

**(81) Name:** Michael Becker

**Site Reference Number:** Brandon B5 (Land off Manor Road)

**Comments:**

With reference to the above suggested development area, I would like to object to this area being used as building land. I do realise all land is under threat from all forms of development including residential use, but I feel it would be wrong to build residential units on this site, my main concerns being the following: 1) this area was previously labelled 'greenbelt' land for good reason, it provides open space for the local population (via its footpath) across the 'Hall meadow' which many residents use on a daily basis, which although if built on a public footpath could still be provided it would drastically change the views of the countryside. 2) building on this area would also have an impact on local wildlife particularly so close to 'Doddies Pond' an area changed with help of a grant 'Go for Green' provided by Forest Heath Council a few years ago, I have seen many animals using the pond and the surrounding fields these include- Newts, toads, lizards etc, and other bird life. 3) Turning this area into a residential area would also add to the traffic situation along Manor Road where by volumes of 'through traffic' are using the Crown Street/ Manor Road/ Church Road as a short cut to bypass London Road traffic which at various times daily can be very dangerous for local people on foot/ cyclists, etc. (recently the Council have imposed a heavy goods vehicle ban on using this as a rat run, but we still have to endure through speeding car traffic. 4) As I understood it this area had been earmarked as the new Cemetery by Brandon Parish Council, which would be a much better idea in regard to the previous points listed, especially if laid out in a good way it would enhance the area for local people and have no environmental impact on the countryside and would not make an increase in vehicular traffic.

**(82) Name:** Robert Fairey (Brown & Co. on behalf of the Rought family)

**Site Reference Number:** Brandon B7 (land off Green Road and Bury Road)

**Comments:**

I write on behalf of the owners of Brandon site B7 to confirm that this land is still available for inclusion within the LDF for development purpose either in its entirety or part, if appropriate. We would make the following comments:- 1) The site is well located giving good access and links to existing infrastructure from the Bury Road and Green Road. The site sits mainly within the route of the proposed bypass which would form a natural barrier up to which development could take place. 2) As mentioned on your map this site lends itself as a suitable alternative to the Council's sites 8, 9 and 10 bearing in mind they are designed as being of national and international nature conservation importance. 3) The site is located in the south of Brandon and would provide a natural extension to the settlement boundary at that point.

**(83) Name:** Robert Fairey (Brown & Co. on behalf of Mrs M. Butcher)

**Site Reference Number:** Beck Row BR7

**Comments:**

We are writing on behalf of our client, the owner of the land at Beck Row identified as BR7 on your Site Option Plan for Beck Row. Our client is still happy for all, or part, of this land to be allocated for development in the forthcoming LDF review.

**(84) Name:** Simon Gilbey (Brown & Co. on behalf of Mr B. J. Rutterford)

**Site Reference Number:** Part of Lakenheath Site 8

**Comments:**

Although already shown on the Allocations Plan as being proposed for 'Mixed Use', we have marked an area of land, outlined in red, on the attached plan of Lakenheath, which our client has asked us to confirm that he would like to make available for inclusion in the development framework for residential development. We would make the following comments: - 1) The site is inside the existing development boundary and would provide a natural extension to the village with access from the High Street. 2) All or part of the site may be available as appropriate.

**(85) Name:** Kathryn Money (RPS Planning on behalf of Crest Nicholson (Eastern) Limited)

**Site Reference Number:** Various

**Comments:**

Appendix 1 Brandon Sites 9 and 10. Both designated SSSI and SPA development would be contrary to Government advice. Allocation would not meet Core Strategy requirements. Lakenheath Uncertain if sites are available for development. (1st preference 3, 4, 8, 10, 13). Mildenhall Urban capacity study has demonstrated it has limited potential for further growth. Newmarket Question the scale of housing proposed on the basis that it seems unlikely that the town will be expected to contribute to the housing needs of the Cambridge Sub-Region. Site 1 is allocated as an Important Amenity Area, so not appropriate for housing. Red Lodge Red Lodge provided the means to assist in meeting the district's future development requirements given the lack of available sites

within the settlement boundaries of the market towns. The regeneration of Red Lodge provides a significant opportunity to help accommodate the district's future housing needs in conjunction with the necessary supporting physical and social infrastructure. Exning, Kentford, West Row and Beck Row. The identification of 'sustainable villages' permitting developments of up to 25 dwellings, does not accord with the emerging regional strategy. The urban capacity of the sites at Exning, West Row and Beck Row exceed that stated in Policy2 of the Core Strategy. The potential housing allocation sites identified in Appendix 1 for these villages should therefore be deleted.

**(86) Name:** Nicholas De Lotbiniere

**Site Reference Number:** Brandon Sites 1-10 and B1-B7

**Comments:**

1. Land to the rear of the High Street Development provides an opportunity to introduce more housing into the town centre and to help sustain the vitality and viability of the High Street. 2. Land to the rear of Thetford Road This brownfield site is located close to the town centre on a well-used route into Brandon and the principle of development is therefore supported. 3. Land off Webbs Row. Although this site can be accessed by pedestrians from Thetford Road (via Wells Row), vehicular access to this backland site will need to be achieved off Gashouse Drove, an unmade road accessed via Lode Street. We would further note that sites 3 and 4 sit within an area characterised by low-rise, low-density development, consisting predominantly of bungalows. The capacity of these backland sites to accommodate the proposed 22 units must therefore be subject to further analysis. 4. Land to rear of 99-107 Thetford Road See representations in response to Question 7, site 3. 5. Land off School Lane Site 5 is an existing orchard which currently provides a visual amenity within the town centre. The designation of this space as a brownfield site is therefore questionable. The merits of this site have been given consideration within the Brandon Conservation Area Draft Appraisal (April 2006). 6. Land off School Lane See representations in response to Question 7, Site 5. 7. Land to the rear of 54-78 Thetford Road Site 7 comprises the back garden areas to the properties at Nos. 54 to 78 Thetford Road. The site is located in a sustainable location and the principle of development is supported. 8. Land off London Road Environmental and access reasons. The existing allocation of employment land off London Road, Brandon should not be carried forward in the emerging Plan. 9. Land off Bury Road Due to wildlife value and location of site (lack of ability to integrate into existing community facilities). It is recommended that the existing allocation of housing land off Bury Road should not be carried forward into the emerging Plan. 10. Land off Bury Road See representations in response to Question 7, Site 9. B1. Land at Station Way Site B1 is an existing employment site and is allocated within the adopted Local Plan for continued employment use. Retain Site B1 as an employment allocation. B2. Land to south west of Station Way Site B2 falls within the Environment Agency indicative flood plain map. In light of more sustainable alternatives, Site B2 should not be allocated for housing. B3. Land to the north of Gas House Drove Site B3 is identified on the Environment Agency indicative flood plain map as being at risk of flooding. B4. Land off Gas House Drove See representation in response to Question 7, Site B3. B5. Land off Manor Road We consider that the release of this site for housing would meet sustainability objectives set out in both national and regional policy. Recommendation- (1) Site B5 should be

identified as a committed housing allocation to provide a minimum of 200 units. (2) The boundaries to Site B5 should be drawn to adequately reflect site ownership and to maximise the development area. (3) The proposed development area should be included within a revised settlement boundary for Brandon. B6. Omar Homes Site, London Road Site B6 is subject to an existing Local Plan allocation for employment use. Retain Site B6 as an employment allocation. B7. Land off Green Road Site B7 encompasses a significant area of agricultural land and woodland which lies adjacent to a designated Site of Special Scientific Interest and a designated Special Protection Area. We consider that it suffers a number of serious limitations as a potential housing allocation over the forthcoming plan period.

**(87) Name:** Ashwell Developments Limited c/o Agents (Savills)

**Site Reference Number:** Mildenhall Sites

**Comments:**

Summary: With regard with Appendix 1: Site 2 (Mildenhall) Land to the rear of 91-105 Folly Road this 0.65 hectare site comprises a large number of rear gardens to existing dwellings. We consider there are significant land assembly problems with such a site together with proximity to a proposed employment site. Site 3 (Mildenhall) Land to the rear of 98-108 Folly Road this has land assembly problems. Site 4 (Mildenhall) Land south of Gonville Close this 2.55 hectare site is the existing Local Plan allocation within the Adopted Local Plan. The Council acknowledge that most of this site is designated as a 'County Wildlife Site' and we consider that this is a significant constraint in bringing this site forward for development. We would also suggest that it is inconsistent with Core Strategies 42 and 43 relating to the protection of important open spaces within settlements. Site 5 (Mildenhall) St John's Centre redevelopment this site is intended to come forward for mixed uses and until details come forward there is uncertainty as to housing numbers given the Council's ownership of the site and the need to bring forward both community facilities and retail uses. Site 7 (Mildenhall) Land to the rear of 7.23 North Terrace there are land assembly issues with this site. Site 8 Rear of fire station 16 North Terrace there are land assembly issues with this site. Site 9 (Mildenhall) Land to the rear of Fleming Avenue and Hereward Avenue there are land assembly issues with this site. Site 10 (Mildenhall) Land to the rear of Mill Street land assembly issues, trees and competing uses are matters that would question the delivery of this site. With regard to Appendix 2: Site M1 (Land off Finchley Avenue) this is brownfield land within the settlement envelope but is existing employment land which should be retained for such a use. Site M2 (Land adjacent to College Heath Road) this site is located in a very sensitive edge of the town having regard to the presence of a designated SSSI and the visual importance of a heavily treed area providing an important setting to the town. Site M3 (Land at Woodlands Park off Brandon Road) this is an isolated site distinct from Mildenhall and thus remote in terms of its accessibility to services and facilities. Site M4 (Land between the River Lark and Worlington Road) this is a very sensitive area of land south of the River Lark with significant consequences for the setting of the river should development come forward. Flooding is also likely to be an issue. Site M5 (Builders Yard) this is a sensitive area close to the River Lark. Site M6 (Land at 26c Worlington Road) we consider that development of this site would serve to extend the town southwards towards Worlington and having regard to the setting of this site close to the

river we consider it an inappropriate site for residential development. Flooding is also likely to be an issue. Site M7 (Former Bridge Farm Dairies/Parmalat site, off Worlington Road) the redevelopment of this site for residential purposes should be considered as a one off and as such not influence the strategic approach taken in respect of the town as a whole. Site M8 (Riverside House) this is a sensitive area close to the River Lark on the southern edge of the town. Site M9 (Land south of Lark Road/Raven Close) the development of this site would constitute a significant area of new build into the sensitive setting south of the town close to the River Lark. There would also be flooding and drainage implications of development in this part of the settlement. All of the above sites which are identified in the two appendices have significant planning and land assembly constraints which affect them coming forward and contributing to new residential development at Mildenhall.

**(88) Name:** Chris Carter-Pegg (Gerald Eve on behalf of Bennett plc)

**Site Reference Number:** Various Lakenheath sites

**Comments:**

1 This site directly adjoins 'The Cut' and is likely to have an increased level of flood risk. In addition there are likely to be highways problems due to its current unsatisfactory means of access. 4 An existing local plan allocation, but owing largely to ownership complexities as well as highways problems, it has not come forward for residential development and is unlikely to do so during the LDF period. We have not investigated the comment at Appendix 1 that there is a strong case for this site to remain in retail use and for the residential allocation to be deleted. 5 This site has been previously considered for development by our clients, however, highways problems, primarily the inadequate vision splay at the junction with Wings Road, means it is unlikely to come forward for development in the foreseeable future. 6 Whilst this site may appear to have some potential for redevelopment, the owner still has use of this land and has no wish to sell. Accordingly, this site is unlikely to come forward for development in the foreseeable future. 8 This site directly adjoins 'The Cut' and is likely to be adversely affected by flood risk. 9 This site directly adjoins 'The Cut' and is likely to be adversely affected by flood risk. 12 Owing to the very narrow access to this site there are likely to be significant highways issues. 13 This site directly adjoins 'The Cut' and is likely to be adversely affected by flood risk. 14 Whilst planning applications have been considered for the redevelopment of this site, it is currently in active use as allotments and should be protected for this use. 15 This site has an extant planning permission for residential development, the construction of which is due to be completed in 2007. Other than site 15, where a new residential development is due to be completed next year (and therefore should be removed from this assessment), we do not consider that any of the above sites will come forward for development during the period to 2021. L1- This site would provide an obvious extension to Lakenheath. It is well located, has excellent access provisions and whilst being neatly bounded by 'The Cut' it is at a sufficient distance away so as not to be at risk of flooding. Most importantly, this site is the only land adjacent to Lakenheath that is not identified as being of 'local landscape value'. It is for this main reason that it should be developed prior to any of the other sites referred to at Appendix 2. The site is in single ownership and is ready to be brought forward for development from an early date. L2- This site would not provide an obvious extension to

the town, located on the edge of Lakenheath in a more sparsely developed area. The site is partially wooded and is identified as being of 'local landscape value'. Site L1 should be developed in preference to this site. L3- This site is not neatly bounded from the rest of the countryside in the same way as L1. The site is currently in agricultural use and is identified as being of 'local landscape value'. Site L1 should be developed in preference to this site. L4-6- These sites appear to have fragmented ownership which may delay or prevent a comprehensive development here. All of these sites are likely to be affected by noise from the airbase. The site is partially wooded and is identified as being of 'local landscape value'. Site L1 should be developed in preference to this site. L7- This site is likely to be affected by noise from the airbase which is in close proximity. The site is identified as being of 'local landscape value'. Site L1 should be developed in preference to this site. L8- This site is likely to be affected by noise from the airbase which is in close proximity. The site is identified as being of 'local landscape value'. Site L1 should be developed in preference to this site.

**(89) Name:** Matthew Hard (DLP Planning on behalf of Mr W. B. Leach)

**Site Reference Number:** Various

**Comments:**

\* Land off School Lane, Brandon- the site may not be capable of delivering 48 dwellings if a 'healthy living centre' is required on site; \* Land to the rear of 53-71 Station Road, Lakenheath- although the reasons for refusal of F/2005/0104 are unknown, there must be a degree of doubt over the delivery of 55 dwellings if 2 are unacceptable; \* Matthews Nursery, Lakenheath- if retail might be required to remain on the site, this should not be allocated for housing as it would not contribute to the delivery of 5 years+ of housing; \* Land rear of High Street, Lakenheath-if this is an existing retail use and has been allocated in the past for employment, we debate whether residential would be the most suitable land use for the site; \* Land rear of 84-142 High Street- should not be considered for allocation if Conservation Area status means its redevelopment is unlikely; \* Gas Works, Exning Road, Newmarket- if this site has planning permission it contributes to the housing land supply as a commitment, to avoid double counting of its 58 dwellings; \* Land off Bury Road, Brandon- as a SSSI and SPA there is no case for retaining this as an allocation for residential development; \* Land south of Gonville Close, Mildenhall- this site is designated as a County Wildlife Site and therefore should not be allocated for residential development; \* Allotments, Studland Park- an allotments site should only be allocated for residential development if there is no need to retain it as an allotment \* Land west of Herringswell Road, Kentford- it is thought that this site has too many constraints (for example resulting from its adjacency to the A14) and is too small to be viable for a village hall; the Kentford and Kennett Village Hall and McClaren Playing Field Association's Village Hall Committee has identified land east of Kentford (as shown on DLP1) as being a suitable location for a village hall which is considered far more appropriate than this site off Herringswell Road \* Land north of the A14, Kentford (K3)- this site appears to constitute part of the Watermark site, and its development would be totally out of context for the area; moreover the examining panel of RSS14 found overwhelmingly that a new settlement such as Watermark would be inappropriate and unnecessary in the area; even if the site is promoted independent of Watermark, it is still too large and poorly-related to the linear form of Kentford to be realistically considered

for allocation; \* Land north of Bury Road, Kentford (K4)- this site is inappropriate for allocation given its scale, location and context; furthermore it is adjacent to the A14 and it is considered that the noise from the dual carriageway would cause detrimental impact and consequently a noise attenuation bund would be required. \* South and east of Flint House, Bury Road (K5)- shown on plan DLP3, development of this site would respect the linear form of the village and would also be of an appropriate scale; the site as existing does not significantly contribute to the settlement, and its landscape and vegetation value is minimal; this site should be developed in conjunction with land at Bury Road below (K6) \* Bury Road, Kentford (K6)- this site should be viewed as appropriate for a new village hall (and is the choice of the Kentford and Kennett Village Hall and McClaren Playing Field Association's Village Hall Committee); the remainder of the site could accommodate some housing to help finance the village hall; if developed alongside (K5) it would constitute linear development respecting the traditional form of Kentford; Plan DLP1 refers \* Watermark- allocation of this land (K7) would be wholly inappropriate and has no backing at regional level \* Land at former Friskies Pet Care, Kentford (K8)- allocation of this site for housing would be out of context of Kentford; moreover, employment sites should be retained where possible in order to continue self-sustainability of settlements.

**(90) Name:** Rachel Stevens (Suffolk County Council)

**Site Reference Number:** Various

**Comments:**

Summaries of all the settlements mentioned (for full text and details of each site see paper copy): Brandon It should be noted that Brandon already suffers from traffic congestion. Any additional dwellings in Brandon should be assessed for contributions towards Traffic Management and other measures to reduce or relieve traffic pressure. It should also be noted that sites 1 to 7 and 9 to 10 will all require archaeological mitigation. Mildenhall It should be noted that any additional dwellings in Mildenhall should be assessed for contributions towards the bypass/relief road/ other traffic management measures designed to relieve the congestion in the town. It should also be noted that sites 1 to 12 are all likely to require archaeological mitigation. Newmarket Please note that Council options 1-12 are likely to require archaeological mitigation. Lakenheath With regards to options 1-15, there are no objections on archaeological grounds to the principle of development. However, 4, 5, 8, 9 10, 13 and 16, all lie within the historic settlement core and will require mitigation involving costly archaeological excavation. Historic structures and walls in these areas must be safeguarded. The remaining sites have less archaeological potential but will require some form of mitigation; this would also apply to the developer options. Red Lodge Any increase in development in Red Lodge needs to be assessed, both individually and cumulatively, for the impact of additional traffic on all relevant county and trunk road routes and their junctions. Any large increase in the number of dwellings is likely to require significant major infrastructure improvements. Please also note that the developer options involve large areas with archaeological potential and would require mitigation. Beck Row The cumulative effect of additional development is likely to require significant highway and transportation improvements in Beck Row and to reduce the impact of traffic through Mildenhall. Exning Site 1: There are no highways objections to this site, however, any

development will be subject to a footway/cycleway link from the development through to Icen Way/King George Avenue. This site also lies close to the proposed route of National Cycle Route 51 and, if necessary, provision should be made to include a route through the site. This site is also of moderate archaeological potential and will require mitigation. Kentford The village is not in the most sustainable location nor does it provide all the basic facilities. This would need to be addressed as part of any major increase in residential dwellings in order to reduce the need to travel by private car. West Row The cumulative effect of additional development in West Row is likely to require significant highway and transportation improvements and would need a transport assessment with particular emphasis on traffic into and through Mildenhall town centre.

**(91) Name:** Go East (Nick Vass-Bowen)

**Comments:**

We note that criterion d) in Preferred Policy 22 in the Core Strategy indicates that allocations within the development boundaries of the sustainable villages will be made for around 200 dwellings. However, it is indicated in paragraph 5.5 of the Site Specific Policies and Allocations DPD issues and options consultation that “medium scale Greenfield extensions may be required to the sustainable villages unless previously identified brownfield sites come forward”. Paragraph 5.5 therefore appears to be inconsistent with Preferred Policy 22, and fails therefore to reflect the chain of conformity between the Core Strategy and the Site Specific Policies and Allocations DPD. An approach of releasing Greenfield land as extensions to the sustainable villages may also not properly reflect the general sequential approach of prioritising the allocation/development of Brownfield before Greenfield as set out in national policy and that appears to underpin the Spatial Strategy in the Core Strategy. Additionally it does not appear to reflect the approach to determining preferences in the UCS 2003 as referred to in paragraph 5.3 of the consultation document. In particular there appears to be no testing of whether Greenfield land released adjacent to the sustainable villages will perform in sustainability terms as well as an additional release of Brownfield land in a key service centre (Lakenheath is identified as having surplus urban capacity) or additional Greenfield land release at other ‘higher order’ settlements such as the key service centres or three principle towns. As the authority progresses the Proposals Section DPD it should ensure that sites are considered through the application of a sequential test fully compliant with extant national policy and robustly tested and supported through the Sustainability Appraisal.

**(92) Name:** C. Summers

**Site Reference Number:** Appendix 2 Sites

**Comments:**

Full text contains Anglian Water data on sites listed in Appendix 2 (e.g. Water Supply Networks, Sewage Treatment Works, Foul Sewerage Network and Recommended Phasing).



**Question 8:**

**If you are a landowner or developer, can you suggest any further brownfield sites as allocation options within the development boundaries of any of the market towns, key service centres or sustainable villages?**

**(1) Name:** Derek Scott

**Site address:** Lanwades Business Park (west & south areas)

**Comments:**

As owners & operators of the above we have unsuccessfully tried to let, develop or sell this area of the Park for employment use for over 20 years. Full access, drainage & service infrastructure is already in place to assist sustainability. Existing employment properties in the north east area of the Park would be unaffected and retained.

**(2) Name:** Neal Entwistle

**Site address:** Hall Farm Freckenham

**Comments:**

Not one of your sustainable villages. See previous answer. I put forward a considered proposal re the development boundary during the previous (now abandoned) review process. Will this be considered in this new scheme?

**(3) Name:** Paul Bonnett

**Site address:** Wilhire Site, The Street, Barton Mill

**Comments:**

Remove commercial use and provide necessary housing. Site would be suitable for development of small 2 and 3 bed terraced homes or similar.

**(4) Name:** ???

**Comments:** Land lying to the east of Williams Way, West Row. Williams Way is a recently built new development off Friday Street, with a new road that could be extended to serve the additional land. (Sent letter and location plan 15/11/06, - 2.4ha Greenfield site)

**(5) Name:** Mr and Mrs A Stevens

**Site address:** Jarmans Lane & Mildenhall Road (Corner)

**Comments:**

We own the property and land IP28 8NS, 'Southview' which joins the ref no. WR3 & WR4 and would be prepared to develop either the whole plot or just the field as building land should WR3 or WR4 be allowed to be developed. - See map.

**(6) Name:** Selina Boyce

**Comments:**

I am concerned that the Council make sure that only genuine brownfield sites are considered and that public consultation is carried out on any sites that come forward which are not shown in these documents.

**(7) Name:** Mildenhall Parish Council

**Comments:** No

**(8) Name:** Victor Hicks

**Comments:**

FHDC should make sure that only genuine brownfield sites are considered and public consultation is carried out on any sites that come forward which are not shown in these documents.

**(9) Name:** Mr P A Rickard

**Site address:** B7

**Comments:**

I understand that more development has been proposed for Brandon and I would like the piece of land marked in black to be considered for future development in this area. (See map).

**(10) Name:** ???

**Comments:**

If any brownfield sites are identified by land owners or developers I would like opportunity to comment on these to access the issues and options associated with these newly identified sites.

**(11) Name:** ADAM BELL, BENNETT HOMES

**Site address:** Former Coal Yard, Off Wilde Street, Beck Row

**Comments:**

This brownfield site is available for redevelopment. Slightly outside the current village envelope, this would make a good site for housing. Plan of site to be sent in post.

**(13) Name:** Mary Crane, Lakenheath Parish Council

**Comments:** No

**(12) Name:** Robert Lewis

**Site address:** Barton Mills Boundary

**Comments:**

The settlement boundary should be adjusted to follow a more natural line around existing developments, thus incorporating some land to the east of Barton House.

**(14) Name:** Mary Crane, Clerk to Eriswell Poors' Estate Charity

**Site address:** Homecroft, Eriswell

**Comments:**

Include the area known as Homecroft (south side of Eriswell village) inside the development boundary of the village.

**(15) Name:** Stephen Walsh

**Site address:** Rowley Drive/Black Bear Lane Site, Newmarket

**Comments:**

The 3.24 ha site bounded by Rowley Drive and Black Bear Lane is the most sustainable residential site within the district and should be allocated as such in the LDF.

**(16) Name:** Naomi Palmer

**Site address:** Land at Grove Farm, Worlington

**Comments:**

The land is approximately one quarter of a hectare and lies adjacent to the existing village plan at Grove Farm in Worlington. On it stands largely redundant asbestos piggeries which are in very poor repair and are in places unsafe. Previous endeavours on the site involving a workshop and a retail outlet have long ceased to be viable. As no further economic use can be envisaged for this area as it is, its inclusion in the Local Development Framework may one day permit it to be used in a more productive and visually attractive way. (See map in folder).

**(17) Name:** Earl of Derby

**Comments:** No additional site allocation suggestions.

**(18) Name:** V. Wallis

**Comments:**

The council should ensure that only brownfield sites are considered.

**(19) Name:** Ian Harris, Red Lodge Eye

**Comments:**

We are concerned that the Council make sure that only genuine brownfield sites are considered and that public consultation is carried out on any sites that come forward which are not shown in these documents.

**(20) Name:** Mrs Gill Peters

**Comments:**

There should be no further use of Greenfield sites- the Council should ensure only genuine brownfield sites are considered and that there is public consultation about any sites that come forward which are not shown in these documents.

**(21) Name:** Robert Eburne MRTPI (Kennett Park LLP)

**Site address:** K8

**Comments:**

Site K8 is proposed as a mixed use site which could accommodate residential development, business development, a care home, and public open space. The site is Brown Field has good transport links to Newmarket including via Kennett Station and fits the profile of ex employment sites which PPS3 requires to be reconsidered for residential led schemes.

**(22) Name:** Mrs Eve Poulter

**Comments:**

We request that Forest Heath uses only true brownfield sites for consideration and that any future development plans not already highlighted in these specific policies should be referred for public consultation.

**(23) Name:** A. W. F. Palmer

**Site address:** WR11

**Comments:**

This is currently classed as Greenfield and outside the village plan. I feel that the site should be inside the settlement boundary for the following reasons:- It is closer to the village centre (the village green, war memorial and St Peters church) than any other site. I believe that plans are going ahead for 8 affordable homes in West Row. If the current drift of young people away from the village is to be stopped far more than 8 affordable homes are required. I would agree to site WR11 being used for this purpose. With a site of 0.59 hectares this could be done in stages to keep pace with demand. Additionally, as burial spaces in West Row are becoming in short supply and as the site adjoins St Peters church graveyard, a portion next to the church could be made available to the residents of West Row in order to overcome the need for burial in Mildenhall.

**(24) Name:** Gloria Hicks

**Comments:**

The Council should ensure that only genuine brownfield sites are considered.

**(25) Name:** Liz Marchington Chairman-Herringswell Parish council

**Comments:**

The Parish council would like to request that the council do only consider genuine brown field sites and that we are invited to comment on these once they have been brought forward.

**(26) Name:** Liz Marchington

**Comments:**

I would like to request the opportunity to comment on any sites brought forward by developers.

**(27) Name:** Philip Kratz, Nabarro Nathanson

**Comments:**

No, but in the case of the Market Towns the potential for mixed use development on Employment allocations should be acknowledged.

**(28) Name:** Heath Rosselli

**Site address:** Land at 3 Old Hall Cottages, Worlington

**Comments:**

This representation is on behalf of the landowner, Ms Heath Rosselli and relates to the reply given to Question 1. In our comments on the Core Strategy Preferred Policies we have welcomed the Council's proposals for allowing some degree of growth in most of

the District's villages including Worlington. We are proposing a minor amendment to Worlington's eastern development boundary to include an area of land immediately south of the rear garden of 3 Old Hall Cottages and bounded on the south by a detached residential property, 7 The Paddocks. It is currently rented from the owner by a local farmer. However, together with a much larger area to the east, it has been classified as agricultural set-aside for a period of some five years. During that time there has been no substantial agricultural activity on the land, either for the crop growing or livestock grazing. A 1:2500 OS map extract, showing the exact extent of the land is being faxed to the Council via Andy Durbar. We submit that this proposed change conforms to both the vision and detail of the emerging Forest Heath Local Development Framework for the following reasons:-

- o The proposed alteration will add 0.15 hectares to land within Worlington's current development boundary
- o The current village envelope boundary is drawn tightly around Worlington and there are few opportunities within this boundary for further development in accordance with the aims of Preferred Policy 2
- o The alteration of the village envelope will, together with land immediately to the west, create a site of around 0.33 hectares with vehicular access from the Paddocks
- o The land concerned has been unused or underused for many years. Its development for housing will support the aims of Preferred Policy 2 for growth in 'other villages' and is in accord with national planning objectives as expressed in PPS3 for making the best use of unused or underused land.
- o The proposed alteration is on the eastern side of the village, some 2km from Mildenhall town centre. It is therefore within easy cycling and reasonable walking distance from the town centre's facilities.
- o The proposed alteration was considered, along with others, at a meeting of Worlington Parish Council, held on Friday, December 8th 2006. The Parish Council voted to support the alteration and so has local community support.

**(29) Name:** Mrs V. M. Reeve

**Site address:** Grey Gables, Maids Cross Hill, Lakenheath

**Comments:**

I would like the site highlighted in green on enclosed map (Grey Gables, Maids Cross Hill, Lakenheath) to be also considered for inclusion as a potential housing allocation.

**(30) Name:** Jack Butcher

**Site address:** Station Way, Brandon, Suffolk

**Comments:**

The site is at the top of the map in between the railway line and site B2 and has at one time been brownfield and would make an ideal industrial site.

**(31) Name:** Colin Brown

**Site address:** See our response to Q7 re Site RL4

**Comments:**

As above - but also have regard please to PPS3 which seeks above all else sustainable development, whether development sites are Greenfield or brownfield.

**(32) Name:** Martin Casey

**Site address:** none

**Comments:** none

**(33) Name:** Alison Harker MRICS (Representing Freshwater Estates(UK) Ltd)

**Site address:** Behind Parker's Mill

**Comments:**

My clients are also owners of adjacent scrub land which has been neglected for many years and serves no useful purpose. This representation is therefore to include the site within the Settlement Boundary and the Town Centre Boundary of Mildenhall. The whole site, or indeed any part of it, is available immediately for any appropriate purpose.

**(34) Name:** Omar Homes Limited

**Site address:** Site B6 (Omar Homes- Brandon)

**Comments:**

The site shown as B6, Omar Homes Factory, Brandon should be allocated for housing. This 5.48 hectare site currently has commercial buildings which assemble mobile homes. However, the site is no longer suitable to meet production forecasts. Omar therefore need to relocate and re-establish in the locality if possible. This site is available to meet District housing requirements and subsidize an expensive relocation of expanded premises. Such subsidy is critical to make relocation within the locality commercially possible. Although the latter consideration alone could not justify the proposed change of use of the site, nevertheless there are good sustainable reasons why this site should be considered for residential development. It is acknowledged in Chapter 4 of the Site Specific Policies and Allocations report that if all the site referred to in para 4.7 were lost to other uses, then only a further 2.7 hectares of employment is required to compensate. Given the potential of Mildenhall to significantly increase its employment potential, particularly with the relocation of Marshall Aerospace to the town, there is every reason to believe the loss of the Omar site to residential development will not undermine future strategic land requirements for employment land. In sustainability terms, the site is close to schools and shops, and sits against existing residential development. At 5.48 hectares it offers scope to maximise the potential of a brownfield site to realise in excess of 100 homes. The release of this site for housing represents the most sustainable location available within Brandon and the proposed change of use, advocated by these representations, is complimentary to the Sustainability Appraisal objectives outlined in the Sustainability Appraisal of the Core Strategy and Site Specific Options report. Omar Homes respectfully requests further dialogue with the Council to explore the benefits of the proposed change of use of their site for residential development. Omar Homes wish to stress they have every intention to remain in the locality but not at a site inadequate to meet production forecasts.

**(35) Name:** Steve Austin

**Site address:** Possible Development Site – Brandon Station

**Comments:**

Possible Development Site: Brandon Station Network Rail wish to promote a development opportunity at Brandon Station. The site is shown on the attached plan

shaded in blue. It is currently unused and its re use either through demolition or refurbishment is considered necessary to improve the locality. The development and possible uses should be flexible so that any scheme should continue to be viable. The development could consist of either/or a combination of residential, office and A1 retail uses. The site would benefit from its proximity to the station. This makes it a sustainable and sequentially preferable opportunity for development. Network Rail supports development that is close to public transport services such as rail. This will maximise the potential of land which itself constitutes a scarce resource. Capitalising on the opportunities offered by sites with potential for higher density developments will also meet principles of sustainable development. Government Guidance recommends a greater intensity of development at places with good public transport accessibility.

**(36) Name:** Matthew Hard (on behalf of D.O Investments)

**Site address:** Meddler Stud, Bury Road, Kentford

**Comments:**

We support the suggested allocation of Land at Meddler Stud, Bury Road, Kentford for residential development, plan DLP2 refers. This land comprises grazing paddocks adjacent to Meddler Stud which are not required for the operational purposes of the stud and which occupy the gaps between the principal built-up parts of the village. Preliminary investigations have shown that the land can be developed without the risk of flood, or the potential to increase flood risk elsewhere in relation to the adjoining stream which forms the western boundary of the site. The site occupies a central location in close proximity to village services including public transport along Bury Road. The site is within walking distance of the main employment areas to the west of the village. We consider that the site would be suitable for a mixture of dwellings including a range of 2, 3 and 4 bedroom accommodation, possibly arranged in a contemporary courtyard form which is complementary to the adjoining stud and respects the setting and character of the settlement.

**(37) Name:** Neil Goldsmith (on behalf of Peacocks Centre Ltd)

**Site address:** Studlands Retail Park

**Comments:**

On behalf of our clients, Peacocks Centre Ltd, we set out below representations on the Forest Heath Site Specific Policies and Allocations Document. As you may be aware, we have recently submitted an application for an additional non-food retail unit adjacent to the existing terrace of retail units at the Studlands Retail Park (ref. F/2006/0983/FUL). The Retail Assessment submitted with this application identified that the application site is the most sustainable out of centre location, given that it is the only established retail warehouse destination within the District. The Assessment also contained a thorough sequential approach analysis, however none of the sites assessed was considered suitable, viable and/or available to accommodate the proposed retail development. As part of this assessment, a number of town centre sites were considered, as identified in the Site Specific Policies and Allocations Document, including the site at Wellington Street/High Street and the former Waitrose site, High Street/Palace Street. However, we understand that these sites are longer term retail development options. As such, they would not meet the short term retail need identified by NLP in this assessment and GVA Grimley in their

Study, and therefore cannot be deemed to be 'available within a reasonable period of time'. We therefore consider that the Studlands Retail Park should be identified as the preferred option for additional retail development that cannot be accommodated within or on the edge of Newmarket town centre, and this should be included in the retail development options for Newmarket (question 4a).

**(38) Name:** Mr P. A. Vale and Miss C. E. Vale

**Site address:** Site adjacent to Mildenhall M9

**Comments:**

We are owners of a strip of land adjoining the eastern side of area M9. We have highlighted our land in yellow on the map and would like to request that this can also be included within the new Local Development Framework.

**(39) Name:** Simon Gilbey (Brown & Co. on behalf of Mr S. Griffiths)

**Site address:** Land on the Eastern side of Moulton Village

**Comments:**

We have marked an area of land, outlined in red, on the attached plan of Moulton, which our client would like to make available for inclusion in the development framework for residential development. We would make the following comments: 1) The site adjoins the village and although bounded on three sides by the Conservation Area would nevertheless provide a natural extension to the village with access from the Gazeley Road. 2) All or part of the site may be made available as appropriate. 3) The site is currently used for a mixture of residential and commercial purposes. The reuse of the site for solely residential purposes would enable the commercial activities to cease, the buildings to be taken down and traffic movements potentially reduced.

**(40) Name:** Robert Fairey (Brown & Co. on behalf of Mr R. Mortlock)

**Site address:** Worlington, Land adjoining The Street (in front of the Cricket Pitch)

**Comments:**

We have marked an area of land, highlighted green, on the attached plan which our client would like to make available for inclusion in the development framework for residential development. We would make the following comments: - 1) The site adjoins the main street running through Worlington which will provide good access. 2) All or part of the site may be available as appropriate. 3) The site is located in the centre of the village and any development could therefore be seen as infill bearing in mind the existence of residential dwellings either side.

**(41) Name:** Simon Gilbey (Brown & Co. on behalf of Mr P. Canham)

**Site address:** Beck Row, land adjacent to Aspal Lane (between sites BR6 and BR7)

**Comments:**

We have marked an area of land, outlined in red, on the attached plan of Beck Row, which our client would like to make available for inclusion in the development framework for residential and/ or commercial development. We would make the following comments: - 1) The site adjoins the existing development boundary and would provide a natural extension to the village with access from Aspal Lane. 2) All or part of the site may be available as appropriate. 3) The site is located between Aspal Lane and

Wildmere Lane and offers development opportunities without impinging on the existing road structure.

**(42) Name:** Simon Gilbey (Brown & Co. on behalf of Mr & Mrs J. M. Thornalley)

**Site address:** Worlington (land to the west of Poulter's Farm)

**Comments:**

We have marked an area of land, outlined in red, on the attached plan of Worlington, which our client would like to make available for inclusion in the development framework for residential and/ or commercial development. We would make the following comments: - 1) The site adjoins the existing development boundary and would provide a natural extension to the village with access from Isleham Road. 2) All or part of the site may be available as appropriate. 3) The site being located on the edge of the village and would offer up development opportunities for new village amenities.

**(43) Name:** Simon Gilbey (Brown & Co. on behalf of Mr B. J. Rutterford)

**Site address:** Beck Row (land adjacent to Skelton's Drive)

**Comments:**

We have marked an area of land, outlined in red, on the attached plan of Beck Row, which our client would like to make available for inclusion in the development framework for residential and/ or commercial development. We would make the following comments:- 1) The site adjoins the existing development boundary and would provide a natural extension to the village with access from Skelton's Drove or from Holmsey Green. 2) All or part of the site may be available as appropriate. 3) The site being located in the centre of the village and would offer up development opportunities for new village amenities.

**(44) Name:** Rowland Beaney (Lacy Scott & Knight on behalf of Messrs C. Brown and Son)

**Site address:** Sites to the south/ south-east of Tuddenham Village

**Comments:**

Our clients wish to make representations on the settlement boundary proposed for Tuddenham. As drawn they believe there is little scope for residential development in the Plan period. They consider that provision should be made for some limited development in order to sustain the village and to provide scope for local people to continue to live in the area. We enclose a copy of the settlement boundary map for Tuddenham on which we have shown areas coloured yellow, blue and green. Our clients own the areas coloured yellow and blue and are tenants of the land coloured green. They ask that consideration is given for application of development on one or more of these areas to allow development of a size and type compatible with nearby dwellings. They believe that the land offers scope for mixed development to include affordable housing.

**(45) Name:** Rowland Beaney (Lacy Scott & Knight on behalf of Mr & Mrs Gordon Brown)

**Site address:** Land behind the old Methodist Church, Tuddenham

**Comments:**

We enclose a plan showing an area of land edged red and marked 'A'. Mr and Mrs Brown own part of the land. It stands near to their farm buildings at hall farm, Tuddenham. The site is a parcel of land formerly comprising allotments behind the old Tuddenham Methodist Church, is bounded to the North West by Chapel Lane and the Icknield Way footpath passes along its south east boundary. When comparisons are made with land on either side, this surprising omission certainly seems inconsistent and illogical. To the south east is a working farm yard and to the North West new dwellings that gain their access from the High Street via Chapel Lane were approved only recently. On the developed land either side of Site A there are no firm boundaries between the buildings and the open meadow land to the west. This is likewise the case for Site A, and it makes no other particular contribution to the character of the area that differs from the contributions of these developed neighbours. The village development boundary nevertheless detours deliberately inwards specifically to exclude Site A. There appears to be no justification for this exclusion and we believe that Site A could be released for residential development without causing any ill effect upon this area. This land forms part of the village boundary within which there are few 'live' prospects for locating new development. Accordingly, I request that Site A be considered for inclusion within the village framework in the next Local Development Framework. In support of these comments we submit:- i) The site is well related to the settlement boundary proposed for Tuddenham. We enclose a copy of the settlement boundary plan showing the land concerned coloured yellow. ii) The site is of a regular size and shape and is level ground. Physically it is well suited to development. iii) The site extends to 0.325 ha (0.80 acres) or thereabouts. Inclusion within the settlement boundary would provide scope for limited residential development in Tuddenham during the plan period. iv) Planning permission has been permitted on the site to the north and development of this land would be compatible therewith. v) Development of this site would not be injurious to adjoining properties.

**(46) Name:** Martin Davidson

**Site address:** Land adjacent to Exning Road, Newmarket

**Comments:**

I should be grateful if you would accept this letter as our formal request for the land identified upon the enclosed plan located at Exning Road, Newmarket to be considered for inclusion within the Local Development Framework review for either residential or employment use. We believe the site, which has previously had consent for residential development purposes, is eminently well related to the urban conurbation of Newmarket separated from land beyond which is open countryside and would therefore be appropriate for either of the two uses identified without detriment to any recognised or acknowledged physical or environmental constraint.

**Question 9:**

**Are there any other sites within the towns, key service centres and sustainable villages that should be allocated solely for affordable housing?**

**(1) Name:** Neal Entwistle

**Please list any suggestions:**

None that I am aware of. 'Affordable housing is a flawed method of getting people onto the housing ladder and should be abandoned in favour of shared ownership or other financial methods to avoid the large jump one would have to make in order to move out of an affordable home into a market priced home.

**(2) Name:** Richard Pullen

**Please list any suggestions:**

No suggestions

**(3) Name:** Mildenhall Parish Council

**Please list any suggestions:**

No

**(4) Name:** Lynda Mulford

**Please list any suggestions:**

Any site needs to take into account measured local demand for such housing. Sites need to be in areas where existing transport and infrastructure can absorb additional demand. "Affordable" housing should not be built in this area to accommodate buyers currently priced out of Cambridge nor primarily to house large numbers of people who have no current or previous connections with this area.

**(5) Name:** Mary Crane, Lakenheath Parish Council

**Please list any suggestions:**

Not in Lakenheath

**(6) Name:** Paul Cronk

**Please list any suggestions:**

Affordable housing provision sought should be flexible and advocate the cascade mechanism where grant funding is unavailable. It should not be based upon rigid requirements that ignore other planning considerations, particularly viability. The policy should also be backed up by an up to date evidence base that would justify the affordable housing figures being sought.

The Strategic Housing Market Assessment must look at the need for all forms of housing (not just social rented) and is carried out in the appropriate manner in full consultation with local landowners, developers and other interested parties before any policy approach can be considered robust.

Any affordable housing requirement must seek to take on board the overall viability of schemes (including the likely availability or not of grant funding) and will need to

consider the full range of other planning gain requirements likely to be sought. Unrealistically high affordable housing requirements and very low site size thresholds could severely threaten overall housing delivery rates.

The precise mix of affordable dwellings in any housing development should be a matter for negotiation between developers and the Council taking on board the latest information from the evidence base, the availability or not of grant funding, current market conditions, and the nature and characteristics of each site. It is not for the Council to seek to dictate a precise mix for all housing developments.

The Federation does not consider it appropriate to delegate matters such as the amount, type and size of affordable housing to a SPD. Any matters of importance to development costs will instead need to be clearly set out in a Development Plan Document (DPD), rather than being delegated down to a SPD. Given that they could potentially have a significant impact on development viability, they must instead be dealt with in DPD's and subjected to the appropriate public scrutiny bestowed upon these.

The statement that 'the Council will seek a minimum of 35% affordable housing' should be replaced by 'the Council will seek up to 35% affordable housing'. Without this, the Council could specify any requirement between 35% and 100% affordable housing provision on all threshold sites. Such a policy would obviously cause great uncertainty for developers, and be a deterrent to landowners and developers bringing sites forward for development. Thus strongly threatening the delivery of the overall housing requirement. Similarly, the site size threshold of only 5 dwellings in settlements with populations of less than 3,000 will be a deterrent to sites coming forward.

**(7) Name:** Mrs Jean Baldry

**Please list any suggestions:**

All three towns need affordable housing urgently.

**(8) Name:** Earl of Derby

**Please list any suggestions:**

No comment

**(9) Name:** Ian Harris, Red Lodge Eye

**Please list any suggestions:**

Each village or town should put forward its own proposals for its own needs. This should not be dictated by government policy.

**(10) Name:** Mrs Eve Poulter

**Please list any suggestions:**

Affordable housing should only be considered where the infrastructure already exists to support these families and only for local residents.

**(11) Name:** A. W. F. Palmer

**Please list any suggestions:**

This is currently classed as Greenfield and outside the village plan. I feel that the site should be inside the settlement boundary for the following reasons:- It is closer to the village centre (the village green, war memorial and St Peters church) than any other site. I believe that plans are going ahead for 8 affordable homes in West Row. If the current drift of young people away from the village is to be stopped far more than 8 affordable homes are required. I would agree to site WR11 being used for this purpose. With a site of 0.59 hectares this could be done in stages to keep pace with demand. Additionally, as burial spaces in West Row are becoming in short supply and as the site adjoins St Peters church graveyard, a portion next to the church could be made available to the residents of West Row in order to overcome the need for burial in Mildenhall.

**(12) Name:** Gloria Hicks

**Please list any suggestions:**

NO

**(13) Name:** Martin Casey

**Please list any suggestions:**

None

**(14) Name:** Brandon Town Council

**Please list any suggestions:**

No

**(15) Name:** Worlington Parish Council

**Please list any suggestions:**

Affordable housing is a priority but the type of housing should be a mix and not purely affordable housing to give a balanced community.

**(16) Name:** Henry Cave

**Please list any suggestions:**

Isleham

**(17) Name:** Andrew Burton (Exning Parish Council)

**Please list any suggestions:**

Recently Exning has been surveyed with regard to affordable housing. It was identified that approximately 20 properties could be filled from local people.

**Question 10:**

**Can you suggest specific site options to meet the shortfall of Gypsy /Traveller accommodation?**

**(1) Name:** D E Wood

**Please list any suggestions:**

Not in this County

**(2) Name:** Neal Entwistle

**Please list any suggestions:**

Off Icklingham road from Fiveways on the site being discussed as a lorry park between the canal and Travelodge.

**(3) Name:** Paul Bonnett

**Please list any suggestions:**

Incorporate within the proposed new development at Red Lodge. Good access to road links and in a sustainable community.

**(4) Name:** Hugo Upton

**Please list any suggestions:**

None

**(5) Name:** Mildenhall Parish Council

**Please list any suggestions:**

No

**(6) Name:** Victor Hicks

**Please list any suggestions:**

None

**(7) Name:** Mary Crane, Lakenheath Parish Council

**Please list any suggestions:**

No

**(8) Name:** Steve Staines

**Please list any suggestions:**

There is clearly a shortfall in provision within the district which will have to be met within 5 years. We are unable to put forward a site for development however we do have some comments regarding site selection.

Land availability is the key from which site selection must flow. As the object of a DPD is to identify and allocate sites for a specific number of pitches for Gypsy and Traveller accommodation, a pragmatic approach is to move direct to identification of a range of potentially suitable sites in consultation with the Gypsy and Traveller community (using contacts made during the needs assessment process, and whatever other local machinery may have been established). The local authority and the Gypsy and Traveller community

are both able to bring forward their suggested sites during this process, and the distribution and location of a variety of sorts of sites can be taken on board. The practical options would then go forward for discussion with the local community, interest groups, and other stakeholders before the selection of preferred sites is finalised. Advantages of this approach, though it may prove hard work for all the parties concerned, are its transparency and the certainty it provides both for Gypsies and Travellers and for local communities.

If the plan is to be found to be sound at the public examination, it is essential that a LPA can demonstrate that the sites it has allocated are suitable and that there is realistic likelihood of them becoming available within the necessary timescale. In this connection local authorities have the discretion to dispose of land for less than best consideration where this will promote or improve the economic, social or environmental well-being of the area. Alternatively, land included in the register of previously-used/under-used land may be suitable, especially where this is in local authority ownership. Finally, where appropriate, the local authority could indicate a willingness to use compulsory purchase powers to make land available. We hope Forest Heath will go through this assessment process in its search for a site. In other local authority areas moves have been made to assess the potential for public provision via section 106 agreements on major developments involving Housing Associations in the development and management of sites. Forest Heath may care to look into this if other means are not found for appropriate site provision.

**(9) Name:** Mrs Jean Baldry

**Please list any suggestions:**

No

**(10) Name:** Earl of Derby

**Please list any suggestions:**

No comment

**(11) Name:** V. Wallis

**Please list any suggestions:**

No

**(12) Name:** Ian Harris, Red Lodge Eye

**Please list any suggestions:**

No.

**(13) Name:** Mrs Gill Peters

**Please list any suggestions:**

As they seem to bring a lot of problems with them- area blight, rising crime etc-and there is already a site in the district, should they be encouraged to stay in the area?

**(14) Name:** Wendy Goult (Icklingham Parish Council)

**Please list any suggestions:**

No

**(15) Name:** Mrs Eve Poulter

**Please list any suggestions:**

We understand only a few pitches are required.

**(16) Name:** Gloria Hicks

**Please list any suggestions:**

NO

**(17) Name:** Martin Casey

**Please list any suggestions:**

None

**(18) Name:** Brandon Town Council

**Please list any suggestions:**

Naugford Fen

**(19) Name:** Moulton Parish Council

**Please list any suggestions:**

No

**(20) Name:** Henry Cave

**Please list any suggestions:**

No

**(21) Name:** Newmarket Town Council

**Please list any suggestions:**

No

**(22) Name:** Go East (Nick Vass-Bowen)

**Please list any suggestions:**

We are pleased to see that the issue of identifying options for gypsy and traveller sites is included in the consultation. Additionally we note that it is indicated that an assessment of Gypsy and Traveller needs for the next five years in terms of pitches required has been carried out. However, the approach adopted, which is effectively asking persons consulted if they can suggest sites, suggests that the process of identifying sites is at a very preliminary stage. Based on the evidence base work, and in light of a policy in the Core Strategy in line with paragraph 31 in Circular 1/2006 – Planning for Gypsy and Traveller Caravan Sites setting out the criteria to guide the allocation of sites, we might have expected the authority to be able to identify certain options even at the initial stage of consultation. However, we note that Preferred Policy 29 included in the Core Strategy Preferred Options Consultation does not include the necessary criteria for allocating sites (please refer to our representation relating to Preferred Policy 29 in our

response to the Core Strategy Preferred Options Consultation on the need to expand Preferred Policy 29). As the authority progresses the Site Specific Policies and Allocations Issues and Options it should ensure that reasonable options are generated, tested and consulted upon throughout the Issues and Options Stage and before determining Preferred Options and in light of amendments/additions to Preferred Policy 29 in the Core Strategy DPD.

**Question 11:**

**Are there any other transport schemes that you would like to be addressed in the Local Development Framework?**

**(1) Name:** D E Wood

Local Affordable/sponsored rail travel from Lakenheath to surrounding towns. There are currently two trains daily that stop at Lakenheath at grossly inconvenient times.

**(2) Name:** Neal Entwistle

Money needs to be concentrated on improving the condition of existing roads as these are rapidly heading towards 3<sup>rd</sup> world standard. Even small Mediterranean islands have better quality roads than we do!

**(3) Name:** Richard Pullen

Cycle paths on roads between villages.

**(4) Name:** Hugo Upton

Relocation of transport facilities from within Red Lodge to the north of the A11 / Red Lodge junction.

**(5) Name:** Unknown

Lakenheath needs bus services that do not take in a tour of the countryside to get to Bury St Edmunds and Newmarket, especially as the present buses are very uncomfortable on country roads.

**(6) Name:** Mildenhall Parish Council

No

**(7) Name:** ???

If any new transport schemes are suggested as part of this consultation I would like opportunity to comment on these as part of the issues and options stage of the LDF.

**(8) Name:** Lynda Mulford

Better rail services from Newmarket Station (with sufficient parking) would ease the pressure of road transport to Cambridge and Ely. It is impossible to guarantee a parking space in any local railway station after around 7-7:30 on weekday mornings.

**(9) Name:** Bill Bishop

Remove existing Brandon By-Pass scheme. Insert new proposed North/Western route.

**(10) Name:** Mary Crane, Clerk to Eriswell Parish Council

The Mildenhall Relief Road to serve as a link between RAF Lakenheath/Mildenhall would bring great benefits to Eriswell as evidenced in Eriswell Conservation Area Appraisal Consultation Draft.

**(11) Name:** Mary Crane, Lakenheath Parish Council

Pelican crossing to replace existing pedestrian crossing in High Street. Additional Pelican crossing on Eriswell Road to enable safe access to children's playground.

**(12) Name:** Mrs Jean Baldry

A lorry park just off the A11. Barton Mills.

**(13) Name:** Earl of Derby

No comment

**(14) Name:** V. Wallis

Rather than create a link road A11/14 a flyover should be made at the junction of the A11/14.

**(15) Name:** Mrs S M Prigg

A11/A14 link and direct link Red Lodge to A14.

**(16) Name:** Denis Field

Duelling of the A11. Physical traffic calming measures in all villages i.e. road narrowing and other HGV deterrents.

**(17) Name:** Denis Field

A11 duelling. Physical traffic calming measures in all villages and deterrents to prevent HGV's using villages as rat runs.

**(18) Name:** Ian Harris, Red Lodge Eye

If there is to be an A11/A14 link road study why not make a fly-over at the junction of the A11/A14 rather than creating a link road which would mean using more Greenfield sites.

**(19) Name:** Mrs Gill Peters

I suggest an A11/A14 link road study should seriously consider making an interchange where 2 roads split eastbound after Newmarket. This would probably be the cheapest option, would not desecrate more countryside and would not be close to villages.

**(20) Name:** Wendy Goult (Icklingham Parish Council)

Use of A1101 by HGV's. Road is no longer capable of this type of use, lorries are unable to pass each other without mounting the pavement within Icklingham village and are therefore an unacceptable and significant hazard. It's about time the needs of people were put above the need to move lorries from A to B and it is considered that this route is no longer sustainable for this type of use.

**(21) Name:** Mrs Eve Poulter

We are opposed to any use of Greenfield sites for easing the lack of a link between A11 and A14, however, if such an option was investigated we suggest a flyover at the junction of the A11/A14 (east of Newmarket).

**(22) Name:** Mr N. Ward (on behalf of Forestry Commission)

The continued allocation of the land at London Road, Brandon for housing and employment purposes would support the provision of a by-pass and secure significant environmental improvements in the town centre.

**(23) Name:** Gloria Hicks

NO

**(24) Name:** Freckenham Parish Council

Speed restriction/traffic calming in the villages.

**(25) Name:** Heath Rosselli

There are two improvements that would enhance Worlington as a safe and sustainable community:

- o Improvements and traffic calming measures to the B1102, especially the section around the Worlington Hall Hotel.

- o The development of a signposted cycleway and footpath connecting Worlington and Barton Mills through Mildenhall town centre.

**(26) Name:** Martin Casey

None

**(27) Name:** Brandon Town Council

Town centre to be connected to various points. Bus service to town from the station.

**(28) Name:** Worlington Parish Council

Whilst not a specific scheme, greater communication between FHDC and SCC regarding transport and especially buses needs to take place. Important links, i.e. to Cambridge are being lost/withdrawn. A cross council approach needs to be adopted.

**(29) Name:** Moulton Parish Council

The regeneration of rail links by improving both services and parking facilities at Kennet and Newmarket stations.

**(30) Name:** Henry Cave

No

**(31) Name:** Mr R. McClure

DE welcomes the reference to the north-eastern relief road/by-pass for Mildenhall referred to in the Structure Plan 2001 and would like to see the LDF outlining a route for the proposal as well as a timetable of how this proposal can be investigated. DE also feel that a commitment to such a proposal could be examined in consultation with the re-routing and pedestrian proposals for Mildenhall town centre with both parts being investigated and promoted through the LDF.

**(32) Name:** Newmarket Town Council

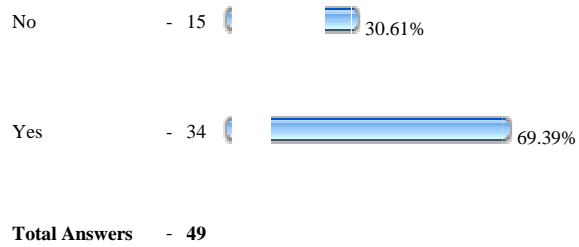
Improved cycle network within Newmarket Town for workers, school children and shoppers.

**(33) Name:** Rachel Stevens (Suffolk County Council)

Reference in paragraph 6.3 of the consultation document to Appendix D schemes in the Local Transport Plan is very misleading. The wording gives the impression that the only public right of way scheme in Forest Heath is in Mildenhall. Appendix D only gives examples of schemes from the first year of implementation of the Local Transport Plan. We therefore ask that the wording of this paragraph is amended. Chapter 10 of the Local Transport Plan specifically refers to Rights of Way Improvement Plan (ROWIP) and should be referred to here.

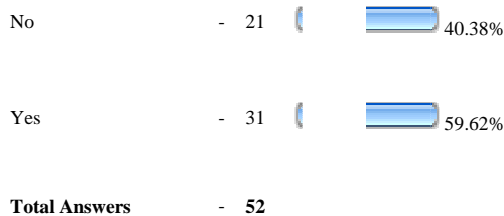
**Question 12:**

**Should traffic re-routing and pedestrianisation proposals for Mildenhall town centre be further investigated and promoted through the LDF?**



**Question 13:**

**(A) Should there be a permanent park and ride facility for Newmarket and, if so, can you suggest specific site options?**



**If yes, please suggest a specific site:**

**(1) Name:** Neal Entwistle

On the Fordham Road between Exning junction & Snailwell junction, though this would be possibly in Cambridgeshire? This would ease the growing congestion on the A142 into Newmarket which is reaching grid lock proportions.

**(2) Name:** Hugo Upton

Hatchfield opposite Tesco's

**(3) Name:** Colin Bambury (Senior Network Manager)

While we have no objection in principle to either a permanent park and ride facility for Newmarket, or a site for lorry parking, we would request that the traffic impact on the trunk road network be fully explored before preferred sites are selected. We would, of course, be willing to work with the Council in assessing the possible impact of alternative sites.

**(4) Name:** Sue Syvret (Cllr)

Current site is ideal

**(5) Name:** Mildenhall Parish Council

No comment

**(6) Name:** Selina Boyce

The George Lampton playing fields should be returned back to their original use as playing fields and if a park and ride facility is required and when the necessary studies are performed they indicate a need, a brownfield site should be found to operate this from.

**(7) Name:** Earl of Derby

Scope may exist to accommodate a park and ride facility within the Hatchfield Farm mixed use allocation next to the A14 at Newmarket (Site 2).

**(8) Name:** Mrs Gill Peters

Surely Newmarket residents should be consulted and decide.

**(9) Name:** Mrs Eve Poulter

Leave to Newmarket residents.

**(10) Name:** Jockey Club Estates Ltd

Information will need to be gathered to ascertain whether or not Newmarket is able to justify a permanent Park and Ride facility. If there is sufficient evidence to demonstrate that a permanent Park and Ride site is warranted then the choice of site will need serious consideration as its benefits and implications for day-to-day life in the town could be significant.

**(11) Name:** Worlington Parish Council

The present site opposite Tesco's seems to be accessible and appropriate.

**(12) Name:** Moulton Parish Council

The existing site close to Tesco and the A14 should become a permanent facility, and should be made as efficient, clean, tidy and cheap as those in Cambridge.

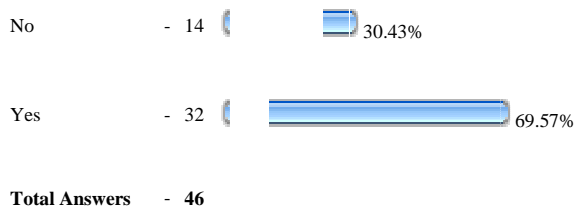
**(13) Name:** Henry Cave

Opposite Waitrose

**(14) Name:** Newmarket Town Council

A park and walk is what we need.

**(B) Should there be a park and ride facility at the National Stud/July Racecourse?**



**Question 14:**

**Within the following areas of search can you suggest specific site options for lorry parking facilities?**

**(1) Name:** D E Wood

**Adjoining the A14 at Newmarket:**

None wanted

**Adjoining the A14 at Kentford:**

None wanted

**Adjoining the A11 at the junction with the A1101 (Fiveways roundabout):**

None wanted

**(2) Name:** Neal Entwistle

**Adjoining the A14 at Newmarket:**

None that wouldn't involve some major upgrade to the road system at the A142

**Adjoining the A14 at Kentford:**

None, but the old and now disused park at Risby should be encouraged back into use. (Adjacent to the White Horse pub).

**Adjoining the A11 at the junction with the A1101 (Fiveways roundabout):**

Between Canal and Travelodge off Icklingham road if not used for travellers.

**(3) Name:** Paul Bonnett

**Adjoining the A11 at the junction with the A1101 (Fiveways roundabout):**

Brandon Road, industrial site extension.

**(4) Name:** Hugo Upton

**Adjoining the A14 at Newmarket:**

None of these, instead: Adjacent to the A11 at Red Lodge on the north of the A11, close or adjacent to the A11/Red Lodge.

**(5) Name:** Colin Bambury (Senior Network Manager)

**Adjoining the A14 at Newmarket:**

Please see Question 13

**(6) Name:** Sue Syvret (Cllr)

**Adjoining the A11 at the junction with the A1101 (Fiveways roundabout):**

Near the Travelodge on the cleared land there.

**(7) Name:** Mildenhall Parish Council

**Adjoining the A11 at the junction with the A1101 (Fiveways roundabout):**

Off Bury Road

**(8) Name:** Victor Hicks

**Adjoining the A14 at Newmarket:**

At the Petrol Filling Station sites either side of the A14 on the Newmarket by-pass.

**Adjoining the A14 at Kentford:**

No

**Adjoining the A11 at the junction with the A1101 (Fiveways roundabout):**

No

**(9) Name:** Selina Boyce

**Adjoining the A14 at Newmarket:**

Lorry parking facilities should be incorporated with the BP garages on the A14.

**(10) Name:** Mrs Jean Baldry

**Adjoining the A11 at the junction with the A1101 (Fiveways roundabout):**

This area needs one.

**(11) Name:** V. Wallis

**Adjoining the A14 at Newmarket:**

Near the petrol stations on the A14

**Adjoining the A14 at Kentford:**

No

**Adjoining the A11 at the junction with the A1101 (Fiveways roundabout):**

Land adjoining Travelodge.

**(12) Name:** Mrs S M Prigg

**Adjoining the A14 at Kentford:**

Should not be located near any housing - including individual properties - due to noise problems.

**(13) Name:** Denis Field

**Adjoining the A11 at the junction with the A1101 (Fiveways roundabout):**

Land to the east of the hotel.

**(14) Name:** Ian Harris, Red Lodge Eye

**Adjoining the A14 at Newmarket:**

Adjoining the A14 at Newmarket – Suggest a site near the Petrol Filling

**Adjoining the A14 at Kentford:**

No

**Adjoining the A11 at the junction with the A1101 (Fiveways roundabout):**

If pushed.

**(15) Name:** Mrs Gill Peters

**Adjoining the A14 at Newmarket:**

There should be sites either side of the road near the petrol stations.

**Adjoining the A14 at Kentford:**

No

**Adjoining the A11 at the junction with the A1101 (Fiveways roundabout):**

Land near Travel Lodge.

**(16) Name:** Wendy Goult (Icklingham Parish Council)

**Adjoining the A11 at the junction with the A1101 (Fiveways roundabout):**

Not considered suitable and would add to congestion on the roundabout.

**(17) Name:** Mrs Eve Poulter

**Adjoining the A14 at Newmarket:**

Near filling station on A14

**Adjoining the A14 at Kentford:**

No

**Adjoining the A11 at the junction with the A1101 (Fiveways roundabout):**

No

**(18) Name:** Gloria Hicks

**Adjoining the A14 at Newmarket:**

At the BP Petrol filling stations at the Newmarket By-pass.

**Adjoining the A14 at Kentford:**

No

**Adjoining the A11 at the junction with the A1101 (Fiveways roundabout):**

No

**(19) Name:** Liz Marchington Chairman-Herringswell Parish council

**Adjoining the A14 at Newmarket:**

Yes. At the petrol filling station sites on the A14.

**Adjoining the A14 at Kentford:**

No

**(20) Name:** Liz Marchington

**Adjoining the A14 at Newmarket:**

The petrol filling stations on the A14 seem a logical site.

**Adjoining the A14 at Kentford:**

No

**(21) Name:** Mr D. E. Whittall (Executor of Mr D. L. Feltwell)

**Adjoining the A11 at the junction with the A1101 (Fiveways roundabout):**

Land between the A11 and the A1101. (Plan A.29,610).

**(22) Name:** Freckenham Parish Council

**Adjoining the A14 at Newmarket:**

Service stations enlarged.

**(23) Name:** Martin Casey

**Adjoining the A14 at Newmarket:**

None

**Adjoining the A14 at Kentford:**

None

**Adjoining the A11 at the junction with the A1101 (Fiveways roundabout):**

None

**(24) Name:** Brandon Town Council

**Adjoining the A11 at the junction with the A1101 (Fiveways roundabout):**

Build it here.

**(25) Name:** Worlington Parish Council

**Adjoining the A14 at Newmarket:**

Other options should also be considered.

**Adjoining the A14 at Kentford:**

Other options should also be considered.

**Adjoining the A11 at the junction with the A1101 (Fiveways roundabout):**

Other options should also be considered.

**(26) Name:** Kathryn Money (RPS Planning on behalf of Hugo Upton)

**Adjoining the A14 at Newmarket:**

Suffolk County Council in conjunction with the Freight Transport Association, Suffolk Police, Highways agency, Suffolk Association of Local Councils and Suffolk Preservation Society are working together to increase designated lorry parking within the County. The findings from this research and consultation has led Suffolk County Council to identify an opportunity for a new HGV parking facility adjoining the A11 at Red Lodge, in addition to the other locations specified in Q14.

The site is accessible from the trunk road network, deliverable within the plan period and has the potential to replace the existing HGV parking facilities in Red Lodge which are poorly sited and operating at capacity.

**(27) Name:** Newmarket Town Council

**Adjoining the A14 at Newmarket:**

No

**Adjoining the A14 at Kentford:**

Little Chef sites.

**Adjoining the A11 at the junction with the A1101 (Fiveways roundabout):**

No

**(28) Name:** Rachel Stevens (Suffolk County Council)

**Adjoining the A11 at the junction with the A1101 (Fiveways roundabout):**

SCC would like a site on the A11 north east side and north of Red Lodge included for lorry parking (this site has been suggested by HGV Parking Group). The A14/ A11 area has the highest demand for lorry parking facilities. The existing site at Red Lodge is over capacity and poorly sited. New lorry parking facilities are required to deter the use of lay-bys and county and residential roads, where parking causes verge and kerbing damage and a residential nuisance. This is prevalent in Red Lodge, where the existence of the Transport Café (before the A11 bypass) and lorry driver knowledge has promoted this site. Although this may have been acceptable as a stop-off adjacent to a trunk road, the

presence of heavy goods vehicles is now to the detriment of the quality of life for local residents and the future vision for Red Lodge. The inclusion of this additional proposed lorry parking site at Red Lodge in the Local Development Framework will provide the opportunity for private developers to propose new facilities at sites, which are likely to be more acceptable in terms of road links, and land use.

**Question 15:**

**Are there any other sites that should be retained for amenity/open space purposes?**

**(1) Name:** D E Wood

**Please list any suggestions:**

Leave the areas of natural beauty and amenity alone. They do not require any

**(2) Name:** Richard Pullen

**Please list any suggestions:**

No suggestions

**(3) Name:** Hugo Upton

**Please list any suggestions:**

Old RMC site / SSSI at centre of Red Lodge.

**(4) Name:** Unknown

**Please list any suggestions:**

Site 4, South of Gonville Close, Mildenhall.

**(5) Name:** Mildenhall Parish Council

**Please list any suggestions:**

All school playing fields

**(6) Name:** Victor Hicks

**Please list any suggestions:**

Leave George Lambton Playing Fields and The Severals alone and retain them as amenity/open spaces.

**(7) Name:** Selina Boyce

**Please list any suggestions:**

George Lampton Playing Fields.

**(8) Name:** Lynda Mulford

**Please list any suggestions:**

All existing Greenfield sites should be retained.

**(9) Name:** Mary Crane, Lakenheath Parish Council

**Please list any suggestions:**

Lakenheath playing fields (as extended) in addition to the Football Club ground.

**(10) Name:** Mrs Jean Baldry

**Please list any suggestions:**

Jubilee Fields, Mildenhall

**(11) Name:** Earl of Derby  
**Please list any suggestions:**  
No comment

**(12) Name:** V. Wallis  
**Please list any suggestions:**  
Severals must be kept as an open space.

**(13) Name:** Mrs S M Prigg  
**Please list any suggestions:**  
Kentford Heath to NE of village

**(14) Name:** Ian Harris, Red Lodge Eye  
**Please list any suggestions:**  
Leave George Lambton Playing Fields and The Severals alone and keep them as amenity/open space.

**(15) Name:** Mrs Gill Peters  
**Please list any suggestions:**  
The George Lambton Playing Fields and The Severals should be retained as amenity/open spaces.

**(16) Name:** Wendy Goult (Icklingham Parish Council)  
**Please list any suggestions:**  
Ramparts Picnic site, Icklingham  
Mildenhall Road Playing Field, Icklingham

**(17) Name:** Beck Row, Holywell Row & Kenny Hill Parish Council  
**Please list any suggestions:**  
Beck Row - Land to the rear of Homestead Drive currently owned by SCC. In our village survey 80% of residents expressed a desire for a new village leisure and sports centre.

**(18) Name:** Mrs Eve Poulter  
**Please list any suggestions:**  
Leave George Lambton playing field and the Severalls as amenity/open space.

**(19) Name:** Gloria Hicks  
**Please list any suggestions:**  
Leave George Lambton Playing Fields as they are and also The Severals.

**(20) Name:** Liz Marchington Chairman-Herringswell Parish council  
**Please list any suggestions:**  
The George Lampton playing fields and the Severals in Newmarket.

**(21) Name:** Liz Marchington

**Please list any suggestions:**

George Lampton playing fields and the Severals in Newmarket

**(22) Name:** Freckenham Parish Council

**Please list any suggestions:**

George Lambton playing fields.

**(23) Name:** Martin Casey

**Please list any suggestions:**

None

**(24) Name:** Brandon Town Council

**Please list any suggestions:**

No

**(25) Name:** Anne Greenfield

**Please list any suggestions:**

11- The Old Pit- as a community open space amenity, not to be built on.

**(26) Name:** Worlington Parish Council

**Please list any suggestions:**

Many villages have some open space which adds character to the area. Every town/village needs to retain some open space particularly at its centre.

**(27) Name:** Moulton Parish Council

**Please list any suggestions:**

Moulton Parish Council support the recommendation detailed in the sustainability appraisal (Table 18) that the green area in the centre of Moulton village including the playing field and the green should be retained for amenity/open space purposes.

**(28) Name:** Ashwell Developments Limited c/o Agents (Savills)

**Please list any suggestions:**

Paragraph 7.3 supporting Question 15 confirms that the Forest Heath Local Plan shows areas of important amenity/open space which should be retained and prevented from being built over. The paragraph then acknowledges that land around St John's Community Centre in Mildenhall is subject to such notation but yet it has been identified within the Council's Urban Capacity Study as an area for potential development and then reflected within the Site Specifics Issues and Options Document. We would confirm that representations have been made to the Site Specifics document to object to this site coming forward for development having regard to the contribution it makes to the local area and of course to the appropriateness of the designation within the existing plan. We would confirm that we believe land around St John's Community Centre should be protected from development because of its wildlife status and important amenity contribution it makes to the area. This site accordingly should be retained as an area of open space.

**Question 16:**

**Should any additional conservation areas be designated?**

**(1) Name:** Neal Entwistle

**Please list any suggestions:**

No

**(2) Name:** Paul Bonnett

**Please list any suggestions:**

No

**(3) Name:** Richard Pullen

**Please list any suggestions:**

No suggestions

**(4) Name:** Sue Syvret (Cllr)

**Please list any suggestions:**

Worlington village

**(5) Name:** Mildenhall Parish Council

**Please list any suggestions:**

No

**(6) Name:** Mary Crane, Clerk to Eriswell Parish Council

**Please list any suggestions:**

Chamberlains Farm, Little London(including flint houses and old bungalows, at Sparkes Forner - the thatched houses and former School housing and buildings and in Little Eriswell - the Old rectory, The Thatch, the Windmill base at Mill House, Eriswell Hall Farm, St. Peter's ruins and the Red Barn.

**(7) Name:** Earl of Derby

**Please list any suggestions:**

No comment

**(8) Name:** V. Wallis

**Please list any suggestions:**

Conservation areas should never be considered for development.

**(9) Name:** Denis Field

**Please list any suggestions:**

Everywhere that is Greenfield!

**(10) Name:** Denis Field

**Please list any suggestions:**

All green field sites! and any additional land, the more the better as this is environmentally impacting.

**(11) Name:** Mrs Gill Peters

**Please list any suggestions:**

Any area thought worthy of conservation should never be developed.

**(12) Name:** Mrs Eve Poulter

**Please list any suggestions:**

We suggest Tuddenham Mill, the millstream, adjoining area and the River Lark vicinity.

**(13) Name:** Liz Marchington Chairman-Herringswell Parish council

**Please list any suggestions:**

We lie in an area which has little water reserves and therefore any over development with housing in the area would have a detrimental impact on the sites designated as conservation areas.

**(14) Name:** Dr Harley Farmer

**Please list any suggestions:**

No

**(15) Name:** Freckenham Parish Council

**Please list any suggestions:**

No more in Freckenham.

**(16) Name:** Martin Casey

**Please list any suggestions:**

None

**(17) Name:** Brandon Town Council

**Please list any suggestions:**

George Street and Victoria Avenue, Brandon.

**(18) Name:** Worlington Parish Council

**Please list any suggestions:**

Each Parish/Town would have to comment on their own areas!

**(19) Name:** Moulton Parish Council

**Please list any suggestions:**

The water meadows on either side of the River Kennett from the eastern boundary of the existing conservation area to the Parish Boundary with Kentford (adjacent to Edgeborough Close) should be designated. The Moulton Conservation Area Appraisal is currently being undertaken and the District Council should be asked to take a lead from its findings.

**(20) Name:** Emma Rodley (on behalf of Sainsbury's Supermarkets Ltd)

**Please list any suggestions:**

The Mildenhall Conservation Area boundary should be altered to abut the edge of the pavement on the west side of Jubilee Way.

**(21) Name:** Mr R. McClure

**Please list any suggestions:**

DE would not wish to see any of the operational land at RAF Mildenhall and Lakenheath and the immediate vicinity designated as further conservation areas, due to the possible impact this may have on the long term 'operational' capability of RAF Mildenhall and RAF Lakenheath.

**(22) Name:** Rachel Stevens (Suffolk County Council)

**Please list any suggestions:**

Freckenham Conservation Area would benefit from further consideration. An extension to include areas of archaeological interest may be possible.

**(23) Name:** Go East (Nick Vass-Bowen)

**Please list any suggestions:**

We note that Question 16 asks organisations/people consulted whether any additional Conservation Areas should be designated. Whilst we recognise that conservation areas play an important role relative to individual settlements in terms of maintaining and enhancing historic environments, we question that as such areas are designated through separate legislation (Section 71 of the Planning (Listed Building and Conservation Areas) Act 1990), whether it is appropriate to include this matter in the allocations DPD. Rather, whilst reference might be made within the Local Development Documents to Conservation Areas, particularly in terms of the contribution that these areas make to the district, in the determination of Conservation Area Consents (CACs) and relative to the importance of locally distinctive and appropriate design, the issue of identifying and designating such areas should be done through the separate statutory process. As the Issues and Options consultation progresses, further consideration should be given to this matter- it might be the case that this is a matter that can be addressed in more general terms within the Core Strategy i.e. acknowledge the role of Conservation Areas generally, the issue of quality of design etc.

**Question 17:**

**Renewable Energy - Do you agree with any of the general search areas listed below?**

**(1) Name:** D E Wood

**Landfill sites:** Yes

**Brownfield land:** Yes

**Unused agricultural land:** No

**The Fens:** No

**Cavenham Heath:** No

**Lakenheath Warren:** No

**Red Lodge:** Yes

**(2) Name:** Linz Osborn

**Landfill sites:** Yes

**Brownfield land:** Yes

**Unused agricultural land:** Yes

**The Fens:** Yes

**Cavenham Heath:** Yes

**Lakenheath Warren:** Yes

**Red Lodge:** Yes

**(3) Name:** Derek Scott

**Landfill sites:** Yes

**Brownfield land:** Yes

**Unused agricultural land:** Yes

**The Fens:** No

**Cavenham Heath:** No

**Lakenheath Warren:** No

**Red Lodge:** No

**(4) Name:** Neal Entwistle

**Landfill sites:** Yes

**Brownfield land:** No

**Unused agricultural land:** No

**The Fens:** Yes

**Cavenham Heath:** No

**Lakenheath Warren:** No

**Red Lodge:** No

**Can you suggest specific site options for the location of renewable energy?**

Chalk Hill for wind generation.

**(5) Name:** Paul Bonnett

**Landfill sites:** Yes

**Brownfield land:** Yes

**Unused agricultural land:** No

**The Fens:** No

**Cavenham Heath:** No  
**Lakenheath Warren:** No  
**Red Lodge:** Yes

**(6) Name:** Royston Carter  
**Landfill sites:** Yes  
**Brownfield land:** Yes  
**Unused agricultural land:** No  
**The Fens:** No  
**Cavenham Heath:** No  
**Lakenheath Warren:** No  
**Red Lodge:** Yes

**(7) Name:** Richard Pullen  
**Landfill sites:** Yes  
**Brownfield land:** Yes  
**Unused agricultural land:** Yes  
**The Fens:** No  
**Cavenham Heath:** No  
**Lakenheath Warren:** Yes  
**Red Lodge:** Yes

**(8) Name:** Hugo Upton  
**Landfill sites:** Yes  
**Brownfield land:** Yes  
**Unused agricultural land:** Yes  
**Cavenham Heath:** No  
**Lakenheath Warren:** No  
**Red Lodge:** Yes

**Can you suggest specific site options for the location of renewable energy?**  
Disused chalk pit at Bay Farm adjacent to A11 at Red Lodge. After use at Red Lodge / Worlington gravel quarry currently managed by Dickersons.

**(9) Name:** Unknown  
**Landfill sites:** Yes  
**Brownfield land:** Yes  
**Unused agricultural land:** Yes  
**The Fens:** Yes  
**Cavenham Heath:** No  
**Lakenheath Warren:** No  
**Red Lodge:** No

**(10) Name:** Sue Syvret (Cllr)  
**Landfill sites:** Yes  
**Brownfield land:** Yes  
**Unused agricultural land:** Yes

**(11) Name:** Unknown

**Lakenheath Warren:** No

**Can you suggest specific site options for the location of renewable energy?**

Well away from housing, where it will not mar enjoyment of the countryside.

**(12) Name:** Mildenhall Parish Council

**Landfill sites:** Yes

**Brownfield land:** Yes

**Unused agricultural land:** Yes

**The Fens:** Yes

**Cavenham Heath:** Yes

**Lakenheath Warren:** Yes

**Red Lodge:** Yes

**Can you suggest specific site options for the location of renewable energy?**

No

**(13) Name:** Victor Hicks

**Landfill sites:** No

**Brownfield land:** No

**Unused agricultural land:** No

**The Fens:** No

**Cavenham Heath:** No

**Lakenheath Warren:** No

**Red Lodge:** No

**(14) Name:** Nicholas Sibbett

**Unused agricultural land:** No

**Cavenham Heath:** No

**Lakenheath Warren:** No

**Red Lodge:** No

**Can you suggest specific site options for the location of renewable energy?**

Cavenham Heath is SSSI / NNR / SPA / SAC, Lakenheath Warren is SSSI / SPA / SAC, 'unused agricultural land' might be SSSI / SPA, and there is SSSI within Red Lodge. All these sites will need to be tested against policy 36 and found to be acceptable before Natural England can agree with them.

Cavenham Heath is one of Natural England's National Nature Reserves and we have no proposals for renewable energy schemes on the land; we don't know who proposed it or why Cavenham Heath was proposed.

**(15) Name:** Mary Crane, Lakenheath Parish Council

**Lakenheath Warren:** No

**Can you suggest specific site options for the location of renewable energy?**

None

**(16) Name:** Donald MacBean  
**Landfill sites:** Yes  
**Brownfield land:** No  
**Unused agricultural land:** No  
**The Fens:** No  
**Cavenham Heath:** No  
**Lakenheath Warren:** No  
**Red Lodge:** No

**(17) Name:** Mrs Jean Baldry  
**Landfill sites:** Yes  
**Brownfield land:** No  
**Unused agricultural land:** No  
**The Fens:** No  
**Cavenham Heath:** No  
**Lakenheath Warren:** No  
**Red Lodge:** Yes

**(18) Name:** Earl of Derby  
**Can you suggest specific site options for the location of renewable energy?**  
No comment

**(19) Name:** V. Wallis  
**Landfill sites:** No  
**Brownfield land:** No  
**Unused agricultural land:** No  
**The Fens:** No  
**Cavenham Heath:** No  
**Lakenheath Warren:** No  
**Red Lodge:** No  
**Can you suggest specific site options for the location of renewable energy?**  
FHDC should consult with CPRE on these matters.

**(20) Name:** Mrs S M Prigg  
**Landfill sites:** No  
**Brownfield land:** Yes  
**Red Lodge:** No

**(21) Name:** Denis Field  
**Landfill sites:** Yes  
**Brownfield land:** Yes  
**Unused agricultural land:** No  
**The Fens:** Yes  
**Cavenham Heath:** No  
**Lakenheath Warren:** No  
**Red Lodge:** No

**(22) Name:** Denis Field

**Landfill sites:** Yes

**Brownfield land:** Yes

**Unused agricultural land:** No

**The Fens:** No

**Cavenham Heath:** No

**Lakenheath Warren:** No

**Red Lodge:** No

**Can you suggest specific site options for the location of renewable energy?**  
Offshore.

**(23) Name:** Trevor Tyrrell

**Landfill sites:** Yes

**Brownfield land:** Yes

**Unused agricultural land:** No

**The Fens:** No

**Cavenham Heath:** No

**Lakenheath Warren:** No

**Red Lodge:** No

**(24) Name:** Ian Harris, Red Lodge Eye

**Landfill sites:** No

**Brownfield land:** No

**Unused agricultural land:** No

**The Fens:** No

**Cavenham Heath:** No

**Lakenheath Warren:** No

**Red Lodge:** No

**Can you suggest specific site options for the location of renewable energy?**  
Consult CPRE before taking any action.

**(25) Name:** Robert Eburne MRTPI (Kennett Park LLP)

**Can you suggest specific site options the location of renewable energy?**

Renewable Energy should be a part of new development proposals so that systems such as Micro Wind, Solar and CHP form a proportion of power demand in situ for new development.

**(26) Name:** Mrs Gill Peters

**Landfill sites:** No

**Brownfield land:** No

**Unused agricultural land:** No

**The Fens:** No

**Cavenham Heath:** No

**Lakenheath Warren:** No

**Red Lodge:** No

**Can you suggest specific site options for the location of renewable energy?**

Surely the Council should consult with the CPRE and pass their advice on to the public in order that the correct decisions can be made.

**(27) Name:** Wendy Goult (Icklingham Parish Council)

**Cavenham Heath:** No

**(28) Name:** Mrs Eve Poulter

**Landfill sites:** No

**Brownfield land:** No

**Unused agricultural land:** No

**The Fens:** No

**Cavenham Heath:** No

**Lakenheath Warren:** No

**Red Lodge:** No

**Can you suggest specific site options for the location of renewable energy?**

FHDC should consult CPRE on such sites.

**(29) Name:** Gloria Hicks

**Landfill sites:** No

**Brownfield land:** No

**Unused agricultural land:** No

**The Fens:** No

**Cavenham Heath:** No

**Lakenheath Warren:** No

**Red Lodge:** No

**(30) Name:** Liz Marchington Chairman-Herringswell Parish council

**Landfill sites:** No

**Brownfield land:** No

**Unused agricultural land:** No

**The Fens:** No

**Cavenham Heath:** No

**Lakenheath Warren:** No

**Red Lodge:** No

**Can you suggest specific site options for the location of renewable energy?**

We have not been given enough information to be able to comment on these possibilities and believe groups like CPRE are in a better position to comment.

**(31) Name:** Liz Marchington

**Landfill sites:** No

**Brownfield land:** No

**Unused agricultural land:** No

**The Fens:** No

**Cavenham Heath:** No

**Lakenheath Warren:** No

**Red Lodge:** No

**(32) Name:** Freckenham Parish Council

**Landfill sites:** Yes

**Brownfield land:** Yes

**Unused agricultural land:** Yes

**The Fens:** No

**Cavenham Heath:** No

**Lakenheath Warren:** No

**Red Lodge:** No

**(33) Name:** Heath Rosselli

**Unused agricultural land:** Yes

**Can you suggest specific site options for the location of renewable energy?**

Given my client's interest in carbon neutral housing, we strongly support the Council in its search for appropriate sites for renewable energy production. Some of the suggested areas of search, like "The Fens" are rather vague. Given due weight to other environmental considerations, currently unused agricultural land could provide sites for bio-fuels power generation and the growing of appropriate bio-mass crops.

We suggest as a potential area of search, unused agricultural land between Worlington and Mildenhall, perhaps as one of a number of locations within the Mildenhall "sustainable settlement network".

**(34) Name:** Colin Brown

**Red Lodge:** Yes

**Can you suggest specific site options for the location of renewable energy?**

To be secured as part of the redevelopment for residential purposes of the White Lodge Stables site (site RL4 – Appendix 2).

**(35) Name:** Martin Casey

**Landfill sites:** Yes

**Brownfield land:** Yes

**Unused agricultural land:** Yes

**The Fens:** Yes

**Cavenham Heath:** Yes

**Lakenheath Warren:** Yes

**Red Lodge:** Yes

**(36) Name:** Brandon Town Council

**Landfill sites:** Yes

**Can you suggest specific site options for the location of renewable energy?**

The old tip off London Road.

**(37) Name:** Worlington Parish Council

**Cavenham Heath:** No

**Lakenheath Warren:** No

**Red Lodge:** No

**(38) Name:** Moulton Parish Council

**Landfill sites:** Yes

**Brownfield land:** Yes

**Unused agricultural land:** Yes

**The Fens:** Yes

**Cavenham Heath:** Yes

**Lakenheath Warren:** Yes

**Red Lodge:** Yes

**(39) Name:** Kathryn Money (RPS Planning on behalf of Hugo Upton)

**Red Lodge:** Yes

**(40) Name:** Henry Cave

**Landfill sites:** No

**Brownfield land:** Yes

**Unused agricultural land:** Yes

**The Fens:** Yes

**Cavenham Heath:** No

**Lakenheath Warren:** No

**Red Lodge:** No

**(41) Name:** Mr R. McClure

**Lakenheath Warren:** No

**Can you suggest specific site options for the location of renewable energy?**

DE would not wish to see Lakenheath Warren or any other sites that either adjoin or are in close proximity to the sites of RAF Lakenheath and Mildenhall being considered appropriate for renewable energy schemes due to the possible impact they may have on the 'operational' capability of RAF Mildenhall and Lakenheath.

**Question 18:**

**Can you suggest specific site options for the relocation of Mildenhall Town football club?**

**(1) Name:** Neal Entwistle

No

**(2) Name:** Paul Bonnett

Ideally located within the town on the Jubilee Fields, drainage and flood plan permitting. If not then on the West Row.

**(3) Name:** Mr Alan Godfrey

A simple solution is for the new supermarket to be built on the old dairy site. I do not believe that this would have any more detrimental effect on the trade in the town centre than the proposed site.

**(4) Name:** Hugo Upton

Relocate to Red Lodge?

**(5) Name:** Sue Syvret (Cllr)

Near Riverside Middle School

**(6) Name:** Mildenhall Parish Council

Land adjacent to Riverside School

**(7) Name:** Selina Boyce

Leave it where it is.

**(8) Name:** ???

I believe that a site is being sort after, as this area has been identified as suitable for siting the Sainsbury's store. I am concerned that FHDC are encouraging Sainsbury into the district as it has been shown on numerous occasions to be the death of any town centre. Regeneration of Mildenhall town centre should be encouraged and I do not believe the provision of a super store is the way to promote this. I would like to commend Budgens store who I believe offers local people a level of service that you would not gain through a superstore locating to the district.

**(9) Name:** Philip Raiswell (Sport England)

Sport England would object to the relocation of Mildenhall Football Club, unless the replacement site satisfied the criteria contained within exception E4 of our playing fields policy 'A Sporting Future for the Playing Fields of England'.

**(10) Name:** Mrs Jean Baldry

West Row Road- Past or joining Riverside School (in that area).

**(11) Name:** Earl of Derby  
No comment

**(12) Name:** Denis Field

No, as the Football Club has to move to accommodate the Supermarket that is proposed, I do not feel that there are any adequate site options for the relocation of Mildenhall Town football club. There is also the problem of existing car parking being taken over by the new supermarket which would be detrimental to everyone from the elderly, to young mothers with very young children who would wish to use the local shops. Already the parking in Mildenhall is diabolical and difficult, should it have to move further away from the centre of town, I feel that the local shops would start to decline due to a lack of use because I for one would no longer even bother to try and park and shop there (and know of many others who feel the same) and we as a family would move to a different GP in another town/village. In short, this whole proposal would have a detrimental and negative effect on the town. Besides which there is already a very satisfactory supermarket (Budgens) that offers exemplary services to the elderly (home delivery) and where we and many other families shop regularly to support our local services.

**(13) Name:** Ian Harris, Red Lodge Eye  
Leave it where it is

**(14) Name:** Mrs Gill Peters

Mildenhall Football Club should not be moved from its existing site.

**(15) Name:** Mrs Eve Poulter

Should be unnecessary as new supermarket development ensures the demise of other small businesses struggling with high rates already. Small shops would disappear altogether.

**(16) Name:** Freckenham Parish Council  
Riverside School

**(17) Name:** Martin Casey  
None

**(18) Name:** Carter Jonas (Andrew Blackwell on behalf of Suffolk County Council Property Division)

Suffolk County Council has noted that the redevelopment proposals for Sainsbury's include the relocation of Mildenhall Football Club to land south of West Row Road, making use of access to the local school. Suffolk County Council is mindful that any allocation of land for the football club west of Mildenhall needs to be considered in the context of the potential for wider development within the area.

**(19) Name:** Henry Cave  
No

**(20) Name:** Emma Rodley (on behalf of Sainsbury's Supermarkets Ltd)  
Mildenhall Town FC should be located immediately to the south-west of Riverside Middle School as illustrated by the attached plan.

**(21) Name:** Ashwell Developments Limited c/o Agents (Savills)  
We would confirm that representations have been made elsewhere within the Site Specifics document supporting regeneration proposals for the town centre which consequently will require the relocation of Mildenhall Town Football Club to an alternative location. The attached Principles Plan at Appendix 1 has also been appended to other representations to the Core Strategy and proposes the establishment of the relocated Football Club on the western side of Mildenhall.

We consider that the western side of Mildenhall is not only appropriate for a relocated Football Club but also as part of a significant development programme which considers a number of uses including the relocation of Marshall from Cambridge, some 1,000 new dwellings in addition to affordable housing and the provision of defence base housing.

We therefore consider that land west of Mildenhall, south of West Row Road is the most appropriate location for the relocated Mildenhall Town Football Club and should be seen as part of a major regeneration package for the whole of Mildenhall which not only looks at new retail floor space within the town centre, but as a part of a vision to establish the role the town can play in meeting development pressures and attracting investment into a location for growth.

**(22) Name:** Go East (Nick Vass-Bowen)  
We welcome the inclusion of a section relating to identifying options for leisure and community facilities, however, we note that the types of facilities included at this stage appears relatively limited. In particular, there is no reference to any allocations that may need to be made for education or health facilities/services – this may reflect the lack of consideration of these matters in the Core Strategy (please refer to our comments at paragraph 14 in the letter accompanying our representations in response to the Core Strategy Preferred Options Consultation).

**Question 19:**

**If the George Lambton Playing Fields are retained as an employment allocation, can you suggest other specific site options for a replacement sports facility?**

**(1) Name:** Neal Entwistle  
No.

**(2) Name:** Mr Alan Godfrey  
See above, Question 18.

**(3) Name:** Selina Boyce  
It should remain as playing fields.

**(4) Name:** Mildenhall Parish Council  
No.

**(5) Name:** Victor Hicks  
This is an ambiguous question – these playing fields are already playing fields and should be retained as such.

**(6) Name:** ???  
George Lambton playing fields is currently been used as a temporary site for the park and ride facility. It should be returned as quickly as possible to a playing field and an alternative site for the park and ride sort on a Brownfield location.

**(7) Name:** Lynda Mulford  
George Lambton Playing fields should be retained.

**(8) Name:** Philip Raiswell (Sport England)  
Sport England would object to the loss of the George Lambton Playing Fields unless the replacement provision satisfied exception E4 of our playing fields policy 'A Sporting Future for the Playing Fields of England'.

**(9) Name:** Earl of Derby  
Scope may exist to relocate some of the sports facilities currently accommodated on the George Lambton Playing Fields to the Hatchfield Farm site (Site 2), if the allocation is extended to form a sustainable urban extension of 1200 dwellings and 15h of employment.

**(10) Name:** V. Wallis  
This is an ambiguous question GLPF is already a playing field and should be retained.

**(11) Name:** Ian Harris, Red Lodge Eye  
Leave this as playing fields. They are not, and never were for employment.

**(12) Name:** Mrs Gill Peters

This would seem to be an ambiguous question as the area is already a Playing Field and should be retained as such.

**(13) Name:** Mrs Eve Poulter

This question is ambiguous. The GLPS is already a playing field and should be retained.

**(14) Name:** Gloria Hicks

George Lambton Playing Fields are playing fields and should be retained as such.

**(15) Name:** Liz Marchington Chairman-Herringswell Parish council

The George Lampton playing fields are Greenfield playing fields and should remain that way.

**(16) Name:** Liz Marchington

These should be retained as valuable open Greenfield space and not taken for a business site so close to local housing and adjacent to the school.

**(17) Name:** Philip Kratz, Nabarro Nathanson

My clients are grateful for this question being raised; although appropriate options for replacement facilities are currently being considered, any that come forward as a result of this question will also be considered.

**(18) Name:** Freckenham Parish Council

No.

**(19) Name:** Martin Casey

None.

**(20) Name:** Henry Cave

No.

**(21) Name:** Newmarket Town Council

No.

**(22) Name:** Go East (Nick Vass-Bowen)

Additionally, the way that some of the matters are presented is somewhat unclear in terms link to the evidence base and any initial testing through Sustainability Appraisal, which could provide the relevant context to consultee responses or related questions to options identified. For instance the supporting text to question 20 indicates that some communities are seeking to replace their village halls but no information is provided about which communities or the evidence relating to need. As such, question 20 is not set in the context of specific settlements where new halls are being sought or related back to evidence of where new halls are required. Similarly, a number of proposals are listed after Question 19 but none of the specific questions appear to relate to these proposals. As such, it is unclear what sort of comments the authority are seeking in relation to these

proposals and whether there is evidence supporting the need for any of these facilities. As the authority progresses the Issues and Options it should seek to clarify these matters to better inform testing of options through more informed consultation.

**Question 20:**

**Can you suggest specific site options to accommodate new village halls?**

**(1) Name:** Neal Entwistle

No. Should be left to the Parish Councils to decide.

**(2) Name:** Victor Hicks

This should be left up to Parish Councils to decide. If new village halls are required then they should be built first before demolishing the original building.

**(3) Name:** David Hudson

The existing village hall at Kentford should be renovated using available grants from various organisations and charities such as The Big Lottery Fund, EEDA & SDA Community Development Fund, Local Network Fund, Parish and District Councils and many others. The Kentford Village Hall has a historic value to the village and although it has been neglected in recent years it is still structurally sound and has excellent acoustics, because of its excellent acoustics it is sort after by rehearsing musicians. Those acoustic qualities almost certainly could not be reproduced by the use of modern day building materials that would go into the construction of the new village hall. It is also likely that the new village hall would be built on a greenbelt site which would be unacceptable to many of the local residents.

Further to my recent representation made about the hall, I would like to add that due to the fact that Village Halls can be busy and noisy at times, they are traditionally situated away from the occupants of the village. Kentford Village Hall certainly fits this criteria and is situated in an ideal location on the outskirts of the village. The proposed replacement Village Hall is shown on the Local Development Framework plans to be included as part of a mixed residential scheme. With government regulations on higher building density, it is almost certain that it will not be possible to build the hall at a comfortable distance form the occupants of houses nearby. This could lead to restrictions being imposed on the functioning of the new hall in the future.

**(4) Name:** Earl of Derby

No comment

**(5) Name:** V. Wallis

Let the parish councils decide

**(6) Name:** Mrs S M Prigg

For Kentford, must be within the parish boundary.

**(7) Name:** Ian Harris, Red Lodge Eye

Decisions should be left to parish councils

**(8) Name:** Dalham Parish Council (Michael Kerrigan - Clerk to the Council)

Dalham Village Hall - planning permission granted for construction of a new Village Hall within the overall site occupied by the existing Village Hall, and for demolition of the existing village hall on completion.

**(9) Name:** Mrs Gill Peters

I feel this should be left to individual Parish Councils to decide but it is essential that old village halls are not demolished before a new one has been built.

**(10) Name:** Wendy Goult (Icklingham Parish Council)

Current planning permission on Playing Field, Icklingham which is outside development boundary. Icklingham will need new community centre by 2011 when the lease on the current building expires.

**(11) Name:** Mrs Eve Poulter

Each parish council should make the decision and be allowed to build a new one before demolishing the old one.

**(12) Name:** Gloria Hicks

This should be a decision for Parish Councils.

**(13) Name:** Liz Marchington Chairman-Herringswell Parish council

We believe this question is probably best answered by the parish council and local residents who require such facilities.

**(14) Name:** Liz Marchington

Parish councils should be consulted directly over this with the residents of each village requiring such facilities.

**(15) Name:** Martin Casey

None

**(16) Name:** Brandon Town Council

Do not support the Healthy Living Centre plans.

**(17) Name:** Worlington Parish Council

Each Parish or Town would need to identify possible sites. The LDF should give some flexibility if these sites are outside the settlement boundary.

**(18) Name:** Henry Cave

Isleham

**(19) Name:** Sue Prigg (Kentford Parish Council)

Site K6. Wooded area south of Bury Road. Part of this has been offered as a site for a new village hall.

**(20) Name:** Matthew Hard (DLP Planning on behalf of Mr W. B. Leach)

Land to the east of Kentford would be highly suitable for a village hall serving Kennet and Kentford; this is shown on the accompanying plan DLP1. The current village hall has fallen into disrepair, and there is an increasingly urgent need for a replacement. In summer 2006 a survey was undertaken of local residents, and 96% believed there was a

need for a new hall. Unfortunately the existing hall site is considered to be too small to accommodate a decent-sized hall, sufficient car parking and open space that is really needed for the full enjoyment of a hall, and is constrained by surrounding developments. The land to the east of the village is available for development, and the Kentford and Kennett Village Hall and McClaren Playing Field Association's Village Hall Planning Committee are currently undertaking pre-application discussions with Forest Heath District Council (Development Control Department) regarding the site. However, the site does fall outside of the existing development boundary, so an amendment to the settlement boundary is suggested as a possible location for housing and a hall, and this too is outside the settlement boundary, but does not conform with the traditional linear character of the settlement.

**(21) Name:** Go East (Nick Vass-Bowen)

Additionally, the way that some of the matters are presented is somewhat unclear in terms link to the evidence base and any initial testing through Sustainability Appraisal, which could provide the relevant context to consultee responses or related questions to options identified. For instance the supporting text to question 20 indicates that some communities are seeking to replace their village halls but no information is provided about which communities or the evidence relating to need. As such, question 20 is not set in the context of specific settlements where new halls are being sought or related back to evidence of where new halls are required. Similarly, a number of proposals are listed after Question 19 but none of the specific questions appear to relate to these proposals. As such, it is unclear what sort of comments the authority are seeking in relation to these proposals and whether there is evidence supporting for the need for any of these facilities. As the authority progresses the Issues and Options it should seek to clarify these matters to better inform testing of options through more informed consultation.